

AMENDMENT NO. 255
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021-82

A by-law to adopt Amendment No. 255 to the Official Plan for the Town of Caledon


WHEREAS the Council of The Corporation of the Town of Caledon, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended deems it expedient to amend the Town of Caledon Official Plan;

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

General

1. Amendment No. 255 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this 26th day of October, 2021.



Allan Thompson, Mayor

Laura Hall, 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. 255 of the Town of Caledon Official Plan.

AMENDMENT NO. 255

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend the Official Plan to expand the Mayfield West community to include Mayfield West Phase 2, Stage 2 lands. More specifically this amendment proposes to amend Section 7.14, Mayfield West Phase 2 Secondary Plan and various schedules of the Official Plan to establish the goals, objectives and policies to govern the development and redevelopment of land within this area.

Location:

The lands subject to this Amendment are known as the Mayfield West Phase 2, Stage 2 lands and are identified on Schedule "A", attached. This area is bounded by Chinguacousy Road to the west, Etobicoke Creek (south of Old School Road) to the north, and the existing Mayfield West Phase 2, Stage 1 boundary to the south and east (north of Mayfield Road, west of Hurontario Street/Highway 10/Highway 410). The lands are comprised of an area approximately 105 ha (260 ac) in size and are legally described as Part of Lots 18 to 20 (inclusive), Concessions 1 and 2, WHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Staff Report 2021-315 as adopted by Planning and Development Committee on October 19, 2021 and ratified by Council on October 26, 2021.

The Mayfield West Phase 2 Secondary Plan planning process began in 2006 and was initially implemented with the approval of Regional Official Plan Amendment 29 (ROPA 29) and Town of Caledon Official Plan Amendment No. 222 (OPA 222) in 2015. The lands are situated within the Mayfield West Study Area Boundary on Schedule 'A', Town of Caledon Land Use Plan. The Town's Official Plan currently designates the lands as Prime Agricultural Area and Environmental Policy Area on Schedule 'B-2', Mayfield West Phase 2 Secondary Plan Land Use Plan.

In 2016, Caledon Council passed a resolution to request the Region of Peel to amend its Official Plan to expand the Mayfield West Phase 2 Secondary Plan area. On September 10, 2020, Regional Official Plan Amendment 34 (ROPA 34) was adopted by the Region of Peel, which received approval by the Province on January 21, 2021.

Through Staff Report 2018-65, the Town initiated an Official Plan Amendment (POPA 2019-0003) to expand the Settlement Area of Mayfield West by approximately 105 ha (260 ac) of net developable land and to establish a secondary plan (known as Mayfield West Phase 2, Stage 2 – MW2S2), land use designations and policies for a mixed-use community. The community will include the extension of street networks, the provision for parks, schools, trail connections and the efficient use of infrastructure. The MW2S2 lands will accommodate population growth in Mayfield West that is compact and transit-supportive and provides an opportunity to plan and design a complete community with a diverse mix of land uses, a range and mix of employment and housing types and high quality public open spaces with easy access to local amenities and services.

The applications have been circulated to internal departments and external agencies, and public meetings pursuant to the *Planning Act* were held on October 22, 2019 and March 9, 2021. Planning staff has is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Region of Peel Official Plan and the objectives of the Official Plan. On the basis of the above, this Amendment is the result of a comprehensive planning process undertaken by the Town to support the Mayfield West settlement area

expansion to include the Mayfield West Phase 2 Stage 2 lands, as endorsed by Council.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 255 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. All references to "Plan Area", with the exception of any references to the Greenbelt Plan Area, are deleted and replaced with "Secondary Plan".
2. All references to "Ministry of the Environment and Climate Change" are deleted and replaced with "Ministry of the Environment, Conservation and Parks".
3. All references to "Ministry of Tourism, Culture and Sport" are deleted and replaced with "Ministry of Heritage, Sport, Tourism and Culture Industries."
4. In the first paragraph of Section 7.14.1, Introduction, "...in the MW2 Plan Area..." is deleted and replaced with "both Mayfield West Phase 2, Stage 1 and Stage 2,".
5. In the second paragraph of Section 7.14.1, Introduction, "attractive" is inserted between "healthy" and "safe".
6. Section 7.14.2, Location, is deleted and replaced with text as follows:

The Mayfield West Phase 2 Secondary Plan, includes both Stage 1 and Stage 2 lands and comprises an area of approximately 357 hectares. Of this total, approximately 45 hectares are comprised of existing and introduced natural heritage features and an existing railway corridor. The result is a net developable area of approximately 313 hectares.

The Mayfield West Phase 2 Secondary Plan is north of Mayfield Road, east of Chinguacousy Road, south of the Etobicoke Creek, and west of Hurontario Street, and is legally described as Part Lots 18 to 20, Concessions 1 and 2 WHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

7. The following text is inserted after the heading in Section 7.14.3, Goals and Objectives:

The Secondary Plan is also to achieve the goals and objectives of the Town of Caledon Official Plan.

8. Section 7.14.3.1, Goals, is deleted and replaced with text as follows:

The Secondary Plan will develop as a complete community that is compact, pedestrian and cyclist-friendly, and transit-oriented. The Secondary Plan strives to achieve fundamental principles of good planning and exceptional urban design.

9. Section 7.14.3.2, Objectives, is amended by inserting the language "growth and" after "...Section 7.14.3.1,...".
10. Section 7.14.3.2.e. is amended by inserting the language ", including affordable housing options" after "housing" and before ";
11. Section 7.14.4.1.2 is deleted and replaced with text as follows:

To ensure conformity with the Town's growth management objectives, the Secondary Plan has been planned to achieve the population and employment targets shown in Table 7.6 and Table 7.7. Development in

the Secondary Plan shall occur in a manner consistent with the population and employment targets shown in Table 7.6 and Table 7.7 below.

Table 7.6 Mayfield West Phase 2 Plan Area Population and Employment Targets – Stage 1 Lands (OPA 222)

Population ⁽¹⁾	10,348
Population-related jobs	2,635
Employment Area jobs	1,164
Total	14,147
Land Area (hectares) ⁽²⁾	207.5
Density (combined population and jobs per hectare)	68.2

(1) Inclusive of the Census undercount.

(2) Net of Natural Heritage System described in Section 7.14.16 and the Orangeville-Brampton Railway corridor.

Table 7.7 Mayfield West Phase 2 Plan Area Population and Employment Targets – Stage 2 Lands (OPA 255)

Population ⁽¹⁾	7,602
Population-related jobs	549
Employment Area jobs	0
Total	8,150
Land Area (hectares) ⁽²⁾	105.5
Density (combined population and jobs per hectare)	77.3

(1) Inclusive of the Census undercount.

(2) Net of Natural Heritage System described in Section 7.14.16.

12. Section 7.14.4.1.3 is amended by adding “residents in the Stage 1 Lands and 7,602 in the Stage 2 Lands.”, at the end of the sentence.

13. Section 7.14.4.1.4 is amended by deleting “...Section 7.14.4.1.2...” and replacing it with “...Sections 7.14.4.1.2 and 7.14.4.1.3”.

14. Section 7.14.4.1.5 is amended by deleting and replacing the text as follows:

Unless otherwise provided for in Section 7.14, development in the Secondary Plan shall conform to the planning and design vision, goals and recommendations of the plans/studies that have been prepared for the Stage 1 and Stage 2 lands, respectively. These plans/studies include: Comprehensive Environmental Impact Study & Management Plan (EIS & MP); Water & Wastewater Servicing Study; Transportation Study; Cultural Heritage Survey and Community Design Plan. Together, these plans/studies provide important direction with respect to the preparation and review of development applications in the Secondary Plan.

15. Section 7.14.4.1.6 is amended by inserting “draft plan of condominium” after “first plan of subdivision” and before “or approval of...”.

16. Section 7.14.4.3.3 is amended by deleting and replacing subsection c) as follows:

c) Chinguacousy Road from Mayfield Road north to the northerly extent of the Stage 2 Lands.

17. A new section 7.14.4.3.10 is inserted in numerical order as follows:

7.14.4.3.10 Development within the Plan Area shall not proceed until the **Mayfield West Phase 2, Stage 2** Transportation Phasing Assessment has been completed to the satisfaction of the Town which adequately addresses the road network improvements to support the build-out of the Endorsed Framework Plan. Development in proximity to the proposed improvements shall be integrated such that they do not

preclude or negatively affect the proposed transportation network, to the Town's satisfaction.

18. Section 7.14.4.4.1 is amended by inserting "At the sole discretion of the Town, ..." at the beginning of the section.

19. A new section 7.14.4.4.4 is inserted in numerical order as follows:

7.14.4.4.4 Prior to registration of a draft plan of subdivision or a draft plan of condominium or approval of a site plan application, any required site-specific DSSP shall be submitted to the satisfaction of the Town and approved by the Town. Prior to approval of a site-specific DSSP for a specific development application, the community-wide DSSP must be approved by the Town.

20. A new section 7.14.4.5.6 is inserted in numerical order as follows:

7.14.4.5.6 A site-specific FSR shall be prepared by individual landowners in the Secondary Plan and submitted in support of individual site-specific development applications as part of 'complete' application requirements. Prior to approval of the development application, the site-specific FSR shall be to the satisfaction of the Town, Region of Peel, Conservation Authorities and ORDC.

21. Section 7.14.4.6.1 is amended by deleting and replacing the text with:

"Prior to or concurrent with submission of the first plan of subdivision or site plan application in the Stage 1 Lands of the Secondary Plan, the Secondary Plan landowners shall submit to the Town a community-wide Environmental Implementation Report (EIR)."

22. Section 7.14.5.1 is amended by deleting "...four (4)..." and replacing it with "...five (5)..." and adding a new subsection e) in numerical order as follows:

e) Mixed-Use Residential

23. Section 7.14.5.1.5 is inserted in numerical order as follows:

7.14.5.1.5 The community will contribute to achieving the Peel Housing and Homelessness Plan and Regional Official Plan housing targets, including ownership and rental tenure, secondary and accessory units and housing to meet various income levels.

24. A new section 7.14.5.3.4 is inserted in numerical order as follows:

7.14.5.3.4 Low-rise apartment buildings up to six storeys may also be permitted on the north-east corner and south-east corner of Chinguacousy Road and Tim Manley Avenue. These buildings are to have a strong street presence, be designed as architectural landmarks and complement and integrate with the surrounding land uses.

25. A new section 7.14.5.3.5 is inserted in numerical order as follows:

7.14.5.3.5 Where land has been conveyed to the Region of Peel or affordable housing purposes, low-rise apartment buildings up to six storeys may also be permitted adjacent to Chinguacousy Road, Tim Manley Avenue or McLaughlin Road, subject to a Zoning By-law Amendment and Site Plan Control. These buildings are to have a strong street presence, be designed as architectural landmarks and complement and integrate with the surrounding land uses.

