

AMENDMENT NO. [X]
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. [BL-XXXX-XX]

A By-law to adopt Amendment No. [OPA Number]
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. [X] 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 [xx] day of [xxxx],
[xxxx]

Annette Groves, Mayor

Laura Hall, Clerk

DRAFT

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 "C", "C-5", and "C-7" constitutes Amendment No. **X** of the Town of Caledon Official Plan.

DRAFT

AMENDMENT NO. [OPA Number]

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 and South Simpson Industrial Secondary Plan to extend the Simpson Road Right-of-Way to Mayfield Road within the Rural Service Centre of Bolton and include site specific policies to permit the Channelization of Rainbow Creek.

Location:

The lands subject to this Amendment, are located on the east side of Coleraine Drive, north of Mayfield Road. The lands comprise an area of 23.6 hectares (58.32 acres). The subject lands are comprised of 12 individual parcels. They are legally described as:

1. PT LT 1 CON 6 ALBION AS IN RO1058982, EXCEPT PT 1, EXPROP. PL PR1156810; CALEDON
2. PT LOT 1 CON 6 ALBION AS IN RO1022956 SAVE & EXCEPT PT 12, 43R30557; CALEDON;
3. PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557, CALEDON;
4. PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 11, 43R30567; CALEDON;
5. PT LT 1 CON 6 ALBION AS IN RO1002233 ; S/T AL18934 TOWN OF CALEDON
6. PT LOT 1 CON 6 ALBION, DES AS PT 3, 43R32249; SAVE & EXCEPT PARTS 1 & 3, 43R37291 TOWN OF CALEDON
7. PT LOT 1 CON 6 ALBION, AS IN VS311533, SAVE & EXCEPT PT 1 EXPRO PL PR1221065; CALEDON.
8. PT LT 1 CON 6 ALBION AS IN RO533490, EXCEPT PT 1, EXPROP. PL. PR1156812; CALEDON.
9. PART OF LOT 1 CONCESSION 6 ALBION, DES AS PARTS 1 & 2 ON PLAN 43R12845, SAVE & EXCEPT PTS 15 & 16, 43R30567 AND PARTS 1 & 3 ON EXPROPRIATION PLAN PR3514589 SUBJECT TO AN EASEMENT OVER PART OF LOT 1 CONCESSION 6, DES AS PART 2 ON EXPROPRIATION PLAN PR3514589 AS IN PR3514589 TOWN OF CALEDON
10. PT LT 1 CON 6 ALBION AS IN RO768473 ; S/T AL18934 TOWN OF CALEDON
11. PT LOT 1 CON 6 ALBION, AS IN RO794310 SAVE & EXCEPT PT PT 12, 43R30567; CALEDON.
12. PART LOT 1, CONCESSION 6 ALBION, PART 1, PLAN 43R-41070 TOWN OF CALEDON

Basis:

The basis for this Amendment is contained in Staff Report [Council Report Number], as adopted by Council on [date of Council Meeting]. An amendment to the Town of Caledon Official Plan is requested to permit the extension of Simpson Road to Mayfield Road to improve access, circulation, and facilitate the overall development of the lands.

The Subject Lands are located within an Employment Area and designated "Prestige Industrial" and "General Industrial". The "Prestige Industrial" and "General Industrial" designations permit primarily industrial uses in accordance with Section 5.3.3 of the Caledon Official Plan. The applicant is proposing to amend the Official Plan extend the Simpson Road Right-of-Way

to Mayfield Road within the Rural Service Centre of Bolton. No changes to land use designations are proposed.

Official Plan Amendment and Block Plan applications have been submitted, which includes various technical studies in support of the proposed amendment. The amendment is consistent with the Provincial Policy Statement and conforms to Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan as outlined in the Planning Justification Report dated **Month 202X**.

