

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2026-069

A By-law to adopt an Official Plan Amendment (OPA) to the Town's Official Plan documents, known as OPA 15 to the Future Caledon Official Plan and OPA 294 to the 1978 Town of Caledon Official Plan (Transportation Network Policy Updates, File POPA 2026-0005)

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment;

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to adopt amendments to update transportation network policies and mapping in the Future Caledon Official Plan and 1978 Town of Caledon Official Plan;

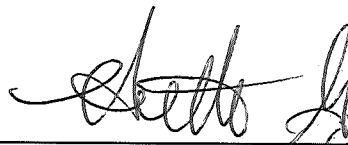
NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. For the purposes of this by-law:
 - (1) "Future Caledon Official Plan" means the Official Plan for the Caledon Planning Area as adopted by the Council of the Corporation of the Town of Caledon on March 26, 2024, and approved as modified by the Minister of Municipal Affairs and Housing on October 22, 2025.
 - (2) "1978 Town of Caledon Official Plan" means the Official Plan for the Caledon Planning Area adopted by the Council of the Corporation of the Town of Caledon, which remains in effect only as it applies to the lands specified in Policy 1.2.1 of the Future Caledon Official Plan.
2. As two of the Town's Official Plan documents are affected, this Official Plan Amendment (OPA) shall be known as OPA 15 to the Future Caledon Official Plan and OPA 294 to the 1978 Town of Caledon Official Plan.
3. This Official Plan Amendment, attached as **Schedule "A"** to this by-law, is hereby adopted for the Town of Caledon Planning Area.
4. This Official Plan Amendment is subject to appeal rights set out in section 17 of the Planning Act, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

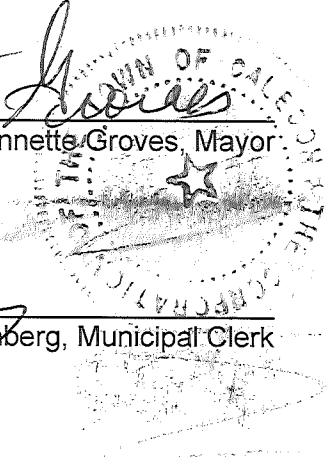
Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 23rd day of June, 2026.


Annette Groves, Mayor


Kevin Klingenberg, Municipal Clerk



Schedule “A” to By-law 2026-069
Official Plan Amendment to the Future Caledon Official Plan
and 1978 Town of Caledon Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number 15 to the Future Caledon Official Plan and Amendment 294 to the 1978 Town of Caledon Official Plan.

Part 1 – The Preamble

Purpose and Effect:

The purpose of this Town-initiated Official Plan Amendment (OPA) is to update the transportation network policies and mapping (schedules and figures) in the Future Caledon Official Plan and 1978 Town of Caledon Official Plan.

The proposed OPA:

1. implements the planned collector roads from the Town’s 2026 Multi-Modal Transportation Master Plan (MMTMP) Addendum and updates conceptual collector roads;
2. protects planned road rights-of-way and intersection improvements;
3. enables implementation of the transportation network through development and future planning studies; and,
4. updates the planned right-of-way widths for Humber Station Road between King Street and Castlederg Side Road (Caledon Station Secondary Plan) and Kennedy Road between Old School Road and Newhouse Boulevard/Bonnieglen Farm Boulevard (Mayfield West Secondary Plan) to implement Ontario Land Tribunal decisions.

Location:

The proposed OPA applies town wide. The planned collector roads and associated adjustments to the conceptual collector roads are located in south Caledon as shown in **Attachment 1** to this OPA.

Basis:

The proposed OPA has been prepared to implement updated transportation planning for the Town of Caledon and to ensure that the Town’s Official Plan documents reflect the most current infrastructure planning.

The identification of the planned collector road and conceptual collector road alignments is intended to:

- support the planned growth of the community,
- improve transportation network connectivity,
- distribute traffic across the network, and
- protect lands required for future infrastructure.

The planned collector road alignments were identified through the Town’s 2026 Multi Modal Transportation Master Plan (MMTMP) Addendum, which evaluated transportation needs associated with planned growth areas.

The update to the planned right-of-way width for Humber Station Road between King Street and Castlederg Side Road is in accordance with a decision of the Ontario Land Tribunal (OLT-23-000303).

The update to the planned right-of-way width of Kennedy Road between Old School Road and Newhouse Boulevard/Bonnieglenn Farm Boulevard is in accordance with a decision of the Ontario Land Tribunal (OLT-23-000520).

Note: A separate OPA (File POPA 2026-0003) is proposed to implement the provincial Highway 413 Controlled Access Highway Corridor designation (2025) and refined Northwest GTA Transmission Corridor Narrowed Area of Interest (April 2026). Once both OPAs are approved and in effect, the official plan schedules and figures will show the most current transportation network and alignments of Highway 413 and the Northwest GTA Transmission Corridor.

Part 2 – The Amendment

1. Modify the text of the Future Caledon Official Plan as described below.

Note: Text that is **bolded and underlined** is text to be inserted, and text that is crossed out (“~~strikethrough~~”) is text to be deleted.

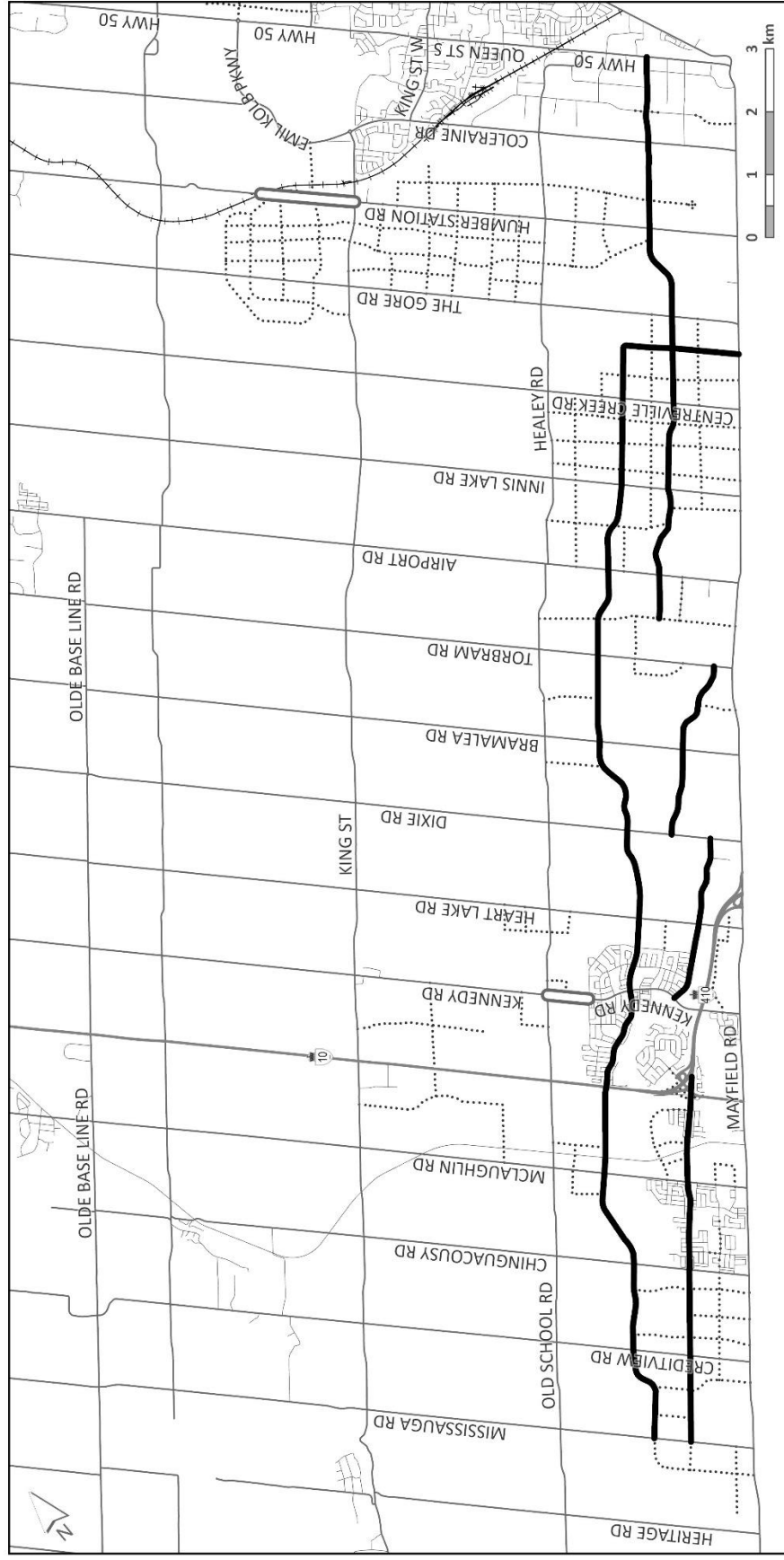
Chapter/Section	Text Changes
Transportation/ Road Network	Modify Policy 11.3.1 as shown below: The Town’s road network consists of Town roads, Regional roads and Provincial freeways and highways. The primary road network is set out on Schedule C1, Town-wide Transportation Network and Schedule C2, Town-wide Road Right-of-way Widths The conceptual collector road network for the New Urban Area is also set out on Schedule C1 and Schedule F1, Urban System. <u>The Town will protect and implement the east-west planned collector corridor identified on Schedules C1 and F1, and Figures F2a and F2b to support connectivity across the Urban System.</u> Other roads are shown on the land use schedules of this Plan. Unless otherwise detailed on Schedule C1, Schedule F1, or a land use schedule, all roads will be deemed to be local roadways. <u>The alignment of collector roads shown on Schedule C1, and Figures F2a and F2b is conceptual and may be refined through secondary planning, environmental assessment, and development approvals.</u>

Chapter/Section	Text Changes
Transportation/ Road Network	Insert a new Policy 11.3.2 as shown below, and renumber the remaining policies in Section 11.3 accordingly: <u>Development within the 2051 New Urban Area will provide collector road connections between existing and planned north-south arterial roads to support interim and long-term network connectivity. The alignment of these roads is shown conceptually on Schedules C1 and F1, and Figures F2a and F2b and may be refined through secondary planning, environmental assessments, and development approvals.</u>
Transportation/ Road Network	Insert a new Policy 11.3.3 as shown below, and renumber the remaining policies in Section 11.3 accordingly: <u>The Town may require additional right-of-way at intersections to accommodate turning lanes, intersection improvements, intersection flaring, signalization, active transportation facilities, and other transportation infrastructure required to support the safe and efficient operation of the road network.</u>
Transportation/ Road Network	Modify Table 11-1: Road Network Classifications, to add the following text under the Design for Town arterial roads: - <u>high degree of access control and turning movement control</u> Modify Table 11-1: Road Network Classifications, to add the following text under the Design for Town collector roads: - <u>moderate degree of access control and turning movement control</u>
Transportation/ Design, Construction and Reconstruction of Roads	Insert a new Policy 11.11.8 as shown below: <u>To accommodate multimodal transportation, utilities and landscaping, the minimum right-of-way protected will be 26 metres for major collector roads and 23.5 metres for minor collector roads.</u>
Transportation/ Design, Construction and Reconstruction of Roads	Insert a new Policy 11.11.9 as shown below: Intersections, including driveway connections, with major collector or arterials roads will incorporate dedicated turn lanes to separate turning movements from through traffic, enhance roadway safety, and optimize the operational function and capacity of the road network.

