

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2026-058

A By-law to adopt an Official Plan Amendment (OPA) to the Town's Official Plan documents, known as OPA 14 to the Future Caledon Official Plan, OPA 293 to the 1978 Town of Caledon Official Plan, and OPA C-3 to the Region of Peel Official Plan (Highway 413 and Northwest GTA Transmission Corridor, File POPA 2026-0003)

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 appropriate to adopt amendments to update policies and mapping to implement the provincially designated Highway 413 and Northwest GTA Transmission corridor in the Region of Peel Official Plan, 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:

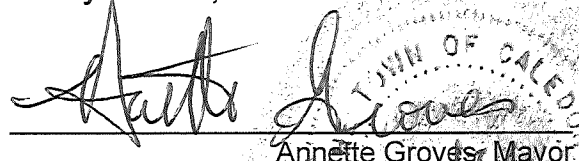
- (1) "Future Caledon Official Plan" means the Official Plan for the Caledon Planning Area as adopted by the Council of the Corporation of the Town of Caledon on March 26, 2024, and approved as modified by the Minister of Municipal Affairs and Housing on October 22, 2025.
- (2) "1978 Town of Caledon 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.
- (3) "Region of Peel Official Plan" means the Official Plan for the Regional Municipality of Peel, as it applies to the Town of Caledon, as approved by the Minister of Municipal Affairs and Housing on November 4, 2022, and as subsequently modified by the Minister, which since July 1, 2024, is deemed to be an official plan of the Town of Caledon.

2. As all three of the Town's Official Plan documents are affected, this Official Plan Amendment (OPA) shall be known as OPA 14 to the Future Caledon Official Plan, OPA 293 to the 1978 Town of Caledon Official Plan, OPA C-3 to the Region of Peel Official Plan.
3. This Official Plan Amendment, attached as **Schedule "B"** to this by-law, is hereby adopted for the lands identified in **Schedule "A"** to this by-law.
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.

Short Title

This by-law shall be known as the Highway 413 Controlled Access Highway Designation and Northwest GTA Transmission Corridor Alignment By-law

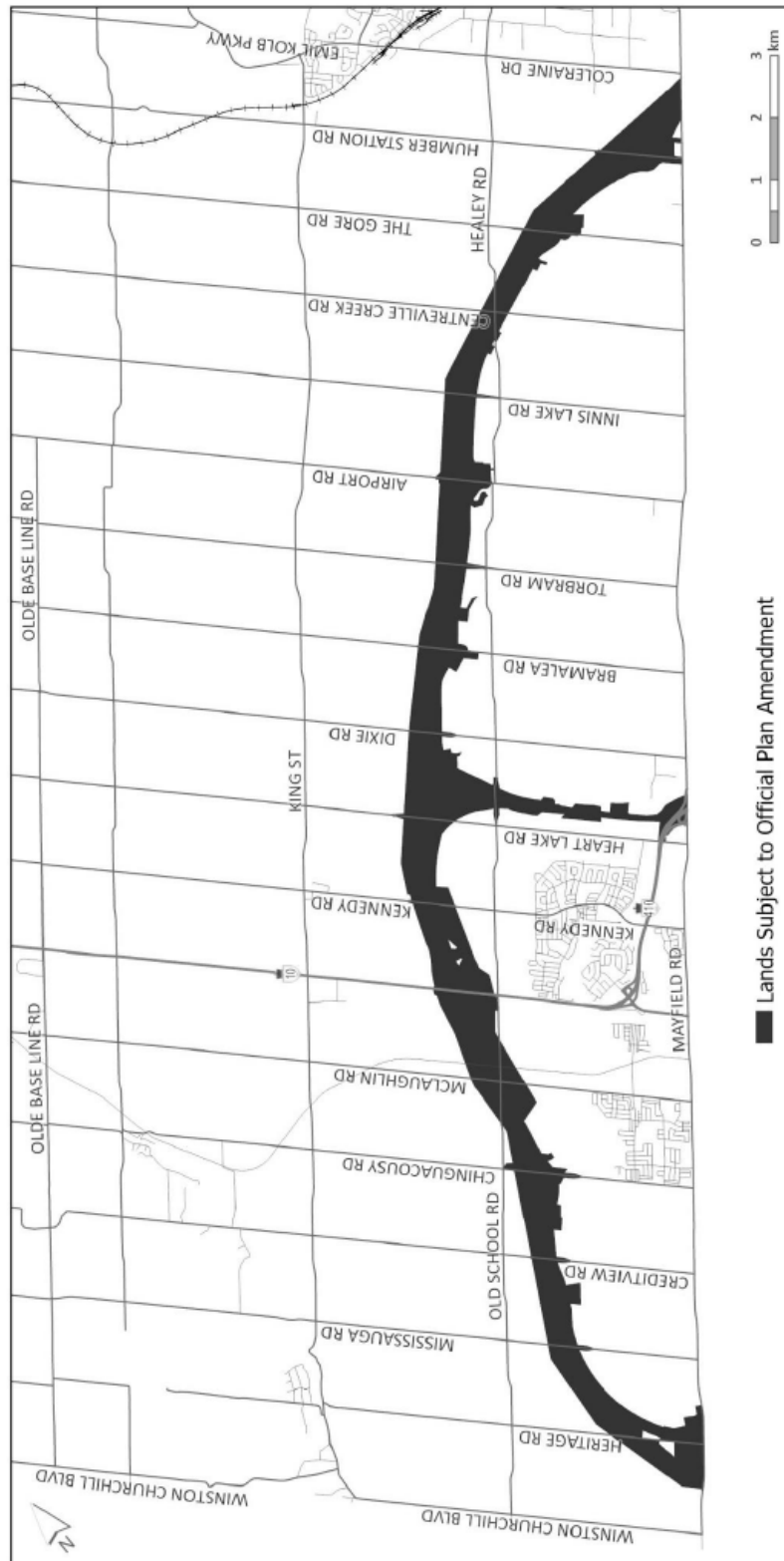
Enacted by the Town of Caledon Council this 23 day of June, 2026.


Annette Groves, Mayor


Kevin Klingenberg, Municipal Clerk

Schedule "A to By-law 2026-058

Lands subject to this Official Plan Amendment to the Future Caledon Official Plan,
1978 Town of Caledon Official Plan, and Region of Peel Official Plan



Schedule “B” to By-law 2026-058

Official Plan Amendment to the Future Caledon Official Plan, 1978 Town of Caledon Official Plan, and Region of Peel Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitutes Amendment Number 14 to the Future Caledon Official Plan, Amendment 293 to the 1978 Town of Caledon Official Plan, and Amendment C-3 to the Region of Peel Official Plan

Part 1 – The Preamble

Purpose and Effect:

The purpose of this Town-initiated Official Plan Amendment (OPA) is to update mapping and policy to modify all relevant official plan mapping to be consistent with the provincial designation of Highway 413 under the *Public Transportation and Highway Improvement Act*, including the most current Controlled Access Highway Designation (2025) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (April 2026).

The proposed OPA:

1. Incorporates the provincially designated Highway 413 Controlled Access Highway Corridor (2025) alignment and refined NWGTA Transmission Corridor Narrowed Area of Interest into the relevant schedules and figures of the Future Caledon Official Plan, 1978 Town of Caledon Official Plan and Region of Peel Official Plan;
2. Maintains consistency with the current provincial corridor designations related to Highway 413 and the NWGTA Transmission Corridor, including changes to the text of the Future Caledon Official Plan, 1978 Town of Caledon Official Plan and Region of Peel Official Plan; and,
3. Adjusts the Urban Area boundary to maintain alignment with Highway 413 and the Northwest GTA Transmission Corridor.

Notwithstanding the policies and schedules in the Region of Peel Official Plan and 1978 Town of Caledon Official Plan, once this OPA comes into effect, the Future Caledon Official Plan will provide the most current Highway 413 Controlled Access Highway Designation and the refined NWGTA Transmission Corridor Narrowed Area of Interest.

Location:

The proposed official plan amendment applies to all lands subject to the existing and proposed designations for the highway and transmission corridor, as shown on **Schedule “A” to By-law 2026-058**.

Basis:

The proposed OPA implements Provincial direction. The Province has designated Highway 413 under the *Public Transportation and Highway Improvement Act*, including the most current Controlled Access Highway Designation (2025) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (April 2026). The Urban Boundary is

proposed to be adjusted to maintain its alignment with Highway 413 and the Northwest GTA Transmission Corridor, which will not increase the size of the urban area (i.e., net reduction).

Part 2 – The Amendment

1. Within the subject lands identified on **Schedule “A” to By-law 2026-058**, incorporate the provincially designated Highway 413 Controlled Access Highway Corridor (2025) alignment and refined NWGTA Transmission Corridor Narrowed Area of Interest, and adjust the Urban Area boundary to maintain alignment with Highway 413 and the Northwest GTA Transmission Corridor, by:
 - a) Modifying the following Schedules and Figures of the Future Caledon Official Plan as provided in **Attachment 1** to this OPA:
 - Schedule A1, Provincial Plan Areas
 - Schedule B1, Town Structure
 - Schedule B2, Growth Management
 - Schedule B3C, Land Use Designations Oak Ridges Moraine Conservation Plan
 - Schedule B4, Land Use Designations
 - Schedule C1, Town-wide Transportation Network
 - Schedule C2, Town-wide Road Right-of-Way Widths
 - Schedule D1, Natural Environment System
 - Schedule D2a, New Urban Area Preliminary Natural Environment System
 - Schedule D2b, New Urban Area Preliminary Natural Environment System
 - Schedule D3, Natural and Supporting Features and Areas
 - Schedule D5, Landform Conservation Areas Oak Ridges Moraine Conservation Plan
 - Schedule D6, Areas of High Aquifer Vulnerability Oak Ridges Moraine conservation Plan
 - Schedule D7, Wellhead Protection Areas
 - Schedule D8, Parks and Open Space
 - Schedule E1, Rural System
 - Schedule E12, Caledon High Potential Mineral Aggregate Resource Areas
 - Schedule F1, Urban System
 - Figure C3, Designated Cultural Heritage
 - Figure C4, 2051 Town-wide Transit Network
 - Figure C5, Brampton-Caledon Airport Noise Exposure Forecast Contours
 - Figure D11, Comparing Land Use with the Natural Environment System
 - Figure F2a, Preliminary Community Structure Plan
 - Figure F2b, Preliminary Community Structure Plan
 - Figure F3, Secondary Planning Areas
 - Figure H1, Site-specific Exceptions
 - b) Modifying only the key maps on other Schedules and Figures to the Future Caledon Official Plan to reflect the adjusted urban boundary.
 - c) Modifying the following Schedules of the 1978 Town of Caledon Official Plan as provided in **Attachment 2** to this OPA:
 - Schedule B, Mayfield West Land Use Plan
 - Schedule B-2, Mayfield West Phase 2 Secondary Plan: Land Use Plan
 - Schedule B-3 – Mayfield West Phase 3, Stage 1 Secondary Plan Land Use Plan

d) Modifying the following Schedules and Figures of the Region of Peel Official Plan as provided in **Attachment 3** to this OPA:

- Schedule B-2 – Niagara Escarpment Plan Area (NEP) Land Use Designations
- Schedule B-3 – Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Schedule
- Schedule B-5 – Greenbelt Plan Area Land Use Designations
- Schedule D-1, Rural System
- Schedule E-1, Regional Structure
- Schedule E-2, Strategic Growth Areas
- Schedule E-4, Employment Areas
- Schedule F-1, Rapid Transit Corridors (Long Term Concept)
- Schedule F-2, Major Road Network
- Figure 1, Areas Subject to Provincial Plans
- Figure 16, Strategic Goods Movement Network

Note: The schedules and figures of the 2022 Region of Peel Official Plan will continue to show a conceptual alignment for Highway 413. They are being updated to incorporate the adjustments to the urban boundary. The most current alignment of Highway 413 and the Northwest GTA Transmission Corridor will be in the Future Caledon Official Plan.

2. Maintain consistency with the current provincial corridor designations related to Highway 413 and the NWGTA Transmission Corridor by:

a) Modifying 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
1. Future Caledon Official Plan, Legislative Authority and Policy Context	Modify Policy 1.5.2 as follows: Schedule A1, Provincial Plan Areas, and other schedules to this Plan identify the <u>Highway 413 Controlled Access Highway Designation</u> Planned Highway 413 Transportation Corridor and the Strategic Goods Movement Network, which are part of the Province's Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe, as well as the <u>NWGTA Transmission Corridor Narrowed Area of Interest</u> NWGTA Transmission Corridor and the future capacity expansion of Highway 9.

Chapter/Section	Text Changes
11. Transportation	Modify the fourth paragraph of the introduction, as follows: High volumes of truck and commuter traffic passing through the Town places an additional burden on Caledon roads and financial resources, and impacts residential neighbourhoods. Growth in inter-regional traffic should be serviced by improvements to the Provincial road network including the <u>Highway 413 Controlled Access Highway Designation</u> planned Highway 413 Transportation Corridor, and the Highway 10 corridor. The Peel Regional road network should facilitate and address the goods movement needs in southern Caledon as growth occurs
11. Transportation, Road Network	Modify Policy 11.3.5 as follows: Town will work with the Province and other neighbouring municipalities to undertake appropriate measures to implement the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Transportation Corridor as shown on Schedule C1, Town-wide Transportation Network.
11. Transportation, Public Transit	Modify Policy 11.5.3(h) as follows: plan and protect for the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area as shown on Schedule C1, Town-wide Transportation Network, and related transit opportunities;
11. Transportation, Public Transit	Modify Policy 11.5.5 as follows: The Town will work with the Region of Peel and the Province to plan for and accommodate higher order transit service and high occupancy vehicle network on the future extension of Highway 427 to cater to the peak commuter travel between Bolton and the GTHA activity centres, the <u>Highway 413 Controlled Access Highway Designation</u> planned Highway 413 Transportation Corridor, and ensure multimodal connections with the Town's Urban Areas.

Chapter/Section	Text Changes
11. Transportation, Trucking and Goods Movement	Modify Policy 11.6.4 as follows: The <u>Highway 413 Controlled Access Highway Designation</u> Planned Highway 413 Transportation Corridor and Focused Analysis Area, as shown on Schedule C1, Town-wide Transportation Network, is recognized as a key trucking and goods movement route supporting planned employment lands within southern Caledon and providing connectivity to the Provincial highway system. The Town will encourage the Province to undertake highway improvements in a timely fashion, particularly the implementation of the Highway 413 <u>Controlled Access</u> Transportation Corridor.
11. Transportation, Corridor Protection	Modify Policy 11.12.1 as follows: The <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest identified on Schedule C1, Town-wide Transportation Network, is an overlay designation consisting of a corridor protection area that reflects the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area and the NWGTA Transmission Corridor Narrowed Area of Interest.
11. Transportation, Corridor Protection	Delete Policies 11.12.1(a) and (b) in their entirety and renumber the remaining subsections accordingly: a) The Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest shall be planned and protected for until such time as the final locations of the 413 Corridor and the Northwest GTA Transmission Corridor are confirmed. b) The final confirmed rights-of-way for the Highway 413 and NWGTA Transmission Corridor will be protected indefinitely from development with the highway lands designated under the <i>Public Transportation and Highway Improvement Act</i>.
11. Transportation, Corridor Protection	Modify Policy 11.12.1(c) – renumbered above as Policy 11.12.1(a) – as follows: Development within the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area and NWGTA Transmission Corridor narrowed Area of Interest is prohibited where it could preclude or negatively affect the planning and/or implementation of the planned corridors for the purpose(s) for which they are identified.

Chapter/Section	Text Changes
11. Transportation, Corridor Protection	Modify Policy 11.12.1(d) – renumbered above as Policy 11.12.1(b) – as follows: Development approvals, whether draft or final, shall only be granted where written confirmation is received from the Ministry of Transportation and the Ministry of Energy and Mines that the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area and NWGTA Transmission Corridor Narrowed Area of Interest no longer apply to the lands subject to the applications.
21. Planning the Urban System, General	Modify Policy 21.1.5 as follows: Should any lands within the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area or the NWGTA Transmission Corridor Narrowed Area of Interest be released from corridor protection by the Province and neither corridor protection applies, the lands which are located between the 2051 New Urban Area on both sides (to the north and south or east and west) will be added to the Urban System and will assume the adjacent designated growth area designation of New Community Area or New Employment Area, without the need for an official Plan Amendment. In instances where either Corridor forms the boundary between New Community Area and New Employment Area, the Town will determine, through amendment to this Plan, the new boundary within the limits of the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Transportation Corridor Focused Analysis Area or the NWGTA Transmission Corridor Narrowed Area of Interest that was released from corridor protection.
21. Planning the Urban System, Secondary Plans	Modify Policy 21.3.7(b) as follows: the conceptual alignment of transportation corridors to support travel including goods movement capacity in recognition of policies in the Region of Peel Official Plan regarding the planning and protection of the <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Focused Analysis Area.
26. Land Acquisition, Access, Conveyance and Disposition, Parkland	Modify Policy 26.2.5(h) as follows: lands encumbered by the protected <u>Highway 413 Controlled Access Highway Designation</u> Highway 413 Transportation Corridor;

- b) Modifying the text of the 1978 Town of 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
5. Land Use Policies, Employment Areas, Humber Station New Employment Area	Modify Section 5.5.8.3(b) as follows: The Future Highway 413 Corridor Protection Area is an overlay designation within New Employment Area consisting of a corridor protection area that reflects the Highway 413 Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020) and that is intended to be protected and refined until such time as the final locations of the Highway 413 Corridor and the Northwest GTA Transmission Corridor are confirmed. The final confirmed rights-of-way for the provincially designated <u>Highway 413 Controlled Access Highway Corridor alignment and refined NWGTA Transmission Corridor Narrowed Area of Interest</u> Highway 413 and Northwest GTA Transmission Corridor will be protected indefinitely with the highway lands designated under the PTHIA. Development within this area will not preclude or negatively affect the planning and/or implementation of the planned corridors for the purpose(s) for which they are identified.
5. Land Use Policies, Transportation, Provincial Freeway and Road Network	Modify Section 5.9.5.2.4 (a) as follows: The Potential Major Transportation Linkage between the proposed North-South transportation corridor in Brampton and the <u>Highway 413 Controlled Access Highway Corridor</u>; and potential GTA West Transportation Corridor;
5. Land Use Policies, Transportation, Provincial Freeway and Road Network	Modify Section 5.9.5.2.4 (b) as follows: Appropriate linkage of Highway 427 extension with the <u>Highway 413 Controlled Access Highway Corridor</u> potential GTA West Transportation Corridor.

Chapter/Section	Text Changes
7. Secondary Plans & Other Detailed Area Policies/ Mayfield West Secondary Plan/Mayfield West Secondary Plan Special Policy Area D	Modify Section 7.12.25.20.1 as follows: A portion of the <u>Highway 413 Controlled Access Highway Corridor</u> 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 <u>Highway 413 Controlled Access Highway Corridor</u> FAA. The Holding provision shall only be lifted upon receiving confirmation from the Ministry of Transportation that the holding FAA no longer applies to the lands or that the zoning of such lands may proceed.
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 2 Secondary Plan, Location	Modify Section 7.14.2 as follows: The Mayfield West Phase 2 Secondary Plan, includes both Stage 1, Stage 2 and Stage 3 lands and comprises an area of approximately 783 hectares. Of this total, approximately 293.34 hectares are comprised of the Greenbelt, existing and introduced natural heritage features, <u>Highway 413 Controlled Access Highway Corridor</u> future Highway 413 and transitway and a former railway corridor. The result is a gross developable area of approximately 480 hectares.
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 2 Secondary Plan, Growth Management Strategy, Site-specific Development Staging and Sequencing Plan	Modify Section 7.14.4.4.6 (a) as follows: A mid-block collector road between Hurontario Street (Highway 10) and Chinguacousy Road through the Stage 3 lands. The portion of this collector road in the vicinity of Chinguacousy Road and the proposed <u>Highway 413 Controlled Access Highway Corridor</u> will be subject to further study and approval by the Ontario Ministry of Transportation (MTO);
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 2 Secondary Plan	Modify Section 7.14.19 as follows: <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor Planning and Environmental Assessment

Chapter/Section	Text Changes
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 2 Secondary Plan	Delete Policy 7.14.19.1 in its entirety and renumber the remaining subsections accordingly: The GTA West Transportation Corridor Planning and Environmental Assessment Study (the GTA West EA) is being undertaken by the Ontario Ministry of Transportation (MTO). A portion of the GTA West EA Preliminary Route Planning Study Area and Focus Analysis Area extends into the Secondary Plan Area. These lands are identified on Figure 19 in this Plan.
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 2 Secondary Plan	Modify Section 7.14.19.2 - renumbered above as Policy 7.14.19.1 – as follows: The following policies apply to all development applications and approvals in the Secondary Plan Area where they are located in the <u>Highway 413 Controlled Access Highway Corridor</u> Preliminary Route Planning Study Area or Focus Analysis Area , hereinafter referred to as the ‘Identified Area’.
7. Secondary Plans & Other Detailed Area Policies, Coleraine West Employment Area Secondary Plan	Modify Section 7.15.3 (fourth bullet point) as follows: Recognize the accessibility/visibility afforded by its location near, Mayfield Road, Coleraine Drive (Emil Kolb Parkway), Highway 427, and the <u>Highway 413 Controlled Access Highway Corridor</u> future GTA – West Transportation Corridor facility.
7. Secondary Plans & Other Detailed Area Policies/ Coleraine West Employment Area Secondary Plan	Modify Section 7.15.6.7 as follows: Enhanced building and landscape design is required along Coleraine Drive, Mayfield Road, Healey Road, George Bolton Parkway and the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor.
7. Secondary Plans & Other Detailed Area Policies, Coleraine West Employment Area Secondary Plan	Modify Section 7.15.7.2.2 as follows: The Prestige Industrial designation shall apply to lands adjacent to Coleraine Drive, Mayfield Road, Healey Road, George Bolton Parkway and the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor with the intent that the development adjacent to these major roads will be attractive and developed to a high standard of community design with buildings that appear to front onto major roads.

Chapter/Section	Text Changes
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 3 Stage 1 Secondary Plan, Future Corridor Protection Area	Modify Section 7.17.11.1 as follows: A portion of the <u>Highway 413 Controlled Access Highway Corridor</u> Highway 413 Focused Analysis Area (FAA) and the <u>NWGTA Transmission Corridor Narrowed Area of Interest</u> Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI) extends into the Plan Area, as shown on Schedule B-3. A holding provision shall be applied to any Zoning By-law Amendment to lands located within the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> FAA/NAI. The Holding provision shall only be lifted upon receiving confirmation from the Ministry of Municipal Affairs and Housing that the <u>holding</u> FAA and the NAI no longer applies to the lands or that the zoning of such lands may proceed.
7. Secondary Plans & Other Detailed Area Policies, Mayfield West Phase 3 Stage 1 Secondary Plan, Future Corridor Protection Area	Modify Section 7.17.11.2 as follows: Further, prior to the servicing of lands within the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> FAA/NAI, the FAA/NAI <u>Holding provision</u> shall be lifted from the identified lands or confirmation shall be received from the Ministry of Municipal Affairs and Housing that the servicing and/or development of the identified lands may proceed.

- c) Modifying the text of the Region of Peel 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
3. Resources, Energy Diversity	Modify Section 3.7.23 as follows: Plan and <u>Protect for a future</u> Northwest GTA Transmission Corridor and rights-of-way for electricity generation facilities and transmission systems to meet current and projected needs, and prohibit development in such planned corridors for the purpose(s) for which it was identified or actively being planned, as shown on Schedule F-2.

Chapter/Section	Text Changes
3. Resources, Energy Diversity	Delete Policy 3.7.24 in its entirety and renumber the remaining subsections accordingly: Recognize that as the Northwest GTA Transmission Corridor Identification Study progresses, provisions for the phased release of lands that are appropriate to the Northwest GTA Transmission Corridor Identification Study process be made, in consultation with the Ministry of Energy, Northern Development and Mines.
5. Regional Structure, Policies	Modify Section 5.6.19.19 as follows: Work jointly with the Ministry of Transportation, Metrolinx, and local municipalities to identify additional transit stations that may be approved in the future, through initiatives such as the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor Environmental Assessment and additional transit stations that will support growth and the movement of people in Designated Greenfield Areas, as Major Transit Station Areas on Schedule E-5 of the Region of Peel Official Plan.
5. Regional Structure, Policies	Modify Section 5.6.20.14.10 as follows: Should any portions of the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor identified on Schedule F-2 be released from corridor protection by the Province and the Region of Peel, lands which are located between the 2051 New Urban Area on both sides (to the north and south or east and west) on Schedule E-1 shall be added to the Urban System and will assume the adjacent Designated Greenfield Area designation of Community Area or Employment Area as per Section 5.6.20.14. In instances where the Corridor forms the boundary between Community Area and Employment Area, local municipal official plans may determine new the boundary within the limits of the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor that was released from corridor protection.
5. Regional Structure, Policies	Modify Section 5.6.20.14.12 (b) as follows: the conceptual alignment of transportation corridors to support travel including goods movement capacity in recognition of policies in this plan regarding the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor and support for alternatives to a highway.

