

THE CORPORATION OF THE TOWN OF CALEDON

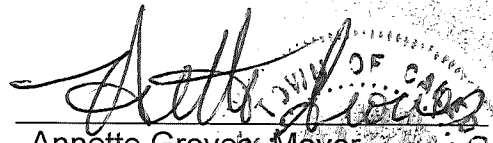
BY-LAW NO. 2026-020


A By-law to adopt Amendment No. 291
to the Official Plan for the Town of Caledon

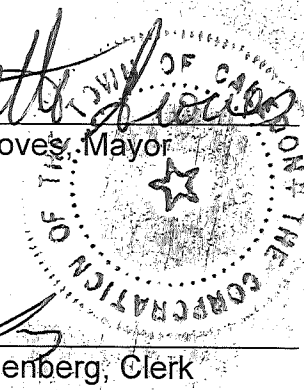
WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the *Planning Act, R.S.O. 1990*, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 291 to the 1978 Town of Caledon Official Plan shall be and is hereby adopted.

Enacted by the Town of Caledon Council this 30th day of March, 2026.


Annette Groves, Mayor


Kevin Klingenberg, Clerk

The seal of the Corporation of the Town of Caledon is circular with a star in the center. The text around the star reads "CORPORATION OF THE TOWN OF CALEDON".

THE CONSTITUTIONAL STATEMENT

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

PART B - THE AMENDMENT - constitutes Amendment No. 291 of the 1978 Town of Caledon Official Plan.

AMENDMENT NO. 291

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Town's Official Plan to include policies that will facilitate the extension of the Simpson Road Right-of-Way to Mayfield Road, vehicular access connectivity, the realignment of a portion of the Rainbow Creek tributary, and associated works in accordance with the Master Environmental Servicing Plan Update. The Amendment establishes policies to facilitate the overall development of the area identified as the Phase 2 South Simpson Industrial Area.

Location:

The lands subject to this Amendment are located within the Phase 2 South Simpson Industrial Area of the Bolton Secondary Plan as shown on Figure 22 – South Simpson Phase 2 Block Plan. They comprise an area of 23.6 hectares (58.32 acres) and are located on the north-east corner of Coleraine Drive and Mayfield Road (the "subject lands"). The subject lands are comprised of 12 individual parcels legally described as:

1. Part of Lot 1, Concession 6 (Albion) as in RO1058982, Except Part 1, Exprop. Plan PR1156810; Town of Caledon; Regional Municipality of Peel.
2. Part of Lot 1, Concession 6 (Albion) as in RO1022956 Save & Except Part 12, 43R30557; Town of Caledon; Regional Municipality of Peel.
3. Part of Lot 1, Concession 6 (Albion) as in VS251686 S/E Part 11 on 43R30557; Town of Caledon; Regional Municipality of Peel.
4. Part of Lot 1, Concession 6 (Albion) as in VS305192, Except VS140539 & RO768473 & Part 11, 43R30567; Town of Caledon; Regional Municipality of Peel.
5. Part of Lot 1, Concession 6 (Albion) as in RO1002233; S/T AL18934; Town of Caledon; Regional Municipality of Peel.
6. Part of Lot 1, Concession 6 (Albion) as in, des as Part 3, 43R32249; Save & Except Parts 1 & 3, 43R37291; Town of Caledon; Regional Municipality of Peel.
7. Part of Lot 1, Concession 6 (Albion), as in VS311533, Save & Except Part 1 Expro Plan PR1221065; Town of Caledon; Regional Municipality of Peel.
8. Part of Lot 1, Concession 6 (Albion) as in RO533490, Except Part 1, Exprop. Plan. PR1156812; Town of Caledon; Regional Municipality of Peel.
9. Part of Lot 1, Concession 6 (Albion), des as Part 1 & 2 on Plan 43R12845, Save & Except Parts 15 & 16, 43R30567 And Parts 1 & 3 on Expropriation Plan PR3514589 Subject to an Easement Over Part of Lot 1 Concession 6, des as Part 2 on Expropriation Plan PR3514589 as in PR3514589; Town of Caledon; Regional Municipality of Peel.
10. Part of Lot 1, Concession 6 (Albion) as in RO768473; S/T AL18934; Town of Caledon; Regional Municipality of Peel.
11. Part of Lot 1, Concession 6 (Albion), as in RO794310 Save & Except Part 12, 43R30567; Town of Caledon; Regional Municipality of Peel.
12. Part of Lot 1, Concession 6 (Albion), Part 1, Plan 43R-41070; Town of Caledon; Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Staff Report 2026-0064, as adopted by Council on March 30, 2026. The applicant, Simpson Road Landowners Group Inc., has requested an amendment to the Town of Caledon Official Plan to permit the extension of Simpson Road from its current terminus south of Parr Boulevard to Mayfield Road, vehicular access and connectivity, realign a portion of the Rainbow Creek tributary, and associated works in accordance with the Master Environmental Servicing Plan Update, to facilitate the overall comprehensive development of the subject lands.