2. Modify the Schedules and Figures of the Future Caledon Official Plan as described below and provided in **Attachment 2** to this OPA:
- a) Schedule B1, Town Structure, is amended to adjust and align the Urban Corridor to follow the planned collector road alignments.
 - b) Schedule B2, Growth Management, is amended to adjust and align the Urban Corridor to follow the planned collector road alignments.
 - c) Schedule C1, Town-wide Transportation Network, is amended to incorporate the planned collector road and conceptual collector road alignments.
 - d) Schedule C2, Town-wide Road Right-of-Way Widths, is amended to incorporate:
 - the planned collector road alignments as 26 metres;
 - the planned 22 metre right-of-way for Humber Station Road between King Street and Castlederg Side Road
 - the planned 26 metre right-of-way for Kennedy Road between Old School Road and Newhouse Boulevard/Bonnieglen Farm Boulevard
 - e) Schedule F1, Urban System, is amended to incorporate the planned collector road and modifying conceptual collector road alignments.
 - f) Figure F2a, Preliminary Community Structure of Caledon, is amended to incorporate the planned collector road and modifying conceptual collector road alignments.
 - g) Figure F2b, Preliminary Community Structure, is amended to incorporate planned collector road and conceptual collector road alignments and to adjust and align the Urban Corridor to follow the planned collector road alignments.
 - h) Schedule H35, Humber Station Employment Area Community Structure & Land Use, is amended to incorporate the planned collector road and conceptual collector road alignments.
 - i) Schedule H36, Allox Community Structure & Land Use, is amended to incorporate the planned collector road and conceptual collector road alignments.
3. Modify the Schedules of the 1978 Town of Caledon Official Plan as described below and provided in **Attachment 3** to this OPA:
- a) Schedule B, Mayfield West Land Use Plan, is amended to incorporate the planned collector road and conceptual collector road alignments.
 - b) Schedule B2, Mayfield West Land Use Plan, is amended to incorporate the planned collector road and conceptual collector road alignments.
 - c) Schedule C, Bolton Land Use Plan, is amended to incorporate the planned collector road and conceptual collector road alignments.

- d) Schedule C5, South Simpson Industrial Secondary Plan, is amended to incorporate the planned collector road and conceptual collector road alignments.
- e) Schedule C7, Coleraine West Employment Area Land Use Plan, is amended to incorporate the planned collector road and conceptual collector road alignments.
- f) Schedule C8-A, Caledon Station Secondary Plan: Transportation Schedule, is amended to incorporate the planned 22 metre right-of-way for Humber Station Road between King Street and Castlederg Side Road. The legend was corrected by changing “Town Arterial (26m)” to “Town Collector (26m)” and Town Minor Collector (22m) to “Town Collector (22m)”.
- g) Schedule N, Tullamore Land Use Area, is amended to incorporate the planned collector road and conceptual collector road alignments.

Attachment 1
South Caledon Transportation Network



— Preferred Major Collector Road Alignment (MMTTP Addendum) Conceptual Collector Road (MMTTP and Future Caledon) ◯ Road Width Change

Attachment 2
Schedule Changes – Future Caledon Official Plan



TOWN OF CALEDON OFFICIAL PLAN

Schedule B1

Town Structure

Urban System

- Brampton-Caledon Airport
- Future Caledon GO Station
- Downtown Bolton
- Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Primary Major Transit Station Area
- Urban Area

Rural System

- Village
- Hamlet
- Rural Employment Centre
- Palgrave Estate Residential Community
- Agricultural Area and Rural Lands

Natural Environment System

- Natural Features and Areas

Other Map Elements

- Caledon Trailway
- Planned Highway 413 Transportation Corridor
- Highway 413 Focused Analysis Area
- NWGTA Transmission Corridor
- Narrowed Area of Interest

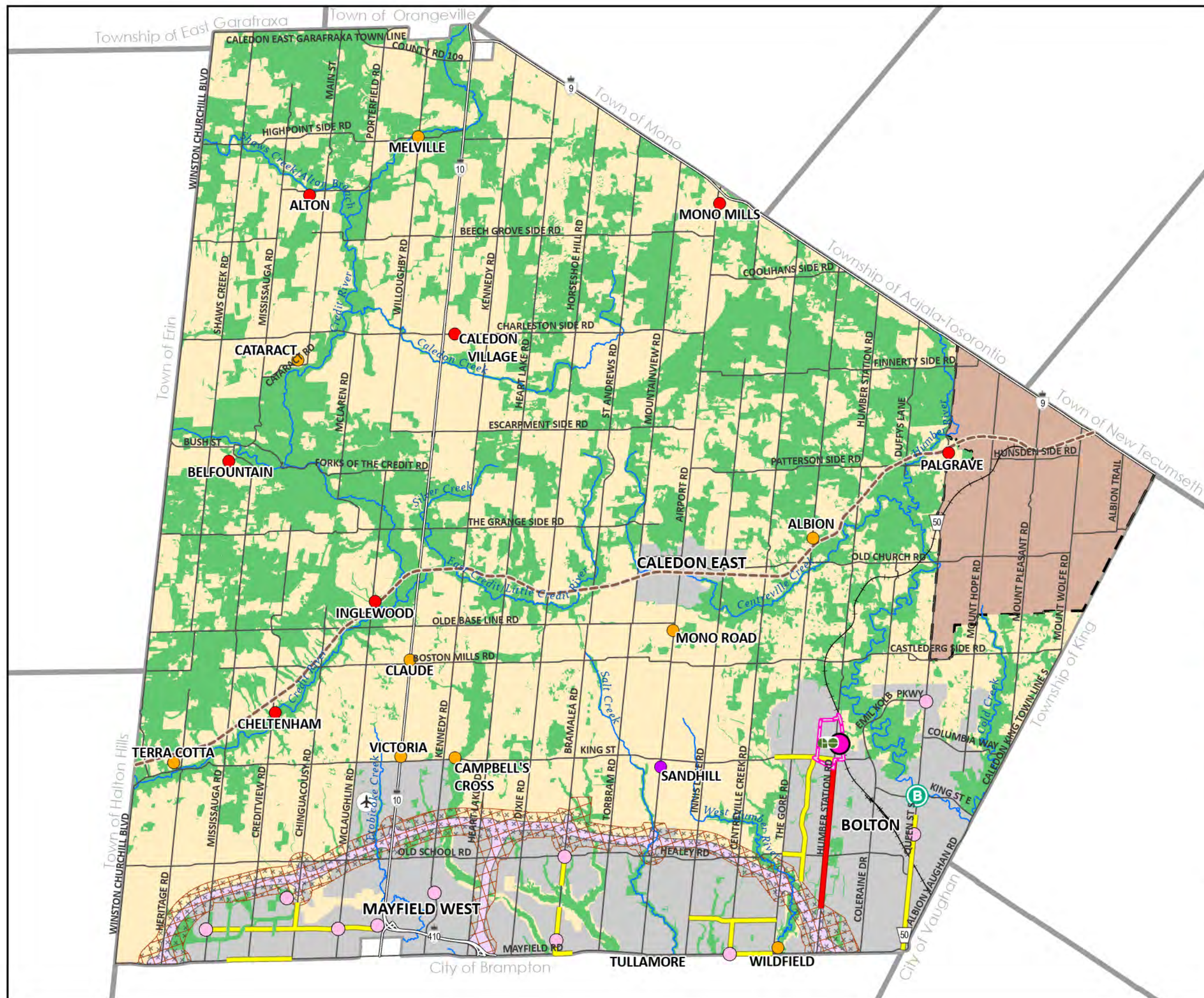


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km

Date of print: 5/22/2026

Sources: Town of Caledon, Regional Municipality of Peel
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This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.