Chapter/Section	Text Changes
5. Regional Structure, Policies	Modify Section 5.6.20.14.16 (f) as follows: ensure the efficient provision of a Caledon-wide multimodal transportation system that includes sustainable transportation and transit infrastructure and services, including the alignment of an East-West higher order transit corridor, the conceptual alignment of other higher order transit corridors along with sufficient east west road and goods movement capacity, recognizing the policies in this plan regarding the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Corridor and support for alternatives to a highway;
5. Regional Structure, Policies	Modify Section 5.6.20.14.19.8 (f, vi) as follows: The City shall ensure that any shale extraction operation will not unduly restrict alternatives for the planning of a potential North-South Higher Order Transportation Corridor or alternatives for other planned infrastructure and transportation corridors including the <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Transportation Corridor Study Area as identified by the Ministry of Transportation and the <u>NWGTA Transmission Corridor Narrowed Area of Interest</u> Northwest GTA Transmission Corridor Identification Study Area as identified by the Ministry of Energy, Northern Development and Mines and the Independent Electricity System Operator;
5. Regional Structure, Mayfield West Phase 2, Caledon	Modify Section 5.6.20.14.21.1 as follows: The <u>Highway 413 Controlled Access Highway Corridor</u> GTA West Preliminary Route Planning Study Area
5. Regional Structure, Mayfield West Phase 2, Caledon	Delete Policy 5.6.20.14.21.1 (a) in its entirety and renumber the remaining subsections accordingly: Identify through mapping, any portion of the GTA West Preliminary Route Planning Study Area (the Study Area) that extends into the Mayfield West Phase 2 Settlement Area.

Chapter/Section	Text Changes
5. Regional Structure, Mayfield West Phase 2, Caledon	Modify Section 5.6.20.14.21.1 (b) – renumbered above as Policy 5.6.20.14.21.1 (a) – as follows: Ensure that development applications for lands within the <u>Highway 413 Corridor</u> Study Area will not predetermine or preclude the planning and/or implementation of the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Transportation Corridor and Northwest GTA Transmission Corridor Study. These policies may include provisions for the phased release of lands within the <u>Highway 413 Corridor</u> Study Area if such release does not predetermine or preclude the planning and/or implementation of the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Transportation Corridor and Northwest GTA Transmission Corridor Study.
5. Regional Structure	In section 5.6.20.14.22, modify the subheading as follows: <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Preliminary Route Planning Study Area/NWGTA Transmission Corridor Identification Study Area
5. Regional Structure, Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest (as modified above)	Delete Policy 5.6.20.14.22 (n) (i) in its entirety and renumber the remaining subsections accordingly: Identify through mapping, any portion of the GTA West Preliminary Route Planning Study Area (the GTA West Study Area) which includes the GTA West Focused Analysis Area (FAA) and NWGTA Transmission Corridor Identification Study Area that extends into the Bolton Residential Expansion Settlement Area. The mapping will indicate the GTA West Study Area, FAA, and NWGTA Transmission Corridor Identification Study Area are located in portions of the Bolton Residential Expansion Settlement Area.

Chapter/Section	Text Changes
5. Regional Structure, Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest (as modified above)	Modify Section 5.6.20.14.22 (n) (ii) as follows: Ensure that development applications for lands within the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Study Area and NWGTA Transmission Corridor Identification Study Area will not predetermine or preclude the planning and/or implementation of the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Transportation Corridor or the NWGTA Transmission Corridor. These policies may include provisions for the phased release of lands within the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Study Area and NWGTA Transmission Corridor Identification Study Area if such release does not predetermine or preclude the planning and/or implementation of the <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Transportation Corridor and NWGTA Transmission Corridor.
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35 (second paragraph) as follows: As required by Provincial policy to plan and protect a strategic corridor and rights-of-way for transportation and transit facilities, in advance of future development, the Region is establishing policies to protect the corridor shown as the Conceptual <u>Highway 413 Controlled Access Highway Corridor and NWGTA Transmission Corridor Narrowed Area of Interest</u> GTA West Corridor and the Northwest GTA Transmission Corridor on Schedule F-2.
5. Regional Structure, The Provincial Freeway Network	In Section 5.10.35, delete the third paragraph in its entirety as follows: The provincial Growth Plan August 2020, identifies a conceptual future Transportation Corridor in Peel between the urban areas of the northwest GTA and the western Greater Golden Horseshoe. The Ministry of Transportation (MTO) has initiated an Environmental Assessment which will more specifically define the need, location and details of the GTA West Transportation Corridor, now referred to by the Province as the Highway 413 Transportation Corridor study.

Chapter/Section	Text Changes
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.2 as follows: To plan and protect for a future <u>Highway 413 Controlled Access Highway</u> GTA West Transportation Corridor in the Region of Peel as conceptually shown on Schedule F-2.
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.6 (a) as follows: A transportation corridor linking the <u>Highway 413 Controlled Access Highway</u> GTA West Transportation Corridor and the Niagara to GTA Corridor;
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.6 (b) as follows: The planned extension of Highway 427 linking to the <u>Highway 413 Controlled Access Highway</u> GTA West Transportation Corridor;
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.10 as follows: Plan and <u>Protect</u> for the <u>Highway 413 Controlled Access Highway</u> GTA West Transportation Corridor and rights-of-way for transportation and transit facilities to meet current and projected needs and prohibit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or actively being planned.
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.12 as follows: Work with the Province and local municipalities to plan for and protect for the <u>Highway 413 Controlled Access Highway</u> GTA West Transportation Corridor and its connections to the existing highway network including Highway 410 in the Mayfield West area of Caledon (as identified on Schedule F-2).
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.13 as follows: Direct the local municipalities, in consultation with and to the satisfaction of the Province, to implement official plan amendments or zoning by-laws that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and development of the <u>Highway 413 Controlled Access Highway</u> GTA West Transportation Corridor.

Chapter/Section	Text Changes
5. Regional Structure, The Provincial Freeway Network	Delete 5.10.35.14 in its entirety and renumber the remaining subsections accordingly: Recognize that as the GTA West Transportation Corridor Environmental Assessment Study progresses provisions for the phased release of lands that are appropriate to the Environmental Assessment process be made, in consultation with the Ministry of Transportation.
5. Regional Structure, The Provincial Freeway Network	Delete 5.10.35.15 in its entirety and renumber the remaining subsections accordingly: Encourage the Province to explore alternative transportation solutions to a freeway that would support complete communities and sustainable transportation through the GTA West Transportation Corridor Environmental Assessment process.
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.17 (c) as follows: The planned extension of Highway 427 linking to the <u>Highway 413 Controlled Access Highway</u> -GTA West Transportation Corridor; and,
5. Regional Structure, The Provincial Freeway Network	Modify Section 5.10.35.20 as follows: Encourage the exploration of alternatives to overhead transmission lines in urban community areas and near airport infrastructure in order minimize impacts of a potential future Northwest GTA Transmission Corridor and explore opportunities for transmission infrastructure to support district energy efforts.

Attachment 1
Modifications to the Schedules and Figures of the Future Caledon Official Plan



TOWN OF CALEDON OFFICIAL PLAN

Schedule **A1**

Provincial Plan Areas

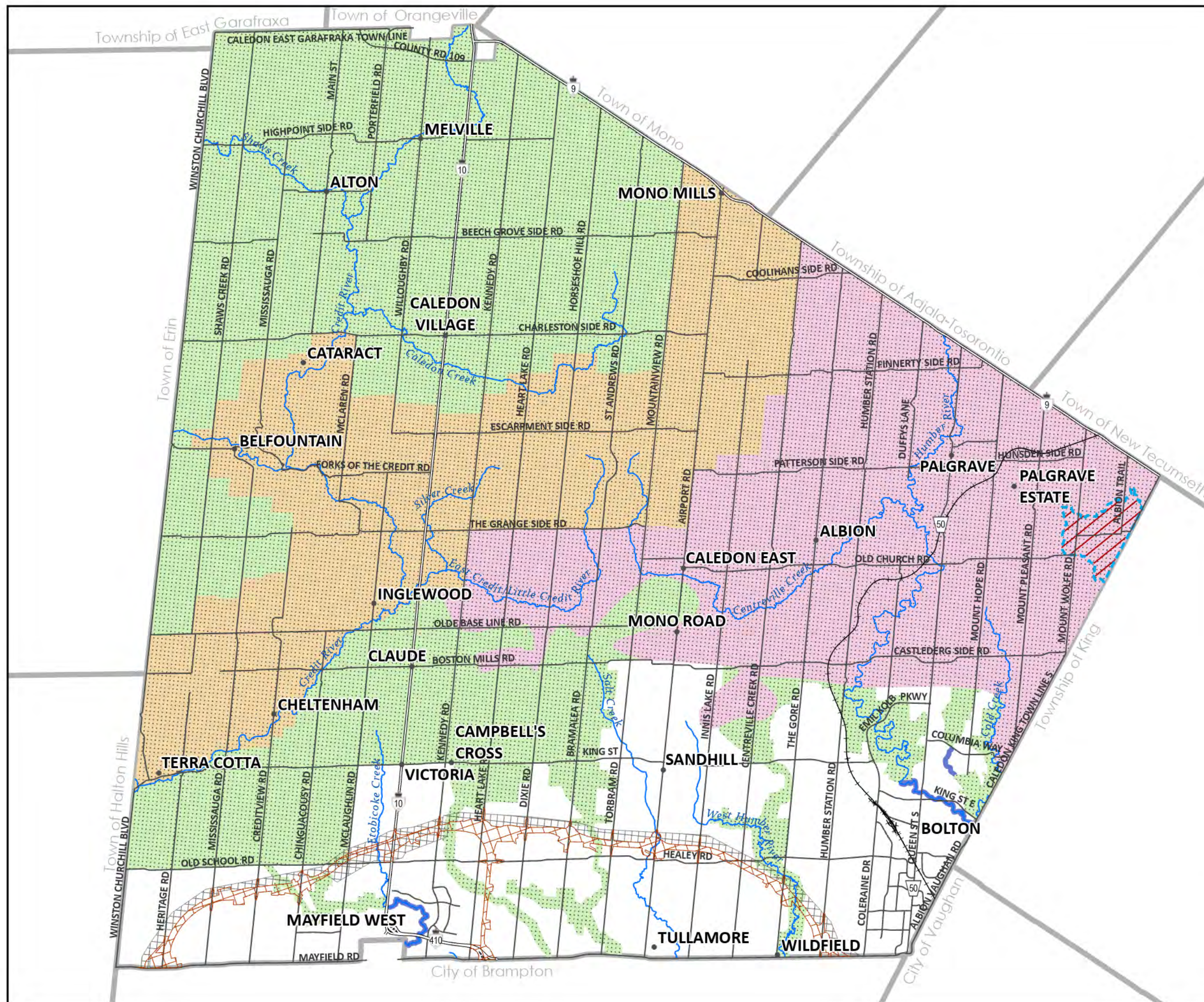
- Greenbelt Plan Boundary
- Urban River Valleys
- Protected Countryside
- Oak Ridges Moraine Conservation Plan Area
- Niagara Escarpment Plan Area
- Lake Simcoe Protection Plan Area
- Highway 413 Controlled Access Highway Designation
- Northwest GTA Transmission Corridor Narrowed Area of Interest



0 1 2 3 4 5
km

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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

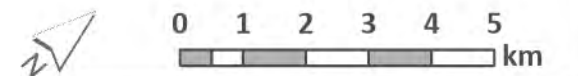
-  Village
-  Hamlet
-  Rural Employment Centre
-  Palgrave Estate Residential Community
-  Agricultural Area and Rural Lands

Natural Environment System

-  Natural Features and Areas

Other Map Elements

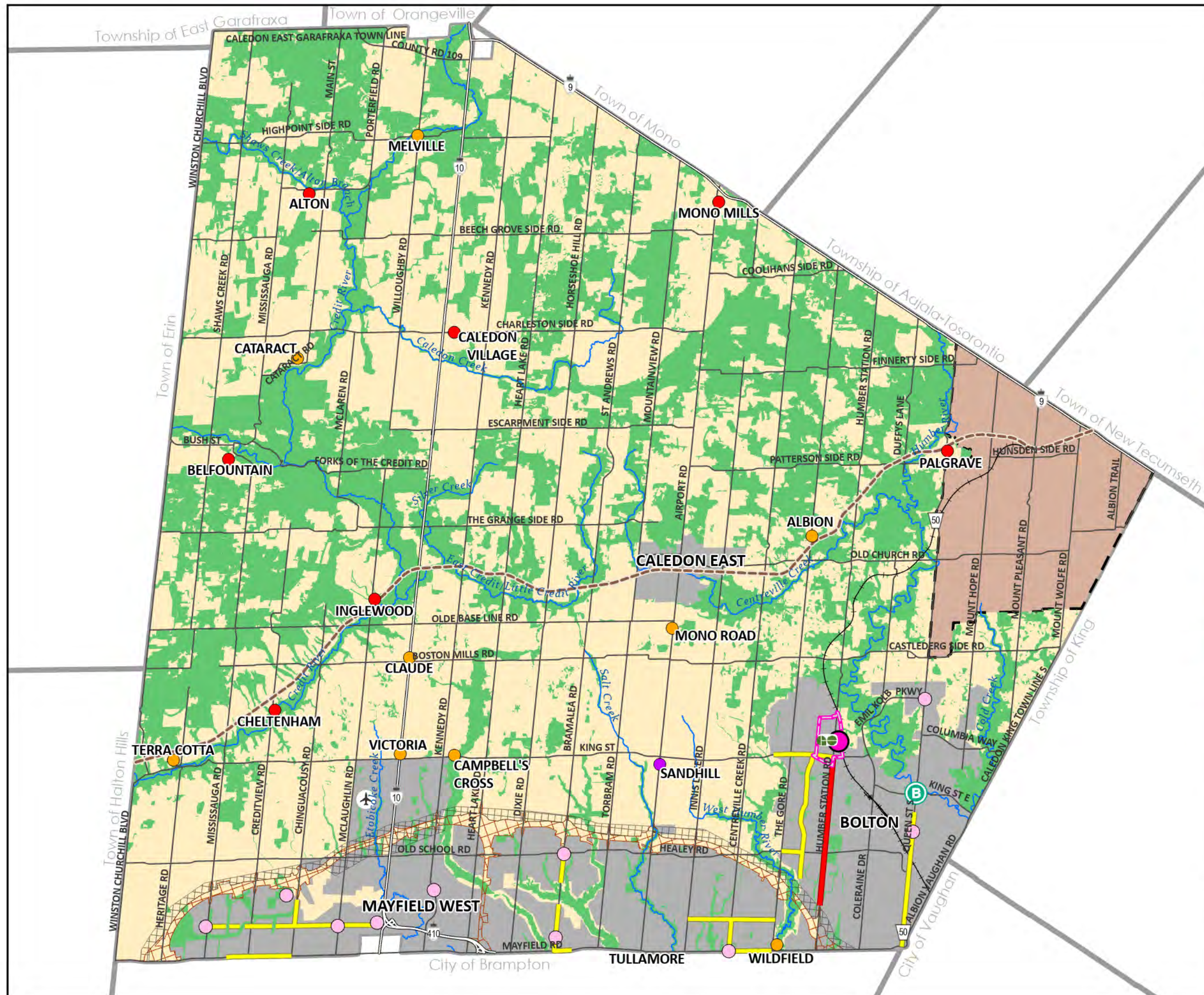
-  Caledon Trailway
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest



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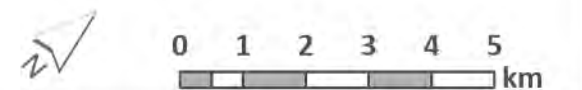
Schedule B2

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

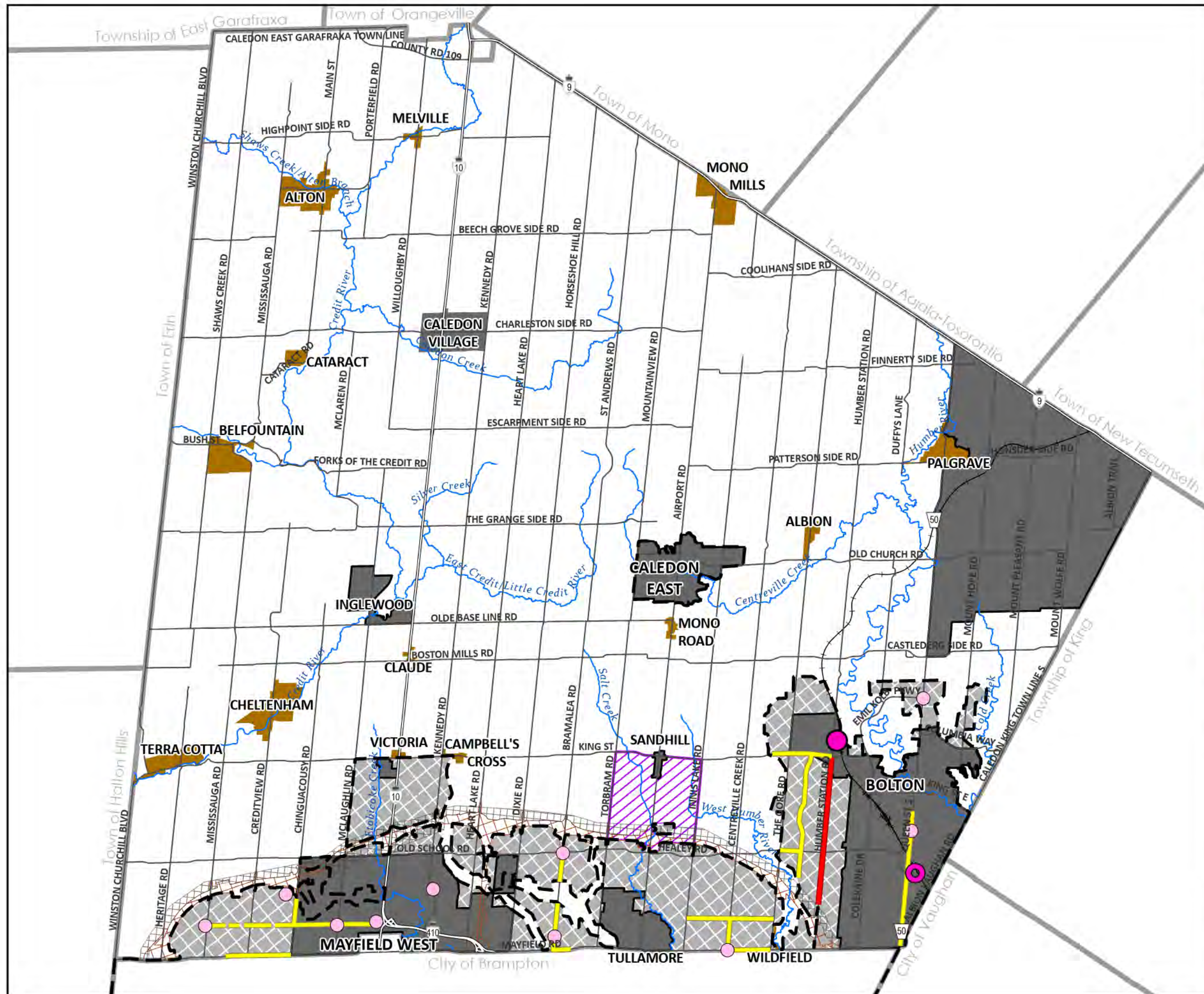
-  Highway 413 Controlled Access
-  Highway Designation
-  Northwest GTA Transmission Corridor
-  Narrowed Area of Interest



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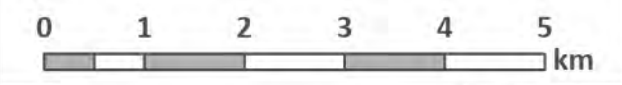
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Schedule B3c

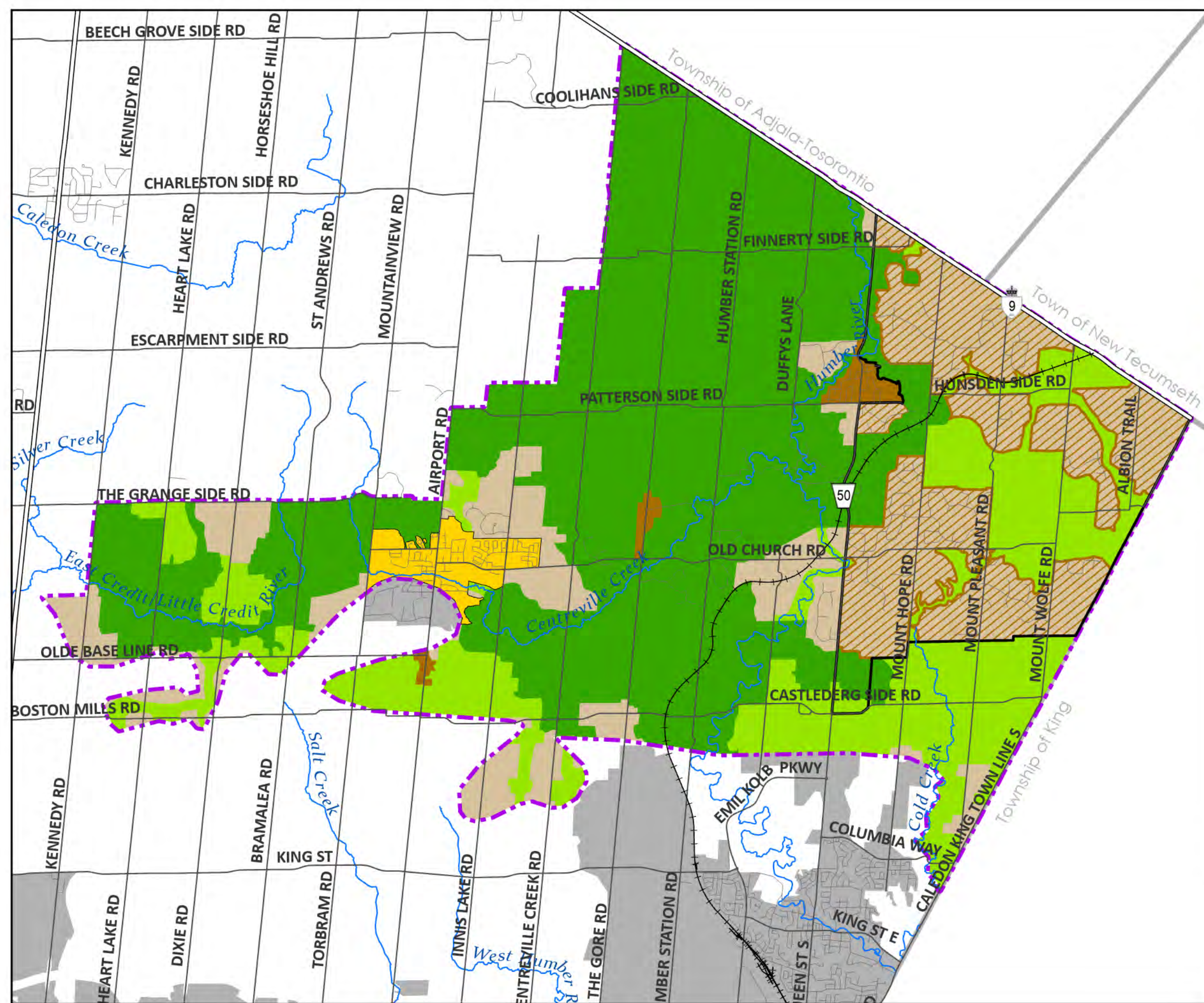
Land Use Designations Oak Ridges Moraine Conservation Plan

-  Oak Ridges Moraine Conservation Plan
-  Natural Core Area
-  Natural Linkage Area
-  Countryside Area
-  Palgrave Estates Residential Community (A component of Countryside Area)
-  Rural Settlement
-  Settlement Area
-  Urban Area
-  Palgrave Estate Residential Community



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Schedule B4

Land Use Designations

Land Use

-  Mineral Aggregate Operation
-  Rural Economic Development Area
-  Estate Residential Area
-  New Community Area
-  New Employment Area
-  Prime Agricultural Area
-  Rural Lands
-  Parks and Open Space
-  Natural Features and Areas
-  Campbell's Cross Transition Area

