

Appendix A – Draft Official Plan Amendment

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. _____

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, HEREBY 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 _____, _____

Annette Groves, Mayor

Kevin Klingenberg, 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-S" (inclusive), Figure "1", and Appendix "I-III" (inclusive) constitutes Amendment No. _____ of 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 Amendment is to amend Schedule "A-S" (inclusive), Figure "1", and Appendix "I-III" (inclusive) in the Town of Caledon Official Plan by including the lands within the Settlement Area boundary, designate the lands for General Industrial and Environmental Policy Area purposes, and include site-specific policies to govern the development of lands within this area.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are located on the east side of Dixie Road, south of Old School Road. They are municipally known as 0, 12189, 12321, 12393, 12423, 12439, 12489, 12587, 12669, 12707, 12731, 12861 and 12891 Dixie Road.

The legal description of the lands are as follows:

12489 Dixie Road. Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345; Caledon Town of Caledon, Regional Municipality of Peel.

12861 Dixie Road. Pt Lt 21 Con 4 Ehs Chinguacousy; Parts 1 and 2, 43R21832, Save and Except Pts 1, 2, 3, 4 & 5, Plan 43R-36717; W 1/2 Lt 22, Con 4, Ehs Chinguacousy, Save and Except Pt. 1, 43R1097, Pts 1, 2 & 3, 43R14412, Pts 1 & 9, 43R-20416, S/T RO1084506; Town of Caledon, Regional Municipality of Peel.

In addition, this Amendment will also include the following lands:

0 Dixie Road. PT LT 18 CON 4 EHS CHINGUACOUSY PTS 8 TO 10 43R3047; EXCEPT PT 22 TO 26 43R20417 ; S/T CH21926 CALEDON

12189 Dixie Road. PT LT 18 CON 4 EHS CHINGUACOUSY PTS 4 TO 6, 43R3047; EXCEPT PT 13, 14, 16 TO 21, 43R20417 ; S/T CH21926 TOWN OF CALEDON

12299 Dixie Road. PT LT 19 CON 4 EHS CHINGUACOUSY PT 2 43R16098 ; CALEDON

12321 Dixie Road. PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO878959 EXCEPT PT 36 & 39 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS195770 EXCEPT PTS 40 TO 44 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO1067954 EXCEPT 45 & 46 43R20417 ; CALEDON

12393 Dixie Road. PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS214251 EXCEPT PT 47 43R20417 TOWN OF CALEDON

12423 Dixie Road. PART LOT 20, CONCESSION 4, EAST OF HURONTARIO STREET,(CHINGUACOUSY) AS IN VS151328 SAVE AND EXCEPT PART 2, 43R20345; PART 1, EXPROPRIATION PLAN PR3893131 TOWN OF CALEDON

12439 Dixie Road. PT LT 20 CON 4 EHS CHINGUACOUSY PT 3 43R15365 ; CALEDON

12587 Dixie Road. PT LT 20 CON 4 EHS CHINGUACOUSY PT 4 43R15365 ; CALEDON

12669 Dixie Road. PT LT 21 CON 4 EHS CHINGUACOUSY AS IN RO1001315 EXCEPT PT 10, 43R20345 ; CALEDON

12707 Dixie Road. PT LT 21 CON 4 EHS CHINGUACOUSY , PT 2 43R1097 EXCEPT PT 13 43R20345 ; CALEDON

12731 Dixie Road. PT LT 21, CON 4 EHS (CHING) DES AS PT 1, PL 43R36717 TOWN OF CALEDON

12891 Dixie Road. PT LT 22 CON 4 EHS CHINGUACOUSY PT 1 43R1097 EXCEPT PT 6, 43R20416 ; CALEDON

Basis:

The basis for this Amendment is contained in Staff Report _____, as adopted by Council on _____. The applicant, QuadReal Property Group, has requested an amendment to the Town of Caledon Official Plan to permit General Industrial uses on the subject properties in order to facilitate the construction of a development with employment and industrial uses on the lands municipally known as 12489 and 12861 Dixie Road, as well as the other lands listed in the preamble.

The subject properties are located within the “Prime Agricultural Area”, “Environmental Policy Area”, and “Greenbelt Area” designations of the Town of Caledon Official Plan. The applicant is proposing to amend the Official Plan to bring the subject properties into the Town’s Settlement Area Boundary and redesignate the lands to “General Industrial”, “Environmental Policy Area”, and “Greenbelt Area” in alignment with the Regional Official Plan.

The applicant has submitted herewith applications for Official Plan Amendment and Zoning By-law Amendment, including various technical studies in support of the proposed amendment and development applications.

The proposed amendment to the Official Plan to permit a significant employment opportunity within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of an additional employment hub along this corridor of Dixie Road addresses an identified need for employment uses and jobs within the Town of Caledon and Region of Peel.

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

Notwithstanding Sections 5.5 and 6 of the Town of Caledon Official Plan, the Plan is amended as follows:

1. Delete existing Section 6.2.1.6.2 and replace with the following:

6.2.1.6.2 Further to Section 6.2.1.6.1, and unless an exemption is granted by the Town under Section 6.2.1.6.5, the following studies, information and materials shall be submitted as part of a complete application for an Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, Plan of Condominium, Consent, or Site Plan in accordance with the Town's Digital Submission Standards:

- a) Survey Plan and/or scalable concept plan;
- b) Draft Official Plan Amendment and Schedule(s);
- c) Draft Zoning By-law Amendment and Schedule(s);
- d) Site Plan;
- e) Planning Justification Report;
- f) Stormwater Management Report;
- g) Environmental Impact Study and Management Plan;
- h) Phase 1 Environmental Impact Assessment;
- i) Grading and drainage plan;
- j) Agricultural Impact Assessment;
- k) Functional Servicing Report;
- l) Transportation Study or Traffic Impact Study;
- m) Hydrogeological Impact Assessment/Feature Based Water Balance Assessment;
- n) Geotechnical Report;
- o) Noise and Vibration Study;
- p) Arborist Report/Tree Preservation Plan;
- q) West Humber River Fluvial Geomorphological Assessment;
- r) Demarcation of physical and stable top-of-bank;
- s) Demarcation of limits of natural heritage systems, ecosystem components, natural hazards and/or areas regulated by a conservation authority;
- t) Architectural design plan and/or guidelines or urban design brief;
- u) Cultural Heritage Impact Assessment;
- v) Stage 1 Archaeological Assessment;
- w) Fiscal Impact Assessment;
- x) Photometrics Plan;
- y) Sustainability Narrative;
- z) Public Engagement Strategy;
- aa) Landscape Plans and Details/Cost Estimate;
- bb) Energy and Emissions Reduction Study and Climate Change Adaptation Study;

- cc) Application Form;
- dd) Application Fee, in accordance with the Town's Fee By-law.

