

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. XXXX-XXX

A By-law to adopt Amendment No. XXX 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. XXX 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 XXXX DAY OF XXXX, 202X.**

Mayor

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. **XXX** of the Town of Caledon Official Plan.

AMENDMENT NO. **XXX**

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” Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from “General Agricultural Area” to “Extractive Industrial A Area” and “Environmental Policy Area” to permit the development of an above-water sand and gravel extraction operation.

Location:

The lands subject to this Amendment are legally described as Part Lot 13, Concession 5 West Site of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel and municipally known as 17903 Shaws Creek Road.

Basis:

The applicant, Lafarge Canada Inc., has requested an amendment to the Town of Caledon Official Plan to permit the development of an above-water sand and gravel aggregate extraction (pit) on lands identified as being within the Caledon High Potential Mineral Aggregate Resource Area (CHPMARA) and Aggregate Resource Lands in the Caledon Official Plan.

The proposed development of a sand and gravel pit on the subject property is consistent with the overall goals, objectives and policies of the Caledon Official Plan to balance and protect the use of mineral aggregates with other goals of the Town, to recognize the mineral aggregate resource industry as an important component of the Town’s economic based, and to identify, protect for possible use and make as much of the resource as is realistically possible available for use, while minimizing the impact of aggregate related traffic on the community.

The following studies have been prepared in support of this application:

Aggregate Resources Act Site Plans	MHBC
Planning Justification Report	MHBC
Agricultural Impact Assessment	MHBC
Air Quality Assessment	Arcadis Canada Inc.
Cultural Heritage Survey	MHBC
Natural Environment Technical Report	Goodban Ecological Consulting Inc.
Level 1 and 2 Hydrogeology and Hydrology Report	WSP Canada Inc.
Maximum Predicted Water Table Report	WSP Canada Inc.
Noise Impact Assessment	HGC Engineering
Stage 1, 2 and 3 Archaeological Assessment	Golder Associates
Transportation Impact Study	Paradigm Transportation Solutions Limited
Visual Impact Report	MHBC

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Schedule 'A' – Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 13, Concession 5 West Side of Centre Road or Communication Street, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule 'A' attached hereto.

Implementation and Interpretation

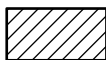
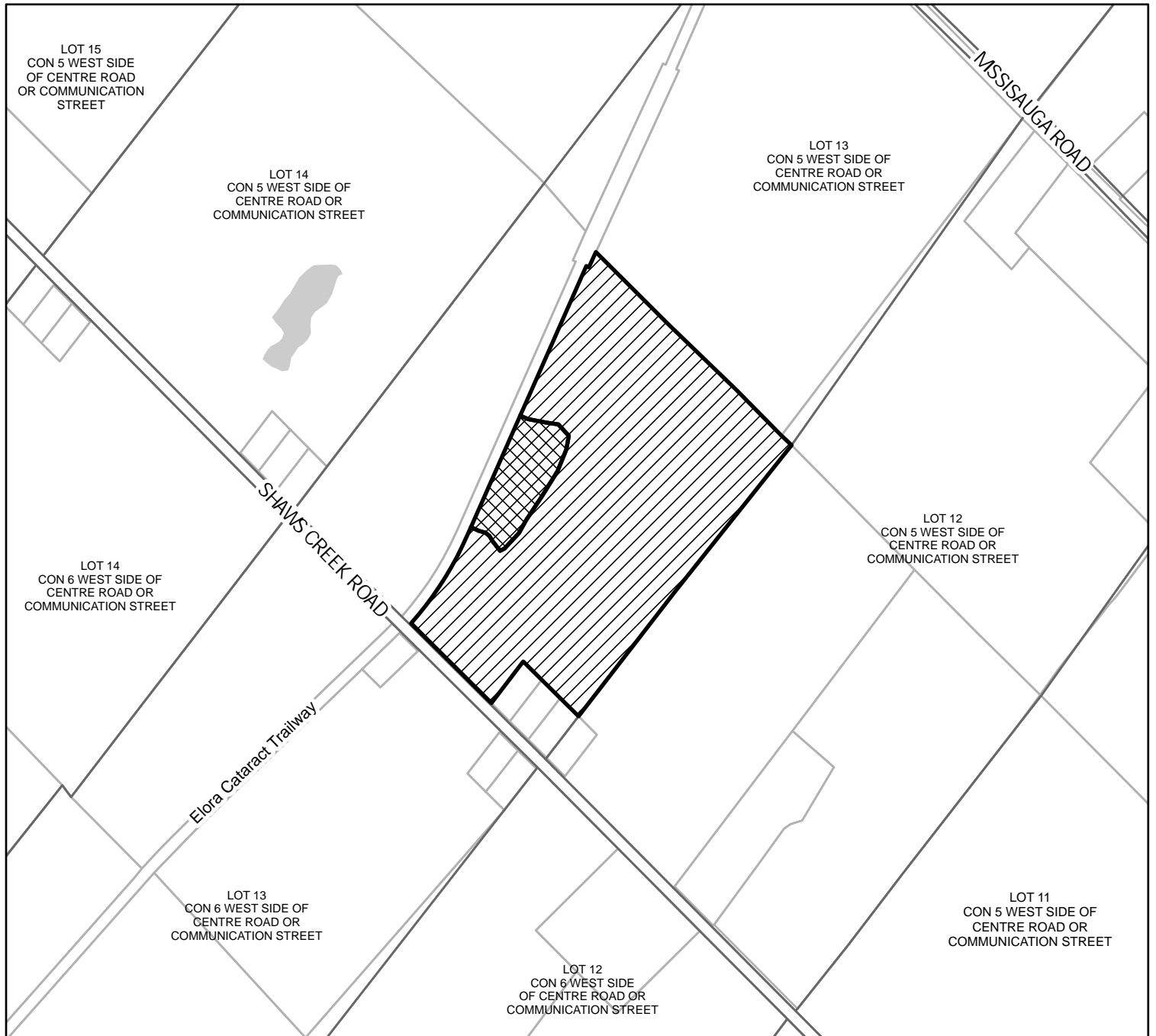
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



Schedule 'A'

To Official Plan Amendment _____

Part of Lot 13, Concession 5
West Side of Centre Road or Communication Street
Town of Caledon
Region of Peel



Lands to be redesignated to Extractive Industrial A Area



Lands to be redesignated to Environmental Policy Area

