

Schedule B to Report 2022-0303

Map #	Recommended designation in Town SABE (Dec 2021)	Designation in Region SABE in adopted Peel 2051 Official Plan (April 2022)	Recommended designation in Caledon's Growth Concept (June 2022)	Rationale
1	Employment Area	Community Area	Community Area	<ul style="list-style-type: none"> • This area is in the Provincially Significant Employment Zone, but consistent with the Growth Plan a PSEZ can contain mixed use areas with a significant number of jobs. • The area is situated along the proposed Knowledge and Innovation Corridor on Humber Station Road between the future Caledon GO Station and the future Highway 413, north of Healey Road. • The area is appropriate for a mixed-use area, including residential uses to bring a critical mass to the area to support the GO Station. • The area is envisaged as an optimal location for a Knowledge and Innovation Area designation in the Caledon Official Plan as recommended by the Employment Strategy, with higher density, high tech employment uses which are complemented by higher density residential uses • The area is seen as also having potential for a hospital/health care facility and a university/college campus, which complement a mixed-use area • Employment Areas once designated as such in the Regional Official Plan, cannot contain residential uses, and so an Employment Area designation limits the options for the area, while identification as a Community Area can be implemented in the Caledon Official Plan by use of a designation that can target the area for significant employment use as intended by the PSEZ identification, while permitting a broader range of uses.

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2	Employment Area	Community Area	Employment Area	<ul style="list-style-type: none"> • This area is in the Provincially Significant Employment Zone. • The area is more appropriate for employment uses given its proximity to future Highway 413, including a proposed interchange. • Designation as Employment Area was consistent with the Region's conclusions, before changing course and concluding that this area is less attractive for employment uses without Highway 413, and only to ensure there is sufficient Community Area in the SABE • The sufficiency of Community Area in the SABE can be addressed by adding the lands between Old School Road and future Highway 413 back into the SABE (see Area #4). • The area can be developed as part of an overall employment land block together with the Option 6 lands in the Bolton Residential Expansion Area (BRES), which the Region added to the Employment Area in the final Peel 2051 SABE recognizing its suitability for employment uses
3	Employment Area	Community Area/ Employment Area	Community Area/ Employment Area	<ul style="list-style-type: none"> • This block bounded by the future Highway 410 extension, future Highway 413 and Greenbelt corridor is appropriate for employment uses, given its proximity to 2 future 400 series highways • The area is also a good location for future major retail • It is recommended that the area be identified as Community Area west of Heart Lake Road, and

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				<p>Employment Area east of Heart Lake Road, permitting major retail and office uses bordering the highways, transitioning to residential uses closer to the Greenbelt corridor</p>
4	Community Area/ Employment Area	Not in SABE	Community Area/ Employment Area	<ul style="list-style-type: none"> • This area is situated between Old School Road and the alignment of the planned future Highway 413 • The area is appropriate for inclusion in the SABE as the highway corridor is a planned corridor which must be protected in municipal official plans as required by Provincial policy/plans, and the proposed alignment of the highway provides a logical urban boundary, and does not create a situation in which there are isolated rural lands between the highway and the urban boundary • The Region's SABE analysis demonstrated the rationale for the inclusion of this area in the 2051 urban area, and it was only removed based on a Regional Council position in opposition to Highway 413
5	Future Strategic Employment Reserve	Employment Area	Employment Area	<ul style="list-style-type: none"> • This area is situated north of the future Highway 413, west of Highway 10, east of the airport • The Town had recognized its long-term importance for employment uses by proposing to identify it as Future Strategic Employment Reserve • With a portion of the PSEZ in Bolton recommended as Community Area, this area can now be designated Employment Area and form part of the Town's 2051 employment land supply consistent with the Peel 2051 SABE

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6	Future Strategic Employment Reserve	Employment Area	Future Strategic Employment Reserve	<ul style="list-style-type: none"> • This area is the remainder of the area designated Employment Area in the Peel 2051 Official Plan, north of the future Highway 413, west of Highway 10, east of the airport • The Town had recognized its long-term importance for employment uses by proposing to identify it as Future Strategic Employment Reserve • To ensure Caledon's Growth Concept respects the Peel 2051 Land Needs Assessment, this area cannot be justified as Employment Area to 2051, so it is recommended it be identified as Future Strategic Employment Reserve
7	Future Strategic Employment Reserve	Not in SABE	Future Strategic Employment Reserve	<ul style="list-style-type: none"> • The Peel 2051 Official Plan did not consider this area as potential Future Strategic Employment Reserve as it was outside the Focused Study Area for the SABE analysis • This fact does not preclude the area's identification as Future Strategic Employment Reserve, since any consideration for its future inclusion in the urban area would occur through a future municipal comprehensive review, in which the area could be included in the study area and be addressed in the required technical studies
8	Future Strategic Employment Reserve	Future Strategic Employment Reserve	Future Strategic Employment Reserve	<ul style="list-style-type: none"> • The Peel 2051 Official Plan includes this area on either side of Airport Road conceptually as Future Strategic Employment Reserve, with the potential for an urban expansion to accommodate additional Dry Industrial uses based on a future Town study • Caledon's Growth Concept has delineated more precise boundaries extending to Torbram Road and

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				<p>Innis Lake Road, to identify a clearly defined area that can be the area subject to the future study</p> <ul style="list-style-type: none"> The area north of King Street to Castlederg/Boston Mills Roads in the April 28 Motion at Regional Council is not recommended for inclusion in the FSER at this time. At a future municipal comprehensive review the appropriateness of protecting this area for future employment uses can be assessed.
9	N/A	Employment Area	Community Area	<ul style="list-style-type: none"> The Region has designated a small area on the south side of the future Highway 413 at Hurontario Street as Employment Area. This small area is surrounded by Community Area, and rather than being limited to employment uses, it is recommended that the area be Community Area, with the potential for a node in the Town Structure to be identified in this location to recognize the potential for higher density mixed uses associated with a potential transit hub.
10	Employment Area	Employment Area	Employment Area (larger)	<ul style="list-style-type: none"> This area adjacent to the future Highway 413, with a proposed interchange at Mayfield Road (Area 10 on Schedule A) has been recognized by the Region as an appropriate location for employment uses. To ensure that the Town maintains the same quantum of employment land in the SABE, Town staff recommend that the Employment Area in this location be enlarged to create a larger contiguous employment block.

