

AMENDMENT NO. 272
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2023-055

A By-law to adopt Amendment No. 272
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. 272 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 20th day of June, 2023.


Annette Groves, Mayor


Laura Hall, 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. 272 of the Town of Caledon Official Plan.

AMENDMENT NO. 272

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 re-designating the lands subject to this Amendment from Prestige Industrial and Academic/Research Campus to Residential Area, Prestige Industrial and Special Policy Area C.

The purpose of this Amendment is to also create site specific policies to amend the Mayfield West Secondary Plan to include policies on permitted uses, land use compatibility, conceptual road networks and road improvements.

Location:

The lands subject to this Amendment are municipally known as 12280 and 12304 Heart Lake Road and a portion of the existing residential subdivision to the west. The lands are located on the west side of Heart Lake Road, north of Highway 410, as indicated on the attached Schedule “A”. The lands comprise an area of approximately 19 hectares (46 acres) and is located on Part Lot 19, Concession 2 EHS (Chinguacousy).

Basis:

The basis for this Amendment is contained in Staff Report 2023-0320 and Memorandum: Update to Staff Report 2023-0320 – Proposed Official Plan Amendment and Zoning By-law Amendment for the North-West Corner of Heart Lake Road and Abbotside Way in Mayfield West, Ward 2, as adopted by Council on June 20, 2023.

On July 19, 2022, Town of Caledon Council passed an Interim Control By-law (By-law 2022-071) for the subject lands located on the west side of Heart Lake Road, north of Highway 410 in Mayfield West. The Interim Control By-law restricts the use of land within the specified area for a period of one year (to July 19, 2023) to undertake a land use study to review land uses and compatibility, noise mitigation, visual and noise buffering and the transportation network. The Town has undertaken the study.

The lands are partially designated Academic/Research Campus to accommodate a post-secondary educational institution such as a community college or university. The Town’s Official Plan contains a policy which allows this designation to be reconsidered, appropriate changes made and the lands be used for Prestige Industrial purposes without amendment to the Plan, in the event that the Town concludes that there is no prospect of a post-secondary education institution locating in the Academic/Research Campus designation. The Town retained a consultant and undertook a Post-Secondary Study which has identified that it is unlikely that a post-secondary facility would locate in this area.

The Town retained MHBC Planning to undertake the land use study required by the ICBL. The study has determined that employment land uses are appropriate; however, land use compatibility must be addressed through the proposed Official Plan Amendment and Zoning By-law Amendment.

The proposed Amendment is to redesignate the lands subject to this Amendment from Prestige Industrial and Academic/Research Campus to Residential Area, Prestige Industrial and Special Policy Area. The Amendment

also creates site specific policies to amend the Mayfield West Secondary Plan to include policies on permitted uses, land use compatibility, conceptual road networks and road improvements.

The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the *Planning Act* was held on May 30, 2023.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 272 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Insert a new Section 7.12.12.1.12 in numerical order, renumbering all affected sections in numerical order:

7.12.12.1.12 Where the lands on the west side of Heart Lake Road, between Abbotside Way and the future extension of Larson Peak Road are developed for prestige industrial land uses, land use compatibility must be considered and addressed. The completion and implementation of studies may be required as conditions of a site plan or subdivision agreement. Studies may include, but are not limited to: Environmental Impact Statements; Tree Management Plans; Geotechnical Reports; Hydrogeological Studies; Phase 1 and Phase 2 Environmental Site Assessments; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing Reports; Noise Studies to address both stationary and non-stationary including existing and proposed traffic noise; and/or Cultural Heritage Impact Assessments.

Implementation of measures to mitigate the impacts on the adjacent residential uses shall be undertaken, including but not limited to transportation systems design, noise attenuation, berms, trails and multi-use pathways, traffic calming measures, entrance designs, fencing, vegetation, landscaping, land uses, building design, building orientation, site design and setbacks.

The lands are intended to be accessed from Abbotside Way and Larson Peak Road.

2. Insert a new Section 7.12.12.4 in numerical order, renumbering all affected sections in numerical order:

7.12.12.4 Special Policy Area C

7.12.12.4.1 The lands subject to the Special Policy Area C overlay on Schedule B are intended to provide a 70 metre wide transition area between the industrial land uses adjacent to Heart Lake Road and the existing residential properties on Bonnienglen Farm Boulevard. The lands may be permitted for:

- a) a combination of a buffer block, landscape strip and/or trail system, and townhouse residential development with or without a live/work component; or,
- b) a combination of a buffer block, landscape strip and/or trail system, and general commercial or prestige industrial land uses.

7.12.12.4.2 The following policies shall apply to prestige industrial land uses in the transition area (Special Policy Area C):

- a) Prestige industrial uses may only be permitted if one of the following conditions is met:

- i. A 30 metre landscape buffer for visual screening is provided between the industrial use and the Residential Area; or,
 - ii. A 10 metre landscape buffer for visual screening and a local street is provided between the industrial use and the Residential Area;
- b) The prestige industrial uses are limited to those which are considered a Class I Industrial Use through the Provincial D-Series Land Use Guidelines or their successor;
 - c) The following uses are not permitted: cannabis and industrial hemp related uses; dry cleaning or laundry plant; manufacturing, fabricating, printing, processing;
 - d) Assembling and packaging operations; and, Warehousing and wholesale operations may be permitted subject to submission of necessary technical studies confirming their operation as a Class I Industrial Use;
 - e) Notwithstanding Section 7.12.12.1.2, restaurants and financial institutions may be permitted;
 - f) No open storage of any kind shall be permitted;
 - g) Truck/trailer and/or tractor trailer maneuvering, loading, staging, delivery, storing or parking shall be not be permitted within 70 metres of a rear lot line of a residential lot;
 - h) No loading facilities, overhead bay or service bay doors shall be permitted on or along building elevations which face residential properties;
 - i) No speakers or other sound amplification equipment shall be permitted except within wholly enclosed buildings;
 - j) Visual screening is required for rooftop mechanical equipment and any ground or wall mounted mechanical equipment visible from a residential property;
 - k) Renewable and alternative energy generation, including but not limited to geo-exchange systems, should be considered and implemented, where feasible; and,
 - l) Any required noise attenuation walls or berms should be located in coordination with the required landscape buffer.