Other Map Elements

-  Highway 413 Controlled Access
-  Highway Designation
-  Northwest GTA Transmission Corridor
-  Narrowed Area of Interest
-  Reddington Retirement Community
-  See Schedules E2 to E11 for Land Use Designations
-  See Applicable Secondary Plan
-  Schedule
-  Refer to Part A, Section 1.2

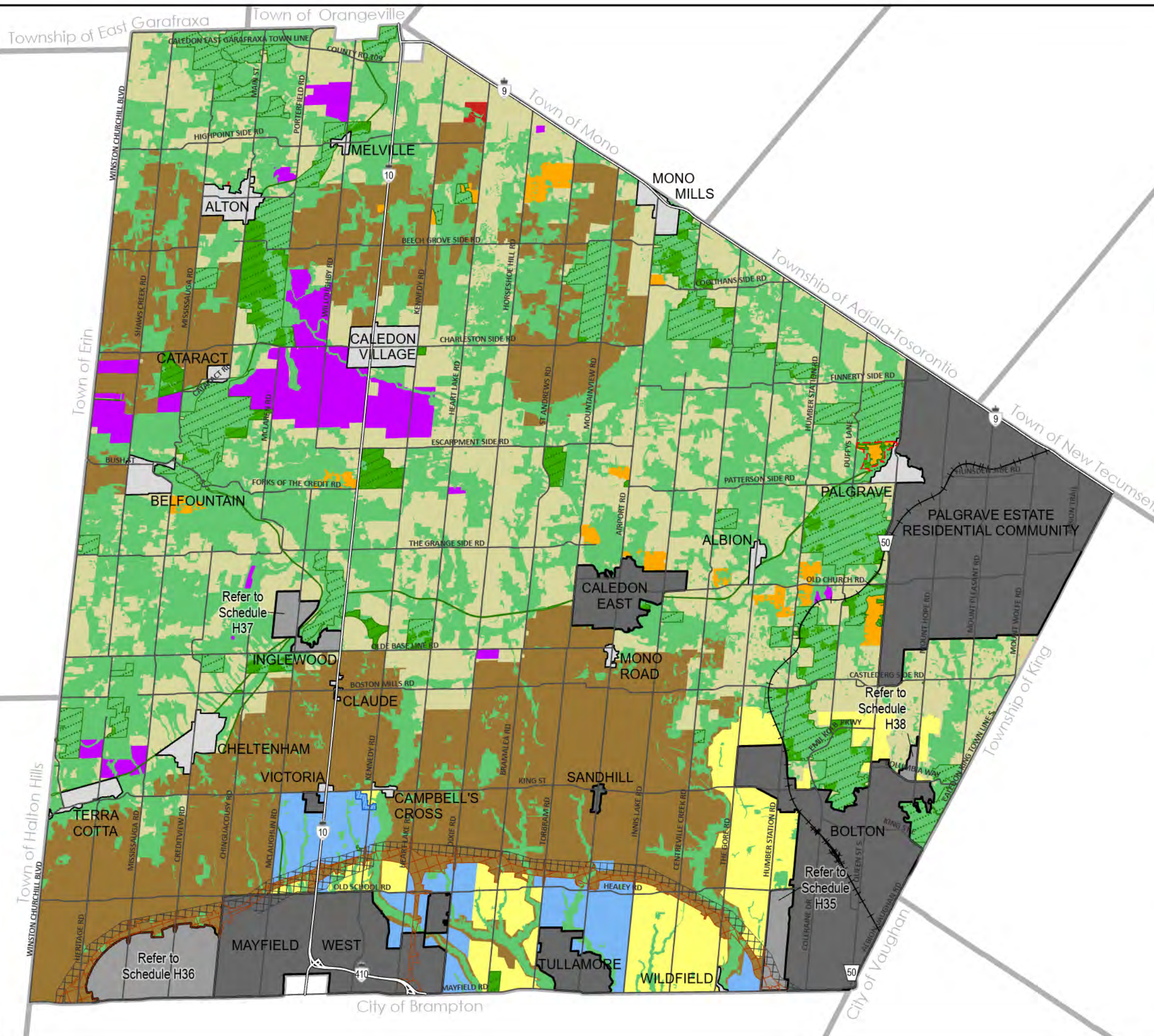
Schedule B4 shall be read in conjunction with Schedule E1 and Policy 17.2.7 where Prime Agricultural Areas are also subject to the Natural Features and Areas Designation.



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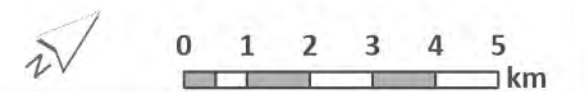
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Schedule C1

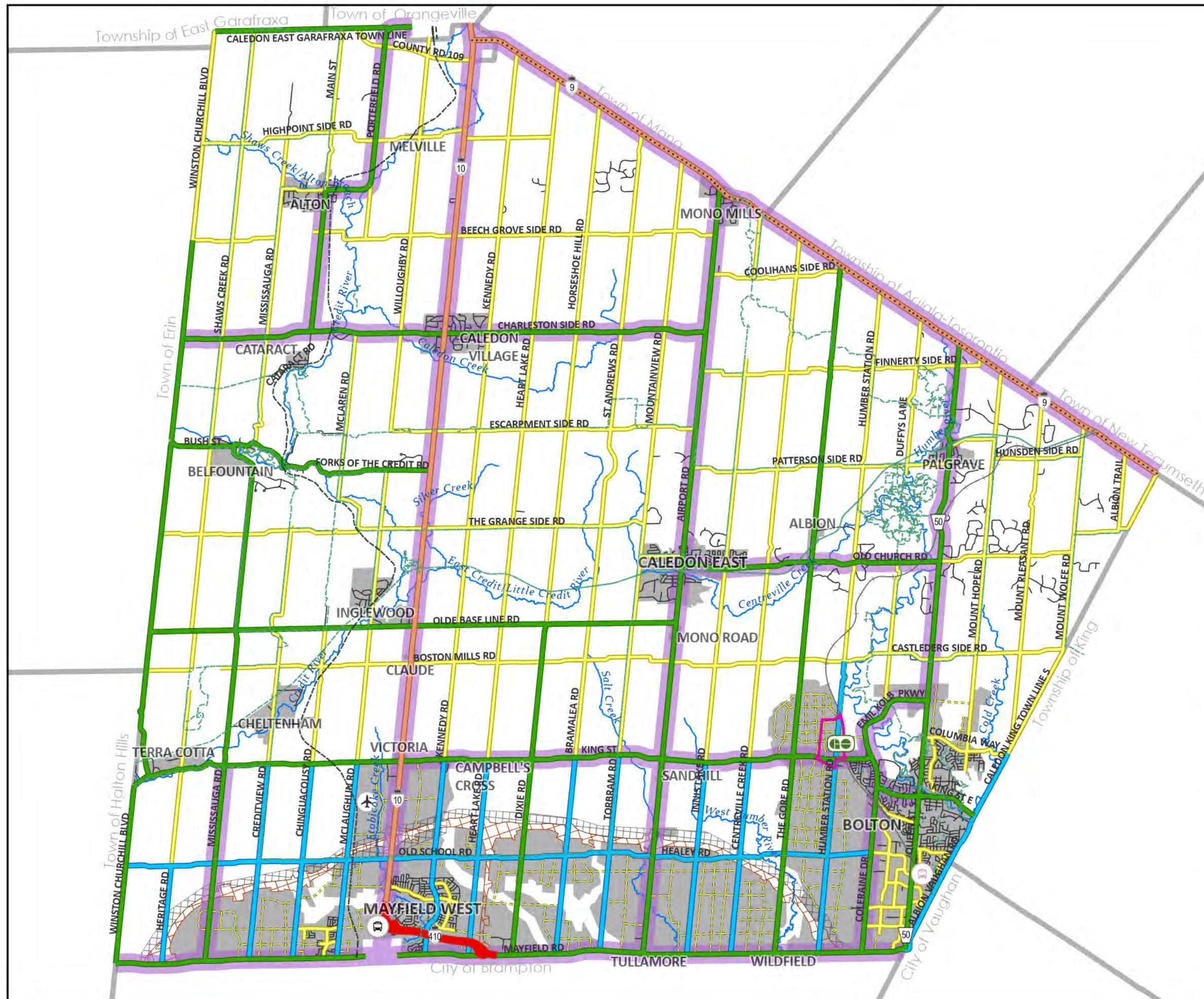
Town-wide Transportation Network

-  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
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest



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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

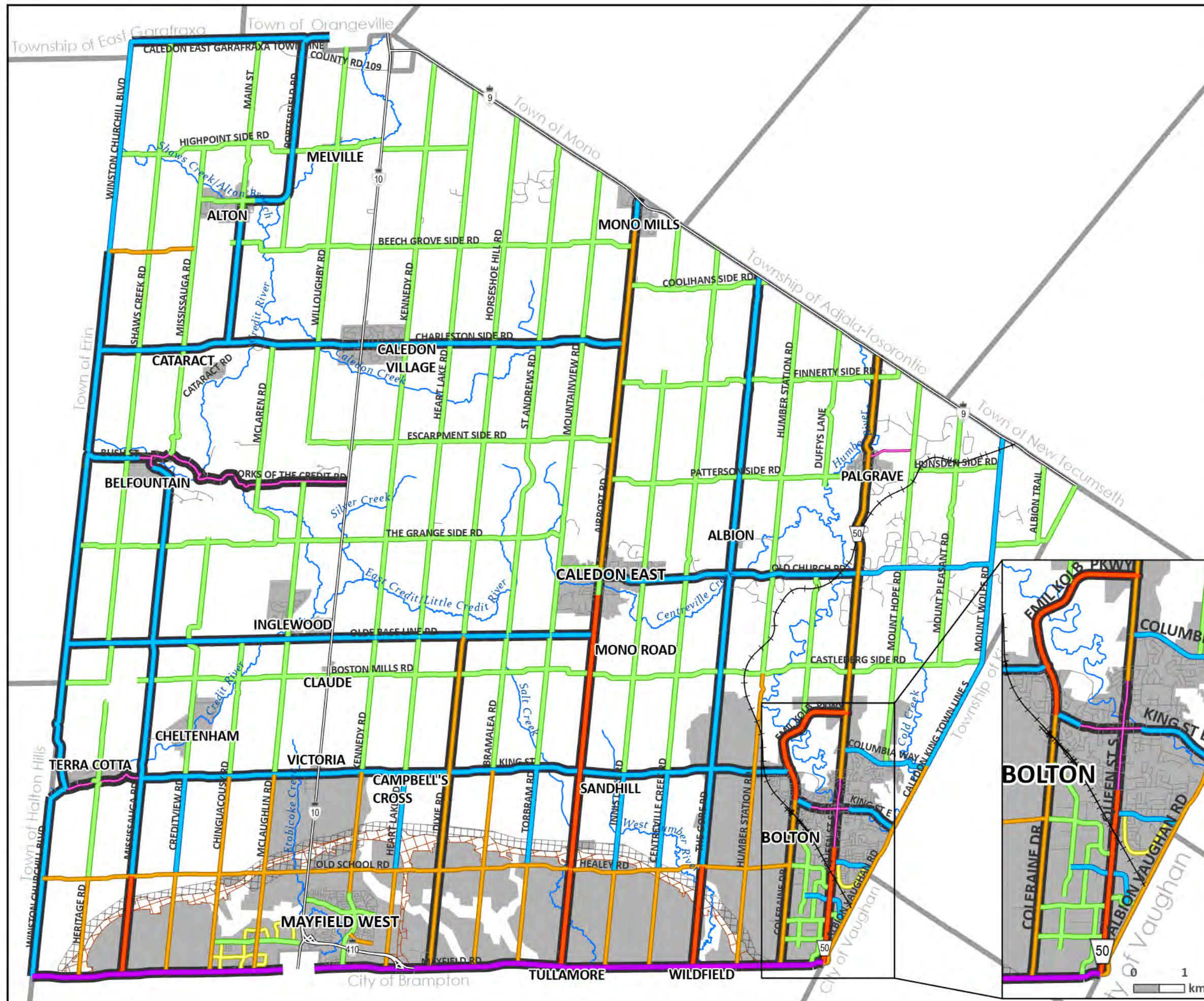
Other Map Elements

- Highway 413 Controlled Access Highway Designation
- Northwest GTA Transmission Corridor Narrowed Area of Interest
- Urban Area and Settlement Area



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Schedule D1

Natural Environment System

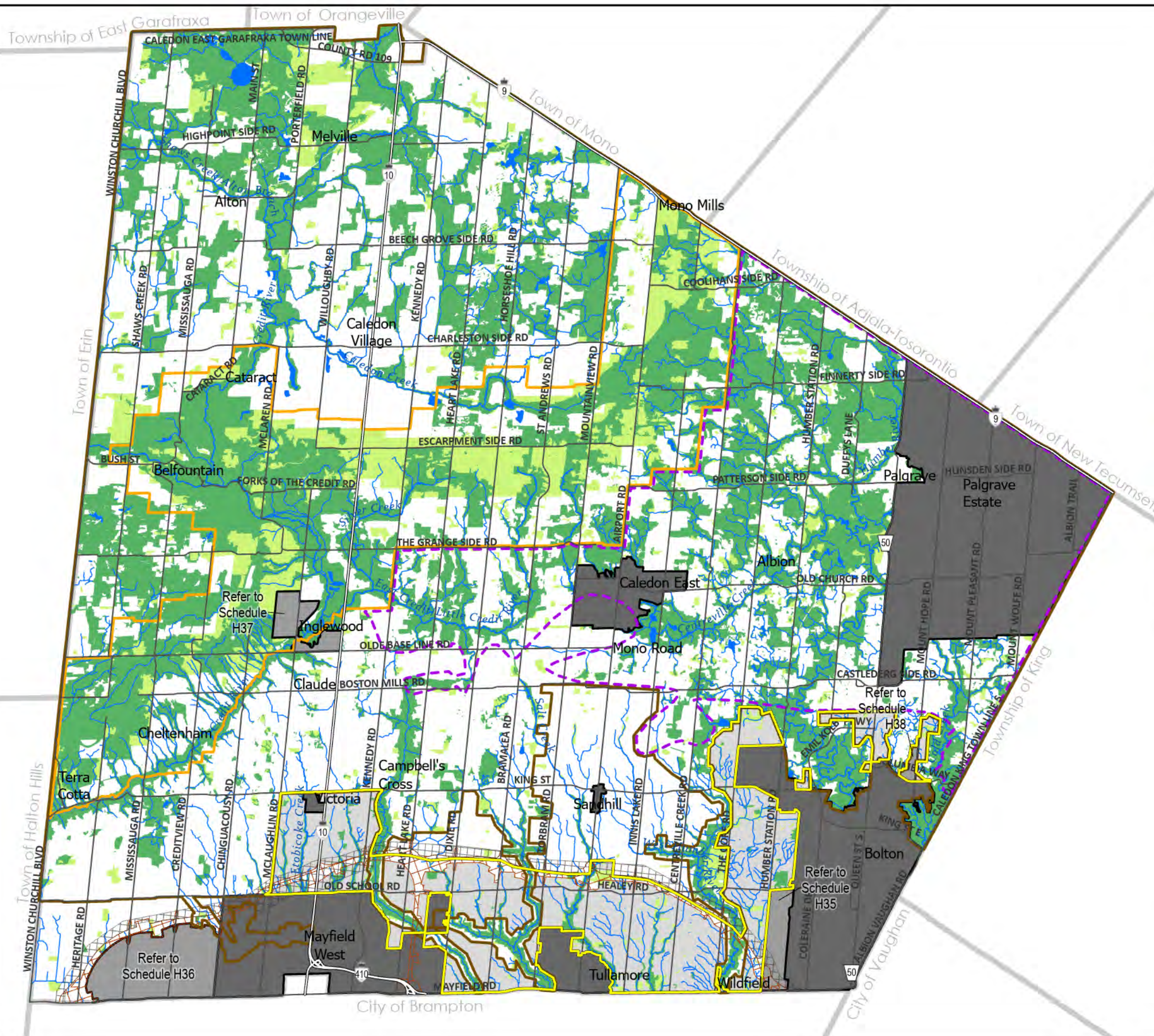
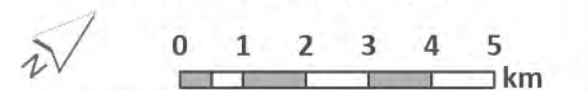
Natural Environment System

-  Greenbelt Plan
-  Oak Ridges Moraine Conservation Plan
-  Niagara Escarpment Plan
-  Natural Features and Areas
-  Supporting Features and Areas
-  Lakes
-  Permanent and Intermittent Streams

Other Map Elements

- See Schedules D2a and D2b - New
-  Urban Area Preliminary Natural Environment System
-  Refer to Part A, Section 1.2
-  Refer to Applicable Secondary Plan
-  Urban Area
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest

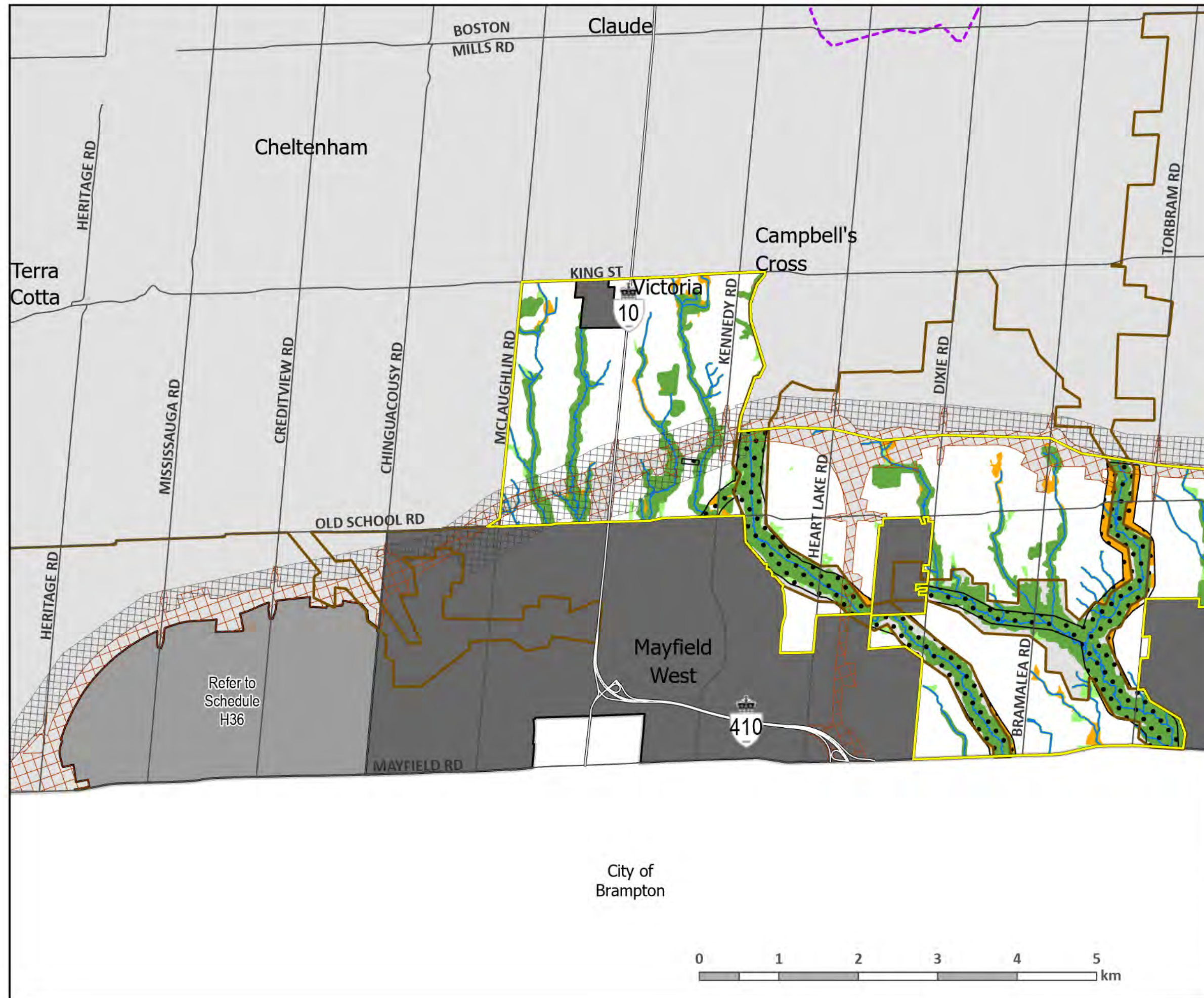
For comparison of Natural Features and Areas and Supporting Features and Areas against Land Use Designations, See Figure D11



Schedule D2a

New Urban Area Preliminary Natural Environment System

-  Natural Features and Areas with 30m Buffer
 -  Supporting Features and Areas
 -  Permanent and Intermittent Streams
 -  Potential Linkage
 -  Potential Enhancement Area
 -  Greenbelt Plan Boundary
 -  New Urban Area and Schedule Boundary
- Other Map Elements**
-  Oak Ridges Moraine Conservation Plan Boundary
 -  Refer to Part A, Section 1.2
 -  Refer to Applicable Secondary Plan
 -  Highway 413 Controlled Access Highway Designation
 -  Northwest GTA Transmission Corridor Narrowed Area of Interest
 -  Rural System (See Schedule E1)



Schedule D2b

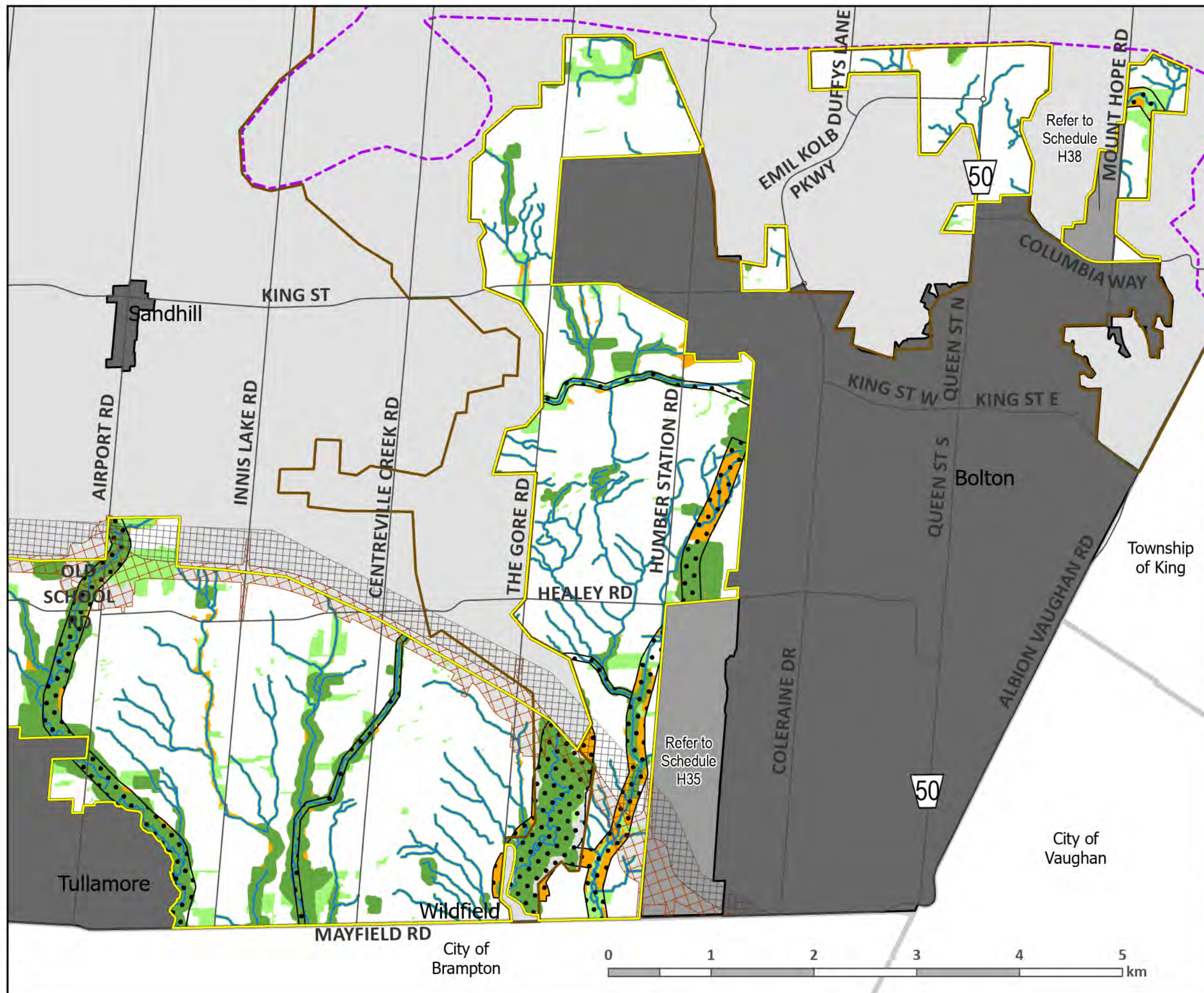
New Urban Area Preliminary Natural Environment System

