AMENDMENT NO. 279

TO THE OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-105

A By-law to adopt Amendment No. 279 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 deems it expedient to amend the Town of Caledon Official Plan;

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

General

1. Amendment No. 279 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

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 17th day of December, 2024.

Kevin Klingenberg, Municipal 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-S" (inclusive), Figure "1", Figure "19" and Appendix "I-III" (inclusive) constitutes Amendment No. 279 of the Town of Caledon Official Plan.

AMENDMENT NO. 279

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Official Plan to expand the Mayfield West Rural Service Centre, to include the lands in the Settlement Boundary 2031 with policy amendments to the Secondary Plan, designate the lands for General Industrial and Environmental Policy Area purposes, and include site-specific policies to govern the development of lands within this area.

Location:

The lands subject to this Amendment are located on the west side of Dixie Road and south side of Old School Road. The lands comprise an area of 38.1 hectares (94.2 acres). They are legally described as Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3, and 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel, and; Part of Lot 21 and 22, Concession 3 EHS (Chinguacousy); designated as Parts 2, 4, and 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel. The property is municipally known as 12862 and 12668 Dixie Road, and is located in the Town of Caledon.

Basis:

The basis for this Amendment is contained in Staff Report 2024-0618, as adopted by Council on December 17, 2024. The applicant, Tribal Development Management Services Inc. on behalf of Amazon Canada Fulfillment Services, ULC and QuadReal Property Group, has requested an amendment to the Town of Caledon Official Plan to permit General Industrial uses on the subject properties in order to facilitate the construction of warehousing and industrial operations comprised of multiple buildings and stormwater management facilities.

The subject properties are located within the "Prime Agricultural Area", "Environmental Policy Area", and "Greenbelt Area" designations of the Town of Caledon Official Plan. The applicant is proposing to amend the Official Plan to bring the subject properties into the Town's Settlement Area Boundary and the Mayfield West Rural Service Centre in alignment with the Regional Official Plan.

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications including various technical studies in support of the proposed amendment and development applications.

The proposed Official Plan Amendment is to amend the Official Plan to expand the Mayfield West Rural Service Centre, to include the lands in the Settlement Boundary 2031 with policy amendments to the Secondary Plan, designate the lands for General Industrial and Environmental Policy Area purposes, and include site-specific policies to govern the development of lands within this area.

Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Planning Statement and conforms to the Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan. The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the *Planning Act* was held June 8, 2021 and May 28, 2024.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 279 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.12. is amended by adding the following subsection 7.12.25

7.12.25. Mayfield West Secondary Plan Special Policy Area D

7.12.25.1 Notwithstanding section 7.12.1, 7.12.2, 7.12.4.5. 7.12.12.1.3 and 7.12.12.1.11 an additional 78 hectares (195 acres) of employment generating land uses are located in the Mayfield West Secondary Plan Special Policy Area D. The boundaries of the Special Policy Area D are shown on Schedule B of the Plan and are legally described as Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3, and 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel; and Part of Lot 21 and 22, Concession 3 EHS (Chinguacousy); designated as Parts 2, 4, and 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel.

7.12.25.2.

7.12.25.3.

Notwithstanding section 7.12.3.8 of the Plan, the development of the site servicing and stormwater system shall be in accordance with the Final CEISMP and Final Functional Servicing and Stormwater Management Report, to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority, and Region of Peel.

Notwithstanding Section 7.12.5. of the Plan, the following studies provide direction and guidance with regard to the implementing policies of Special Policy Area D:

- a) Community Energy and Emission Reduction Plan;
- b) Climate Change Adaptation Plan;
- c) Functional Servicing Report and Stormwater Management Report;
- d) Geotechnical Investigation Report;
- e) Comprehensive Environmental Impact Study and Management Plan (CEISMP);
- f) Feature Based Water Balance Assessment;
- g) Noise Report;
- h) Planning Justification Report;
- i) Hydrogeological Report;
- j) Economic Benefits Study
- k) Transportation Impact Study;

	I) Urban Design Brief;	
	m) Cultural Heritage Impact Statement;	
	n) Archaeological Assessments completed in accordance with current Provincial guidelines to the satisfaction of the Town and Ministry of Citizenship and Multiculturalism;	
	o) Staging and Sequencing Plan; and,	
	p) Agricultural Impact Assessment	
7.12.25.4	The following policies apply to the lands designated General Industrial:	
7.12.25.4.1	Notwithstanding section 5.5.3.10 of the Plan, Accessory Retail Stores, and Restaurants shall be permitted adjacent to an arterial road where the use is located in a building designated under Part IV of the Ontario Heritage Act.	
7.12.25.4.2	Notwithstanding Section 7.12.12.1.2 of the Plan, Restaurants shall be permitted on the subject lands where they are located within a building designated under Part IV of the Ontario Heritage Act. All uses permitted in Section 5.5.5.1 of the Plan are permitted.	
7.12.25.4.3	Notwithstanding Section 5.5.5 and 7.12.12 of the Plan, Cold Storage Warehouse, Corporate Office, Training Facility, Data Centre, and Knowledge and Innovation Uses shall be permitted.	
7.12.25.4.4	Notwithstanding Section 7.12.12.1.4 of the Plan, General Industrial development shall be permitted on the subject lands provided the visual impacts, aesthetics and compatibility of uses policies of Section 7.12.12.1.6 of the Plan are addressed through future development applications.	
7.12.25.4.5	Notwithstanding Section 7.12.12.1.6. c) of the Plan, the maximum permitted height for a warehouse building shall be 35 metres and the maximum permitted height for a Cold Storage Building shall be 45 metres.	
7.12.25.5.	The following policies shall apply to the lands designated Environmental Policy Area (EPA):	
7.12.25.5.1	Notwithstanding Section 7.12.3.7 and 7.12.13 of the Plan, the policies of Section 5.7 of the Plan shall apply. All new development shall be in accordance with a Final Comprehensive Environmental Impact Study and Management Plan (CEISMP), to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority and Region of Peel. The CEISMP will be completed in accordance with the agreed Natural Heritage Terms of Reference accepted by TRCA on December 17, 2020	
7.12.25.5.2.	Minor adjustments to the boundaries of the EPA in the Plan Area may be considered subject to the Final CEISMP, and approval by the Town,	

Region of Peel, Toronto Region Conservation Authority or the Province. Minor adjustments to the boundaries of the EPA in the Plan Area will be permitted without requiring an amendment to this Plan.

A minimum 30 metre buffer width will be provided from the limits of Significant Woodlands.

Prior to approval of the first Site Plan Application in the Plan Area, the following plans/studies are to be updated to the satisfaction of the Town and relevant agencies, and ultimately approved by Town staff:

- a) Community Energy and Emission Reduction Plan;
- b) Climate Change Adaptation Plan;
- c) Final Functional Servicing Report and Stormwater Management Report;
- d) Geotechnical Investigation Report;
- e) Final Comprehensive Environmental Impact Study and Management Plan (CEISMP);
- f) Feature Based Water Balance Assessment;
- g) Mobility Plan;
- h) Noise Report;
- i) Planning Justification Report;
- j) Hydrogeological Report;
- k) Economic Benefits Study;
- I) Transportation Impact Study;
- m) Urban Design Brief;
- n) Heritage Conservation Plan;
- o) Heritage Impact Assessments;
- p) Archaeological Assessments completed in accordance with current Provincial guidelines to the satisfaction of the Town and Ministry of Citizenship and Multiculturalism;
- q) Staging and Sequencing Plan; and,
- r) Agricultural Impact Assessment

If the applicant enters a pre-consultation process for specific development applications (e.g. plans of condominium or site plans), the Town may identify site-specific plans/ studies/ documents which are required to be submitted as part of the complete application.

7.12.25.7.

7.12.25.5.3

7.12.25.6

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7.12.25.8.	If the Transportation Impact Assessment noted in Section 7.12.25.6 identifies required roadway improvements beyond the site frontage that are required to support the proposed development, the developer will be responsible for designing and implementing these improvements to the satisfaction of Town Staff.	
7.12.25.9.	If the Transportation Impact Assessment noted in Section 7.12.25.6 identifies that improvements to Old School Road are necessary to accommodate trucks, these improvements must be completed to the satisfaction of Town Staff.	
7.12.25.10.	If the Transportation Impact Assessment noted in Section 7.12.25.6 identifies required roadway improvements to ensure that development is accessible by public transit, the developer will be responsible for designing and implementing these improvements to the satisfaction of Town Staff.	
7.12.25.11.	Significant archaeological resources shall be preserved in situ, where feasible.	
	a) If in situ preservation is not feasible, appropriate mitigation will be required for significant archaeological resources, undertaken by a licensed archaeologist in accordance with the advice and requirements of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism.	
	b) Completion of the archaeological assessment process for the subject lands, to the satisfaction of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism will be required prior to the approval of development applications for the subject lands.	

7.12.25.12.

