

**TOWN OF CALEDON
PLANNING
RECEIVED**

September 28, 2020

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

**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 20XX – XXX**

A By-law to adopt Amendment No. ____ 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, HEERBY ENACTS AS FOLLOWS:

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

**READ THREE TIMES AND FINALLY
PASSED IN OPEN COUNCIL
THIS ____ DAY OF ____, 20 ____**

Allan Thompson, Mayor

Laura Hall, Acting Town Clerk

THE CONSTITUTIONAL STATEMENT

- PART A – THE PREAMBLE - does not constitute part of this amendment.
- PART B – THE AMENDMENT - consisting of the following text and Schedule A,
constitutes Amendment No. ____ to the
Town of Caledon Official Plan.

AMENDMENT NO. ____
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Official Plan Amendment is to permit aggregate extraction on part of a property at Lot 12, Concession 2 E.H.S. The amendment will permit a sand and gravel pit on the subject property in accordance with the Extractive Industrial B Area designation. The proposed extraction of aggregate includes above and below water table extraction.

Location:

The Lands subject to this amendment are Part of Lot 12, Concession 2 E.H.S. Town of Caledon, Regional Municipality of Peel. This land is a 40.5 ha lot on the west side of Heart Lake Road.

Basis:

The basis for this amendment is contained in Planning Report DP XXXX as adopted by Council on XX/XX/20XX. The subject property is currently designated “Rural Area” on Schedule A. The “Extractive Industrial B Area” designation is appropriate to permit aggregate extraction above and below the water table. The conformity of the proposed land use, with the policies of the Town of Caledon Official Plan and the Peel Region Official Plan, has been established.

Approximately 30 ha of the subject property is designated on Schedule L as “CHPMARA (Sand & Gravel) Aggregate Resource Lands”. That is Caledon High Potential Mineral Aggregate Resource Lands from a comprehensive Aggregate Resources Study and Official Plan Amendment (OPA 161).

A 25.97 ha portion of the subject property is proposed to be licensed under the Aggregate Resources Act to permit extraction of aggregates including extraction below the water table.

Approximately 20.75 ha of the subject property are to be re-designated to Extractive Industrial B Area. This land is the proposed area to be licensed less the open field at the Heart Lake Road frontage east of the wetland which is not to be extracted and is proposed for a noise attenuation berm. A 14.53 ha portion of the property, beyond the area to be re-designated, will remain designated Rural Area.

The Official Plan Amendment will be subject to approval of a Niagara Escarpment Plan Amendment designating part of the property “Mineral Resource Extraction Area”. The proposed pit will also require a Development Permit from the Niagara Escarpment Commission for aggregate extraction and related operations and a Licence for a Class A Category 1 Pit for extraction including below the water table from the Ministry of Natural Resources.

The subject lands are identified as being located within an area of high potential mineral aggregate resources (HPMARA and CHPMARA, respectively) in the Region of Peel and Town of Caledon Official Plans. The specific policy direction contained within the Official Plans has been considered in the development of the proposed aggregate operation. The proposed amendment to the Official Plan to re-designate the lands “Extractive Industrial B Area” conforms to the applicable policy requirements of the Town of Caledon Official Plan, conforms to the Region of Peel Official Plan, is consistent with the requirements of the Niagara Escarpment Plan, and is consistent with the Provincial Policy Statement. The proposal to permit an aggregate extraction operation is appropriate and represents good planning.

PART B – THE AMENDMENT

This part of the document is entitled to Part B – The Amendment and consisting of the following text and Schedule A constitutes Amendment No. XXX to the Official Plan of the Town of Caledon.