2. The Caledon Official Plan is further amended by adding the following subsections:

- 6.2.1.8 Notwithstanding Section 5.5.9 and 6.2.4 of the Plan, a Secondary Plan is not required for development to proceed on the lands.
- 6.2.1.9 Notwithstanding Section 3.4, 4.2, and 5.5.9 of the Plan, it is agreed that the lands can develop simultaneously as part of the Phase 1 Employment Area in the Town's Growth Management and Phasing Plan.
- 6.2.1.10 Notwithstanding Section 3.0, 5.5, 5.7, 5.8, and 5.10 of the Plan, the development of the site servicing and stormwater system shall be in accordance with the Final CEISMP and Final Functional Servicing and Stormwater Management Report, to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority, and Region of Peel.
- 6.2.1.11 The following policies apply to the lands designated General Industrial:
 - 6.2.1.11.1 Notwithstanding section 5.5.3.10 of the Plan, Accessory Retail Stores, Restaurants, Places of Worship, and Business Office uses shall be permitted adjacent to an arterial road where the use is located in a building designated under Part IV of the Ontario Heritage Act. All uses permitted in Section 5.5.5.1 of the Plan are permitted.
 - 6.2.1.11.2 Section 5.5.5.1 of the Plan is further amended by permitting residential uses in the form of a Single detached dwelling in a building designated under Part IV of the Ontario Heritage Act. All uses permitted in Section 5.5.5.1 of the Plan are permitted.
 - 6.2.1.11.3 Notwithstanding Section 5.5.5 of the Plan, Cold Storage Warehouse, Corporate Office, Training Facility, Data Centre, and Knowledge and Innovation Uses shall be permitted.
 - 6.2.1.11.4 The maximum permitted height for a warehouse building shall be 30 metres and the maximum permitted height for a Cold Storage Building shall be 45 metres.
- 6.2.1.12 The following policies shall apply to the lands designated Environmental Policy Area (EPA):
 - 6.2.1.12.1 The policies of Section 5.7 of the Plan shall apply. All new development shall be in accordance with a Final Comprehensive Environmental Impact Study and Management Plan (CEISMP), to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority and the Region of Peel.
 - 6.2.1.12.2 Minor adjustments to the boundaries of the EPA on the lands may be considered subject to the Final CEISMP

and approval by the Town, Region of Peel, Toronto and Region Conservation Authority or the Province. Minor adjustments to the boundaries of the EPA on the subject lands will be permitted without requiring an amendment to this Plan.

- 6.2.1.12.3 A minimum 30 metre buffer width will be provided from the limits of Significant Woodlands.
- 6.2.1.13 Prior to approval of the first Site Plan Application in the Plan Area, the plans/studies described in Section 6.2.1.6.2 of this Plan are to be updated to the satisfaction of the Town and relevant agencies, and ultimately approved by Town staff.
- 6.2.1.14 If the Transportation Impact Assessment noted in Section 6.2.1.6.2 identifies required roadway improvements beyond the site frontage that are required to support the proposed development, the developer will be responsible for designing and implementing these improvements to the satisfaction of Town Staff.
- 6.2.1.15 If the Transportation Impact Assessment noted in Section 6.2.1.6.2 identifies that improvements to Old School Road are necessary to accommodate trucks, these improvements must be completed to the satisfaction of Town Staff.
- 6.2.1.16 If the Transportation Impact Assessment noted in Section 6.2.1.6.2 identifies required roadway improvements to ensure that development is accessible by public transit, the developer will be responsible for designing and implementing these improvements to the satisfaction of Town Staff.
- 6.2.1.17 Significant archaeological resources shall be preserved in situ, where feasible.
 - a) If in situ preservation is not feasible, appropriate mitigation will be required for significant archaeological resources, undertaken by a licensed archaeologist in accordance with the advice and requirements of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism.
 - b) Completion of the archaeological assessment process for the subject lands, to the satisfaction of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism will be required prior to the approval of development applications for the subject lands.
- 6.2.1.18 The cultural heritage resource at 12489 and 12861 Dixie Road shall be conserved in accordance with the Cultural Heritage Conservation policies in the Official Plan and as set out in the Cultural Heritage Impact Statement(s) and Heritage Conservation Plan(s), prepared to the satisfaction of the Town of Caledon, for these cultural heritage resources.
 - a) A Cultural Heritage Impact Statement, completed to

the satisfaction of the Town, will be required as necessary based on the scope and nature of proposed works for development applications in the subject lands.

- b) Where it is determined, through a Cultural Heritage Impact Statement or other means, that there is direct impact to a cultural heritage resource as part of proposed works for a development application, a Heritage Conservation Plan may be required prior to that development application's approval.
- c) The cultural heritage resources at 12489 & 12861 Dixie Road will be provided with a lot sized to support their adaptive re-use, including space for future additions, parking, and landscaping, in accordance with the context and character of the cultural heritage resources.
- d) Every effort will be made to conserve the context of the cultural heritage resources at 12489 & 12861 Dixie Road including the orientation of the original residence.

6.2.1.19 The Final Comprehensive Environmental Impact Study and Management Plan (CEISMP) shall encompass the parcels for development municipally known as 12489 & 12861 Dixie Road and be prepared to the satisfaction of the Town of Caledon, Region of Peel and TRCA, or any other applicable authority prior to approval of any site plan application. The other sites listed in the preamble and as shown in Schedule "A" will be required to prepare similar CEISMP. The Final CEISMP must:

- a) Identify the environmental goals, objectives, management and monitoring plans, and additional technical investigations for the Special Policy Area to be implemented at the site level through individual site plans.
- b) Recommend a list of additional studies that may be required for implementation of the Final CEISMP.
- c) Provide recommendations and design for conveyance of external drainage through an open channel to be implemented at the site plan approval stage.
- d) Provide continuous modelling to determine the erosion threshold for all tributary reaches impacted by the development to ensure there are no exceedances. Should there be exceedances then the report is to provide mitigation measures to ensure the erosion criteria is met.
- e) Include an impact assessment and recommended mitigation plan that demonstrates to the satisfaction of the Town, the Region of Peel and TRCA that the individual site plans conform with the environmental management plans and recommendations contained in the Final CEISMP.

6.2.1.20 All new development will implement metrics outlined in the Town's Green Development Standards, upon such time that the Town's Green Development Standards are

in effect, to reduce greenhouse gas emissions and adapt to extreme weather. The Town will use development approvals process and other implementation tools, such as Site Plan Control, to ensure that new industrial developments include sustainable design features which, among other objectives, achieve a higher than Ontario Building Code energy performance.

- 6.2.1.21 For site plan applications received prior to July 1, 2024 a GDS checklist and supporting documents shall be submitted for Town review as part of the program's initial one-year pilot phase; meeting specific GDS metric targets is encouraged.
 - 6.2.1.22 A Final Feature Based Water Balance Assessment shall be prepared for each parcel in the Plan Area to the satisfaction of the Town of Caledon, Region of Peel and TRCA prior to Site Plan Approval. The Final Feature Based Water Balance Assessment must be completed to achieve the water balance objectives and provide adequate protections of the identified natural features, as outlined in the Section 6 of Stormwater Management Criteria Document (TRCA, 2012) and in accordance with Town of Caledon requirements.
 - 6.2.1.23 For the purpose of this OPA, data centre shall mean a physical room(s), building(s) or facility(ies) that stores information technology (IT) infrastructure and associated components for building, running, and delivering applications and services.
 - 6.2.1.24 Where determined by the Geotechnical Report that upgrades to Old School Road are required to support truck traffic, an agreement shall be executed prior to Site Plan approval that details and secures the required works.
 - 6.2.1.25 Lands within the Plan Area required to convey drainage from Old School Road shall be identified through Site Plan approval with easements provided to the satisfaction of the Town.
 - 6.2.1.26 Notwithstanding Section 3.0, 5.5.7 and 5.7 of the Plan, the landscaped areas and planting strips will be in accordance with the site-specific zoning by-law amendment.
3. "Schedule A" Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as
- Pt Lt 20 Con 4 Ehs Chinguacousy; Pt Lt 21 Con 4 Ehs Chinguacousy
Pt 1, 43R1769 Except Pt 1 To 4 43R15365 & Pt 3, 5 & 6 43R20345;
Caledon Town of Caledon, Regional Municipality of Peel
- PT LT 18 CON 4 EHS CHINGUACOUSY PTS 8 TO 10 43R3047;
EXCEPT PT 22 TO 26 43R20417 ; S/T CH21926 CALEDON
- PT LT 18 CON 4 EHS CHINGUACOUSY PTS 4 TO 6, 43R3047;
EXCEPT PT 13, 14, 16 TO 21, 43R20417 ; S/T CH21926 TOWN OF
CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY PT 2 43R16098 ;
CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO878959 EXCEPT
PT 36 & 39 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS195770 EXCEPT
PTS 40 TO 44 43R20417 ; S/T CH21927 CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO1067954 EXCEPT
45 & 46 43R20417 ; CALEDON

PT LT 19 CON 4 EHS CHINGUACOUSY AS IN VS214251 EXCEPT
PT 47 43R20417 TOWN OF CALEDON

PT LT 20 CON 4 EHS CHINGUACOUSY PT 4 43R15365 ;
CALEDON

PT. LT 21, CON 4, EHS CHINGUACOUSY, PARTS 1 AND 2,
43R21832, SAVE AND EXCEPT PTS 1, 2, 3, 4 & 5, PLAN 43R-
36717; W 1/2 LT 22, CON 4, EHS CHINGUACOUSY, SAVE AND
EXCEPT PT. 1, 43R1097, PTS 1, 2 & 3, 43R14412, PTS 1 & 9, 43R-
20416, S/T RO1084506; TOWN OF CALEDON TOWN OF CALEDON

PT LT 22 CON 4 EHS CHINGUACOUSY PT 1 43R1097 EXCEPT PT
6, 43R20416 ; CALEDON

from Prime Agricultural to General Industrial, and to amend the
Settlement Area boundary to include the subject lands, in accordance
with Schedule "A" attached hereto.