The cultural heritage resource at 12862 Dixie Road shall be conserved in accordance with the Cultural Heritage Conservation policies in the Official Plan and as set out in the Heritage Impact Assessment(s) and Heritage Conservation Plan(s), prepared to the satisfaction of the Town of Caledon, for these cultural heritage resources.

- a) A Heritage Impact Assessments, completed to the satisfaction of the Town, will be required as necessary based on the scope and nature of proposed works for development applications in the subject lands.
- b) Where it is determined, through a Heritage Impact Assessment or other means, that there is direct impact to a cultural heritage resource as part of proposed works for a development application, a Heritage Conservation Plan may be required prior to that development application's approval.
- c) The cultural heritage resource at 12862 Dixie Road will be provided with a lot sized to support it's adaptive re-use, including space for future additions, parking, and

landscaping, in accordance with the context and character of the cultural heritage resources

d) Every effort will be made to conserve the context of the cultural heritage resources at 12862 Dixie Road including the orientation of the original T-shaped residence.

A Final Comprehensive Environmental Impact Study and Management Plan (CEISMP) shall be prepared for each parcel in the Plan Area to the satisfaction of the Town of Caledon, Region of Peel and TRCA, or any other applicable authority prior to approval of a site plan application for the parcel. Each Final CEISMP must:

- a) Identify the environmental goals, objectives, management and monitoring plans, and additional technical investigations for the Special Policy Area to be implemented at the site level through individual site plans.
- b) Recommend a list of additional studies that may be required for implementation of the Final CEISMP.
- c) Provide recommendations and design for conveyance of external drainage through an open channel to be implemented at the site plan approval stage.
- d) Provide continuous modelling to determine the erosion threshold for all tributary reaches impacted by the development to ensure there are no exceedances. Should there be exceedances then the report is to provide mitigation measures to ensure the erosion criteria is met.
- e) Include an impact assessment and recommended mitigation plan that demonstrates to the satisfaction of the Town, the Region of Peel and TRCA that the individual site plans conform with the environmental management plans and recommendations contained in the Final CEISMP.

All new development will implement metrics outlined in the Town's Green Development Standards, upon such time that the Town's Green Development Standards are in effect, to reduce greenhouse gas emissions and adapt to extreme weather. The Town will use development approvals process and other implementation tools, such as Site Plan Control. to ensure that new industrial developments include sustainable design features which, among other objectives, achieve a higher than Ontario Building Code energy performance.

For site plan applications received prior to July 1. 2024 a GDS checklist and supporting documents shall be submitted for Town review as part of the program's initial one-year pilot phase; meeting specific GDS metric targets is encouraged.

A Final Feature Based Water Balance Assessment shall be prepared for each parcel in the Plan Area to the satisfaction of the Town of

7.12.25.13.

7.12.25.14.

7.12.25.15.

7.12.25.16.

	Caledon, Region of Peel and TRCA prior to Site Plan Approval. The Final Feature Based Water Balance Assessment must be completed to achieve the water balance objectives and provide adequate protections of the identified natural features, as outlined in the Section 6 of Stormwater Management Criteria Document (TRCA, 2012) and in accordance with Town of Caledon requirements.
7.12.25.17.	For the purpose of this OPA, data centre shall mean a physical room(s), building(s) or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.
7.12.25.18.	Where determined by the Geotechnical Report that upgrades to Old School Road are required to support truck traffic, an agreement shall be executed prior to Site Plan approval that details and secures the required works.
7.12.25.19.	Lands within the Plan Area required to convey drainage from Old School Road shall be identified through Site Plan approval with easements provided to the satisfaction of the Town.
7.12.25.20.	Future Corridor Protection Area
7.12.25.20.1	A portion of the Highway 413 Focus Analysis Area (FAA) extends into the Plan Area, as shown on Schedule B. A holding provision shall be applied to any Zoning By-law Amendment to lands located within the FAA. The Holding provision shall only be lifted upon receiving confirmation from the Ministry of Transportation that the FAA no longer applies to the lands or

2. Schedule "A", Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan Settlement Area in accordance with Schedule "A" attached hereto.

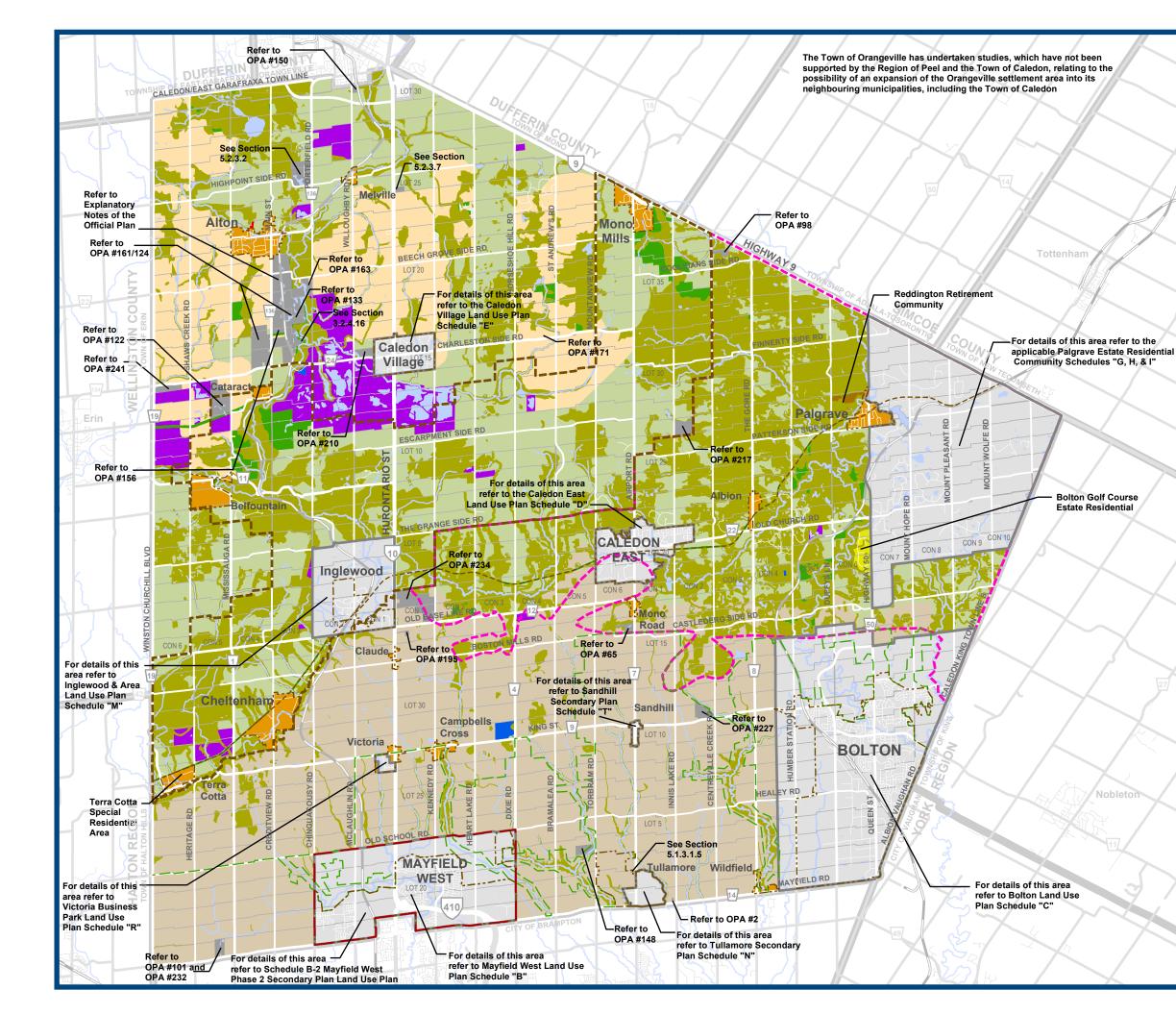
that the zoning of such lands may proceed.

- 3. Schedule "A1", Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Rural Service Centre in accordance with Schedule "B" attached hereto.
- 4. "Schedule B" Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3, and 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel and Part of Lot 21 and 22, Concession 3 EHS (Chinguacousy); designated as Parts 2, 4, and 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel, from Prime Agricultural to General Industrial, Environmental Policy Area and Mayfield West Special Policy Area D in accordance with Schedule "C" attached hereto.
- 5. Schedule "F", Rural Estate Residential Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "D" attached hereto.
- 6. Schedule "J", Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement in accordance with Schedule "E" attached hereto.
- 7. Schedule "K", Road Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "F" attached hereto.
- 8. Schedule "L", Chpmara Prioritization Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "G" attached hereto.

