



LOGISTICS LAND USE STRATEGY

Community Information Session

April 22, 2026



Review the Strategy & Provide Feedback



Link: <https://www.caledon.ca/en/town-services/logistics-land-use-strategy.aspx>

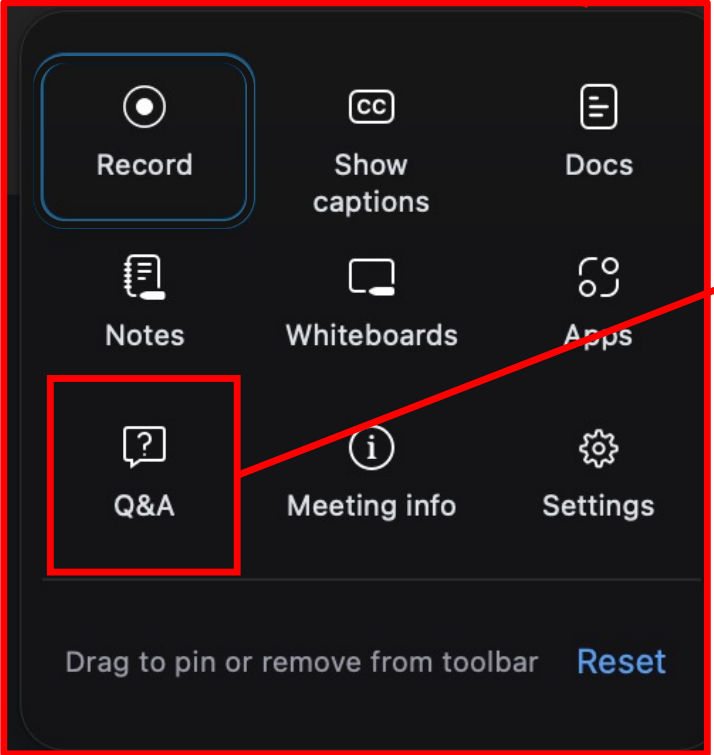
For more information or to submit feedback, please contact **Taral Shukla**, Senior Planner, at taral.shukla@caledon.ca

How to use the Zoom Q&A Feature

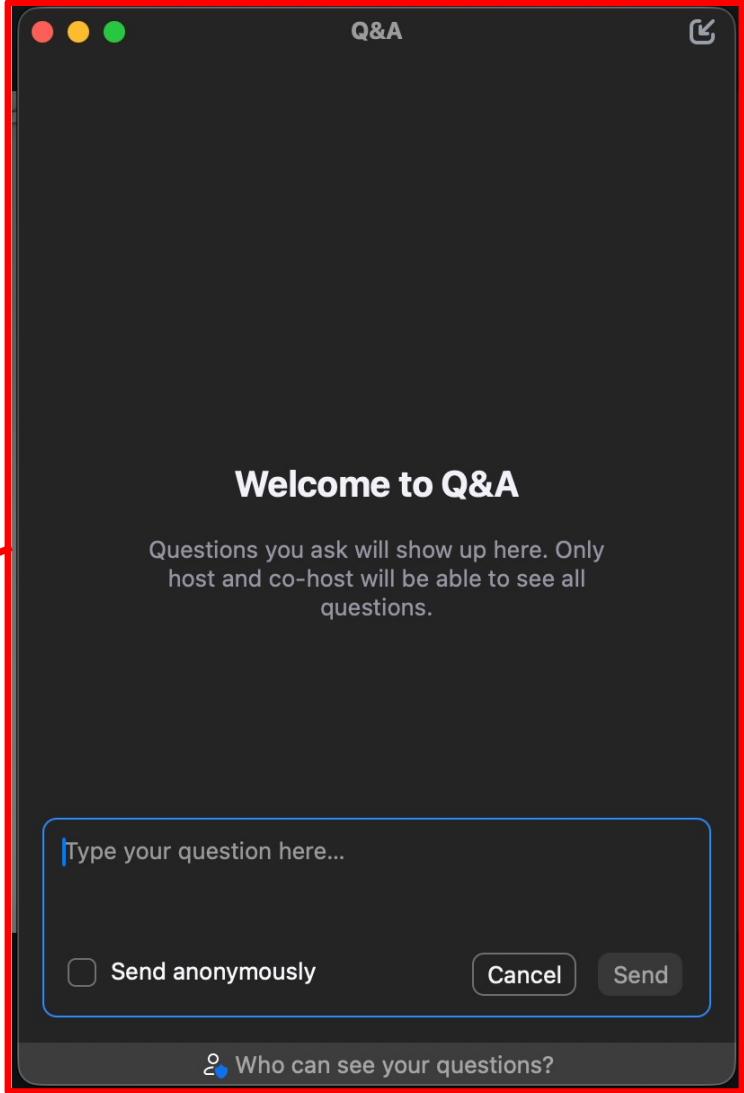
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Agenda

1. Background
2. What is Logistics & Goods Movement
3. Overview of the Logistics Land Use Strategy
4. Key Implementation Directions being Considered
5. Next Steps
6. Questions & Discussion

Background

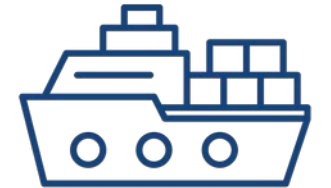
What is Logistics & Goods Movement?