The Amendment will also include the following lands to remain in the
Prime Agricultural and Environmental Policy Area designations

PART LOT 20, CONCESSION 4, EAST OF HURONTARIO
STREET,(CHINGUACOUSY) AS IN VS151328 SAVE AND EXCEPT
PART 2, 43R20345; PART 1, EXPROPRIATION PLAN PR3893131
TOWN OF CALEDON

PT LT 20 CON 4 EHS CHINGUACOUSY PT 3 43R15365 ;
CALEDON

PT LT 21 CON 4 EHS CHINGUACOUSY AS IN RO1001315 EXCEPT
PT 10, 43R20345 ; CALEDON

PT LT 21 CON 4 EHS CHINGUACOUSY , PT 2 43R1097 EXCEPT
PT 13 43R20345 ; CALEDON

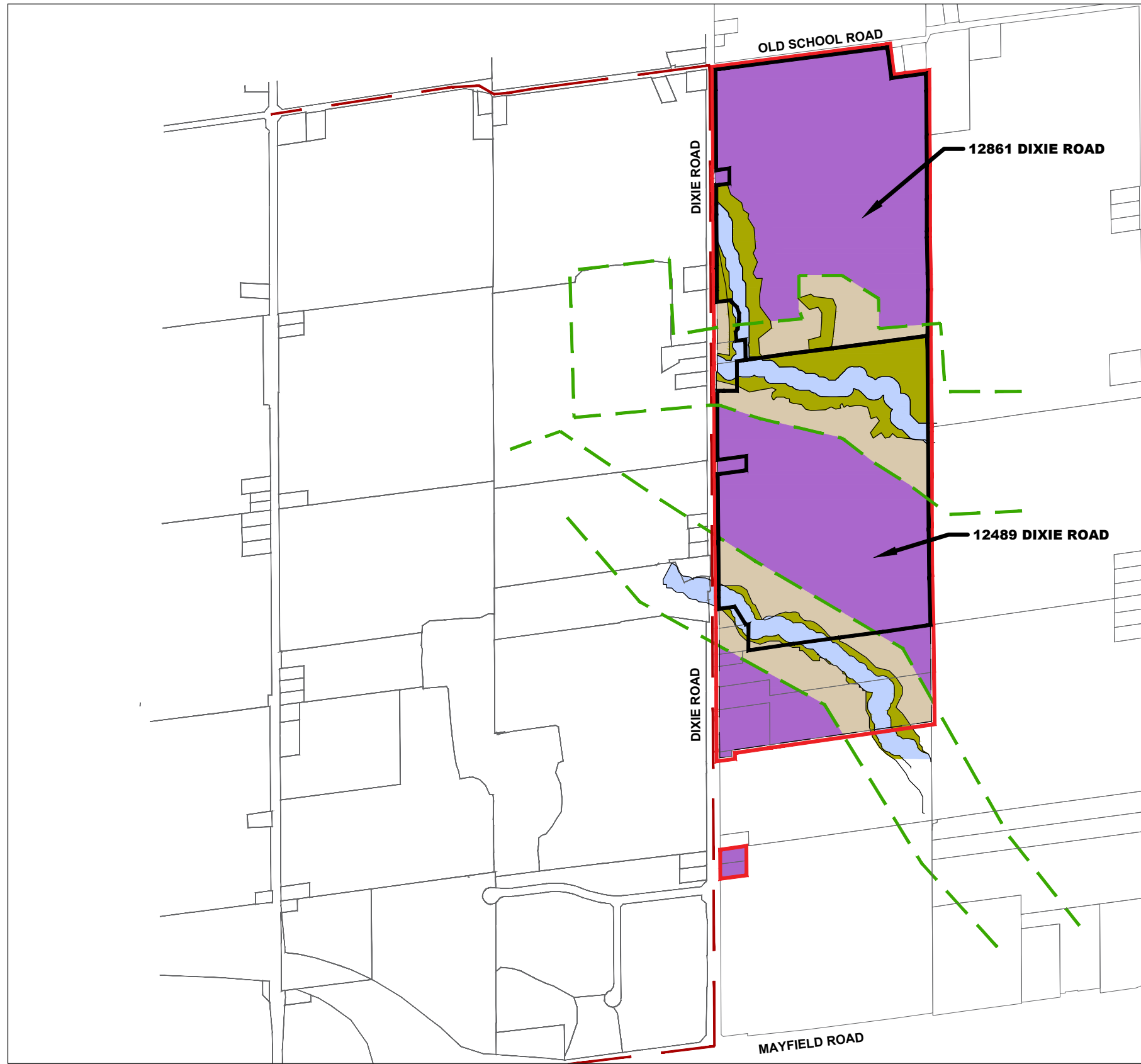
PT LT 21, CON 4 EHS (CHING) DES AS PT 1, PL 43R36717 TOWN
OF CALEDON

4. Schedule "A1", Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended to include the lands above in the Rural Service Centre in accordance with Schedule "B" attached hereto
5. Schedule "F", Rural Estate Residential Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule "C" attached hereto.
6. Schedule "J", Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement in accordance with Schedule "D" attached hereto.








7. Schedule “K”, Road Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “E” attached hereto.
8. Schedule “L”, Chpmara Prioritization Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “F” attached hereto.
9. Schedule “O”, Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “G” attached hereto.
10. Schedule “S”, The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “H” attached hereto.
11. Appendix “I”, Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “I” attached hereto.
12. Appendix “II”, Aggregate Resource Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “J” attached hereto.
13. Appendix “III”, Community Improvement Plan Project Areas of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Settlement Area in accordance with Schedule “K” attached hereto.
14. Figure “1”, Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the revised boundaries of the Designated Greenfield Area in accordance with Schedule “L” 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.



Proposed
Schedule A
OPA XXX

-  Lands Subject to Official Plan Amendment
-  Site Specific Applications
-  General Industrial
-  Prime Agricultural Area
-  Environmental Policy Area
-  Boundary of Greenbelt Plan Area
-  Mayfield West Study Area Boundary

Base Data Source: Town of Caledon



PROPOSED SCHEDULE A
TOWN of CALEDON OFFICIAL PLAN AMENDMENT OPA# _____
12489 and 12861 DIXIE ROAD
TOWN of CALEDON, REGION OF PEEL