The subject lands are located within an Employment Area and designated "Prestige Industrial". The "Prestige Industrial" designation permits industrial uses in accordance with Section 5.3.3 of the FCaledon Official Plan. The applicant is proposing to amend the Caledon Official Plan to extend the Simpson Road Right-of-Way to Mayfield Road within the Rural Service Centre of Bolton and redesignate the proposed realigned open channel of Rainbow Creek Tributary within the Phase 2 South Simpson Industrial Area as Environmental Policy Area (EPA).

The applicant has submitted an Official Plan Amendment and Block Plan application including various technical studies in support of the proposed amendment.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 291 of the Town of Caledon Official Plan.

Details of the Amendment

The 1978 Town of Caledon Official Plan is amended as follows:

1. Section 7.9.6 – Ecosystem Planning and Management is amended by adding the following:

- 7.9.6.3 Notwithstanding Policy 7.9.6.1, the realigned open Rainbow Creek Tributary within the Phase 2 South Simpson Industrial Area shall be designated Environmental Policy Area as shown on Schedule 'C'.
- 7.9.6.4 Notwithstanding Policy 7.9.6.2, the Rainbow Creek Tributary within the Phase 2 South Simpson Industrial Area shall be realigned into a constructed channel block, inclusive of environmental buffers, within the Environmental Policy Area designation displayed on Schedule "C". The design of the channel block shall be prepared to the satisfaction of the Town, in consultation with the Region and TRCA, according to the following studies which must be completed to the satisfaction of the Town and TRCA:
 - a) Conceptual Flood Hazard Assessment and Natural Channel Design
 - b) Fluvial Geomorphology Assessment and Channel Realignment Guidance
 - c) Hydrogeological Assessment
 - d) Update to the approved South Bolton Industrial Park Secondary Plan Area Master Environmental Servicing Plan (MESP)
- 7.9.6.5 The new Rainbow Creek Tributary channel and all associated driveway and servicing crossings shall be constructed together pursuant to detailed design, the Master Financial Agreement (MFA), MESP and/or any subsequent MESP Update, including any amendments thereto all to the satisfaction of the Town, the Region of Peel and the Toronto and Region Conservation Authority prior to approval of any site plan in the Phase 2 South Simpson Industrial Area.
- 7.9.6.6 The lands designated Environmental Policy Area (corresponding to the open portion of the reconstructed Rainbow Creek Tributary channel) shall be gratuitously conveyed to the Town.

2. Section 7.9.8 – Transportation is amended by adding the following subsections:

- 7.9.8.8 Access to Simpson Road from individual properties within the Phase 2 South Simpson Industrial Area are required to be consolidated and shared, as much as possible, to minimize crossings of the naturalized channel in accordance with Figure 22 – South Simpson Phase 2 Block Plan, and as follows:

- a) Details related to access for individual parcels (including but not limited to access control, location, lane layout, and geometry) will be determined through the detailed design process and constructed with road/channel works in accordance with the MFA, MESP and/or any subsequent MESP Update, and approved EA, including any amendments.
- b) All shared crossings of the proposed channel shall be gratuitously dedicated to the Town of Caledon. Each crossing shall be designed and conveyed in a manner sufficient to ensure that each parcel that is serviced by the crossing has direct access to a municipal road, without reliance on reciprocal easements or private access agreements.
- c) A 1 foot reserve shall be in place and lifted to the satisfaction of the Town.

7.9.8.9 Notwithstanding Policy 7.9.8.4, the Simpson Road Extension to Mayfield Road within the Phase 2 South Simpson Industrial Area shall be constructed pursuant to the Master Financial Agreement (MFA), MESP and/or any subsequent MESP Update, and approved EA, including any amendments, and in accordance with the final design to the satisfaction of the Town, the Region of Peel and the Toronto and Region Conservation Authority.

7.9.8.10 The Transportation Study shall be updated to the satisfaction of Town and the Region of Peel to support the detailed design. This update shall address the comments of the municipality and ensure the updated study meets the minimum standards for detail established in Transportation's Standard Traffic Impact Study (TIS) Terms of Reference.

7.9.8.11 The design, roadworks and accesses of the Simpson Road Extension within the Phase 2 South Simpson Industrial Area shall be constructed in accordance with the updated transportation study, providing for active transportation, if applicable, with road right of way and land requirements consistent with the approved Environmental Assessment, to the satisfaction of the Town.