The transportation of raw materials, manufactured products, food or other consumer goods via truck, train, plane, bicycle, and/or boat

In Caledon, trucking-focused logistics is a well-established and rapidly growing component of the economy

Distribution warehouses and intermodal facilities come to mind when picturing logistics land uses; however, other big components include truck parking facilities, outdoor storage yards, servicing, and routing

As an integral part of the economy, it is important to carefully consider logistics and goods movement uses as we plan for community health, safety, and growth

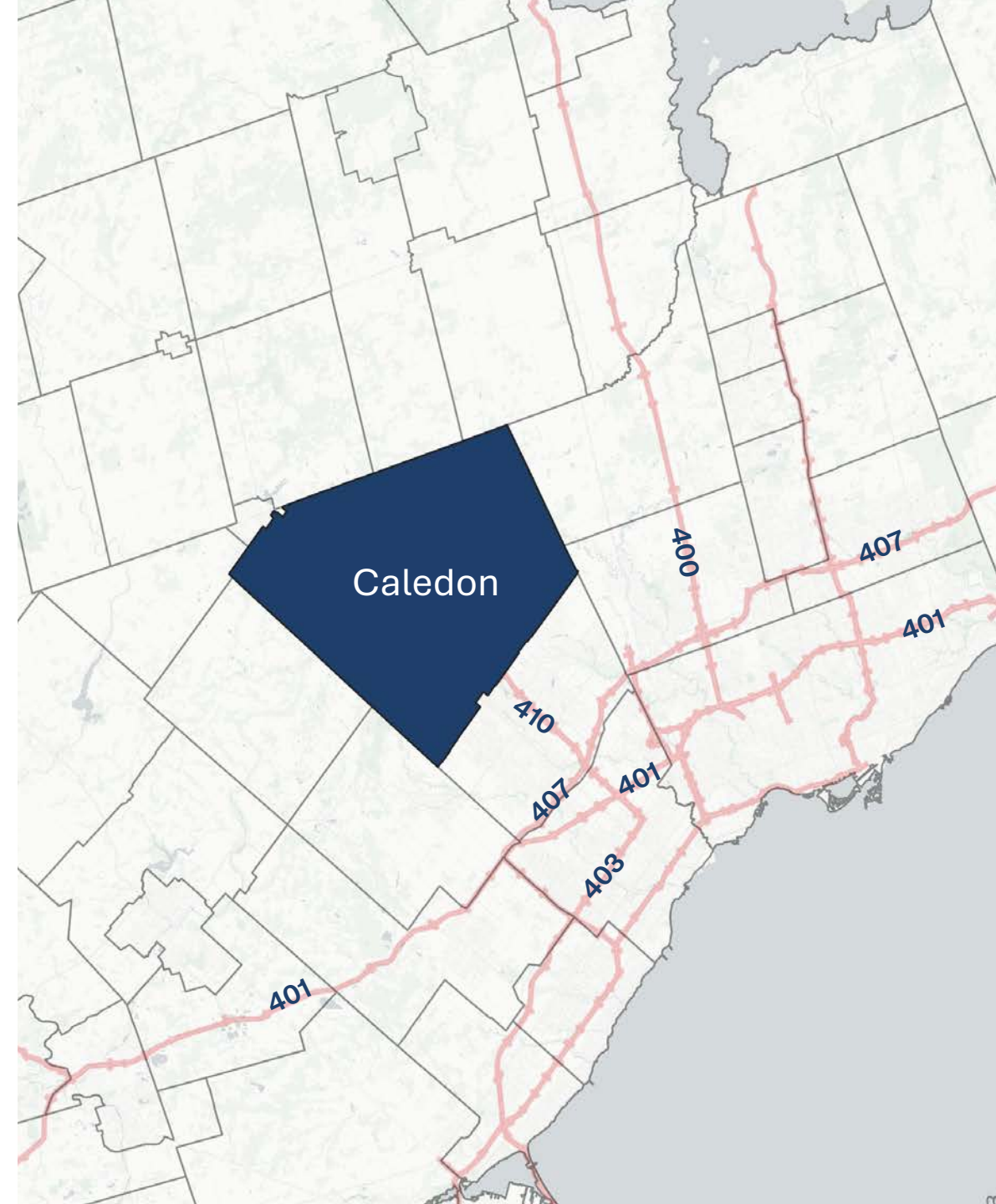


Background

The Town of Caledon is expected to grow significantly over the next thirty years

The Town's strategic location within Peel Region and proximity to existing and future major transportation infrastructure make it very attractive economically

This has resulted in significant growth pressures – particularly for industries involved with trucking and logistics in search of lands to accommodate their needs



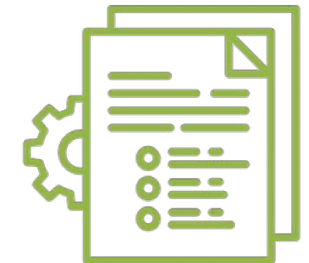
Why a Logistics Strategy?