TOWN OF CALEDON OFFICIAL PLAN

Schedule B2

Growth Management

- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Rural Settlement Area
- Rural Employment Centre
- Built-up Area
- Designated Growth Area
- Palgrave Estate Residential Community
- Regional Urban Boundary
- New Urban Area 2051
- Future Strategic Employment Reserve

Other Map Elements

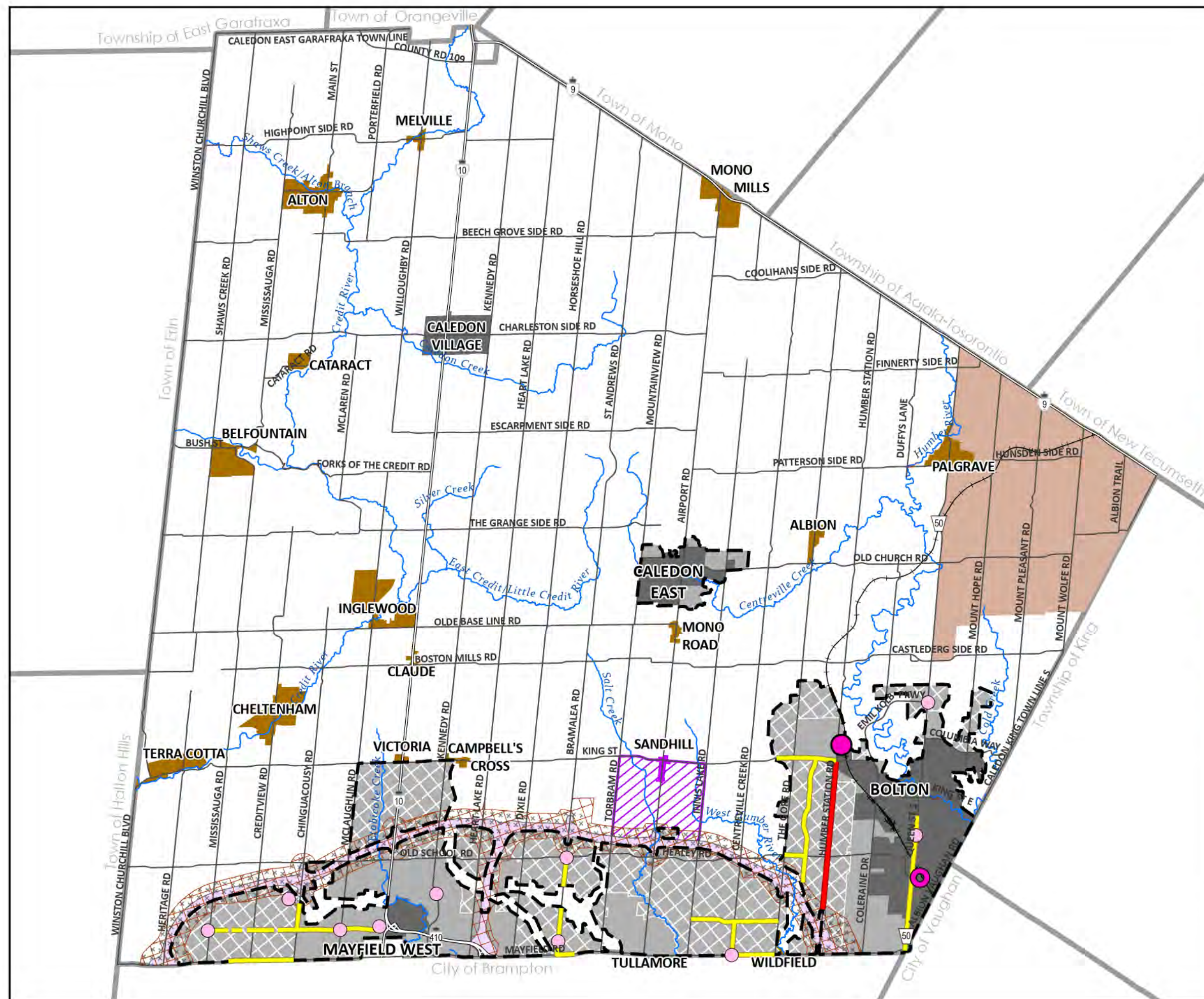
- Planned Highway 413 Transportation Corridor
- Highway 413 Focused Analysis Area
- NWGTA Transmission Corridor
- Narrowed Area of Interest



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Date of print: 5/22/2026
Sources: Town of Caledon, Regional Municipality of Peel
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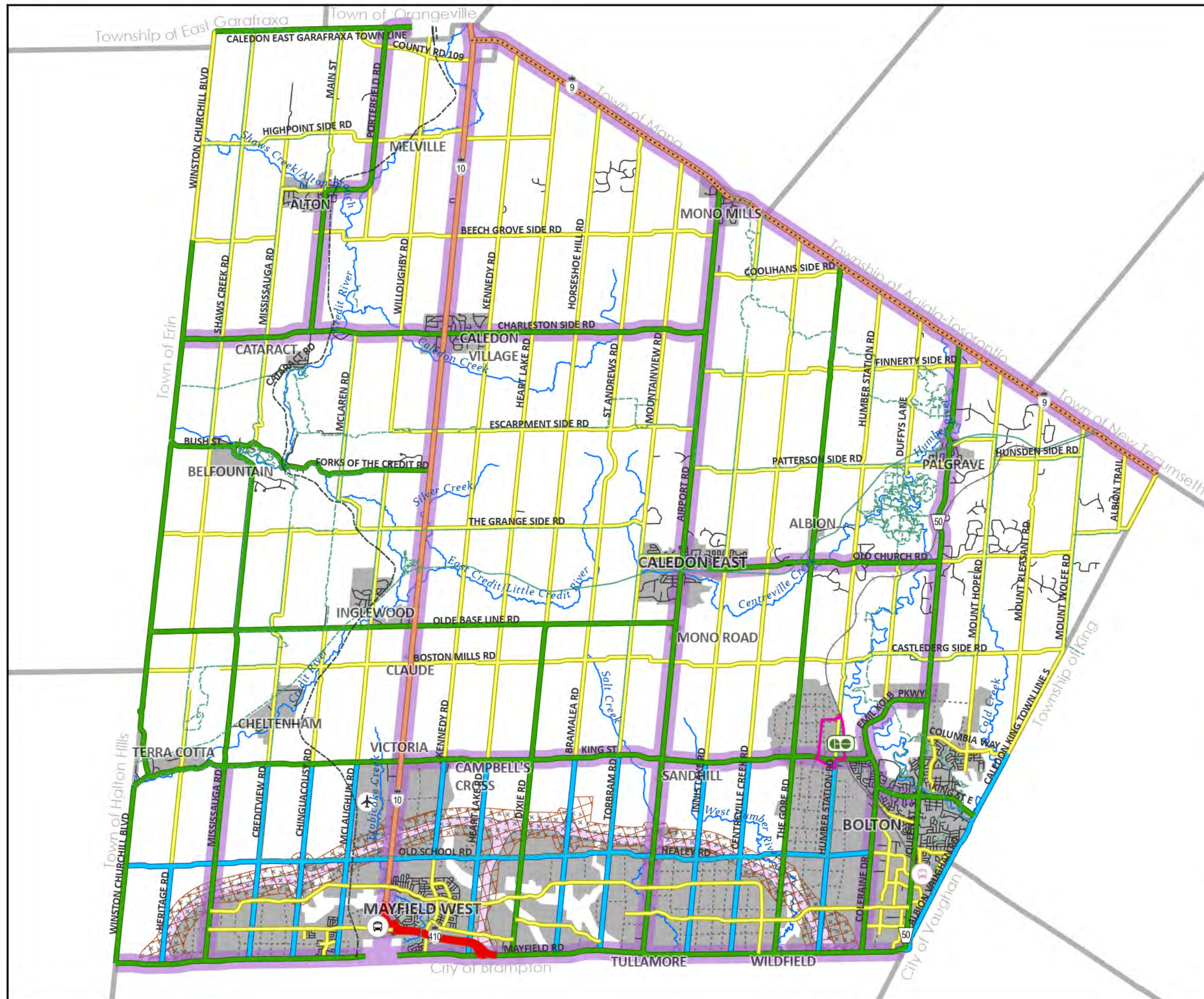
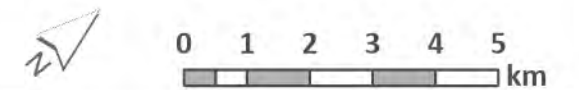
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Schedule C1

Town-wide Transportation Network

-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Potential Major Transit Station Area
-  Future Caledon GO Station
-  Brampton-Caledon Airport
-  Mineral Aggregate Haul Route
-  Provincial Freeway
-  Provincial Highway
-  New Capacity Expansion
-  Regional Arterial
-  Town Arterial
-  Collector Road
-  Conceptual Collector Road
-  Local Road
-  Rail
-  Active Transportation - Trail System
-  Urban Area and Settlement Area
-  Planned Highway 413 Transportation Corridor
-  Highway 413 Focused Analysis Area
-  NWGTA Transmission Corridor
-  Narrowed Area of Interest



Schedule C2

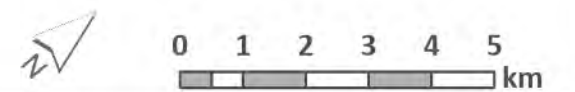
Town-wide Road Right-of-Way Widths

Right-of-way Width

- 20m
- 22m
- 26m
- 30m
- 36m
- 45m
- 50m
- Provincial Highway/Freeway
- Regional Arterial