7.9.8.12 As part of the detailed design process for the lands within the Phase 2 South Simpson Industrial Area, detailed intersection designs for both existing roadways and proposed accesses shall be prepared having regard to the approved Environmental Assessment, updated transportation study, detailed road design, and to the satisfaction of the Town and the Region of Peel.

7.9.8.13 Access to Coleraine Drive and Mayfield Road will be determined in accordance with the Region of Peel Controlled Access Bylaw 62-2013, including any subsequent amendments. Access onto Coleraine Drive and any other Regional roads will be achieved through vehicular interconnections, mutual access easements and the consolidation of driveways, to the greatest extent possible, with the objective of a reduction in the number of individual accesses.

7.9.8.14 At the time of future development of lands with access on Simpson Road, any existing Regional Road access may be closed, where appropriate, and the boulevard fully restored and reinstated to the satisfaction of the Town and the Region of Peel, if possible.

7.9.8.15 In the event that the construction of the Simpson Road Extension within the Phase 2 South Simpson Industrial Area be advanced prior to the construction of Region of Peel's Capital Project for Mayfield Road, an interim design of Simpson Road will be required to the satisfaction of the Town and the Region of Peel, and shall be reviewed through the detailed design process.

3. Section 7.9.9.1 is amended by adding the following words after "Master Environmental Servicing Plan":

"and Master Environmental Servicing Plan update for the Phase 2 South Simpson Industrial Area."

4. Section 7.9.9.3 is amended by adding the following words after "Master Environmental Servicing Plan":

"and Master Environmental Servicing Plan update for the Phase 2 South Simpson Industrial Area."

5. Section 7.9.10 – Stormwater Management is amended by adding the following subsections:

7.9.10.9 Notwithstanding Policy 7.9.10.1, the development of stormwater management infrastructure, including the location, design, size and function of facilities shall be in accordance with the MESP Update referred to in Policy 7.9.6.3.

7.9.10.10 Notwithstanding Policy 7.9.10.6, final design shall be determined through site-specific site plan, draft plan of subdivision, draft plan of condominium for any site-specific development within the Phase 2 South Simpson Industrial Area.

6. Section 7.9.11 – Phasing is amended by adding the following subsection:

7.9.11.7 Notwithstanding Policy 7.9.11.4, land assembly is encouraged to support comprehensive development. Where land assembly does not occur, it shall be demonstrated through the development process, to the satisfaction of the Town, that the proposed development can be appropriately accommodated on the subject site.

7. Section 7.9.12 – Implementation is amended by adding the following subsections:

7.9.12.9 Notwithstanding Policy 7.9.12.1, the land within the Phase 2 South Simpson Industrial Area is subject to the land use pattern, road network, and environmental feature shown on the attached Figure 22 – South Simpson Phase 2 Block Plan. Minor adjustments can be made without an amendment to this plan.

7.9.12.10 Notwithstanding Policy 7.9.12.3, a plan of subdivision is not required to implement the extension of the Simpson

Road Extension to Mayfield Road as shown on Figure 22 – South Simpson Phase 2 Block Plan. Implementation of the Simpson Road Extension to Mayfield Road and all other communal and public works, inclusive of the channel, will be facilitated through the Master Financial Agreement (MFA), including any amendments, and/or Development Agreements including, but not limited to, detailed design and supporting studies, reports, plans and materials to the satisfaction of the Town and the Region of Peel. Individual lands within Phase 2 South Simpson Industrial Area will be subject to Site Plan Approval.

- 7.9.12.11 Affected landowners within the Phase 2 South Simpson Industrial Area will not be entitled to development approvals until such time as they have entered into the Master Financial Agreement (MFA), including any amendments, for the Simpson Road South Extension and that the property owner(s) are in good standing.
- 7.9.12.12 Affected landowners within the Phase 2 South Simpson Industrial Area will not be entitled to development approvals until such time as they have joined a Cost Sharing Agreement as participating landowners or have otherwise entered into an agreement to finalize their approvals to the satisfaction of the Town, and participate in the delivery of infrastructure, as required. Prior to approval for any development, the Town will require, where applicable, a certificate from the Landowners Group cost-sharing trustee confirming that the development proponent is in good standing with the Landowners Group.
- 7.9.12.13 All new public and private infrastructure within the Phase 2 South Simpson Industrial Area shall conform to the recommendations of the approved MESP and/or any subsequent MESP Update, including any amendments thereto.
- Where development of parcels as identified in the MESP and/or MESP Update, including any amendments thereto, is dependent upon an integrated stormwater management, grading, drainage, access, and/or servicing strategy across multiple properties, no site-specific development on those parcels shall proceed unless a comprehensive and coordinated development approach has been demonstrated to the satisfaction of the Town.
- Such demonstration shall address the design, timing, cost-sharing, construction, and long-term operation of all communal infrastructure works, and shall confirm how the required works will be implemented and secured among all affected landowners prior to approval of any individual site-specific Development.
- 7.9.12.14 Prior to approval of any site plan, draft plan of subdivision, draft plan of condominium or of any site-specific development within the Phase 2 South Simpson Industrial Area subject to the Master Financial Agreement (MFA), including any amendments, the