To help better manage trucking and logistics today, and in the future, the Town initiated the Logistics Land Use Strategy (LLUS) in 2025

The strategy was initiated to address emerging issues including:

- Growing demand for logistics uses, including parking
- Enforcement of unauthorized logistics land uses
- Increasing growth pressure on employment lands
- Land Use compatibility concerns

The Strategy provides a directional framework to help manage these issues in a coordinated manner



Background Review & Engagement

As a first step, a comprehensive background review of planning policies, zoning, development requirements, transportation networks, and employment lands was undertaken

Consultation was also undertaken with key organizations, individuals, members of the public, and Town staff, which reinforced:

- Increasing demand for logistics uses
- Need for clear policy direction on where logistics uses should locate
- Concerns regarding truck parking, outdoor storage, and unauthorized operations
- Importance of balancing economic activity with protection of surrounding communities



TOWN OF CALEDON

Logistics Land Use Strategy Background Report

April 2025

Project Process

✓	Project Initiation, Background Review	March 2025
✓	Technical Workshop #1	April 2025
✓	Background Report	May 2025
✓	Community Info Session #1	June 2025
✓	Technical Workshop #2	October 2025
✓	Draft Strategy Development	December – March 2026
✓	Draft Strategy Release & Community Info Session #2	April 2026
	Finalize Strategy & Council Consideration	May 2026

Overview of the Logistics Land Use Strategy

What is the Logistics Land Use Strategy?

What the Strategy is:

A practical early step in identifying and addressing logistics and trucking-related challenges and gaps

A set of recommendations to help improve planning, enforcement, and the overall management of goods movement uses

A tool to help guide future decisions in support of more balanced outcomes for residents, businesses, and the community

What the Strategy is not:

A by-law, policy, or regulation - it does not amend any Official Plan, Zoning By-law, or redesignate truck routes

A commitment to one or more identified actions - recommendations will be considered and prioritized by the Town over time

Purpose & Objectives

The Logistics Land Use Strategy combines land use, transportation, and administrative planning to help create an effective logistics and goods movement framework for the Town



**Plan Freight-Supportive
Land Use Framework**



**Provide Direction for a Safe
& Efficient Goods
Movement Network**



**Protect Quality of
Life for Residents**



**Enhance Enforcement
& Accountability**



**Advance Sustainability
& Resilience**

Strategic Directions

The strategy outlines four strategic directions:

- 1. Freight-Supportive Land Use Planning**
- 2. Developing a Safe, Efficient, & Connected Logistics Network**
- 3. Managing Impacts & Improving Enforcement**
- 4. Promoting Sustainability & Innovation**

Each direction provides several actions to help guide future policy development, infrastructure planning, and enforcement

Implementation will require ongoing resource and leadership commitments and coordination with government and industry partners



Direction #1: Freight-Supportive Land Use Planning

Actions/Initiatives to consider:

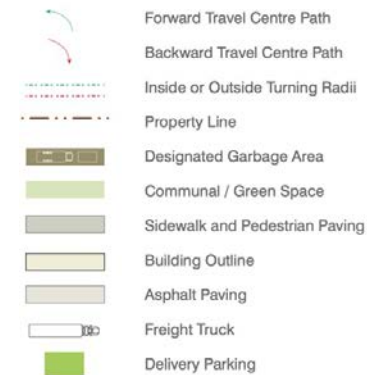
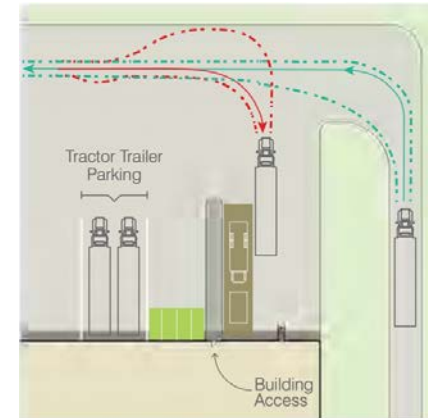
Designate Freight Districts & Associated Policies

Review & Modernize Zoning

Review & Update Site Plan Standards

Review & Update Urban Design Guidelines

Develop Guidance for Temporary Use Applications



FUTURE CALEDON OFFICIAL PLAN

October 2025



Direction #2: A Safe, Efficient, & Connected Logistics Network

Actions/Initiatives to consider:

