

AMENDMENT NO. 284
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2025-044

A By-law to adopt Amendment No. 284 to the Official Plan for the Town of Caledon

WHEREAS the Ontario Land Tribunal, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 284 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

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-M" constitutes Amendment No. 284 of the Town of Caledon Official Plan.

AMENDMENT NO. 284

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 of the Mayfield West Secondary Plan, and designate the lands for Prestige Industrial and Environmental Policy Area purposes.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 12505 Heart Lake Road. The legal description of the lands is Part of Lot 20, Concession 3 East of Hurontario Street, Geographic Township of Chinguacousy, County of Peel, Now in the Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Tribunal File ^{OLT-23-000693}____, as approved by the Ontario Land Tribunal on ^{Dec. 3,}2024. The applicant, Caledon HL Developments Inc. has requested an amendment to the Town of Caledon Official Plan to permit Prestige Industrial uses on the property in order to facilitate the construction of a development with employment and industrial uses. In support of the application, the applicant submitted the following reports:

- **Environmental Impact Study and Addendum #1**, Myler Ecological Consulting
- **Cultural Heritage Impact Statement**, *Wood Environment & Infrastructure Solutions Canada Ltd.*
- **Erosion and Sediment Control Plan**, *EXP Services Inc.*
- **Fiscal Impact Study**, Arcadis Professional Services (Canada) Inc.
- **Geotechnical Study**, *EXP Services Inc.*
- **Hydrogeological Impact Assessment**, *EXP Services Inc.*
- **Noise Study**, *Aercoustics Engineering Ltd.*
- **Planning Justification Report**, *IBI Group Professional Services*
- **Phase One ESA**, *EXP Services Inc.*
- **Stage 1-2 Archeological Assessment**, *Archaeological Services Inc.*
- **Stormwater Management and Functional Servicing Report**, *EXP Services Inc.*
- **Transportation Impact Study**, Arcadis Professional Services (Canada) Inc.

The proposed amendment to the Official Plan is to amend Official Plan to include the subject lands into the Mayfield West Secondary Plan boundary and to permit an industrial warehousing development within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of an industrial warehouses addresses an identified need for additional employment uses and jobs within the Town of Caledon and Region of Peel.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 284 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.12.2 is amended by replacing the existing policy with the following wording:

(7.12.2) The area of this Official Plan Amendment consists of the lands ("Plan Area") generally bounded to the west by Highway 10 and the Etobicoke Creek, to the north by a southern portion of Lot 22, Concession 1 EHS, the West Half of Lot 21, Concession 2 EHS, and the southerly part of Lot 20, Concession 2 and 3 EHS, to the east by Dixie Road, and to the south by Mayfield Road and the planned Highway 410 extension.

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.
3. Schedule 'A1', Town Structure of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Rural Service Area designation, 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 to reflect the limits of the revised Mayfield West Settlement Boundary 2031 and designate the lands to Prestige Industrial and Environmental Policy Area, as shown on Schedule "C" and in accordance with Schedule "A" attached hereto.
5. Schedule 'J', Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Settlement Area in accordance with Schedule "D" attached hereto.
6. Schedule 'K', Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "E" attached hereto.
7. Schedule 'L', CHPMARA Prioritization Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "F" attached hereto.
8. Schedule 'O', Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the limits of the review Mayfield West Settlement Area in accordance with Schedule "G" attached hereto.
9. Schedule 'S', The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "H" attached hereto.
10. Figure '1', Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "I" attached hereto.
11. 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 limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "J" attached hereto.
12. Appendix '1', Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "K" attached hereto.
13. Appendix '2', Aggregate Resource Fragments of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "L" attached hereto.
14. Appendix '3', Community Improvement Plan Areas of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Mayfield West Secondary Plan area, in accordance with Schedule "M" 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' OF OPA No. 284