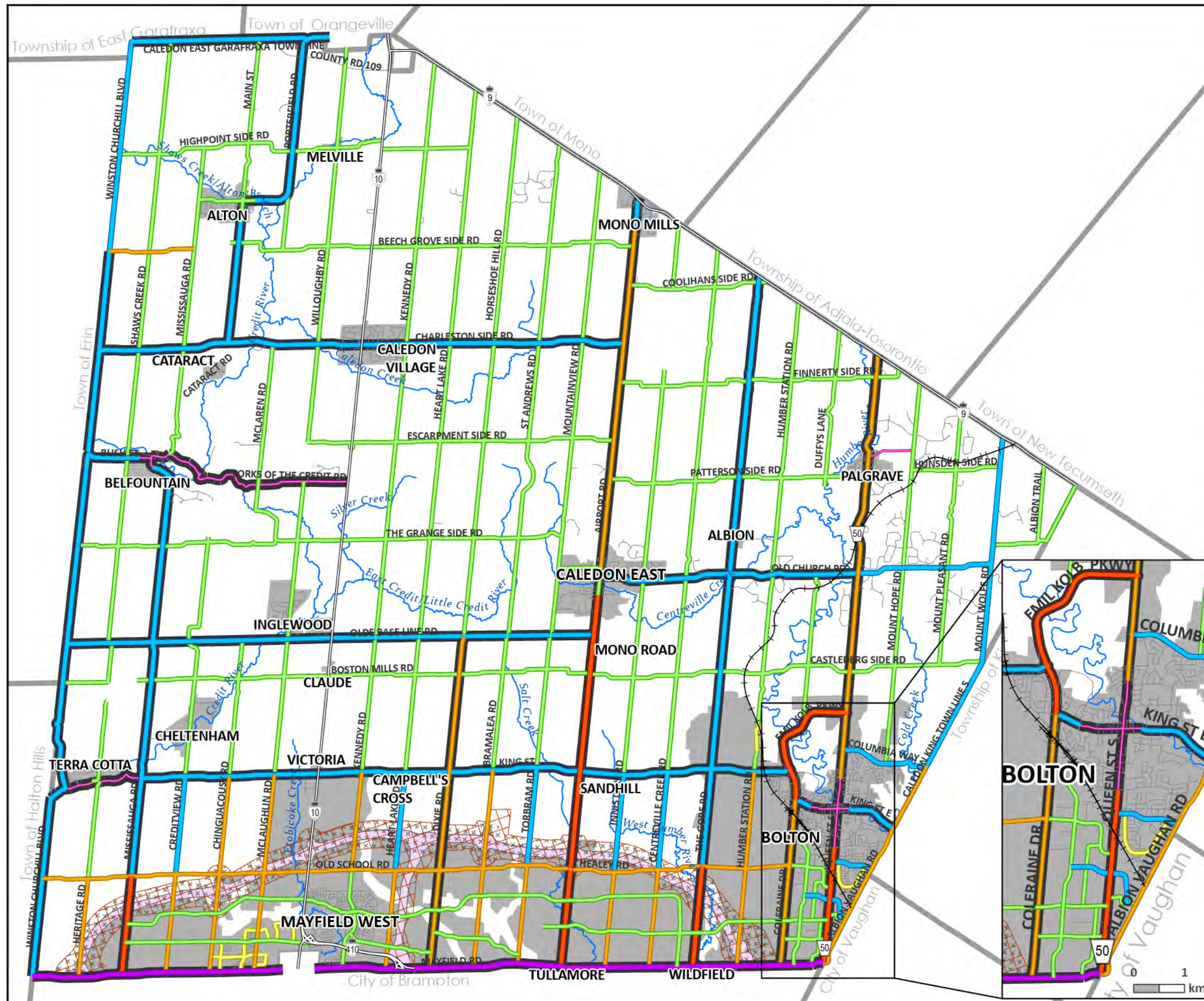
Other Map Elements

- Highway 413 Focused Analysis Area
- NWGTA Transmission Corridor Narrowed Area of Interest
- Planned Highway 413 Transportation Corridor
- Urban Area and Settlement Area



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Schedule F1

Urban System

Urban System

-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Future Caledon GO Station
-  Brampton-Caledon Airport
-  Downtown Bolton
-  Urban Centre
-  Potential Urban Centre
-  Neighbourhood Centre
-  Urban Corridor
-  Knowledge and Innovation Corridor
-  Conceptual Collector Road
-  Planned Collector
-  Existing Urban Area
-  New Community Area
-  New Employment Area
-  Campbell's Cross Transition Area

Other Map Elements

-  Refer to Part A, Section 1.2
-  Refer to Applicable Secondary Plan
-  Rural System (See Schedule E1)
-  Planned Highway 413 Transportation Corridor
-  Highway 413 Focused Analysis Area
-  NWGTA Transmission Corridor Narrowed Area of Interest

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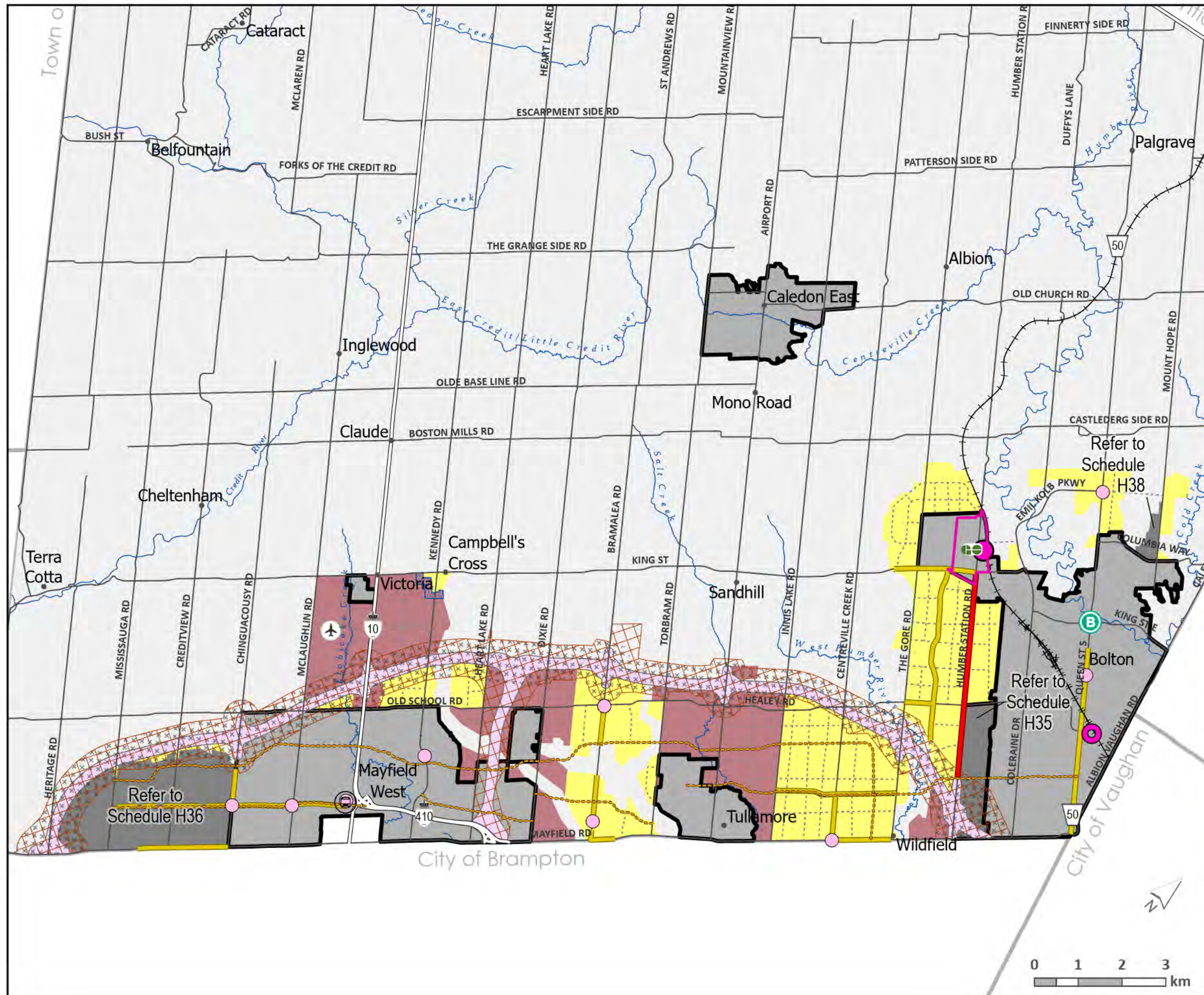
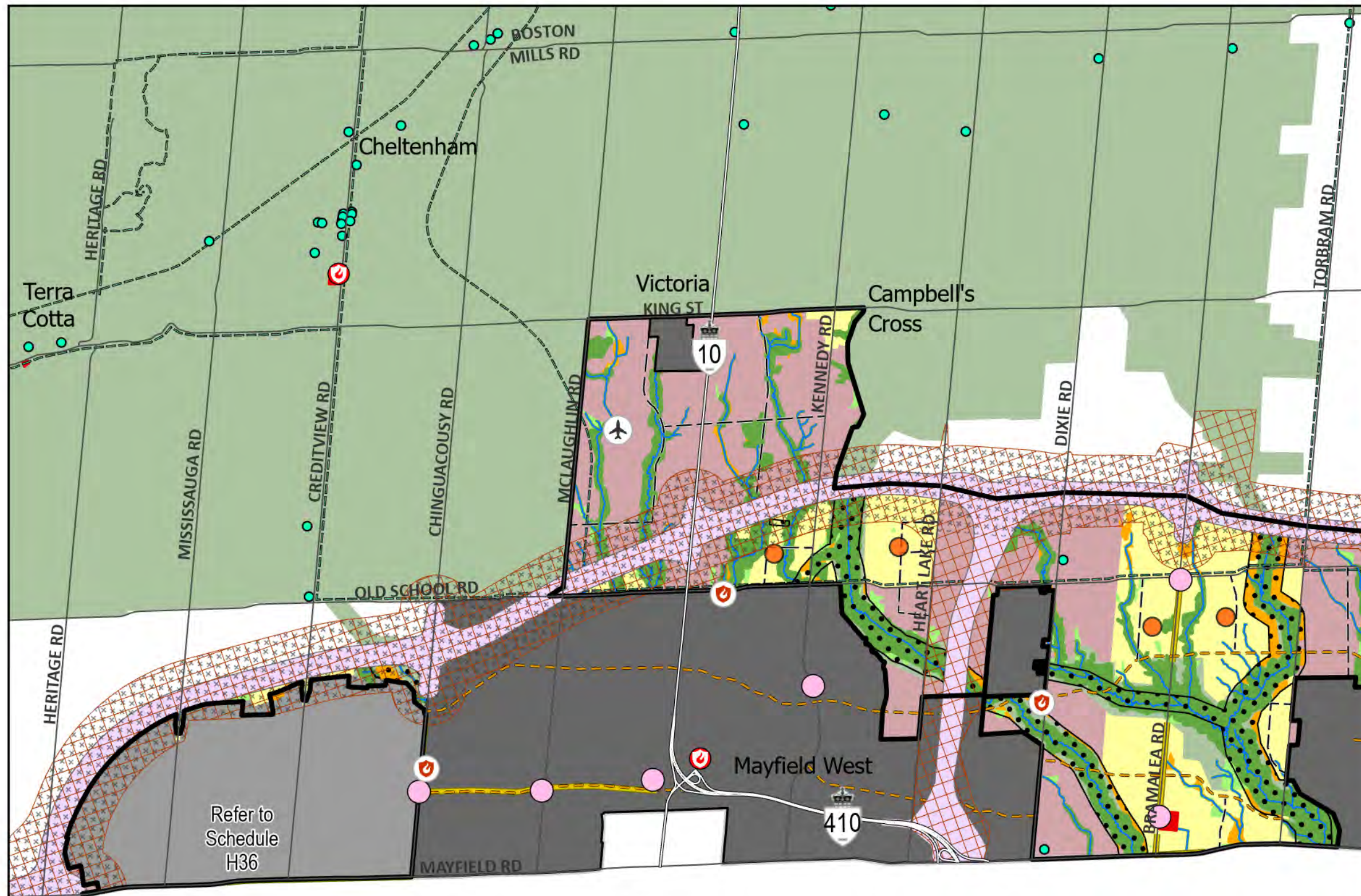


