

**6404 Mayfield Road  
Town of Caledon**

**Ishaan Holdings Inc.**

## **PLANNING JUSTIFICATION REPORT**



**Gagnon Walker Domes Ltd.**

7685 Hurontario Street, Suite 501  
Brampton, Ontario  
L6W 0B4  
P (905) 796-5790

[www.gwdplanners.com](http://www.gwdplanners.com)  
Date: July 10, 2026  
GWD File: 3556



# TABLE OF CONTENTS

|                                                                     |                                                     |           |
|---------------------------------------------------------------------|-----------------------------------------------------|-----------|
| <b><u>PART I – INTRODUCTION, SITE &amp; DEVELOPMENT CONCEPT</u></b> |                                                     |           |
| <b>1.0</b>                                                          | <b>INTRODUCTION</b>                                 | <b>1</b>  |
| <b>2.0</b>                                                          | <b>SITE DESCRIPTION and SURROUNDING LAND USES</b>   | <b>2</b>  |
| 2.1                                                                 | Subject Site                                        | 2         |
| 2.2                                                                 | Surrounding Context                                 | 2         |
| 2.3                                                                 | Surrounding Character Area                          | 3         |
| <b>3.0</b>                                                          | <b>DEVELOPMENT CONCEPT</b>                          | <b>3</b>  |
| <b><u>PART II – PLANNING FRAMEWORK &amp; JUSTIFICATION</u></b>      |                                                     |           |
| <b>4.0</b>                                                          | <b>PLANNING ANALYSIS</b>                            | <b>4</b>  |
| 4.1                                                                 | Planning Act, R.S.O. 1990, c.P.13, October 19, 2021 | 4         |
| 4.2                                                                 | Provincial Planning Statement (2024)                | 5         |
| 4.3                                                                 | Region of Peel Official Plan (April 2022)           | 10        |
| 4.4                                                                 | Future Caledon Official Plan (October 2025)         | 15        |
| 4.5                                                                 | Town of Caledon Zoning By-law 2006-050, as Amended  | 20        |
| <b>5.0</b>                                                          | <b>CONSULTATION PROCESS</b>                         | <b>21</b> |
| 5.1                                                                 | Public Consultation Strategy                        | 21        |
| <b>6.0</b>                                                          | <b>SUPPORTING TECHNICAL STUDIES</b>                 | <b>21</b> |
| 6.1                                                                 | Stage 1-2 Archaeological Assessment                 | 21        |
| 6.2                                                                 | Environmental Impact Study                          | 22        |
| 6.3                                                                 | Floodplain Assessment                               | 22        |
| 6.4                                                                 | Stormwater Management Report                        | 22        |
| 6.5                                                                 | Geotechnical Report                                 | 23        |
| 6.6                                                                 | Hydrogeological Report                              | 24        |

|            |                                |           |
|------------|--------------------------------|-----------|
| 6.7        | Land Use Compatibility Study   | 25        |
| 6.8        | Traffic Brief                  | 25        |
| 6.9        | Noise Impact Feasibility Study | 25        |
| <b>7.0</b> | <b>CONCLUSION</b>              | <b>26</b> |

# PLANNING JUSTIFICATION REPORT

## 6404 Mayfield Road, Caledon

### PART I – INTRODUCTION, SITE & DEVELOPMENT CONCEPT

#### **1.0 INTRODUCTION**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Ishaan Holdings Inc. (“our Client”); the Registered Owner of 6404 Mayfield Road in the Town of Caledon (hereinafter referred to as the “Subject Site”), to provide planning consulting services in connection with a site-specific Temporary Use Zoning By-law Amendment Application (“Amendment Application”) regarding the proposed redevelopment of the Subject Site for a Transportation Terminal with parking.

This Planning Justification Report has been prepared in support of the Temporary Use Zoning By-law Amendment Application. Subsequent sections of this Planning Justification Report describe the subject site and surrounding area, examine the Town’s development standards, review the proposed development concept, and outline the planning rationale in support of the proposed Applications within the context of the current planning policy regime.

A PARC Pre-Consultation Application was filed on May 2, 2025, and the Pre-Consultation Meeting was held on June 5, 2025 (under Town File #PRE-2025-0089), with the formal Amendment Application Checklist received on June 20, 2025. These Formal Applications, inclusive of this Planning Justification Report and the other Technical Plans and Reports noted below, reflect the required supporting documents as identified on the Checklist.

GWD is part of a multi-disciplinary consulting team that has collectively prepared technical supporting materials towards the advancement of the Amendment Application and development concept. The Applications should be evaluated based on a review of this Planning Justification Report as well as the following additional supporting materials:

| # | Document                                                    | Author                   | Date           |
|---|-------------------------------------------------------------|--------------------------|----------------|
| 1 | PRE-2025-0089 Checklist                                     |                          |                |
| 2 | Registered Owner Authorization / Completed Application Form |                          |                |
| 3 | Parcel Register                                             |                          |                |
| 4 | Planning Justification Report                               | Gagnon Walker Domes Ltd. | July 10, 2026  |
| 5 | Public Engagement Summary                                   | Gagnon Walker Domes Ltd. | March 30, 2026 |

---

#### **GAGNON WALKER DOMES LTD.**

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790  
www.gwdplanners.com • Toll Free: 1-855-771-7266



|    |                                     |                                 |                  |
|----|-------------------------------------|---------------------------------|------------------|
| 6  | Draft Zoning By-law Amendment       | Gagnon Walker Domes Ltd.        | March 30, 2026   |
| 7  | Site Plan                           | nArchitecture                   | October 3, 2025  |
| 8  | Truck Movement Plan                 | nArchitecture                   | October 3, 2025  |
| 9  | Stage 1-2 Archaeological Assessment | New Ear Archaeology             | July 23, 2025    |
| 10 | Environmental Impact Study          | Natural Resource Solutions Inc. | June 2026        |
| 11 | Floodplain Assessment               | EXP                             | February 5, 2025 |
| 12 | Topographic and Boundary Survey     | Mauro Group Inc.                | August 28, 2025  |
| 13 | Stormwater Management Report        | Urban Watershed Group Inc.      | April 15, 2026   |
| 14 | Grading Plan                        | Urban Watershed Group Inc.      | April 15, 2026   |
| 15 | Servicing Plan                      | Urban Watershed Group Inc.      | April 15, 2026   |
| 16 | Erosion and Sediment Control Plan   | Urban Watershed Group Inc.      | April 15, 2026   |
| 17 | Construction Notes and Details Plan | Urban Watershed Group Inc.      | October 27, 2025 |
| 18 | Geotechnical Report                 | Soil Engineers Ltd.             | August 8, 2025   |
| 19 | Hydrogeological Report              | Soil Engineers Ltd.             | January 21, 2026 |
| 20 | Land Use Compatibility Study        | RWDI                            | August 27, 2025  |
| 21 | Noise Impact Feasibility Study      | J.E. Coulter Associates Limited | August 25, 2025  |
| 22 | Transportation Study                | NexTrans Consulting             | April 6, 2026    |

## 2.0 **SITE DESCRIPTION and SURROUNDING LAND USES**

### 2.1 **Subject Site**

The Subject Site is legally known as Part of Lot 1, Concession 1, Geographic Township of Albion, Town of Caledon and is municipally known as 6404 Mayfield Road. The Subject Site is located on the north side of Mayfield Road, west of Innis Lake Road and is approximately 0.92 hectares (2.28 acres) in size. The Subject Site is currently occupied by a single detached dwelling with a detached accessory structure (garage). A portion of the Subject Site is being utilized for truck parking.

### 2.2 **Surrounding Context**

Immediately abutting land uses include:

- **North:** Open Space and Agricultural.
- **South:** Open Space.
- **East:** Residential, and Open Space.
- **West:** Residential, Open Space and Agricultural.

**TAB 1** includes Google Earth Air Photos of the subject site.

**TAB 2** includes an Air Photo of the subject site and surrounding area.



## 2.3 Surrounding Area Character

As noted above, Subject Site is located on the north side of Mayfield Road, west of Innis Lake Road and east of Airport Road. The immediate surrounding area along Mayfield Road and north along Airport Road is occupied by similar employment-related uses; including warehousing and distribution and transportation terminals (truck parking). The proposed development would provide a land use that is consistent with the existing and planned area context on a temporary basis.

The recently approved Region of Peel Official Plan (2022) identifies the Subject Site as an 'Employment Area', and the Future Caledon Official Plan also identifies the area of the Subject Site as 'New Employment Area'.

The proposed land uses on the Subject Site are consistent with the existing and planes context of the area. It represents a logical extension of the employment corridor along Mayfield Road, recognizing the identification of Mayfield Road as a Truck Route in the Regional Official Plan, as well as having superior access to existing and planned highway networks and major highways.

## 3.0 DEVELOPMENT CONCEPT

It is envisaged that the subject site will be developed for a Transportation Terminal consisting of the following:

- Total Site Area: 9, 216.49 m<sup>2</sup> (99,205.47 ft<sup>2</sup>)
- Existing Dwelling: 218.77 m<sup>2</sup> (2,354.91 ft<sup>2</sup>)
- Existing Garage: 204.31 m<sup>2</sup> (2,199.28 ft<sup>2</sup>)
- 62 Parking Spaces are provided:
  - 26 Truck Parking Spaces
  - 10 Trailer Parking Spaces
  - 5 Automobile Parking Spaces
- Landscaped Area: 0.21 ha (0.52 ac)
- Access: Mayfield Road (Existing)

**Note:** The exiting dwelling and garage are to remain. The dwelling shall be used as an office while the garage shall be used for storage purposes.

**TAB 3** includes a copy of the Site Plan prepared by nArchitecture.

**TAB 4** includes a copy of the Topographic and Boundary Survey.

A total of five (5) automobile parking spaces, including one (1) accessible space (Type 'A') are provided south of the existing garage. A total of 26 truck parking spaces and ten (10) trailer parking spaces are proposed along the exterior edge of the Subject Site to create visual interest within the development and complement the physical built environment.



In order to facilitate the proposal, a site-specific Temporary Use Zoning By-law Amendment is required. The proposed Temporary Use Zoning By-law Amendment proposes the Rezoning of the subject site from ‘Agricultural (A1)’ to ‘Agricultural (A1)-XXXX ’ to accommodate the proposed Transportation Terminal development in addition to a new site-specific Special Section that will address various lot and development performance standards.

**TAB 5** includes a copy of the proposed Draft Zoning By-law Amendment.

## **PART II - PLANNING FRAMEWORK & JUSTIFICATION**

### **4.0 PLANNING ANALYSIS**

The development proposal has been reviewed in the context of the following governing planning policy documents:

- Planning Act, R.S.O. 1990, c.P.13, November 27, 2025;
- Provincial Planning Statement (October 2024);
- Region of Peel Official Plan (April 2022);
- Future Caledon Official Plan (October 2025); and
- Town of Caledon Zoning By-law No.2006-50.

The following outlines the planning justification for the proposal.

#### **4.1 Planning Act, R.S.O. 1990, c.P.13 (October 19, 2021)**

The Planning Act, R.S.O. 1990, c. P.13 (“*Planning Act*”) requires the Council of a municipality in carrying out their responsibilities under the *Planning Act* to have regard to matters of Provincial interest as identified in Section 2. The *Planning Act* identifies a number of broad subjects of Provincial interest which are to be considered.

The Amendment Applications have provided sufficient regard to the following matters of Provincial interest:

- (e) supply, efficient use, and conservation of energy and water;
- (f) adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) orderly development of safe and healthy communities;
- (h.1) accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- (j) adequate provision of employment opportunities; and
- (p) appropriate location of growth and development.



## 4.2 Provincial Planning Statement (2024)

On August 20, 2024, the Province of Ontario released the final version of the 2024 Provincial Planning Statement, as approved by the Lieutenant Governor in Council by Order in Council No. 1099/2024 (“2024 PPS”). The Provincial Planning Statement came into force on October 20, 2024, and replaces the 2020 PPS and the Growth Plan into a single provincial land use policy document. Any decision on a planning matter made by a planning approval authority on or after October 20, 2024 shall be consistent with the 2024 PPS, with the exception of applicable transition regulation made under the new authority.

According to Chapter 1 of the 2024 PPS, A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario’s economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

The 2024 PPS, is a consolidated statement of the Province of Ontario’s new policies on land use planning. It provides provincial policy direction on key land use planning issues that affect communities, such as:

- Building more housing where it’s needed;
- Making land available for development;
- Creating opportunities for economic development and job creation;
- Planning for the appropriate transportation, water, sewer and other infrastructure necessary to accommodate current and future needs;
- Protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates and petroleum; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Pursuant to Chapter 1 of the 2024 PPS, municipal Official Plans are the most important vehicle for the implementation of 2024 PPS policy direction and for achieving comprehensive, integrated and long-term planning. The policies of the 2024 PPs represent minimum standards. Planning authorities and decision makers may go beyond the minimum standards.

### Planning for People and Homes

Policy 2.1.6 of the 2024 PPS directs that Planning authorities should support the achievement of complete communities. The proposed development contributes to the achievement of complete communities by:

- Optimizing infrastructure;
- Providing a mix of land uses;



- Advancing a compact built form;
- Expanding and enhancing access to adjacent sidewalks to improve active transportation opportunities;
- Providing local employment opportunities;
- Enhancing accessibility and safety through a pedestrian-focused design that caters to the abilities of people of all ages and abilities.

The proposal is representative of an efficient development land use pattern, permitting development of employment uses within an area designated for employment (including the uses contemplated by the proposed development) and will contribute to the financial well-being of the Municipality over the long term by providing the Town of Caledon and Region of Peel with the initial Development Charges revenue and the longer-term tax revenue and employment related to the proposal.

The proposed development is an employment use permitted by the Region of Peel Official Plan and the Future Caledon Official Plan and is compatible and complimentary to other employment uses in the employment precinct. The proposed development will contribute to a mix of employment uses in the area and in the Town of Caledon, contributing to meeting the needs of existing and future residents.

The proposed development will promote the use of the lands for purposes that are environmentally responsible by having no impact on the adjacent environmental feature which is separated from the subject site by proposed environmental and landscape buffers. The site is large enough to accommodate the proposed use and incorporates mitigation measures for stormwater quality and quantity purposes. In addition, there will be no adverse impacts on public health and safety in consideration of the on-site operations.

The proposed development will take advantage of existing infrastructure available to the Subject Site, reducing servicing costs. The site has been efficiently designed and is large enough to accommodate the proposed use and connections to municipal servicing, and there is sufficient water in the existing municipal service as noted in the Functional Servicing Report, thereby minimizing servicing costs to the Region.

### Settlement Areas

Section 2.3.1 of the 2024 PPS defines the general policies for Settlement Areas, which is where growth and development is to be focused.

Section 2.3.1.2 states that: land use patterns within settlement areas should be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Optimize existing and planned infrastructure and public service facilities;
- Support active transportation; and
- Are transit-supportive.



Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities (Section 2.3.1.3). The proposed development will efficiently use land and resources including existing road networks, planned road and highway expansions, and expedited construction of planned infrastructure and servicing upgrades by the Region. In addition, the development will avail itself of the planned transit expansion of bus service between the City of Brampton and the Town of Caledon. Lastly, with Highway 410 and the planned Highway 413 in close proximity to the Subject Site, development of the Subject Site for employment uses is logical in order to take advantage of trucking connections to the existing and future highway system.

As per the direction of Sections 2.3.1.1, 2.3.1.2, 2.3.1.3 and 2.3.1.4 of the 2024 PPS, as it pertains to Settlement Areas, the proposed development:

- Directs employment growth to a Settlement Area to assist in the achievement of minimum growth and intensification targets established through Provincial, Regional and City policies;
- Advances a density and built form that efficiently utilizes the subject site and shall optimize the use of available/planned infrastructure and public service facilities;
- Advances new development in accordance with Town of Caledon sustainability initiatives to promote energy efficiency and conservation; and
- Supports the principle of complete communities.

A number of development, landscape and screening considerations are proposed to minimize negative impacts to air quality and climate change, and adjacent lands. Furthermore, the Subject Site is located nearby and adjacent to similar uses which are either existing or proposed transportation depot/terminal uses or those uses that rely on trucking and transportation for the shipment and movement of goods and services. These lands have a similar relationship to Mayfield Road (Primary Truck Route) as the Subject Site. As such, the proposed development is freight supportive.

#### Supporting a Modern Economy

Section 2.8 of the PPS includes policies related to Employment. More specifically, Section 2.8.1.1 of the 2024 PPS directs that planning authorities promote economic development and competitiveness by:

- a) Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;



- c) Identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

In this regard, the proposed development will provide for an efficient development and land use pattern as it serves to maintain the current employment character of the Mayfield Road corridor. The range of employment uses being offered in the Mayfield Road corridor, including the proposed development, will contribute to the Town's economy and financial well-being. As noted, the subject site is located in proximity to existing and planned 400-series highways and is located in an area that can be serviced in the future, minimizing land consumption and servicing costs, and is located on Mayfield Road which is identified as a Primary Truck Route in the Region of Peel.

