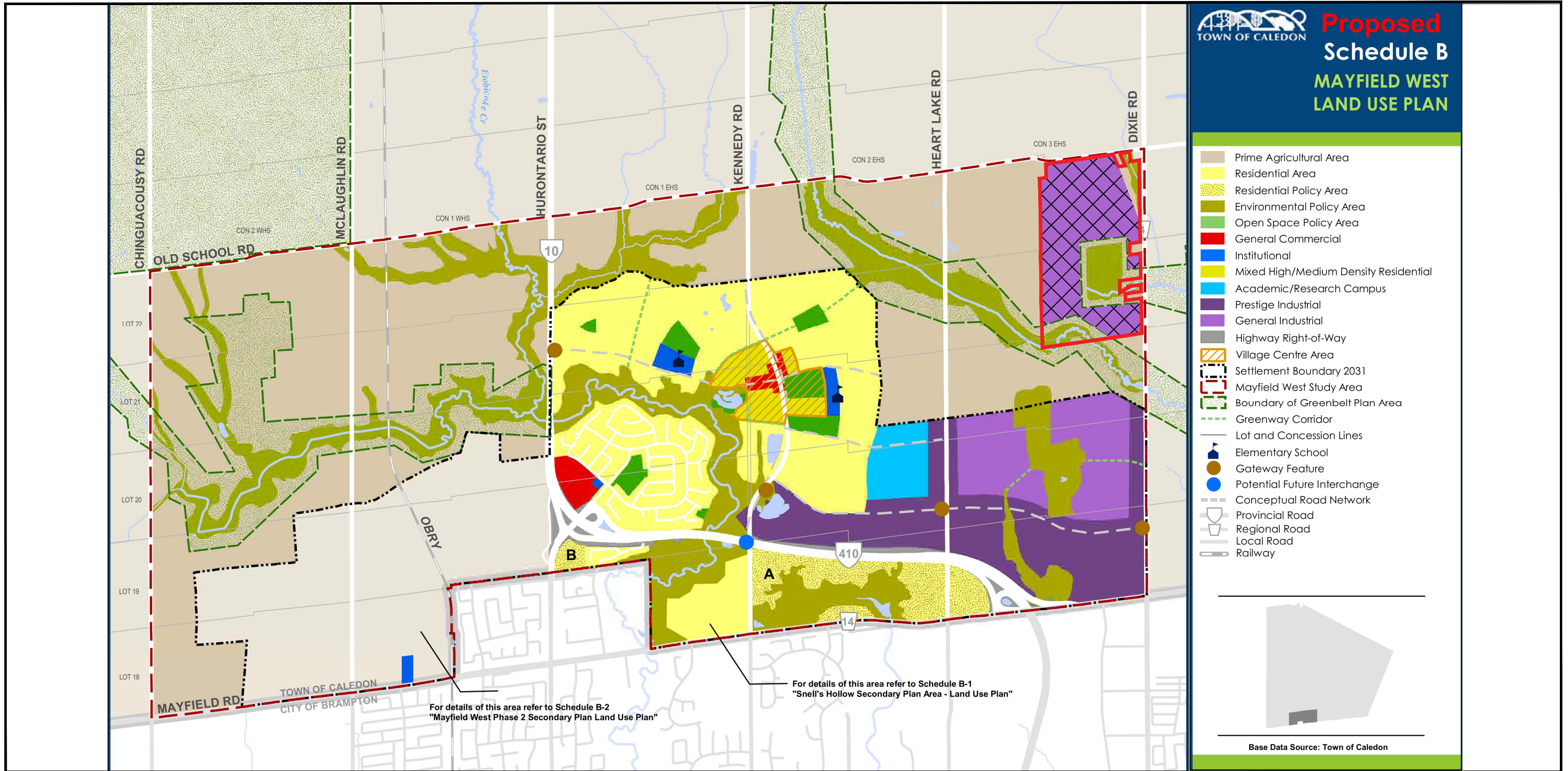


Appendix A – Draft Official Plan Amendment



Proposed Town of Caledon Official Plan Amendment

12862 and 12668 Dixie Road, Caledon ON

- 12862 and 12668 Dixie Road
- Prime Agricultural Area to General Industrial

Source: Town of Caledon Official Plan (2018), Armstrong Planning & Project Management

DATE
DEC 2023



armstrong
planning | project management

December 15, 2023

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

December 15, 2023

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

Patrick Trafford, Acting Clerk

December 15, 2023

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. _____ 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 “B” Mayfield West Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Prime Agricultural Area to:

- a) General Industrial

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 12862 and 12668 Dixie Road. The legal description of the lands municipally known as 12862 Dixie Road is Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3, and 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel. The legal description of the lands municipally known as 12668 Dixie Road is Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 2, 4, and 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD _____, as adopted by Council on _____. The applicant, Tribal Partners Canada Inc. and QuadReal Property Group, has requested an amendment to the Town of Caledon Official Plan to permit General Industrial uses on the property in order to facilitate the construction of a development with employment and industrial uses. In support of the application, the applicant submitted the following reports:

- **Agricultural Impact Assessment**, *Clark Consulting Services Inc.*
- **Arborist Report**, *Canopy Consulting*
- **Archaeological Assessment (Stage 1 & 2)**, *Irvin Heritage Inc.*
- **Cultural Heritage Impact Assessment**, *Stantec Consulting*
- **Comprehensive Environmental Impact Study Management Plan**, *WSP Canada Inc.*
- **Economic Benefits Study**, *urbanMetrics Inc.*
- **Environmental Site Assessment (Phase 1 & 2)**, *MTE Consultants Inc.*
- **Fluvial Geomorphological Assessment and Erosion Hazard Delineation**, *Geomorphix Inc.*
- **Functional Servicing Report**, *WSP Canada Inc.*
- **Geotechnical Study**, *MTE Consultants Inc.*
- **Hydrogeological Impact Assessment**, *MTE Consultants Inc.*
- **Noise & Vibration Study**, *SLR Consultants Inc.*
- **Planning Justification Report**, *Armstrong Planning & Project Management*
- **Stormwater Management Report**, *WSP Canada Inc.*
- **Traffic Impact Study**, *LEA Group*
- **Urban Design Brief**, *Ware Malcomb Architects*

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 employment hub in the Mayfield West Secondary Plan Study Area 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:

1. "Schedule B" Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 1, 3, and 6 on 43R-40325; Town of Caledon; Regional Municipality of Peel **and** Part of Lot 21, Concession 3 EHS (Chinguacousy); Part of Lot 22, Concession 3 EHS (Chinguacousy); designated as Parts 2, 4, and 5 on 43R-40325; Town of Caledon; Regional Municipality of Peel, from Prime Agricultural to General Industrial, in accordance with Schedule "A" 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.