7.12.12.4.3

The following policies shall apply to residential uses in the transition area (Special Policy Area C):

- a) Residential Townhouse development, including street townhouses, stacked townhouses and a mixed-use development, may only be permitted where a local street and minimum 10 metre landscape buffer is provided between the residential use and the prestige industrial use; and,
- b) A residential townhouse development must be designed such that any amenity areas are located

to the rear of the buildings and the townhouse buildings must be a minimum two-storeys in height.

7.12.12.4.4

Further to Section 7.12.12.4.3, the following policies shall apply to live/work residential uses in the transition area (Special Policy Area C):

- a) Live/work residential development shall be consistent with Section 7.12.12.5.3;
- b) The permitted “work” (i.e. small scale office and commercial) uses will be defined through the implementing zoning by-law;
- c) Notwithstanding Section 7.12.12.1.2, restaurants and financial institutions may be permitted;
- d) No open storage of any kind shall be permitted; and,
- e) No speakers or other sound amplification equipment shall be permitted except within wholly enclosed buildings.

7.12.12.4.5

The following policies shall apply to commercial uses in the transition area (Special Policy Area C):

- a) Commercial uses may only be permitted if one of the following conditions is met:
 - i. A 30 metre landscape buffer for a visual screen is provided between the commercial use and the Residential Area; or,
 - ii. A 10 metre landscape buffer for a visual screen and a local street is provided between the commercial use and the Residential Area;
- b) Commercial uses will be permitted in the industrial designations, in accordance with Sections 5.5.4.1 i) and j) and 5.5.5.1 l);
- c) Notwithstanding Section 7.12.12.1.2, restaurants and financial institutions may be permitted;
- d) No open storage of any kind shall be permitted;
- e) No loading facilities, overhead bay or service bay doors shall be permitted on or along building elevations which face residential properties;
- f) No speakers or other sound amplification equipment shall be permitted except within wholly enclosed buildings;
- g) Visual screening is required for rooftop mechanical equipment and any ground or wall mounted mechanical equipment visible from a residential property;
- h) Renewable and alternative energy generation, including but not limited to geo-exchange systems, should be considered and implemented, where feasible; and,
- i) Any required noise attenuation walls or berms should be located in coordination with the required landscape buffer.

3. Insert a new Section 7.12.16.4 in numerical order, renumbering all affected sections in numerical order:

7.12.6.4 Heart Lake Road from Mayfield Road to Old School Road is to be widened to become an arterial road with a 36 metre Right-of-Way, together with 15 metre x 15 metre daylight triangles at intersections. Access to Heart Lake Road will be controlled recognizing its function as an arterial road.

To establish these roads and where public infrastructure is required, the lands shall be developed through a Draft Plan of Subdivision. The specific location may be adjusted through a subdivision process, taking into account such matters as the minimization of impact to environmental features, stormwater management requirements, heritage resources, the provision of full municipal services, emergency services and land uses, supported by appropriate studies to the satisfaction of the Town, Region of Peel, Toronto and Region Conservation Authority and Ministry of Transportation.

4. Insert a new Section 7.12.16.5.4 in numerical order, renumbering all affected sections in numerical order:

7.12.16.5.4 A north-south road with a 20-26 metre Right-of-Way may be required between Abbotside Way and the future extension of Larson Peak Road, west of Heart Lake Road, together with daylight triangles at intersections, if:

- a) Residential uses are proposed within Special Policy Area C; or,
- b) Where industrial or commercial uses are proposed with a 10 metre landscape buffer between the Residential Area and industrial/commercial use, requiring a local street.

If this Road is constructed, it is anticipated that it will be extended to the north when the adjacent lands are developed.

To establish these roads and where public infrastructure is required, the lands shall be developed through a Draft Plan of Subdivision. The specific location may be adjusted through a subdivision process, taking into account such matters as the minimization of impact to environmental features, stormwater management requirements, heritage resources, the provision of full municipal services, emergency services and land uses, supported by appropriate studies to the satisfaction of the Town, Region of Peel, Toronto and Region Conservation Authority and Ministry of Transportation.

5. Schedule "B" Mayfield West Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 19, Concession 2 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" attached hereto.

Implementation and Interpretation

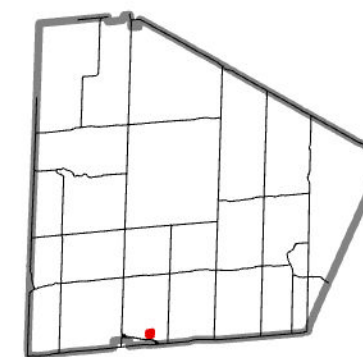
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



SCHEDULE A OPA-272

- Conceptual Road Network
- Lands to be designated Prestige Industrial
- Lands to be designated Residential Area
- Lands to be designated Special Policy Area

Town of Caledon;
Regional Municipality of Peel



Date: 6/8/2023