- 9. Schedule "O", Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "H" attached hereto.
- Schedule "S", The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "I" attached hereto.
- 11. Appendix "I", Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "J" attached hereto.
- 12. Appendix "II", Aggregate Resource Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "K" attached hereto.
- 13. Appendix "III", Community Improvement Plan Project Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Settlement Area in accordance with Schedule "L" attached hereto.
- 14. Figure "1", Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Designated Greenfield Area in accordance with Schedule "M" attached hereto.
- 15. Figure "19", GTA West Preliminary Route Planning Study Area in the Plan Area of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Mayfield West Rural Service Centre in accordance with Schedule "N" 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 **TOWN OF CALEDON** LAND USE PLAN

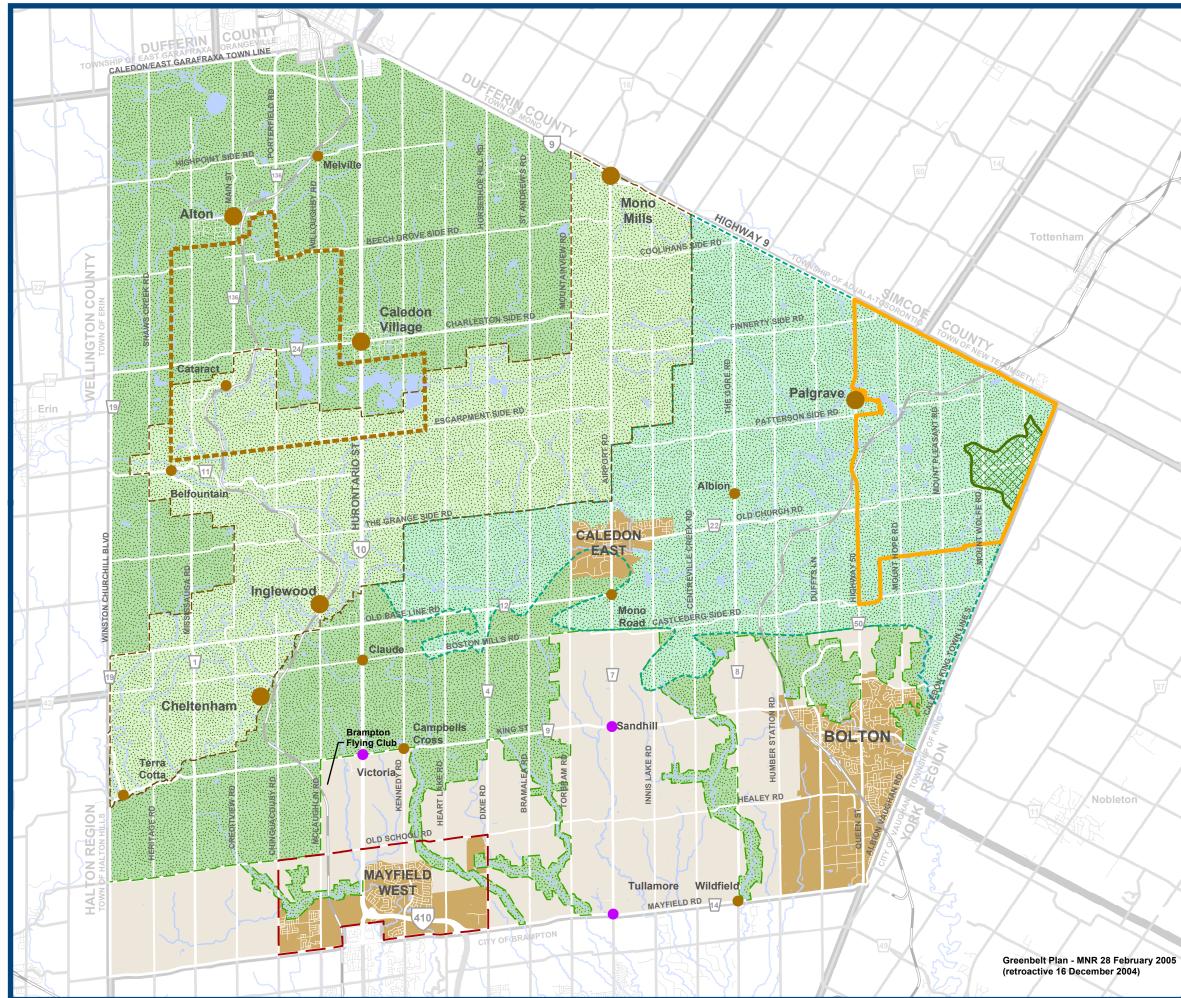
General Agricultural Area Prime Agricultural Area Rural Lands Extractive Industrial Area Waste Management Area Open Space Policy Area **Environmental Policy Area** Estate Residential Area Rural Economic Development Area Retirement Community Area Settlement Area Mayfield West Study Area Boundary Boundary of Greenbelt Plan Area Oak Ridges Moraine Conservation Plan Area Niagara Escarpment Plan Area

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🕖 Provincial Road Regional Road Local Road Railway ---- Caledon Trailway

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Schedule "B" to BL-2024-0XX



Schedule A1 **TOWN OF CALEDON TOWN STRUCTURE**

Greenbelt Designations

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Greenbelt Plan Area Greenbelt Plan Protected Countryside Designation Niagara Escarpment Plan Area Oak Ridges Moraine Conservation Plan Area



Agricultural and Rural Area of the Growth Plan Mayfield West Study Area Boundary Coulterville Special Study Area Palgrave Estate Residential Community Lake Simcoe Protection Plan Area



Rural Service Centre

Village Hamlet

Industrial/Commercial Centre



Provincial Road

Regional Road

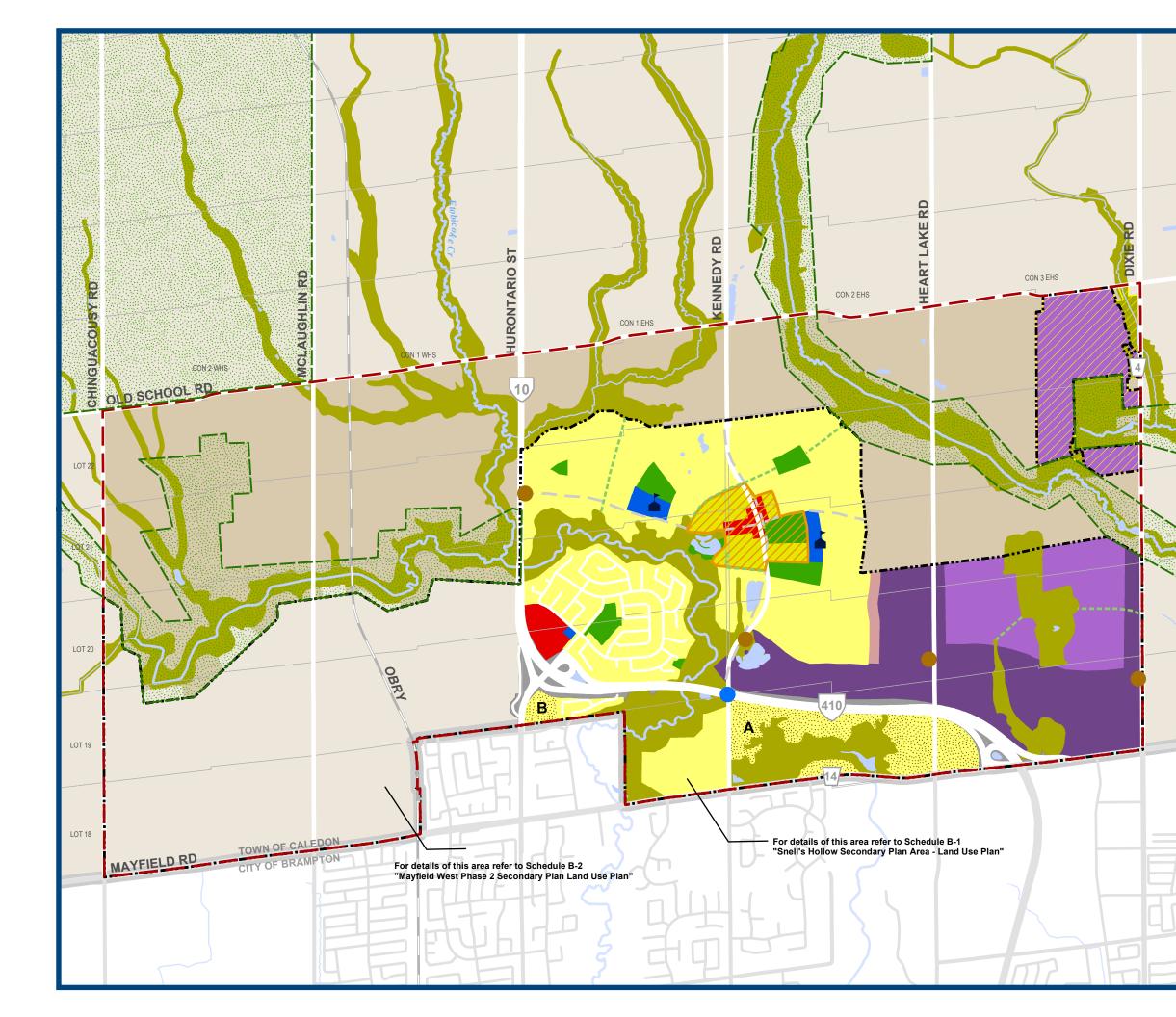
- Local Road
- Railway

Base Data Source: Town of Caledon

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March 2024 Office Consolidation