Proposed Town of Caledon Official Plan Amendment

12505 Heart Lake Road, Caledon, ON

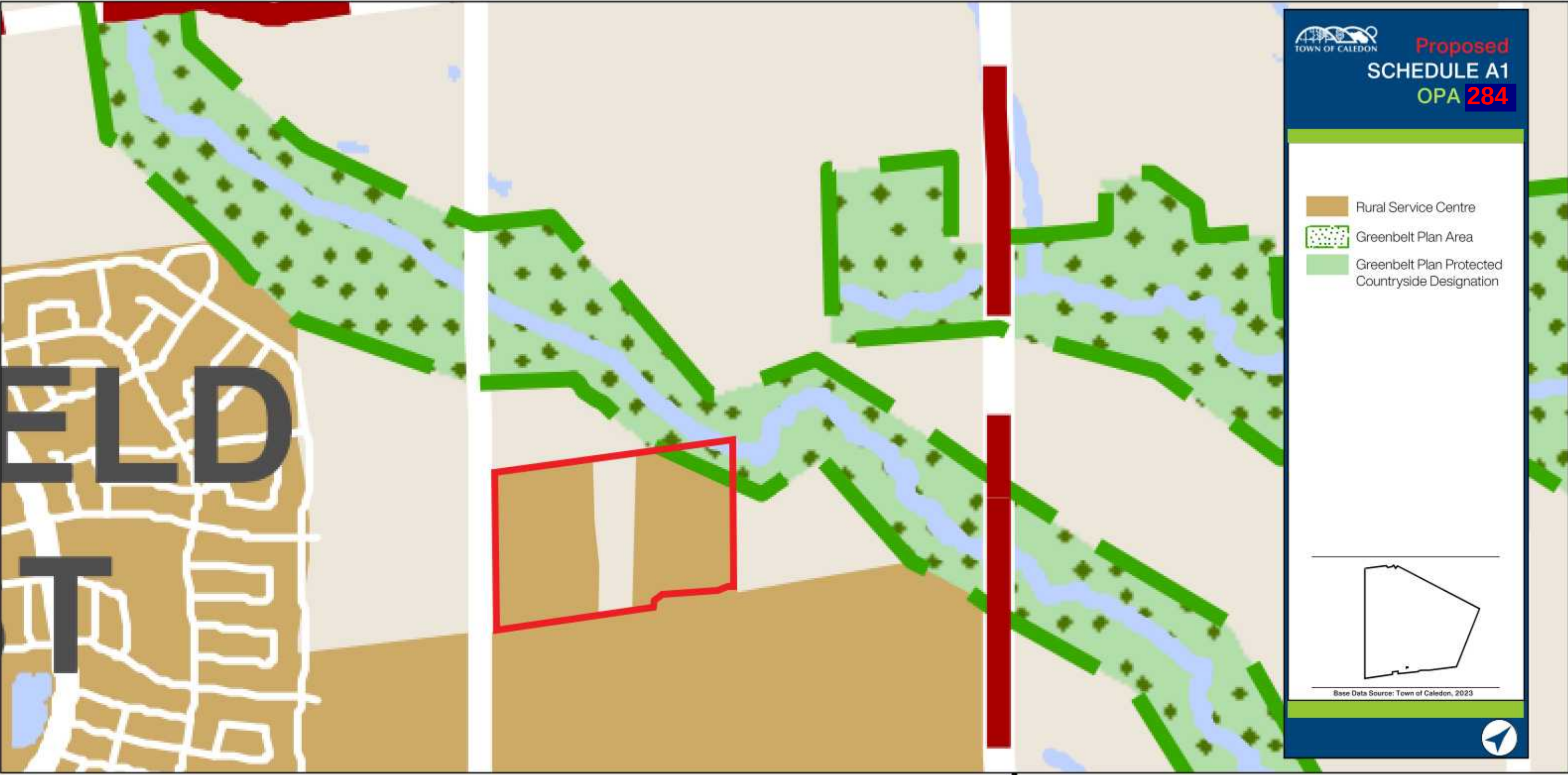
 12505 Heart Lake Road

DATE 2024-10-25

 **ARCADIS**

7th Floor - 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
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SCHEDULE 'B' OF OPA No. 284