-  Natural Features and Areas with 30m Buffer
 -  Supporting Features and Areas
 -  Permanent and Intermittent Streams
 -  Potential Linkage
 -  Potential Enhancement Area
 -  Greenbelt Plan Boundary
 -  New Urban Area and Schedule Boundary
- Other Map Elements
-  Oak Ridges Moraine Conservation Plan Boundary
 -  Refer to Part A, Section 1.2
 -  Refer to Applicable Secondary Plan
 -  Highway 413 Controlled Access Highway Designation
 -  Northwest GTA Transmission Corridor
 -  Narrowed Area of Interest
 -  Rural System (See Schedule E1)



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Schedule D3

Natural and Supporting Features and Areas

Natural and Supporting Features and Areas

-  Permanent and Intermittent Streams
-  Environmentally Sensitive or Significant Area
-  Escarpment Natural Area
-  Valley and Stream Corridors
-  ANSI, Earth and Life Science
-  Kettle Lake
-  Lakes
-  Wetlands (evaluated)
-  Other Wetland (unevaluated)
-  Significant Woodland
-  Other Woodland
-  Escarpment Protection Area
-  Savannah or Alvar

Other Map Elements

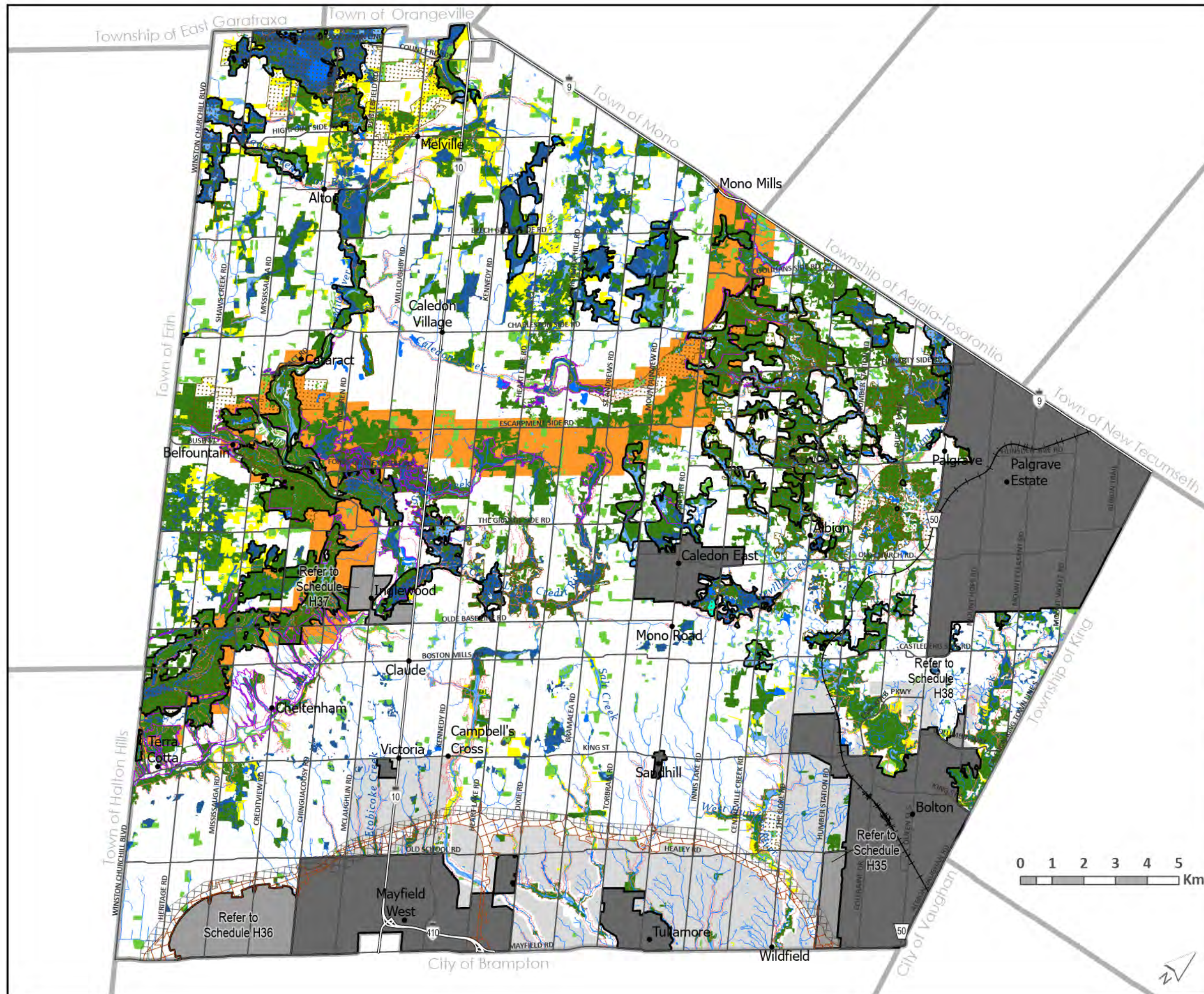
-  Urban Area
-  Refer to Applicable Secondary Plan
-  Refer to Part A, Section 1.2
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest



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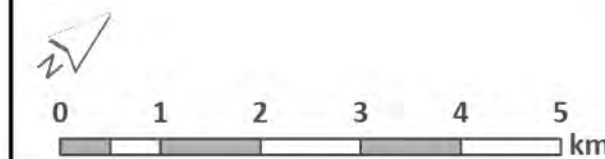


Schedule D5

Landform Conservation Areas

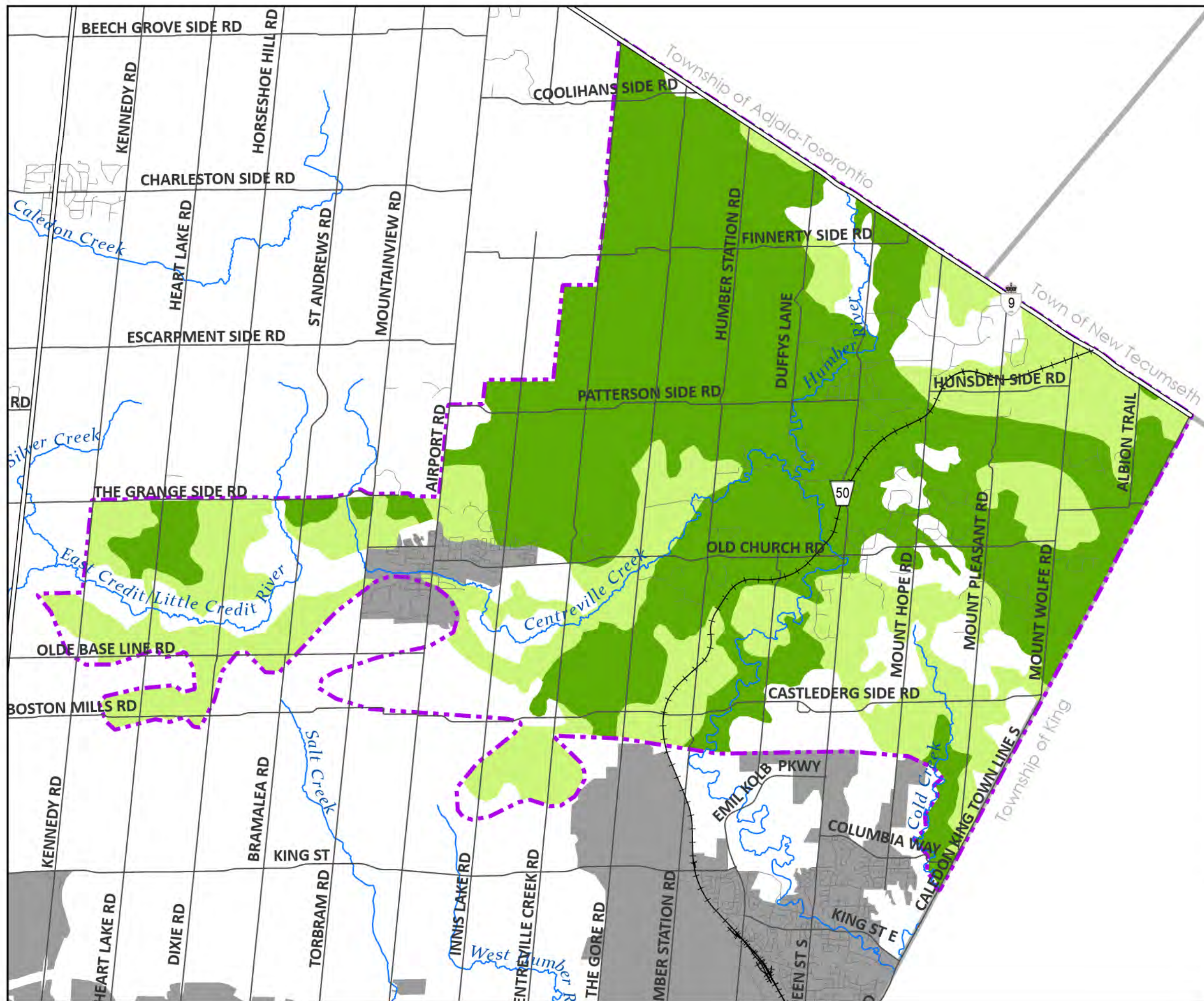
Oak Ridges Moraine Conservation Plan

-  Oak Ridges Moraine Conservation Plan
-  Landform Conservation Area Category 1
-  Landform Conservation Area Category 2
-  Urban Area



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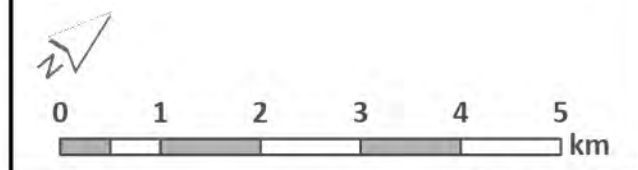
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Schedule D6

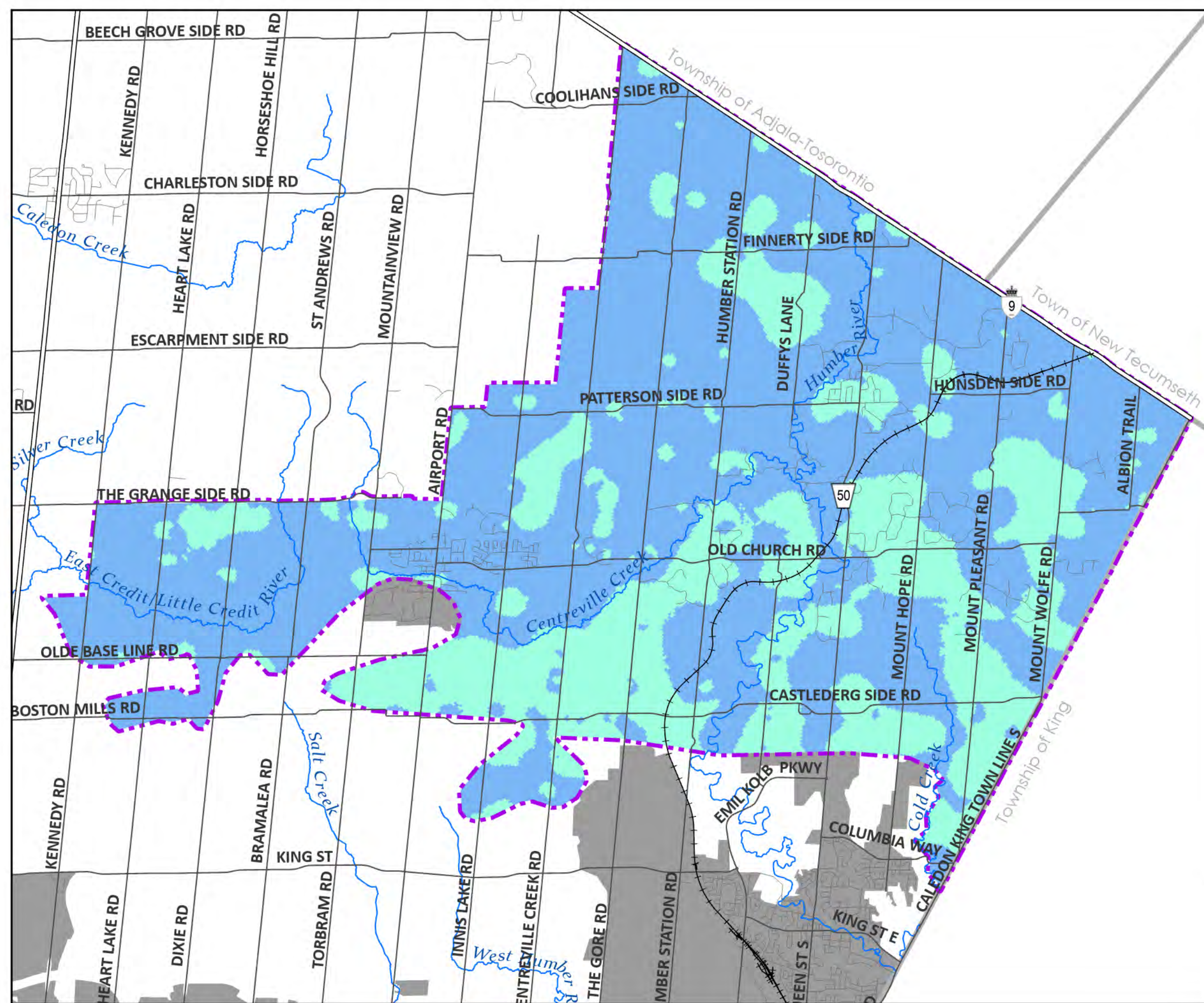
Areas of High Aquifer Vulnerability Oak Ridges Moraine Conservation Plan

-  Oak Ridges Moraine Conservation Plan
-  High Aquifer Vulnerability
-  Low Aquifer Vulnerability
-  Urban Area



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Schedule D7

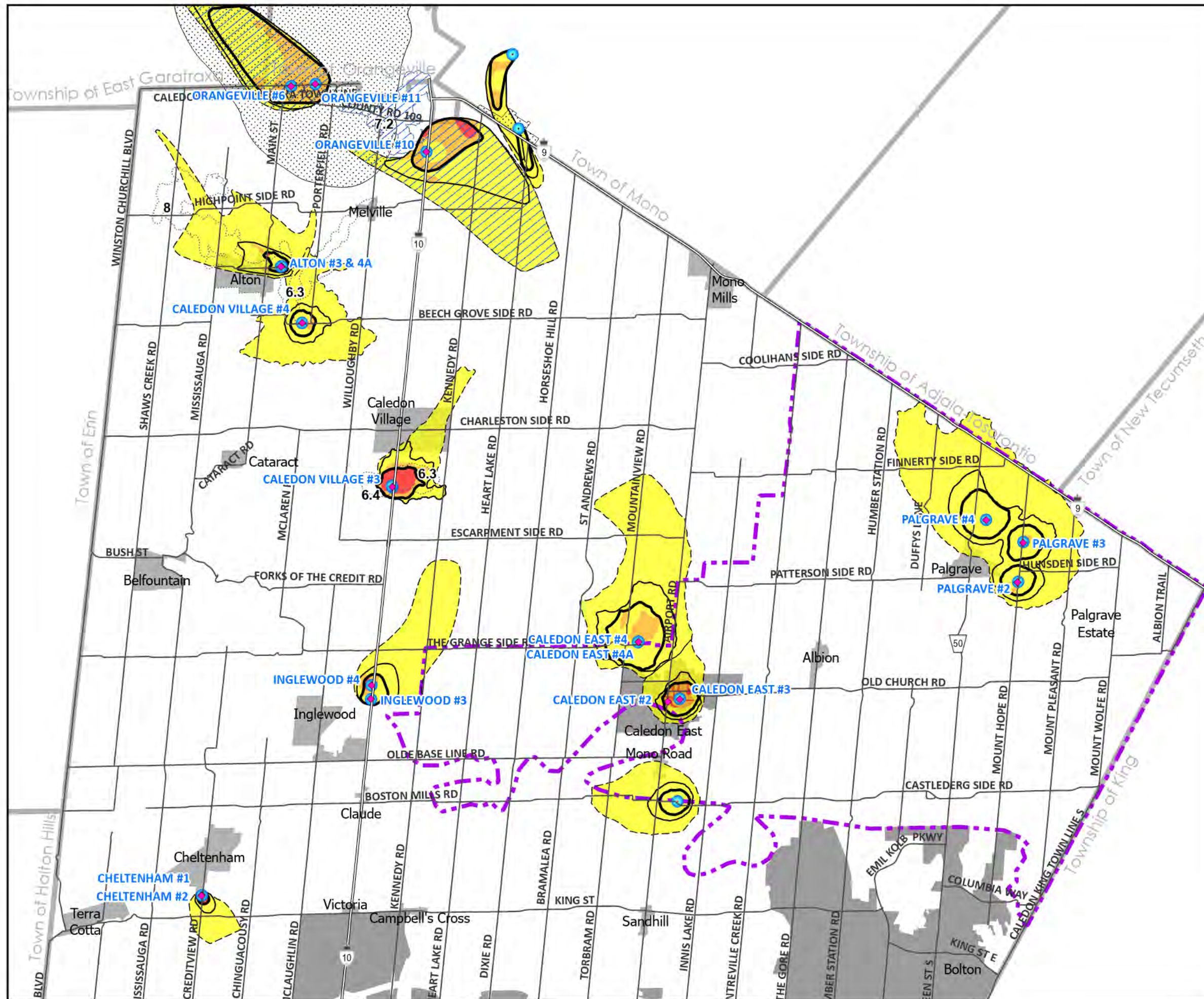
Wellhead Protection Areas

- Wellhead
- Issue Contributing Area**
 - Sodium, Chloride
- Wellhead Protection Areas**
 - WHPA-A
 - WHPA-B
 - WHPA-C
 - WHPA-D
 - WHPA-E (Vulnerability score is noted on map)
 - Q1 & Q2
- Aquifer Vulnerability Score**
 - 2, 4, 6
 - 8
 - 10
 - Oak Ridges Moraine Conservation Plan
 - Urban Area and Settlement Area



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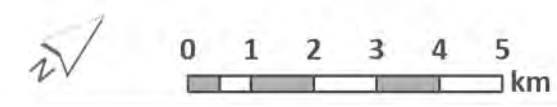
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Schedule D8

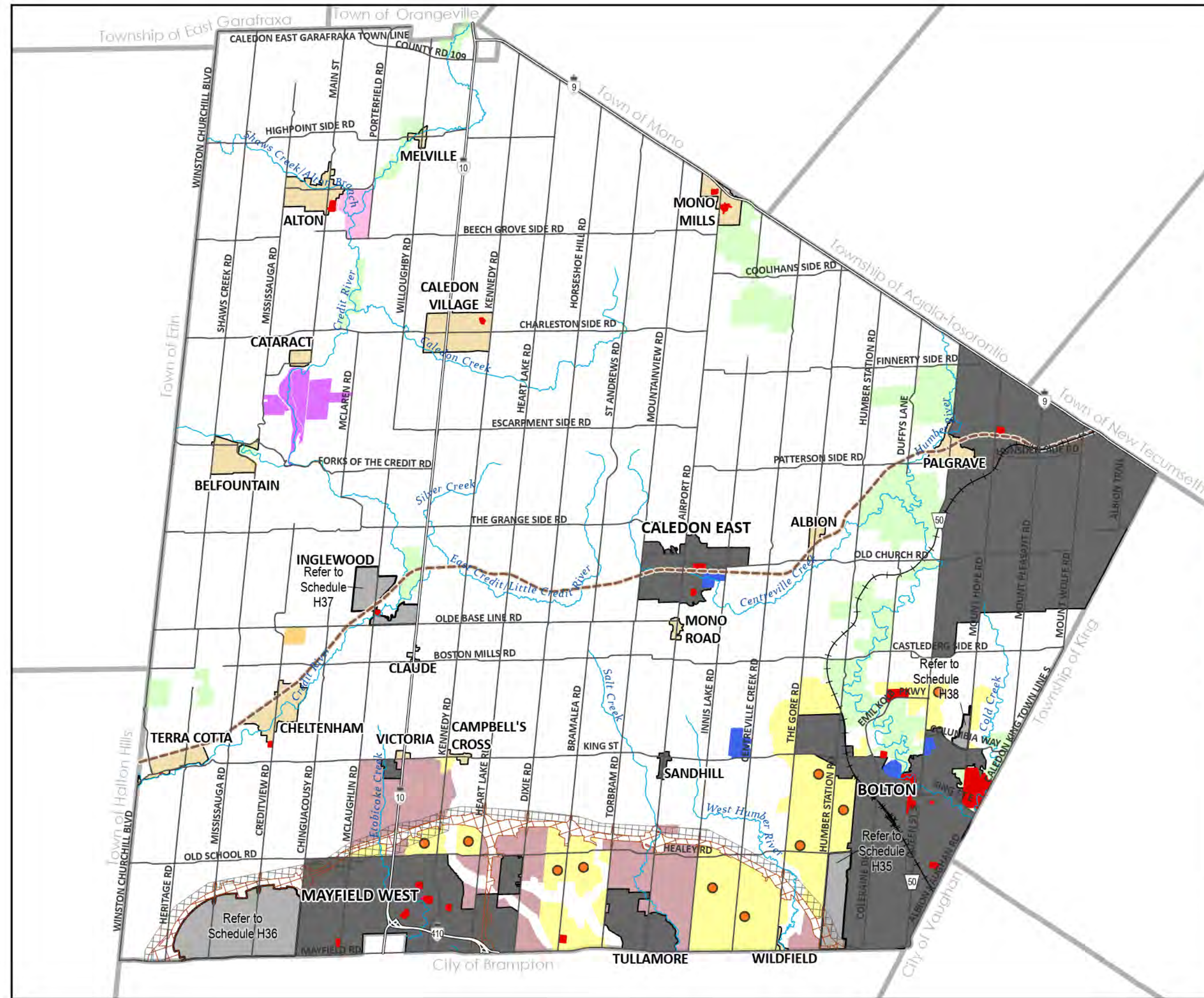
Parks and Open Space

- Parks and Open Space**
- Caledon Trailway
 - Existing Community Park
 - Existing District Park
 - Proposed Community Park
 - Conservation Areas
 - Provincial Crown Land
 - Provincial Park
 - Other Provincial Park
- Urban System**
- New Community Area
 - New Employment Area
- Other Map Elements**
- Settlement Area
 - See Applicable Secondary Plan Schedule
 - Refer to Part A, Section 1.2
 - Highway 413 Controlled Access Highway Designation
 - Northwest GTA Transmission Corridor Narrowed Area of Interest



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TOWN OF CALEDON OFFICIAL PLAN

Schedule **E1**

Rural System

Rural System

- Prime Agricultural Area
- Rural Lands
- Villages and Hamlets
- Rural Employment Centre
- Palgrave Estate Residential Community
- Coulterville Special Study Area

Other Map Elements

- Urban System (See Schedule F1)