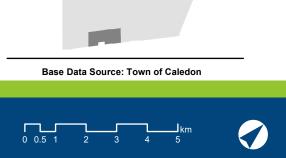
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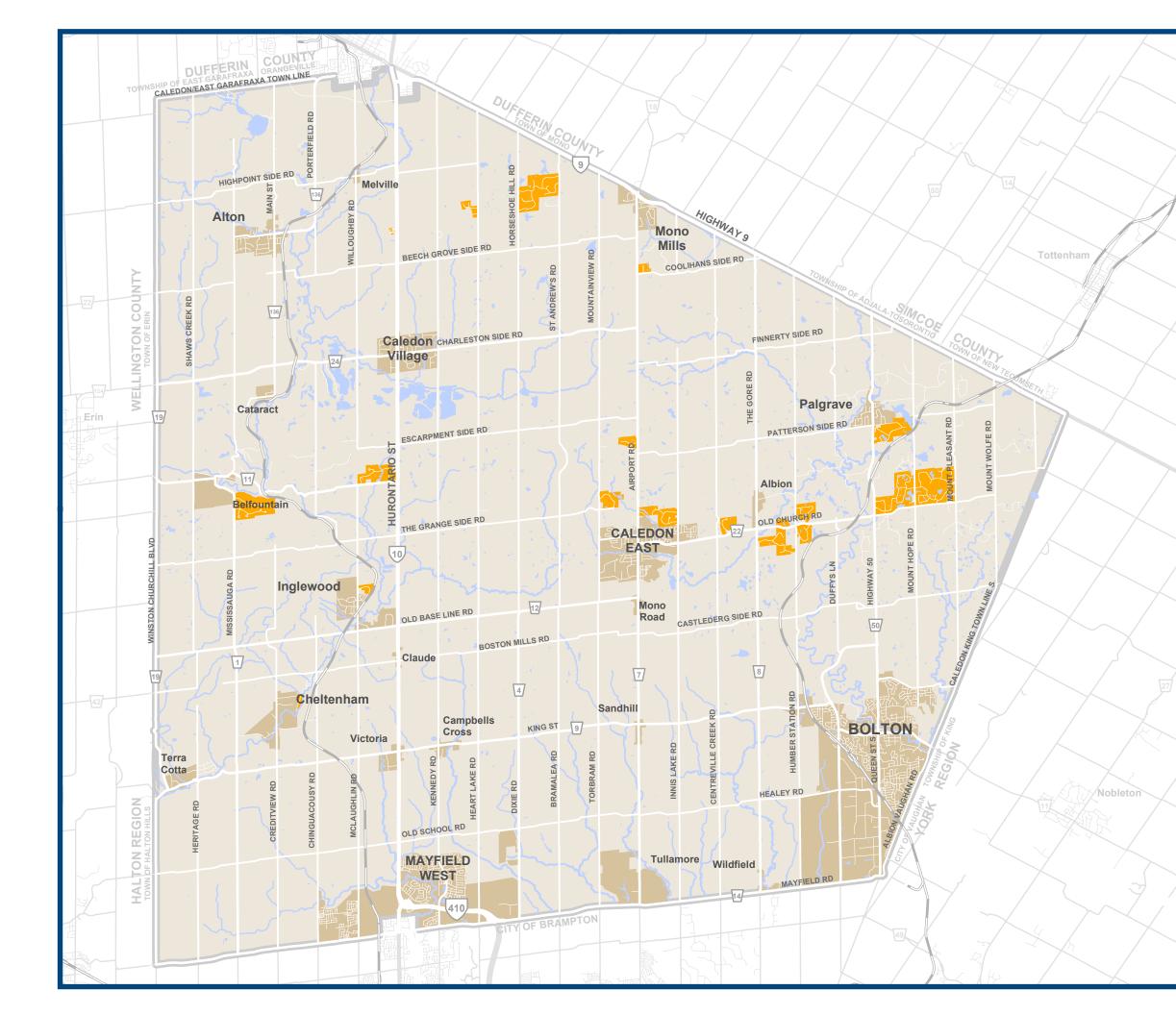
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Schedule B **MAYFIELD WEST** LAND USE PLAN

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 Mayfield West Special Policy Area D Settlement Boundary 2031 Mayfield West Study Area Boundary of Greenbelt Plan Area Greenway Corridor Lot and Concession Lines Elementary School Gateway Feature Potential Future Interchange Conceptual Road Network Provincial Road Regional Road Local Road Railway







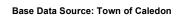
Schedule F **RURAL ESTATE RESIDENTIAL AREAS**

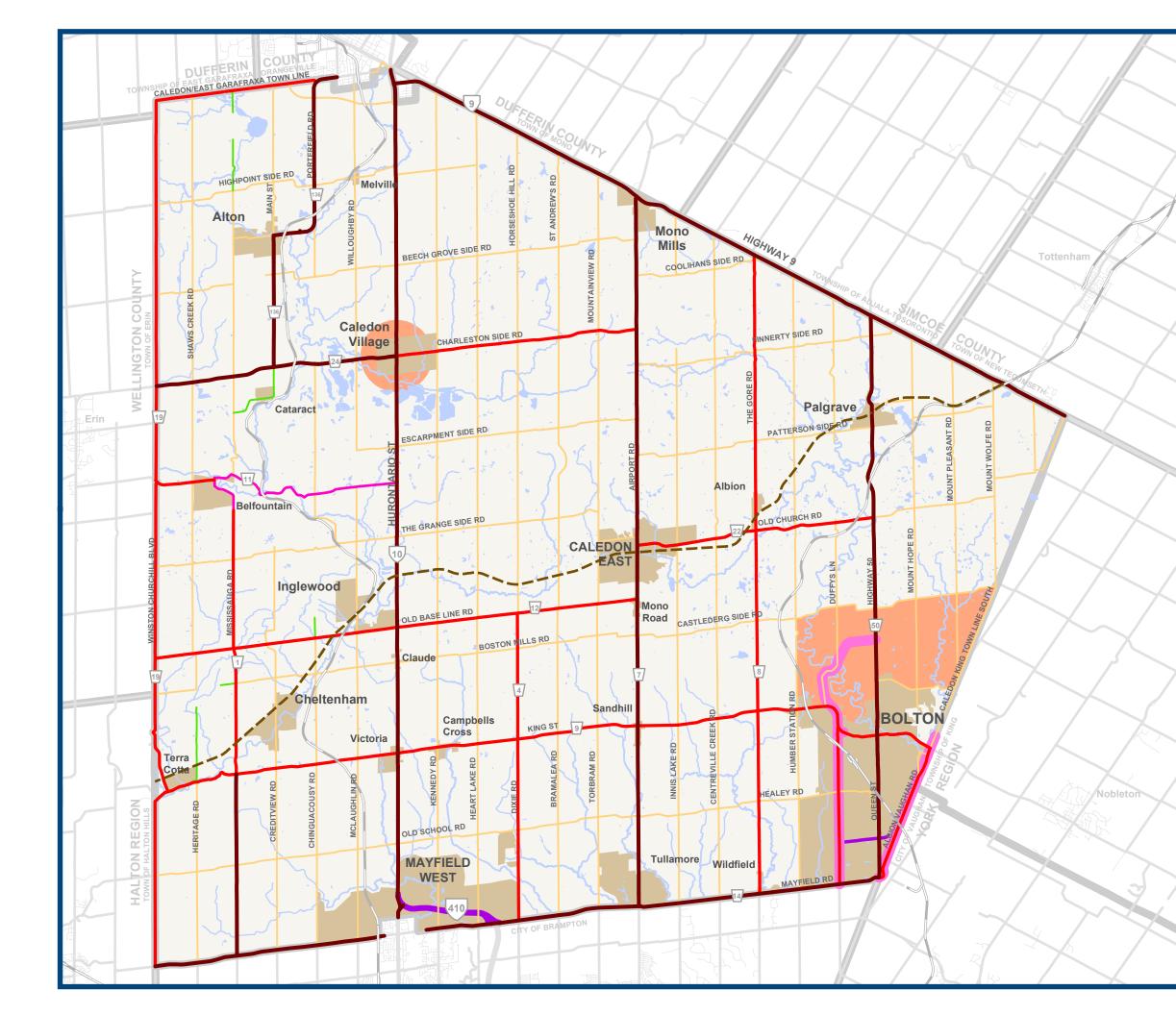


Rural Estate Residential Area Settlement Area



Provincial Road - Regional Road Local Road Railway





Schedule "E" to BL-2024-0XX



Schedule J LONG RANGE **ROAD NETWORK**



Provincial Freeway

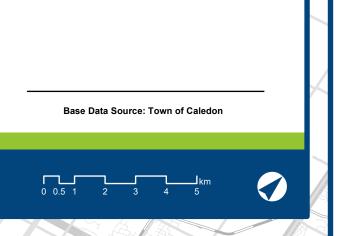
- High Capacity Arterial
- Medium Capacity Arterial
- Low Capacity Arterial
 - Collector
 - East-West Industrial Collector
- Local
- **—** Trailway
 - Proposed Bolton Arterial Route (BAR)