Figure F2a

Preliminary Community Structure Plan



- Part IV Designated Heritage Properties
- Proposed Community Park
- Existing Fire Station
- Proposed Fire Station
- Brampton-Caledon Airport
- Neighbourhood Centre
- Active Transportation- Trail System
- Conceptual Collector Road
- Planned Collector
- Urban Corridor
- Existing Community Park
- New Community Area
- New Employment Area
- Greenbelt Plan Boundary
- Natural Features and Areas with 30m Buffer
- Supporting Features and Areas
- Permanent and Intermittent Streams
- Potential Linkage
- Potential Enhancement Area

- Other Map Elements**
- Preliminary Community Structure Plan Boundary
 - Refer to Applicable Secondary Plan
 - Refer to Part A, Section 1.2
 - Planned Highway 413 Transportation Corridor
 - Highway 413 Focused Analysis Area
 - NWGTa Transmission Corridor Narrowed Area of Interest

City of Brampton

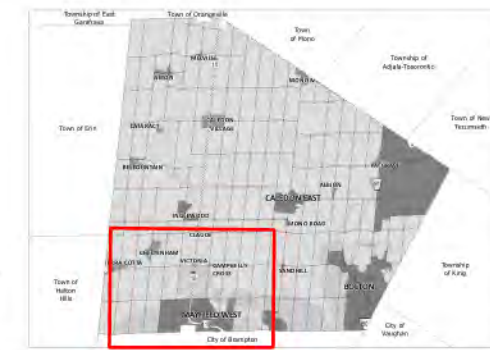
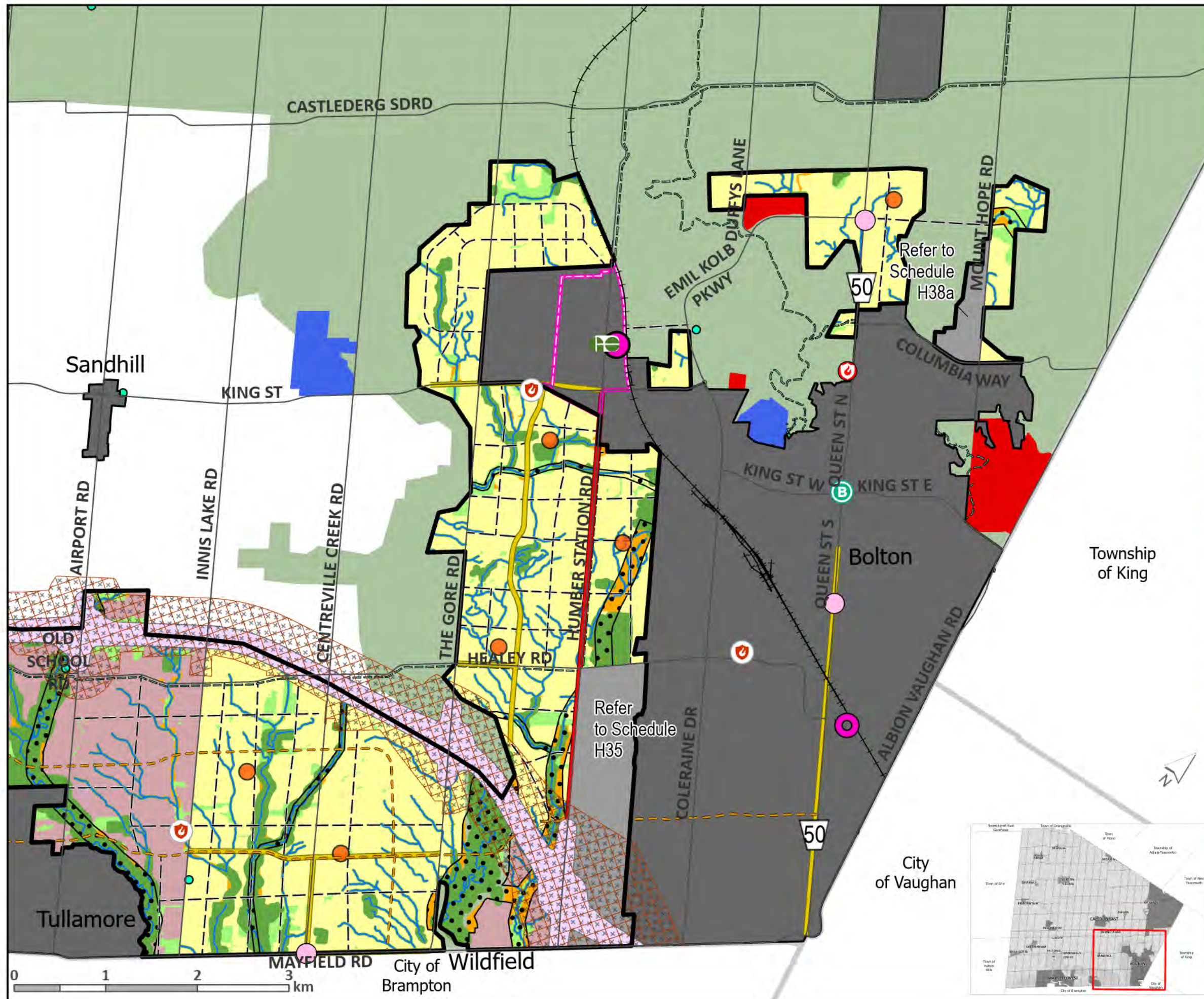


Figure F2b

Preliminary Community Structure Plan



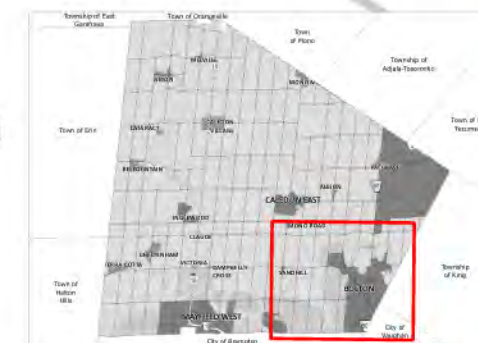
- | | |
|--|--|
| ● Part IV Designated Heritage Properties | Primary Major Transit Station Area |
| ● Proposed Community Park | Existing Community Park |
| ● Existing Fire Station | Existing District Park |
| ● Proposed Fire Station | New Community Area |
| ● Caledon GO Station | New Employment Area |
| ● Downtown Bolton | Greenbelt Plan Boundary |
| ● Urban Centre | Natural Features and Areas with 30m Buffer |
| ● Potential Urban Centre | Supporting Features and Areas |
| ● Neighbourhood Centre | Permanent and Intermittent Streams |
| Active Transportation- Trail System | Potential Linkage |
| Conceptual Collector Road | Potential Enhancement Area |
| Planned Collector | Knowledge and Innovation Corridor |
| Urban Corridor | |

Other Map Elements

- ▬ Preliminary Community Structure Plan Boundary
- ▬ Refer to Applicable Secondary Plan
- ▬ Refer to Part A, Section 1.2
- ▬ Planned Highway 413 Transportation Corridor
- ▬ Highway 413 Focused Analysis Area
- ▬ NWGTA Transmission Corridor Narrowed Area of Interest