Landowners Group is required to amend the existing Master Financial Agreement (MFA) and/or enter into another agreement for Development, to the satisfaction of the Town and the Region, which shall include, but is not limited to, the following:

- a) An update to the approved South Bolton Industrial Park Secondary Plan Area Master Environmental Servicing Plan (MESP);
- b) Detailed Design;
- c) Updates to the Area Specific Development Charge By-law;
- d) Comprehensive grading strategy for the area, resolving external off-site works requirements;
- e) Any other matters that shall arise affecting the comprehensive development of Phase 2 South Simpson Industrial Area.

7.9.12.15 Prior to approval of a Site Plan Agreement for any site-specific development within the Phase 2 South Simpson Industrial Area subject to the Master Financial Agreement (MFA), including any amendments, all required municipal services and public infrastructure required to service the individual parcels is required to be constructed and receive preliminary acceptance by the Town and the Region of Peel.

7.9.12.16 The applicant is required to implement a stormwater monitoring program consistent with the updated Master Environmental Servicing Plan for Phase 2 South Simpson Block Plan Area. This program must confirm that erosion criteria are being met at erosion prone locations downstream of the block plan area and shall provide recommendations pertaining to any required downstream works for which the landowners within this block plan are responsible, if applicable, and any long-term adaptive management obligations associated with potential downstream erosion, to the satisfaction of the Town of Caledon.

8. By amending the following Schedules:

- a) Schedule 'C' Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended to redesignate lands from Prestige Industrial to Environmental Policy Area, in accordance with Figure '1', attached hereto.
- b) Schedule 'C' Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the extension of Simpson Road to Mayfield Road, in accordance with Figure '1', attached hereto.
- c) Schedule "C-5" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended to redesignate lands from Prestige Industrial to Environmental Policy Area in accordance with Figure '1', attached hereto.

- d) Schedule "C-5" South Simpson Industrial Secondary Plan of the Town of Caledon Official Plan shall be amended to reflect the extension of Simpson Road to Mayfield Road, in accordance with Figure '1', attached hereto.
 - e) Schedule "C-7" Coleraine West Employment Area Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the extension of Simpson Road to Mayfield Road and redesignate the lands Environmental Policy Area, in accordance with Figure '1', attached hereto.
9. By adding the following Figure as provided in **Attachment 1**:
- a) Figure 22 – South Simpson Phase 2 Block Plan

Implementation and Interpretation

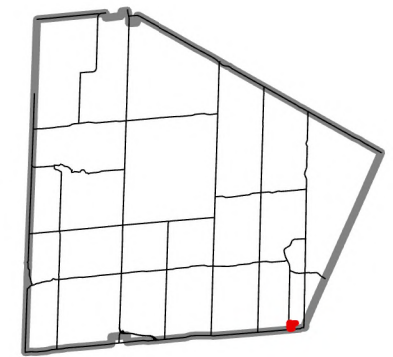
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

FIGURE 1

OPA-291

-  Subject Lands
-  Proposed Road
-  Watercourse Realignment
-  Lands to be Designated Environmental Policy Area