Proposed Town of Caledon Official Plan Amendment

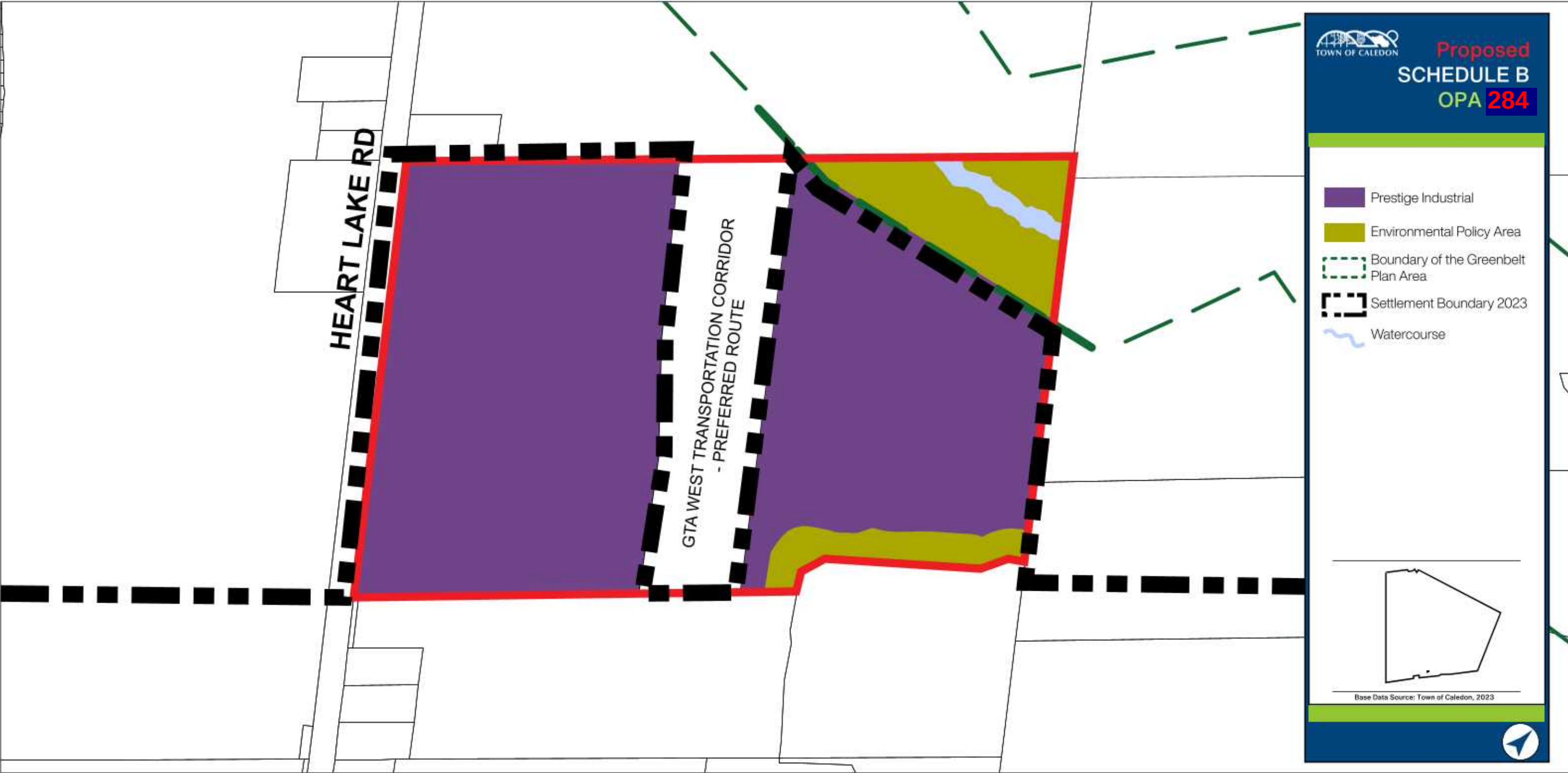
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SCHEDULE 'C' OF OPA No. 284