DRAFT

PART B - THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.9.6 is amended by adding the following subsection 7.9.6.3

7.9.6.3 The Rainbow Creek channel is permitted to be fully piped from its existing origin at the upstream SWM pond downstream to a natural, vegetated bend in the channel just upstream of Mayfield Road pursuant the completion of an Environmental Impact Study to the satisfaction of Town Staff.
2. Schedule "C" Bolton Land Use Plan is amended to reflect the extension of Simpson Road to Mayfield Road.
3. Schedule "C-5" South Simpson Industrial Secondary Plan is amended to reflect the extension of Simpson Road to Mayfield Road.
4. Schedule "C-7" Coleraine West Employment Area Land Use Plan is amended to reflect the extension of Simpson Road to Mayfield Road.

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 "C" OFFICIAL PLAN AMENDMENT NO. XXX

SOUTH SIMPSON LANDOWNERS GROUP

PT LT 1 CON 6 ALBION,
12155 COLERAINE DRIVE,
PT LT 1 CON 6 ALBION,
0 COLERAINE DRIVE,
8602 MAYFIELD ROAD

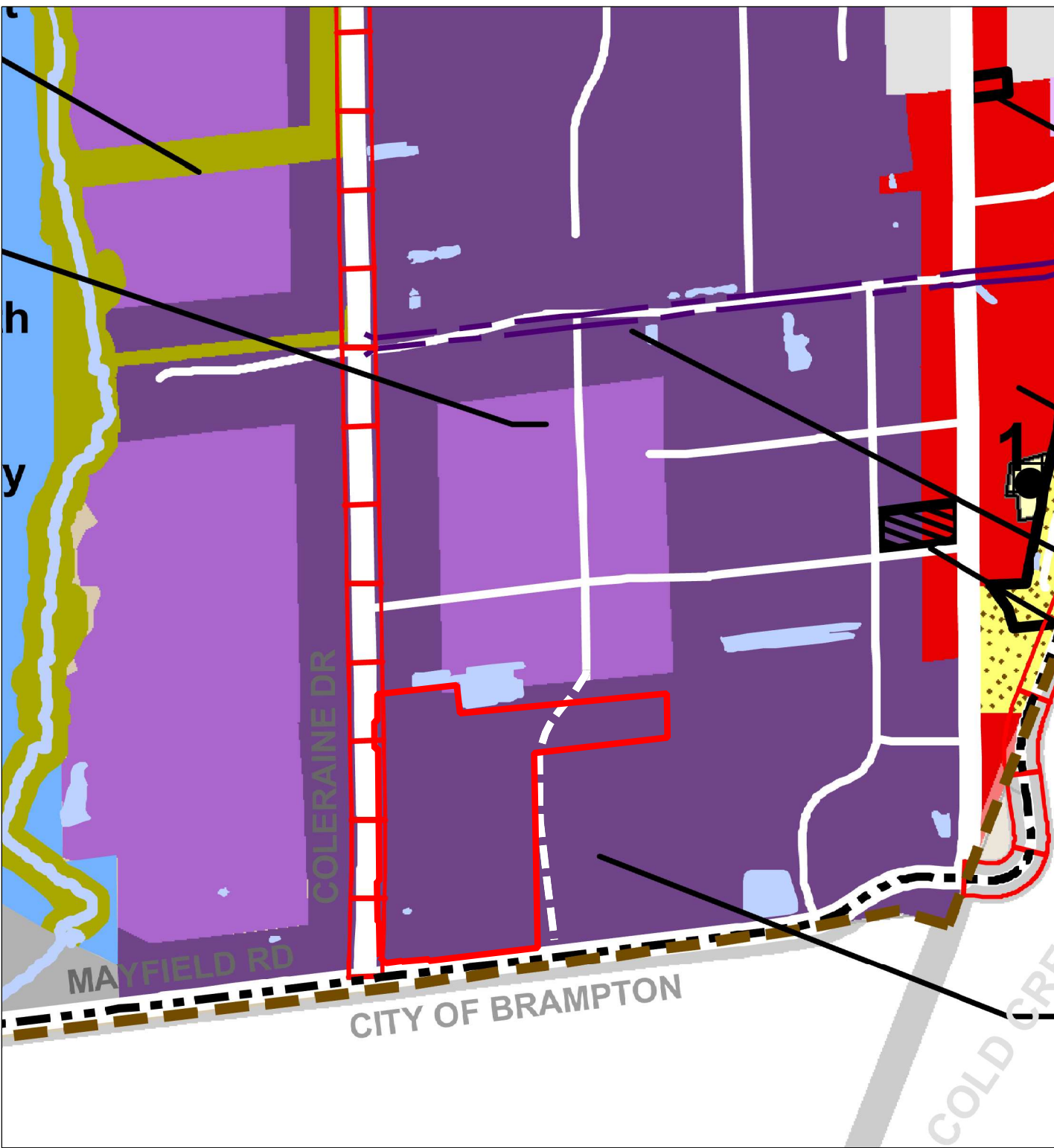
PT LT 1 CON 6 ALBION AS IN RO1058982, EXCEPT PT 1, EXPROP. PL PR1156810; CALEDON
PT LOT 1 CON 6 ALBION AS IN RO1022956 SAVE & EXCEPT PT 12, 43R30557; CALEDON;
PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557, CALEDON;
PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 11, 43R30567; CALEDON;
PT LT 1 CON 6 ALBION AS IN RO1002233; S/T AL18934 TOWN OF CALEDON

