

AMENDMENT NO. 277
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-032

A By-law to adopt Amendment No. 277 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. 277 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 30 day of April, 2024.

Annette Groves, Mayor

Kevin Klingenberg, 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-M (inclusive)" constitutes Amendment No. 277 of the Town of Caledon Official Plan.

AMENDMENT NO. 277

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 to expand the Industrial/Commercial Centre of Tullamore, to include the lands in the Tullamore Land Use Area with policy amendments to the Secondary Plan, designate the lands for Prestige Industrial and Environmental Policy Area purposes, establish a conceptual road network, and include site-specific policies to govern the development of lands within this area.

Location:

The lands subject to this Amendment, are located on the west side of Airport Road, east side of Torbram Road and north of Mayfield Road. The lands comprise an area of 194.3 hectares (480 acres). They are legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy); Town of Caledon; Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Staff Report 2024-0225, as adopted by Council on April 30th, 2024. The applicant, Tullamore Industrial GP Limited has requested an amendment to the Town of Caledon Official Plan to permit Prestige Industrial uses on the subject properties in order to facilitate the construction of an Industrial Business Park comprised of multiple buildings and storm water management facilities.

The subject properties are located within lands designated as “Prime Agricultural Area” and “Environmental Policy Area”. The applicant is proposing to amend the Official Plan to bring the Subject Properties into the Town’s settlement area boundary and the Tullamore Secondary Plan in alignment with the Regional Official Plan, and the Ministerial Zoning Order (O.Reg 483/22) that was approved on September 9, 2022.

The applicant has submitted Official Plan Amendment and Draft Plan of Subdivision applications including various technical studies in support of the proposed amendment and development applications. A Ministerial Zoning Order was granted for the Subject Lands on September 9, 2022 which rezoned a portion of the subject lands to a Prestige Industrial Zone.

The proposed Official Plan Amendment is to amend the Official Plan to expand the Industrial/Commercial Centre of Tullamore, to include the lands in the Tullamore Land Use Area with policy amendments to the Secondary Plan, designate the lands for Prestige Industrial and Environmental Policy Area purposes, establish a conceptual road network, and include site-specific policies to govern the development of lands within this area. Site-specific policies are also proposed for the lands that will remain designated Prime Agricultural Area outside of the Secondary Plan.

Planning staff has reviewed this application and is of the opinion that 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. The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the *Planning Act* was held on January 17, 2022 and June 13, 2023.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 277 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.8.1.2. is amended by replacing the existing policy with the following wording

7.8.1.2. The Tullamore Industrial/Commercial Secondary Plan covers the lands generally located along Airport Road, north of Mayfield Road in the south part of the Town of Caledon adjacent to the City of Brampton. The following policies shall apply to the Tullamore Industrial Secondary Plan Area as shown on Schedule N Land Use Plan.

2. Section 7.8. is amended by adding the following subsection 7.8.14.

7.8.14 Tullamore Special Policy Area A

7.8.14.1 The boundaries of the Tullamore Special Policy Area A are shown on Schedule N of the Plan and are legally described as Part of Lot 17 to 20, Concession 6 EHS (Chinguacousy); Road Allowance between Lots 17 and 18, Concession 6 EHS (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

7.8.14.2 The following policies apply to the lands designated Prestige Industrial:

7.8.14.2.1 Notwithstanding Section 5.5.3.10 of the Plan, for the lands identified as Prestige Industrial on Schedule "N" attached hereto, commercial use shall be permitted adjacent to a provincial highway or arterial road.

7.8.14.2.2 Notwithstanding Section 7.8.5.4.3 of the Plan, commercial uses shall be permitted in accordance with Section 5.5.3.9 of the Plan.

7.8.14.2.3 Notwithstanding Section 5.5.4 and 7.8.5. of the Plan, Cold Storage Warehouse; Accessory Open Storage or Sales Area; Accessory Outside Display or Sales Area; and retail stores are permitted. All uses permitted in section 5.5.4.1 of the Plan are permitted.

7.8.14.3 The following policies apply to the lands designated Environmental Policy Area (EPA):

7.8.14.3.1 Notwithstanding section 5.7.3.1.2 of the Plan, the permitted uses in the EPA shall be

limited to: legally existing residential and agricultural uses, portions of new lots, activities permitted through approved Forest Management and Environmental Management Plans and non-intensive recreation.