Town of Caledon;
Regional Municipality of Peel



0 40 80 160 Meters

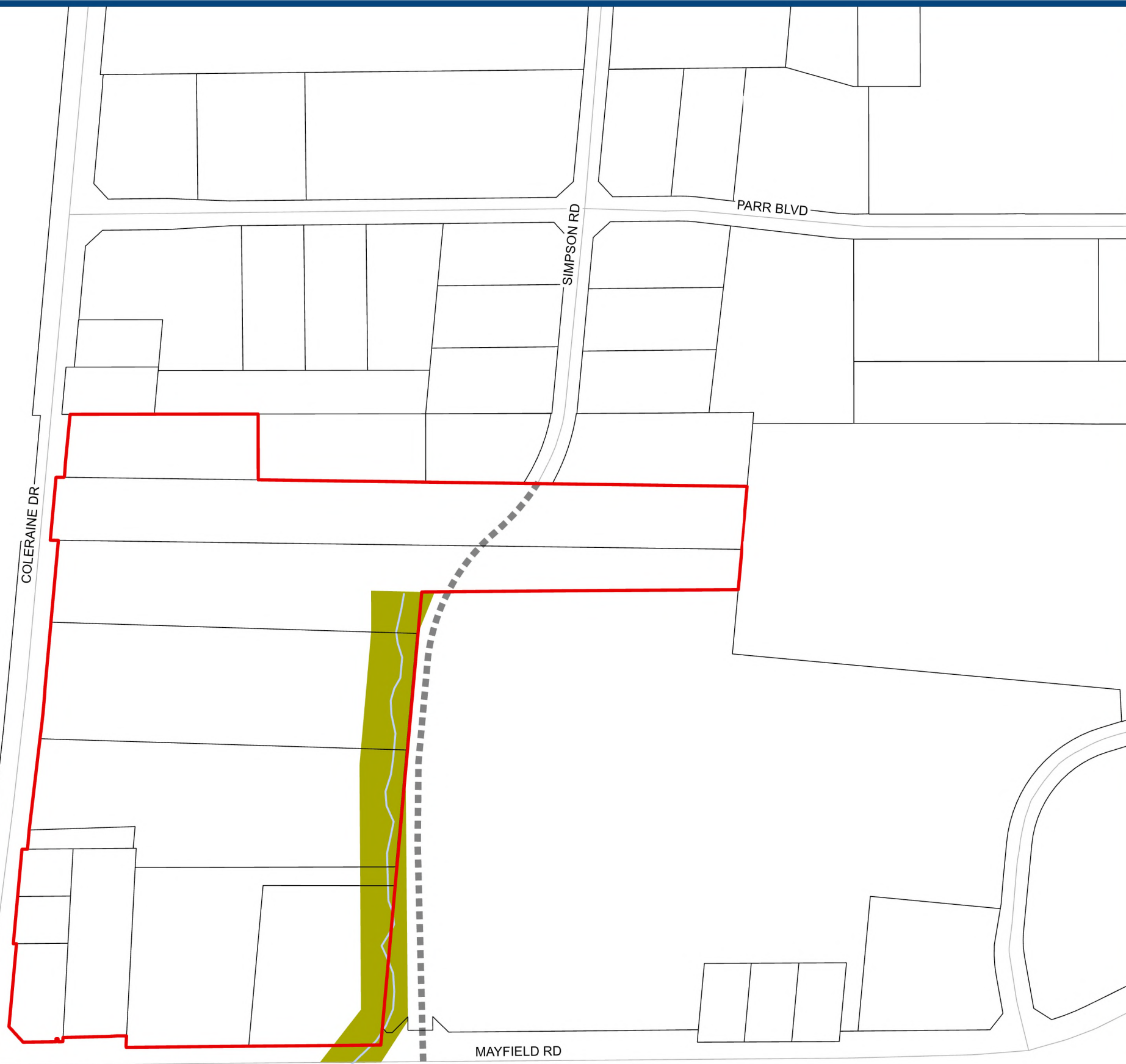