Section 2.8.2 of the PPS 2024 directs planning authorities to protect and preserve employment areas for current and future uses. Policy 2.8.2.3 directs that planning authorities designate, protect and plan for all employment areas in settlement areas by:

- a) Planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- b) Prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
- c) Prohibiting retail and office uses that are not associated with the primary employment use;
- d) Prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- e) Including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

The proposed development will protect and preserve the Subject Site as an employment use within the Town of Caledon, conforming to the land use designations in the approved Region of Peel Official Plan, as well as the Future Caledon Official Plan (2.8.2.1 and 2.8.2.2).

The proposed development serves to implement the employment designation of the Region of Peel Official Plan, and Future Caledon Official Plan that is applicable to the Subject Site and surrounding lands. Appropriate buffers and mitigation measures include



landscaping, berm and noise attenuation fencing, as well as locating truck parking to the rear of the property. Residential uses are not contemplated or proposed (2.8.2.3).

As noted, the proposed development seeks to develop the Subject Site for an employment use that is planned and contemplated for the Subject Site and surrounding lands in the approved and in-force Region of Peel Official Plan and the Future Caledon Official Plan. Conversion of the employment designation is not completed; rather the employment designation is being implemented (2.8.2.5).

The proposed development contributes to the mix of employment uses in the area and the broader Town of Caledon, and is an ideal location being located within the employment areas of the new Urban Boundary limits as delineated in the approved and in-force Region of Peel Official Plan. Mayfield Road is identified as a Primary Truck Route in the Region of Peel Goods Movement Strategic Plan 2017 - 2021.

### Transportation Systems

Section 3.2 of the PPS includes policies related to transportation systems. As noted in the Town of Caledon Official Plan, Mayfield Road is a high-capacity arterial road (Regional Arterial Road); under the jurisdiction of the Region of Peel. In addition, Mayfield Road is also identified as a primary truck route in the Region of Peel Goods Movement Strategic Plan 2017-2021.

The TIS also concludes that Mayfield Road will operate at acceptable levels of service. No signal timing adjustments are required to accommodate the development.

### Transportation and Infrastructure Corridors

Consistent with Section 3.6.3 to 3.6.5 of the PPS, a Functional Servicing Report/Storm Water Management Report has been prepared by Urban Watershed Group Inc. in support of the development and identifies that planning municipal water, sanitary and stormwater servicing infrastructure will be along Mayfield Road to serve the subject site and surrounding area.

Section 3.6 of the PPS 2024 outlines policies related to municipal sewage, water and stormwater services. Per Section 3.6.1 of the PPS 2024 existing infrastructure and public service facilities are to be maximized, wherever possible, before developing new infrastructure and public service facilities.

The proposal is consistent with Section 3.6.8 of the PPS as the proposed stormwater management for the subject site implements Stormwater Quality Controls, including a storm water management pond to provide "Enhanced" protection level as required for quality control.

### **Planning Opinion**

Based on the foregoing policy analysis, we are of the opinion that the proposal is consistent with the 2024 PPS.



### 4.3 Region of Peel Official Plan (April 2022)

The new Region of Peel Official Plan (ROP) includes directions and policies that guide economic, environmental and community planning decisions for the whole of the Region; including the Town of Caledon. The policies of the ROP establish a Regional policy foundation for the more detailed planning by local municipalities.

The ROP was adopted by Regional Council on April 28, 2022, and was subsequently approved by the Minister of Municipal Affairs and Housing (MMAH), with modification, on November 4, 2022. Among others, the new ROP established the 2051 Regional Urban Boundary to provide certainty as to which lands are proposed for urban purposes (such as the subject site) within the timeframe of ROP. In this regard, the subject site remains located within the Urban System.

Bill 185, the Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024 which included Planning Act changes through Bill 23, the More Homes Built Faster Act, 2022, which remove planning policy and approval responsibilities from several upper-tier municipalities, including the Region of Peel, as of July 1, 2024. On this date, the ROP became a plan of the local municipalities who are required to implement and ensure that all applications conform to the ROP.

#### Designations and Classifications

The ROP includes schedules and figures which identify land use designations and key infrastructure components. Listed below are the most relevant schedules related to the consideration of the Applications.

- Schedule E-1: Regional Structure
  - *'Urban System' and '2051 New Urban Area'*
- Schedule E-2: Strategic Growth Areas
  - *'Urban System'*
- Schedule E-3: The Growth Plan Policy Areas in Peel
  - *'Designated Greenfield Area'*
- Schedule E-4: Employment Areas
  - *'Employment Area'*
- Figure 16: Strategic Goods Movement Network
  - *'Regional Road' and 'Primary Trucking Route' (Mayfield)*

**TAB 6** includes ROP Schedules.

#### Regional Goals

Section 1.7 addresses the general goals of the ROP, including Policies 1.7.1, 1.7.4 and 1.7.5 which not only deals with healthy, resilient, equitable and sustainable regional



communities which are characterized by economic and social well-being, but also recognize the importance of a vital, competitive and diverse economy and a sound tax base, and manage and stage growth and development in accordance with the financial goals and overall fiscal sustainability of the Region as well as the importance of supporting growth and development in a suitable manner which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province.

The proposed development provides the Town of Caledon and the Region of Peel with the initial Development Charges revenue and the long-term tax revenue and employment related to the proposal in an area designated for employment in both the Region of Peel and Town of Caledon Official Plans.

The development proposal is representative of efficient and sustainable development that will contribute to responsible and economic growth of the Region's network of healthy sustainable communities. It is sufficiently sized to accommodate the proposed uses, site circulation and servicing requirements.

### Natural Environment

Section 2 of the ROP 2051 outlines the Region's policy on the Natural Environment. The policies contained in this section of the ROP ensure a healthy, resilient and self-sustaining natural environment within the Region of Peel as well as ensure that the quality and ecological integrity of ecosystems are protected, maintained, restored and enhanced jointly with local municipalities (Section 2.2 and 2.3.3).

An Environmental Impact Study completed by Natural Resource Solutions Inc., dated June 2026 that concluded that based on the results of the impact assessment, in conjunction with proposed restoration/enhancement measures, negative impacts to the municipally mapped Natural Environment System features, including the SWS NHS Local Landscape Linkage, are not anticipated subject to implementation of the recommended measures and to confirmation that water quality treatment targets for Redside Dace can be met. Subject to this confirmation, and implementation of the recommended measures, the proposed development is in conformance with the applicable policies of the Peel Region Official Plan, Future Caledon Official Plan, eBird (eBird 2025), and iNaturalist (iNaturalist 2025).

### Natural and Human-made Hazards

The objective of the ROP is to ensure that development and site alteration are not permitted in areas where site conditions or their location, including on lands containing human-made hazards, may pose a risk to public safety, public health or result in property damage (Policy 2.16.1). The proposed development is located outside of any area that may pose a risk to public safety, public health or result in property damage.

Policy 2.16.5 e) of the ROP prohibits development and site alteration in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.



The proposal complies with Policy 2.16.5e) as the existing building and driveway entrance are located outside the flooding zone.

A Floodplain Assessment was completed by EXP, dated February 5, 2026, in support of the Amendment Application. Based on the assumptions and calculations prepared as part of this Assessment, the assessment concluded that:

- The TRCA's current floodplain mapping indicates theoretical water levels of approximately 227.35, which encroach onto the site and result in an estimated flood storage volume of 66 m<sup>3</sup>, inundating the west side of the existing ancillary garage.
- The proposed flood storage volume of 71 m<sup>3</sup> exceeds the required volume of 66 m<sup>3</sup>, and as such the proposed grading plan prepared by Urban Watershed Group Ltd. provides sufficient compensation.
- The existing building and driveway entrance, under the proposed development condition, have been verified as being outside the flooding zone, and therefore no additional flood-proofing measures required by the MNRF will be necessary.

#### Regional Growth Management Forecasts

The Region of Peel is expected to experience significant population and employment growth which needs to be properly managed in the best interest of the citizens of the Region and the Town of Caledon as a member municipality.

According to Table 3: Population, Household and Employment Forecasts for the Region of Peel, the Town of Caledon is forecasted to provide a population of 300,000 persons, 90,000 households, and 125,000 jobs by the year 2051. The forecasts of Table 3 serve as the Region's basis for determining Regional service and land requirements to accommodate future growth in the Region of Peel and its member municipalities (Policies 4.3.8, 4.3.9 & 4.3.10). The proposal will contribute toward the achievement of employment targets on both a Regional and Town of Caledon level through the proposed development of the Subject Site.

#### Regional Structure

The Regional Structure policies of Chapter 5 of the ROP are intended to describe the Region of Peel's role within the context of the Greater Toronto Area and Hamilton and its relationship to surrounding municipalities. The Regional Structure policies are also intended to provide strategic guidance to improve the overall quality of life for people working and living in Peel Region and to provide policy direction on growth management. The goal is to provide a diversity of complete healthy communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities. These communities will be served and connected by a multi-modal transportation system and provide an efficient use of land, public services, finances and infrastructure, while respecting the natural environment, hazards and resources, and the characteristics of existing communities in Peel (Policies 5.1 and 5.2).



Policy 5.3.1 of the ROP directs the vast majority of new population and employment growth to the Urban System, being lands within the Delineated Built-up Area with a focus on Strategic Growth Areas and other areas that leverage existing and planned infrastructure investments. The proposal supports this policy as the Subject Site is located within the New 2051 Regional Urban Boundary and as such is in an area that has been established to accommodate urban growth; specifically Employment. The proposal contributes to the range of employment choices offered in the Region of Peel and the Town of Caledon, and will assist in meeting the employment forecasts set out in the ROP.

### Intensification

Policy 5.4.18 of the ROP deals with Intensification. In this regard, the policies of the ROP align with those of the Growth Plan in directing a significant portion of new growth to Built-up Areas and promotes compact urban form, intensification and development. The proposal supports the objectives of this policy as it represents a form of intensification described in the policy; namely, the redevelopment of an underutilized lot that is readily serviced and intensifies an Employment Area.

In addition, Policy 5.4.18 includes several policies and objectives regarding intensification. The proposal supports these policies as it:

- Achieves efficient and compact built forms;
- Optimizes the use of existing infrastructure and services;
- Revitalizes and enhances developed areas;
- Represents an intensified development on underutilized lands; and
- Represents an intensification of an Employment Area which optimizes the use of land for future employment growth.

### Greenfield Density

Section 5.4.19 deals with Greenfield Density and recognizes that part of the Region of Peel's growth will occur through greenfield development. The Subject Site is located in the New 2051 Urban Area and is designated Employment.

According to Policy 5.4.19.7 of the ROP, development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum - Caledon: 67.5 residents and jobs combined per. The proposed development supports this policy by contributing towards achieving the minimum employment density targets.

### The Urban System

The Subject Site is located within the 'Urban System' as identified on Schedules E-1: Regional Structure and E-2: Strategic Growth Areas, respectively.



According to Policy 5.6, the Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. We are of the opinion that the proposal supports the following general objectives as outlined in Policies 5.6.1 through 5.6.5 of the RPOP:

- Achieves sustainable development within the Urban System.
- Represents an employment development form that efficiently use land, services, infrastructure and public finances.
- Represents an urban structure, form and density which is envisaged for Employment Areas.

The development proposal advances an intensified and compact form of development on an underutilized site within the Urban System that serves to optimize the use of land, services, infrastructure and public finances.

From an employment perspective, the Urban System is also intended to preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, and to provide for and facilitate a wide range of good and services (Policies 5.6.8 and 5.6.9). As noted previously, the Subject Site is located on Mayfield Road, which is identified as a Primary Truck Route.

### 2051 New Urban Area

The 2051 New Urban Area identifies new Designated Greenfield Areas to accommodate growth to 2051. The 2051 New Urban Area will include “Community Areas” for accommodating approximately 175,000 people and 19,000 supporting jobs as the focus for new residential communities and Employment Areas accommodating approximately 38,000 jobs as the focus for new clusters of business and economic activities (Policy 5.6.20.14).

The proposed development will contribute to the Region of Peel and Town of Caledon in achieving its employment density targets for the 2051 New Urban Area, and more specifically, on land designated as Employment.

### Employment Areas

Employment Areas are places of business and economic activity that are vital to maintain a healthy economy and accommodate future jobs and economic opportunities to meet the employment forecast of the Region of Peel. These areas accommodate a broad range of uses including manufacturing, warehousing, office, and associated retail and ancillary facilities across various geographies ranging from individual sites, to nodes, corridors, and entire districts (Section 5.8).

The development proposal supports the Employment Area objectives of the ROP as it:

- Adds to the range of employment uses for the Town of Caledon;
- Supports the achievement of the Region’s employment forecasts; and



- Proposes an employment use which supports a vibrant and sustainable regional economy. (Policies 5.8.2, 5.8.3, and 5.8.11).

According to the ROP, the Employment Areas of the Town of Caledon are planned to achieve a minimum employment density of 26 jobs per hectare (Policy 5.8.27). The proposal will contribute towards meeting this employment density target.

### Water and Water Services

It is the objective of the ROP to provide water and wastewater service to appropriate areas in the Region of Peel in an adequate, efficient, planned and cost-effective manner. The proposal complies with Policy 6.5 of the ROP as it makes efficient use of existing and planned water and wastewater services. A Functional Servicing and Storm Water Management Report has been prepared by Urban Watershed Group Ltd. which identifies how the development proposal can be serviced. The proposal seeks to optimize the use available servicing capacity according to the standard regulatory requirements and best practices.

### **Planning Opinion**

Based on the foregoing, the proposal conforms to the ROP and is appropriate for the subject site.

## **4.4 Future Caledon Official Plan (October 2025)**

The Future Town of Caledon Official Plan (“FTCOP”) was adopted by Town Council on March 26, 2024, and is intended to replace the Town’s 1978 Official Plan, as amended. On October 22, 2025, the Minister of Municipal Affairs and Housing issued a decision to approve Future Caledon with modifications.

### Designations and Classifications

The FTCOP includes schedules and figures which identify land use designations and key infrastructure components. Listed below are the most relevant schedules related to the consideration of the Applications.

- Schedule B1: Town Structure
  - ‘Urban Area’
- Schedule B2: Growth Management
  - ‘New Urban Area 2051’
- Schedule B4: Land Use Designations
  - ‘New Employment Area’
- Schedule C1: Town Wide Transportation Network
  - ‘Urban Area and Settlement Area’
  - Mayfield Road – ‘Regional Arterial’



- Schedule D2b: New Urban Area Preliminary Natural System
  - *'Natural Features and Areas with 30m Buffer'*
  - *'Potential Linkage'*
  - *'Supporting Features and Areas'*
- Schedule D8: Parks and Open Space
  - *'New Employment Area'*
- Schedule F2b: Preliminary Community Structure Plan
  - *'New Employment Area'*
  - *'Natural Features and Areas with 30m Buffer'*
  - *'Potential Linkage'*

**TAB 7** includes FTCOP Schedules.

### Urban System and Urban Area

As noted on Schedule B1 – Town Structure, the Subject Site is designated Urban Area. The Urban System, also referred to as the Urban Area, includes the communities of Bolton, Mayfield West, Caledon East, as well as new urban land that was approved through the Region of Peel Official Plan in 2022 (2051 New Urban Area, shown on Schedule B2: Growth Management). It is within this area that most of the population and employment growth will occur over the next thirty (30) years and beyond (Policy 3.1.3 a)).

As identified in Table 4-1 of the FTCOP, the Town of Caledon's population and employment is expected to significantly increase over the next thirty (30) years in accordance with Provincial Plans and policies, and the Region of Peel Official Plan, which is planned to be accommodated within the Urban Area where full municipal services are available or planned (Section 4.0). The Town is forecast to grow from a population of approximately 81,000 residents in 2021 to 300,000 residents in 2051. Employment is forecast to rise from approximately 32,000 jobs to 125,000 jobs.

**Table 4-1: Minimum Town of Caledon Population, Household Units, and Population Growth Forecasts**

|            | 2021   | 2051    |
|------------|--------|---------|
| Population | 81,000 | 300,000 |
| Households | 24,000 | 90,000  |
| Employment | 32,000 | 125,000 |

Note: Population figures include a census undercount of 3.3%. 2021 values are provided for reference and are not a forecast.

According to Policy 4.1.5 of the FTCOP, Employment areas will be planned to achieve a Town-wide minimum density of 26 jobs per hectare. The proposed development consist of an Employment use in an area identified for such uses and will contribute towards achieving the employment density targets.



### Growth Phasing and Coordination

Policy 4.4.1 of the FTCOP directs that the Town will collaborate with the Region and establish a Growth Management and Phasing Plan (“GMPP”) for the Urban System, which will identify a logical extension and sequencing of growth in the Town’s designated Growth Areas and the Built-up Area, including plans for staging extensions or improvement of roads and services to support fully serviced and functional communities and employment areas.

Beginning in Fall 2022, the development of a Growth Management and Phasing Plan (GMPP) began with the purpose of providing clear guidance on where, when, and how to grow in the Town of Caledon’s 2051 New Urban Area.