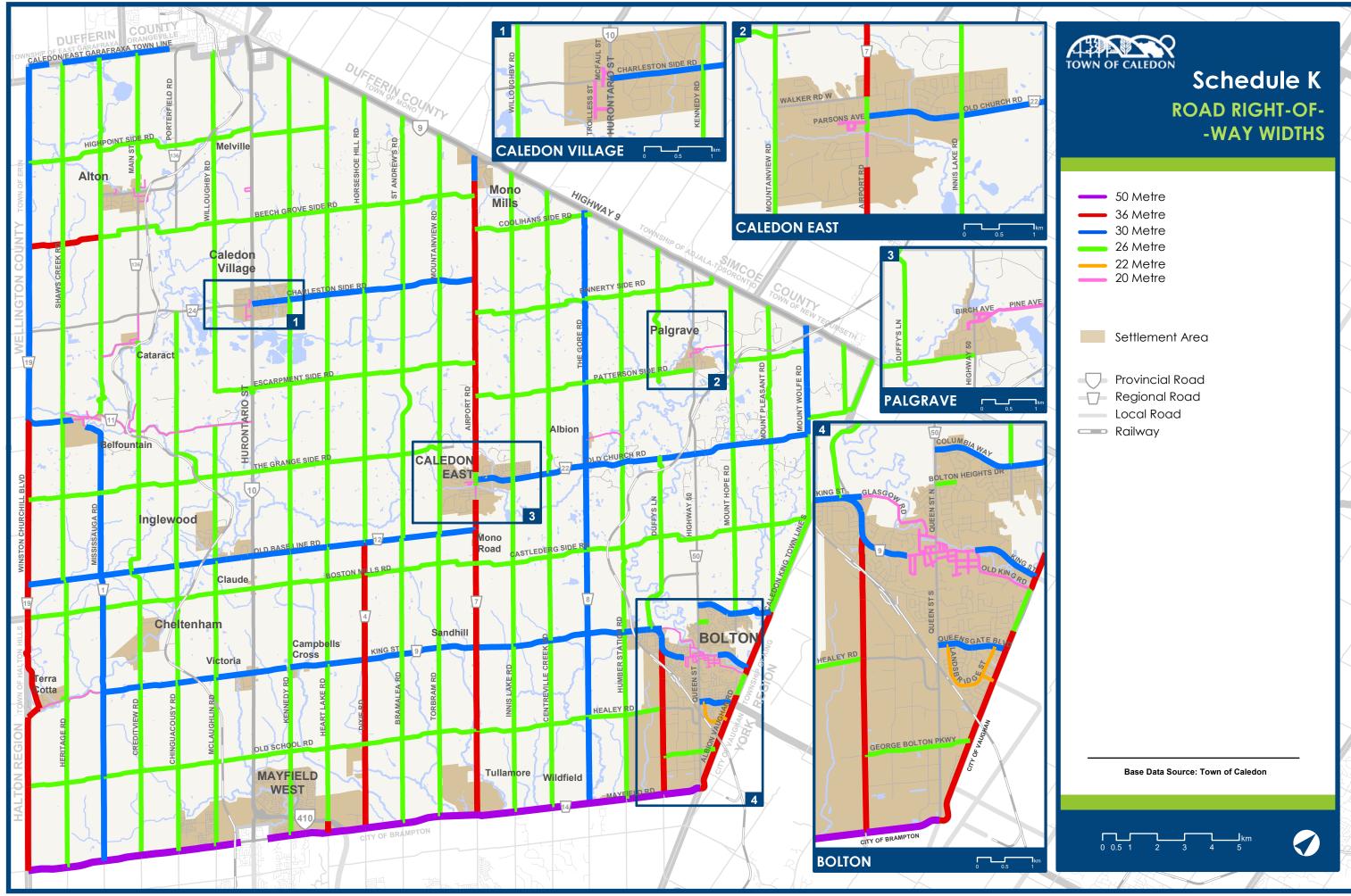


Transportation Study Area Settlement



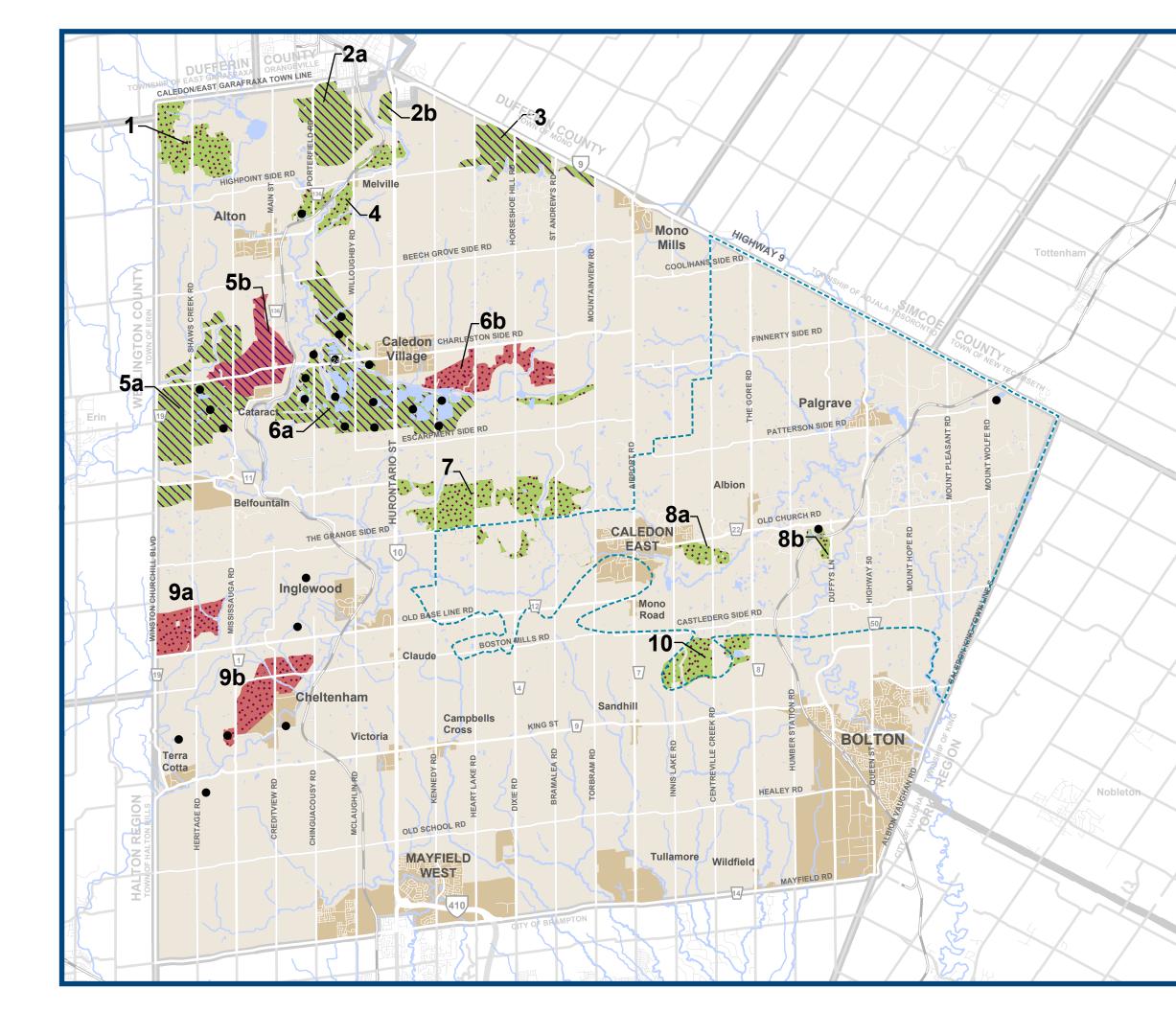
Provincial Road - Regional Road Railway





Schedule "F" to BL-2024-0XX

March 2024 Office Consolidation





Schedule L **CHPMARA PRIORITIZATION PLAN**

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CHPMARA (Sand & Gravel) CHPMARA (Bedrock Resource)

CHPMARA Aggregate Resource Lands

CHPMARA Aggregate Reserve Lands

Oak Ridges Moraine Conservation Plan Area

Licensed Pit/Quarry

Settlement Area

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Provincial Road Regional Road