DATE:
DECEMBER 11, 2024



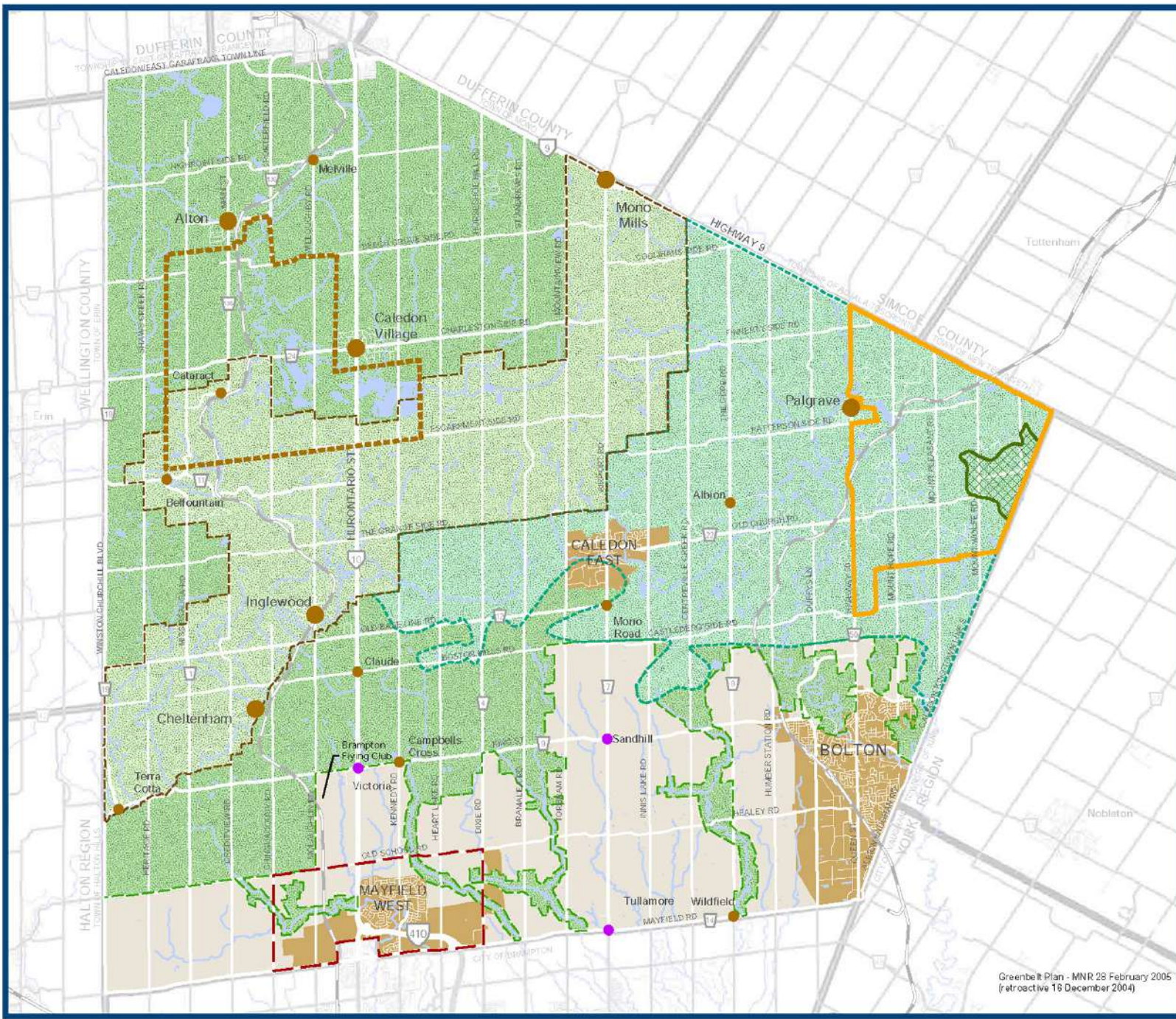
armstrong
planning | project management



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



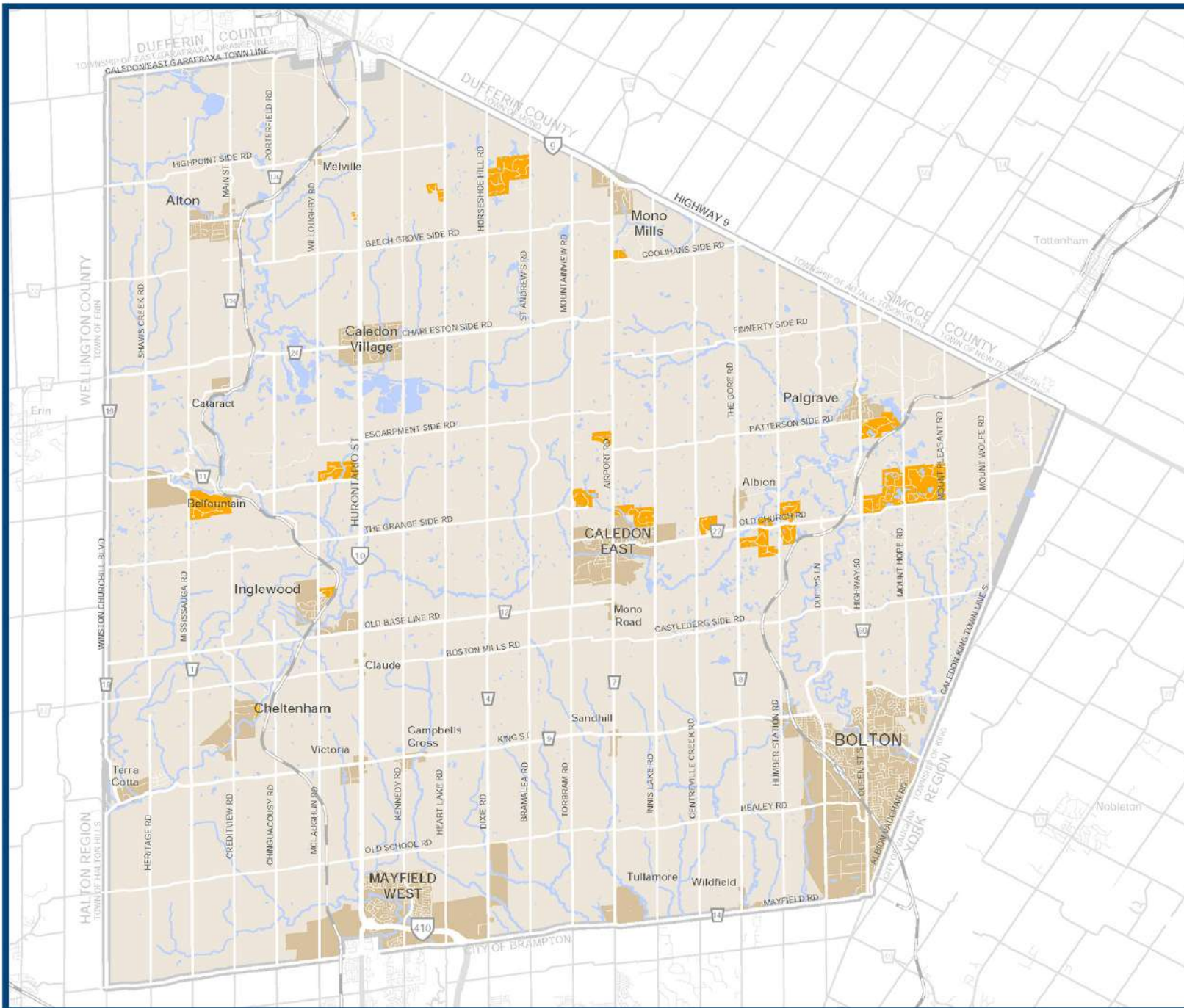
Greenbelt Plan - MNR 28 February 2005
(retroactive 18 December 2004)