Adopt & Align with the Regional Network Hierarchy

Participate in Network Development Studies

Advance Safe & Sustainable Freight Corridors

Leverage Provincial & Regional Initiatives

Plan for Integration with Highway 413 & Future Employment Lands



Direction #3: Managing Impacts & Improving Enforcement

Actions/Initiatives to consider:

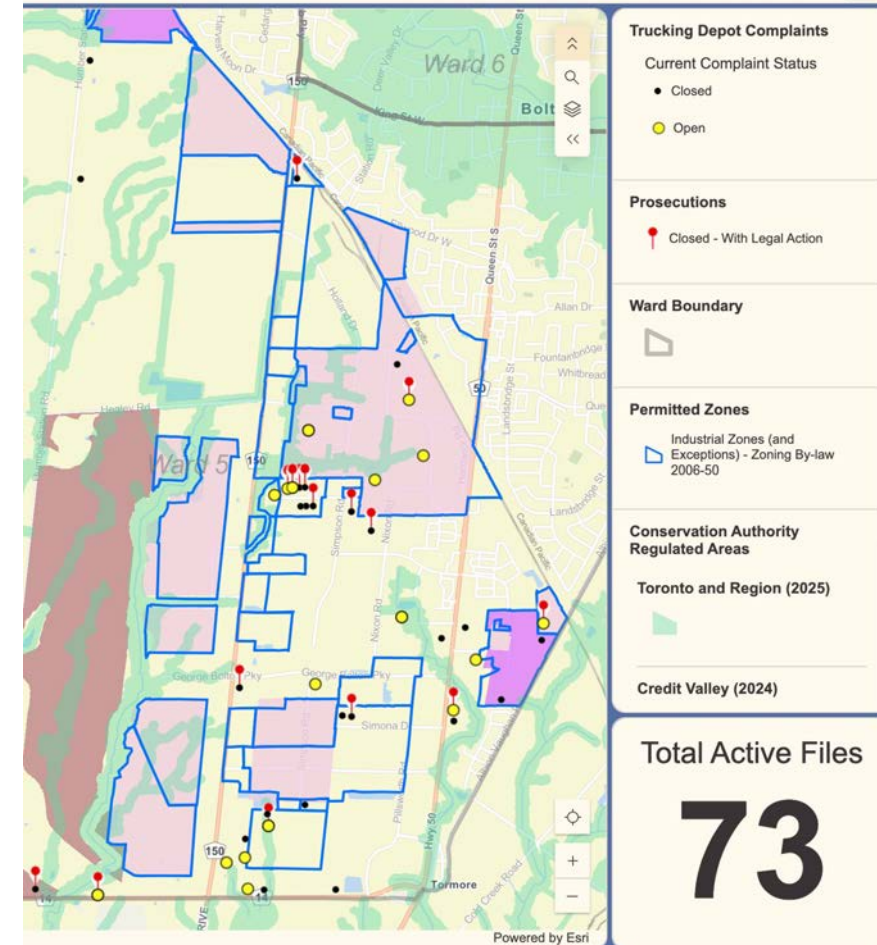
Undertake a Legal/Regulatory Audit

Stronger Enforcement Powers & Penalties

Develop a Unified Enforcement Dashboard

Continue to Maintain a GIS-based Complaint Map

Strengthen Data Partnerships & Sharing



Direction #4: Promoting Sustainability & Innovation

Actions/Initiatives to consider:

Support the Transition to Cleaner Vehicle Technologies

Accommodate Innovative Last Mile Solutions

Green Site Design



Implementation Approach

Specific approaches and timing for implementation will consider and align with:

- Broader Council/Community Priorities
- Municipal Planning Processes
- Development Activity
- Available Resources

The Strategy provides guidance for future policy and regulatory updates.