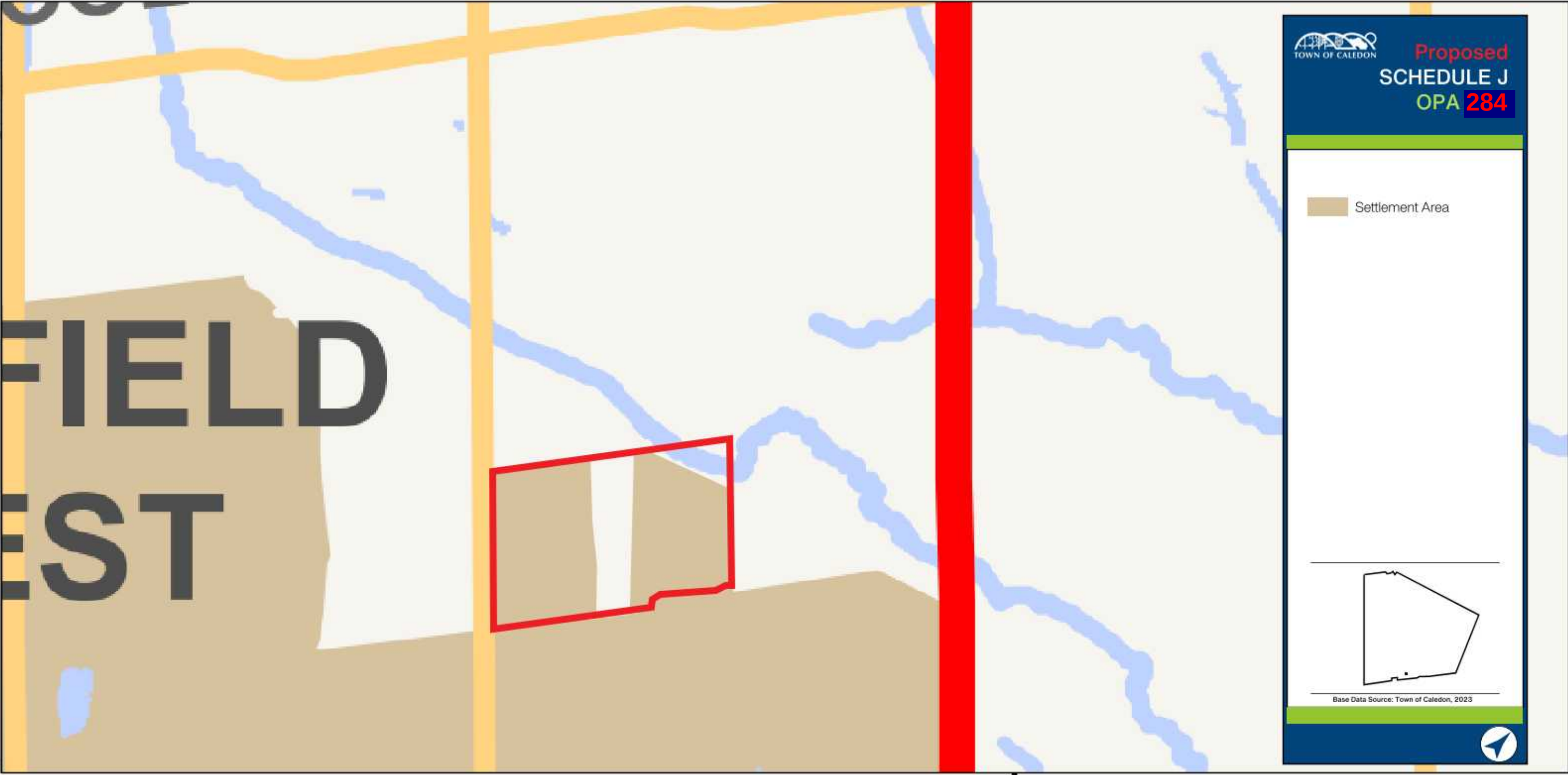
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