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

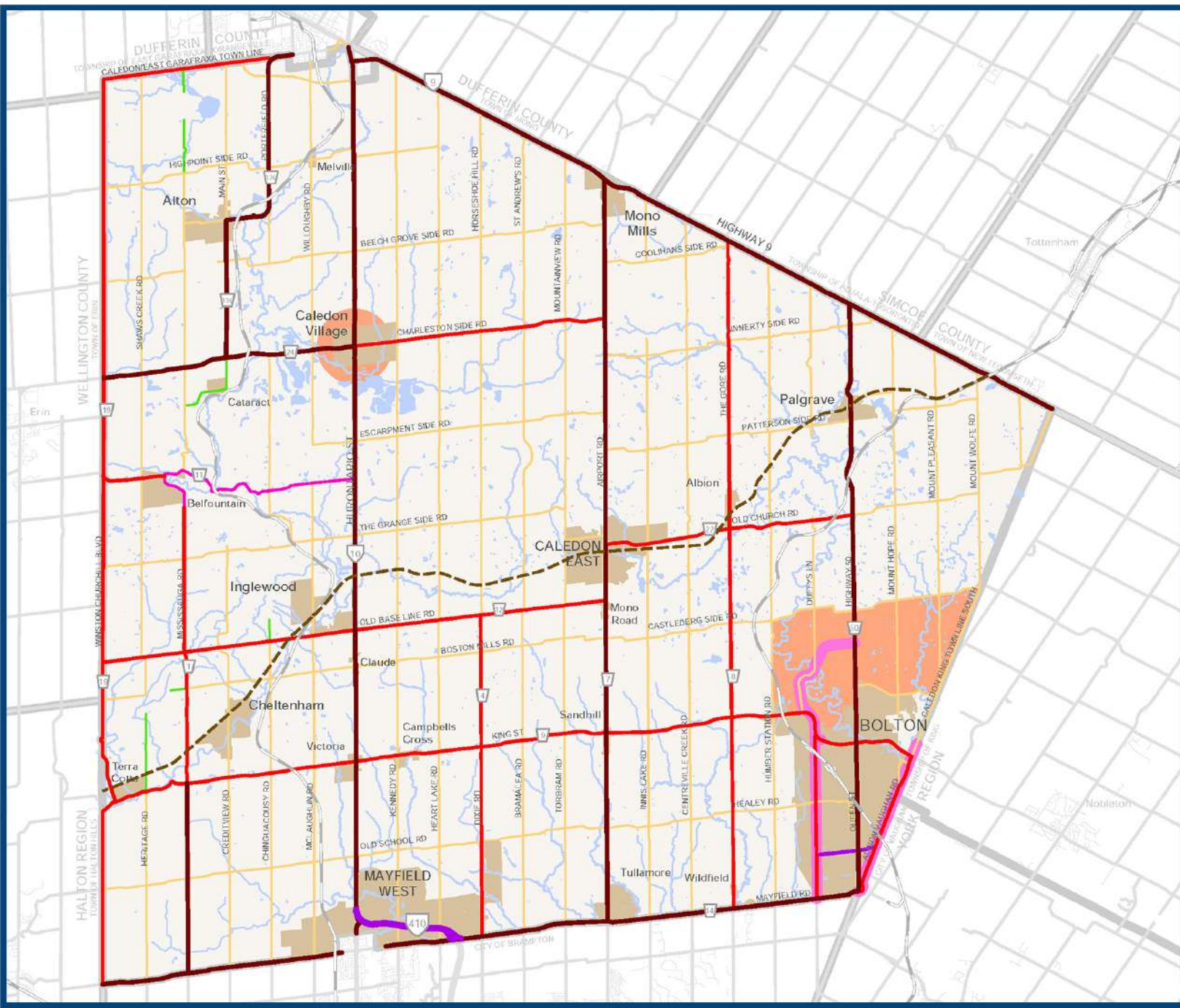




Schedule J LONG RANGE ROAD NETWORK

- 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





Schedule K ROAD RIGHT-OF-WAY WIDTHS

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

Settlement Area

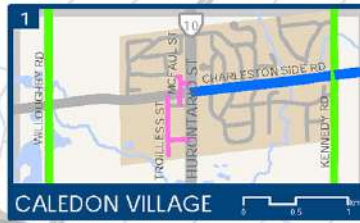
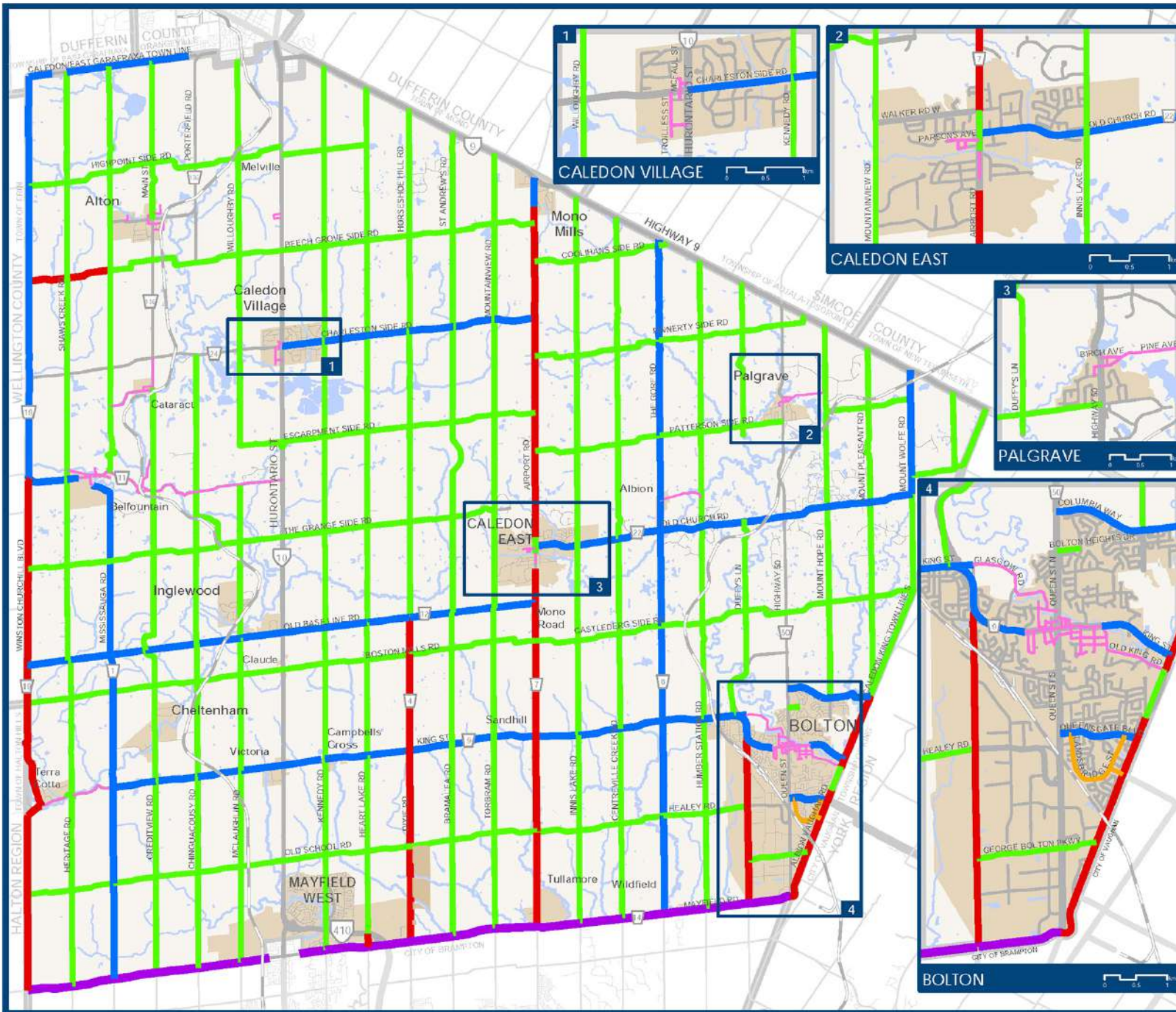
Provincial Road