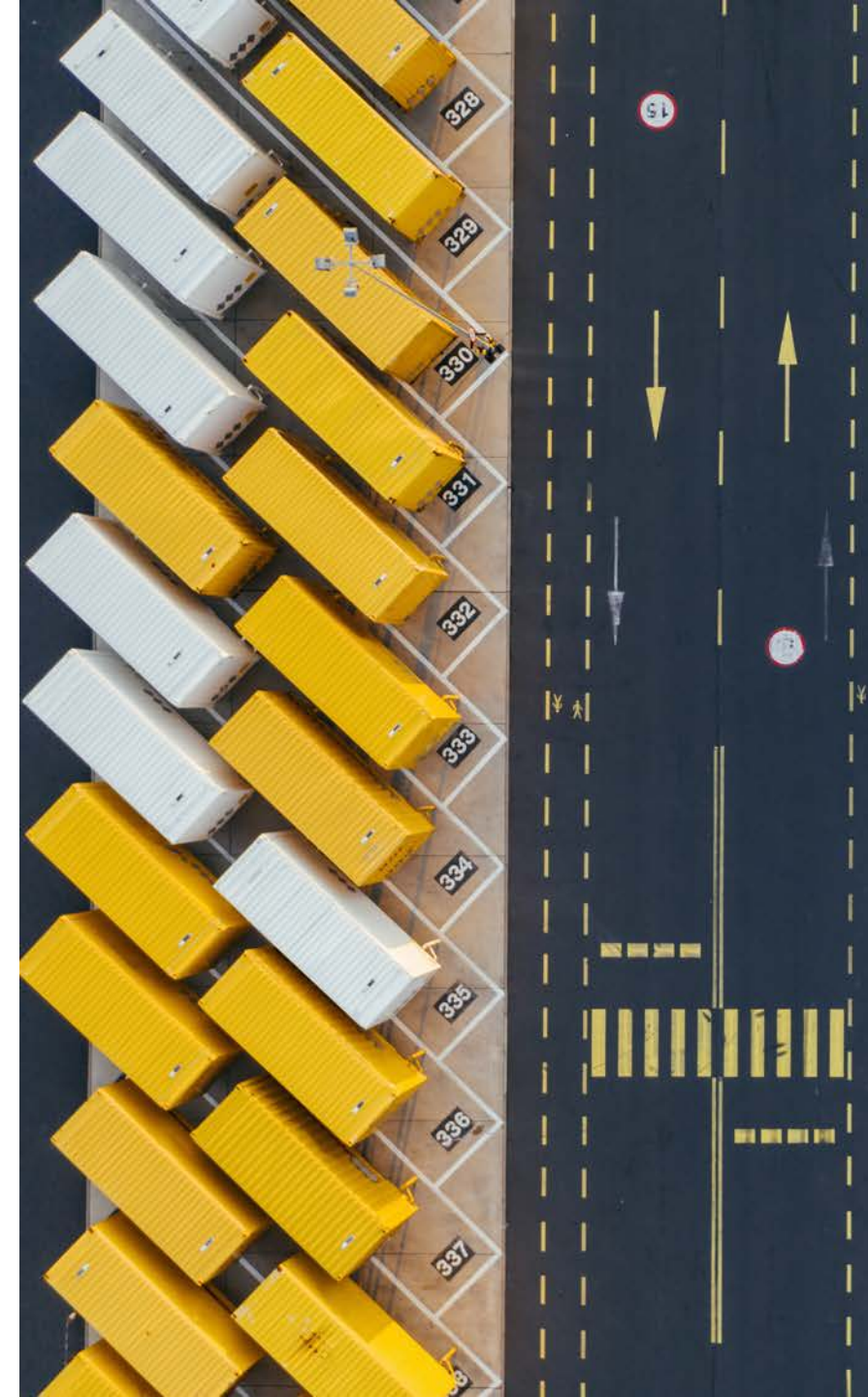


Key Implementation Directions being Considered

Key Implementation Directions being Considered

Several detailed implementation directions have been drafted to help the Town better manage logistics and goods movement:

- Preliminary methodology for identifying and applying a Goods Movement District (GMD) overlay
- Updates to the Town's Official Plan framework and policies related to logistics and goods movement
- Updates to the Town's Zoning By-law to help modernize and align the document with the Official Plan framework