Policy 4.4.6 directs the GMPP to identify development priority areas for the 2021 to 2036 period. These areas have been prioritized because they best support the continuing evolution of Caledon into a more complete community. The GMPP identifies the Subject Site as a Phase 1 (2026-2036) – Employment Area, which will allow for the development of employment type uses on the Subject Site in the near term.

### Transportation

Section 11 of the FTCOP provides policies and objectives related to the Town of Caledon’s transportation network. It is envisioned that the Region of Peel will have a multimodal transportation system that is safe, efficient, economical, minimizes impacts on the environment, addresses future demand and congestion and is well-integrated with existing and planned development within the Town of Caledon and the Region of Peel.

In addition, the policies recognize the dominant role that trucks play in the movement of good and supporting the local and regional economy. The proposed use of the Subject Site is for trucking operations, contributing towards the achievement of the local and regional economy. In addition, the Town will continue to work the Region, neighbouring municipalities and the Province to plan and implement a strategic goods movement network, recognizing the fact that Mayfield Road is a Primary Truck Route (Section 11.1 and 11.2.15).

According to Schedule C1 of the FCOP, both Dixie Road and Mayfield Road are classified as Regional Arterial roads. According to Table 11-1 of the FCOP, the function of Regional Arterials is to accommodate moderate to high volumes of medium to long distance inter- and intra-regional traffic at moderate speeds, as well as distributing traffic to or from all other classes of roads.

### Natural Features and Areas

The Natural Features and Areas designation in the FTCOP correspond to the Core Areas of the Greenlands System as identified and protected in the ROP. The identification, mapping and the determination of significance of additional or refinements to Natural Features and Areas can only be determined after they have been evaluated through a



Planning Act process, to the satisfaction of the Town and relevant approval authorities (Policy 13.3.2).

Development and site alteration within the Natural Features and Areas designation is not permitted except for:

- a) Forest, fish and wildlife management;
- b) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;
- c) Essential infrastructure exempted, pre-approved or authorized under an environmental assessment process;
- d) Passive recreation;
- e) Minor development and minor site alteration;
- f) Existing uses, buildings or structures;
- g) Expansions or alterations to existing buildings or structures;
- h) Accessory, uses, buildings, or structures; and,
- i) A new single residential dwelling on an existing lot of record, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on May 23, 2014. A new dwelling built after May 23, 2014 in accordance with this policy will be deemed to be an existing building or structure for the purposes of subsections g) and h) above (Policy 13.3.3).

The proposed Transportation Terminal complies with Policy 13.3.3 as it does not propose any development or site alteration within the Natural Features on the subject site.

In accordance with Policy 13.3.6 of the FTCOP, an Environmental Impact Study completed by Natural Resource Solutions Inc., dated June 2026 that concluded that based on the results of the impact assessment, in conjunction with proposed restoration/enhancement measures, negative impacts to the municipally mapped Natural Environment System features, including the SWS NHS Local Landscape Linkage, are not anticipated subject to implementation of the recommended measures and to confirmation that water quality treatment targets for Redside Dace can be met. Subject to this confirmation, and implementation of the recommended measures, the proposed development is in conformance with the applicable policies of the Peel Region Official Plan, Future Caledon Official Plan, eBird (eBird 2025), and iNaturalist (iNaturalist 2025).

#### Natural Environment System in New Community Areas and New Employment Areas

The subject site is designated New Employment Area on Schedule B4: Land Use Designations of the FTCOP.



In 2022, the Region of Peel completed the Scoped Subwatershed Study (Wood et. al, 2022) which included mapping of a Preliminary Natural Environment System for the New Community Areas and New Employment Areas. Apart from Natural Features and Areas and Supporting Features and Areas, other features were identified such as 30 metre buffers to Natural Features and Areas, potential linkages and potential enhancement areas. These additional areas are not designations, but are intended to inform the preparation of more detailed studies, which will result in the designation and protection of certain areas.

In support of this Application an Environmental Impact Study completed by Natural Resource Solutions Inc., dated June 2026 that concluded that based on the results of the impact assessment, in conjunction with proposed restoration/enhancement measures, negative impacts to the municipally mapped Natural Environment System features, including the SWS NHS Local Landscape Linkage, are not anticipated subject to implementation of the recommended measures and to confirmation that water quality treatment targets for Redside Dace can be met. Subject to this confirmation, and implementation of the recommended measures, the proposed development is in conformance with the applicable policies of the Peel Region Official Plan, Future Caledon Official Plan, eBird (eBird 2025), and iNaturalist (iNaturalist 2025).

#### Land Use Compatibility

Major facilities and sensitive land uses will be planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures (Policy 8.3.1).

To ensure the long-term operational and economic viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment, the planning and development of any proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial land use compatibility guidelines, standards, and procedures:

- a) There is an identified need for the proposed use;
- b) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) Adverse effects to the proposed sensitive land use are minimized and mitigated; and,
- d) Potential impacts to industrial, manufacturing, or other uses are minimized and mitigated (Policy 8.3.2).

A Land Use Compatibility Study was prepared by RWDI, dated August 8, 2027, in support of the Amendment Application. Findings indicate that the proposed development is



compatible with nearby sensitive uses through the implementation of recommended mitigation measures.

### Employment Areas and New Employment Areas

The subject site is designated New Employment Area on Schedule B4: Land Use Designations. Employment Areas are places of business and economic activity that are vital to maintain a healthy economy and accommodate future jobs and economic opportunities. These areas are intended to provide industrial, business, manufacturing, warehousing, goods movement, associated retail and office, and ancillary activities, which will be the major source of employment opportunities in the Town of Caledon (Section 23).

The New Employment Area designation identifies lands that will be developed for employment uses in the future. Development will not be permitted on these lands until a secondary plan is adopted and in-effect. Through the adoption of a secondary plan, land use designations will be applied to replace the New Employment Area designation (Section 23.6)

The following uses may be permitted within the New Employment Area designation prior to the adoption of the required secondary plan:

- i. Uses that legally existed or were permitted by zoning at the time of approval of this Plan;
- ii. Minor expansions to uses that legally existed at the time of approval of this Plan; and,
- iii. New agricultural uses, agriculture-related uses and on-farm diversified uses, subject to Minimum Distance Separation II policies, as identified by the Province.

The proposed Transportation Terminal Use is an employment use on lands designated New Employment in the FTCOP. The New Employment designation on the subject site identifies that it will ultimately be developed for employment uses, such as a Transportation Terminal. The proposed Transportation Terminal is intended to be temporary and does not preclude or hinder the Town of Caledon ability to plan for the greater Secondary Planning Area.

### **Planning Opinion**

In our opinion, the intended use of the subject site complies with the intent and purpose, as well as the policies, goals and objectives of both the FTCOP.

## **4.5 Town of Caledon Zoning By-law 2006-050, as Amended**

The Subject Site is zoned 'Agricultural (A1)' in the Town of Caledon Zoning By-law. As mentioned previously in this Report, the formal Temporary Use Zoning By-law Amendment has been filed to rezone of the subject site from 'Agricultural (A1)' to 'Agricultural (A1)-XXXX' to accommodate the proposed Transportation Terminal



development in addition to a new site-specific Special Section that will address various lot and development performance standards.

**Tab 8** includes relevant extracts from Zoning By-law 2006-50.

## **5.0 CONSULTATION PROCESS**

### **5.1 Public Consultation Strategy**

The proposed strategy for consulting with the public with respect to the Amendment Application will follow the requirements of the Planning Act, as amended, for statutory meetings as well as the Town of Caledon's Zoning By-law Amendment process. It is anticipated that the Owner, in collaboration with Town Staff, will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed development. The planned public engagement will be scheduled to follow the formal submission of this Amendment Application.

A PARC Pre-Consultation Application was filed on May 2, 2025, and the Pre-Consultation Meeting was held on June 5, 2025 (under Town File #PRE-2025-0089), with the formal Amendment Application Checklist received on June 20, 2025. The required studies and reports prepared in support of this complete submission are detailed in Section 6.0 below.

## **6.0 SUPPORTING TECHNICAL STUDIES**

### **6.1 Stage 1-2 Archaeological Assessment**

A Stage 1-2 Archaeological Assessment was completed by New Era Archaeology, dated July 23, 2025, in support of the Amendment Application. The Stage 1 Archaeological Assessment involved the review of historical records, historic maps, local knowledge, current aerials and project area inspection to confirm the current conditions of the project area. Both historic and current resources are consulted to identify areas of archaeological potential and previous activities conducted within the project area, which have removed potential. This information, together with a site visit, is used to determine if the project area has archaeological potential, note areas of no potential, and recommend appropriate Stage 2 strategies for areas of archaeological potential.

The Stage 1 Archaeological Assessment determined that the project area has potential for Indigenous (pre-contact) and Euro-Canadian (post-contact) archaeological resources, and as a result Stage 2 test pit survey at a five-meter interval is required.

The objectives of Stage 2 Archaeological Assessment are to confirm if archaeological resources are present within the project area through physical assessment, recover and document any identified archaeological resources and determine if Stage 3 site-specific assessment is required and the strategies that it should follow.

The Stage 2 test pit survey was completed on July 2nd, 2025, across the project area. As a result of the Stage 2 Archaeological Assessment, no archaeological resources were



encountered; consequently, it is recommended that no further archaeological assessment is required.

## **6.2 Environmental Impact Study**

An Environmental Impact Study was completed by Natural Resource Solutions Inc., dated June 2026, in support of the Amendment Application. The Environmental Impact Study concludes that based on the results of the impact assessment, in conjunction with proposed restoration/enhancement measures, negative impacts to the municipally mapped Natural Environment System features, including the SWS NHS Local Landscape Linkage, are not anticipated subject to implementation of the recommended measures and to confirmation that water quality treatment targets for Redside Dace can be met. Subject to this confirmation, and implementation of the recommended measures, the proposed development is in conformance with the applicable policies of the Peel Region Official Plan, Future Caledon Official Plan, eBird (eBird 2025), and iNaturalist (iNaturalist 2025).

## **6.3 Floodplain Assessment**

A Floodplain Assessment was completed by EXP, dated February 5, 2026, in support of the Amendment Application. Based on the assumptions and calculations prepared as part of this Assessment, some of the key findings can be summarized as follows:

- The TRCA's current floodplain mapping indicates theoretical water levels of approximately 227.35, which encroach onto the site and result in an estimated flood storage volume of 66 m<sup>3</sup>, inundating the west side of the existing ancillary garage.
- The proposed flood storage volume of 71 m<sup>3</sup> exceeds the required volume of 66 m<sup>3</sup>, meaning the proposed grading plan prepared by Urban Watershed Group Ltd. provides sufficient compensation.
- The existing building and driveway entrance, under the proposed development condition, have been verified as being outside the flooding zone, and therefore no additional flood-proofing measures required by the MNRF will be necessary.

## **6.4 Stormwater Management Report**

A Stormwater Management Report was completed by Urban Watershed Group Ltd., dated October 27, 2026, in support of the Amendment Application. The Stormwater Management Plan demonstrates that the development meets the established criteria with respect to stormwater management set forth in governing documents. It is recommended the following site works be completed to accompany the required site servicing necessary as part of development for the site:

- Installation of new local storm sewer system to accommodate water quantity and peak flow control.



- Creation and maintenance of surface detention storage areas to facilitate ponding of 192.2 cu.m of stormwater runoff above proposed upper catch basins during a 100-year storm event A maximum ponding depth of 0.31m will be provided.
- Creation and maintenance of surface detention storage areas to facilitate ponding of 22.7 cu.m of stormwater runoff above proposed lower catch basins during a 100-year storm event A maximum ponding depth of 0.30m will be provided.
- Installation and maintenance of the Stormtech SC-160 chamber system to provide 120.9 cu.m of underground storage.
- Additional 6.9 cu.m of storage are provided within the storm sewer pipes and structures.
- Construction of a bioswale with clear stone reservoir bed system to provide an additional detention storage volume of 28.7 cu.m.
- A 75mm and 92mm orifice shall be installed on the outlet of DCB1 and downstream of CMH1 respectively. Orifice plates shall be installed per detail in 25034-SS.
- Maintain the existing flood plain across the site as per the grading plan 25034-GR1.

The Stormwater Management Report and associated plans support the concept of an environmentally sustainable development. The proposed plan will mitigate anticipated stormwater impacts associated with the construction of the proposed development and aims to mimic the pre-development hydrological characteristics of the site.

## **6.5 Geotechnical Report**

A Geotechnical Report was prepared by Soil Engineers Ltd., dated August 8, 2025, in support of the Amendment Application. The field work, consisting of four (4) sampled boreholes extending to depths ranging from 1.4 to 2.7 m below the existing grade, was performed on July 8, 2025. Upon completion of drilling and sampling, a total of 3 monitoring wells were installed at selected boreholes to facilities groundwater monitoring. All boreholes were carried out on the gravel pavement, where the thickness of the granular fill varies from approximately 300 to 360 mm.

Beneath the granular fill, a layer of earth fill, was encountered in all boreholes, extending to a depth of approximately 1.4 m below grade. The fill consists of sandy silt mixed with gravel, clay, and occasional organics.

Auger refusals were encountered in three boreholes at depths ranging from 2.3 to 2.7 m below the prevailing ground surface. According to publicly available information, outcrop bedrock is noted at the nearby watercourse to the west of the site and that shallow bedrock is also noted in the nearby well records. Based on the bedrock geology in the area, the bedrock may consist of shale with limestone, dolostone and siltstone, from the Georgian Bay Formation.



All boreholes remained dry upon completion of field work. Water seepage was not noted in the open boreholes.

Based on our visual inspection of the subject site, the nearby watercourse and its associated sloping area in the vicinity, the grade difference from the watercourse to the subject site is approximately 1.5 to 2 m over a distance of at least 15 m, resulting in a very gentle ground gradient. Thus, there is no slope stability concern at the subject site.

## 6.6 Hydrogeological Report

A Hydrogeological Report was prepared by Soil Engineers Ltd., dated January 21, 2026, in support of the Amendment Application. The current investigation revealed that:

- The subsoil investigation has revealed that beneath a layer of earth fill, the Subject Site is underlain by a stratum of silty clay till extending to the termination depth of 5.1 metres below ground surface (mbgs). Auger refusal was observed at three (3) borehole locations indicating a shallow bedrock beneath the Subject Site.
- The highest and lowest groundwater levels were measured at 226.8 metres above sea level (masl) and 225.6 masl at BH/MW 1 and BH/MW 2, respectively. However, the boreholes could not be extended deeper to install monitoring wells, due to the auger refusal and shallow bedrock at the proposed monitoring wells' locations. Since the BH/MWs 1 and 2 were partially screened within the fill material, the recorded water table may present the contribution of perched water anticipated from fill material.
- The estimated hydraulic conductivity measured at BH/MW 1 and BH/MW 3 for screened soil of Silty Clay Till and Silty Clay Till along with Fill material is  $4.0 \times 10^{-5}$  m/sec and  $1.2 \times 10^{-5}$  m/sec beneath the Subject Site, respectively.
- Groundwater quality for the groundwater sample collected from BH/MW 3, indicates that Total Suspended Solids (TSS) and Manganese exceed the Peel Region Sanitary and Storm sewer use limits. The concentration of total arsenic, total chromium, total copper, total nickel. Total Phosphorus (TP) and total zinc exceed the Peel Region Storm sewer use limits, and the concentration of total aluminum exceeds the Peel Region Sanitary sewer use limits. These results suggest that any potential short-term construction dewatering or long-term foundation drainage discharge would not be acceptable for disposal to the Peel Region storm or sanitary sewer without any significant pre-treatment being required.
- Based on the above assumptions for the proposed development, no proposed underground structures will be constructed within the subject site. Furthermore, it is assumed that the proposed at grade parking lot will be constructed above the shallow groundwater table. As such, short-term construction dewatering from groundwater source is not expected. Since no dewatering from groundwater source is expected, only perched water, which cannot be quantified, and



stormwater during precipitation are expected for short-term dewatering when present on the subject site for the proposed grading activities and construction of the at-grade parking lot. Since groundwater seepage is not expected, SEL anticipated that any water present during construction and grading activities will be limited and local.

- Based on the recent amendment to O.Reg. 63/16 that has come into effect from July 01, 2025, an EASR registration will be required if water taking of more than 50,000 L/day is required. No short-term construction dewatering flow rate is anticipated. Potential perched water from fill material and storm water during storm event will be limited and local. As such, filing an EASR with the MECP is not required for the excavation and construction of the proposed parking lot.
- The proposed at grade parking lot is assumed to be constructed above the shallow groundwater table. As such, no ZOI for dewatering and ground settlement are anticipated for the proposed parking lot.
- The proposed parking lot will be constructed above shallow groundwater table. As such, no short-term construction dewatering from the groundwater source is expected, and no significant impacts to the natural features is anticipated.
- A review of the MECP well records confirmed that there are twelve (12) records of water supply wells that are registered within 500 m of the subject site. There are no records of domestic water supply wells located within the subject site. The proposed parking lot will be constructed above shallow groundwater table. As such, no short-term construction dewatering from the groundwater source is expected, and no significant impacts to nearby MECP wells are anticipated.