26. A new section 7.14.5.5.4 is inserted in numerical order as follows:

- 7.14.5.5.4 Development of the lands designated High Density Residential on the east side of Chinguacousy Road, south of Tim Manley Avenue may include:
- a) Townhouses, rear-lane townhouses, stacked townhouses and back-to-back townhouses with a minimum height of four storeys.
 - b) Ground level non-residential uses that complement and support the development of the residential use. These ground level non-residential uses may include small-scale commercial (e.g. pharmacy and coffee shop) and professional offices (e.g. dentist and doctor) and are to be designed to be part of the High Density Residential building. For greater clarity, the ground level non-residential uses shall not be designed as a stand-alone buildings separate from the High Density Residential building.

27. A new section 7.14.5.6 is inserted in numerical order as follows:

7.14.5.6 Mixed Use Residential

- 7.14.5.6.1 Uses permitted within the Mixed Use Residential designation include a wide range of retail and service activities, including accommodation, apparel, clinic, convenience, department store, furniture, grocery, hardware, office, personal service, pharmacy, professional/office commercial services, restaurant and other similar uses. Mid-rise apartment buildings may also be permitted. Non-residential uses may be permitted as a stand-alone use in a commercial building or on the ground level of a residential building.
- 7.14.5.6.2 Mixed-use or mid-rise apartment buildings in the Mixed Use Residential designation shall be a maximum of 8 storeys.
- 7.14.5.6.3 Prior to the consideration of an application to rezone the lands in the Mixed Use Residential designation, a Comprehensive Development Plan shall be prepared to the satisfaction of the Town, which would include the following:
- a) A detailed overall land use plan, identifying the location of all of the proposed uses;
 - b) A detailed phasing plan that describes the sequencing of development and the timing of any infrastructure improvements;
 - c) A plan showing the location of any future public lands that may be dedicated to the Town as part of the approval process;
 - d) The means by which the non-residential uses are to be accessed;
 - e) The proposed built-form of the development including type, height and architectural treatments;
 - f) The location of appropriate access points onto the abutting road network; and,
 - g) The location of pedestrian, bicycle, vehicular and service circulation and access and parking area in the context of the overall parking management strategy.
- 7.14.5.6.3 In addition to the above, given the prominent location of the Mixed Use Residential designation at the intersection of Mayfield Road and Chinguacousy Road, the establishment of gateway features at the intersection will be a requirement any future approvals.

28. Section 7.14.6.2 is deleted in its entirety.

29. Section 7.14.7.2.6 is amended by deleting reference to "Schedule 'D'" and replacing it with "Schedule "B-2".

30. Section 7.14.8.1 is deleted and replaced with text as follows:

The following new school sites are identified on Schedule B-2 to this Plan for the Stage 1 Lands:

- One (1) Public Elementary School;
- One (1) Public Secondary School; and
- One (1) Catholic Elementary School.

The following school sites are identified on Schedule B-2 to this Plan for the Stage 2 Lands:

- One (1) Existing Private School (Brampton Christian School); and
- One (1) Proposed Public Elementary School.

31. Section 7.14.8.4 is amended by deleting reference to "23" and replacing it with "22".

32. Section 7.14.9.6 is renumbered to become subsection a) under Section 7.14.9.5.

33. Section 7.14.9.7 is renumbered to become subsection b) under Section 7.14.9.5.

34. Section 7.14.9.8 is amended by adding "...and does not reduce the amount of parkland to an amount less than what was agreed to in existing financial agreements with the Town." to the end of the sentence.

35. Section 7.14.9.8 is renumbered to become subsection c) under Section 7.14.9.5 and all other sections are renumbered accordingly in numerical order.

36. Section 7.14.11.1 is deleted and replaced as follows:

Landowners in the Secondary Plan shall provide land for affordable housing in the Secondary Plan as follows:

- a) Approximately 1.5 hectares of land in the Stage 1 Lands and 1 hectare of land in the Stage 2 Lands shall **gratuitously be provided, free and clear, to the satisfaction of the Region of Peel, resulting in a total of 2.5 hectares of land in both Stages 1 and 2;** and,
- b) Approximately 0.4 hectares shall be provided to Habitat for Humanity.

37. Section 7.14.11.2 is amended by adding the following to the end of the sentence ", and that appropriate conditions of draft plan approval be applied."

38. Section 7.14.12.2.1 is amended by deleting reference to "Stage 1".

39. Section 7.14.15.2.2.b) is amended by deleting reference to "." and replacing it with "; and,".

40. Section 7.14.15.2.9 is added as follows:

Development within the Secondary Plan shall not proceed until the Town is satisfied that the timing of construction of the Highway 410/Highway 10 (Huronario Street)/Tim Manley Avenue/Valleywood Boulevard interchange is appropriate in relation to the phasing of development in the Secondary Plan. To this end, a study is required to the satisfaction of the Town and other agencies which justifies the proposed development phasing on the basis of sound planning and transportation planning principles **and provides for further discussions on the emergency access gate from Highway 410**

and Snelcrest Drive in consultation with fire and emergency services. The Town may peer review the study to determine if the recommendations are supportable and will consult with the Ministry of Transportation, as required.

41. Section 7.14.15.2.10 is added as follows:

Upon registration of any plan of subdivision or upon approval of any site plan application abutting Chinguacousy Road, land dedication to the Town for the widening of Chinguacousy Road to a minimum right-of-way width of 35 m is required, as identified by the 2015 Mayfield West Phase 2 Secondary Plan. An Environmental Assessment (EA) has commenced for Chinguacousy Road from Mayfield Road to Old School Road to investigate options to improve road capacity, connectivity, safety and operations to meet the future transportation demand. Any additional right-of-way width requirements for Chinguacousy Road shall be determined through the approved EA.

42. Section 7.14.16.2.4 is amended by deleting "...5.6 hectares (13.9 acres)." and replacing it with "...6.32 hectares (15.68 acres).".

43. Section 7.14.20.1 is deleted and replaced with the following text:

Prior to registration of a plan of subdivision or plan of condominium, within a Provincial Minimum Distance Separation (MDS) Arc, the Town shall be satisfied that the arc is no longer required. The Town may consult with OMAFRA to determine appropriate mitigation measures which may be implemented to satisfy Minimum Distance Separation requirements.

44. Section 7.14.20.4 is deleted in its entirety.

45. Section 7.14.20.5 is deleted in its entirety.

46. Section 7.14.22.1 is deleted and replaced with the following text:

The Town or the Region of Peel may acquire and hold any lands required to implement any feature in the Secondary Plan. This may include, but is not limited to, the expropriation of lands required to implement the stormwater management ponds and infrastructure, road network and the municipal park program in the Secondary Plan, where the property owners or the developers' group are unable to secure lands for the construction of the required road infrastructure.

47. A new Section 7.14.23.4 is inserted in numerical order as follows:

7.14.23.4 At any time throughout the development application process, new supporting studies may be required to support development, and any approval will be based on the latest reports and studies.

48. All references to "Spine Road" within Section 7.14 are deleted and replaced with "Tim Manley Avenue."

49. Schedule 'A', Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan area, in accordance with Schedule "A" attached hereto.

50. Schedule 'A1', Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended for the Mayfield West Phase 2 - Stage 2 Secondary Plan area from Agricultural and Rural Area of the Growth Plan and Greenbelt Plan area to Rural Service Centre, in accordance with Scheduled "B" attached hereto.

51. Schedule 'B' Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area, in accordance with Schedule "C" attached hereto.
52. Schedule 'B-2', Mayfield West Phase 2 Secondary Plan Land Use Plan of the Town of Caledon Official Plan shall be amended for the Mayfield West Phase 2 - Stage 2 Secondary Plan area from Prime Agricultural Area to the various land use designations identified on Schedule "D" attached hereto.
53. Schedule 'F', Rural Estate Residential Area of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "E" attached hereto.
54. Schedule 'J', Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "F" attached hereto
55. Schedule 'K', Road Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "G" attached hereto.
56. Schedule 'L', CHPMARA of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "H" attached hereto.
57. Schedule 'O', Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "I" attached hereto.
58. Schedule 'S', The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "J" attached hereto.
59. Figure 1, Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "K" attached hereto.
60. Figure 18, Mayfield West Phase 2 Secondary Plan: Planning Area of the Town of Caledon Official Plan is deleted.
61. Figure 19, GTA West Preliminary Route Planning Study Area of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area and refine the planning study area as per Schedule "L" attached hereto.
62. Figure 20, Provincial Minimum Distance Separation Calculated Setback of the Town of Caledon Official Plan is deleted.
63. Figure 21, Noise Exposure Forecast 25 Contour Line from the Brampton Flying Club Airport of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "M" attached hereto.
64. Appendix I, Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "N" attached hereto.
65. Appendix II, Aggregate Resource Fragments of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "O" attached hereto.
66. Appendix III, Community Improvement Plan Areas of the Town of Caledon Official Plan shall be amended to reflect the limits of the Mayfield West Phase 2 - Stage 2 Secondary Plan Area as per Schedule "P" attached hereto.