- 7.8.14.3.2 Notwithstanding Section 7.8.7 of the Plan, the policies of Section 5.7 of the Plan shall apply. All new development shall be in accordance with a Final Comprehensive Environmental Impact Study and Management Plan (CEISMP), to the satisfaction of the Town of Caledon, Toronto and Region Conservation Authority and Region of Peel.
- 7.8.14.3.3 Minor adjustments to the boundaries of the EPA in the Plan Area may be considered subject to the Final CEISMP and Scoped Subwatershed Study, and approval by the Town, Region of Peel, Toronto Region Conservation Authority or the Province. Minor adjustments to the boundaries of the EPA in the Plan Area will be permitted without requiring an amendment to this Plan.
- 7.8.14.3.4 A minimum 30 metre buffer width will be provided from the limits of Significant Woodlands.
- 7.8.14.3.5 The final buffer width and permitted uses within feature and hazard buffer requirements, such as recreational trails, should be determined based on the recommendations of the Final CEISMP through the development approval process, if applicable.
- 7.8.14.4 Notwithstanding Section 7.8.1.3.6. of the Plan, the principal means of access will be from Airport Road, Mayfield Road, Torbram Road, as well as from the internal collector road system.
- 7.8.14.5 Section 7.8.4.1 of the Plan shall not apply to lands in this designation.
- 7.8.14.6 Notwithstanding Section 7.8.9.6 of the Plan, new direct access from individual properties to Airport Road, Mayfield Road and Torbram Road shall be limited to consolidated access points.
- 7.8.14.7 Notwithstanding the policies of the Official Plan, the required road right-of-way width for the portion of Torbram Road adjacent to this Special Policy Area shall be 36.0 metres.
- 7.8.14.8 Notwithstanding Section 7.8.11.1 and 7.8.11.2 of the Plan, the development of the stormwater system shall be in accordance

with the Final CEISMP and Final Functional Servicing Report, to the satisfaction of the Town of Caledon and Toronto and Region Conservation Authority (TRCA).

- 7.8.14.9 A Multi-Use Trail shall be permitted through the Environmental Policy Area Lands in accordance with the Town of Caledon Active Transportation Master Plan and the recommendations of a Final Comprehensive Environmental Impact Study and Management Plan (CEISMP).
- 7.8.14.10 Section 7.8.13.6 of the Plan shall not apply to lands in this designation.
- 7.8.14.11 Prior to draft approval of any plan of subdivision application and/or approval of the first site plan application in the Plan Area, the following plans/studies are to be refined to the satisfaction of the Town and relevant agencies, and ultimately approved by Town staff:
- a) Community Energy and Emission Reduction Plan;
 - b) Final Functional Servicing Report and Stormwater Management Report;
 - c) Geotechnical Investigation Report;
 - d) Healthy Development Assessment;
 - e) Final Comprehensive Environmental Impact Study and Management Plan (CEISMP);
 - f) Mobility Plan;
 - g) Noise Report;
 - h) Planning Justification Report;
 - i) Hydrogeological Report;
 - j) Fiscal Impact Study;
 - k) Transportation Impact Study;
 - l) Urban Design Brief;
 - m) Heritage Conservation Plan;
 - n) Heritage Impact Assessments;
 - o) Archaeological Assessments completed in accordance with current Provincial guidelines to the satisfaction of the Town and Ministry of Citizenship and Multiculturalism;
 - p) Staging and Sequencing Plan; and,

q) Agricultural Impact Assessment.

7.8.14.12

Through the pre-consultation process for specific development applications (e.g. plans of subdivision, zoning by-law amendments and site plans), the Town will identify site-specific plans/ studies/ documents which are required to be submitted as part of a complete application.

7.8.14.13

Significant archaeological resources shall be preserved in situ, where feasible.

a) If in situ preservation is not feasible, appropriate mitigation will be required for significant archaeological resources, undertaken by a licensed archaeologist in accordance with the advice and requirements of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism.

b) Completion of the archaeological assessment process for the subject lands, to the satisfaction of Indigenous communities, the Town, and the Ministry of Citizenship and Multiculturalism will be required prior to the approval of development applications for the subject lands.

7.8.14.14

The cultural heritage resources at 12245 Torbram Road and 12542 Airport Road shall be conserved in accordance with the Cultural Heritage Conservation policies in the Official Plan and as set out in the Heritage Impact Assessment(s) and Heritage Conservation Plan(s), prepared to the satisfaction of the Town of Caledon, for these cultural heritage resources.

a) Heritage Impact Assessments, completed to the satisfaction of the Town, will be required as necessary based on the scope and nature of proposed works for development applications in the subject lands.

b) Where it is determined, through a Heritage Impact Assessment or other means, that there is direct impact to a cultural heritage resource as part of proposed works for a development application, a Heritage Conservation Plan will be required prior to that development application's approval.

c) The cultural heritage resources at 12245 Torbram Road and 12542 Airport Road will be provided with

lots sized to support their fulsome adaptive re-use, including space for future additions and landscaping.