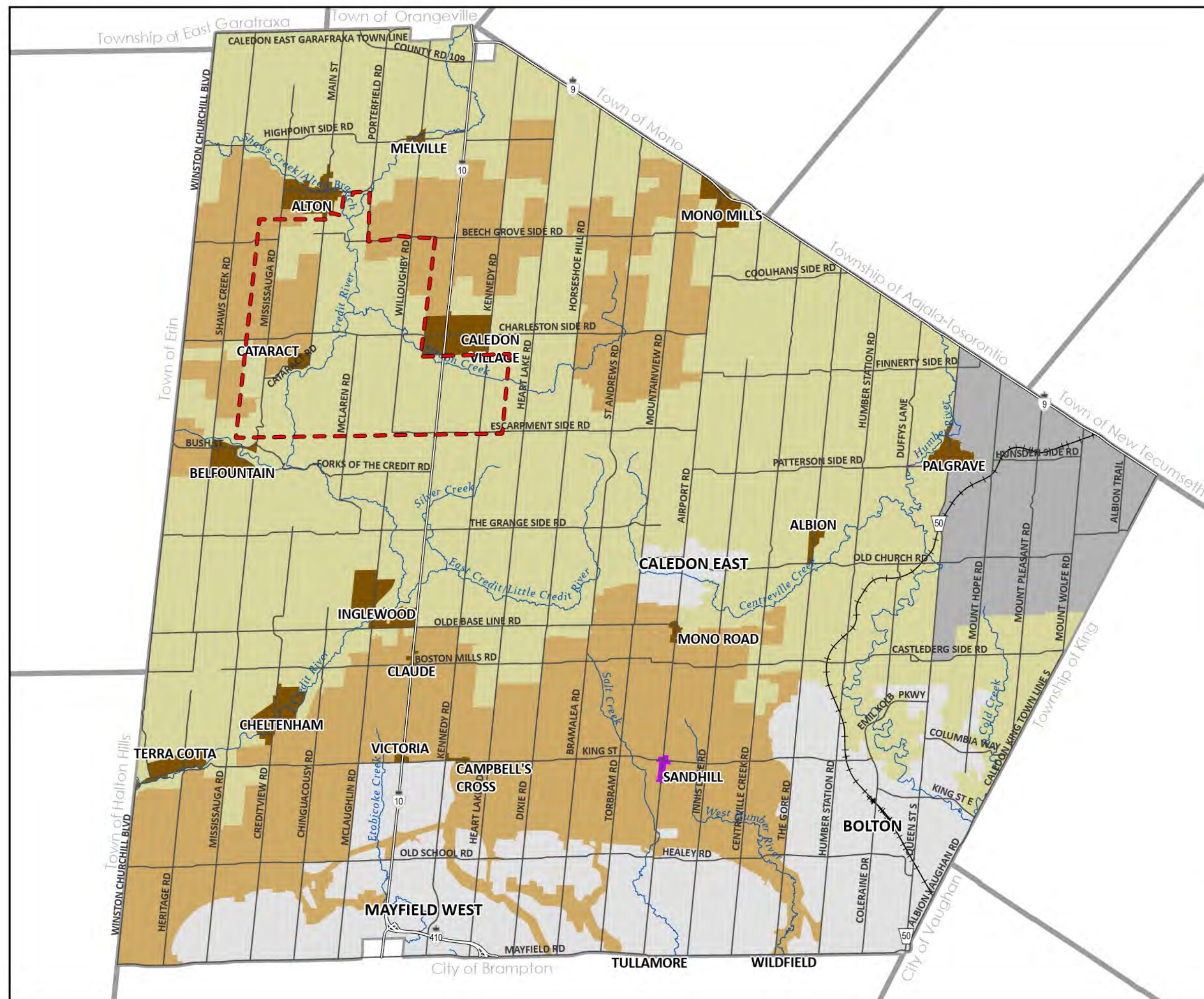


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TOWN OF CALEDON OFFICIAL PLAN

Schedule E12

Caledon High Potential Mineral Aggregate Resource Areas

Type of Resource

- Bedrock
- Sand and Gravel

Haul Route Identification

- Mineral Aggregate Haul Route

Other Map Elements

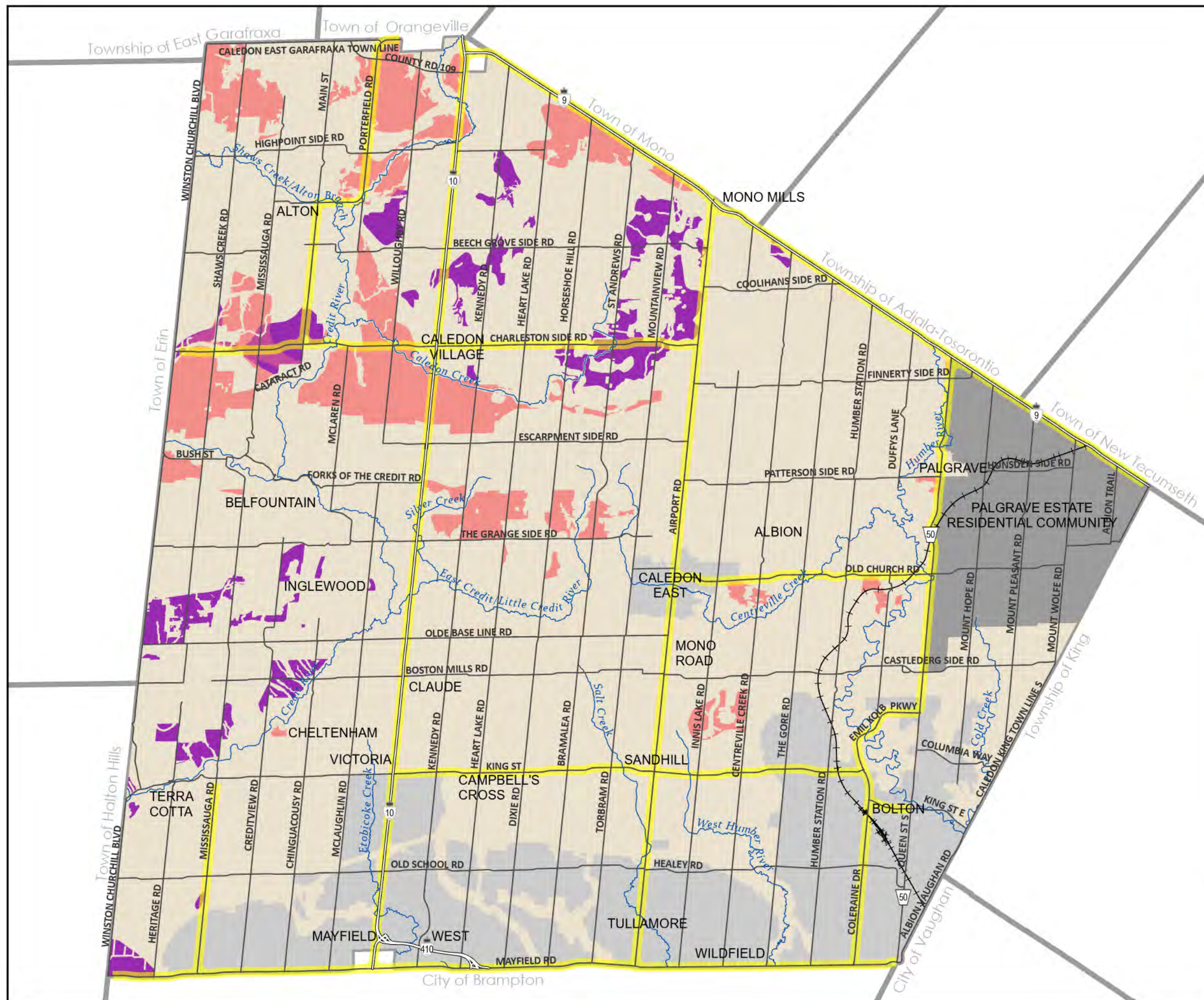
- Palgrave Estate Residential Community
- Rural System (See Schedule E1)
- Urban System (See Schedule F1)



April 2026

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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
-  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)
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest

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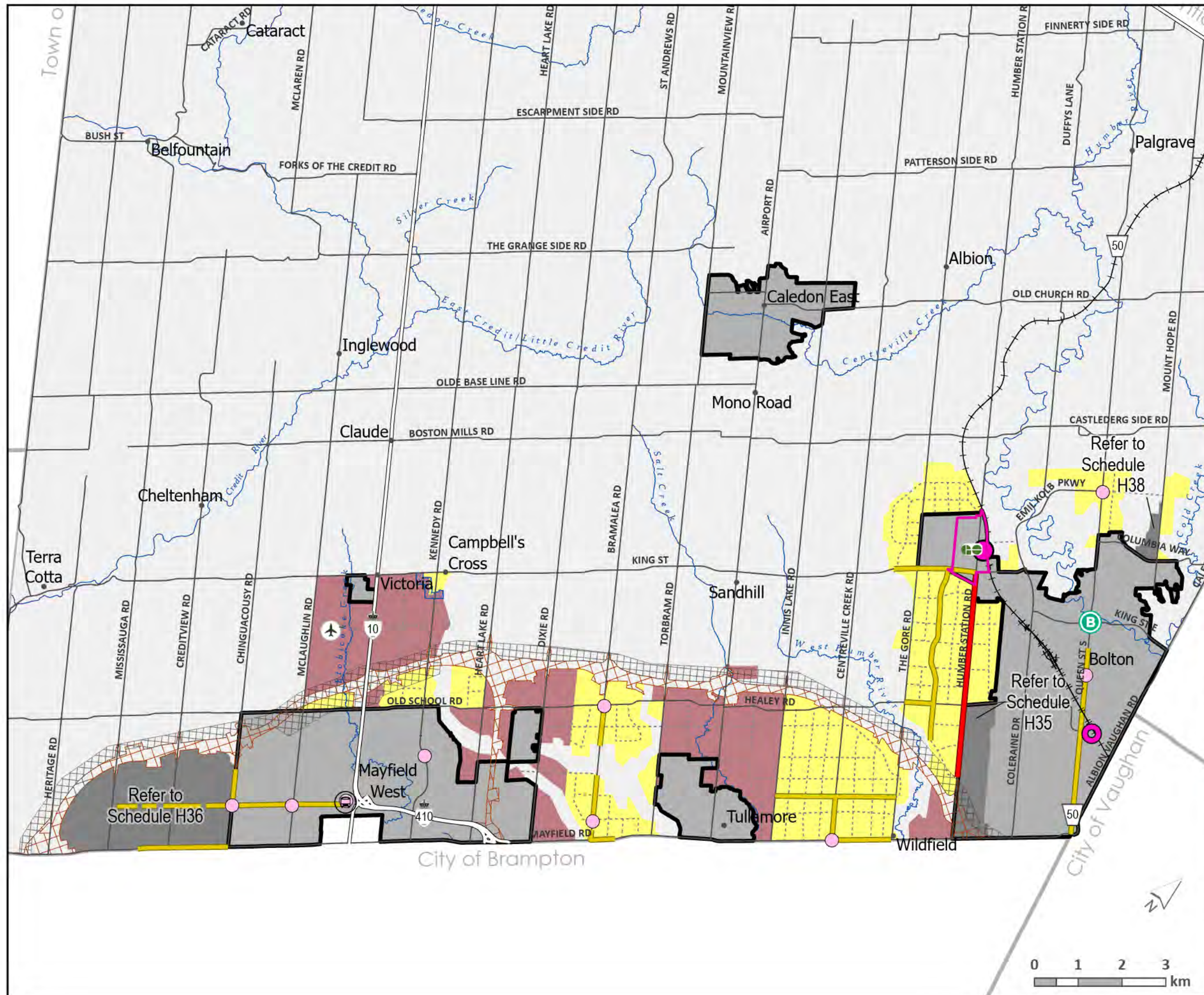
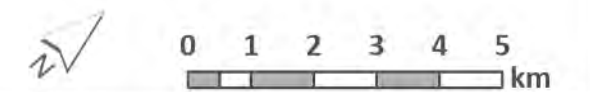
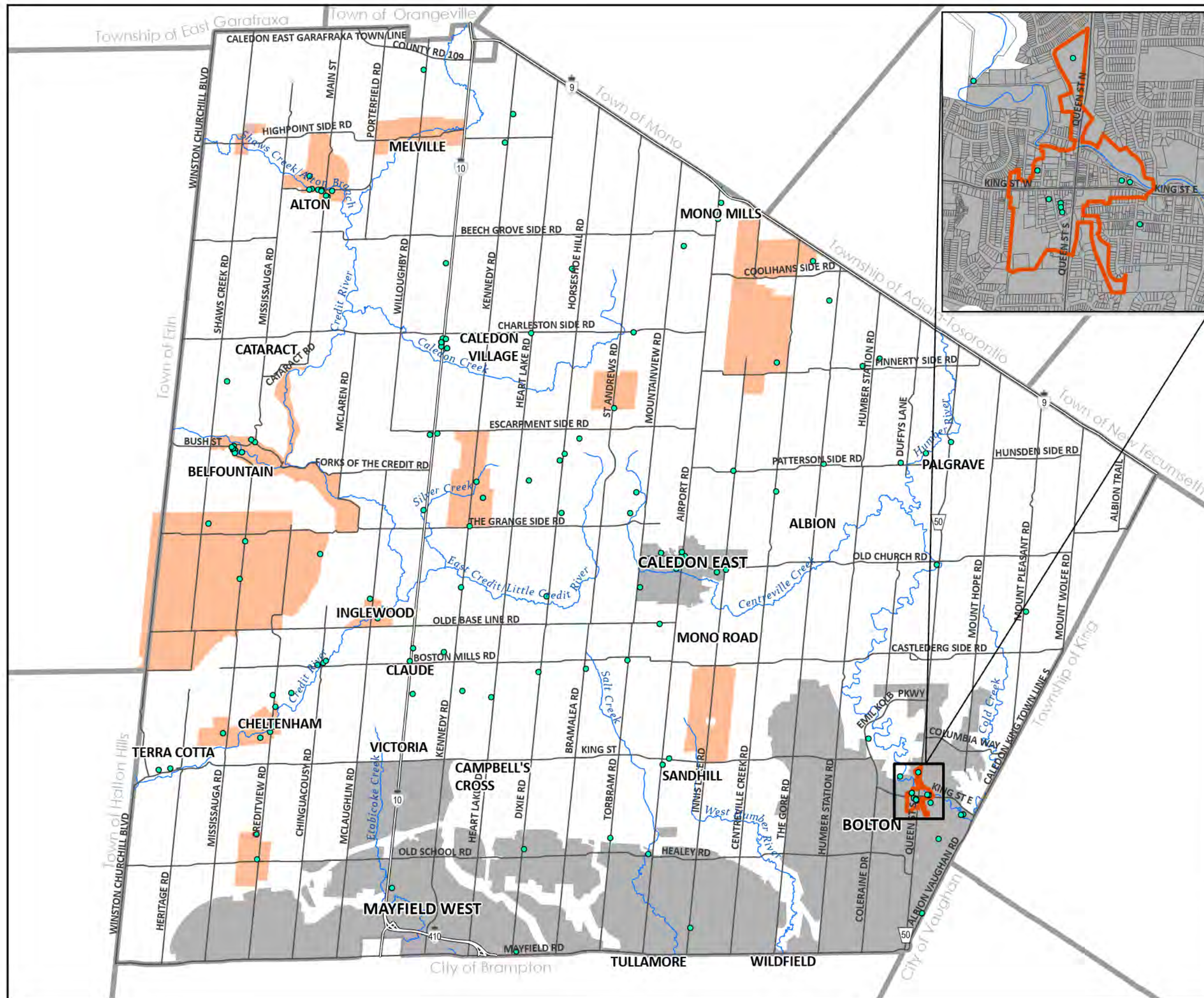


Figure C3
Designated Cultural Heritage

-  Part IV Designated Heritage Properties
-  Cultural Heritage Landscapes
-  Heritage Conservation District
-  Urban System



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Figure C4

2051 Town-wide Transit Network

Existing Transit

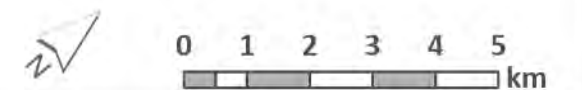
-  Bolton Line
-  Brampton Transit
-  Orangeville Transit
-  GO Transit

Proposed Transit

-  Primary Major Transit Station Area
-  Planned Major Transit Station Area
-  Potential Major Transit Station Area/GO Station
-  Future Caledon GO Station
-  Future Bus Rapid Transit
-  Future GO Rail Transit
-  Proposed Local Transit

Other Map Elements

-  Existing Railline
-  Proposed Collector Road



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Figure C5

Brampton-Caledon Airport Noise Exposure Forecast Contours

-  Brampton-Caledon Airport
-  Noise Exposure Contours
-  Runway
-  Urban Area
-  Villages and Hamlets
-  Greenbelt Plan Boundary
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest

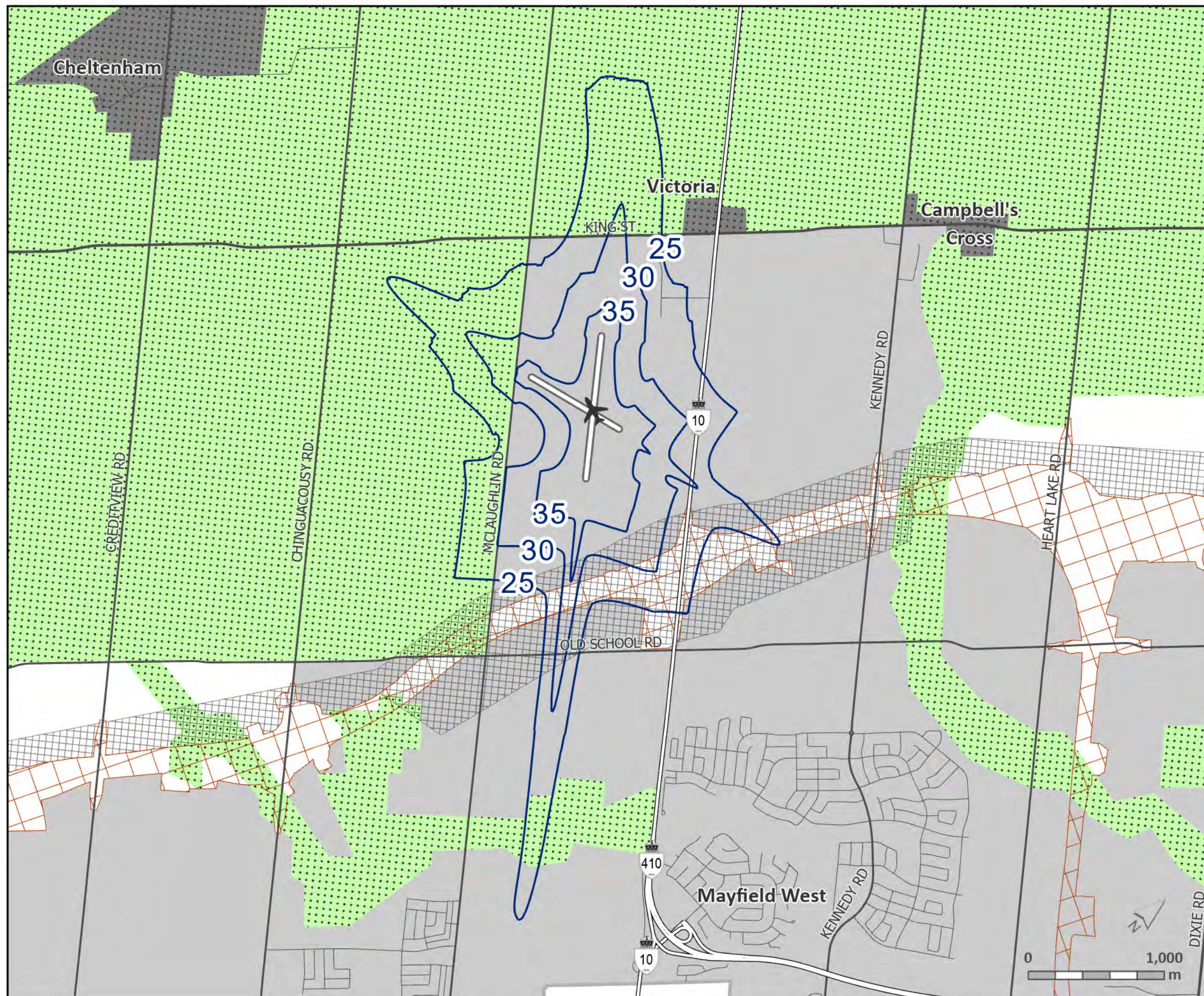
Brampton-Caledon Airport
Composite Noise Contours (2014 NEF and
2019 NEP) Prepared: July 2009
Prepared By: Jade Acoustics Inc.

NOTE: The data displayed in this Figure is
from the Environmental Noise and Vibration
Impact Assessment, Mayfield West Phase 2
Secondary Plan, May 13, 2010.



Date of print: 5/19/2026
Sources: Town of Caledon, Regional Municipality of Peel
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April 2026

Figure D11

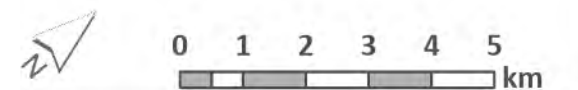
Comparing Land Use with the Natural Environment System

Natural Environment System with Land Use

-  New Urban Area with Natural Features and Areas
-  Prime Agricultural Area with Natural Features and Areas
-  Rural Lands with Natural Features and Areas
-  Supporting Features and Areas

Land Use

-  New Urban Area
-  Prime Agricultural Area
-  Rural Lands



Date of print: 4/15/2026
Sources: Town of Caledon, Regional Municipality of Peel
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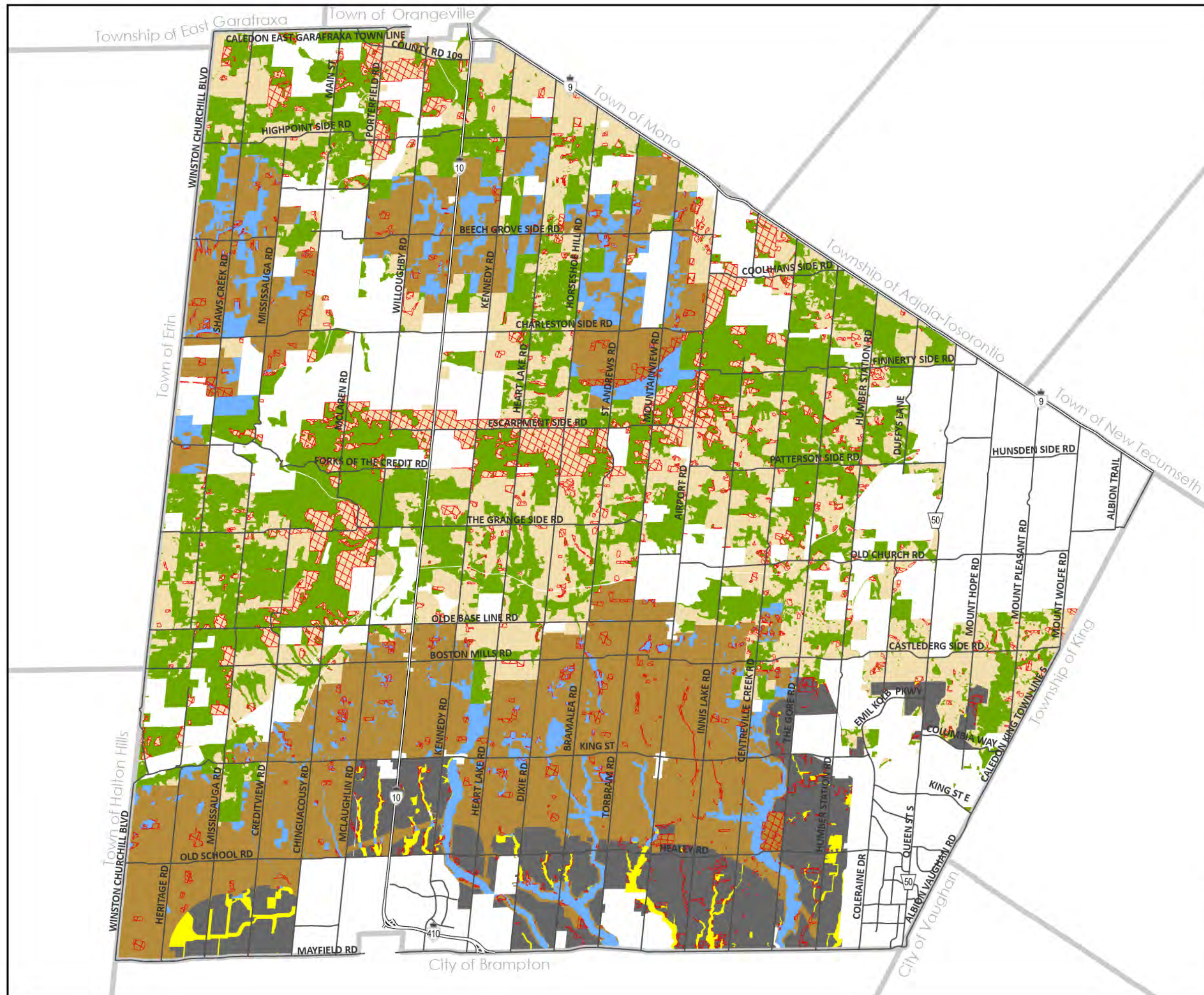
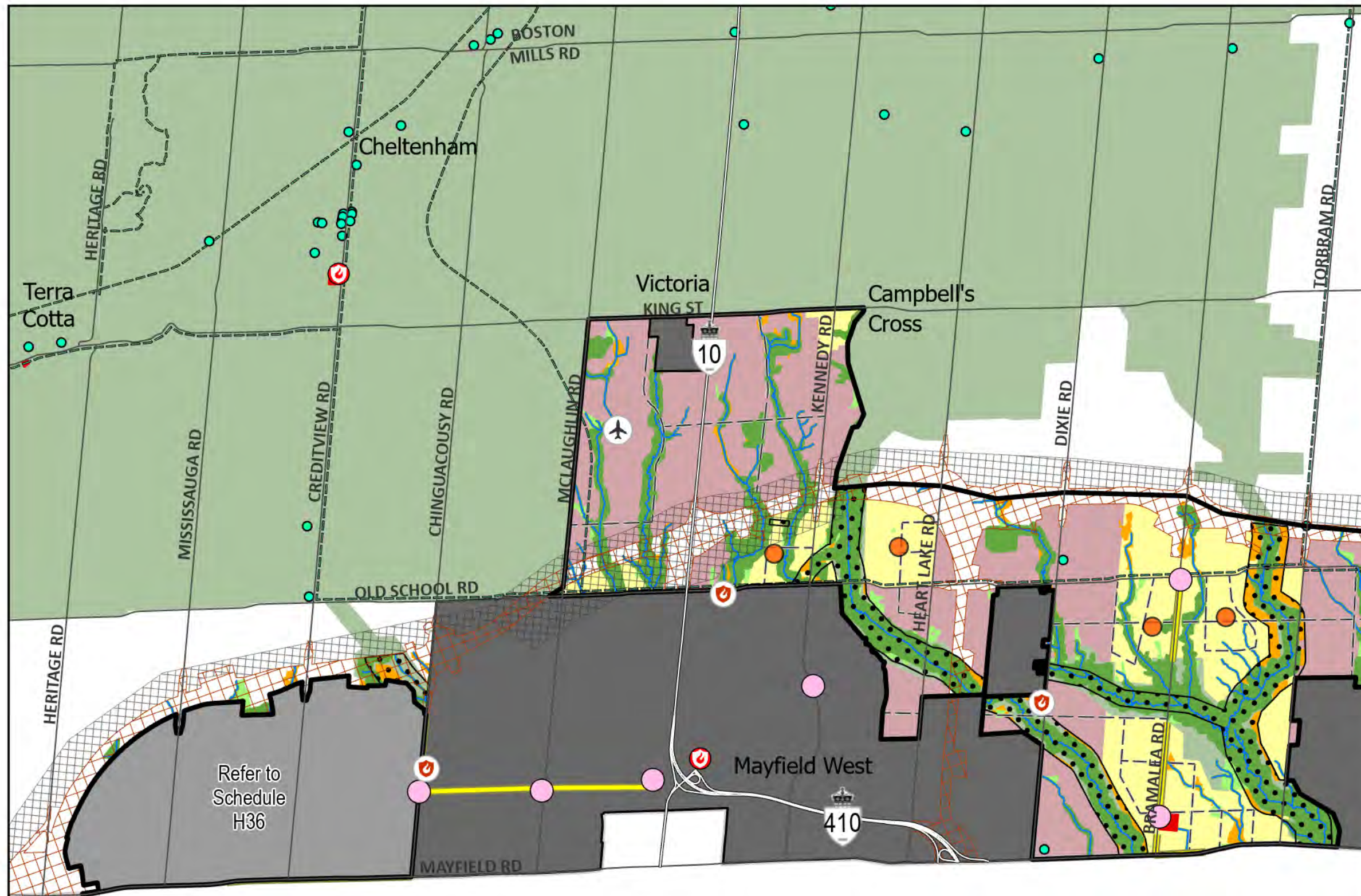