Regional Road

Local Road

Railway

Base Data Source: Town of Caledon





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

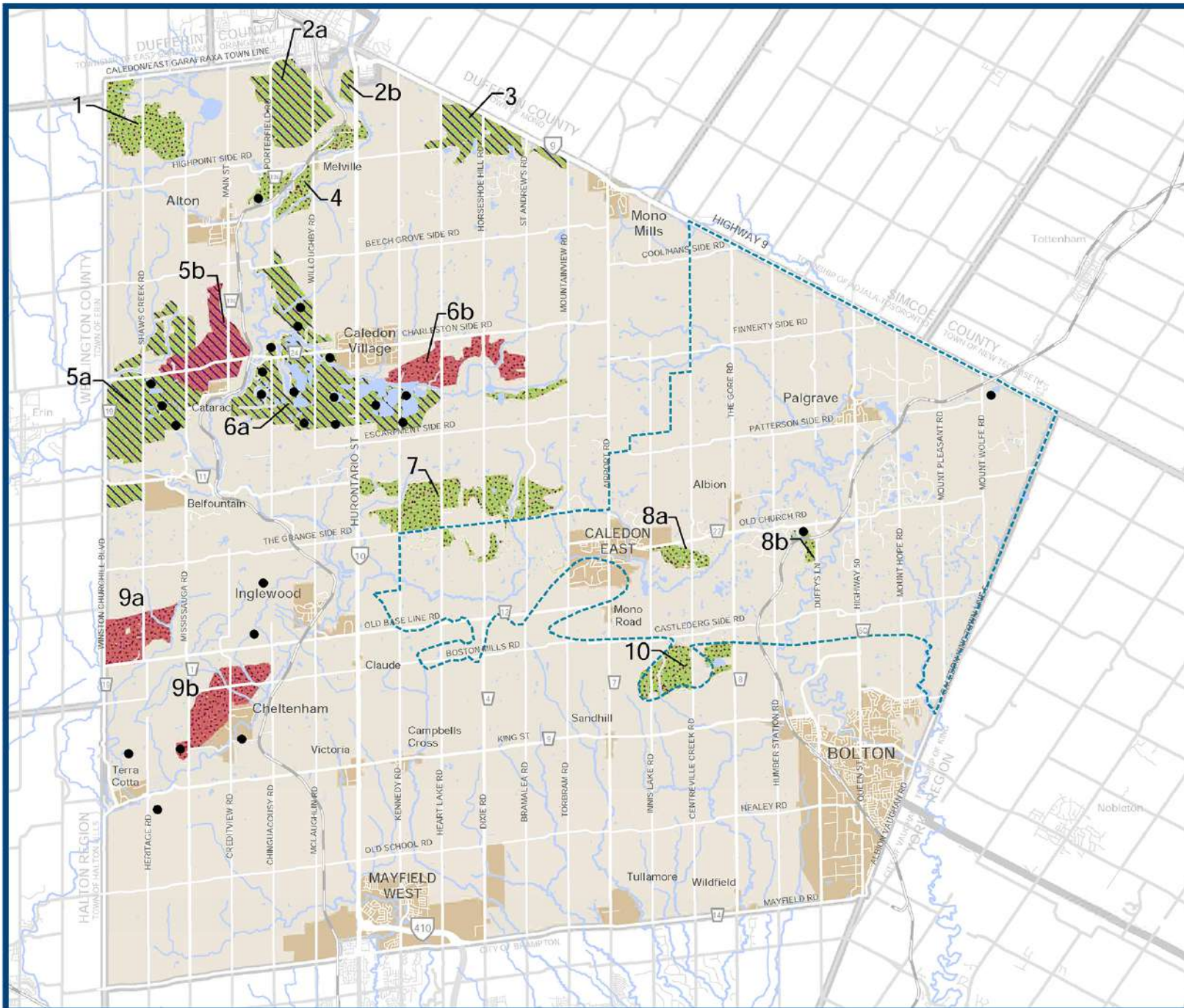
1. Alton West
2. Orangeville
3. Mono Mills
4. Melville
- 5a. Belfountain (Sand & Gravel)
- 5b. Belfountain (Bedrock Resource)
- 6a. Caledon (Sand & Gravel)
- 6b. Caledon (Bedrock Resource)
7. Grange
8. Caledon East/Centreville
9. Inglewood
10. Humber

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

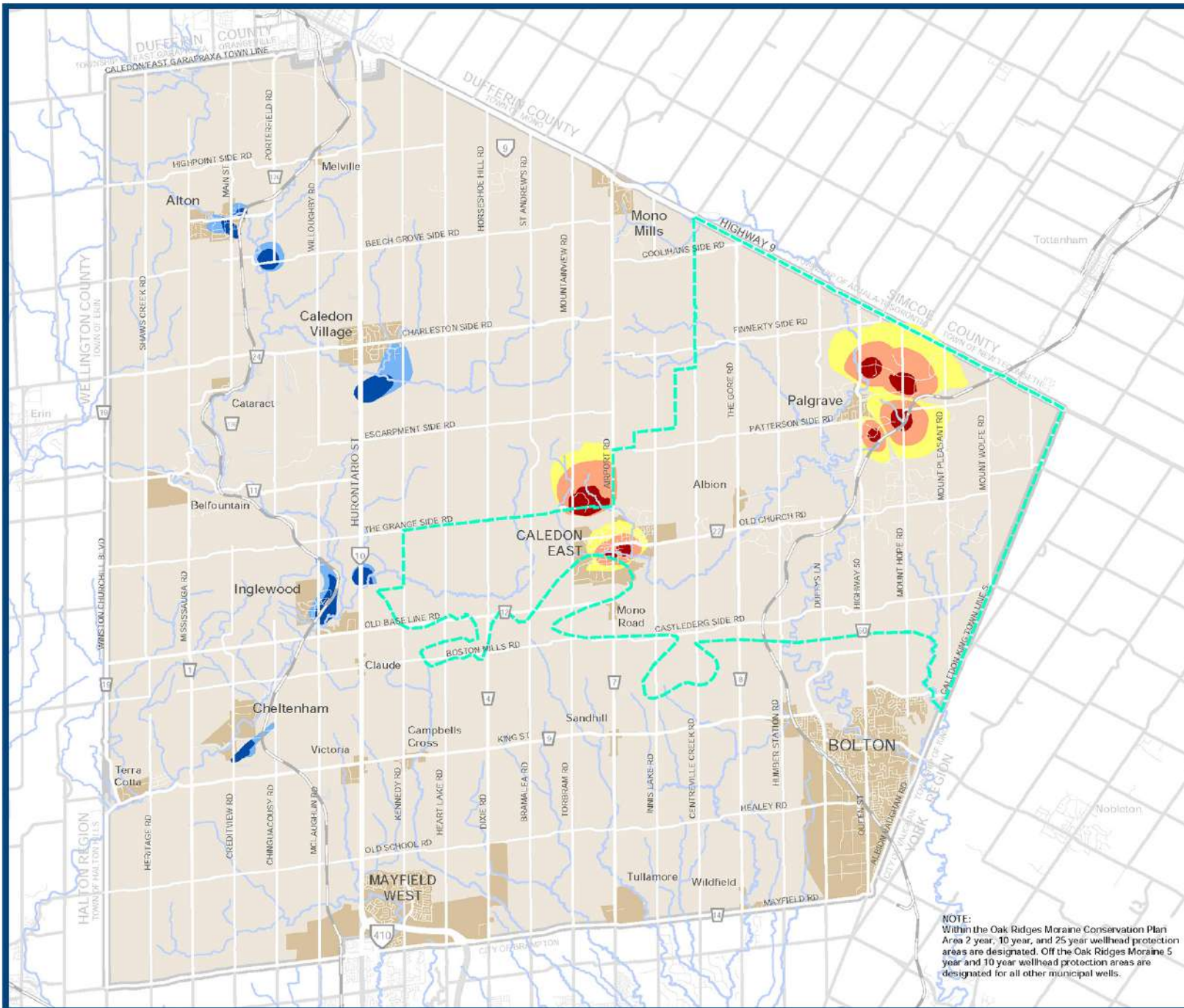
- Oak Ridges Moraine Conservation Plan Area
- Settlement Area

- 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.