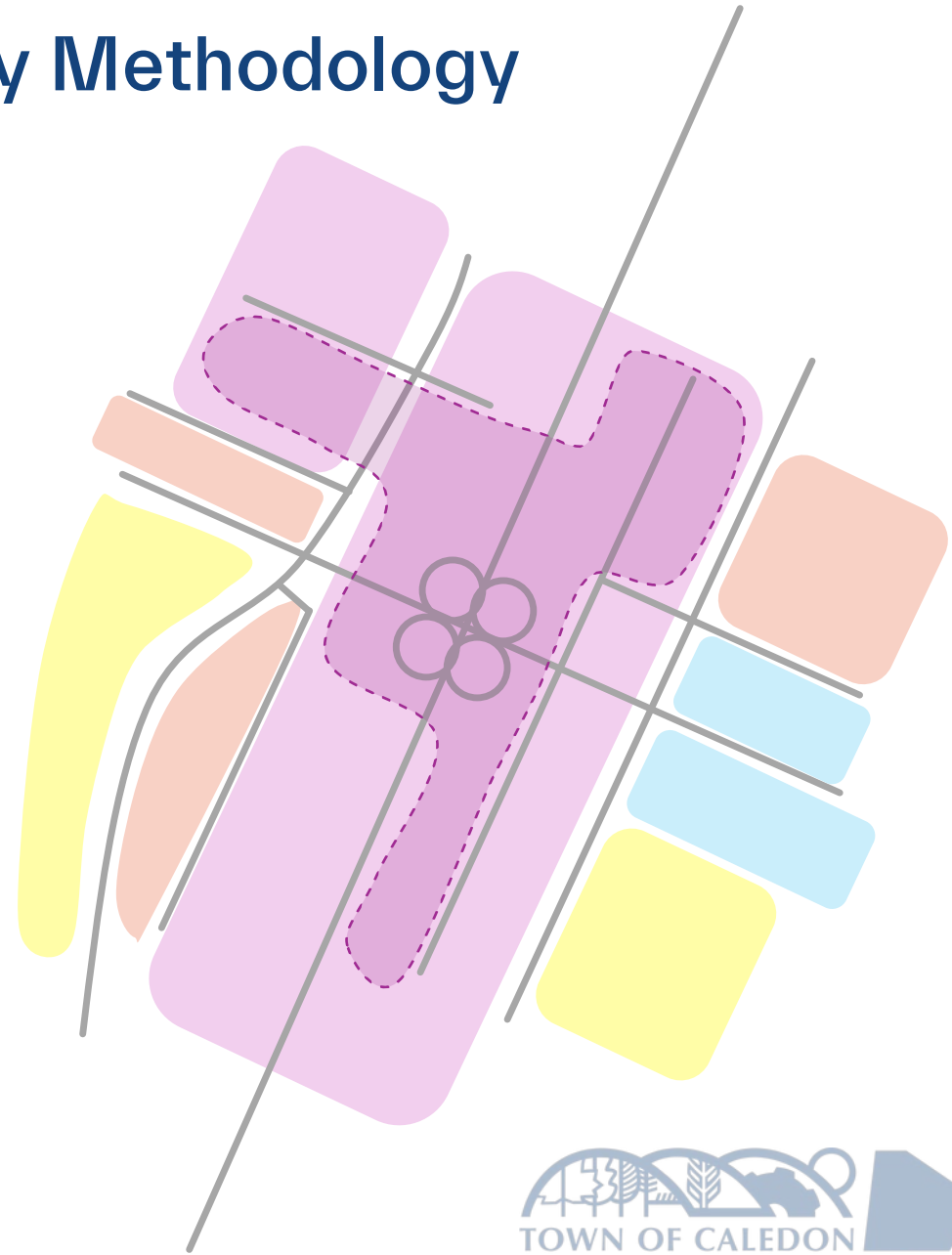
Goods Movement District (GMD) Overlay Methodology

The Future Caledon Official Plan contains policy direction for the use of a Goods Movement District (GMD) Overlay

Purpose is to **identify appropriate sites/areas for logistics and goods movement uses**, based on their:

- Current/future land use designation
- Level of compatibility with surrounding land uses
- Risk of impact on the natural environment
- Access/Proximity to designated truck routes & suitable road infrastructure (e.g., highways)

Meant to guide land use decisions, development, zoning implementation, and mitigate conflicts between logistics and non-logistics uses/traffic



Town of Caledon Official Plan Framework

Refine and expand the Goods Movement District policies to better guide where logistics uses should locate

Clarify policy direction through strengthened objectives, development criteria, and site design guidance

Strengthen the framework to support a more integrated, safe, and efficient goods movement network

Provide a consistent foundation for implementation through zoning, Secondary Plans, and future Official Plan updates

FUTURE CALEDON OFFICIAL PLAN

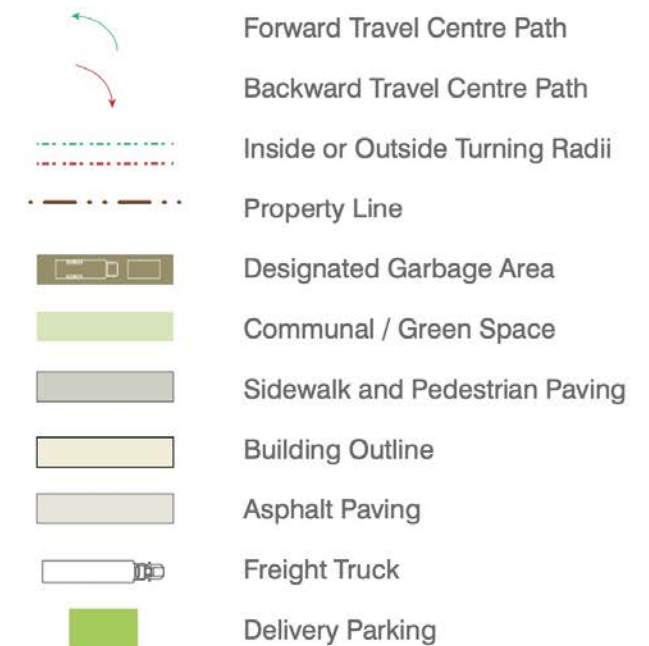
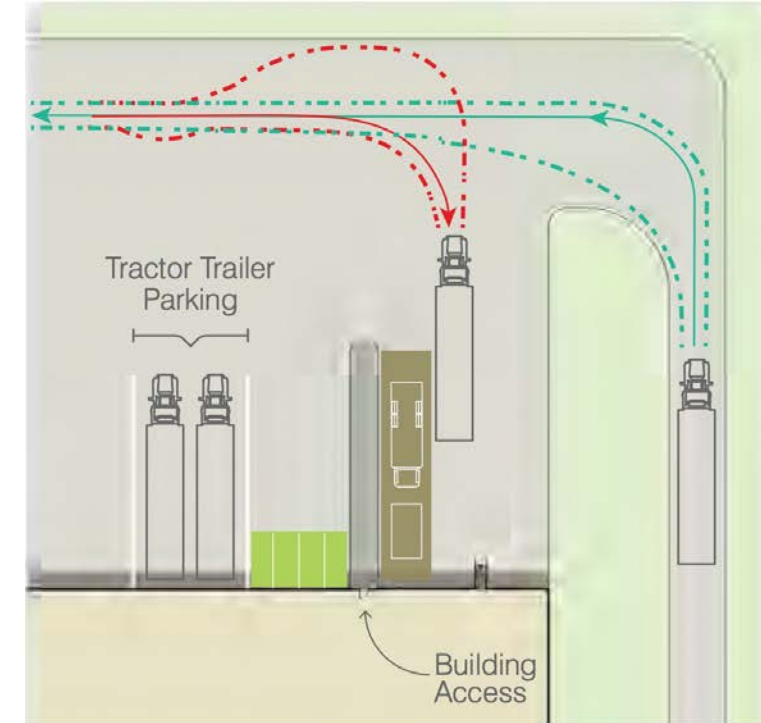
October 2025