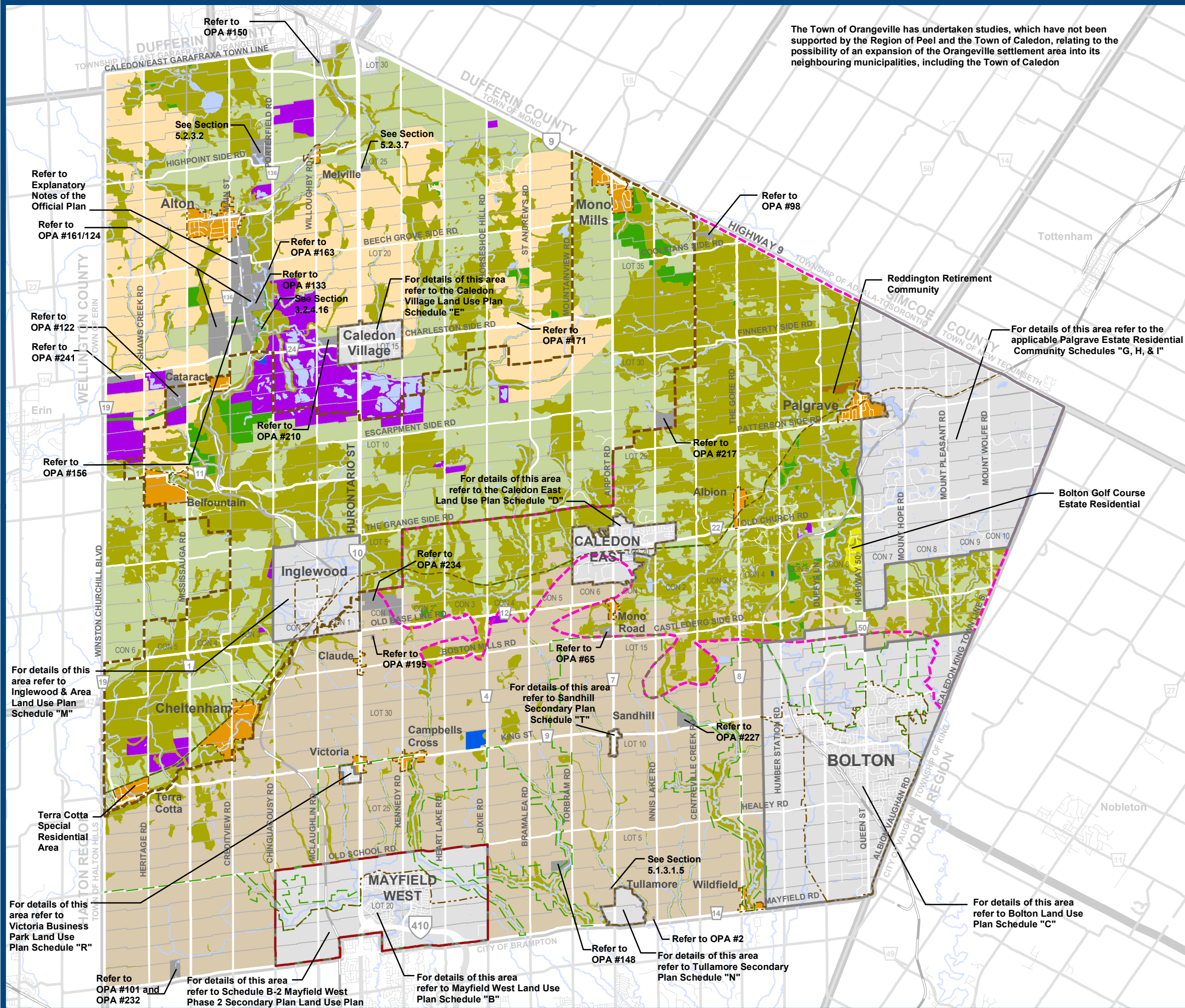
Implementation and Interpretation

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



Schedule A TOWN OF CALEDON LAND USE PLAN

The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon



- General Agricultural Area
- Prime Agricultural Area
- Rural Lands
- Extractive Industrial Area
- Waste Management Area
- Open Space Policy Area
- Environmental Policy Area
- Estate Residential Area
- Retirement Community Area
- Settlement Area
- Mayfield West Study Area Boundary
- Boundary of Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Niagara Escarpment Plan Area
- Provincial Road
- Regional Road
- Local Road
- Railway
- Caledon Trailway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km

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SAVED BY: b/overock



Schedule A1 TOWN OF CALEDON TOWN STRUCTURE

Greenbelt Designations

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

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

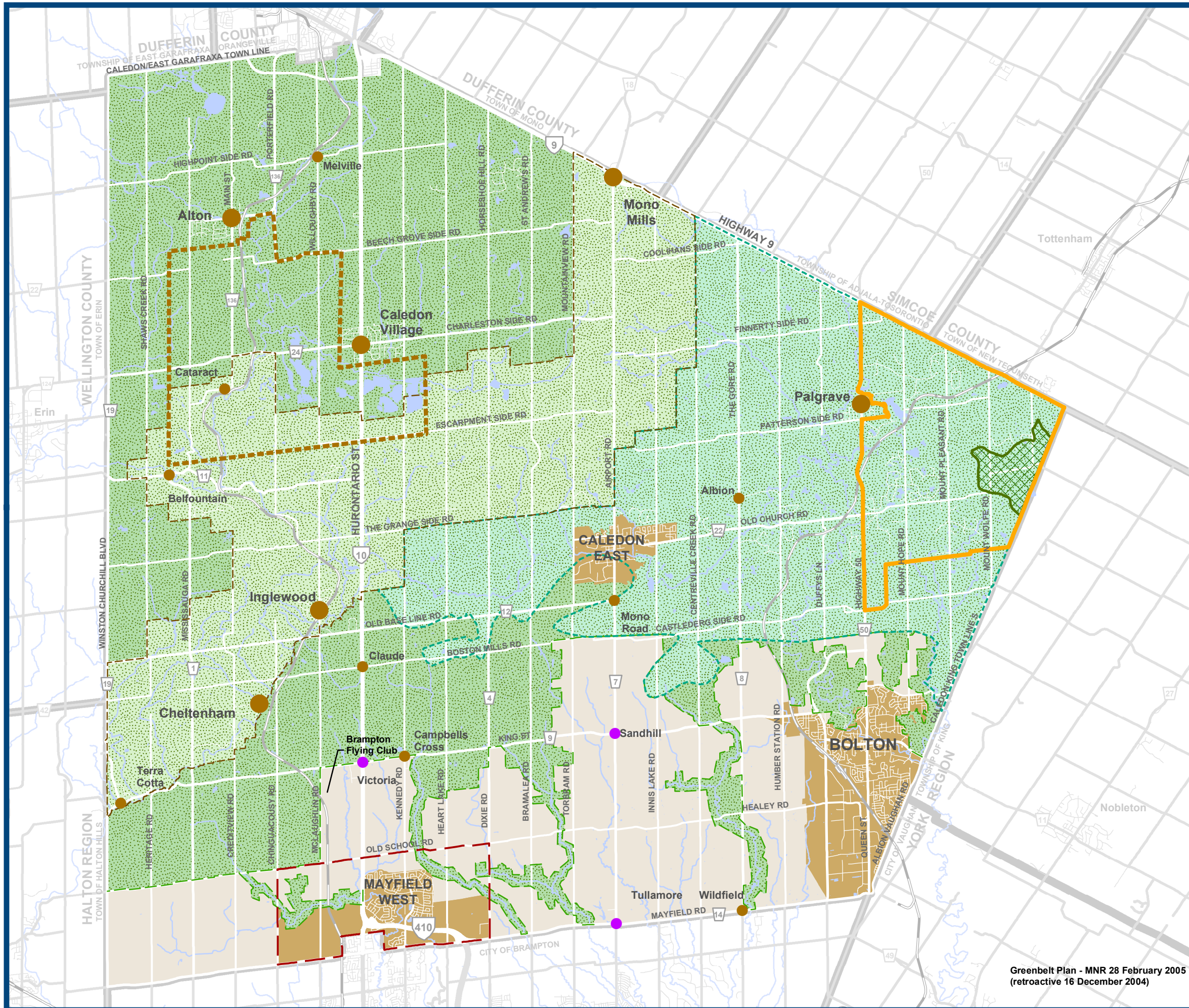
- Rural Service Centre
- Village
- Hamlet
- Industrial/Commercial Centre

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

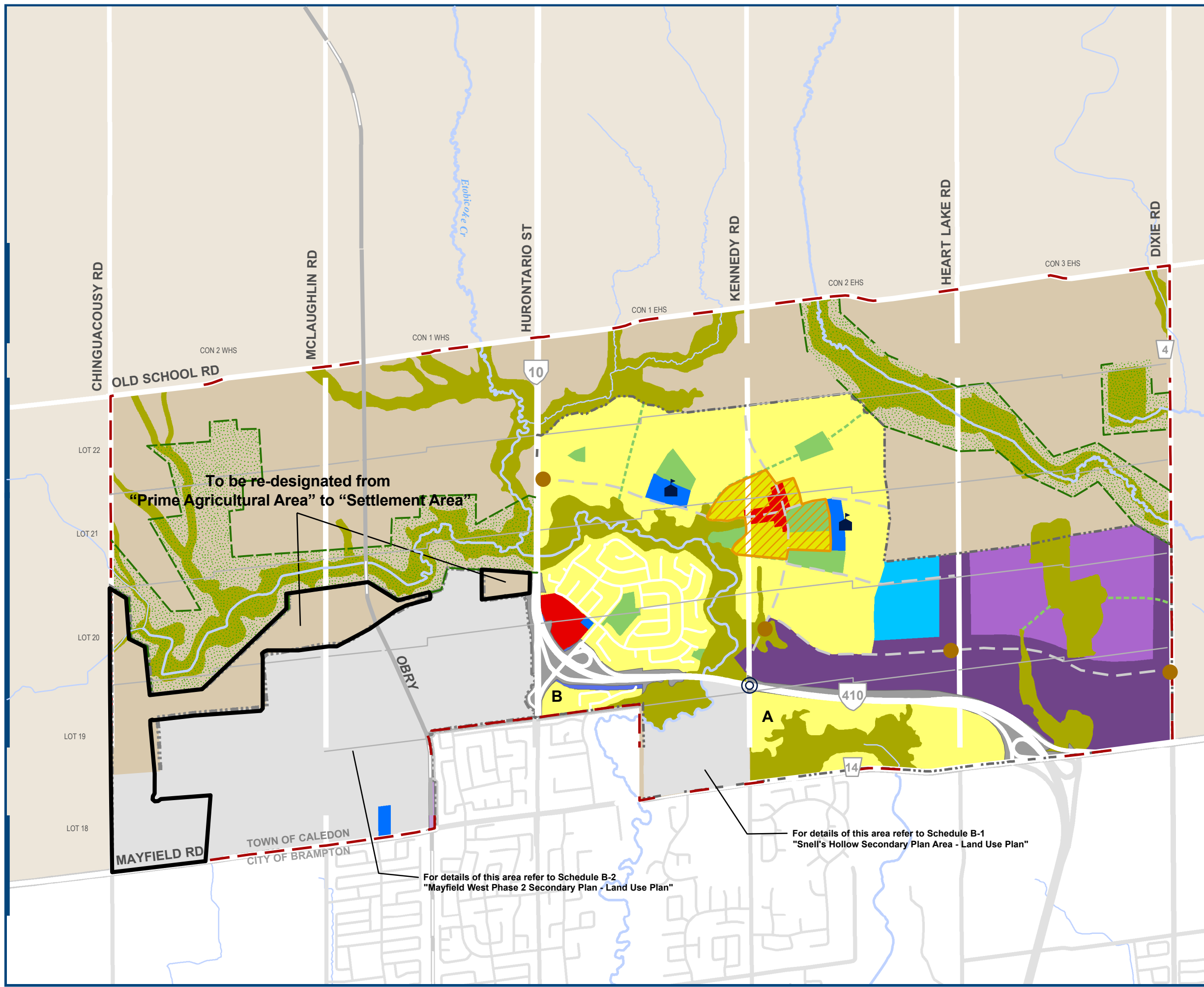


Greenbelt Plan - MNR 28 February 2005
(retroactive 16 December 2004)

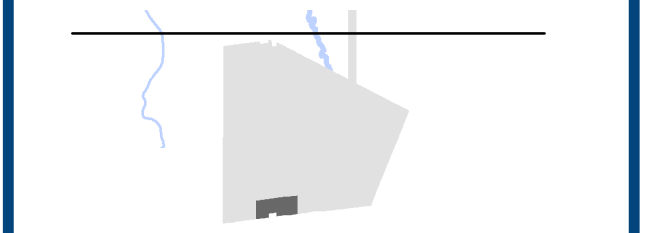




Schedule B MAYFIELD WEST LAND USE PLAN



- Prime Agricultural Area
- Residential Area
- Residential Policy Area
- Environmental Policy Area
- Open Space Policy Area
- General Commercial
- Institutional
- Mixed High/Medium Density Residential
- Academic/Research Campus
- Prestige Industrial
- General Industrial
- Village Centre Area
- Settlement Boundary 2031
- Mayfield West Study Area
- Boundary of Greenbelt Plan Area
- Greenway Corridor
- Lot and Concession Lines
- Elementary School
- Gateway Feature
- Potential Future Interchange
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway



Base Data Source: Town of Caledon



To be re-designated from
"Prime Agricultural Area" to "Settlement Area"

For details of this area refer to Schedule B-2
"Mayfield West Phase 2 Secondary Plan - Land Use Plan"

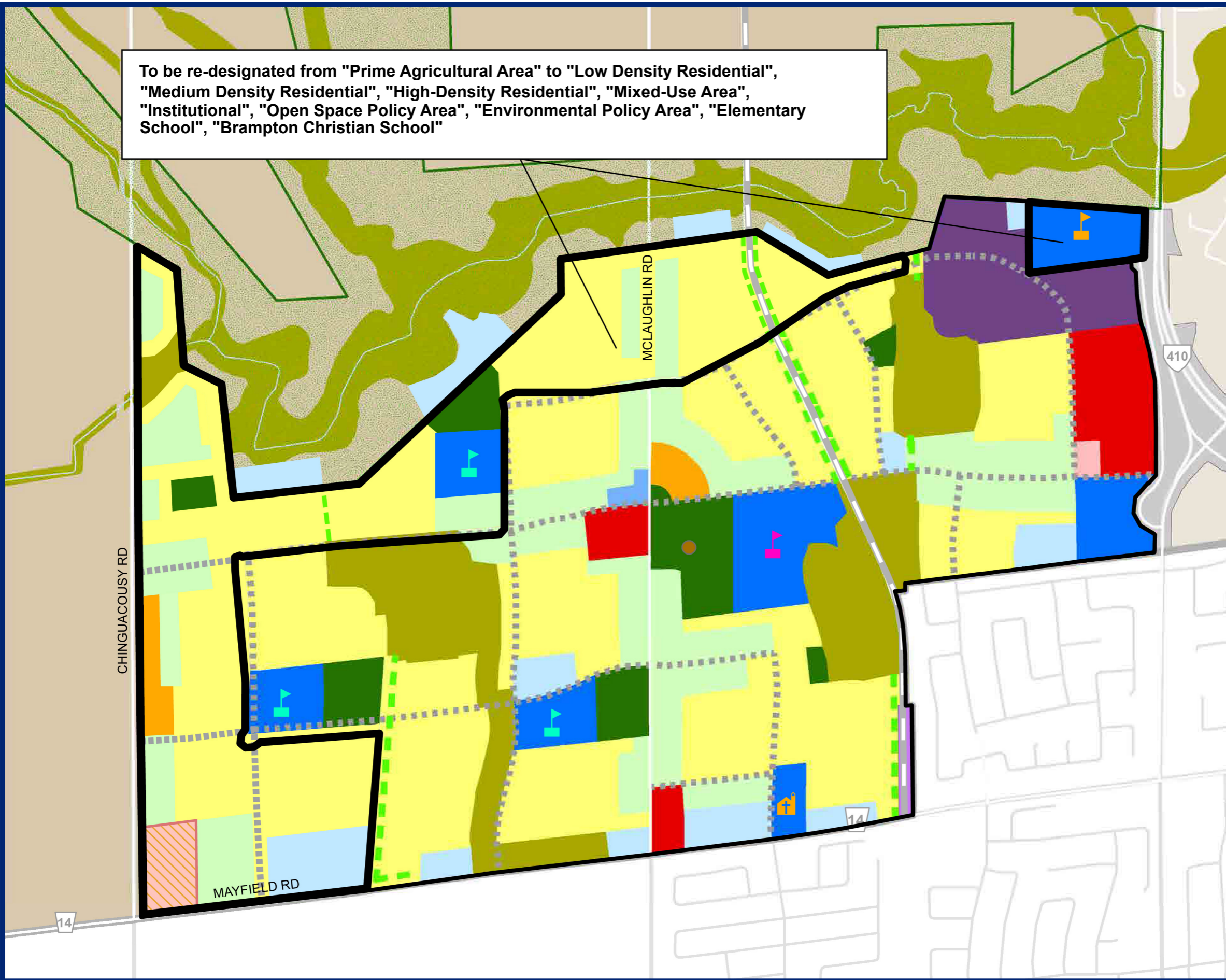
For details of this area refer to Schedule B-1
"Snell's Hollow Secondary Plan Area - Land Use Plan"



Schedule B2

MAYFIELD WEST PHASE 2
SECONDARY PLAN:
LAND USE PLAN

To be re-designated from "Prime Agricultural Area" to "Low Density Residential", "Medium Density Residential", "High-Density Residential", "Mixed-Use Area", "Institutional", "Open Space Policy Area", "Environmental Policy Area", "Elementary School", "Brampton Christian School"



- Prime Agricultural Area
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mixed-Use Area
- 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
- Stage 2 Boundary (2031 Settlement Boundary)
- Municipal Boundary
- Greenway Corridor
- Watercourse
- Future Recreation Facility
- Elementary School
- Secondary School
- Brampton Christian School
- Immanuel Christian Reformed Church
- Highway Right-of-Way
- Railroad Right-of-Way
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon, 2014