Date of print: 6/3/2026
Sources: Town of Caledon, Regional Municipality of Peel
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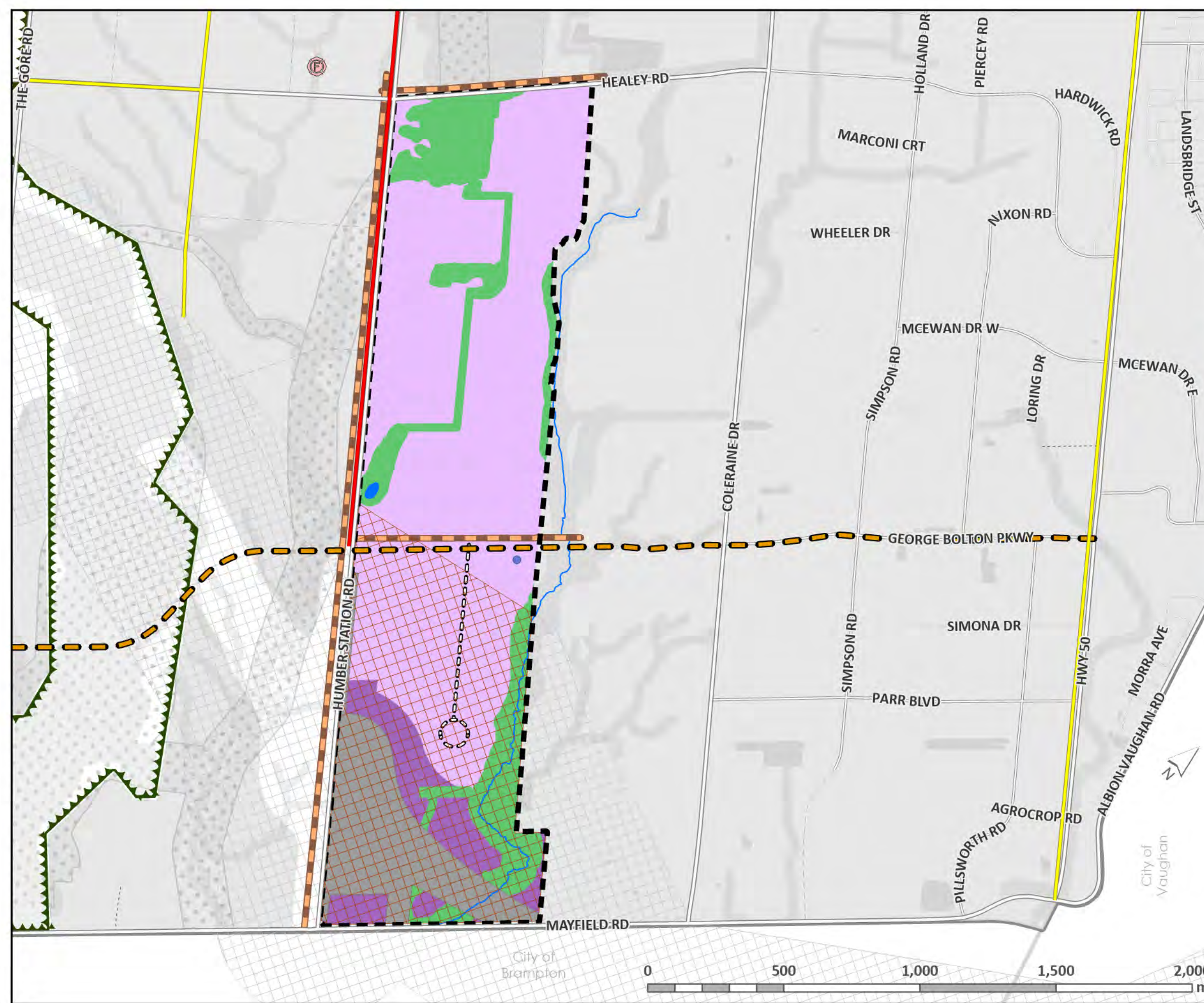
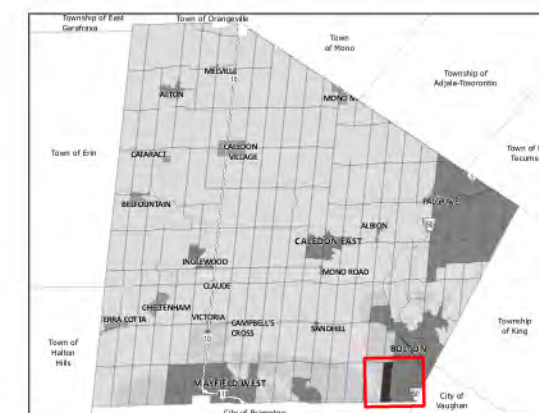


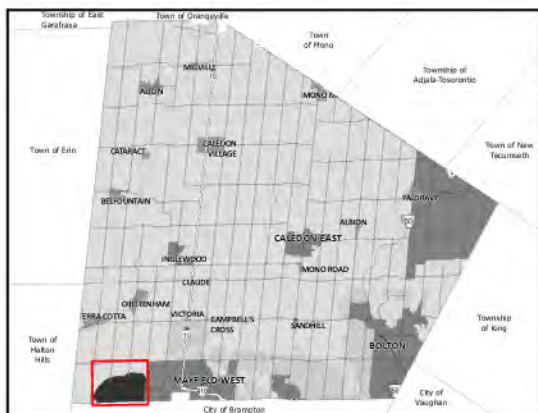
April 2026

Schedule H35

Humber Station Employment Area Community Structure & Land Use

- | | |
|---|---|
|  Proposed Fire Station |  Lakes |
|  Urban Corridor |  Permanent and/or Intermittent Streams |
|  Knowledge and Innovation Corridor |  Planned Collector |
|  Secondary Plan Area |  Conceptual Collector Road |
|  Conceptual Stormwater Management Facility |  Conceptual Active Transportation Trail System |
|  Greenbelt Plan Boundary | Land Use |
|  Existing Urban Area |  General Employment Area |
|  Planned Highway 413 and NWGTA Transmission Corridor Protection Area |  Prestige Employment Area |
| |  Natural Features and Areas |
| |  Highway 413 Transportation and Transit Corridor |





Schedule H36
Alloa
Community Structure & Land Use



- Secondary Plan Boundary
- Phase 1 Boundary
- Phase 2 Boundary
- Neighbourhood Park
- Community Park
- Community Centre
- Elementary School
- Secondary School
- Alloa Water Pumping Station
- Stormwater Pond
- Heritage Resource
- Site Specific Exemption
- Natural Features and Areas
- Neighbourhood Area
- Major Commercial / Mixed-Use Area
- Prestige Employment Area
- General Employment Area
- Neighbourhood Centre Area
- Urban Corridor Area
- Planned Collector
- Conceptual Collector Road
- Active Transportation - Trail System
- Brampton Airport Outer Surface Limit
- Special Policy Areas
- Highway 413 Map Elements
- Planned Highway 413 and NWGTA Transmission Corridor Protection Area
- Highway 413 Focused Analysis Area
- Highway 413 Road Right-of Way