## **6.7 Land Use Compatibility Study**

A Land Use Compatibility Study was prepared by RWDI, dated August 27, 2025, in support of the Amendment Application. Findings indicate that the proposed development is compatible with nearby sensitive uses if chemical dust suppressants are regularly applied and strict engine idling limits are enforced.

## **6.8 Traffic Brief**

A Traffic Brief was prepared by Nextrans, dated June 19, 2026, in support of the Amendment Application the Traffic Brief concluded that the proposed development would have a negligible traffic impact to the surrounding road network.

## **6.9 Noise Impact Feasibility Study**

A Noise Impact Feasibility Study was prepared by J.E. Coulter Associated Limited, dated August 27, 2025, in support of the Amendment Application. The Study found that the proposed tractor trailer transportation depot would create minor noise impacts at the existing housing to the south, if unmitigated. The truck movements and truck idling were found to create a modestly high noise impact, if unmitigated. An acoustic barrier (3.25m



high) is required to control the activities at the proposed truck depot to satisfy MECP's noise criteria. The trailer coupling/decoupling activities were found to meet MECP's NPC-300 noise criteria without additional noise control measures.

## 7.0 CONCLUSIONS

The development proposal proposes a practical, compatible, and supportable form of development in an area identified for employment uses.

The proposed Temporary Use Zoning By-law Amendment supports the goals, objectives and policies articulated in all applicable Provincial, Regional and Local planning documents.

In our opinion, the proposed development proposal for the subject site represents good planning and is supportable on the basis that it:

- Supports the policies of the Provincial Planning Statement;
- Conforms to and implements the policies of the Region of Peel Official Plan regarding the 2051 New Urban Area and Employment Areas;
- Implements the policies of the Town of Caledon Official Plan;
- Supports the growth and the employment Area policies of the Town of Caledon Official Plan;
- Optimizes and makes efficient use of existing and planned infrastructure;
- Is suitably sized to physically accommodate the proposal; and
- Generates future employment opportunities to meet long-term needs of Town of Caledon residents.

We look forward to working with Town of Caledon staff on the processing of the Temporary Use Zoning By-law Amendment Application associated with the proposed redevelopment of the subject site. We reserve the opportunity to prepare and submit supplementary submissions and justification in support of the Amendment Application in response to future circulation comments.

Yours truly,

**Anthony Sirianni, B.A., C.P.T.**  
**Associate Planner**

**Andrew Walker, B.E.S., M.C.I.P., R.P.P.**  
**Principal Planner**

c.c.: **Ishaan Holdings Inc.**  
**Michael Gagnon, Gagnon Walker Domes Ltd.**

**TAB 1**



**6404 MAYFIELD ROAD  
TOWN of CALEDON  
CONTEXT MAP**

**LEGEND**

SUBJECT SITE

|                  |                                                                                                                                                            |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00 | Date: March 7, 2025                                                                                                                                        |
| Scale: N.T.S     | Revised:                                                                                                                                                   |
| Drawn By: H.S.   | File No.: PN 3556 Concept Plan                                                                                                                             |
|                  | <div>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>t: 1 (855) 771-7266<br/>w: www.gwdplanners.com</div> |

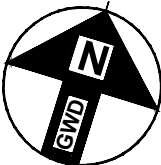
**TAB 2**



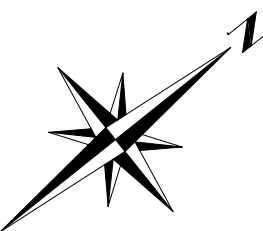
**6404 MAYFIELD ROAD**  
**TOWN of CALEDON**  
**SUBJECT SITE**

**LEGEND**

 **SUBJECT SITE**

|                                                                                       |                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                                                                                                 |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                                                                                            |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                                                                                           |
|  |  <b>GWD</b><br>Gagnon Walker Domes<br>PROFESSIONAL PLANNERS<br><small>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</small> |

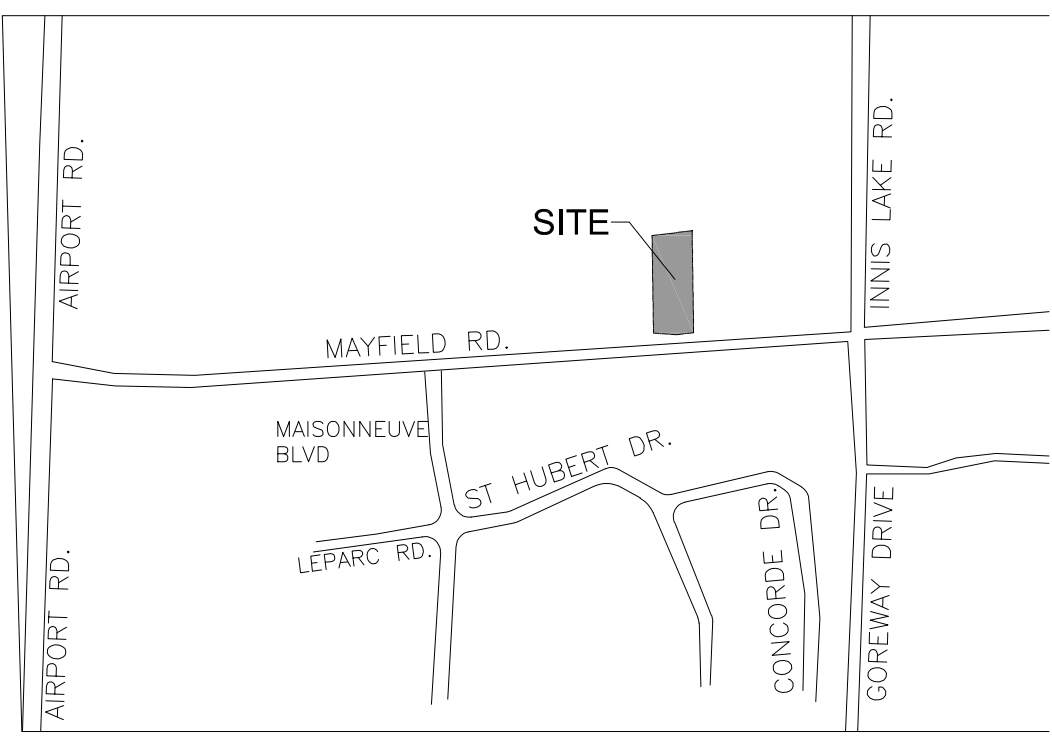
**TAB 3**



2 KEY PLAN  
A-1.0 SCALE: NTS

PROJECT STATISTICS

|                                                                                                                                            |                                                               |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------|
| ADDRESS: 6404 MAYFIELD RD, TOWN OF CALEDON, ON.                                                                                            |                                                               |                                |
| ZONING: A1 AGRICULTURAL                                                                                                                    |                                                               |                                |
|                                                                                                                                            | REQUIRED                                                      | PROPOSED                       |
| LOT AREA                                                                                                                                   | MIN. 8 Ha. (19.76 ACRES)                                      | 9216.49 SQ.M. (2.27 ACRES)     |
| LOT FRONTAGE                                                                                                                               | MIN. 120M                                                     | 60.62 M.                       |
| EX. TOTAL LOT COVERAGE                                                                                                                     | MAX. 5%                                                       | EX. 3.89 % (358.82 SQ.M.)      |
| EX. GARAGE BUILDING                                                                                                                        |                                                               | EX. (1.99 %) 184.22 SQ.M.      |
| EX. DWELLING                                                                                                                               |                                                               | EX. (1.89 %) 174.60 SQ.M.      |
| EX. TOTAL GROSS FLOOR AREA (GFA)                                                                                                           |                                                               | 358.82 SQ.M. (3,862.30 SQ.FT.) |
| BUILDING HEIGHT                                                                                                                            | RESERV. (RES. - MAX. 10.5 M. MIN. RESERV. RES. - MIN. 1.5 M.) |                                |
| LANDSCAPED AREA                                                                                                                            | MAX. 10%                                                      | 4203.20 SQ.M. (45.60 %)        |
| PAVED AREA                                                                                                                                 |                                                               | 4654.47 SQ.M. (50.50 %)        |
| PROPOSED TRUCK PARKING                                                                                                                     |                                                               | 36                             |
| PROPOSED PASSENGER VEHICLES                                                                                                                |                                                               | 05                             |
| LOADING                                                                                                                                    |                                                               |                                |
| SETBACK (BUILDING-A) EXISTING                                                                                                              |                                                               |                                |
|                                                                                                                                            | REQUIRED                                                      | EXISTING                       |
| NORTH SIDE (REAR YARD)                                                                                                                     | -                                                             | 129.08 M.                      |
| EAST SIDE (INTERIOR YARD)                                                                                                                  | 18.0 M                                                        | 27.15 M.                       |
| SOUTH SIDE (FRONT YARD)                                                                                                                    | 3.0 M                                                         | 11.65 M.                       |
| WEST SIDE (INTERIOR YARD)                                                                                                                  | 3.0 M                                                         | 10.91 M.                       |
| SETBACK (BUILDING-B) EXISTING                                                                                                              |                                                               |                                |
|                                                                                                                                            | REQUIRED                                                      | EXISTING                       |
| NORTH SIDE (REAR YARD)                                                                                                                     | -                                                             | 61.83 M.                       |
| EAST SIDE (INTERIOR YARD)                                                                                                                  | 18.0 M                                                        | 27.73 M.                       |
| SOUTH SIDE (FRONT YARD)                                                                                                                    | 3.0 M                                                         | 69.61 M.                       |
| WEST SIDE (INTERIOR YARD)                                                                                                                  | 3.0 M                                                         | 16.96 M.                       |
| PARKING CALCULATION                                                                                                                        |                                                               |                                |
|                                                                                                                                            | REQUIRED                                                      | PROPOSED                       |
| EXISTING DWELLING (2 PARKING SPACES PER DWELLING UNIT) (174.60 SQ.M.)                                                                      | 02                                                            | 02                             |
| EXISTING ACCESSORY GARAGE (2 PARKING SPACES PER EACH 70M <sup>2</sup> OR PORTION THERE OF TO A MAXIMUM OF 2 PARKING SPACES) (184.22 SQ.M.) | 05                                                            | 03                             |
| TOTAL REQUIRED PARKING AS PER ZONING (BY-LAWS)                                                                                             | 7(INCL. 1HC)                                                  | 05(INCL. 1HC)                  |
| BF PARKING (13 TO 100 PARKING) (4% OF REQUIRED)=4% OF 07                                                                                   | 01                                                            | 01                             |
| TOTAL TRAILER PARKING                                                                                                                      |                                                               | 10                             |
| TOTAL TRUCK PARKING                                                                                                                        |                                                               | 26                             |



LEGEND

|  |                     |
|--|---------------------|
|  | PROPERTY LINE       |
|  | PROP. BUILDING      |
|  | EX. BUILDING        |
|  | LANDSCAPE           |
|  | WALKWAY             |
|  | TRCA REGULATED AREA |
|  | ACCESSIBLE PARKING  |
|  | MAIN ENTRANCE       |
|  | OVERHEAD DOOR       |
|  | BARRIER FREE CURB   |
|  | BARRIER FREE RAMP   |
|  | CHAIN LINK FENCE    |

LEGAL DESCRIPTION & MUNICIPAL ADDRESS:

SHOWING TOPOGRAPHIC FEATURES OF LOT 1, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEE

6404 MAYFIELD RD, TOWN OF CALEDON, ON.

ARCHITECT:

n ARCHITECTURE INC.  
9120 Leslie Street, Suite-208  
Richmond Hill, ON, L4B 3J9  
PHONE: 416.256.9741  
EMAIL: info@narchitecture.com  
www.narchitecture.com

OWNER INFORMATION:

CHARANJIT HOTI  
ISHAAN HOLDINGS INC.

SURVEY INFO TAKEN FROM:

MAURO GROUP INC.  
ONTARIO LAND SURVEYORS  
PHONE: 905.951.6000  
FAX: 905.857.4811  
EMAIL: info@maurogroup.com  
www.maurogroup.com

**n Architecture Inc**  
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.  
9120 Leslie Street, Suite-208  
Richmond Hill, Ontario, L4B 3J9  
T : 4 1 6 . 2 5 6 . 9 7 4 1  
E: info@narchitecture.com  
www.narchitecture.com

ONTARIO ASSOCIATION OF ARCHITECTS  
NITIN MALHOTRA  
LICENCE 6211  
PROJECT NORTH

10th JUNE 2026  
NOT OF CONSTRUCTION  
ISSUED FOR TEMPORARY USE  
ZONING BY-LAW AMENDMENT

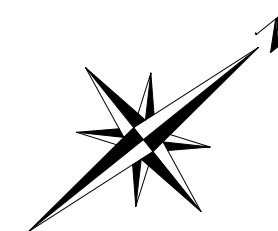
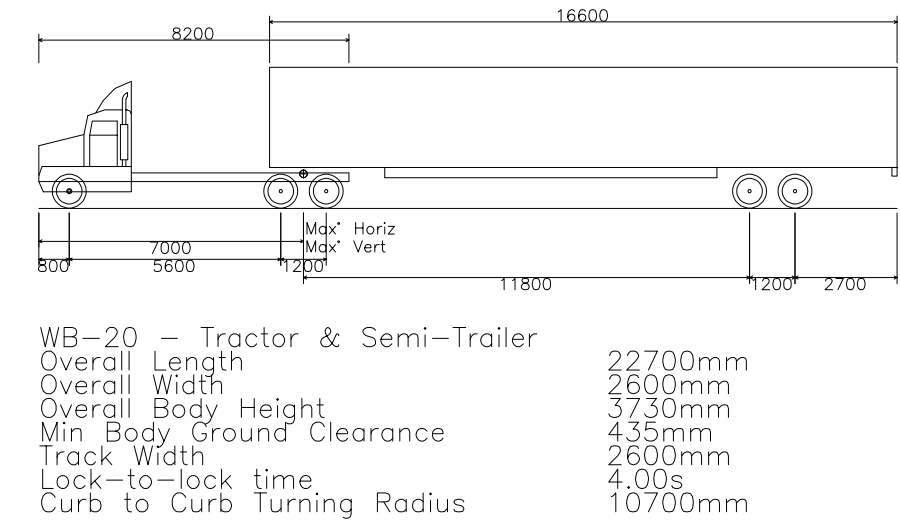
|     |              |                                                  |      |
|-----|--------------|--------------------------------------------------|------|
| 1.  | 10 JUNE 2026 | ISSUED FOR TEMPORARY USE ZONING BY-LAW AMENDMENT | JH.  |
| No. | Date         | version                                          | Dwn. |

This drawing is copyright property of 'n Architecture Inc'. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

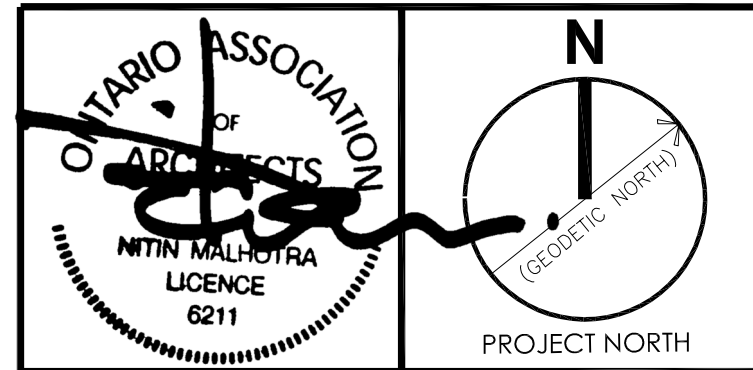
PROPOSED TRUCK PARKING AT  
6404 MAYFIELD RD,  
TOWN OF CALEDON, ON.