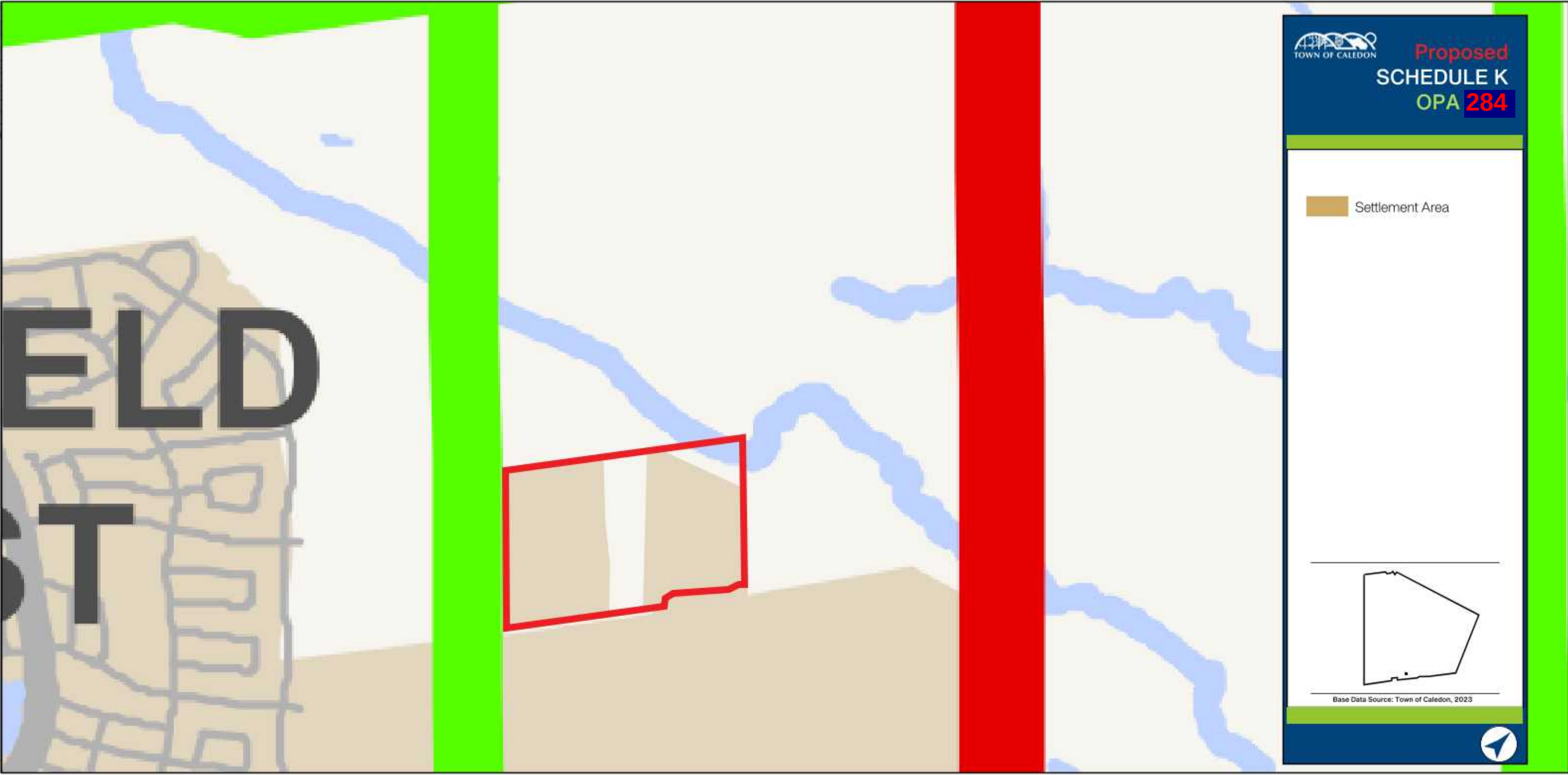
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SCHEDULE 'E' OF OPA No. 284