LEGEND

-  SUBJECT LANDS
-  Proposed Extension of Simpson Road to Mayfield
-  Prime Agricultural Area
-  Rural Lands
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Special Residential
-  General Industrial
-  Dry Industrial
-  Prestige Industrial
-  Policy Area - Industrial
-  Bolton Highway 50 Commercial Area
-  Bolton South Hill Commercial Area
-  Bolton North Hill Commercial Area
-  Rural Uses
-  Institutional
-  Special Provisions
-  Open Space Policy Area
-  Environmental Policy Area
-  New Employment Area
-  Highway 413 Transportation Corridor
-  Boundary of Greenbelt Plan Area
-  Oak Ridges Moraine Conservation Plan A
-  2021 Settlement Boundary
-  100 Year Floodline Limit
-  Regional Floodline Limit
-  Special Policy Area Boundary
-  Site Specific Area
-  Bolton Arterial Road Network



THE CORPORATION
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PLANNING DEPARTMENT














SCHEDULE "C-5" OFFICIAL PLAN AMENDMENT NO. XXX

SOUTH SIMPSON LANDOWNERS GROUP

PT LT 1 CON 6 ALBION,
12155 COLERAINE DRIVE,
PT LT 1 CON 6 ALBION,
0 COLERAINE DRIVE,
8602 MAYFIELD ROAD

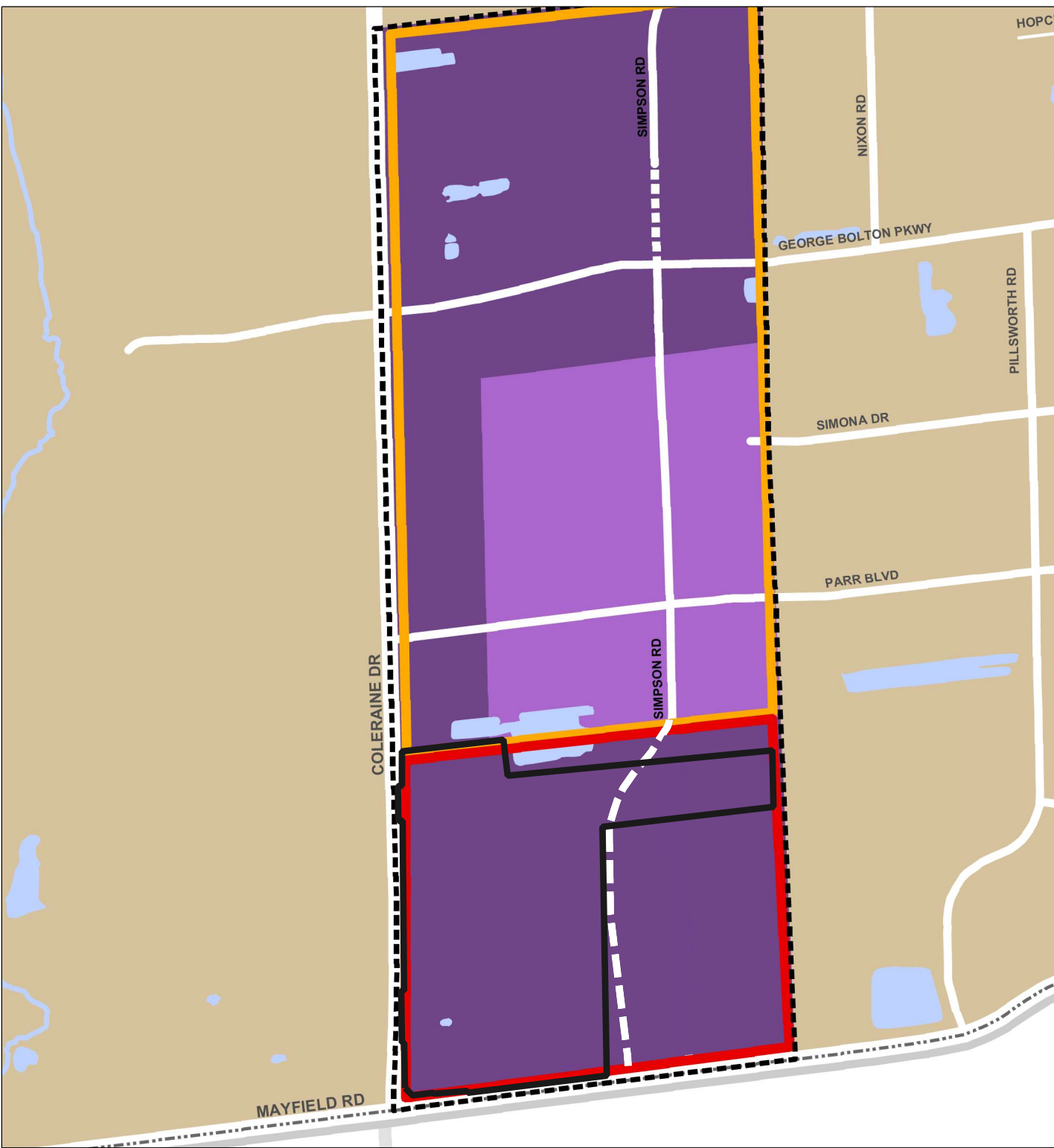
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PART LOT 1 CON 6 ALBION AS IN VS251686 S/E PART 11 ON 43R30557, CALEDON;