DRAWING TITLE:  
**SITE PLAN**

|                |                   |
|----------------|-------------------|
| DRAWN BY: JH   | DATE: 01 MAY 2024 |
| CHECKED BY: NM | SCALE: AS NOTED   |
| PROJECT NO.:   | DRAWING NO.:      |



**n Architecture Inc**  
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.  
9120 Leslie Street, Suite-208  
Richmond Hill, Ontario. L4B 3J9  
T : 4 1 6 . 2 5 6 . 9 7 4 1  
E: [info@narchitecture.com](mailto:info@narchitecture.com)  
[www.narchitecture.com](http://www.narchitecture.com)



10 JUNE 2026

10th JUNE 2026

10th JUNE 2026  
NOT OF CONSTRUCTION  
ISSUED FOR TEMPORARY USE  
ZONING BY-LAW AMENDMENT

|     |              |                                                     |      |
|-----|--------------|-----------------------------------------------------|------|
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
|     |              |                                                     |      |
| 1.  | 10 JUNE 2026 | ISSUED FOR TEMPORARY USE<br>ZONING BY-LAW AMENDMENT | JH.  |
| No. | Date         | version                                             | Dwn. |

This drawing is copyright property of 'n Architecture Inc'. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT:

**PROPOSED TRUCK  
PARKING AT  
6404 MAYFIELD RD,  
TOWN OF CALEDON, ON.**

DRAWING TITLE:

## TRUCK MOVEMENT PLAN

DRAWN BY: JH

|                   |
|-------------------|
| DATE: 01 MAY 2024 |
|-------------------|

CHECKED BY: NM

SCALE: AS NOTED

PROJECT NO.:

|              |
|--------------|
| DRAWING NO.: |
|--------------|

**25-25**

## A-1.1

# 1 TRUCK MOVEMENT PLAN A-1.1 SCALE: 1:400

**TAB 4**

PLAN OF SURVEY  
SHOWING TOPOGRAPHIC FEATURES OF  
**LOT 1, CONCESSION 1**  
(GEOGRAPHIC TOWNSHIP OF ALBION)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL  
SCALE 1:500

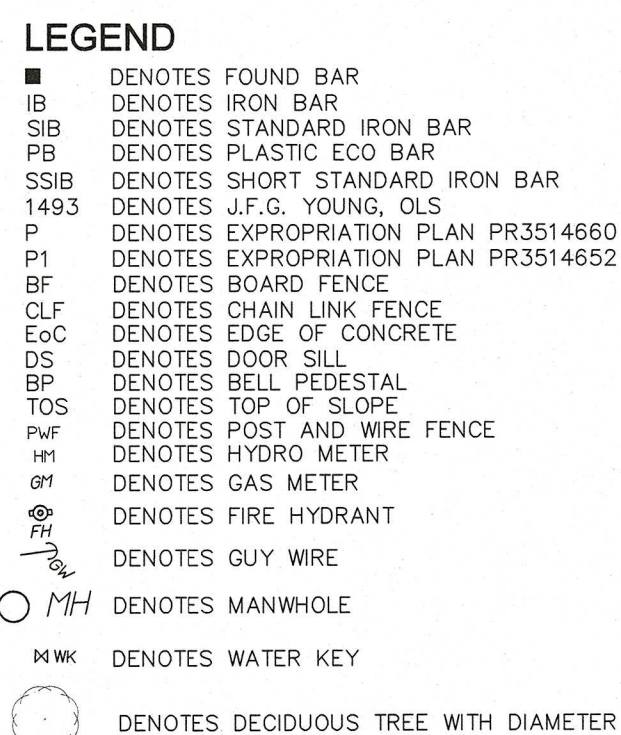
10 0 10 20 Metres

MAURO GROUP INC.  
ONTARIO LAND SURVEYORS  
© 2025

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS A AND B, BY REAL TIME NETWORK (TOPNET)  
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)



**NOTE**

THE APPROXIMATE LOCATION OF SEPTIC BED, SEPTIC PIPE AND SEPTIC TANK ARE  
ACCORDING TO ON-SITE INFORMATION PROVIDED BY DLK SEPTIC SERVICES INC., ON AUGUST 19, 2025

ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS OBSERVATIONS USING THE "TOPNET" GPS NETWORK AND ARE REFERRED TO THE CGVD-1928: 1978 DATUM.

THE PLAN WAS REVISED ON JULY 18TH, 2025 TO INCLUDE ADDITIONAL TOPOGRAPHIC FEATURES.

THE PLAN WAS REVISED ON AUGUST 19TH, 2025 TO SHOW THE APPROXIMATE LOCATION OF THE SEPTIC BED, SEPTIC PIPE AND SEPTIC TANK.

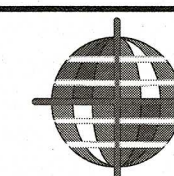
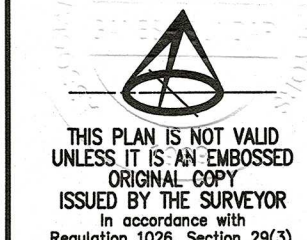
I CERTIFY THAT;

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2025

AUG. 28, 2025  
DATE

  
GANESH SUNDAR B.Eng.  
ONTARIO LAND SURVEYOR

**ASSOCIATION OF ONTARIO  
LAND SURVEYORS**  
*PLAN SUBMISSION FORM*  
V-92371



**MAURO GROUP INC.**  
ONTARIO LAND SURVEYORS

2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1  
PHONE 905.951.6000 - FAX 905.857.4811  
www.maurogroup.ca - info@maurogroup.ca

|                                                    |  |  |                 |  |  |                |  |  |
|----------------------------------------------------|--|--|-----------------|--|--|----------------|--|--|
| PARTY CHIEF: BP                                    |  |  | DRAWN BY: IG/EA |  |  | CHECKED BY: GS |  |  |
| CLIENT: G.N TRANSPORT INC.                         |  |  |                 |  |  |                |  |  |
| PATH=F:\PROJECTS\2025\B8391\MSCAD\B8391_SRPR_T.DWG |  |  |                 |  |  |                |  |  |

PROJECT No. 25-B8391

**TAB 5**

## **Zoning By-law Amendment (Temporary Use)**

### **THE CORPORATION OF THE TOWN OF CALEDON**

#### **BY-LAW NO. [By-law Number Inserted by Town]**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended,  
with respect to PT E LT 1 CON 1 ALBION, 43R38412,  
Town of Caledon, Regional Municipality of Peel,  
municipally known as 6404 Mayfield Road.

**WHEREAS** Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

**AND WHEREAS** Section 39 of the Planning Act, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the Planning Act, as amended, to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the temporary use of PT E LT 1 CON 1 ALBION, 43R38412, Town of Caledon, Regional Municipality of Peel, for a Transportation Terminal for a three (3) year period.

**NOW THEREFORE** the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.4:

| <b>Zone Designation</b> | <b>Temporary Uses Permitted</b>                           | <b>Expiry</b> | <b>Special Provisions</b> |
|-------------------------|-----------------------------------------------------------|---------------|---------------------------|
| A1 - TXXX               | Open storage and parking of trucks and transport trailers | -             | N/A                       |

## **Zoning By-law Amendment (Temporary Use)**

2. Schedule “A”, Zone Map 4 of By-law 2006-50, as amended is further amended for PT E LT 1 CON 1 ALBION, 43R38412, Town of Caledon, Regional Municipality of Peel, from Agricultural (A1) to Agricultural – Temporary XX (A1 – TXX) –

Temporary XX (A1- TXX) for a period of three (3) years in accordance with Schedule “A” attached hereto.

Read three times and finally  
passed in open Council on the  
[XX] day of [XXXXXX], [2026].

---

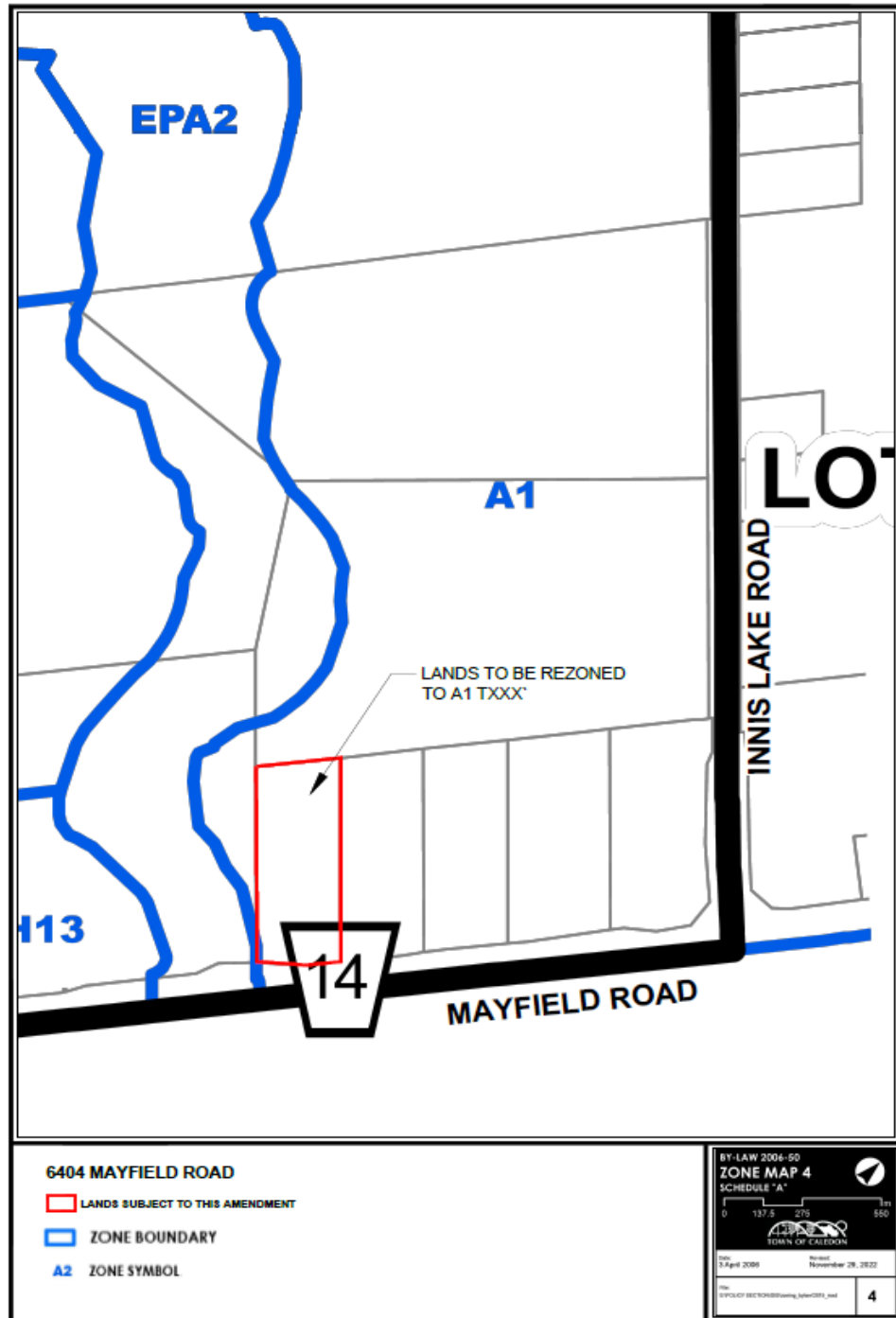
Annette Groves, Mayor

---

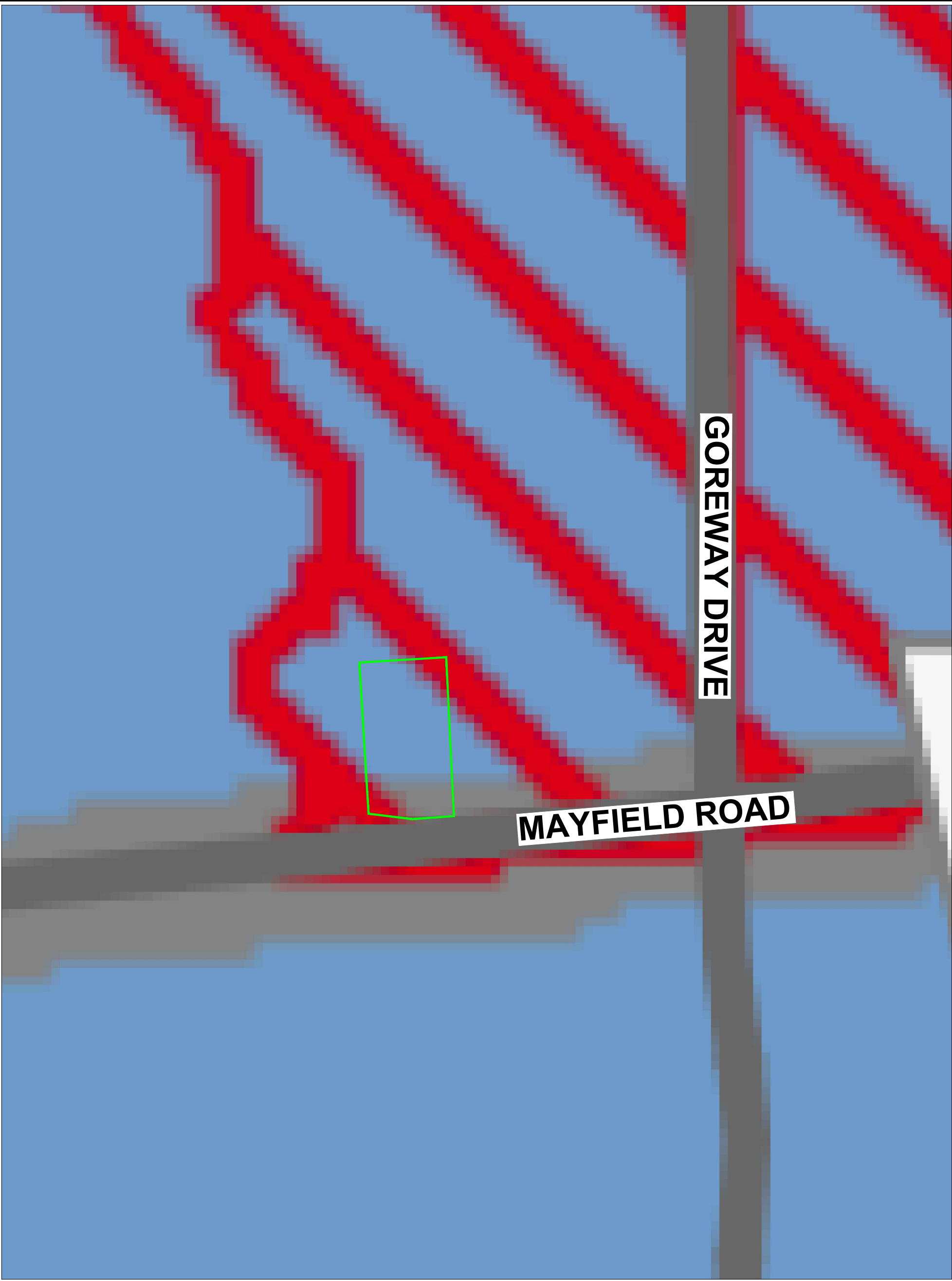
April Ham, Clerk

## Zoning By-law Amendment (Temporary Use)

Schedule "A" – BY-LAW NO. [By-law Number Inserted by Town]



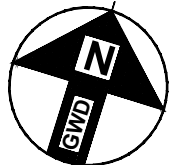
**TAB 6**

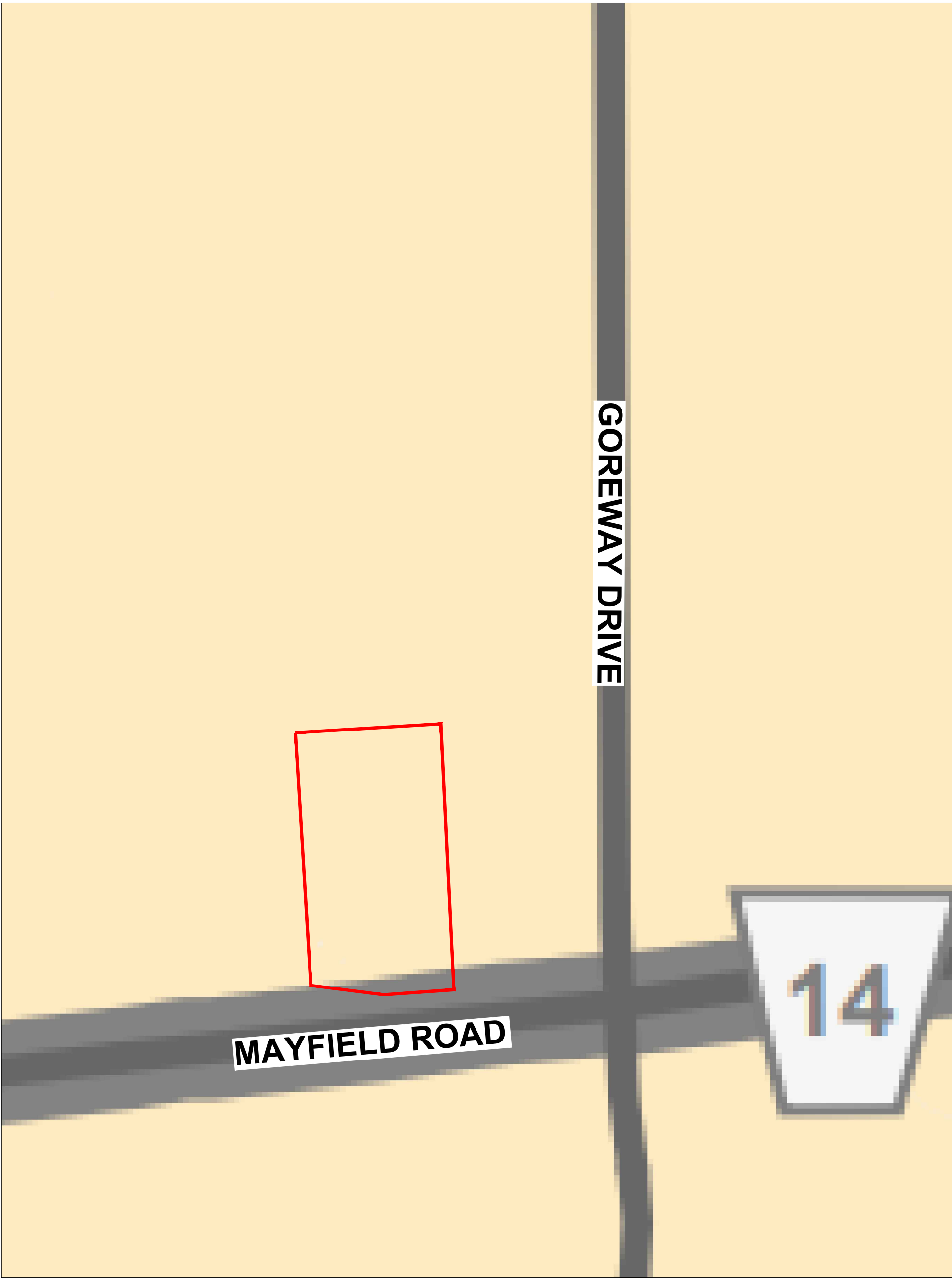


**REGION of PEEL  
OFFICIAL PLAN  
SCHEDULE E1:  
REGIONAL STRUCTURE**

**LEGEND**

-  **SUBJECT SITE**
-  **Urban System**
-  **2051 New Urban Area**

|                                                                                       |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                               |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                          |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                         |
|  |  <div>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</div> |