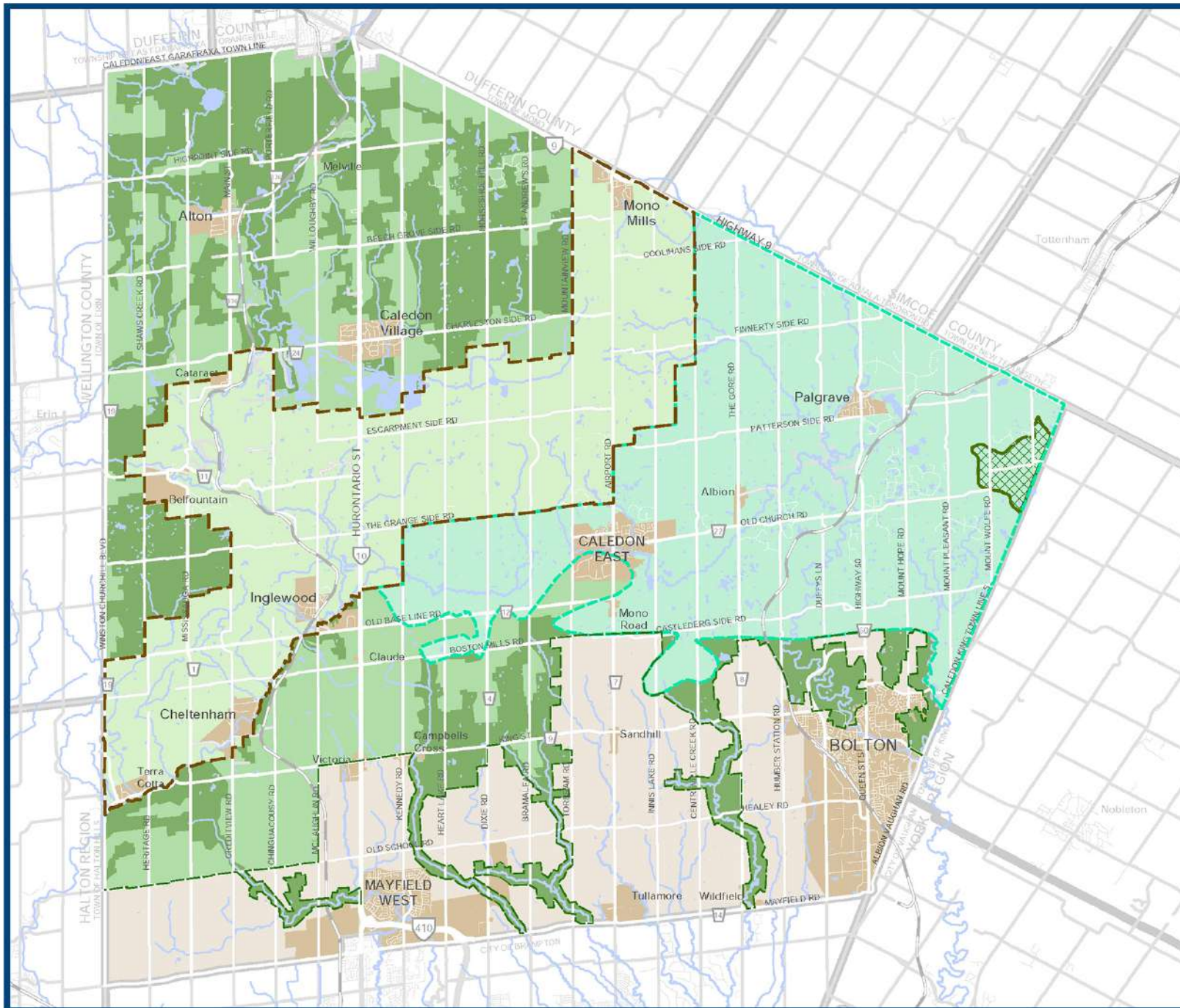




Schedule S THE GREENBELT IN CALEDON

- 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





Appendix I NIAGARA ESCARPMENT PLAN

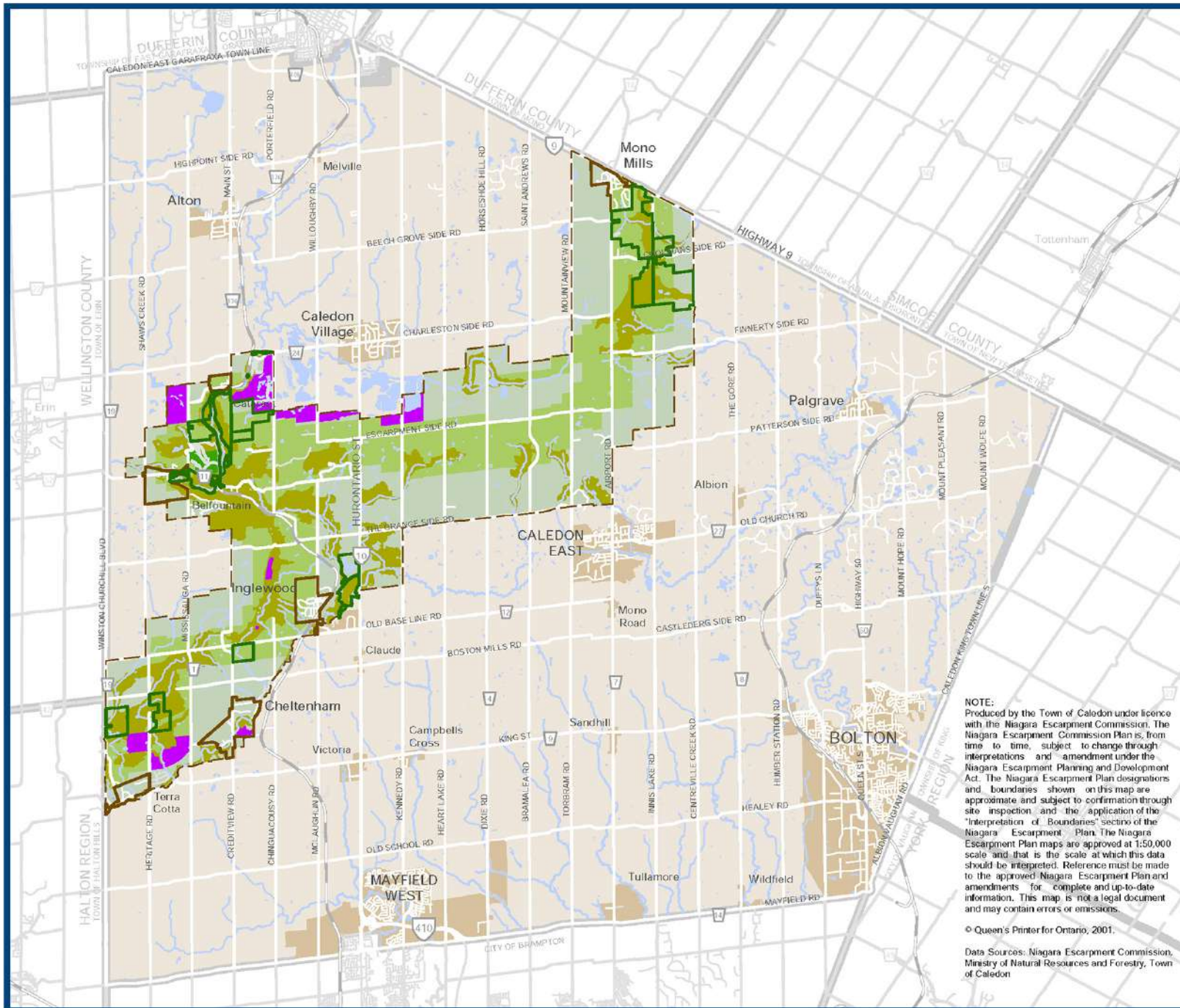
- Niagara Escarpment Plan Area
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Escarpment Recreation Area
- Minor Urban Centre
- Public Land (In Parks & Open Space System)
- Settlement Area
- Provincial Road
- Regional Road
- Local Road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