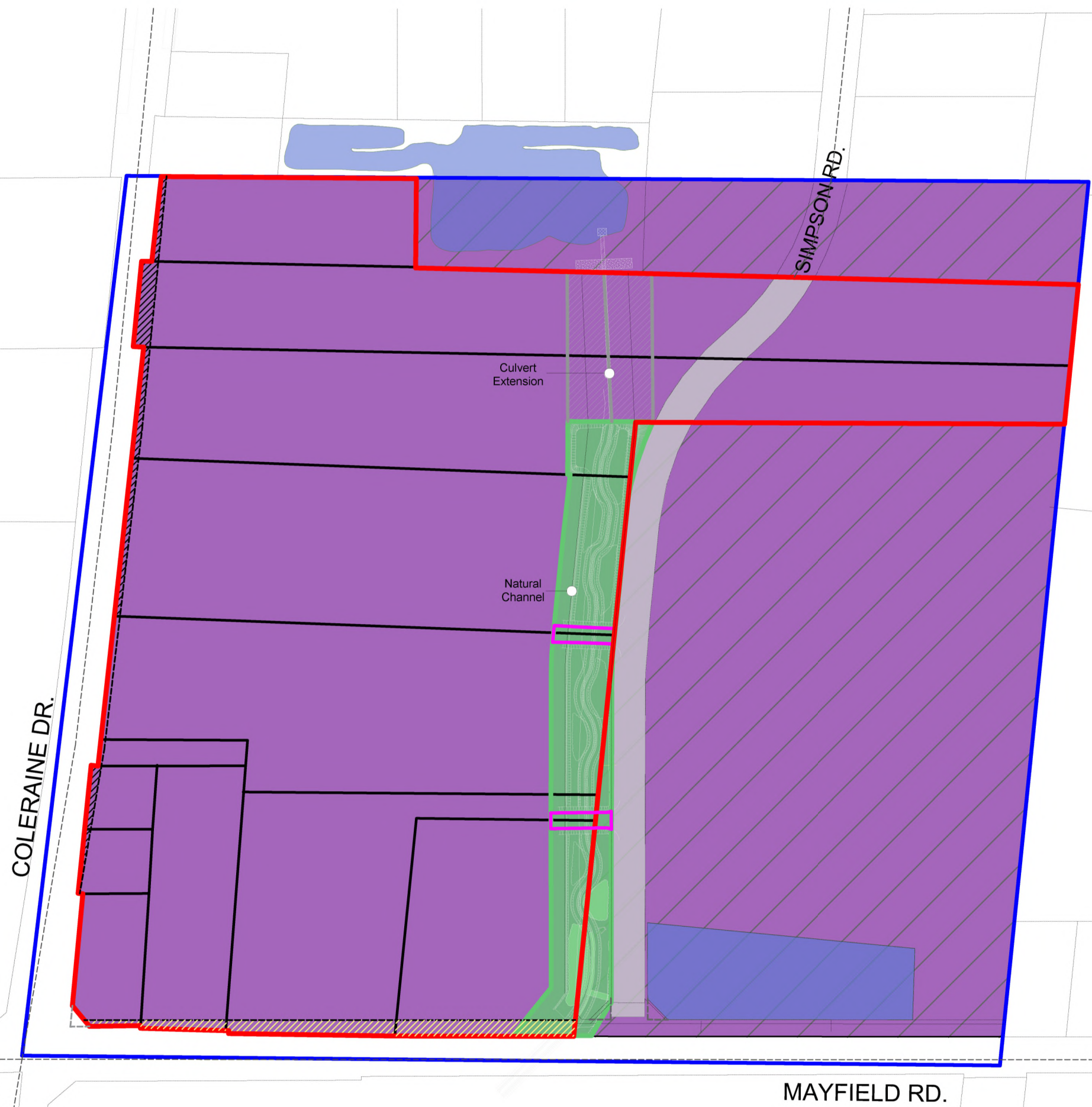
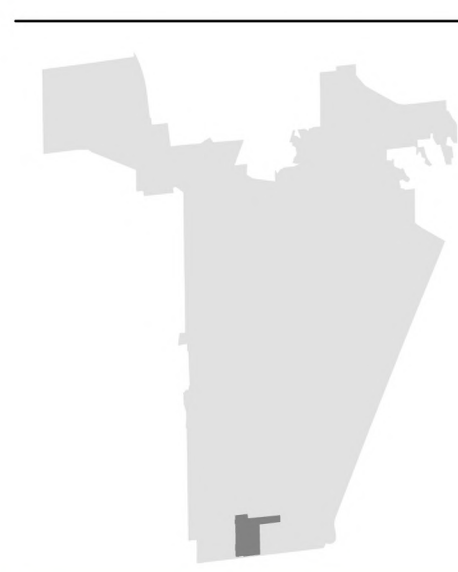