Town of Caledon Zoning By-law

The following focus areas should be considered in the Town's future Zoning review:

- Modernization of standards to address regulation “gaps”
- New and updated definitions to better capture goods movement uses/logistics
- General provisions and parking standards specific to truck and trailer storage, intermodal containers, heavy-vehicle operations
- Recommendation for the creation of a new Logistics Industrial Zone



Next Steps

Next Steps

**Strategy Refinement
and Finalization**

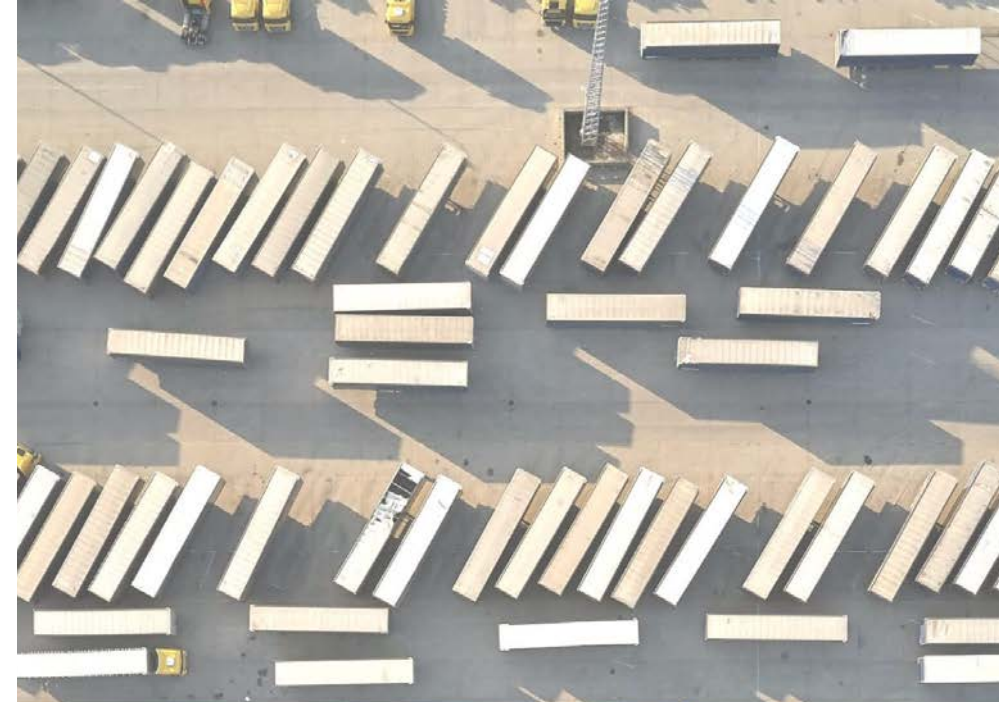
April / May 2026

**Planning & Development Committee
and Council Consideration**

May 2026

Implementation

June 2026+



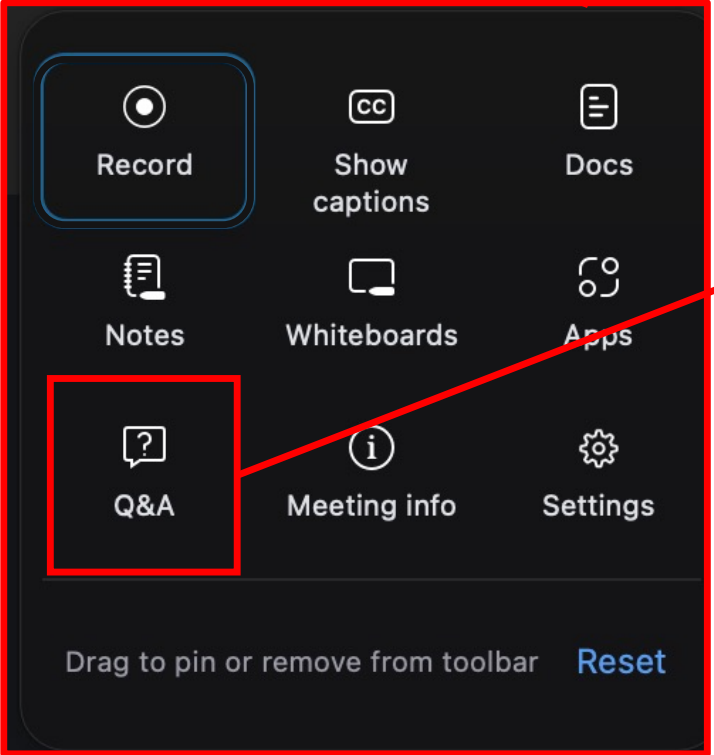
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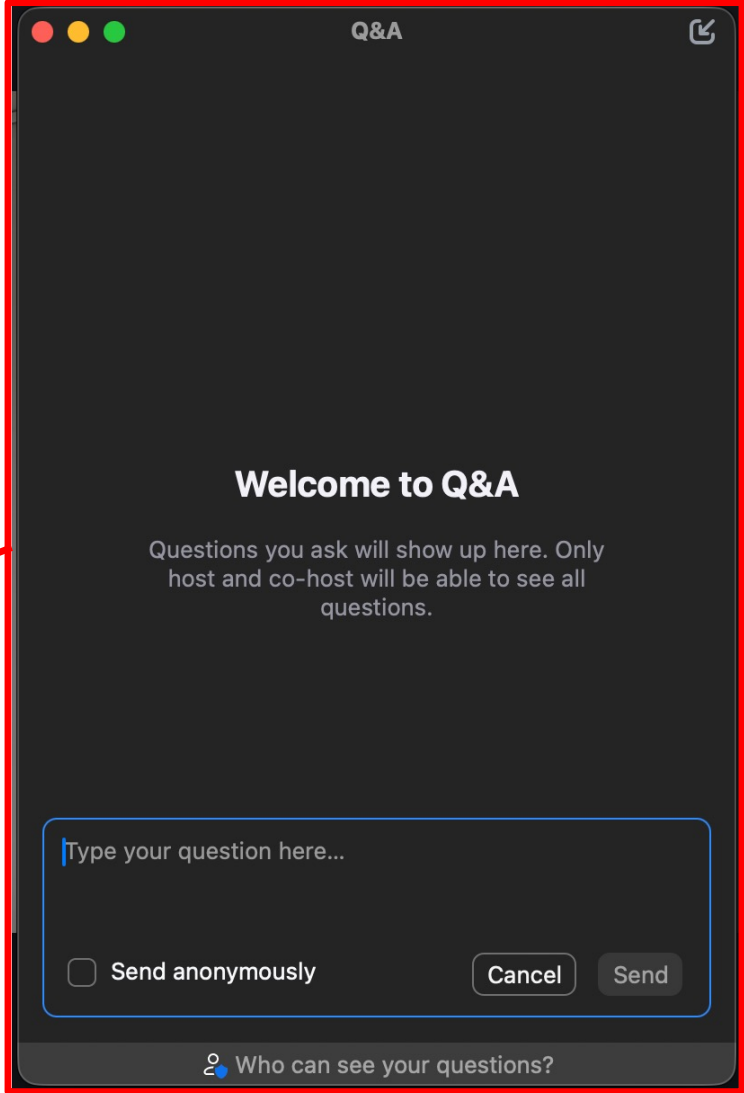
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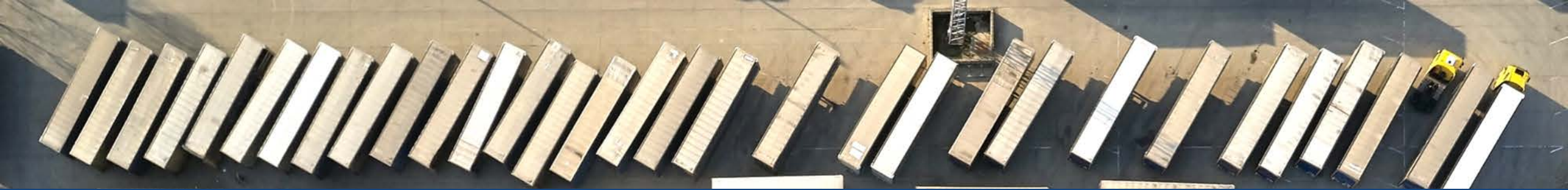


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