- Local Road
- Railway

RESOURCE AREAS

- 1. Alton West
- 2. Orangeville
- 3. Mono Mills
- 4. Melville
- 5a. Belfountain (Sand & Gravel)
- 5b. Belfountain (Bedrock Resource)
- 6a. Caledon (Sand & Gravel)
- 6b. Caledon (Bedrock Resource)
- 7. Grange
- 8. Caledon East/Centreville
- 9. Inglewood
- 10. Humber

NOTE:

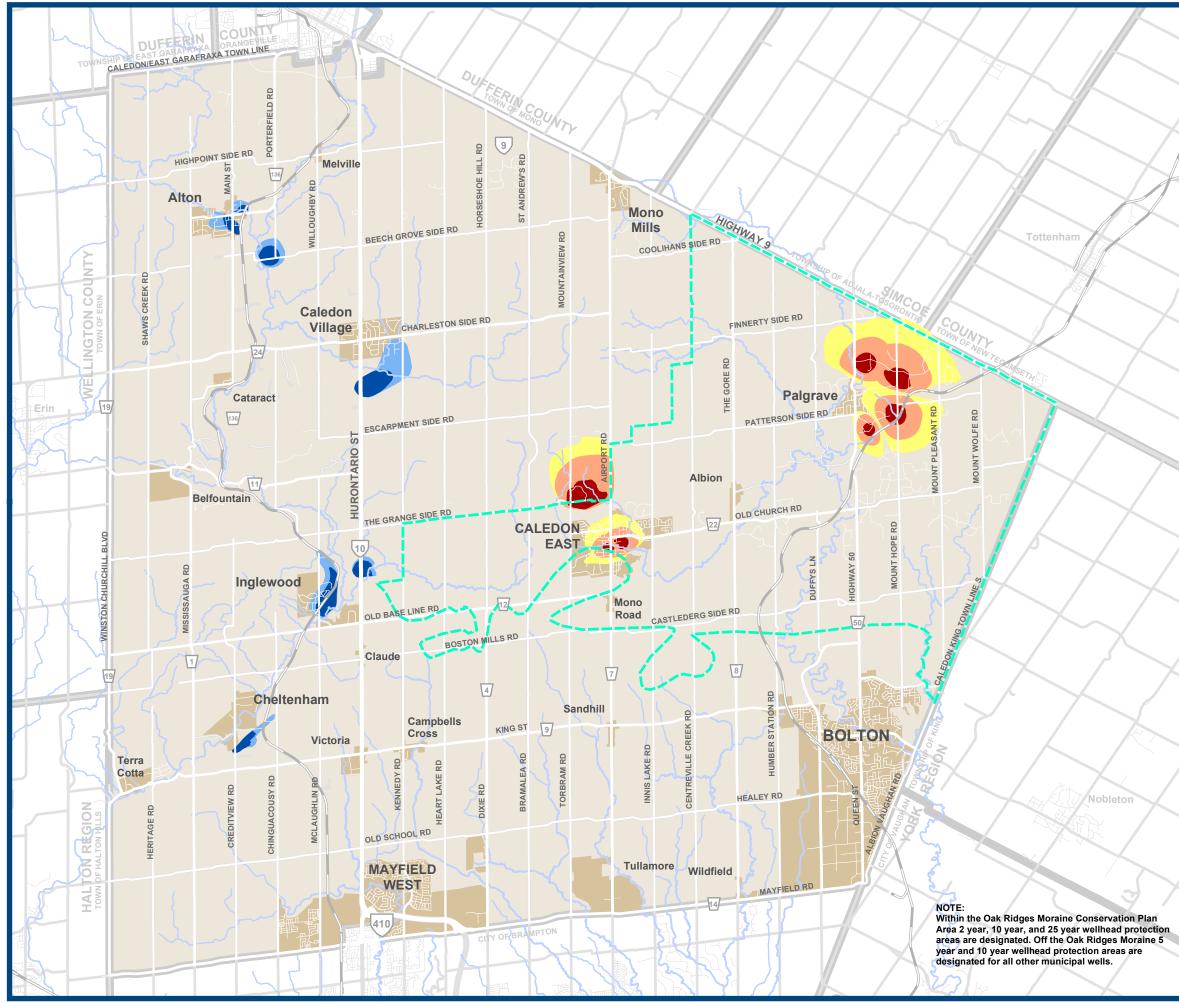
Plan Schedule as of 15 September 2013.

If necessary, reference should be made to the Town of Caledon Development Approval and Planning Policy Department or the Town Clerk for confirmation of current approved policies.

Information outside of the Town of Caledon is shown for illustrative purposes or to display inter-regional linkages.

Base Data Source: Town of Caledon, Greenbelt Plan 2005







Schedule O WELLHEAD **PROTECTION AREAS**



2 Year Protection Area 10 Year Protection Area 25 Year Protection Area

5 Year Protection Area 10 Year Protection Area

Wellhead Protection Areas in Oak Ridges Moraine



2 Year Protection Area 10 Year Protection Area 25 Year Protection Area



Oak Ridges Moraine Conservation Plan Area Settlement Area

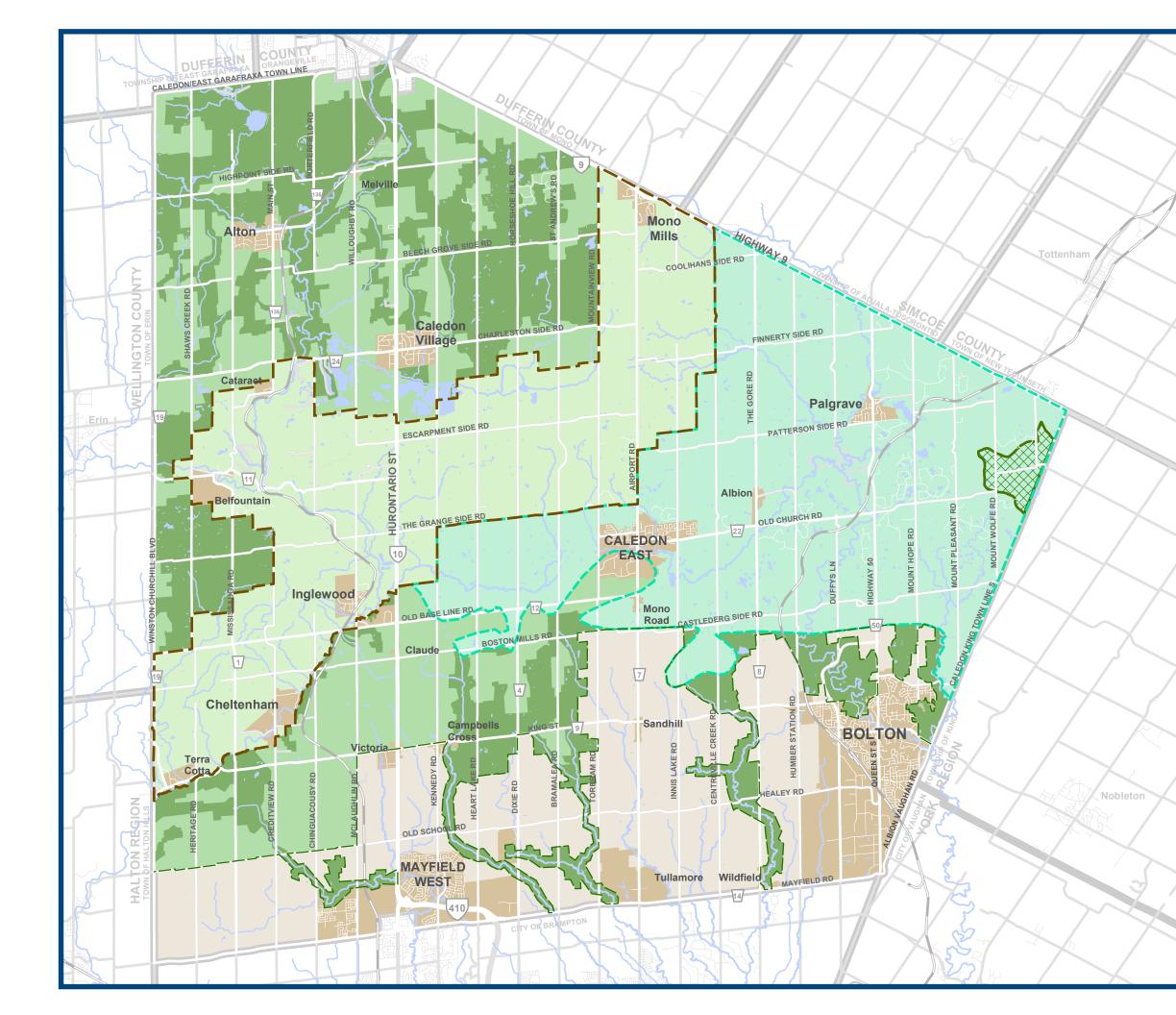


Provincial Road Local Road Railway

Base Data Source: Town of Caledon, Greenbelt Plan 2005

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Schedule "I" to BL-2024-0XX



Schedule S THE GREENBELT IN CALEDON

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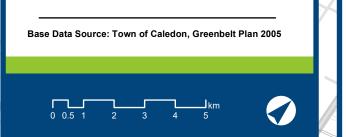
Boundary of Greenbelt Plan Area Greenbelt Plan Protected Countryside Greenbelt Plan Natural Heritage System Niagara Escarpment Plan Area Oak Ridges Moraine Conservation Plan Area