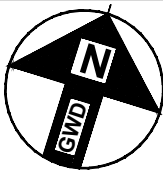


**REGION of PEEL  
OFFICIAL PLAN  
SCHEDULE E2:  
STRATEGIC GROWTH  
AREAS**

**LEGEND**

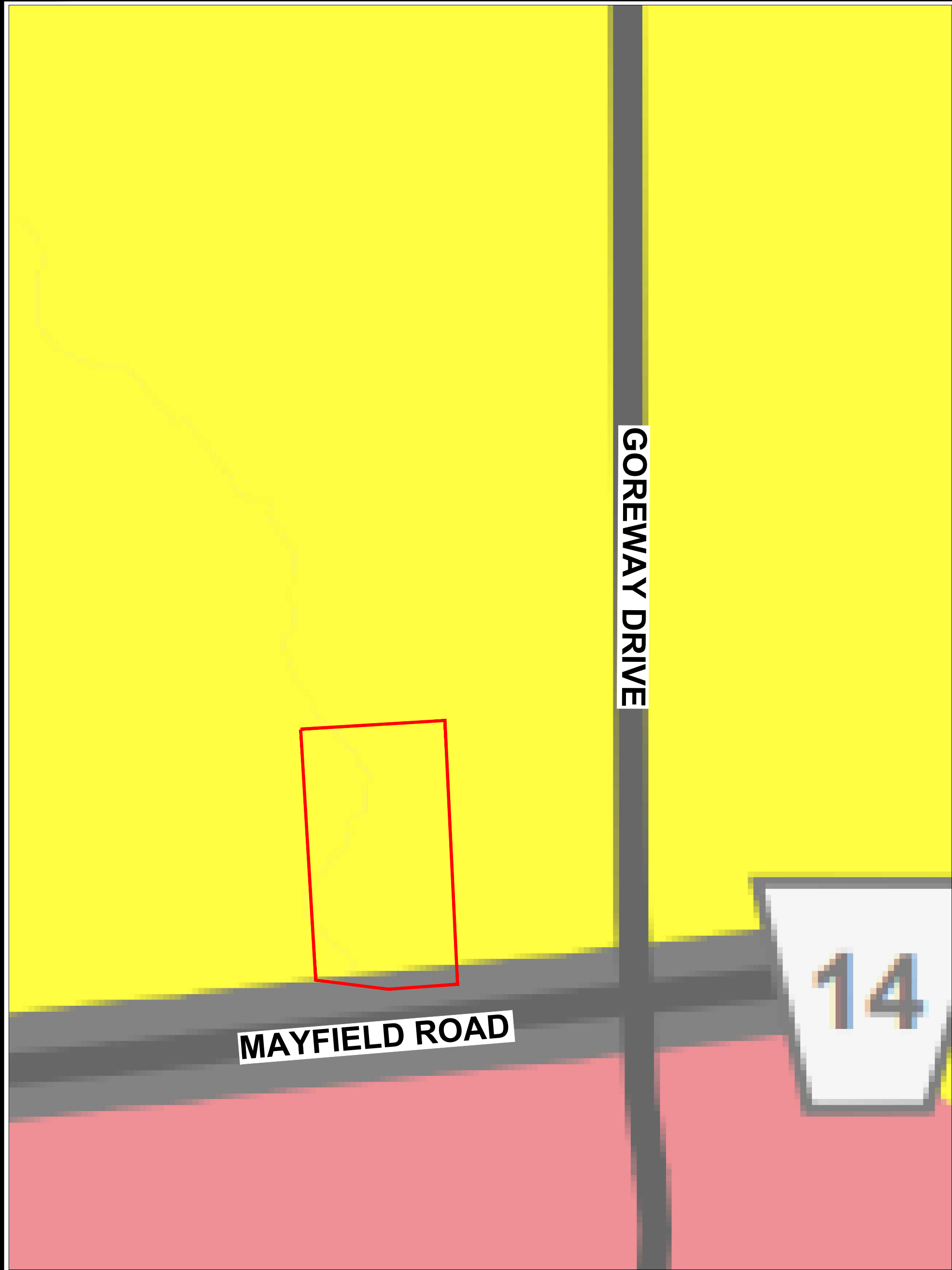
-  **SUBJECT SITE**
-  **Urban System**

|                  |                           |
|------------------|---------------------------|
| P.N.: 25.3556.00 | Date: April 2, 2026       |
| Scale: N.T.S     | Revised:                  |
| Drawn By: H.S.   | File No.: PN 3556 Figures |



**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

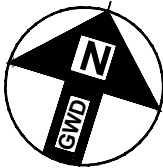
7685 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6W 0B4  
p: (905) 796-5790  
tf: 1 (855) 771-7266  
w: www.gwdplanners.com

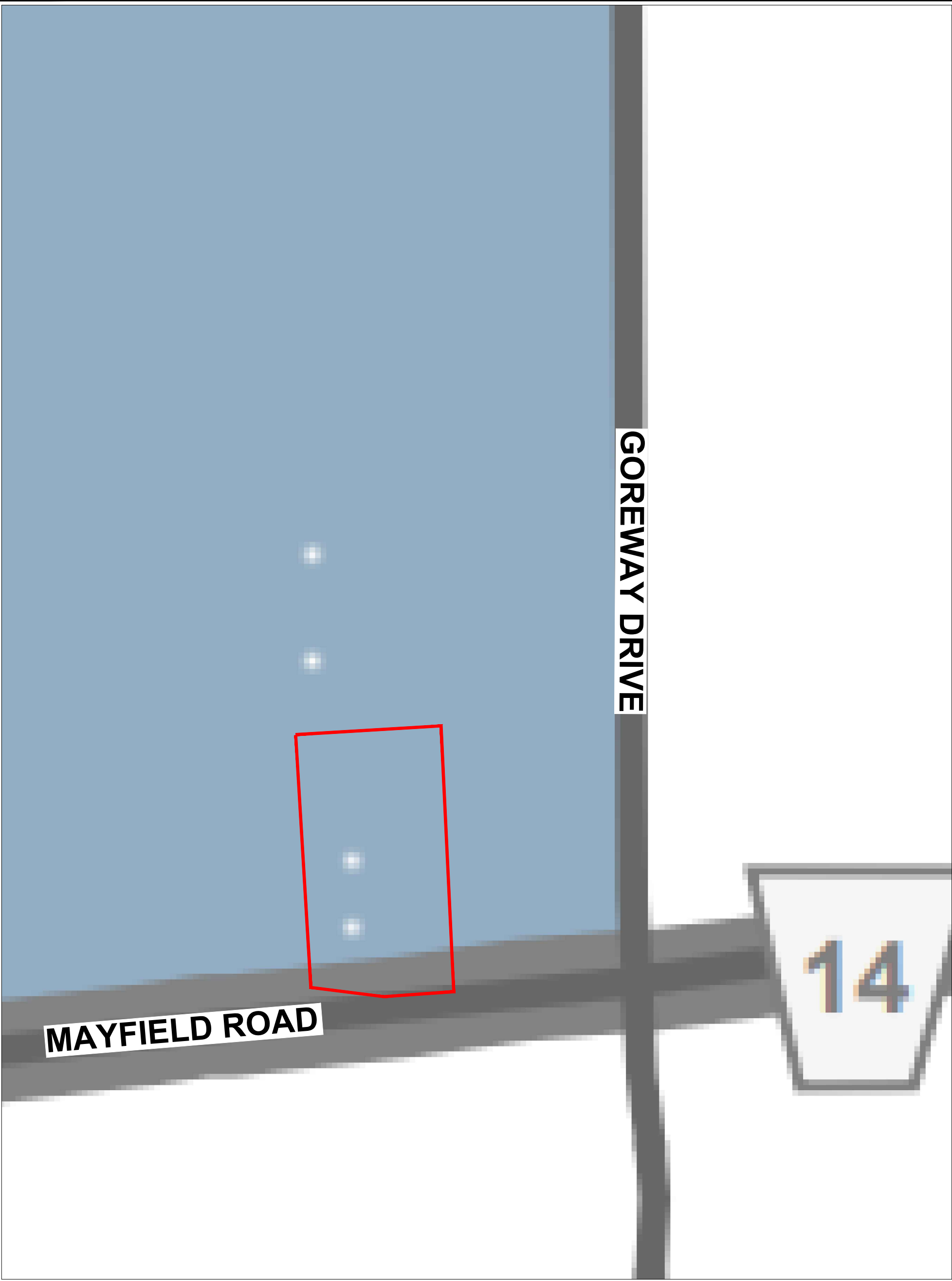


**REGION of PEEL  
OFFICIAL PLAN  
SCHEDULE E3:  
THE GROWTH PLAN  
POLICY AREAS in PEEL**

**LEGEND**

-  **SUBJECT SITE**
-  Built-up Area
-  Designated Greenfield Area

|                                                                                       |                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                                                                                                 |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                                                                                            |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                                                                                           |
|  |  <b>GWD</b><br>Gagnon Walker Domes<br>PROFESSIONAL PLANNERS<br><small>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</small> |



**REGION of PEEL  
OFFICIAL PLAN  
SCHEDULE E4:  
EMPLOYMENT AREAS**

**LEGEND**

SUBJECT SITE

Employment Area

P.N.: 25.3556.00

Scale: N.T.S

Drawn By: H.S.

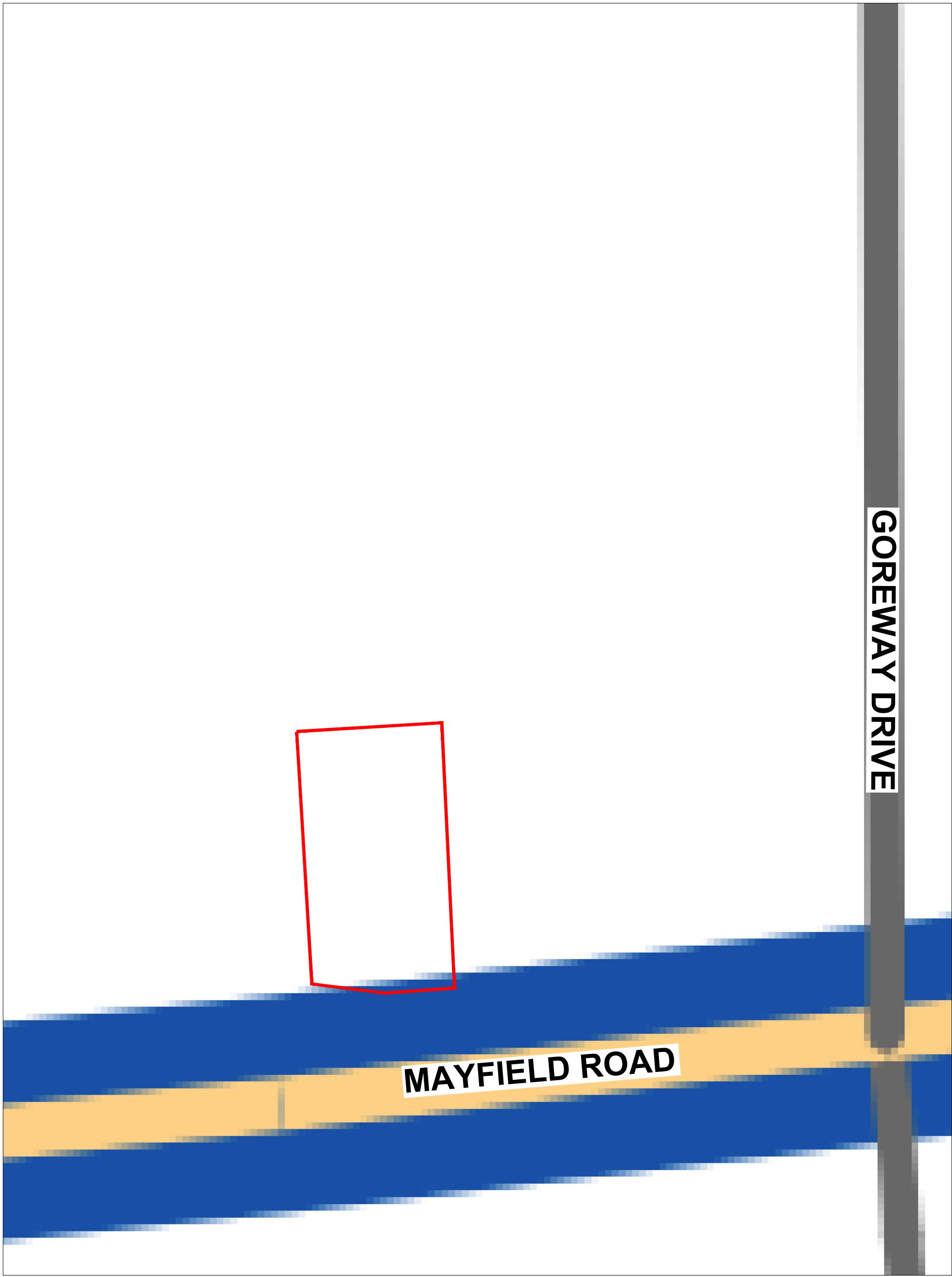
Date: April 2, 2026

Revised:

File No.: PN 3556 Figures

**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

7685 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6W 0B4  
p: (905) 796-5790  
tf: 1 (855) 771-7266  
w: www.gwdplanners.com



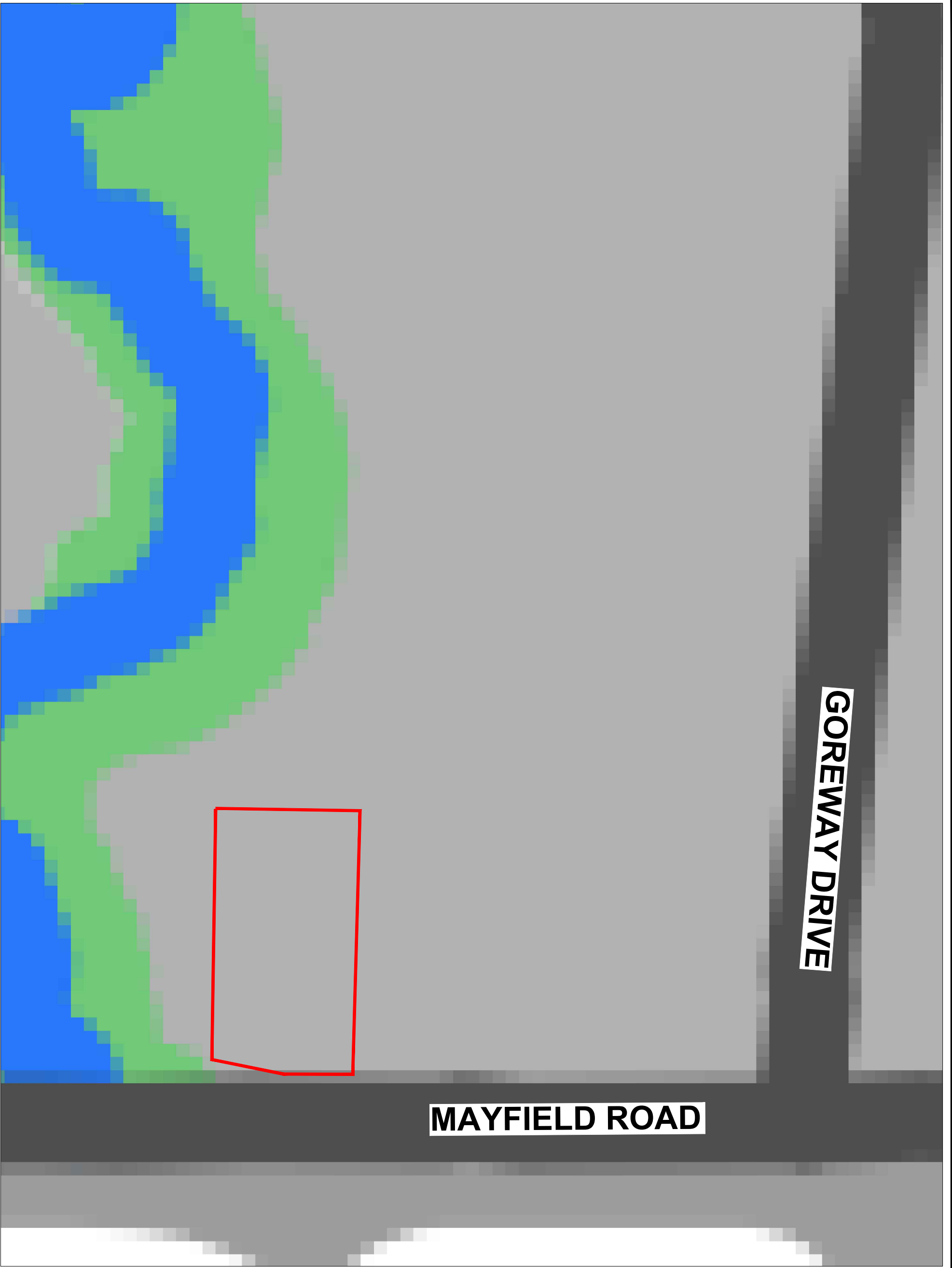
**REGION of PEEL  
OFFICIAL PLAN  
FIGURE 16:  
STRATEGIC GOODS  
MOVEMENT NETWORK**