PT LOT 1 CON 6 ALBION AS IN VS305192, EXCEPT VS140539 & RO768473 & PT 11, 43R30567; CALEDON;
PT LT 1 CON 6 ALBION AS IN RO1002233 ; S/T AL18934 TOWN OF CALEDON

LEGEND

-  SUBJECT LANDS
-  Proposed Extension of Simpson Road to Mayfield
-  Prestige Industrial
-  General Industrial
-  Secondary Plan Area
-  Phase 1: Secondary Plan Area
-  Phase 2: Secondary Plan Area
-  Bolton Settlement
-  Conceptual Road Network
-  Regional Road
-  Local Road



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SCHEDULE "C-7"

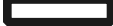












OFFICIAL PLAN AMENDMENT NO. XXX

SOUTH SIMPSON LANDOWNERS GROUP

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12155 COLERAINE DRIVE,
PT LT 1 CON 6 ALBION,
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LEGEND

-  SUBJECT LANDS
-  Proposed Extension of Simpson Road to Mayfield
-  Prestige Industrial
-  General Industrial
-  Environmental Policy Area
-  Secondary Plan Area
-  O.Reg 210/13 (Minister's Zoning Order) Part of ROPA 28 (Approved by the OMB February 26th, 2016)
-  Bolton Settlement
-  Conceptual Road Network
-  Regional Road
-  Local Road
-  Railway
-  Gateway Feature



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