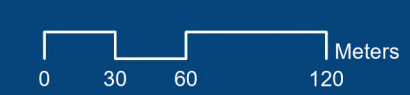
FIGURE 22 South Simpson Phase 2 Block Plan



- Block Plan Area
- Phase 2 Secondary Plan Area
- Access Points
- Prestige Industrial
- Environmental Policy Area
- Stormwater Management Pond
- Simpson Road Extension
- Easement
- Lands not Subject to the Block Plan
- Road Widening along Coleraine Drive
- Road Widening along Mayfield Road



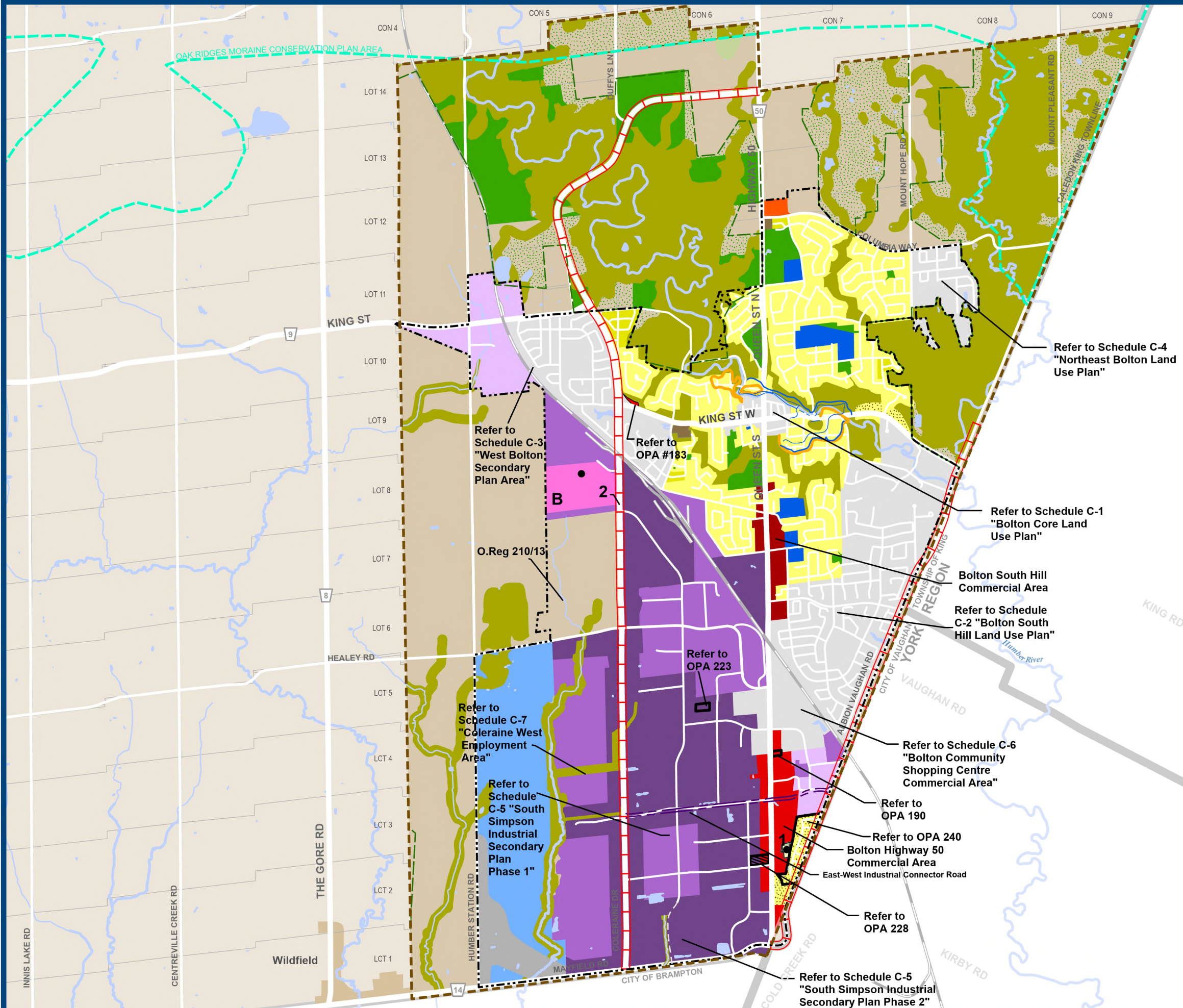
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Date: 3/3/2026



Schedule C BOLTON LAND USE PLAN



- Prime Agricultural Area
- Rural Lands
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Residential
- General Industrial
- Dry Industrial
- Prestige Industrial
- Policy Area - Industrial
- Bolton Highway 50 Commercial Area
- Bolton South Hill Commercial Area
- Bolton North Hill Commercial Area
- Rural Uses
- Institutional
- Special Provisions
- Open Space Policy Area
- Environmental Policy Area
- New Employment Area
- Highway 413 Transportation Corridor
- Boundary of Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- 2021 Settlement Boundary
- 100 Year Floodline Limit
- Regional Floodline Limit
- Special Policy Area Boundary
- Site Specific Area
- Bolton Arterial Road Network
- Regional Road
- Local Road
- Railway