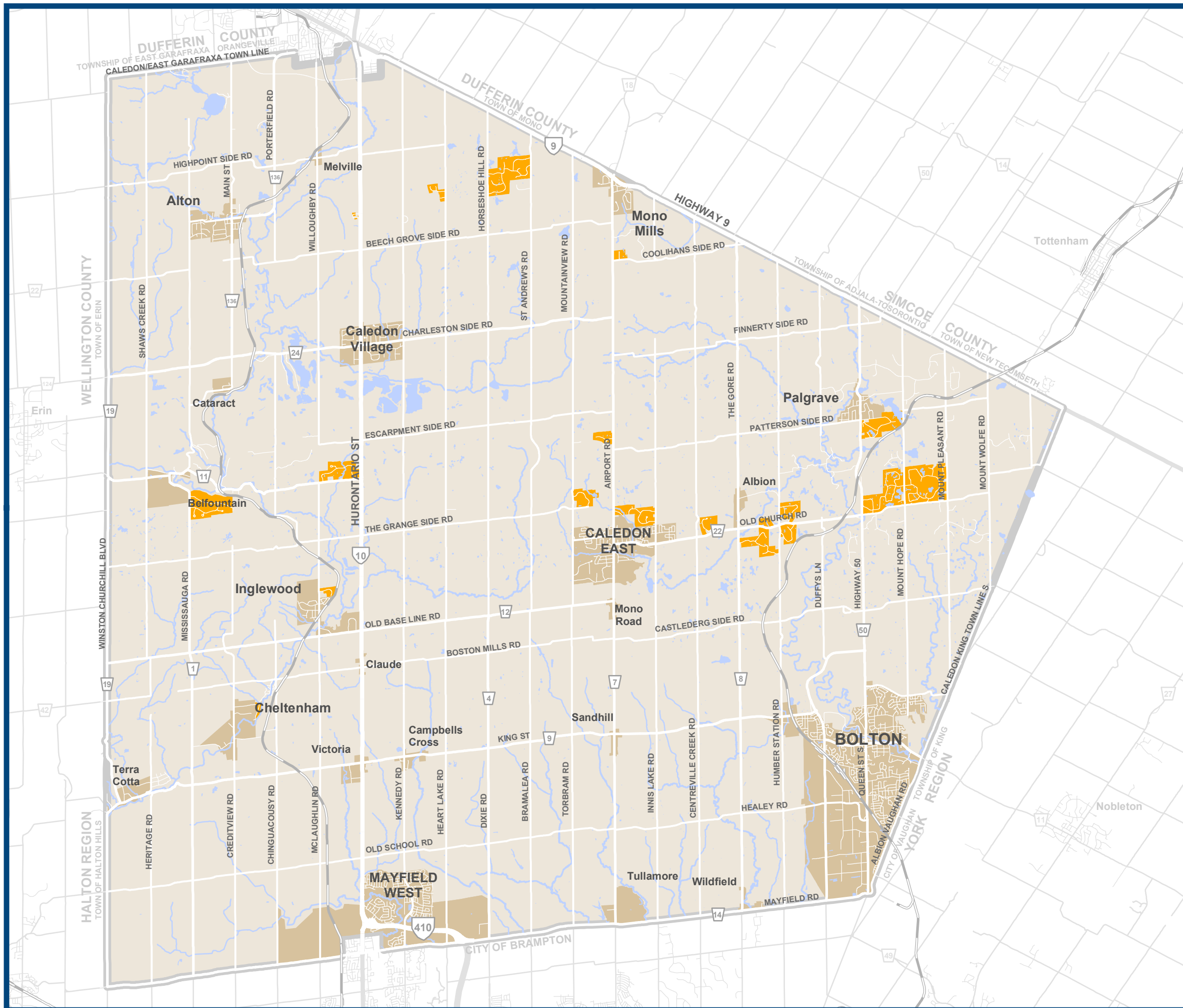


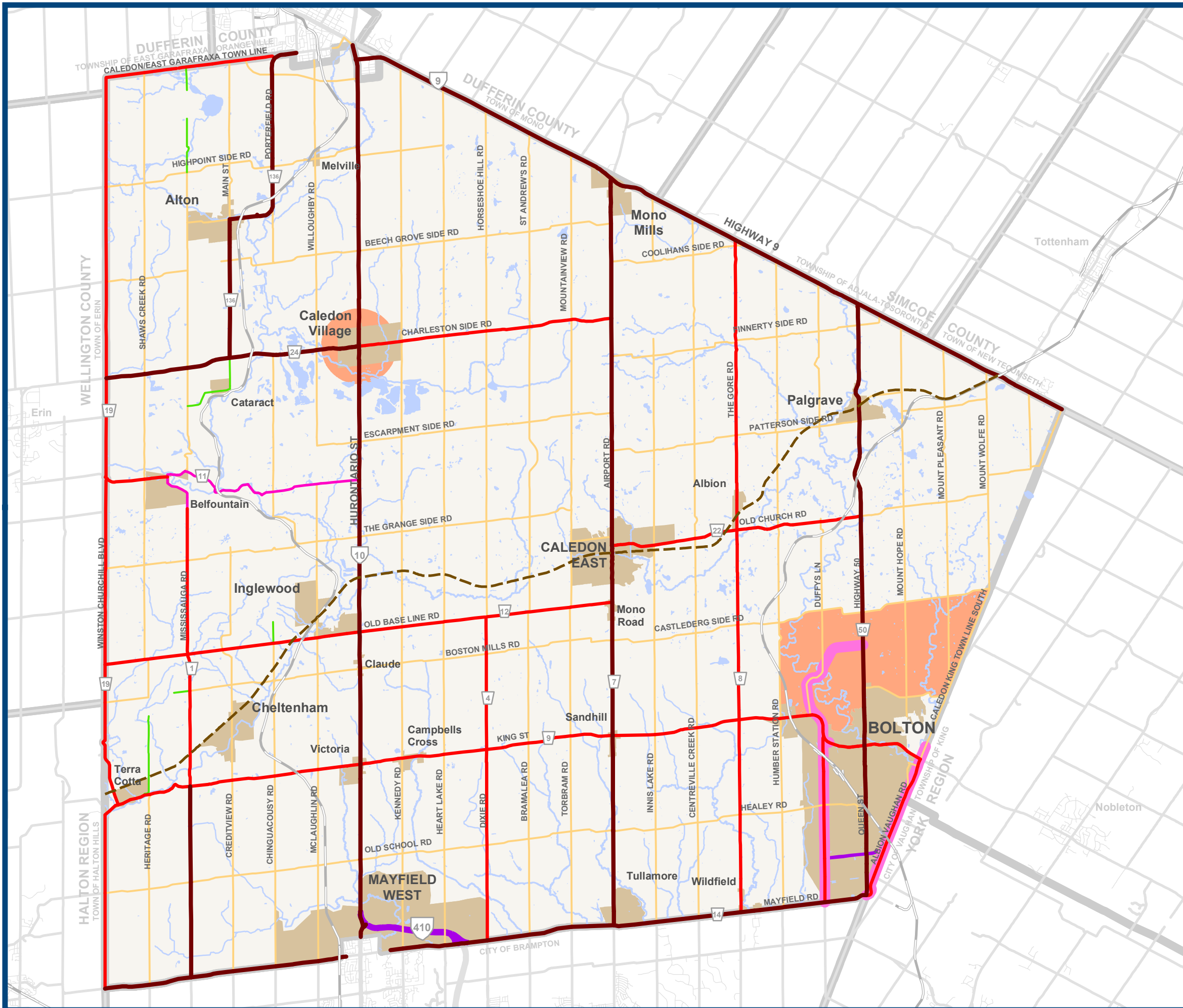
Schedule F


RURAL ESTATE RESIDENTIAL AREAS

- Rural Estate Residential Area
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon







Schedule J

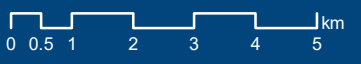
LONG RANGE ROAD NETWORK


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

- Transportation Study Area
- Settlement

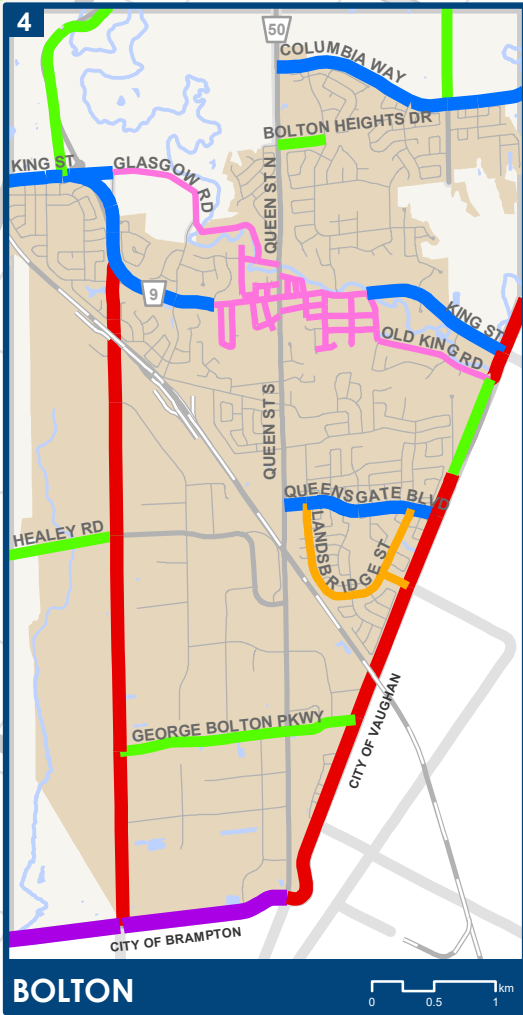
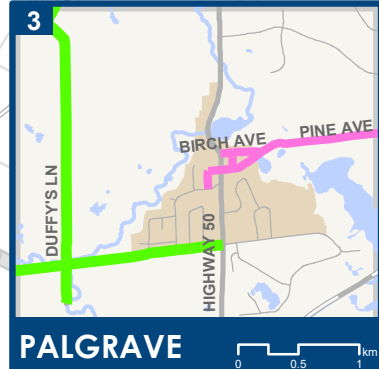
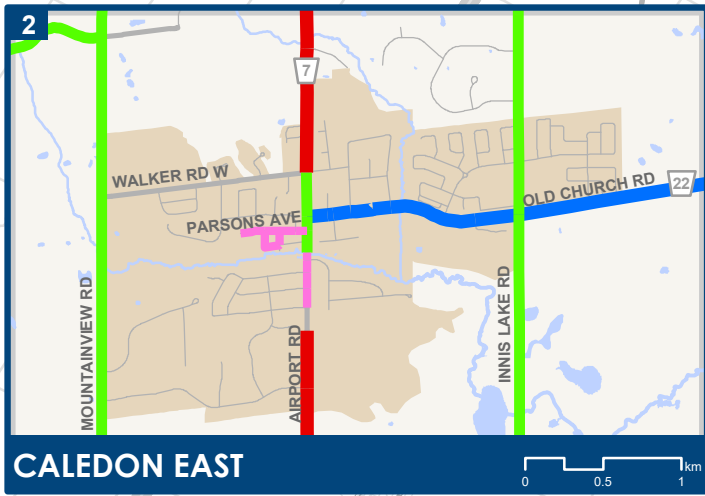
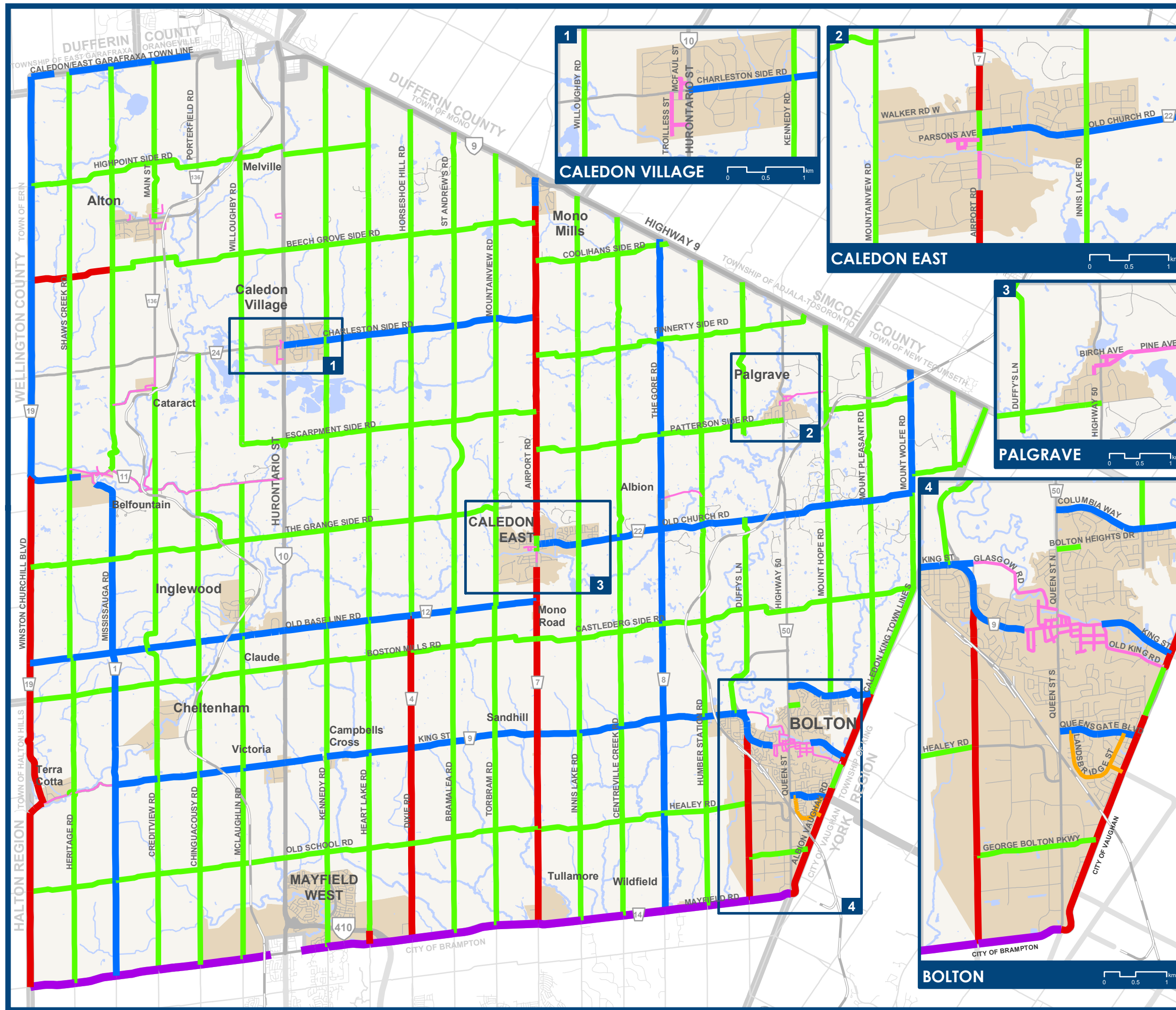
- Provincial Road
- Regional Road
- Railway

Base Data Source: Town of Caledon





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SAVED BY: bloverock
SAVED: 2 April 2018



TOWN OF CALEDON

Schedule K

ROAD RIGHT-OF-WAY WIDTHS

- 50 Metre
- 36 Metre
- 30 Metre
- 26 Metre
- 22 Metre
- 20 Metre

- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon

0 0.5 1 2 3 4 5 km



Schedule L

CHPMARA

PRIORITIZATION PLAN

- CHPMARA (Sand & Gravel)
- CHPMARA (Bedrock Resource)
- CHPMARA Aggregate Resource Lands
- CHPMARA Aggregate Reserve Lands
- Oak Ridges Moraine Conservation Plan Area
- Licensed Pit/Quarry
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