Attachment 3
Schedule Changes – 1978 Town of Caledon Official Plan

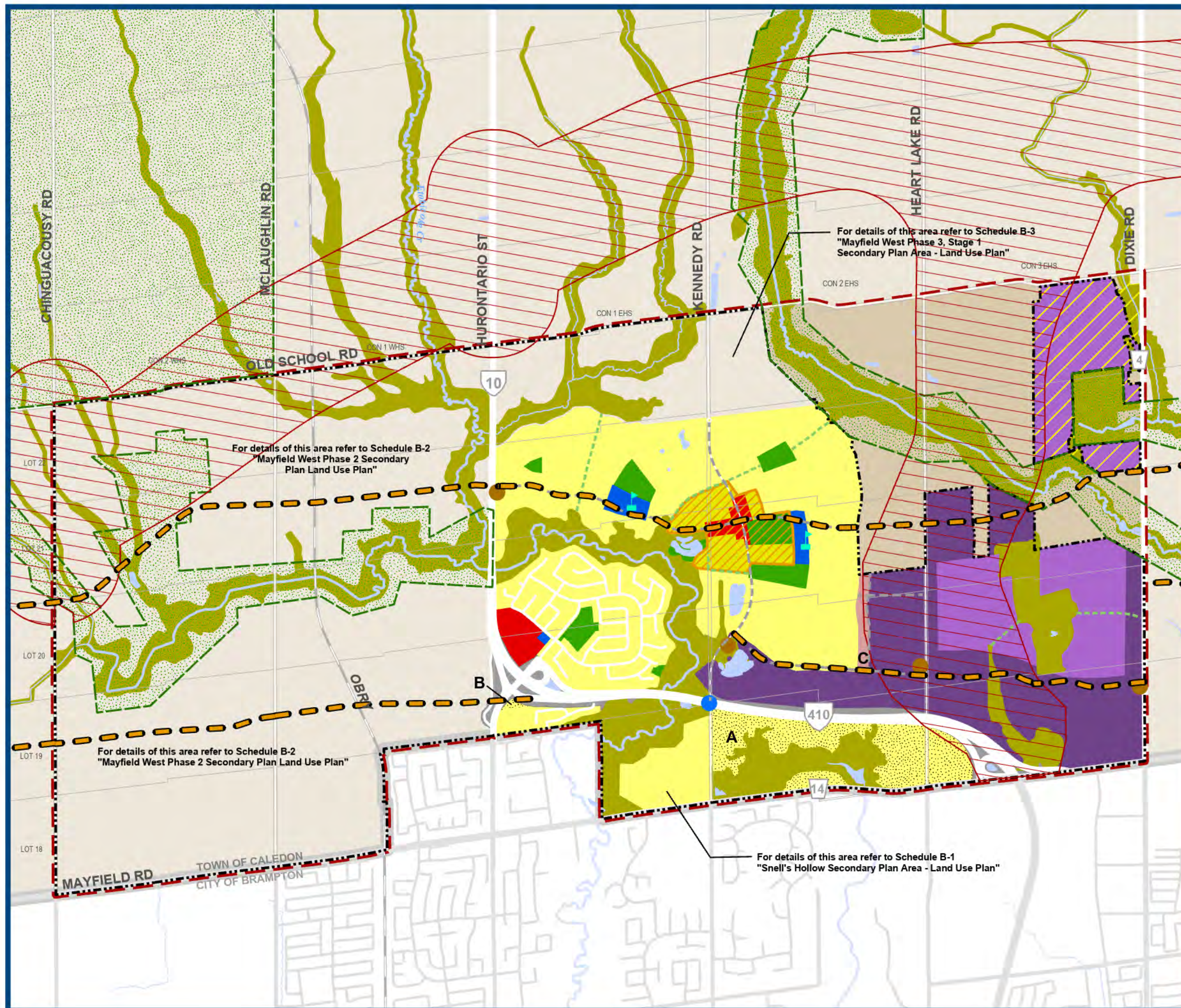
Schedule B

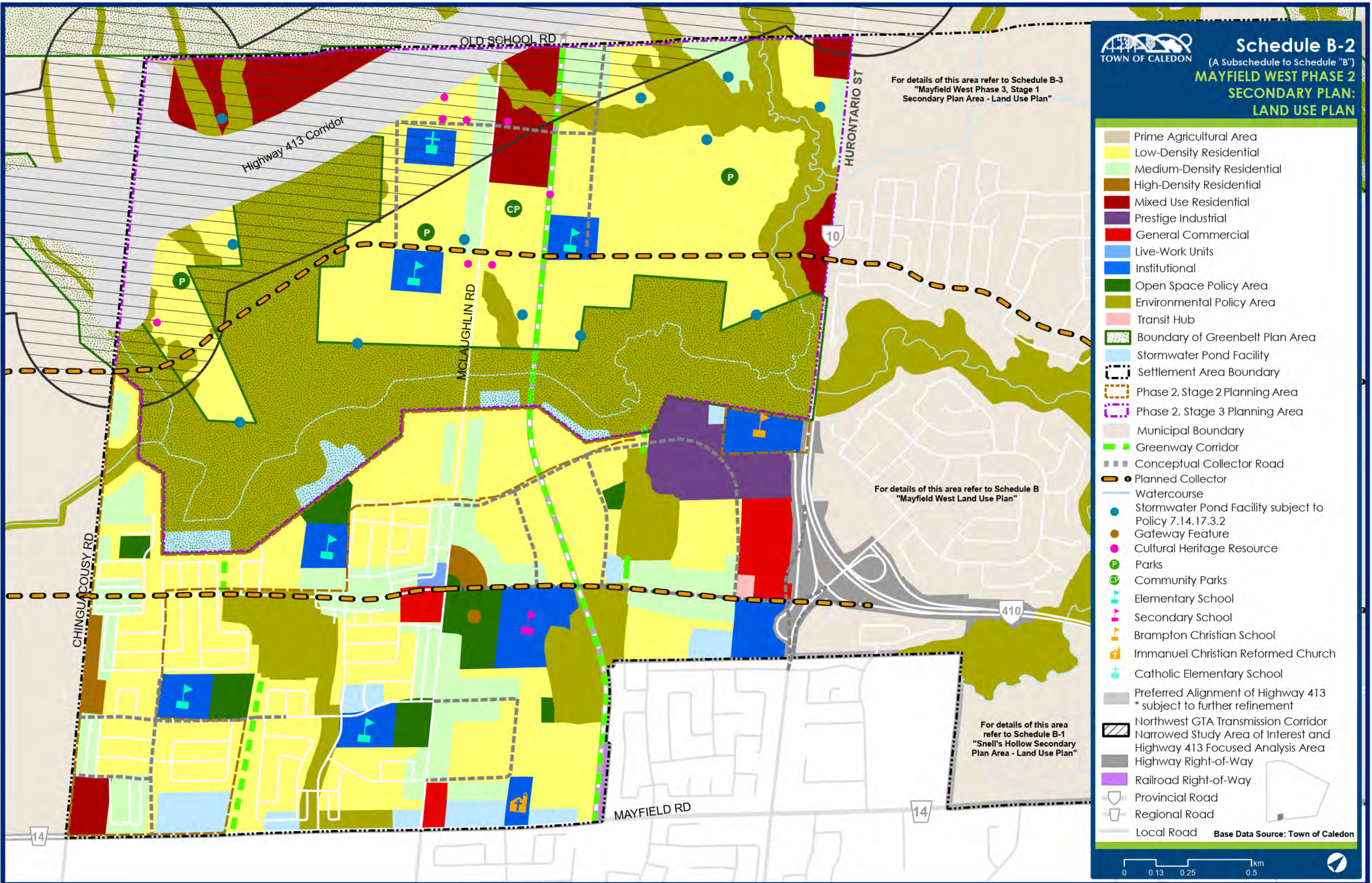
MAYFIELD WEST LAND USE PLAN

-  Prime Agricultural Area
-  Residential Area
-  Residential Policy Area
-  Environmental Policy Area
-  Open Space Policy Area
-  General Commercial
-  Institutional
-  Mixed High/Medium Density Residential
-  Special Policy Area
-  Prestige Industrial
-  General Industrial
-  Highway Right-of-Way
-  Village Centre Area
-  Settlement Area Boundary
-  Mayfield West Study Area
-  Boundary of Greenbelt Plan Area
-  Northwest GTA Transmission Corridor
-  Narrowed Study Area of Interest and Highway 413 Focused Analysis Area
-  Mayfield West Special Policy Area D
-  Greenway Corridor
-  Lot and Concession Lines
-  Elementary School
-  Gateway Feature
-  Potential Future Interchange
-  Conceptual Collector Road
-  Planned Collector
-  Provincial Road
-  Regional Road
-  Local Road
-  Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km





Schedule B-2

(A Subschedule to Schedule "B")

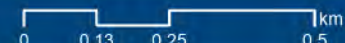
MAYFIELD WEST PHASE 2

SECONDARY PLAN:

LAND USE PLAN

- Prime Agricultural Area
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mixed Use Residential
- Prestige Industrial
- General Commercial
- Live-Work Units
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Transit Hub
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Area Boundary
- Phase 2, Stage 2 Planning Area
- Phase 2, Stage 3 Planning Area
- Municipal Boundary
- Greenway Corridor
- Conceptual Collector Road
- Planned Collector
- Watercourse
- Stormwater Pond Facility subject to Policy 7.14.17.3.2
- Gateway Feature
- Cultural Heritage Resource
- Parks
- Community Parks
- Elementary School
- Secondary School
- Brampton Christian School
- Immanuel Christian Reformed Church
- Catholic Elementary School
- Preferred Alignment of Highway 413 * subject to further refinement
- Northwest GTA Transmission Corridor
- Narrowed Study Area of Interest and Highway 413 Focused Analysis Area
- Highway Right-of-Way
- Railroad Right-of-Way
- Provincial Road
- Regional Road
- Local Road

Base Data Source: Town of Caledon



Schedule C

BOLTON LAND USE PLAN





Schedule C-5

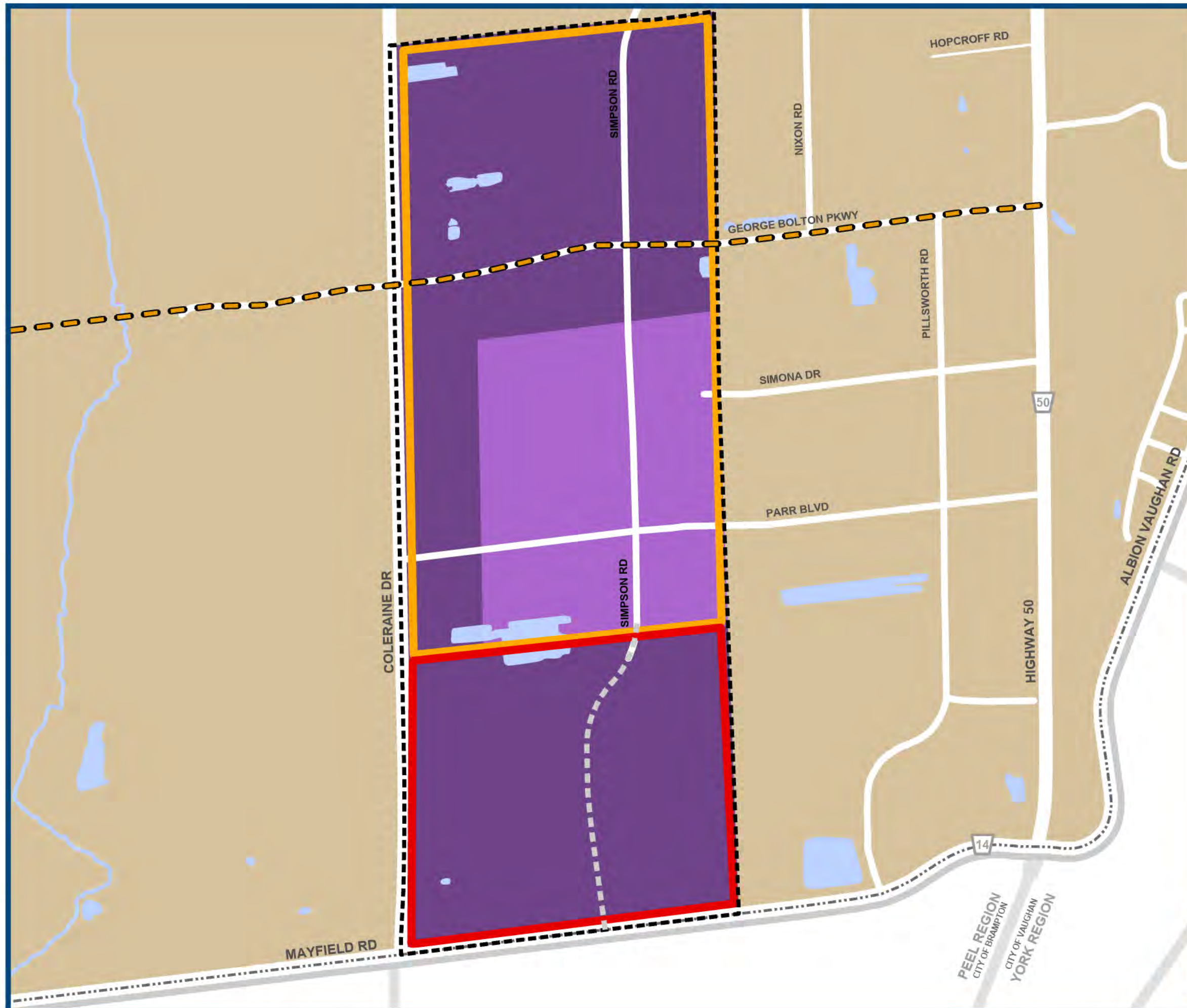
(A Subschedule to Schedule "C")