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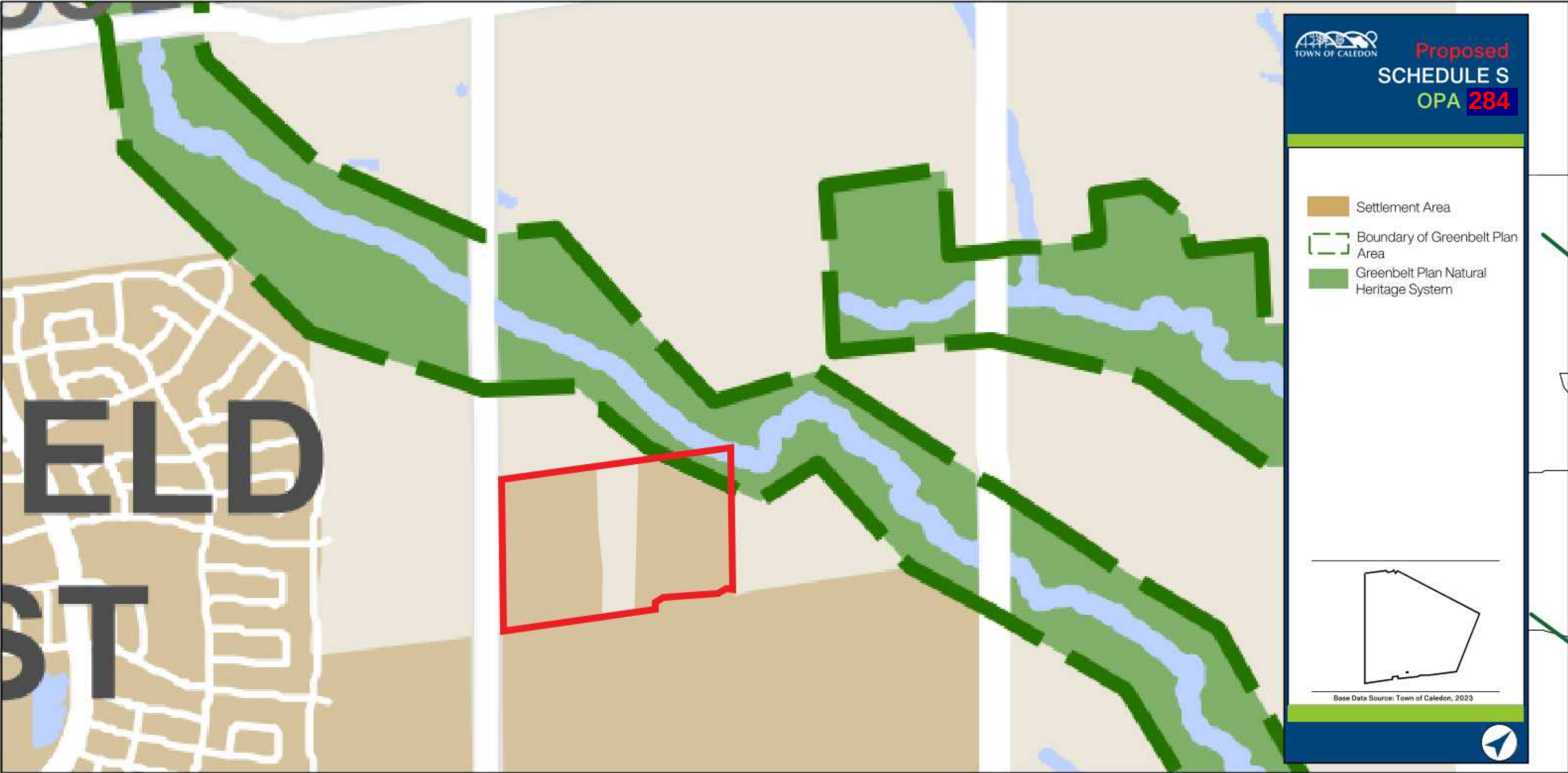
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