RESOURCE AREAS

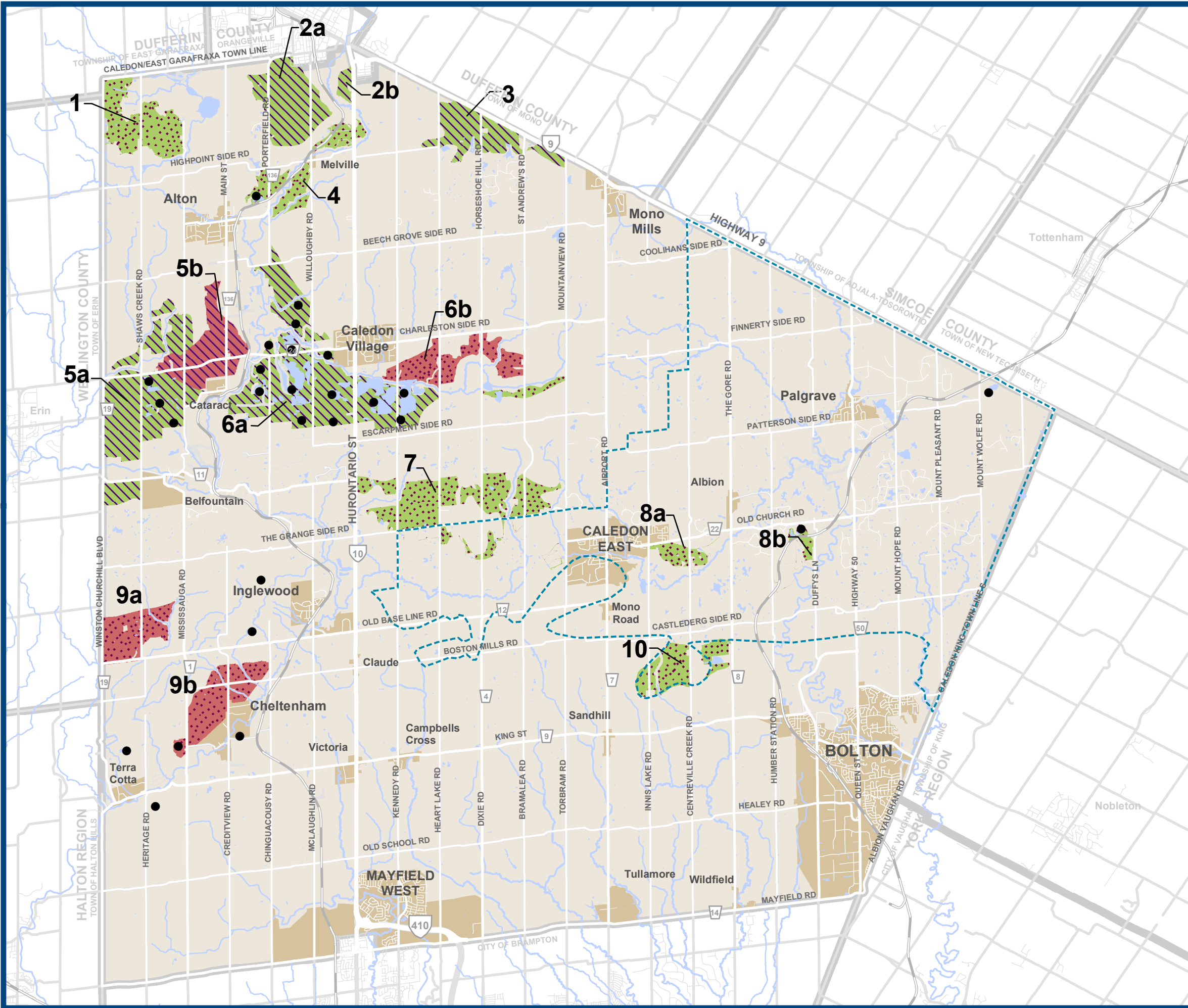
1. Alton West
2. Orangeville
3. Mono Mills
4. Melville
- 5a. Belfountain (Sand & Gravel)
- 5b. Belfountain (Bedrock Resource)
- 6a. Caledon (Sand & Gravel)
- 6b. Caledon (Bedrock Resource)
7. Grange
8. Caledon East/Centreville
9. Inglewood
10. Humber

NOTE:
This Schedule represents the unofficially consolidated Official Plan Schedule as of 15 September 2013.

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

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

Base Data Source: Town of Caledon, Greenbelt Plan 2005





Schedule O WELLHEAD PROTECTION AREAS

- 2 Year Protection Area
- 10 Year Protection Area
- 25 Year Protection Area
- 5 Year Protection Area
- 10 Year Protection Area

Wellhead Protection Areas in Oak Ridges Moraine

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

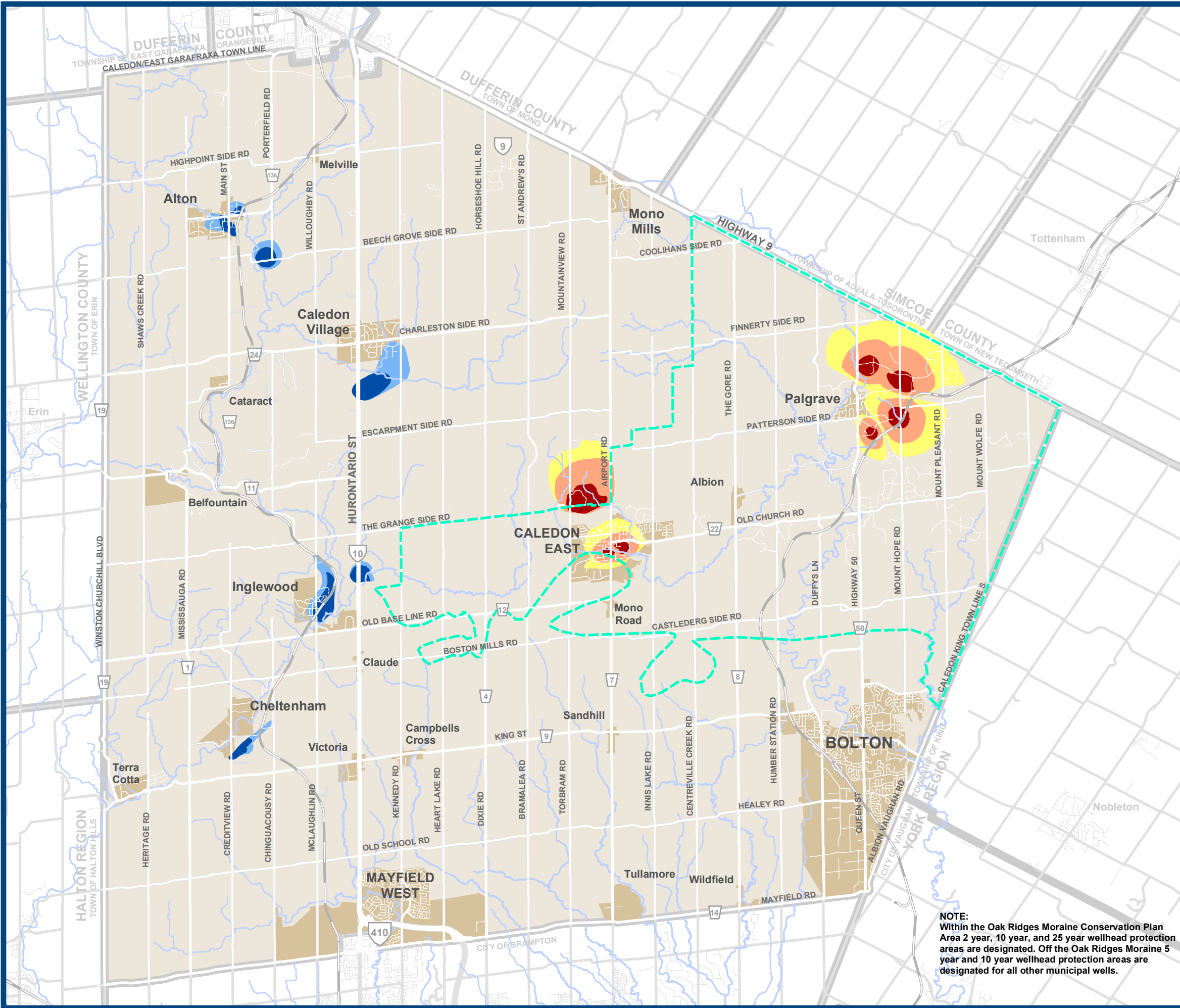
- Oak Ridges Moraine Conservation Plan Area
- Settlement Area

- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon, Greenbelt Plan 2005



NOTE:
 Within the Oak Ridges Moraine Conservation Plan Area 2 year, 10 year, and 25 year wellhead protection areas are designated. Off the Oak Ridges Moraine 5 year and 10 year wellhead protection areas are designated for all other municipal wells.





Schedule S THE GREENBELT IN CALEDON

- Boundary of Greenbelt Plan Area
- Greenbelt Plan Protected Countryside
- Greenbelt Plan Natural Heritage System
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Lake Simcoe Protection Plan Area
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon, Greenbelt Plan 2005