7.8.14.15

The Final Comprehensive Environmental Impact Study and Management Plan (CEISMP) shall be prepared to the satisfaction of the Town of Caledon, Region of Peel and TRCA, or any other applicable authority prior to the draft approval of a plan of subdivision or approval of any site plan application. The Final CEISMP must:

- a) Identify the environmental goals, objectives, management and monitoring plans, and additional technical investigations for the entire Secondary Plan Area to be implemented at the site level through individual plans of subdivision and site plans.
- b) Recommend a list of additional studies that may be required for implementation of the Final CEISMP.
- c) Provide recommendations and implementation items to be addressed through conditions of draft plan approval for subdivisions and site plan approval.

7.8.14.16

Prior to or concurrent with submission of the first plan of subdivision or site plan application in the Plan Area, applicants are required to submit an Environmental Implementation Report (EIR) demonstrating compliance with the Final CEISMP and will include an impact assessment and recommended mitigation plan.

7.8.14.17

The EIR and impact assessment and recommended mitigation plan will be prepared in consultation with the Town, the Region of Peel and TRCA and be approved by the Town.

7.8.14.18

The EIR and impact assessment and recommended mitigation plan must demonstrate to the satisfaction of the Town, the Region of Peel and TRCA that the individual plans of subdivision or site plans conform with the environmental management plans and recommendations contained in the Final CEISMP.

7.8.14.19

All new development will implement metrics outlined in the Town's Green Development Standards, upon such time that the Town's Green Development Standards are in effect, to reduce greenhouse gas emissions and adapt to extreme weather. The Town

will use the development approvals process and other implementation tools, such as Site Plan Control, to ensure that new industrial development include sustainable design features which, among other objectives, achieve a higher than Ontario Building Code energy performance.

3. Section 5.1.1.15 is amended by adding the following subsection 5.1.1.15.11.

5.1.1.15.11. Notwithstanding the Prime Agricultural Area designation and Land Use Planning policies applicable to that designation, particularly policies contained in Section 5.1.1.15.3 of the Plan, the creation of a new lot with a minimum lot area of 1.3 hectares shall be permitted for the lands described as Part of Lot 18, Concession 6 E.H.S. (Chinguacousy). Notwithstanding Section 5.1.1.4 of the Plan, the only permitted use on the lot is a single-detached dwelling. New development will require the approval of development applications to establish an appropriate Urban System Land Use in accordance with the 2051 New Urban Area policies of Section 5.6.20.14 of the Region of Peel Official Plan, and all other applicable Provincial, Regional and Town policy.

4. Schedule 'A', Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area, Environmental Policy Area and watercourse, in accordance with Schedule "A" attached hereto.
5. Schedule 'A1', Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised watercourses in accordance with Schedule "B" attached hereto.
6. Schedule 'F', Rural Estate Residential Area of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "C" attached hereto.
7. Schedule 'J', Long Range Road Network of the Town of Caledon Official Plan shall be amended to reflect the limits of the Tullamore Secondary Plan Area and watercourses, as per Schedule "D" attached hereto.
8. Schedule 'K', Road Right-of-Way Widths of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "E" attached hereto.
9. Schedule 'L', CHPMARA of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "F" attached hereto.
10. Schedule 'N' Tullamore Land Use Area of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Settlement Area Boundary, and from Prime Agricultural Area to Prestige Industrial and Environmental Policy Area, and addition of a Conceptual Road network, as per Schedule "G" attached hereto.

11. Schedule 'O', Wellhead Protection Areas of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area as per Schedule "H" attached hereto.
12. Schedule 'S', The Greenbelt in Caledon of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "I" attached hereto.
13. Figure 1, Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "J" attached hereto.
14. Appendix I, Niagara Escarpment Plan of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "K" attached hereto.
15. Appendix II, Aggregate Resource Fragments of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "L" attached hereto.
16. Appendix III, Community Improvement Plan Areas of the Town of Caledon Official Plan shall be amended to reflect the limits of the revised Tullamore Secondary Plan area and watercourses, as per Schedule "M" 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.