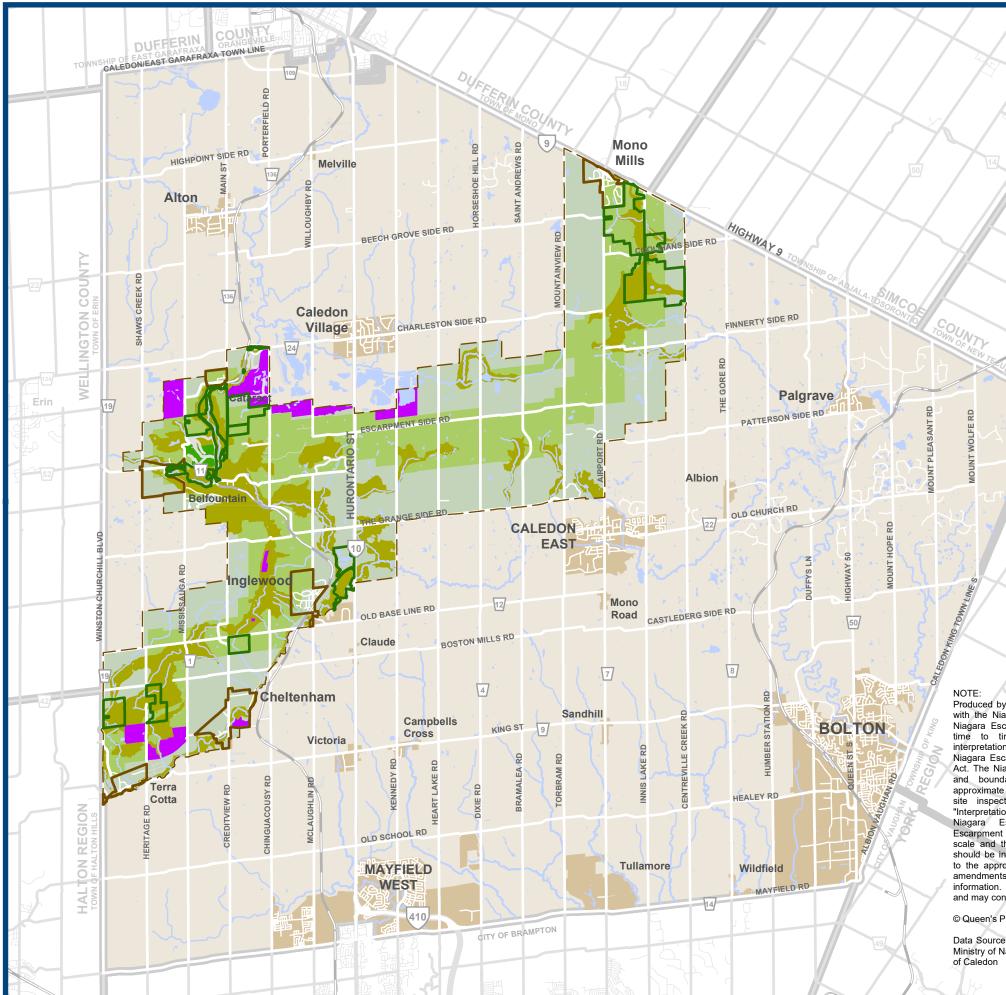


Lake Simcoe Protection Plan Area Settlement Area



Provincial Road Regional Road Local Road Railway





Produced by the Town of Caledon under licence with the Niagara Escarpment Commission. The Niagara Escarpment Commission Plan is, from time to time, subject to change through interpretations and amendment under the Niagara Escarpment Planning and Development Act. The Niagara Escarpment Plan designations and boundaries shown on this map are approximate and subject to confirmation through site inspection and the application of the "Interpretation of Boundaries" section of the Niagara Escarpment Plan. The Niagara Escarpment Plan maps are approved at 1:50,000 scale and that is the scale at which this data should be interpreted. Reference must be made to the approved Niagara Escarpment Plan and amendments for complete and up-to-date information. This map is not a legal document and may contain errors or emission

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Data Sources: Niagara Escarpment Commission, Ministry of Natural Resources and Forestry, Town



Appendix I NIAGARA **ESCARPMENT PLAN**



Niagara Escarpment Plan Area Escarpment Natural Area Escarpment Protection Area Escarpment Rural Area Mineral Resource Extraction Area **Escarpment Recreation Area** Minor Urban Centre Public Land (In Parks & Open Space System)



Settlement Area



Provincial Road Regional Road Local Road Railway

March 2024 Office Consolidation

Base Data Source: Town of Caledon

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Appendix II AGGREGATE **RESOURCE FRAGMENTS**

