

Jan. 21, 2022

AMENDMENT NO. ____

**TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA**

DRAFT

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021- ____

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 _____, 2021.

Allan Thompson, Mayor

Laura Hall 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. _____ of the Town of Caledon Official Plan.

DRAFT

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 "N" Tullamore Land Use Area of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Highway Commercial and General Industrial to Highway Commercial and to eliminate the conceptual road network shown thereto.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", northeast corner of Airport Road and Mayfield Road.

Basis:

The basis for this Amendment is contained in Planning Report PD ____ - ____, as adopted by Council on _____. The applicant, Airfield Developments Inc., Airfield II Developments Inc. has requested an amendment to the Town of Caledon Official Plan to permit Highway Commercial uses in addition to industrial uses on the property in order to facilitate the construction of two one-storey industrial buildings. In support of the application, the applicant submitted the following reports:

- Functional Servicing and Stormwater Management Report;
- Preliminary Geotechnical Investigation;
- Phase 1 Environmental Site Assessment;
- Stationary Noise Feasibility Assessment;
- Traffic Impact Study;
- Arborist and Tree Inventory and Preservation Plan Report; and
- Planning Justification and Urban Design Report.

The proposed amendment to the Official Plan to permit two one-storey industrial buildings within the Town of Caledon is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of the two one-storey industrial buildings addresses an identified need for additional employment uses within the Tullamore Secondary Plan Area.

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 N" Tullamore Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as northeast corner of Airport Road and Mayfield Road in Town of Caledon, Regional Municipality of Peel, from Highway Commercial and General Industrial to Highway Commercial subject to Section 7.8, in accordance with Schedule "A" attached hereto.
2. "Schedule N" Tullamore Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as northeast corner of Airport Road and Mayfield Road in Town of Caledon, Regional Municipality of Peel, to delete the conceptual road network.
3. Notwithstanding Policy 5.4.1 employment/industrial uses and open storage shall be permitted.

Implementation and Interpretation

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