**LEGEND**

-  **SUBJECT SITE**
-  **Regional Road**
-  **Primary Truck Route**

|                                                                                       |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                               |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                          |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                         |
|  |  <div>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</div> |

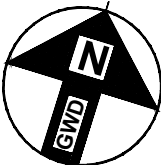
**TAB 7**

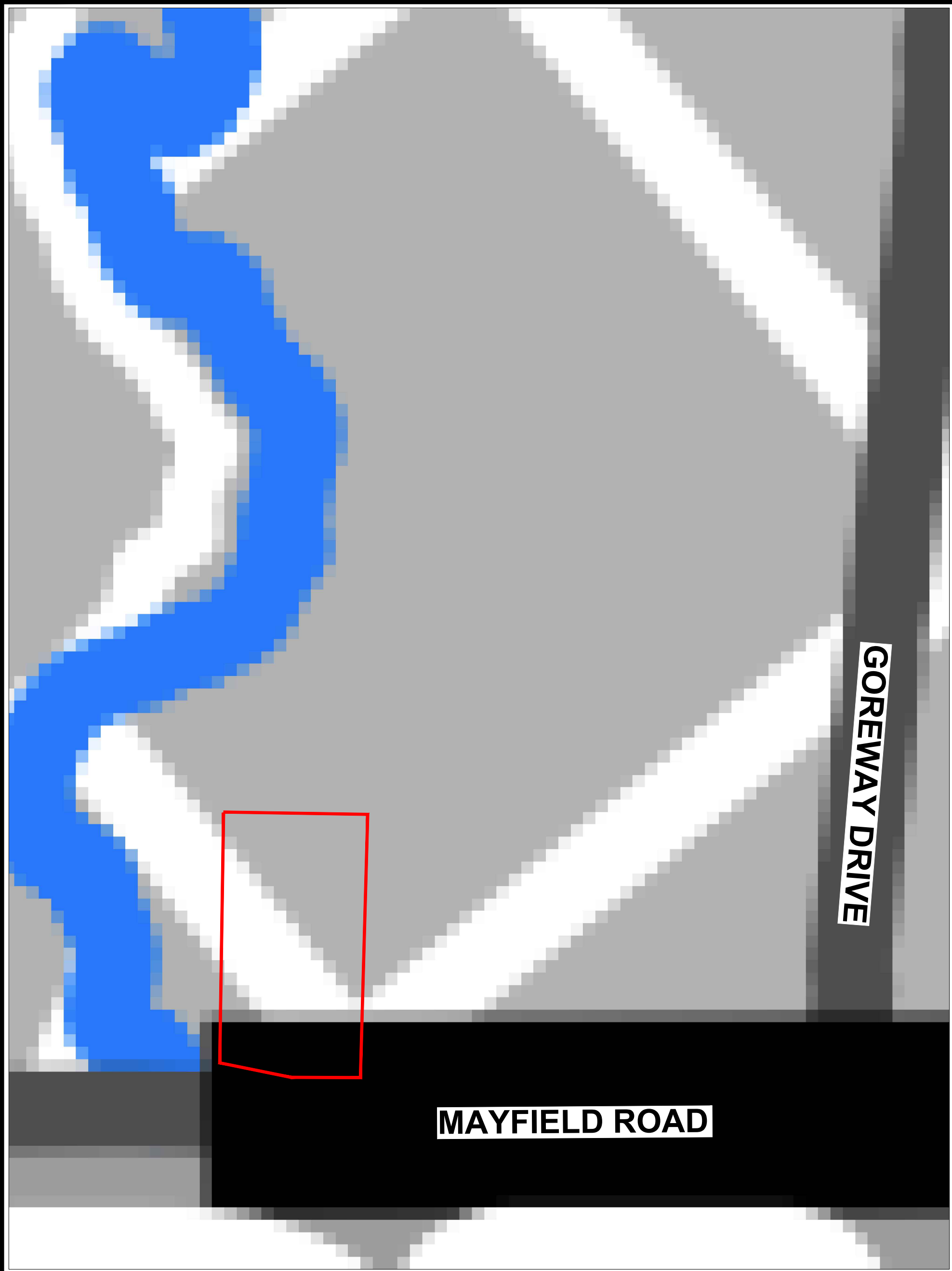


**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE B1:  
TOWN STRUCTURE**

**LEGEND**

-  **SUBJECT SITE**
-  **Urban Area**
-  **Natural Features and Areas**

|                                                                                       |                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                                                                                                 |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                                                                                            |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                                                                                           |
|  |  <b>GWD</b><br>Gagnon Walker Domes<br>PROFESSIONAL PLANNERS<br><small>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</small> |



GOREWAY DRIVE

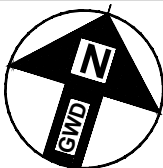
MAYFIELD ROAD

**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE B2:  
GROWTH MANAGEMENT**

**LEGEND**

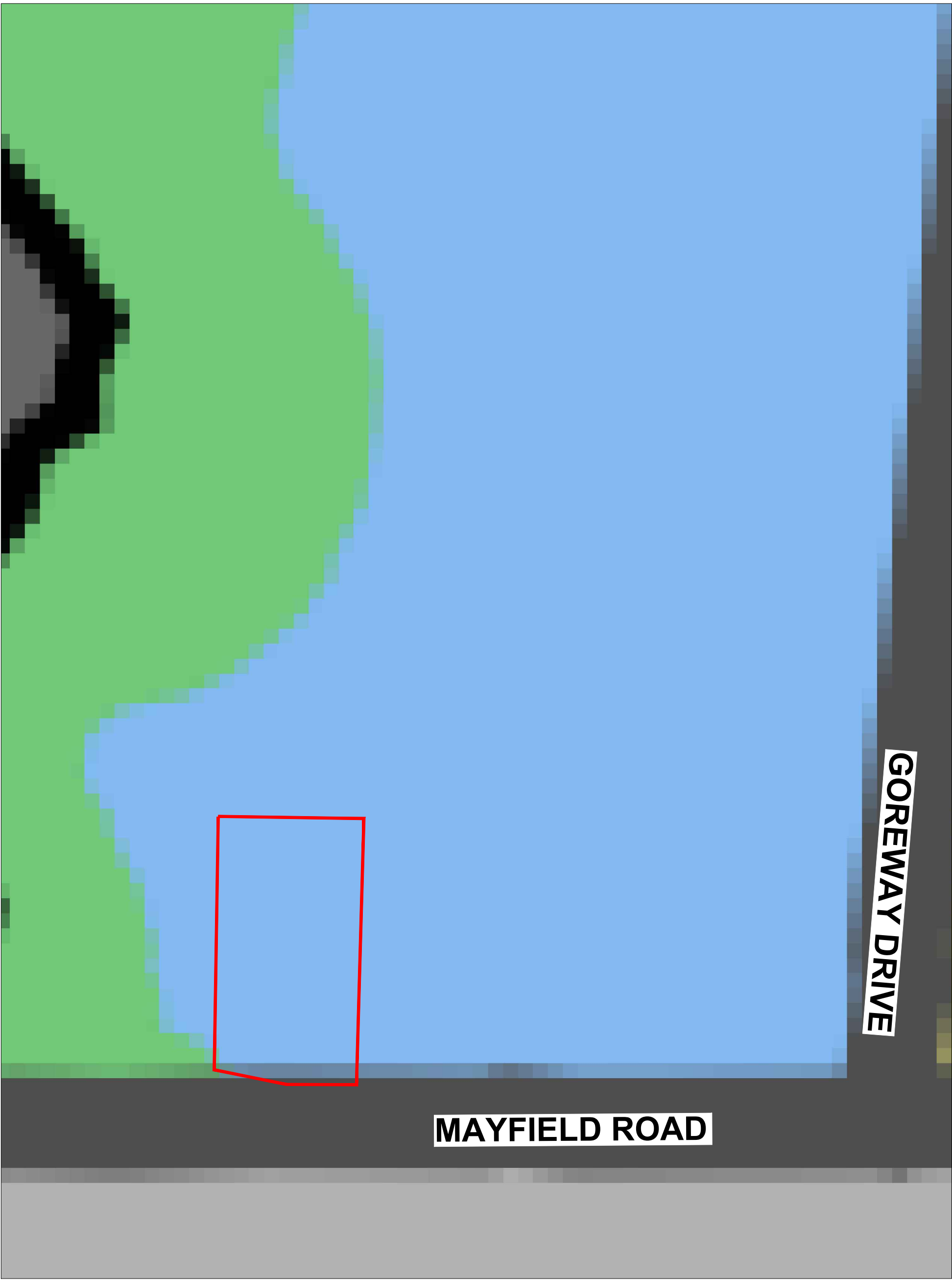
-  **SUBJECT SITE**
-  **New Urban Area 2051**
-  **Regional Urban Boundary**

|                  |                           |
|------------------|---------------------------|
| P.N.: 25.3556.00 | Date: April 2, 2026       |
| Scale: N.T.S     | Revised:                  |
| Drawn By: H.S.   | File No.: PN 3556 Figures |



**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

7685 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6W 0B4  
p: (905) 796-5790  
tf: 1 (855) 771-7266  
w: www.gwdplanners.com

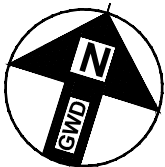


**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE B4:  
LAND USE DESIGNATIONS**

**LEGEND**

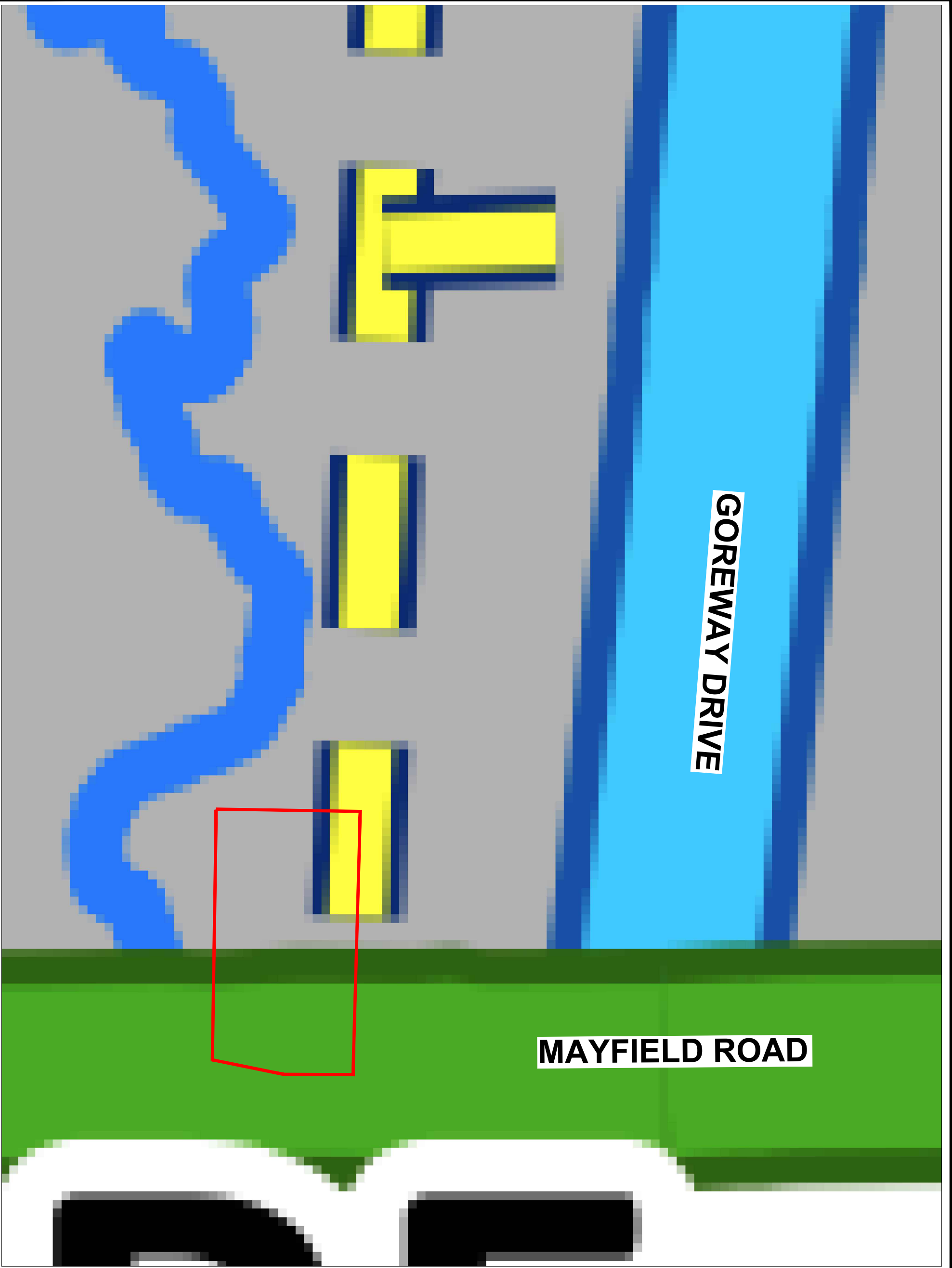
-  **SUBJECT SITE**
-  **New Employment Area**
-  **Natural Features and Areas**

|                  |                           |
|------------------|---------------------------|
| P.N.: 25.3556.00 | Date: March 14, 2025      |
| Scale: N.T.S     | Revised:                  |
| Drawn By: H.S.   | File No.: PN 3556 Figures |



**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

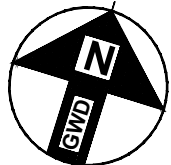
7685 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6W 0B4  
p: (905) 796-5790  
tf: 1 (855) 771-7266  
w: [www.gwdplanners.com](http://www.gwdplanners.com)