Base Data Source: Town of Caledon



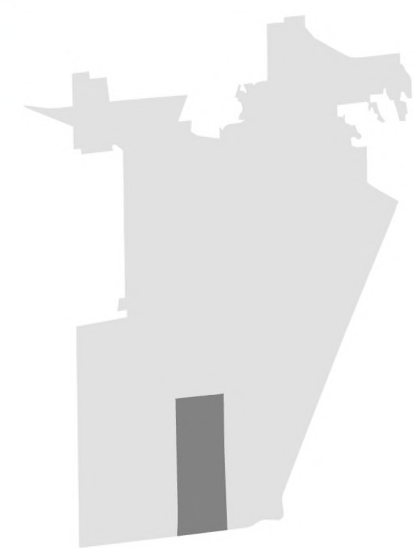


Schedule C-5

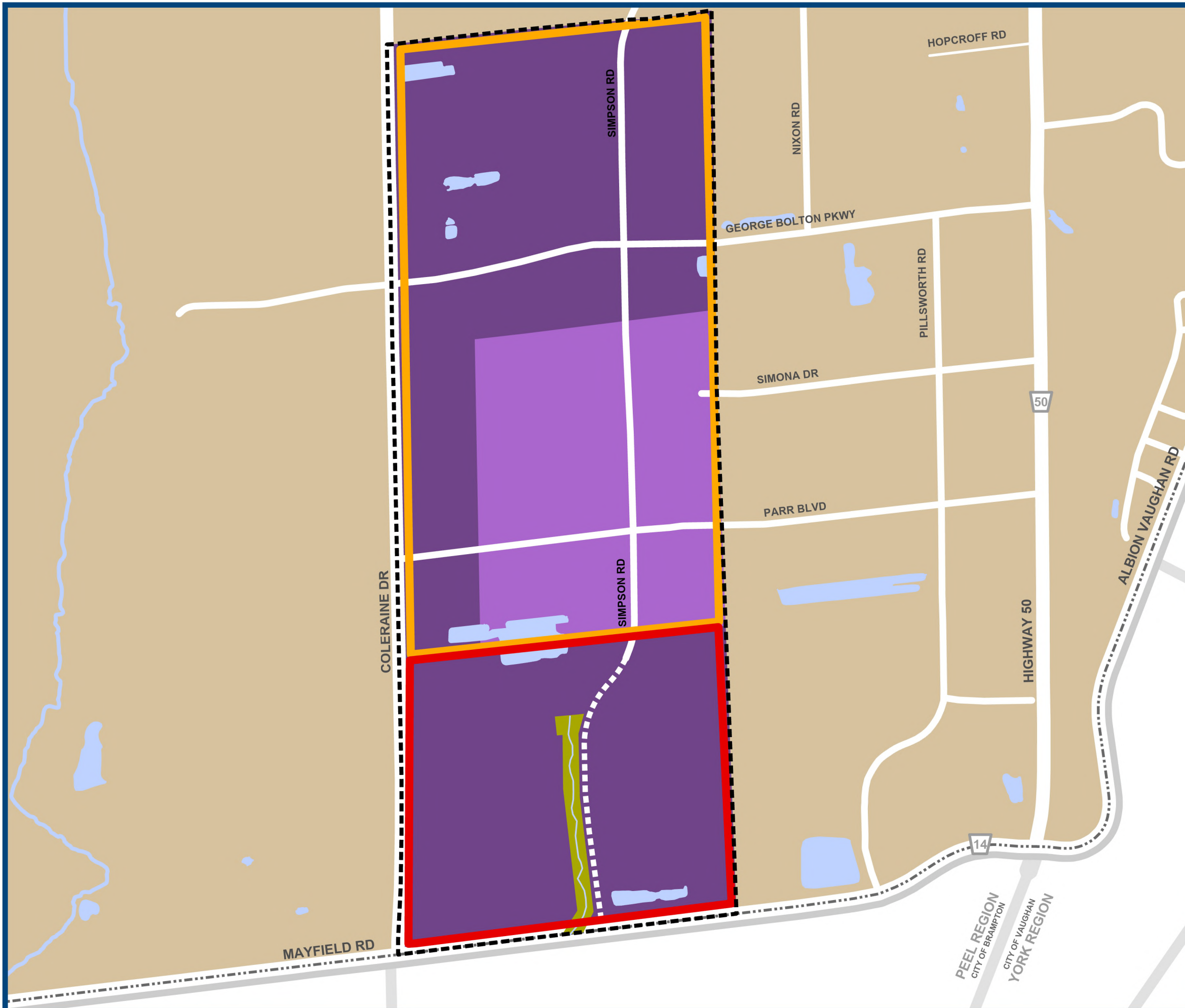
(A Subschedule to Schedule "C")

SOUTH SIMPSON INDUSTRIAL SECONDARY PLAN

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



Base Data Source: Town of Caledon



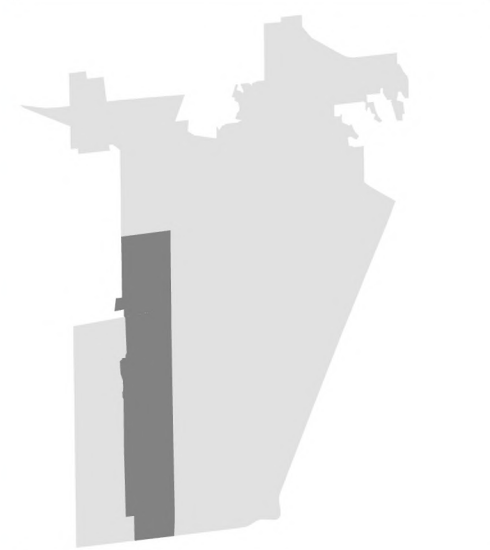


Schedule C-7

(A Subschedule to Schedule "C")

COLERAINE WEST EMPLOYMENT AREA LAND USE PLAN

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



Base Data Source: Town of Caledon

