

**AMENDMENT NO. 273**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2023-056**

A By-law to adopt Amendment No. 273  
to the Official Plan for the Town of Caledon

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 273 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council this 20th day of June, 2023.

  
Annette Groves, Mayor

  
Laura Hall, Town Clerk

## **THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. 273 of the Town of Caledon Official Plan.

## AMENDMENT NO. 273

### OF THE TOWN OF CALEDON OFFICIAL PLAN

#### PART A - THE PREAMBLE

##### **Purpose of the Amendment:**

The purpose of this Amendment is to amend Schedule "B" Mayfield West Land Use Plan of the Town of Caledon Official Plan by re-designating the lands subject to this Amendment from Prestige Industrial and Academic/Research Campus to Residential Area, Prestige Industrial and Special Policy Area C.

The purpose of this Amendment is to also create site specific policies to amend the Mayfield West Secondary Plan to include policies on conceptual road networks and road improvements.

##### **Location:**

The lands subject to this Amendment are municipally known as 12506 Heart Lake Road and are located on the west side of Heart Lake Road, north of Highway 410, as indicated on the attached Schedule "A". The lands comprise a portion of the property located at Part Lot 20, Concession 2 EHS (Chinguacousy).

##### **Basis:**

The basis for this Amendment is contained in Staff Report 2023-0320, as adopted by Council on June 20, 2023.

On July 19, 2022, Town of Caledon Council passed an Interim Control By-law (By-law 2022-071) for the subject lands located on the west side of Heart Lake Road, north of Highway 410 in Mayfield West. The Interim Control By-law restricts the use of land within the specified area for a period of one year (to July 19, 2023) to undertake a land use study to review land uses and compatibility, noise mitigation, visual and noise buffering and the transportation network. The Town has undertaken the study.

The lands are partially designated Academic/Research Campus to accommodate a post-secondary educational institution such as a community college or university. The Town's Official Plan contains a policy which allows this designation to be reconsidered, appropriate changes made and the lands be used for Prestige Industrial purposes without amendment to the Plan, in the event that the Town concludes that there is no prospect of a post-secondary education institution locating in the Academic/Research Campus designation. The Town retained a consultant and undertook a Post-Secondary Study which has identified that it is unlikely that a post-secondary facility would locate in this area.

The Town retained MHBC Planning to undertake the land use study required by the ICBL. The study has determined that employment land uses are appropriate; however, land use compatibility must be addressed through the proposed Official Plan Amendment and Zoning By-law Amendment.

The proposed Amendment is to redesignate the lands subject to this Amendment from Prestige Industrial and Academic/Research Campus to Residential Area, Prestige Industrial and Special Policy Area. The Amendment also creates site specific policies to amend the Mayfield West Secondary Plan to include policies on permitted uses, land use compatibility, conceptual road networks and road improvements.

The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the *Planning Act* was held on May 30, 2023.



## PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 273 of the Town of Caledon Official Plan.

### Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Delete “; and,” from Section 7.12.3.2 a).
2. Add “.” at the end of Section 7.12.3.2 a).
3. Delete Section 7.12.3.2.b in its’ entirety.
4. Delete “..., and Academic/Research Campus...” from the first paragraph of Section 7.12.4.5.
5. Delete “Academic/Research Campus” from Section 7.12.6.2.
6. Add “Special Policy Area C” after “Mixed High/Medium Density Residential; and, b)”
7. Delete “; and, c) Academic/Research Campus” from Section 7.12.12.1.3.
8. Delete “...and academic/research campus...” from Section 7.12.12.2.1.4.
9. Delete Section 7.12.12.4 in its entirety.
10. Amend Section 7.12.12.1.12 by deleting the text in strikethrough and adding the text in bold:

7.12.12.1.12     Where the lands on the west side of Heart Lake Road, between Abbotside Way and the ~~future extension of Larson Peak Road~~ **northerly limit of the Mayfield West Secondary Plan Area and Settlement Boundary 2031** are developed for prestige industrial land uses, land use compatibility must be considered and addressed. The completion and implementation of studies may be required as conditions of a site plan or subdivision agreement. Studies may include, but are not limited to: Environmental Impact Statements; Tree Management Plans; Geotechnical Reports; Hydrogeological Studies; Phase 1 and Phase 2 Environmental Site Assessments; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing Reports; Noise Studies to address both stationary and non-stationary including existing and proposed traffic noise; and/or Cultural Heritage Impact Assessments.

Implementation of measures to mitigate the impacts on the adjacent residential uses shall be undertaken, including but not limited to transportation systems design, noise attenuation, berms, trails and multi-use pathways, traffic calming measures, entrance designs, fencing, vegetation, landscaping, land uses, building design, building orientation, site design and setbacks.

The lands are intended to be accessed from Abbotside Way and Larson Peak Road.

11. Amend Section 7.12.16.5.4 by deleting the text in strikethrough and adding the text in bold:

7.12.16.5.4     A north-south road with a 20-26 metre Right-of-Way may be required between Abbotside Way and ~~future extension of Larson Peak Road~~ **northerly limit of the Mayfield**

**West Secondary Plan Area and Settlement Boundary 2031**, west of Heart Lake Road, together with daylight triangles at intersections, if:

- a) Residential uses are proposed within Special Policy Area C; or,
- b) Where industrial or commercial uses are proposed with a 10 metre landscape buffer between the Residential Area and industrial/commercial use, requiring a local street.

If this Road is constructed, it is anticipated that it will be extended to the north when the adjacent lands are developed.

To establish these roads and where public infrastructure is required, the lands shall be developed through a Draft Plan of Subdivision. The specific location may be adjusted through a subdivision process, taking into account such matters as the minimization of impact to environmental features, stormwater management requirements, heritage resources, the provision of full municipal services, emergency services and land uses, supported by appropriate studies to the satisfaction of the Town, Region of Peel, Toronto and Region Conservation Authority and Ministry of Transportation.

- 3. Schedule "B" Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 20, Concession 2 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" attached hereto.

### **Implementation and Interpretation**

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

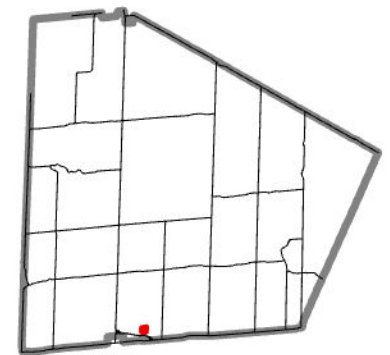




# SCHEDULE A OPA-273

- Conceptual Road Network
- Lands to be designated Prestige Industrial
- Lands to be designated Residential Area
- Lands to be designated Special Policy Area

Town of Caledon;  
Regional Municipality of Peel



Date: 6/8/2023