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

Base Data Source: Town of Caledon

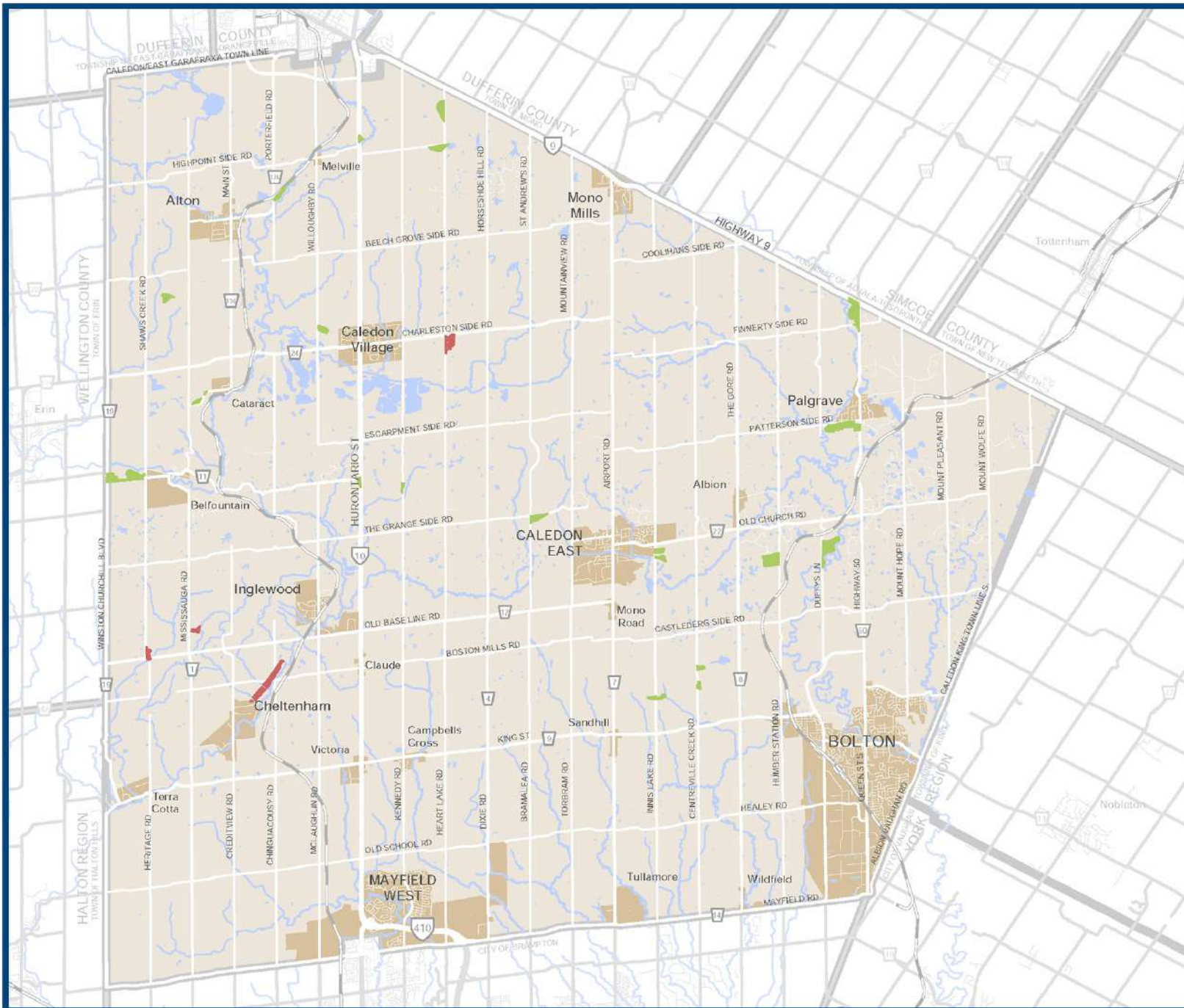




Appendix II AGGREGATE RESOURCE FRAGMENTS

- 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

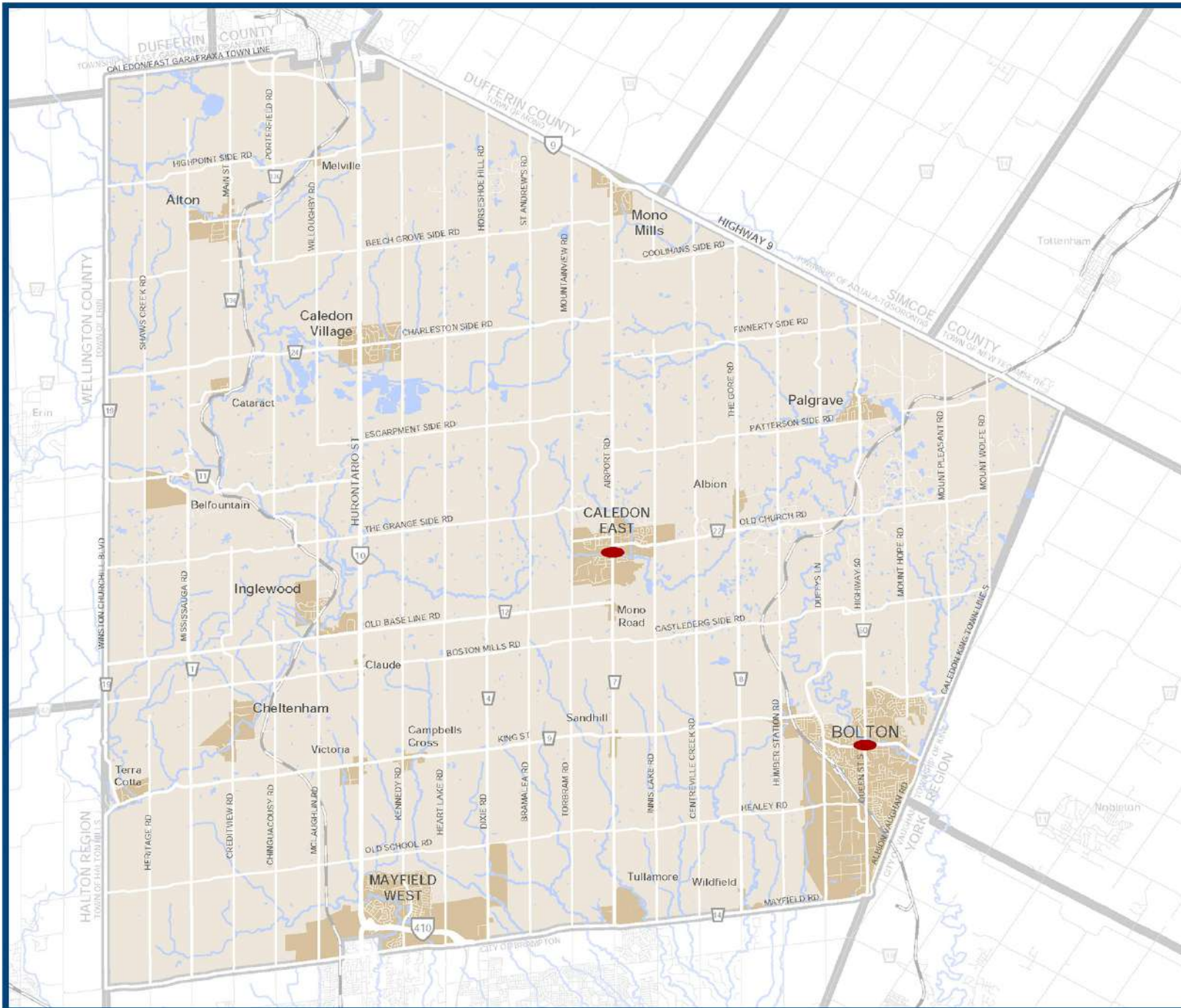




Figure 1
GROWTH PLAN POLICY
AREAS IN CALEDON

- 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