Figure F2a

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
- 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
 - Highway 413 Controlled Access Highway Designation
 - Northwest GTA Transmission Corridor Narrowed Area of Interest

City of
Brampton

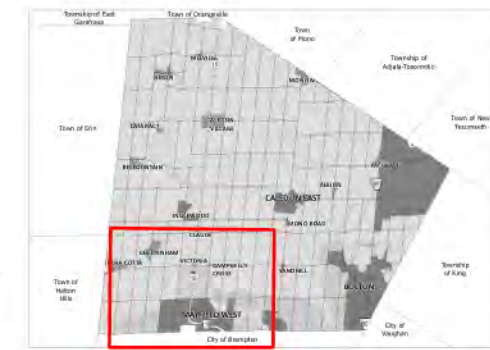
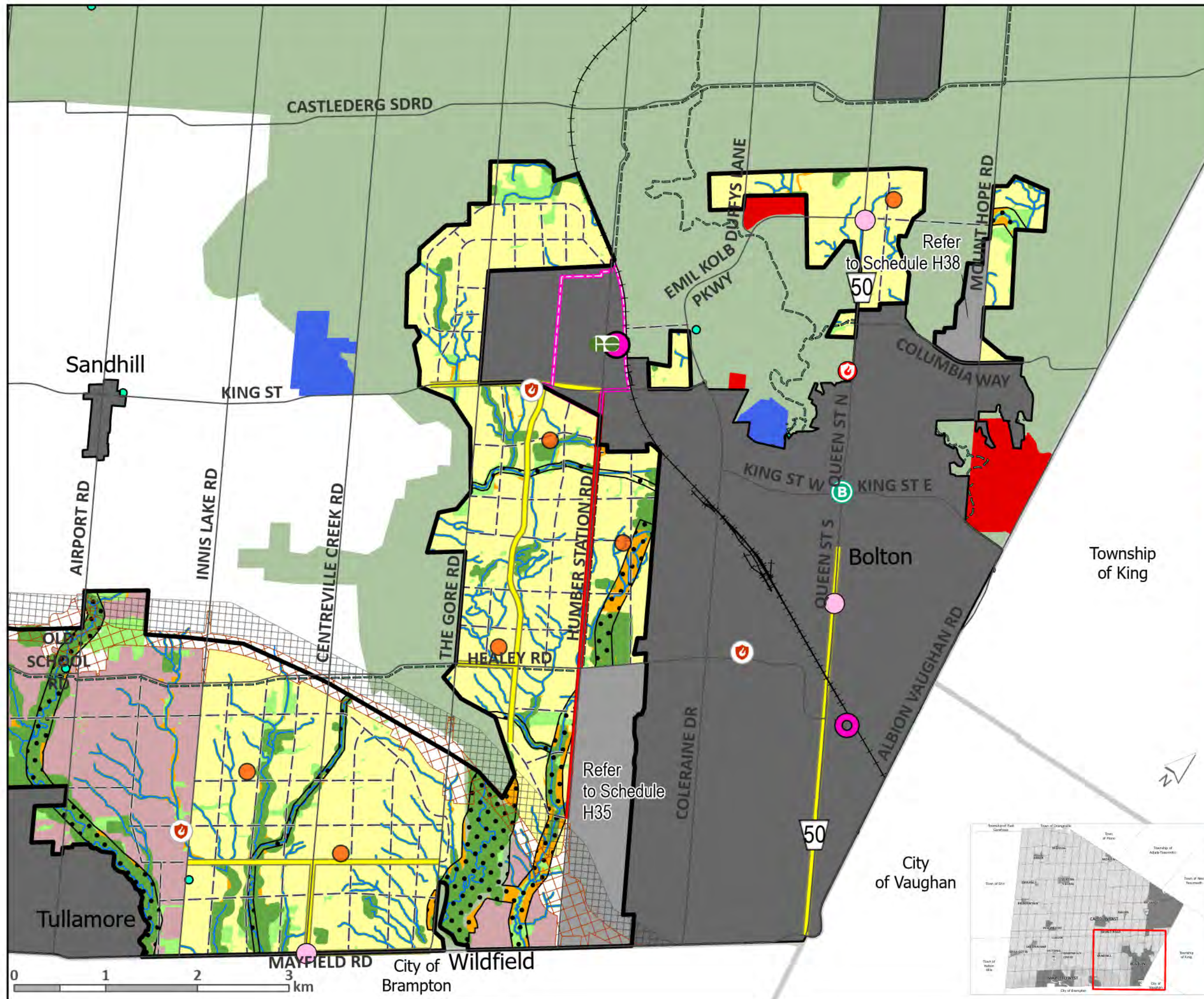


Figure F2b

Preliminary Community Structure Plan



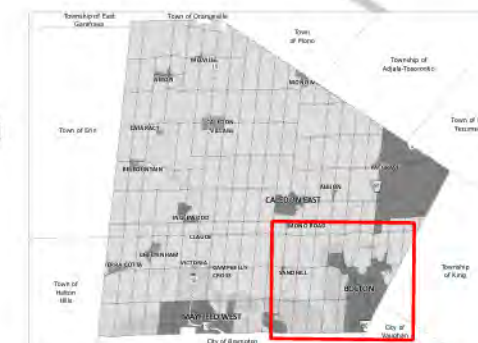
- | | |
|--|--|
| Part IV Designated Heritage Properties | Primary Major Transit Station Area |
| Proposed Community Park | Existing Community Park |
| Existing Fire Station | Existing District Park |
| Proposed Fire Station | New Community Area |
| Caledon GO Station | New Employment Area |
| Downtown 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 |
| Urban Corridor | |
| Knowledge and Innovation Corridor | |

Other Map Elements

- | |
|---|
| Preliminary Community Structure Plan Boundary |
| Refer to Applicable Secondary Plan |
| Refer to Part A, Section 1.2 |
| Highway 413 Controlled Access Highway Designation |
| Northwest GTA Transmission Corridor Narrowed Area of Interest |

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April 2026

Figure F3

Secondary Planning Areas

-  Proposed Secondary Plan Boundary¹
-  Subwatershed Boundary²
-  Existing Secondary Plan Areas
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest

Notes:

- 1 Secondary plan areas identified with the same letter label (e.g., B1 and B2) generally fall within the same surface water drainage catchment area of the applicable subwatershed.
- 2 The study area for a local subwatershed study to support a proposed secondary plan will be as described in this Plan, and defined in the applicable study terms of reference to the satisfaction of the Town.



Date of print: 5/19/2026
Sources: Town of Caledon, Regional Municipality of Peel
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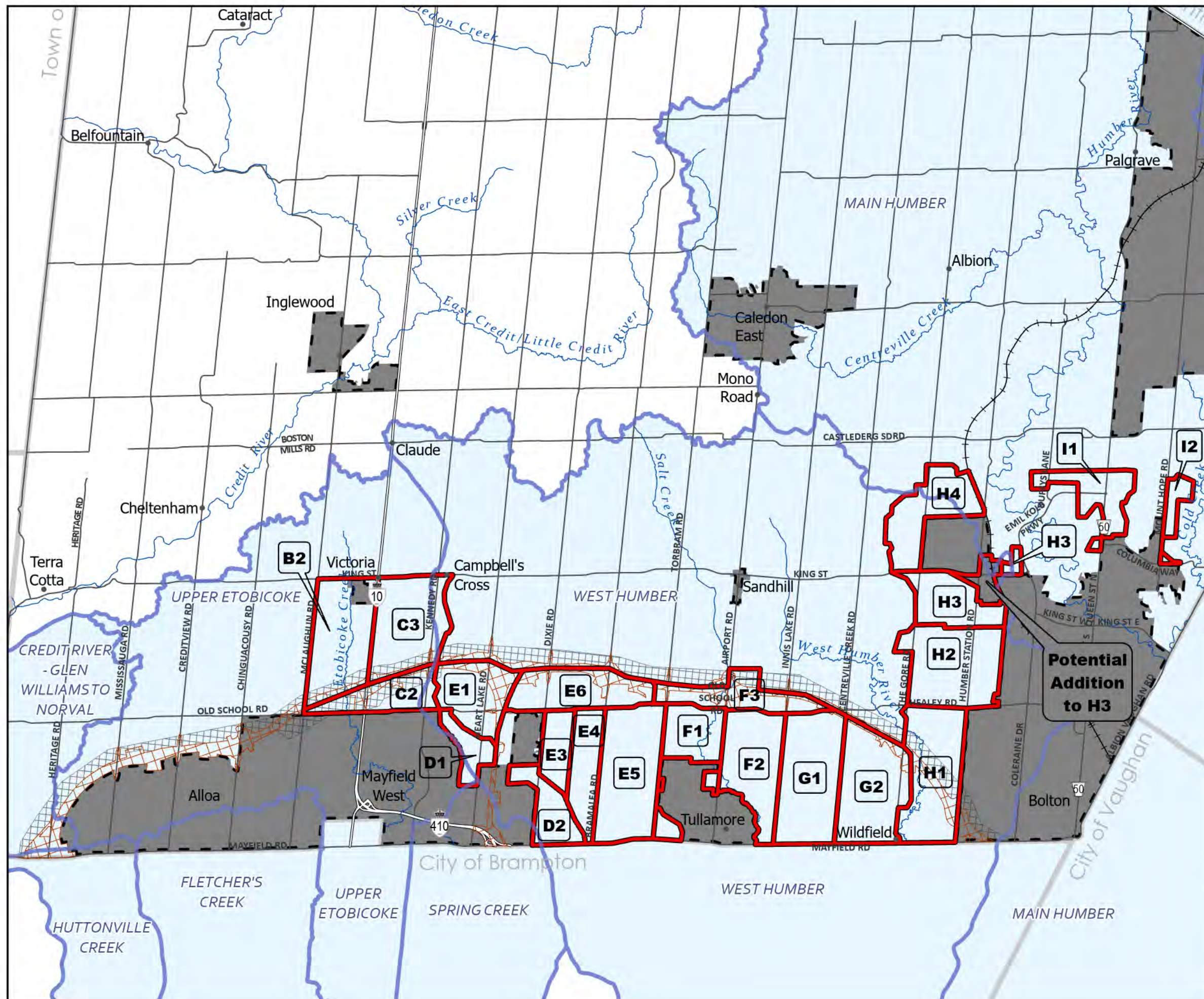
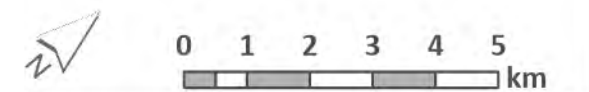


Figure H1

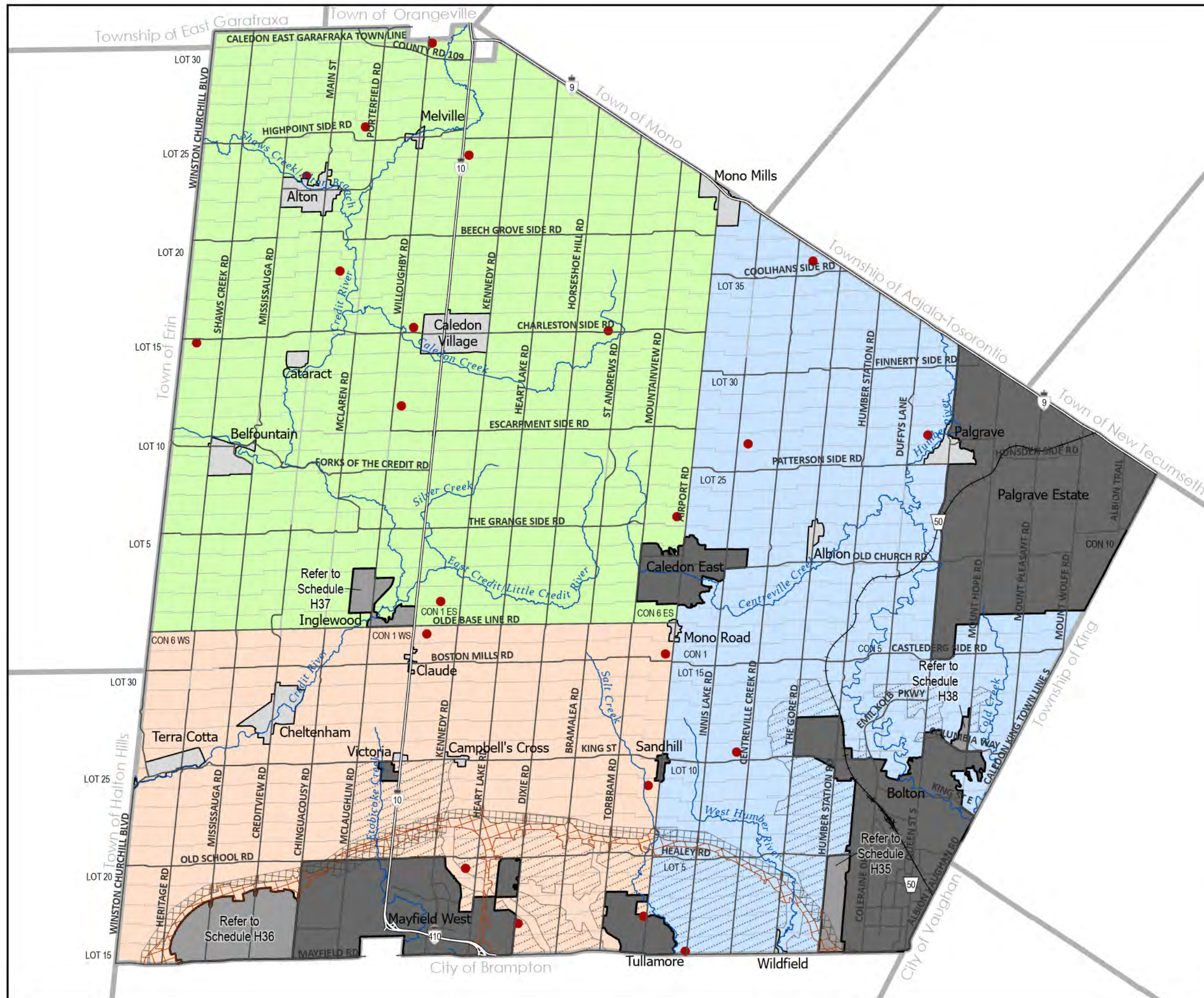
Site-specific Exceptions

- Site Specific Exception Location
-  Urban Area
-  Former Albion Township
-  Former Caledon Township
-  Former Chinguacousy Township
-  Highway 413 Controlled Access Highway Designation
-  Northwest GTA Transmission Corridor Narrowed Area of Interest
-  Refer to Part A, Section 1.2
-  Refer to Applicable Secondary Plan
-  Villages and Hamlets



Date of print: 5/19/2026
Sources: Town of Caledon, Regional Municipality of Peel
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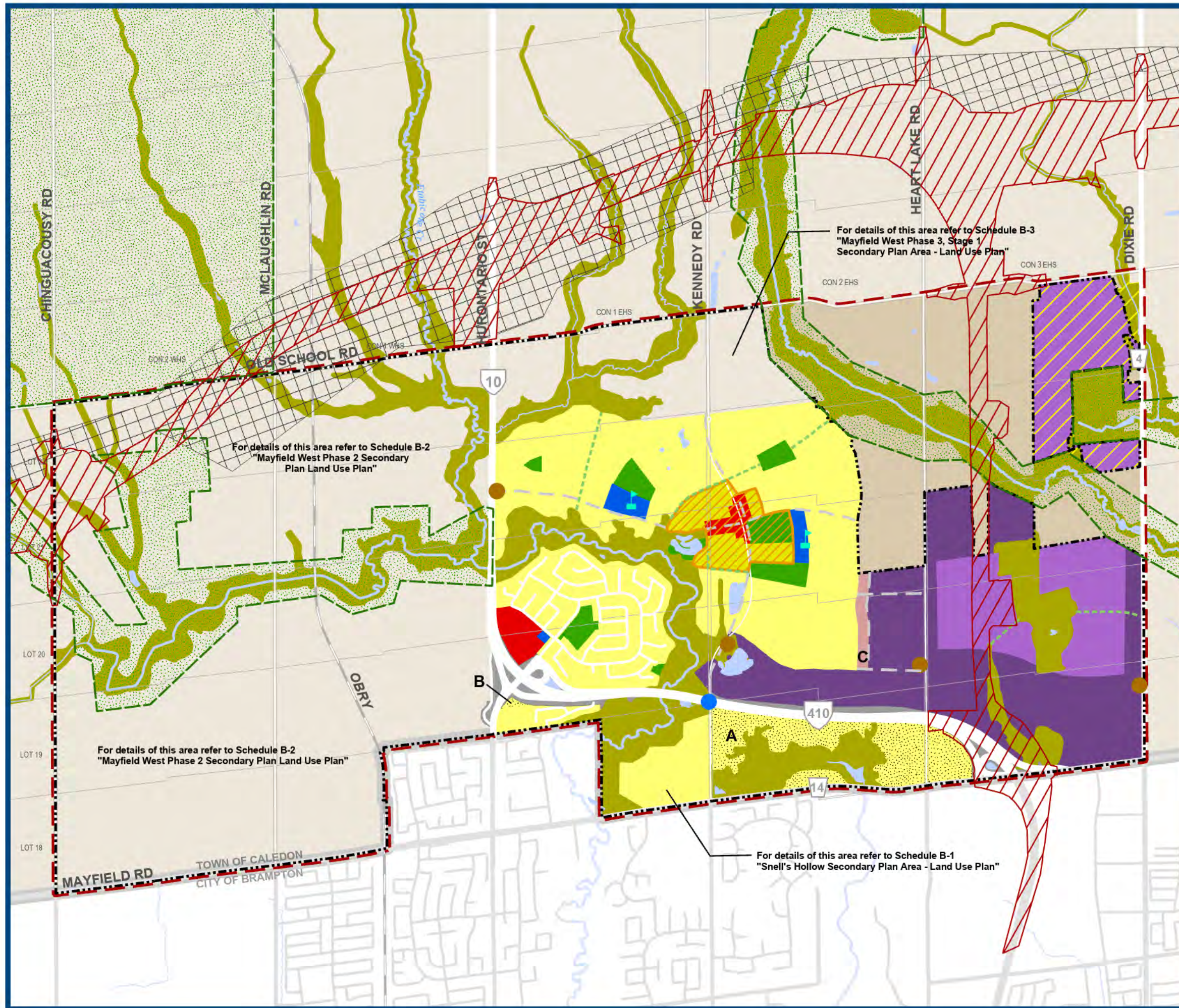


Attachment 2
Modifications to the Schedules of the 1978 Town of Caledon Official Plan

Schedule B

MAYFIELD WEST

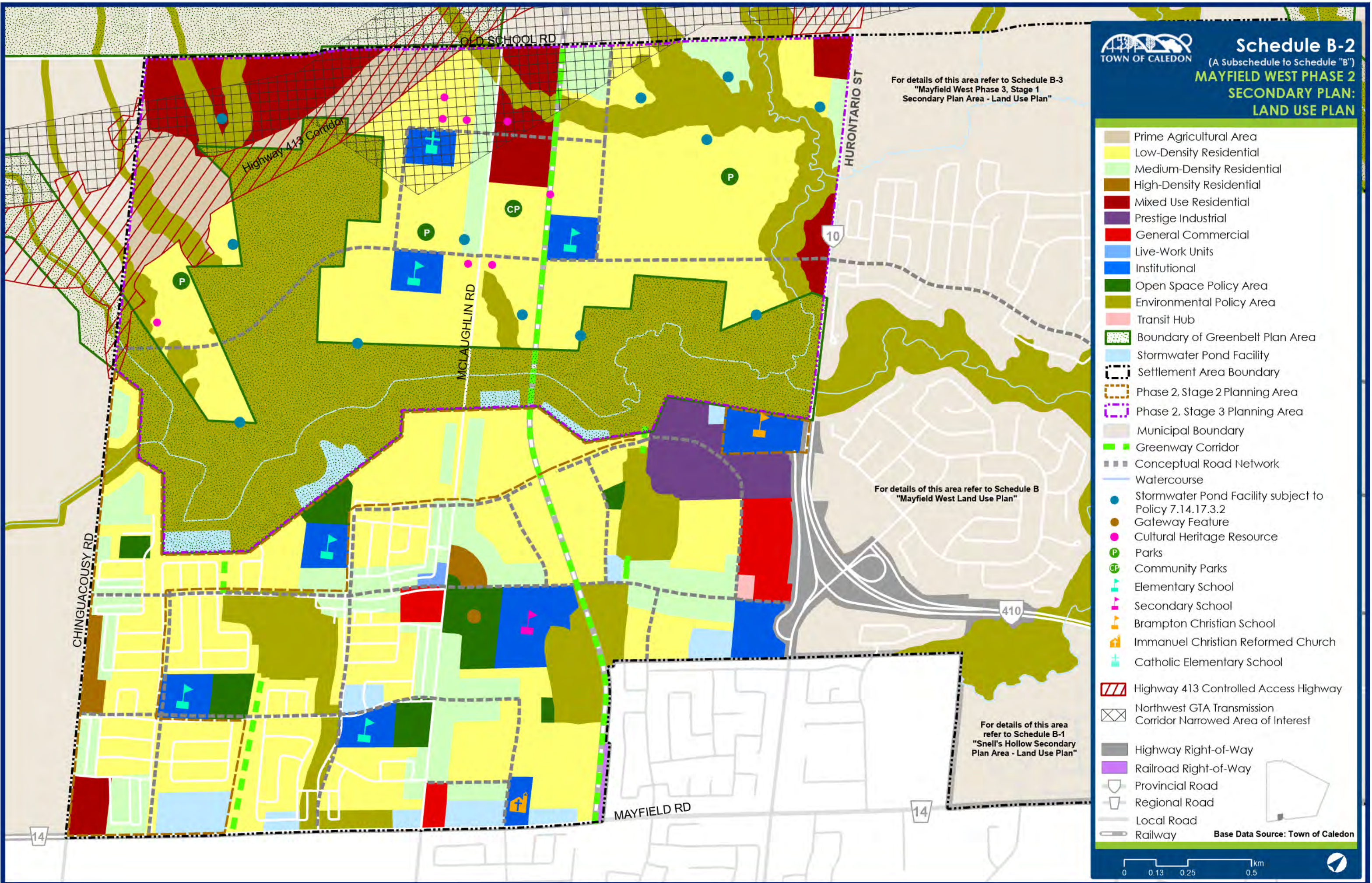
LAND USE PLAN



-  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
-  Highway 413 Controlled Access Highway
-  Northwest GTA Transmission Corridor Narrowed Area of Interest
-  Mayfield West Special Policy Area D
-  Greenway Corridor
-  Lot and Concession Lines
-  Elementary School
-  Gateway Feature
-  Potential Future Interchange
-  Conceptual Road Network
-  Provincial Road
-  Regional Road
-  Local Road
-  Railway