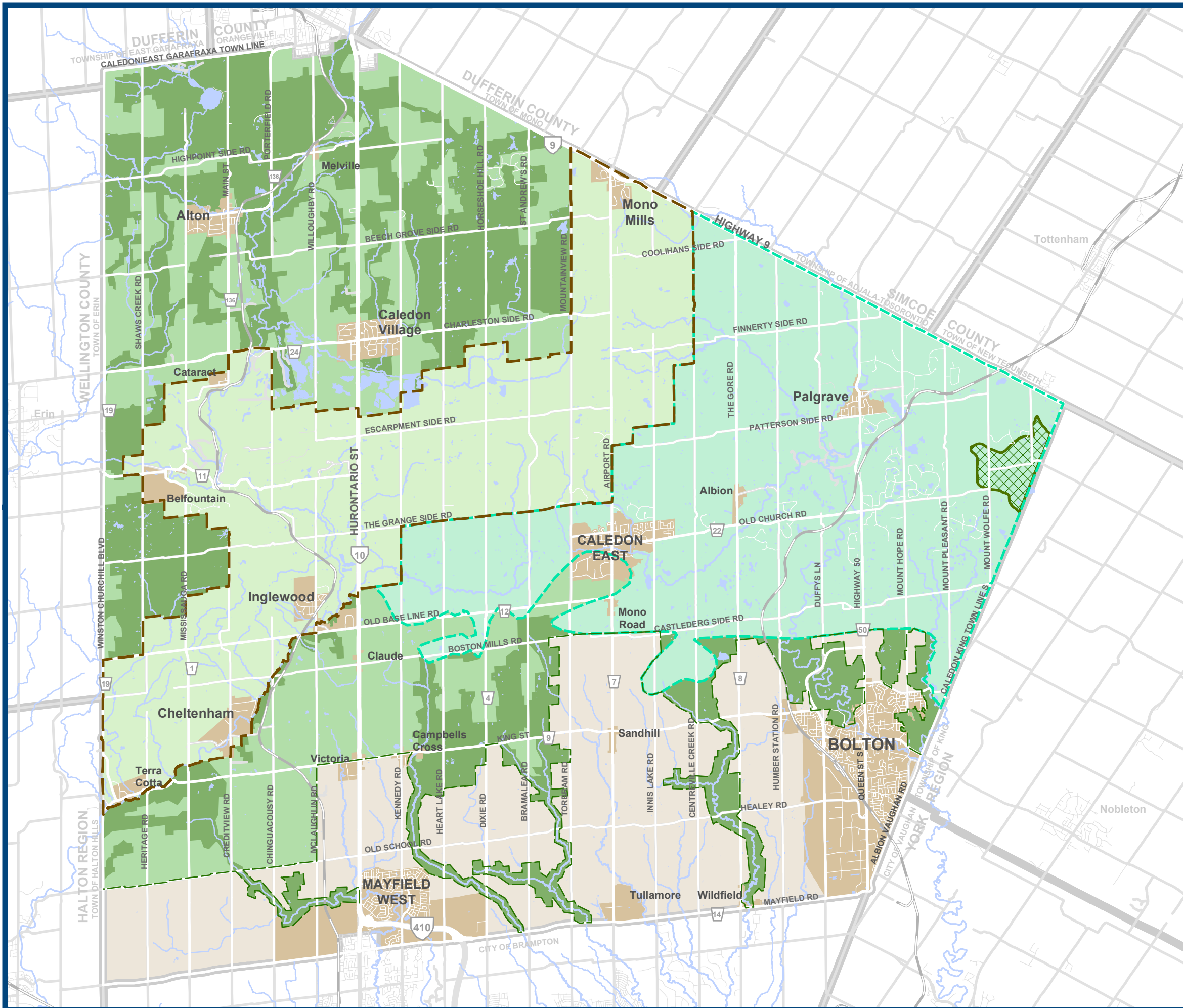
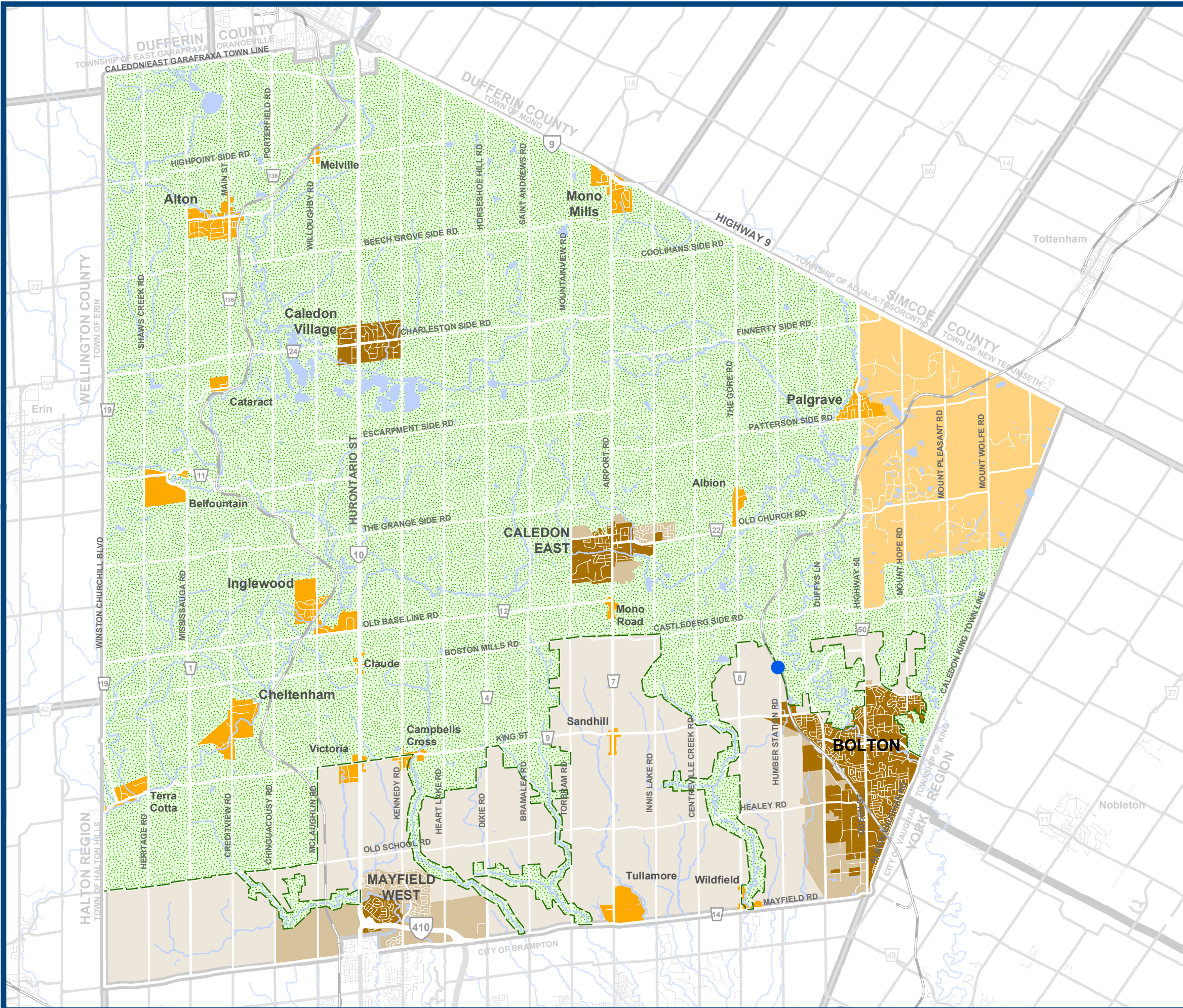




Figure 1 GROWTH PLAN POLICY AREAS IN CALEDON

- Greenbelt Plan Area
- Palgrave Estate Residential Community
- Delineated Built-Up Area
- Settlement with Undelineated Built-Up Area
- Designated Greenfield Area
- Agricultural and Rural Area
- Major Transit Study Area
- Provincial Road
- Regional Road
- Local Road
- Railway



Base Data Source: Town of Caledon

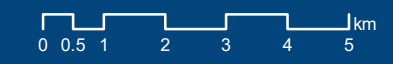
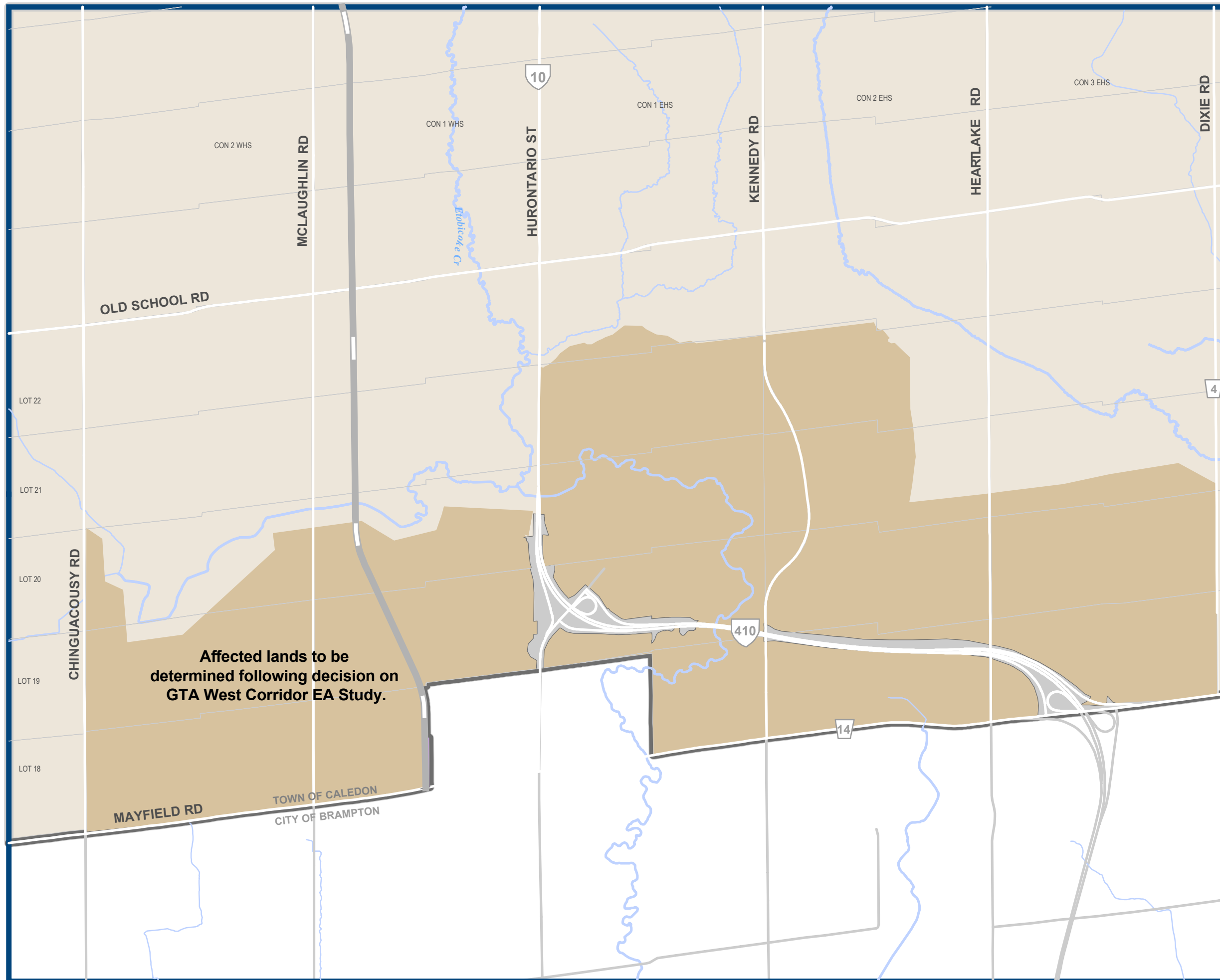




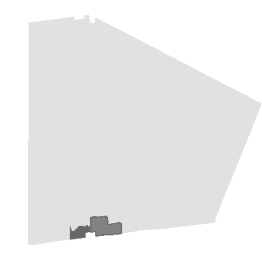
FIGURE 19: GTA WEST PRELIMINARY ROUTE PLANNING STUDY AREA IN THE PLAN AREA



Affected lands to be determined following decision on GTA West Corridor EA Study.