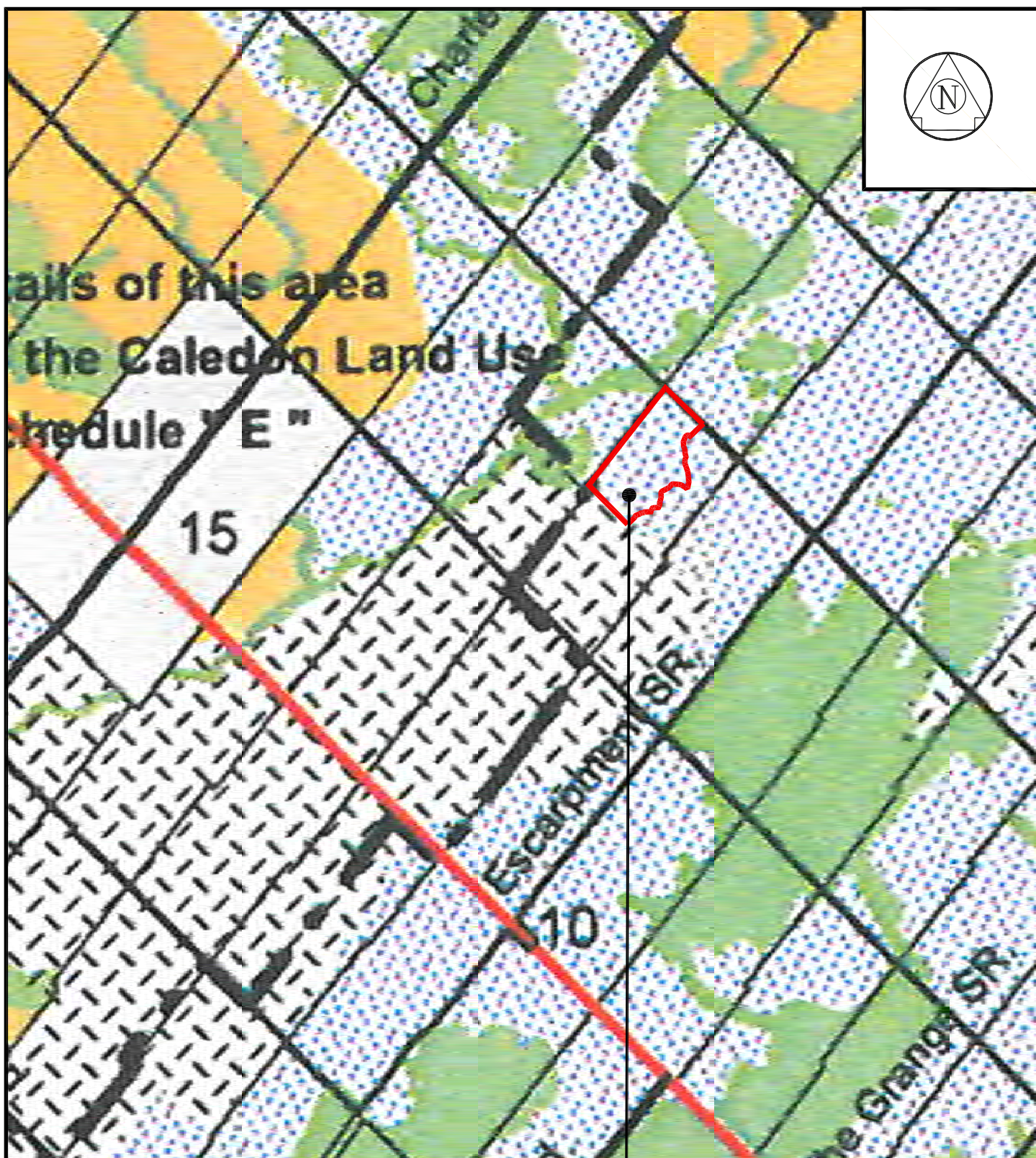
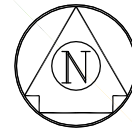
Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Schedule A Town of Caledon Land Use Plan is amended for the lands legally described as part of Lot 12, Concession 2 E.H.S. Town of Caledon, as shown on Schedule A of this Amendment, from “Rural Area” to the “Extractive Industrial B Area” designation.

Implementation and Interpretation

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



Town of Caledon
Schedule A to Official Plan Amendment No. _____.

Redesignate from "Rural Area" to
"Extractive Industrial Area B"