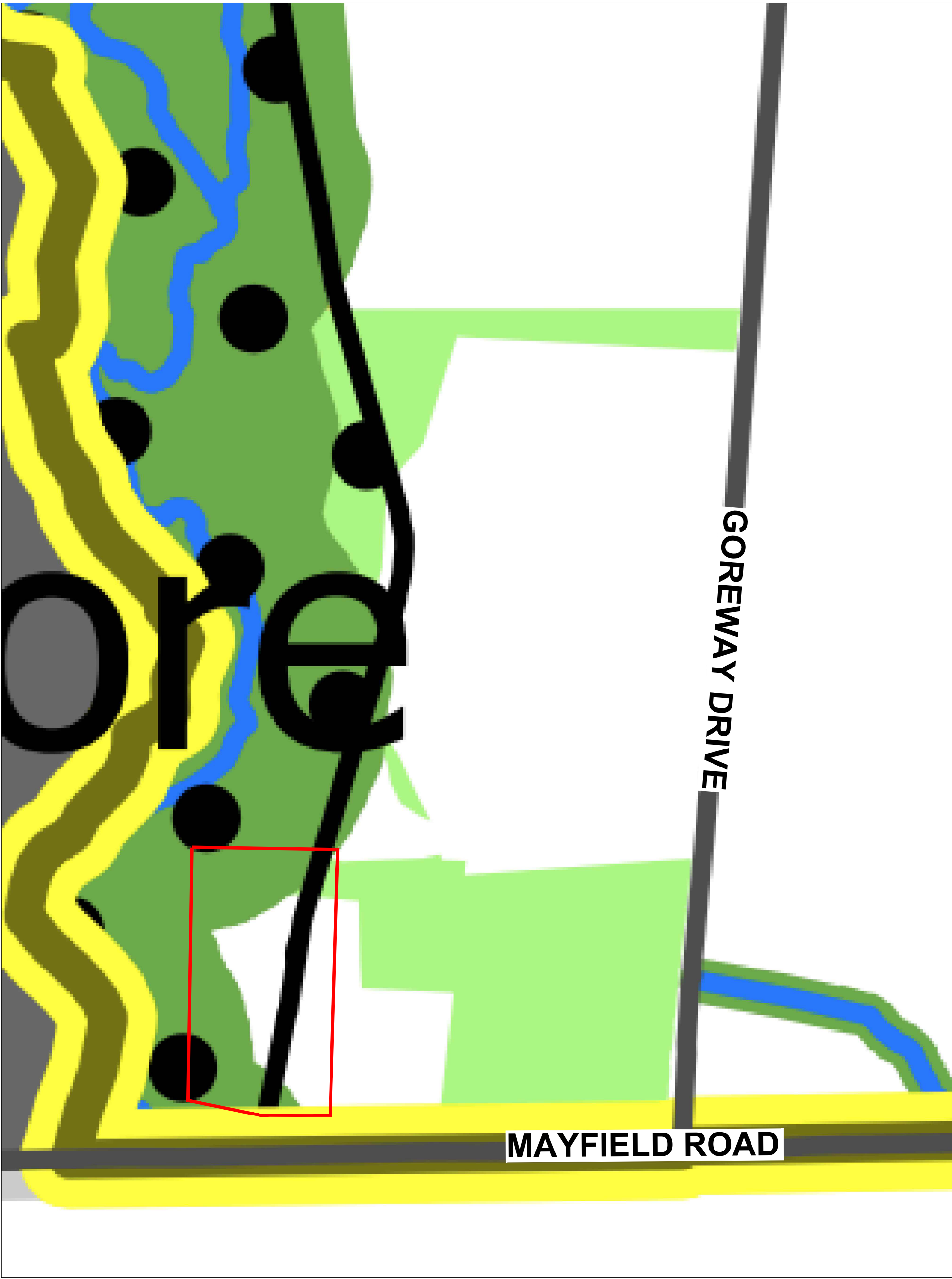


**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE C1:  
TOWN-WIDE  
TRANSPORTATION  
NETWORK**

**LEGEND**

-  **SUBJECT SITE**
-  Urban Area and Settlement Area
-  Regional Arterial
-  Town Arterial
-  Conceptual Collector Road

|                                                                                       |                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                 |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                            |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                           |
|  | <br>7685 Hurontario Street<br>Suite 501<br>Brampton, Ontario<br>L6W 0B4<br>p: (905) 796-5790<br>tf: 1 (855) 771-7266<br>w: www.gwdplanners.com |



**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE D2b:  
NEW URBAN AREA  
PRELIMINARY NATURAL  
ENVIRONMENT SYSTEM**

**LEGEND**

 **SUBJECT SITE**

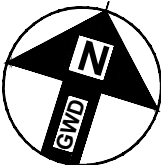
 Natural Features and Areas with 30m Buffer

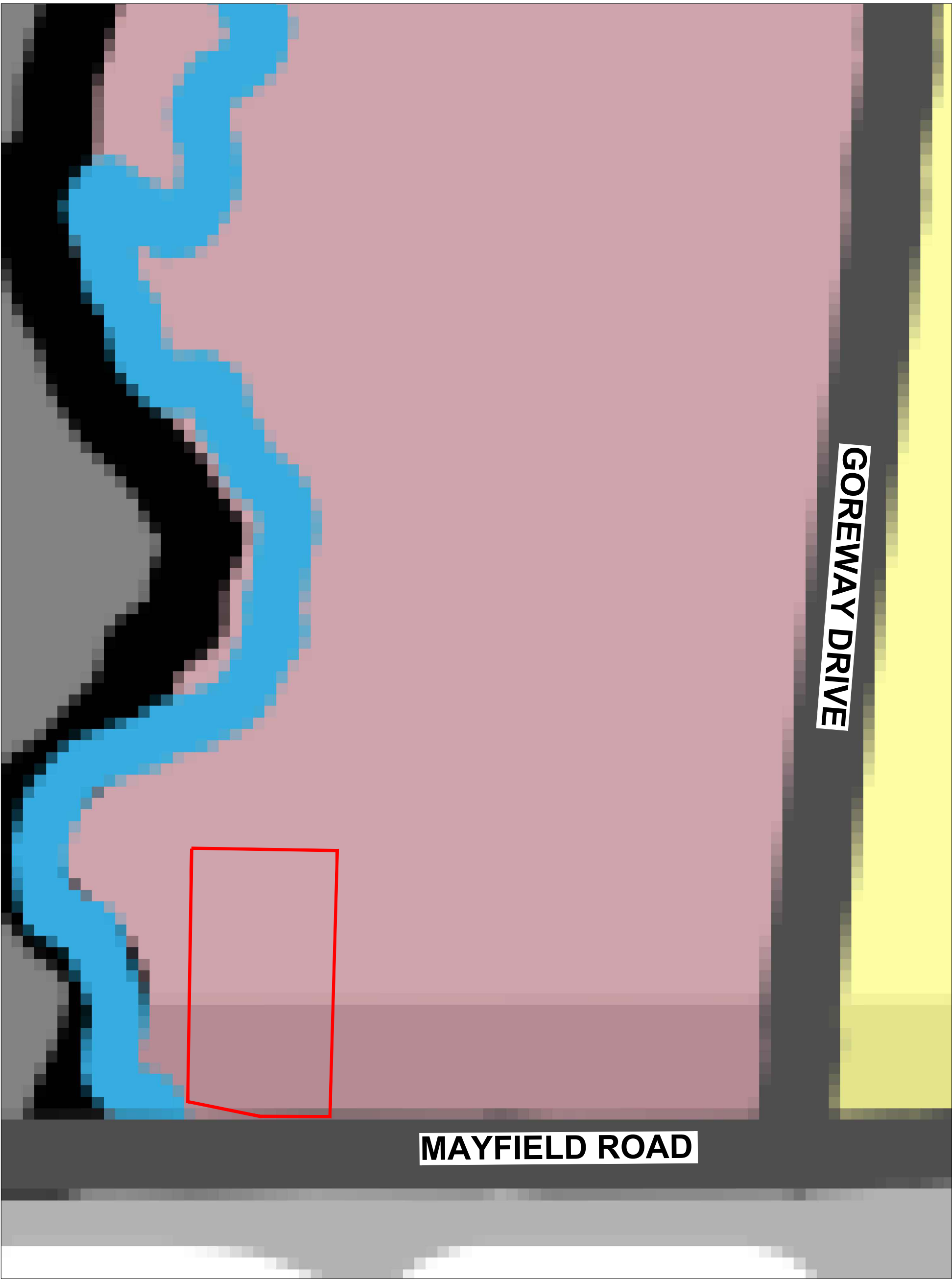
 Supporting Features and Areas

 Permanent and Intermittent Streams

 Potential Linkage

 New Urban Area and Schedule Boundary

|                                                                                       |                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                               |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                          |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                         |
|  |  <div>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</div> |



**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE D8:  
PARKS and OPEN SPACE**

**LEGEND**

-  **SUBJECT SITE**
-  Refer to Part A, Section 1.2
-  New Community Area
-  New Employment Area

P.N.: 25.3556.00

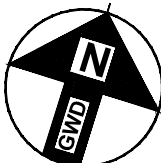
Date: March 14, 2025

Scale: N.T.S

Revised:

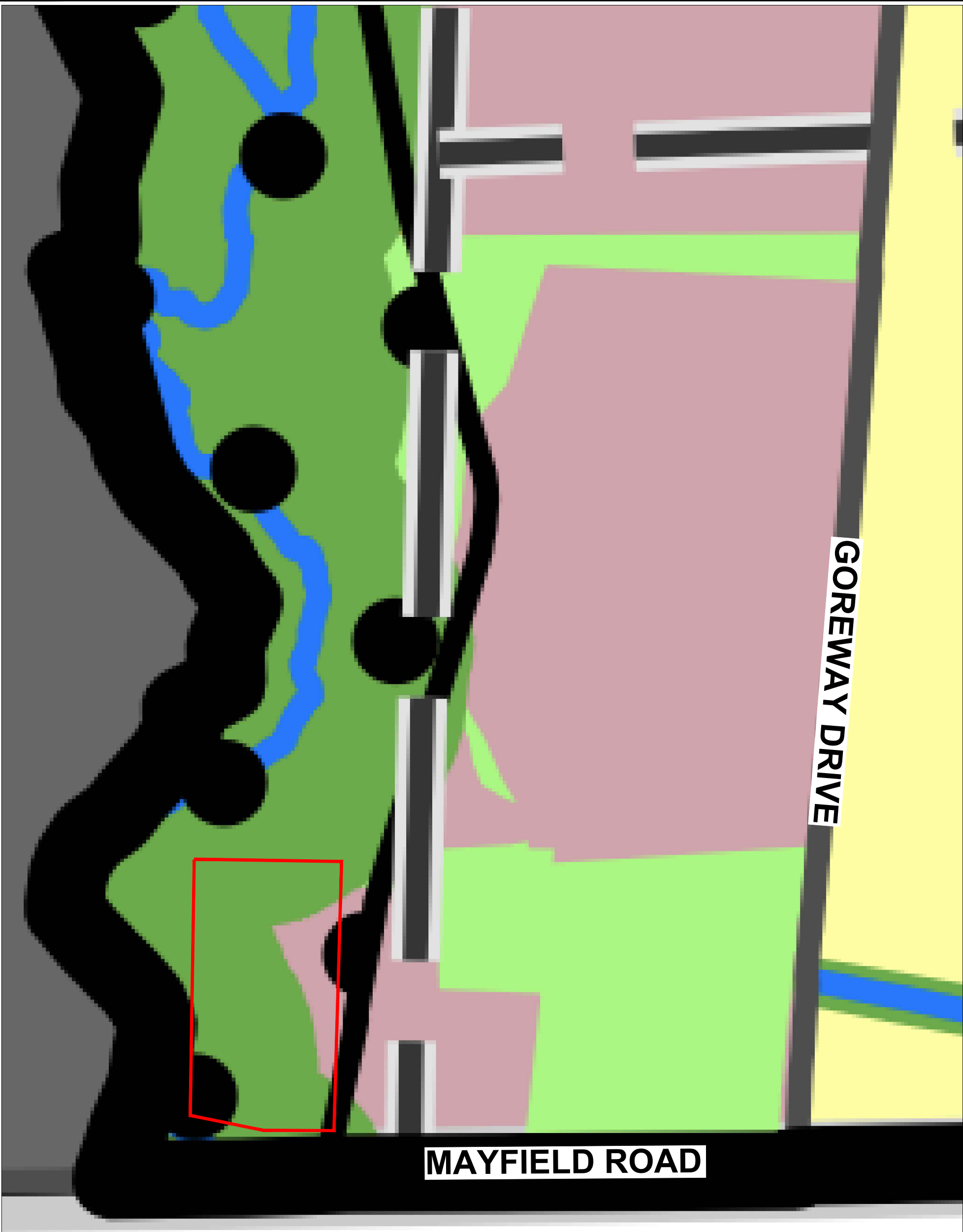
Drawn By: H.S.

File No.: PN 3556 Figures



**GWD**  
Gagnon Walker Domes  
PROFESSIONAL PLANNERS

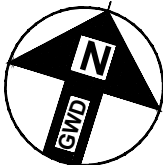
7685 Hurontario Street  
Suite 501  
Brampton, Ontario  
L6W 0B4  
p: (905) 796-5790  
tf: 1 (855) 771-7266  
w: www.gwdplanners.com



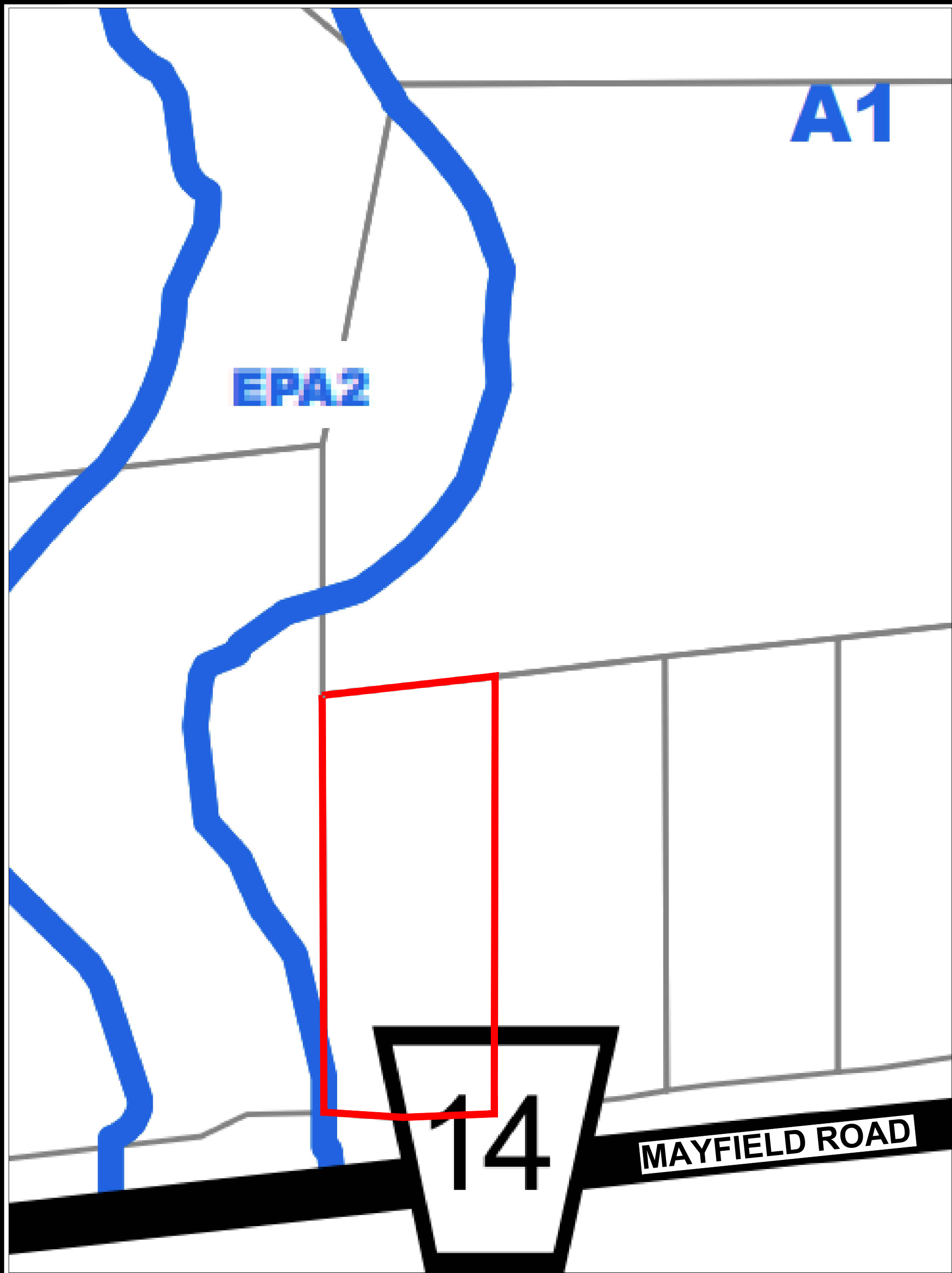
**FUTURE CALEDON  
OFFICIAL PLAN  
SCHEDULE F2b:  
PRELIMINARY  
COMMUNITY STRUCTURE  
PLAN**

**LEGEND**

- SUBJECT SITE**
- Preliminary Community Structure Plan Boundary
- Refer to Part A, Section 1.2
- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- New Community Area
- New Employment Area
- Conceptual Collector Road

|                                                                                       |                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P.N.: 25.3556.00                                                                      | Date: April 2, 2026                                                                                                                                                                                                                                                                                                    |
| Scale: N.T.S                                                                          | Revised:                                                                                                                                                                                                                                                                                                               |
| Drawn By: H.S.                                                                        | File No.: PN 3556 Figures                                                                                                                                                                                                                                                                                              |
|  | <br><b>GWD</b><br>Gagnon Walker Domes<br>PROFESSIONAL PLANNERS<br><small>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</small> |

**TAB 8**



|                                  |                                                                             |                  |                                                                                                                                                             |
|----------------------------------|-----------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOWN of CALEDON<br>ZONING BY-LAW | <b>LEGEND</b><br><div><div>SUBJECT SITE</div><div>ZONE BOUNDARY</div></div> | P.N.: 25.3556.00 | Date: April 2, 2026                                                                                                                                         |
|                                  |                                                                             | Scale: N.T.S     | Revised:                                                                                                                                                    |
|                                  |                                                                             | Drawn By: H.S.   | File No.: PN 3556 Figures                                                                                                                                   |
|                                  |                                                                             |                  | <div>7685 Hurontario Street<br/>Suite 501<br/>Brampton, Ontario<br/>L6W 0B4<br/>p: (905) 796-5790<br/>tf: 1 (855) 771-7266<br/>w: www.gwdplanners.com</div> |