Base Data Source: Town of Caledon





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 Road Network
- 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
- Highway 413 Controlled Access Highway
- Northwest GTA Transmission Corridor Narrowed Area of Interest
- Highway Right-of-Way
- Railroad Right-of-Way
- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 0.13 0.25 0.5 km





Schedule B-3 MAYFIELD WEST PHASE 3, STAGE 1 SECONDARY PLAN LAND USE PLAN

- Prime Agricultural Area
- Low Density Residential Area
- Environmental Policy Area
- Open Space Policy Area
- Institutional Area
- Mixed High/ Medium Density Residential Area
- Settlement Area Boundary
- Phase 3, Stage 1 Planning Area
- Mayfield West Study Area
- Boundary of Greenbelt Plan Area
- Lot and Concession Lines
- Elementary School
- Gateway Feature
- Cultural Heritage Resources
- Fire Station
- Conceptual Stormwater Management Facility
- Trail *Trail locations are shown conceptually
- Highway 413 Controlled Access Highway
- Northwest GTA Transmission Corridor Narrowed Area of Interest
- Collector Road
- Provincial Road
- Regional Road
- Local Road
- Railway



Base Data Source: Town of Caledon

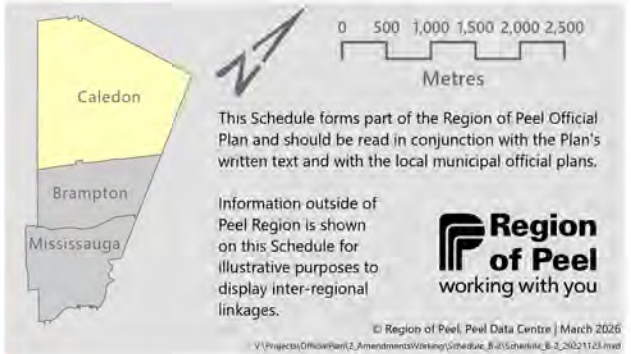
0 0.5 1 2 3 4 5 km



For details of this area refer to Schedule B
"Mayfield West Secondary Plan Area - Land Use Plan"

Attachment 3
Modifications to the Schedules and Figures of the Region of Peel Official Plan

As modified by the Province on November 4, 2022

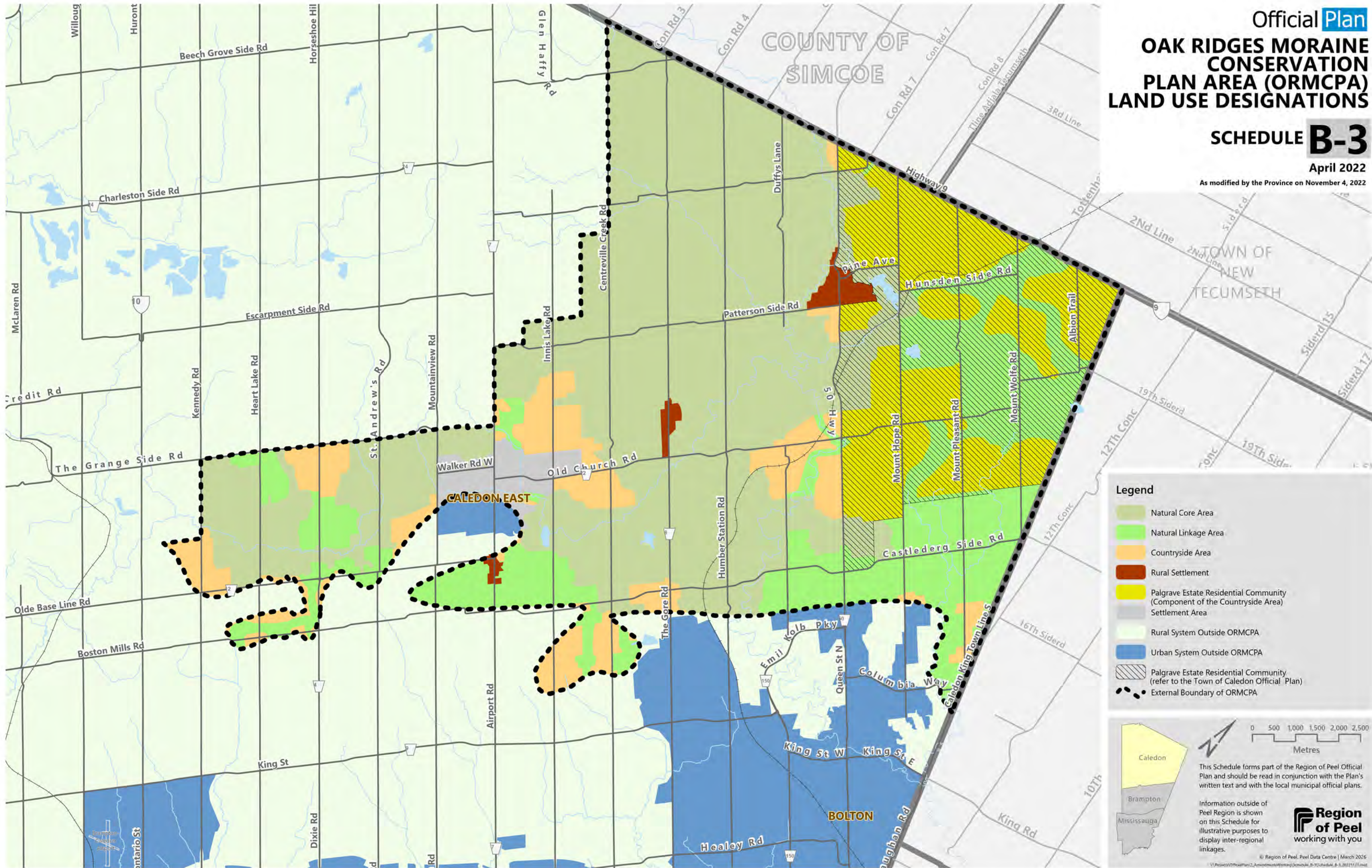


Official **Plan**
**OAK RIDGES MORaine
 CONSERVATION
 PLAN AREA (ORMCPA)
 LAND USE DESIGNATIONS**

SCHEDULE B-3

April 2022

As modified by the Province on November 4, 2022



Legend

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement
- Palgrave Estate Residential Community (Component of the Countryside Area)
- Settlement Area
- Rural System Outside ORMCPA
- Urban System Outside ORMCPA
- Palgrave Estate Residential Community (refer to the Town of Caledon Official Plan)
- External Boundary of ORMCPA

0 500 1,000 1,500 2,000 2,500
 Metres

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

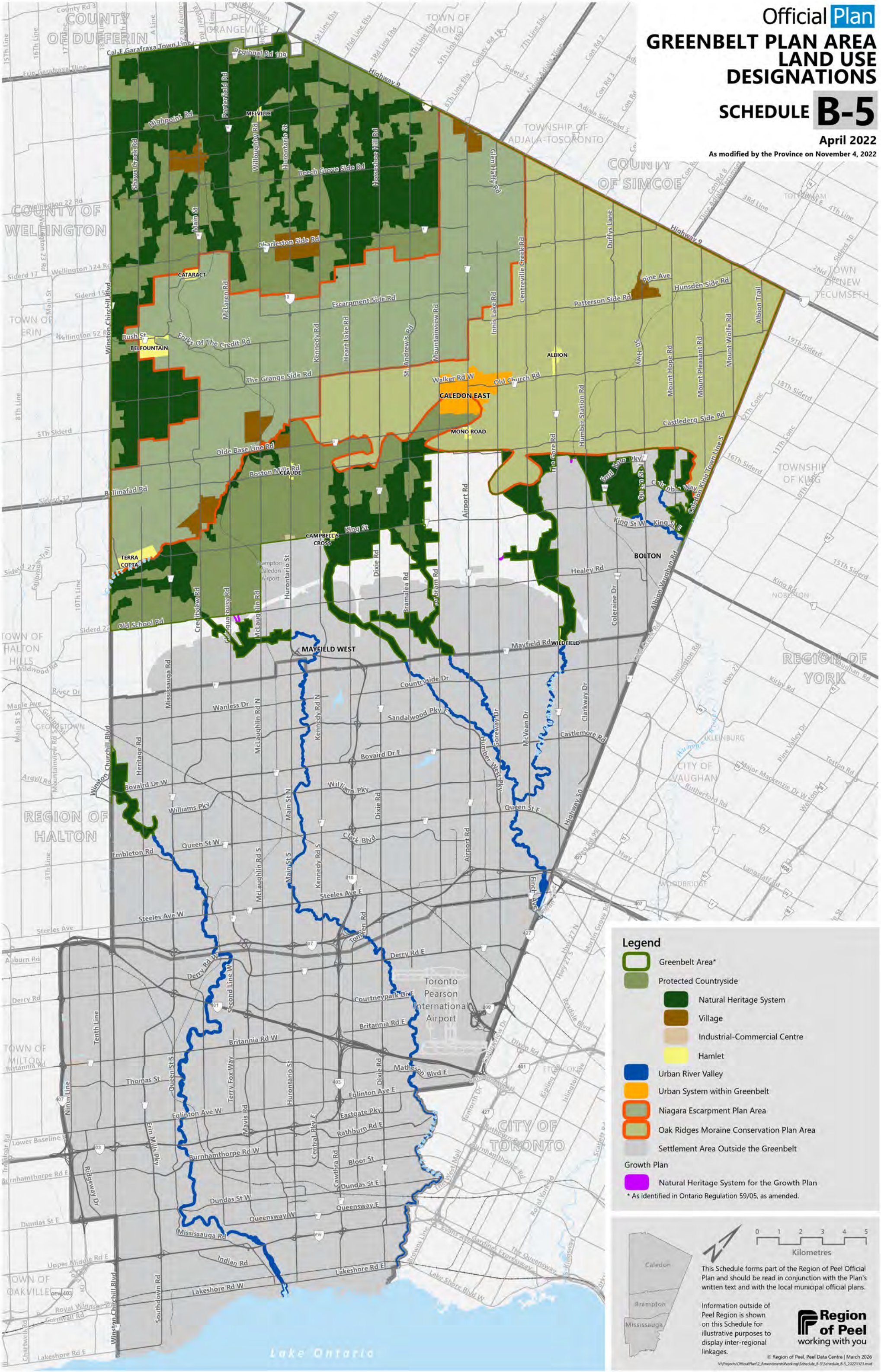
Region of Peel
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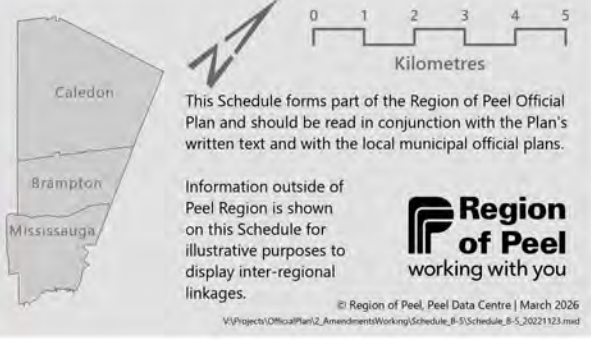
Official **Plan**
GREENBELT PLAN AREA
LAND USE
DESIGNATIONS
SCHEDULE B-5

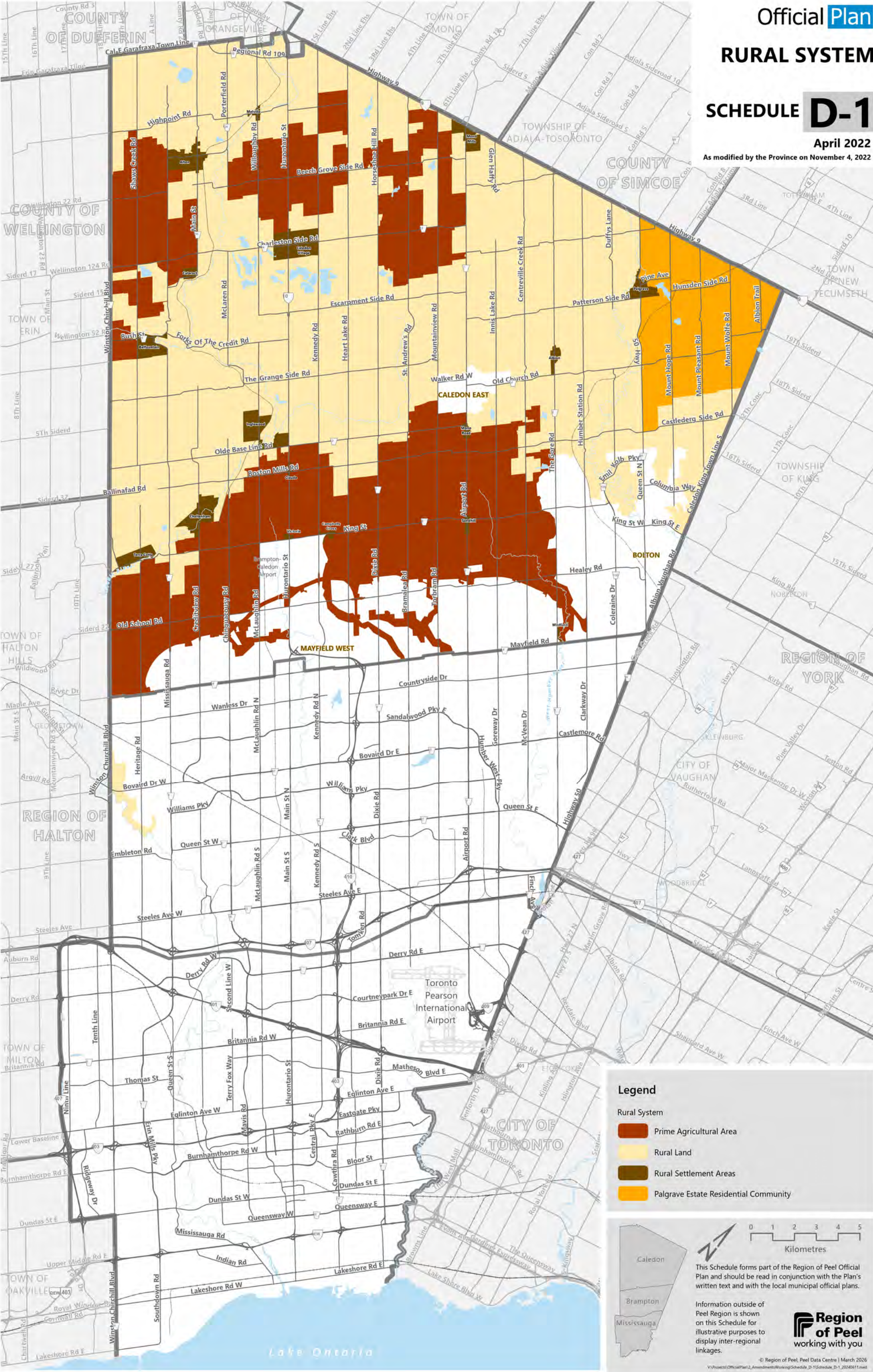
April 2022

As modified by the Province on November 4, 2022



- Legend**
- Greenbelt Area*
 - Protected Countryside
 - Natural Heritage System
 - Village
 - Industrial-Commercial Centre
 - Hamlet
 - Urban River Valley
 - Urban System within Greenbelt
 - Niagara Escarpment Plan Area
 - Oak Ridges Moraine Conservation Plan Area
 - Settlement Area Outside the Greenbelt
- Growth Plan**
- Natural Heritage System for the Growth Plan
- * As identified in Ontario Regulation 59/05, as amended.





Legend

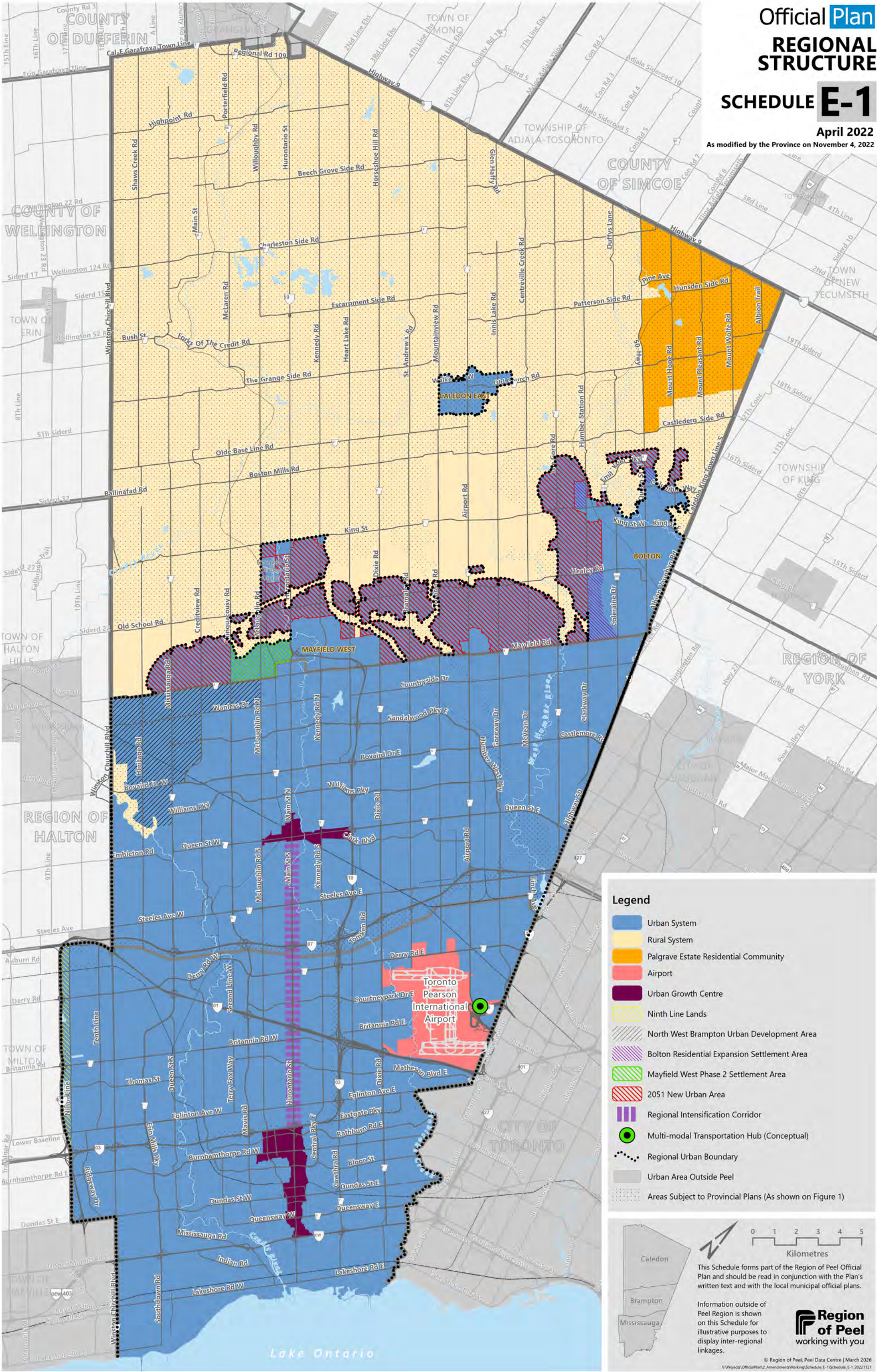
- Rural System
- Prime Agricultural Area
 - Rural Land
 - Rural Settlement Areas
 - Palgrave Estate Residential Community

0 1 2 3 4 5 Kilometres

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

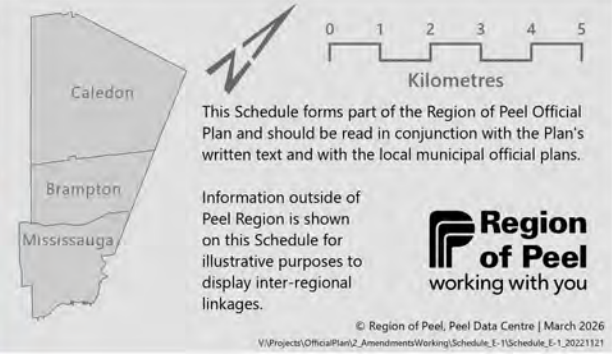
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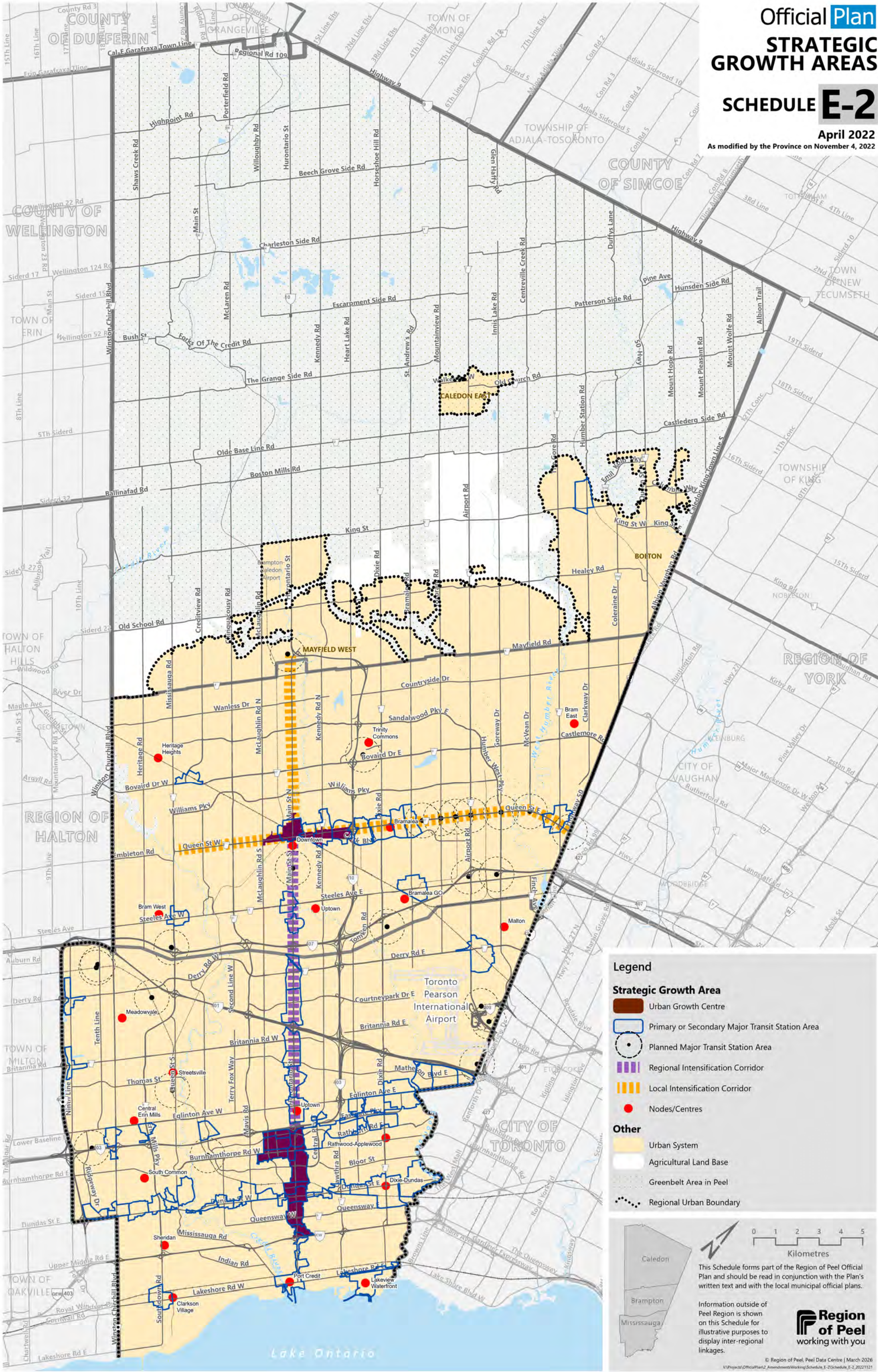
Legend