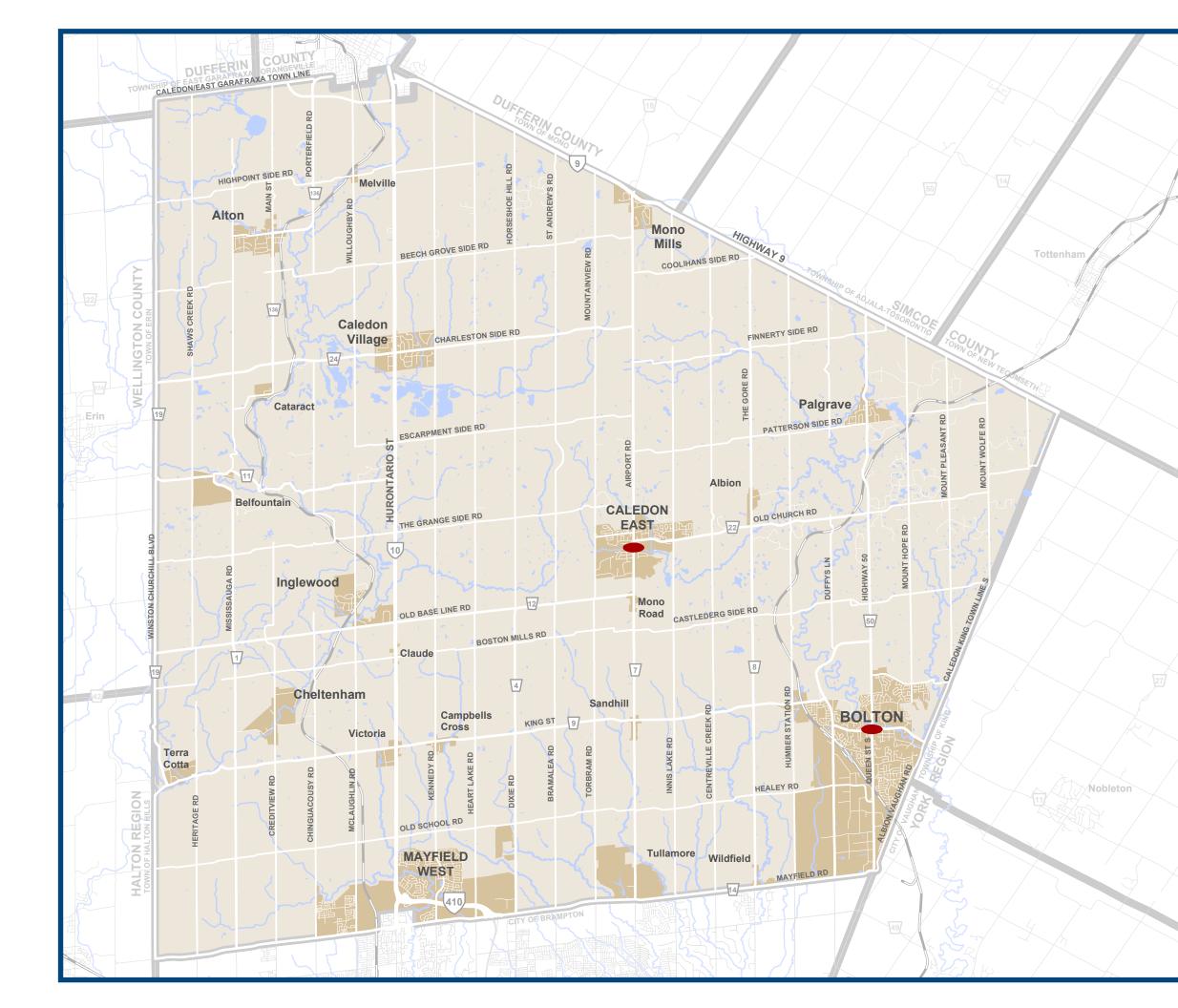


Sand & Gravel Resource Fragment Bedrock Resource Fragment Settlement Area



Provincial Road Regional Road Local Road Railway







Appendix III COMMUNITY **IMPROVEMENT PLAN AREAS**

Community Improvement Plan Project Area Settlement Area



Provincial Road Regional Road Local Road Railway



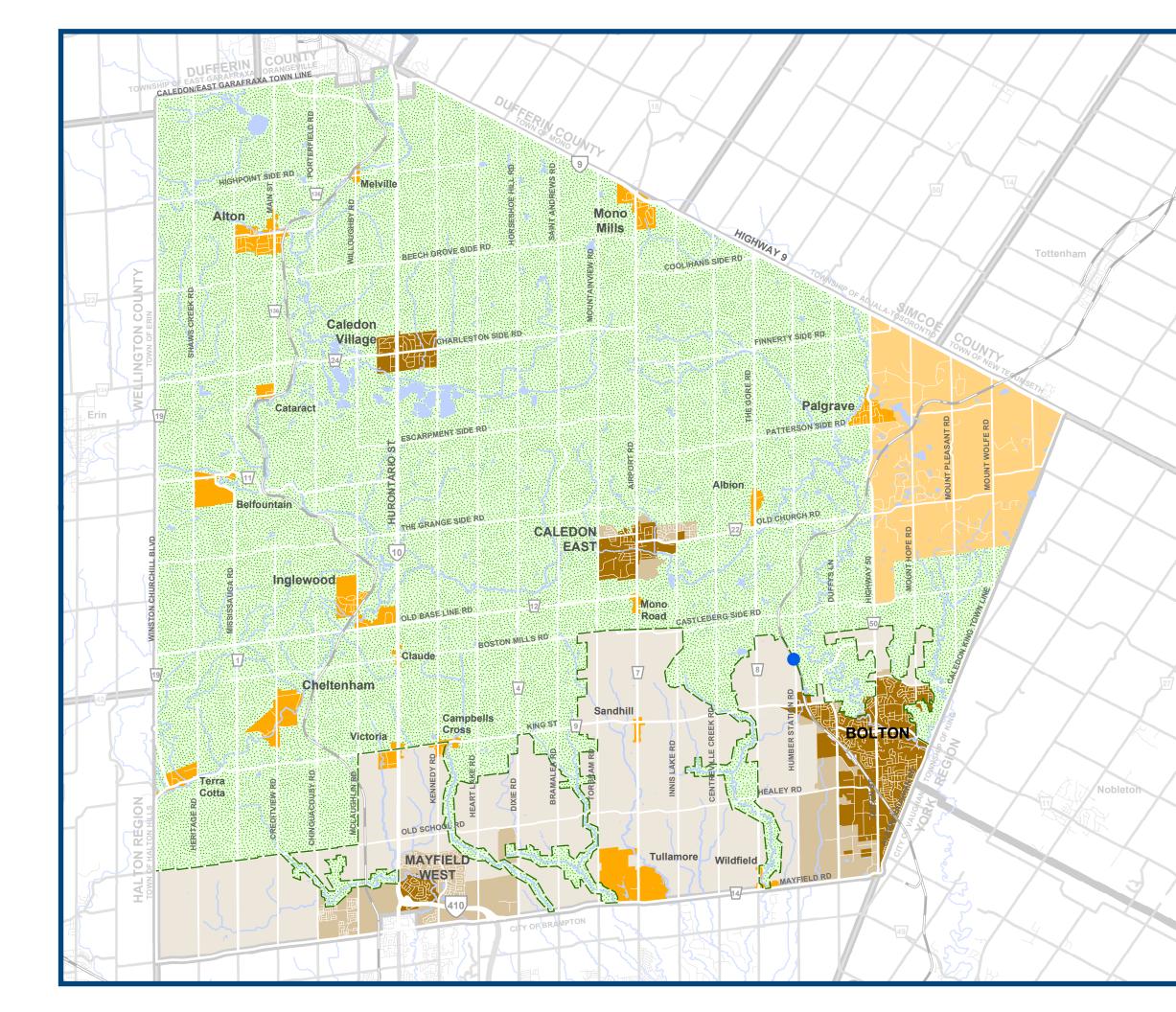
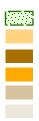




Figure 1 **GROWTH PLAN POLICY AREAS IN CALEDON**



Greenbelt Plan Area Palgrave Estate Residential Community Delineated Built-Up Area Settlement with Undelineated Built-Up Area Designated Greenfield Area Agricultural and Rural Area



Major Transit Study Area

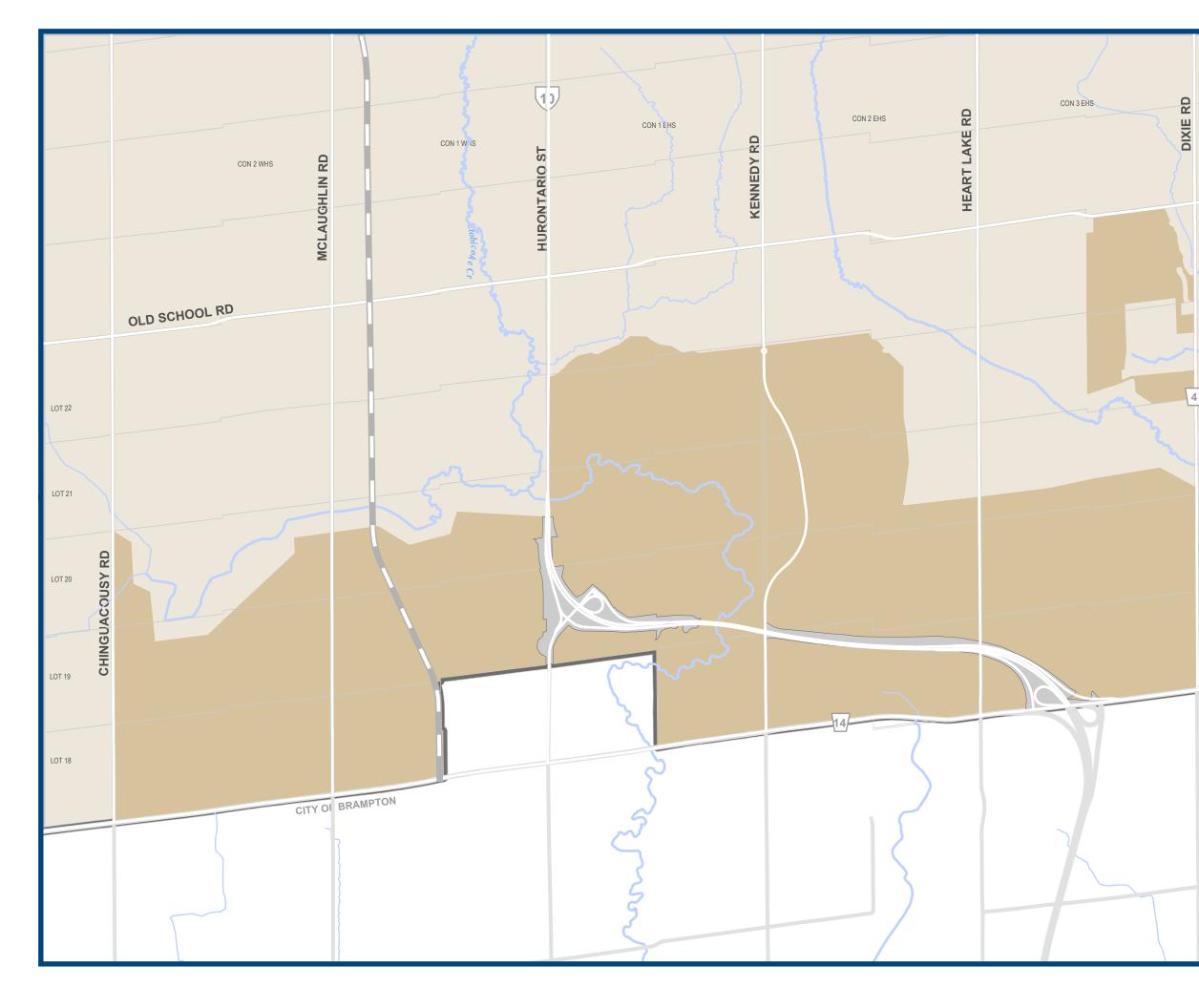


Provincial Road Regional Road Local Road Railway



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Mayfield West Rural Service Centre

Municipal Boundary

Highway Right-Of-Way

Watercourse

Provincial Road



Regional Road

Local Road Railway

NOTE: The data displayed for the portion of the GTA West Preliminary Route Planning Study Area and the Focused Analysis Area is the official data from the Transportation Corridor Route Planning and Environmental Assessment Study being undertaken by the Ontario Ministry of Transportation.