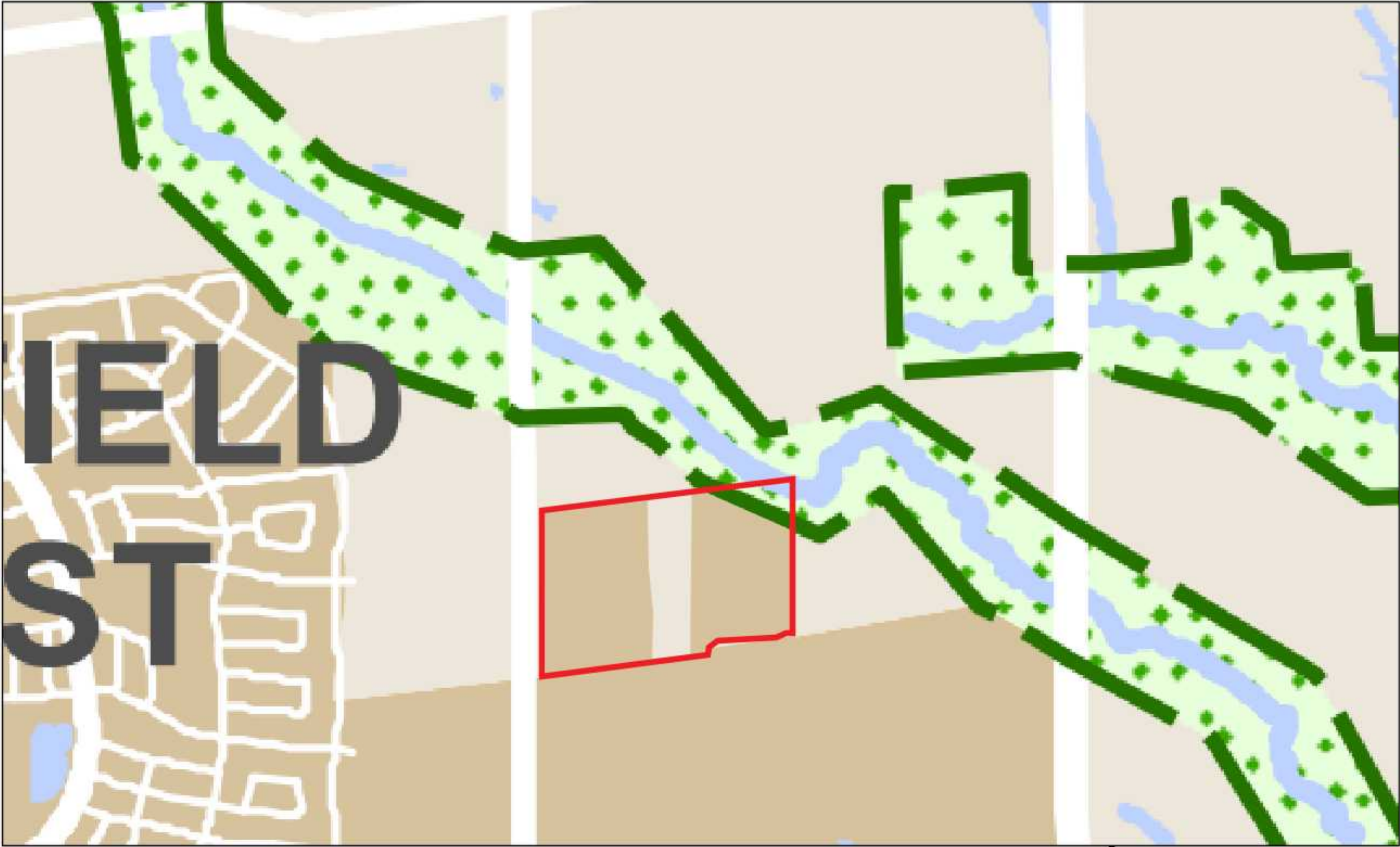
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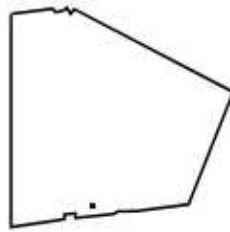
Proposed
Figure 1
OPA 284