- Urban System
- Rural System
- Palgrave Estate Residential Community
- Airport
- Urban Growth Centre
- Ninth Line Lands
- North West Brampton Urban Development Area
- Bolton Residential Expansion Settlement Area
- Mayfield West Phase 2 Settlement Area
- 2051 New Urban Area
- Regional Intensification Corridor
- Multi-modal Transportation Hub (Conceptual)
- Regional Urban Boundary
- Urban Area Outside Peel
- Areas Subject to Provincial Plans (As shown on Figure 1)



Official Plan
**STRATEGIC
GROWTH AREAS**
SCHEDULE E-2

April 2022
As modified by the Province on November 4, 2022



Legend

Strategic Growth Area

- Urban Growth Centre
- Primary or Secondary Major Transit Station Area
- Planned Major Transit Station Area
- Regional Intensification Corridor
- Local Intensification Corridor
- Nodes/Centres

Other

- Urban System
- Agricultural Land Base
- Greenbelt Area in Peel
- Regional Urban Boundary

Map Scale and Orientation

0 1 2 3 4 5
Kilometres

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

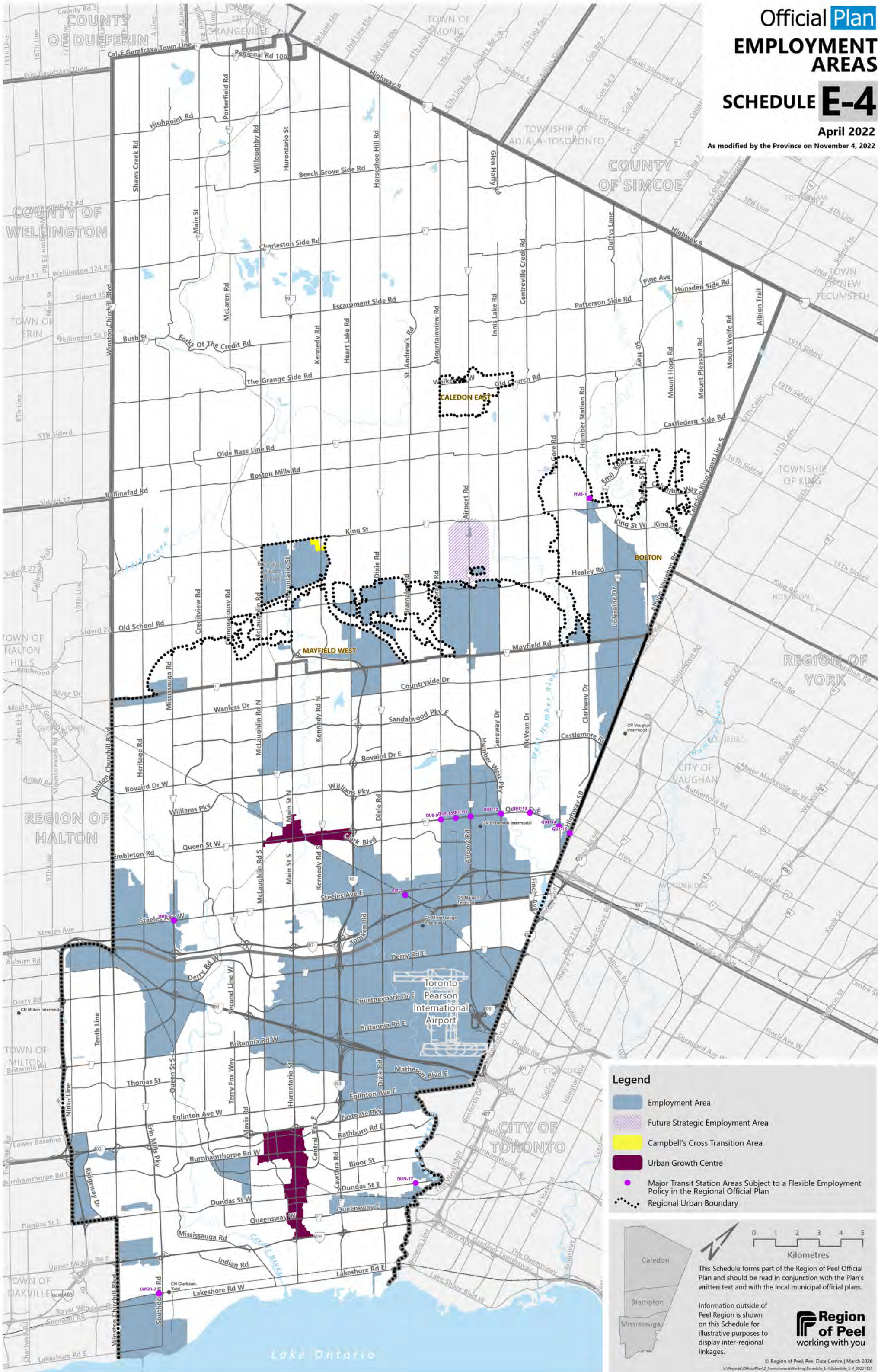
Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

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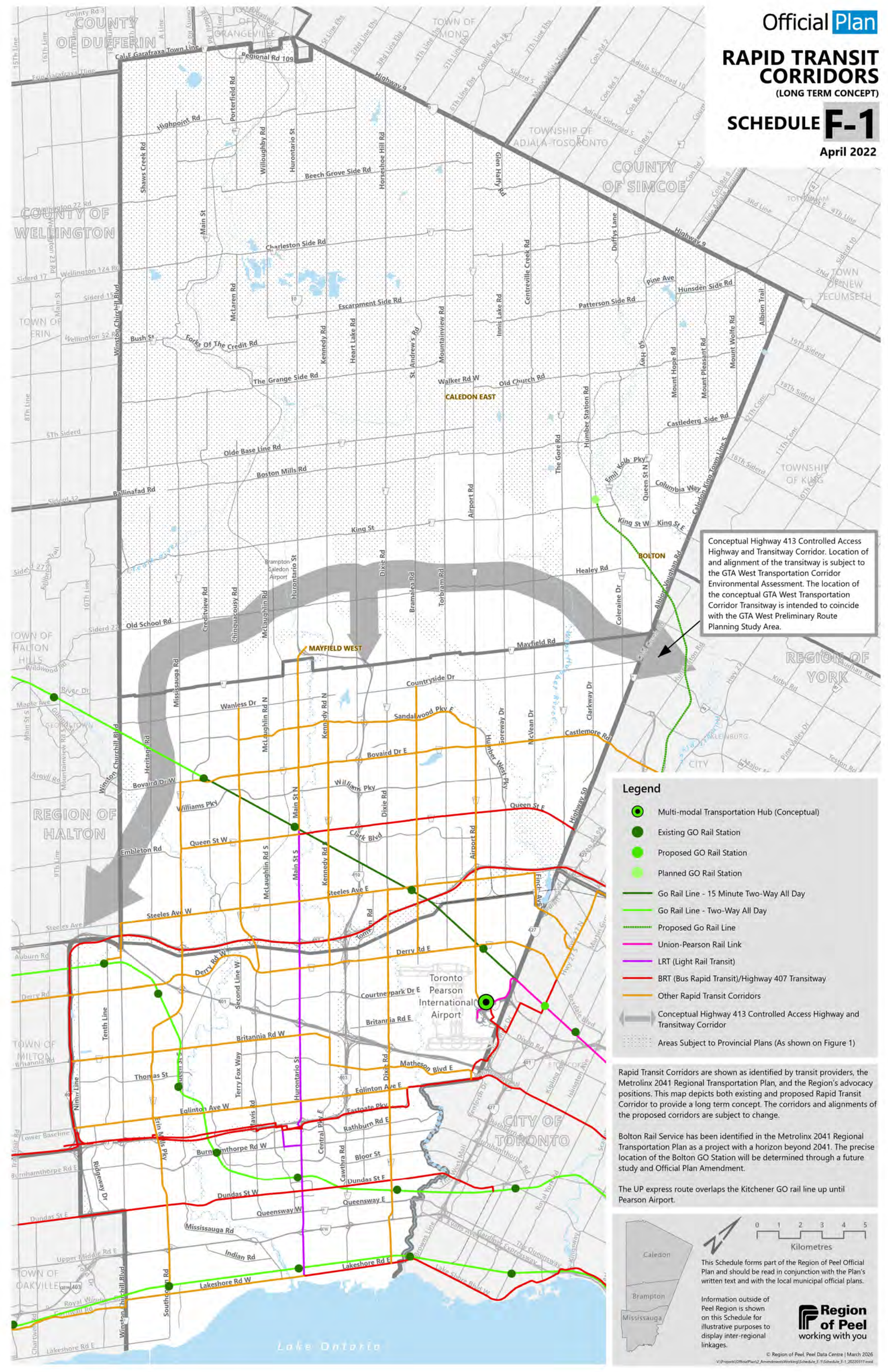
Official Plan
EMPLOYMENT
AREAS
SCHEDULE E-4

April 2022
As modified by the Province on November 4, 2022



RAPID TRANSIT CORRIDORS
(LONG TERM CONCEPT)

SCHEDULE F-1
April 2022



Conceptual Highway 413 Controlled Access Highway and Transitway Corridor. Location of and alignment of the transitway is subject to the GTA West Transportation Corridor Environmental Assessment. The location of the conceptual GTA West Transportation Corridor Transitway is intended to coincide with the GTA West Preliminary Route Planning Study Area.

Legend

- Multi-modal Transportation Hub (Conceptual)
- Existing GO Rail Station
- Proposed GO Rail Station
- Planned GO Rail Station
- Go Rail Line - 15 Minute Two-Way All Day
- Go Rail Line - Two-Way All Day
- Proposed Go Rail Line
- Union-Pearson Rail Link
- LRT (Light Rail Transit)
- BRT (Bus Rapid Transit)/Highway 407 Transitway
- Other Rapid Transit Corridors
- Conceptual Highway 413 Controlled Access Highway and Transitway Corridor
- Areas Subject to Provincial Plans (As shown on Figure 1)

Rapid Transit Corridors are shown as identified by transit providers, the Metrolinx 2041 Regional Transportation Plan, and the Region's advocacy positions. This map depicts both existing and proposed Rapid Transit Corridor to provide a long term concept. The corridors and alignments of the proposed corridors are subject to change.

Bolton Rail Service has been identified in the Metrolinx 2041 Regional Transportation Plan as a project with a horizon beyond 2041. The precise location of the Bolton GO Station will be determined through a future study and Official Plan Amendment.

The UP express route overlaps the Kitchener GO rail line up until Pearson Airport.

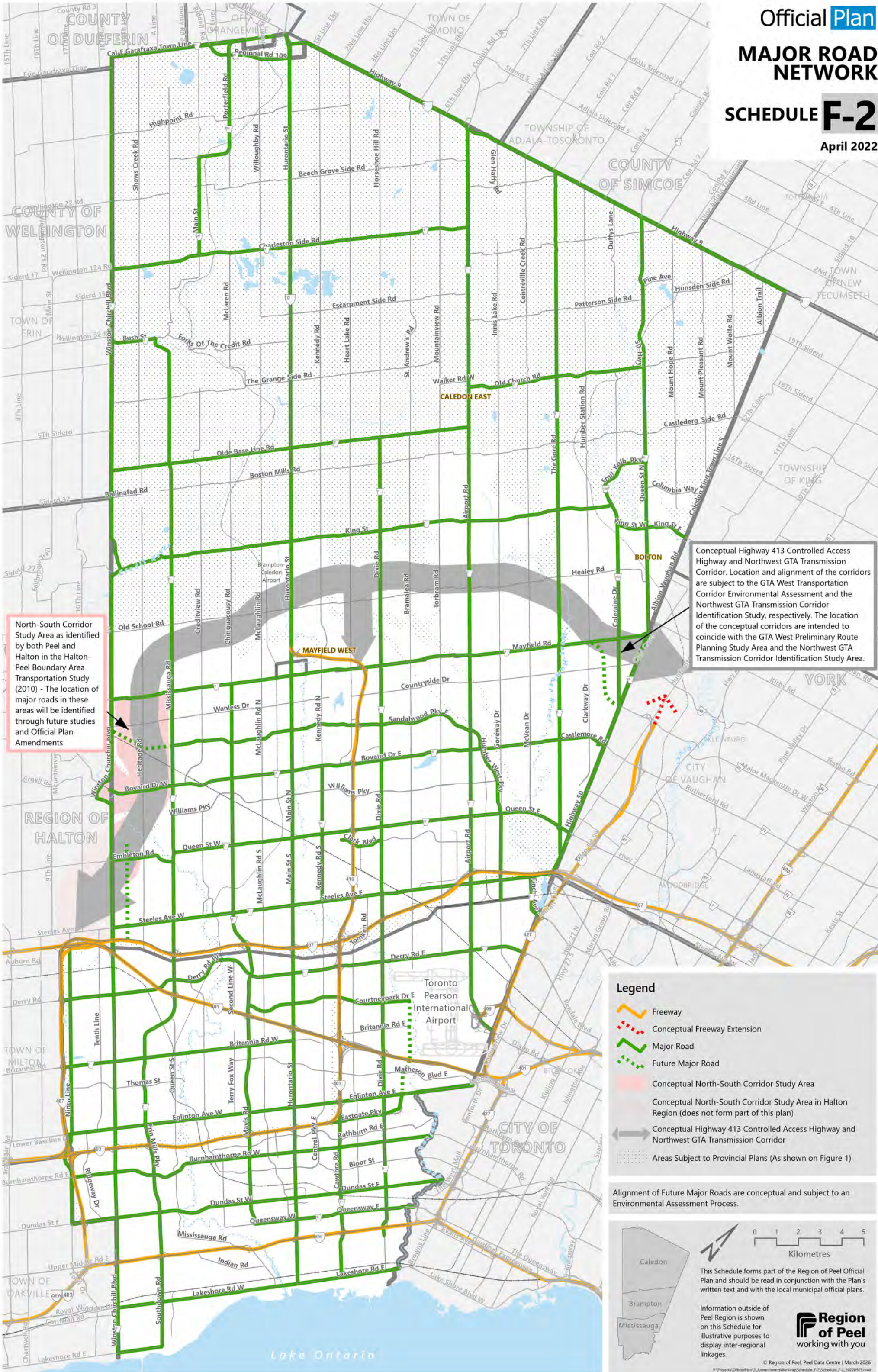
0 1 2 3 4 5
Kilometres

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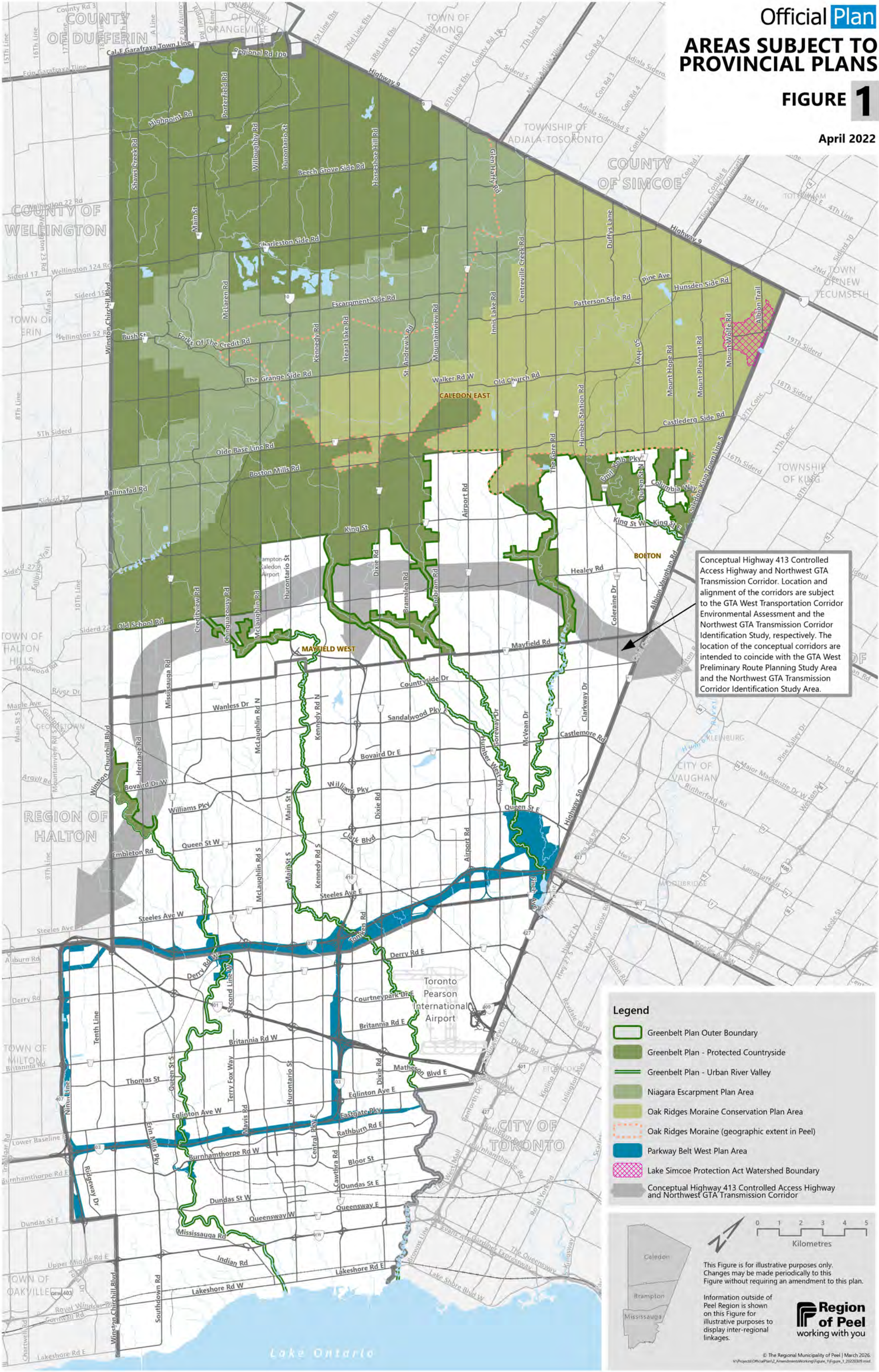
North-South Corridor Study Area as identified by both Peel and Halton in the Halton-Peel Boundary Area Transportation Study (2010) - The location of major roads in these areas will be identified through future studies and Official Plan Amendments

Conceptual Highway 413 Controlled Access Highway and Northwest GTA Transmission Corridor. Location and alignment of the corridors are subject to the GTA West Transportation Corridor Environmental Assessment and the Northwest GTA Transmission Corridor Identification Study, respectively. The location of the conceptual corridors are intended to coincide with the GTA West Preliminary Route Planning Study Area and the Northwest GTA Transmission Corridor Identification Study Area.

AREAS SUBJECT TO PROVINCIAL PLANS

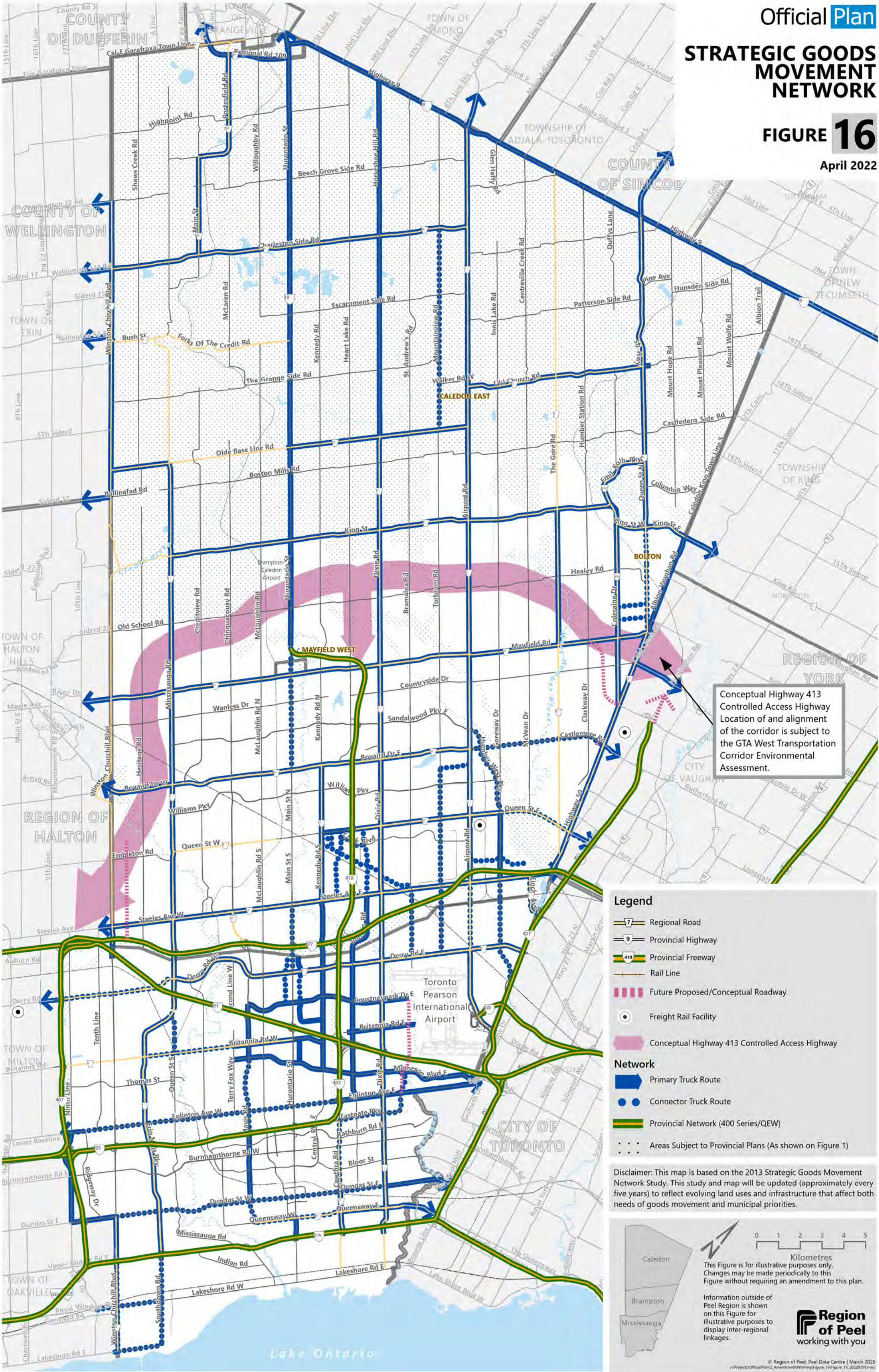
FIGURE 1

April 2022



STRATEGIC GOODS MOVEMENT NETWORK

FIGURE 16
April 2022



Conceptual Highway 413
Controlled Access Highway
Location of and alignment
of the corridor is subject to
the GTA West Transportation
Corridor Environmental
Assessment.

Legend

- Regional Road
- Provincial Highway
- Provincial Freeway
- Rail Line
- Future Proposed/Conceptual Roadway
- Freight Rail Facility
- Conceptual Highway 413 Controlled Access Highway

Network

- Primary Truck Route
- Connector Truck Route
- Provincial Network (400 Series/QEW)
- Areas Subject to Provincial Plans (As shown on Figure 1)

Disclaimer: This map is based on the 2013 Strategic Goods Movement Network Study. This study and map will be updated (approximately every five years) to reflect evolving land uses and infrastructure that affect both needs of goods movement and municipal priorities.

0 1 2 3 4 5
Kilometres

This Figure is for illustrative purposes only. Changes may be made periodically to this Figure without requiring an amendment to this plan.

Information outside of Peel Region is shown on this Figure for illustrative purposes to display inter-regional linkages.

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