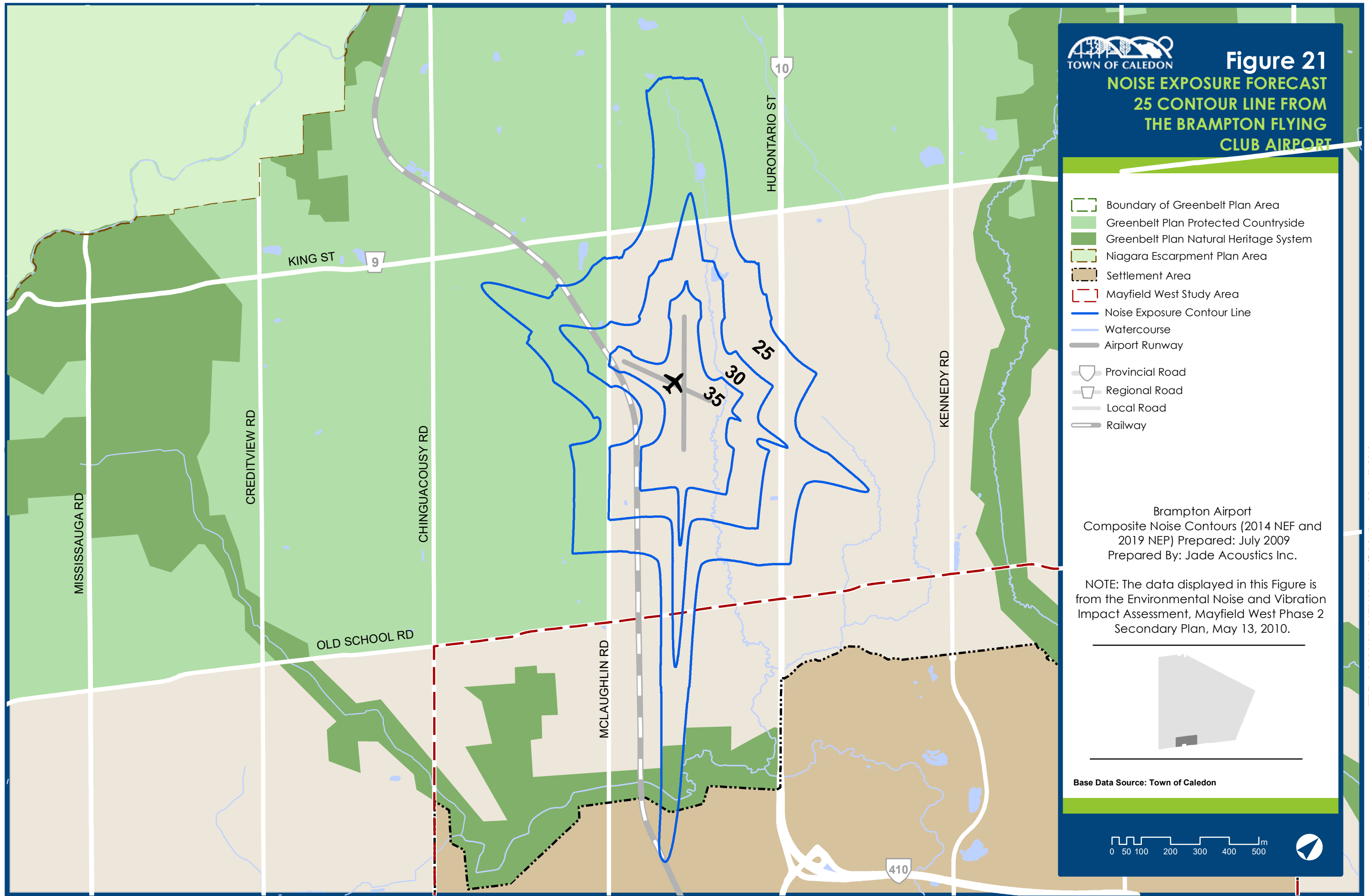
- Mayfield West Rural Service Centre
- Municipal Boundary
- Highway Right-Of-Way
- Watercourse
- Provincial Road
- Regional Road
- Local Road
- Railway

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



Base Data Source: Town of Caledon





SAVED: 2 April 2018

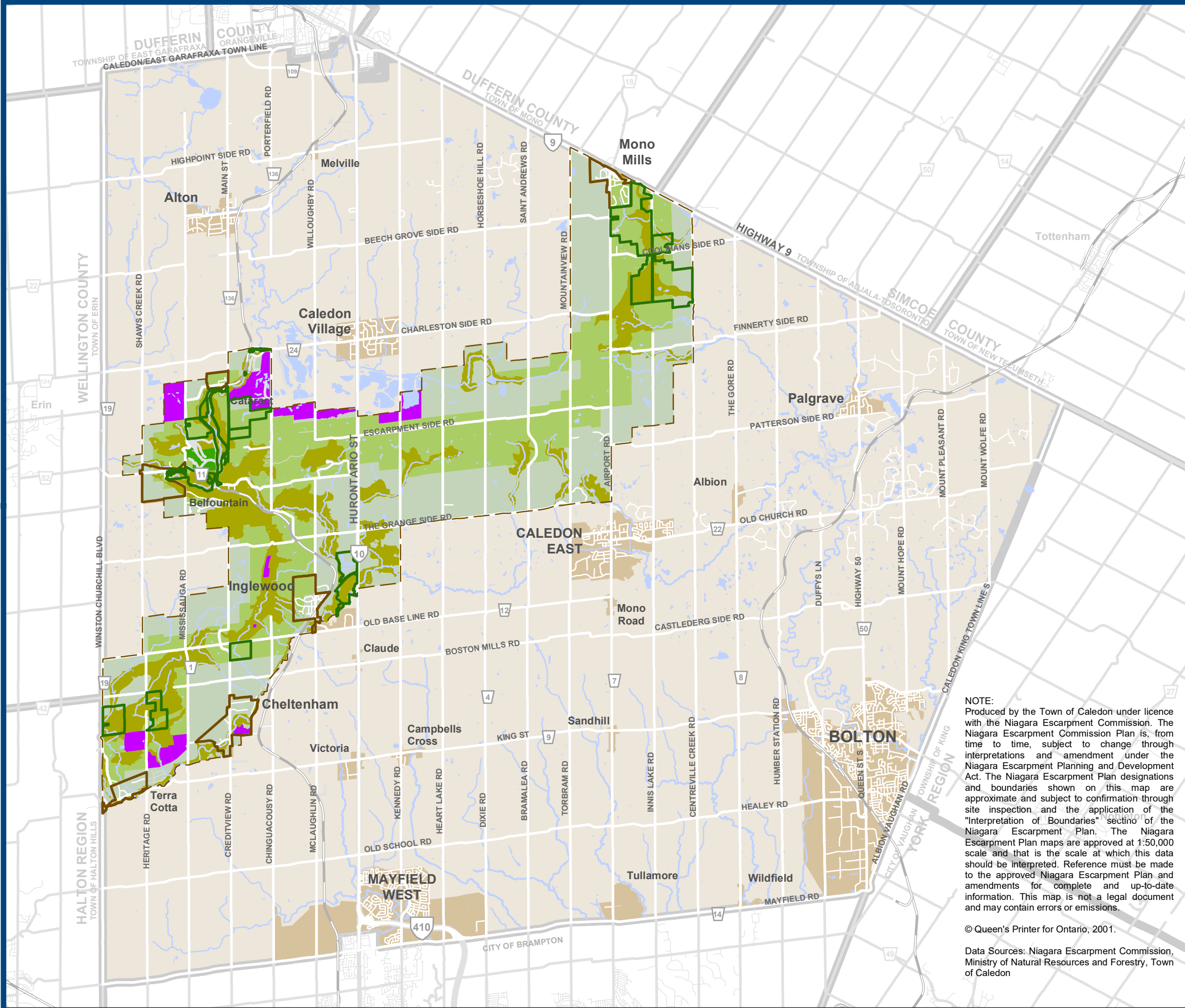
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SAVED BY: bloverock



Appendix I NIAGARA ESCARPMENT PLAN

- Niagara Escarpment Plan Area
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Minor Urban Centre
- Public Land (In Parks & Open Space System)
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway



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

Base Data Source: Town of Caledon

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



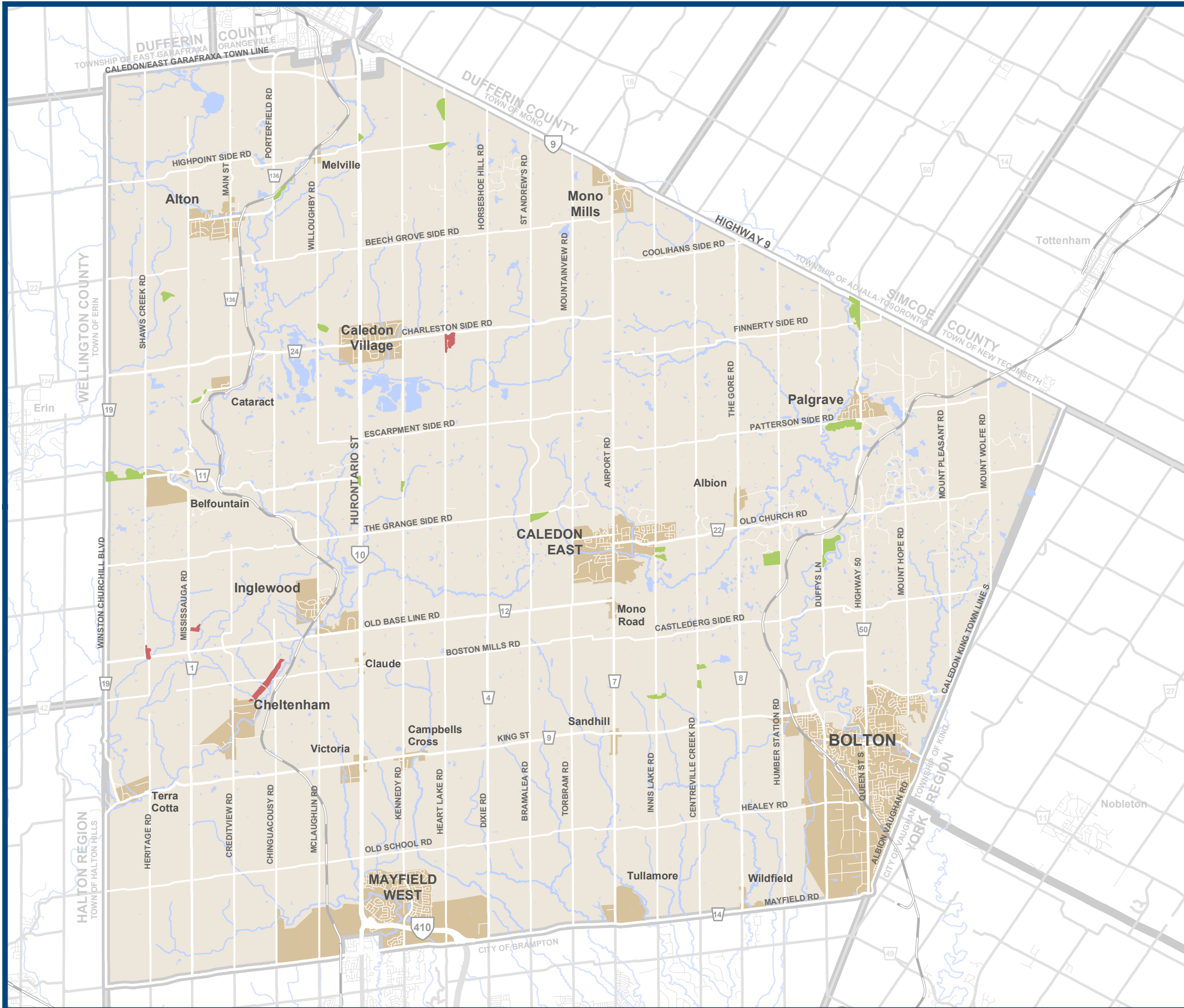


Appendix II AGGREGATE RESOURCE FRAGMENTS

- Sand & Gravel Resource Fragment
- Bedrock Resource Fragment
- Settlement Area



- Provincial Road
- Regional Road
- Local Road
- Railway

Base Data Source: Town of Caledon





Appendix III COMMUNITY IMPROVEMENT PLAN AREAS

-  Community Improvement Plan Project Area
-  Settlement Area
-  Provincial Road
-  Regional Road
-  Local Road
-  Railway

Base Data Source: Town of Caledon