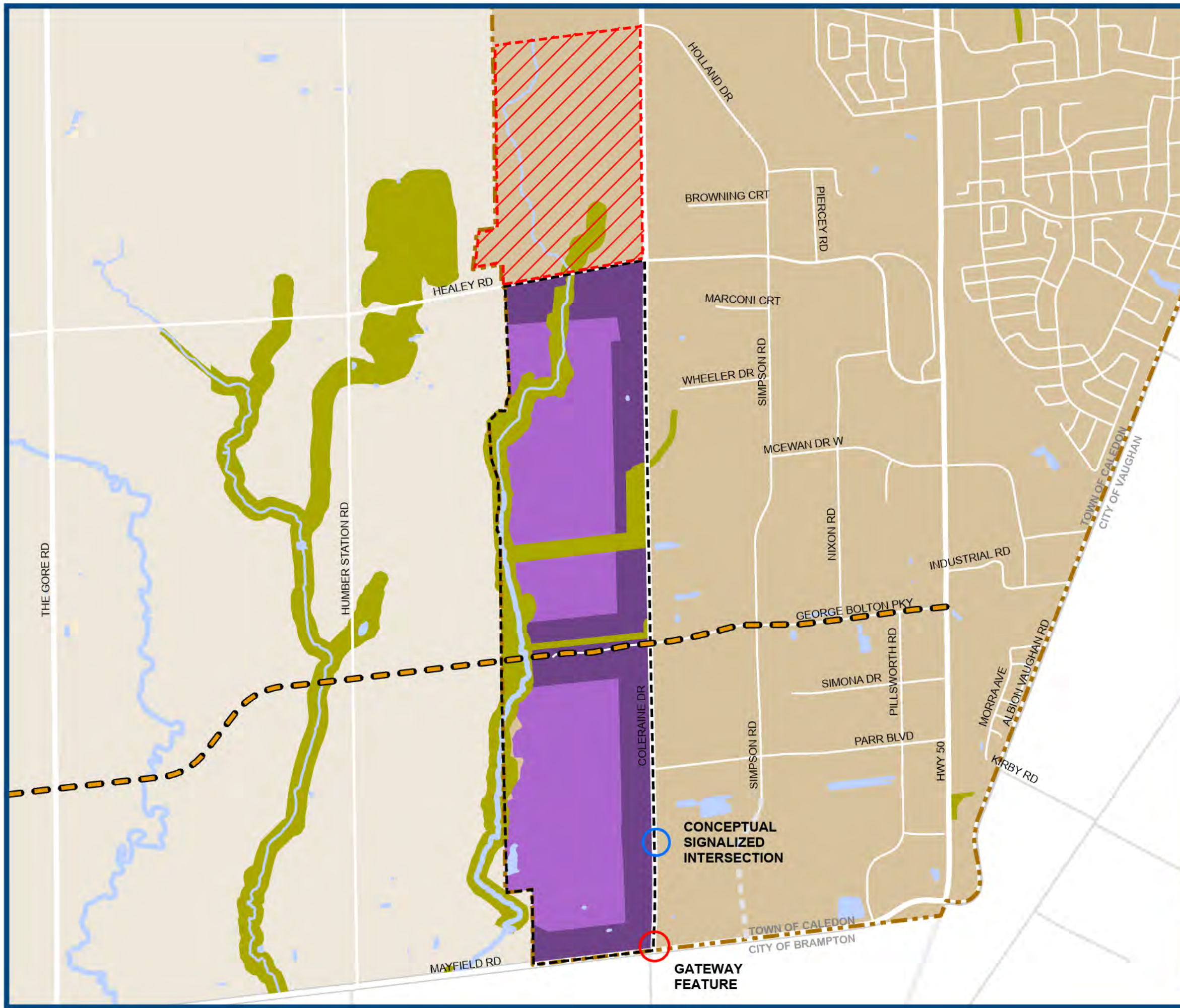
SOUTH SIMPSON INDUSTRIAL SECONDARY PLAN

- Prestige Industrial
- General Industrial
- Secondary Plan Area
- Phase 1: Secondary Plan Area
- Phase 2: Secondary Plan Area
- Bolton Settlement
- Conceptual Collector Road
- Planned Collector
- Regional Road
- Local Road



Base Data Source: Town of Caledon





Schedule C-7

(A Subschedule to Schedule "C")

COLERAINE WEST

EMPLOYMENT AREA

LAND USE PLAN

- Prestige Industrial
- General Industrial
- Environmental Policy Area
- Secondary Plan Area
- O.Reg 210/13 (Minister's Zoning Order)
Part of ROPA 28 (Approved
by the OMB February 26th, 2016)
- Bolton Settlement
- Conceptual Collector Road
- Planned Collector
- Regional Road
- Local Road
- Railway
- Gateway Feature



Base Data Source: Town of Caledon





Schedule C-8

(A Subschedule to Schedule "C")

CALEDON STATION SECONDARY PLAN: LAND USE PLAN

- Low Density Residential Areas
- Medium Density Residential Areas
- Mixed-Use/High Density Areas
- GO Transit Hub
- Open Space Policy Area
- Environmental Policy Area
- Institutional
- Major Transit Area Boundary
- Secondary Plan Area
- Bolton Settlement
- Boundary of Greenbelt Plan Area
- Conceptual Collector Road
- Local Road
- Railway
- Potential Future Railway Grade Separation
- Elementary Schools
- Conceptual Stormwater Management Facility
- Cultural Heritage Resource
- Conceptual Fire Station Location



Base Data Source: Town of Caledon

0 50 100 200 300 400 500 m





Schedule C-8A

(A Subschedule to Schedule "C")

CALEDON STATION

SECONDARY PLAN:

TRANSPORTATION SCHEDULE

- Regional Arterial (30m)
- Town Collector (26m)
- Town Collector (22m)
- Transit Routing
- Transit Street (22m)
- GO Transit Rail Line
- GO Transit Station
- Conceptual Stormwater Management Facility
- Conceptual Fire Station Location
- Potential Future Railway Grade Separation
- Major Transit Area Boundary
- Secondary Plan Area
- Bolton Settlement
- Boundary of Greenbelt Plan Area



Base Data Source: Town of Caledon

0 50 100 200 300 400 500 m





Schedule C-8B

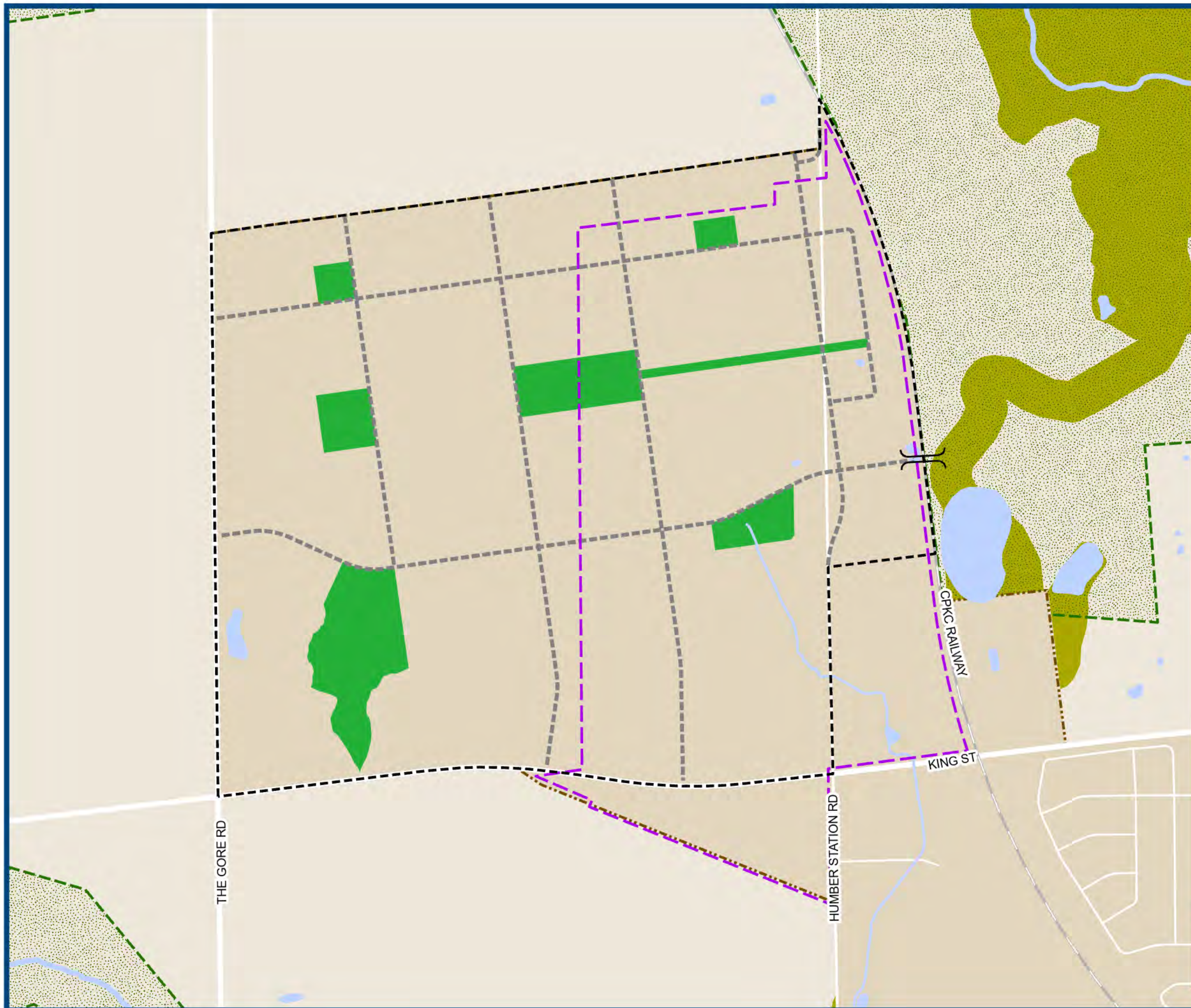
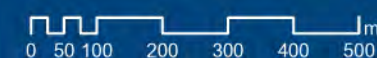
(A Subschedule to Schedule "C")

CALEDON STATION SECONDARY PLAN: MUNICIPAL PARKS

- Open Space Policy Area
- Environmental Policy Area
- Major Transit Area Boundary
- Secondary Plan Area
- Bolton Settlement
- Boundary of Greenbelt Plan Area
- Conceptual Collector Road
- Local Road
- Railway
- Potential Future Railway Grade Separation



Base Data Source: Town of Caledon





Schedule N

TULLAMORE LAND USE AREA

- Prestige Industrial
- General Industrial
- Highway Commercial
- Environmental Policy Area
- Tullamore Special Policy Area A
- Settlement Area Boundary
- Conceptual Stormwater Management Facility
- Conceptual Collector Road
- Planned Collector
- Regional Road
- Local Road



Base Data Source: Town of Caledon