Designated Greenfield Area



Greenbelt Plan Area



Base Data Source: Town of Caledon, 2023



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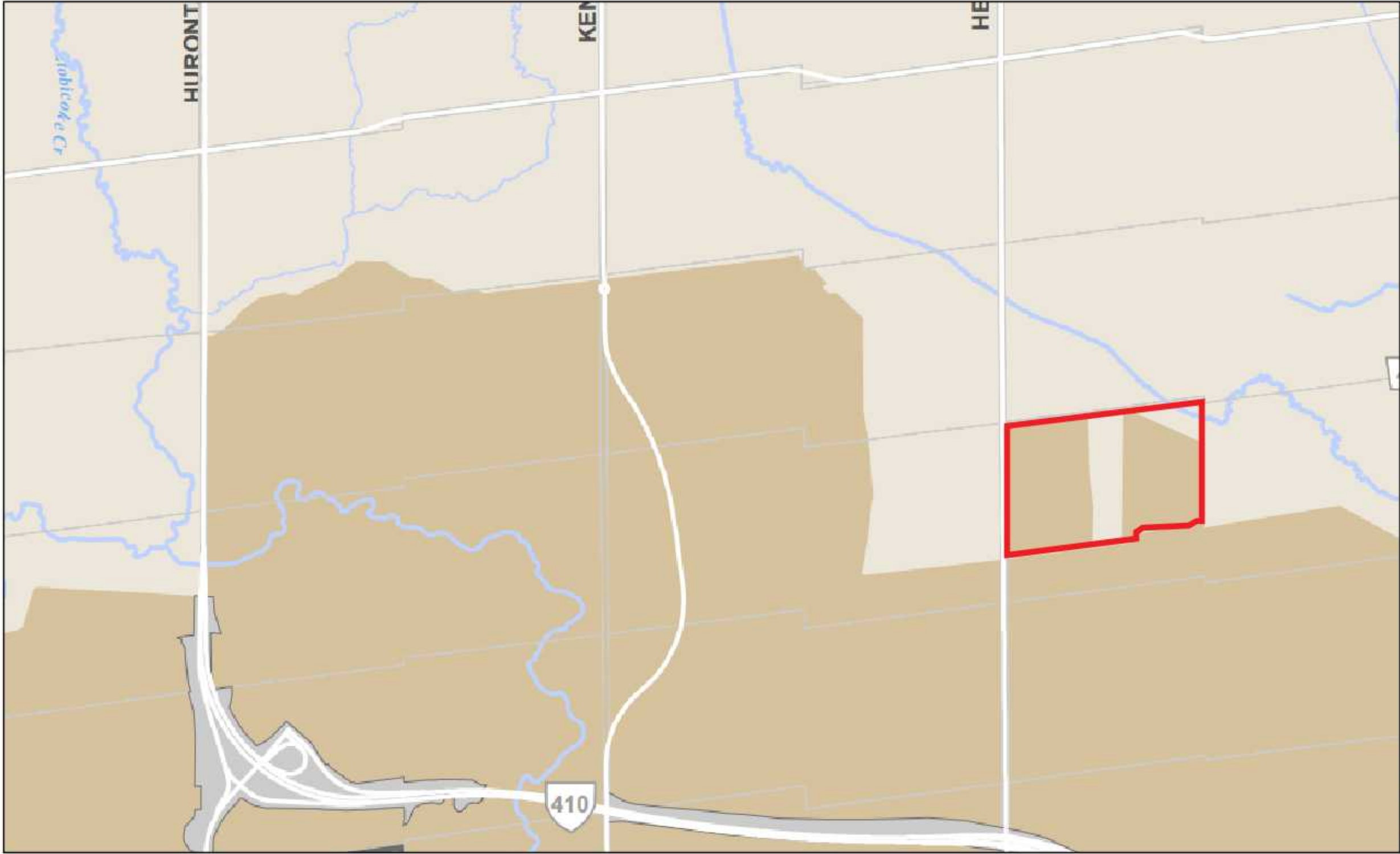
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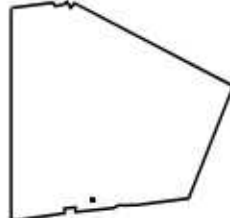
SCHEDULE 'J' OF OPA No. 284



**Proposed**
Figure 19
OPA 284

Mayfield West Rural Service Centre

Highway right-of-way



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