

Date: September 12, 2025

Mayor and Members of Town Council
c/o Mr. Kevin Klingenberg, Town Clerk
Town of Caledon
6311 Old Church Road
Caledon, ON, L7C 1J6

Phone:
www.arcadis.com

**RE: TOWN OF CALEDON PLANNING AND DEVELOPMENT COMMITTEE PUBLIC MEETING –
(SEPTEMBER 16, 2025) – ITEM 13.1.2 STATUS UPDATE ON FUTURE CALEDON APPROVAL**

Dear Mayor Groves and Members of Council,

Arcadis Professional Services (Canada) Inc. (“Arcadis”) is the planning consultant for Caledon HL Developments c/o Berkshire Axis Developments (the “Owner”), owners of 12505 Heart Lake Road, Town of Caledon, henceforth referred to as the “subject site.” Thank you for the opportunity to provide our comments regarding Item 13.1.2 *Status Update on Future Caledon* as part of the September 16, 2025 Planning and Development Committee Meeting. The following is supplementary to our letters from February 28, 2025, November 19, 2024, and December 5, 2023, on the same matter.

Based on the modification provided by the Ministry, we are seeking clarification regarding the employment-related modifications, as well as the reflection of secondary plan areas within the Town of Caledon (the “Town”).

OLT-23-0006 Hearing Decision

For background, 12505 Heart Lake Road was brought into the Mayfield West Secondary Plan, by way of an OLT settlement reached on October 4, 2024 (**OLT-23-0006**). It was through this settlement that the lands were brought into the *Mayfield West Settlement Boundary* and redesignated as *Prestige Industrial* lands. The Future Caledon OP and 1978 Caledon OP do not reflect the October 2024 OLT decision.

Employment Policy Modifications

Based on the *Summary of Modifications to the Town of Caledon Official Plan*, “Policies and permissions for Caledon’s existing employment area designations are not under the scope of the adopted Official Plan and remain unchanged as the Town advances a review of its existing secondary plans”. Based Policy 1.2.1 a) iii) of the Future Caledon OP, lands within the Mayfield West Secondary Plan are to be as depicted on Schedule B to the 1978 Official Plan, as amended. Notwithstanding changes to the Employment permissions as a result of the MMAH modifications to *New Employment Areas*, it is our understanding that until such time that the Secondary Plans are formally brought into conformity, the uses as set out in Section 5.5.10 (*Prestige Employment Designation*) of the 1978 Town of Caledon Official Plan remain in place for the subject lands. It is the Owner’s understanding that staff will prepare a consolidation of the Future Caledon OP that incorporates the provincial modifications, as well as a consolidation of the 1978 Town of Caledon Official Plan, and through these consolidations, the subject lands will be shown as within the Mayfield West Secondary Plan Boundary, as per OLT-23-0006.

On a similar matter, as part of these modifications to the Future Caledon Official Plan, and consolidation of the 1978 Town of Caledon Official Plan, in addition to discussions with Senior Planning Staff, our comments related to the Growth Management Phasing Plan work will be addressed. Based on the proposed schedule modifications, it is noted that changes to the Mayfield West boundary are confirmed to now reflect a larger Phase 2 and 3 lands, as well as the inclusion of new lands within Phase 1 at the Southwest corner of Old School Road and Dixie Road. As a result of the OLT decision, the subject lands should be reflected as within the Mayfield West Secondary Plan on all applicable schedules and not shown as within the "Urban Area 2051" or "New Employment Area". With this mapping correction, it is understood that the mapping errors within the GMPP would also be rectified.

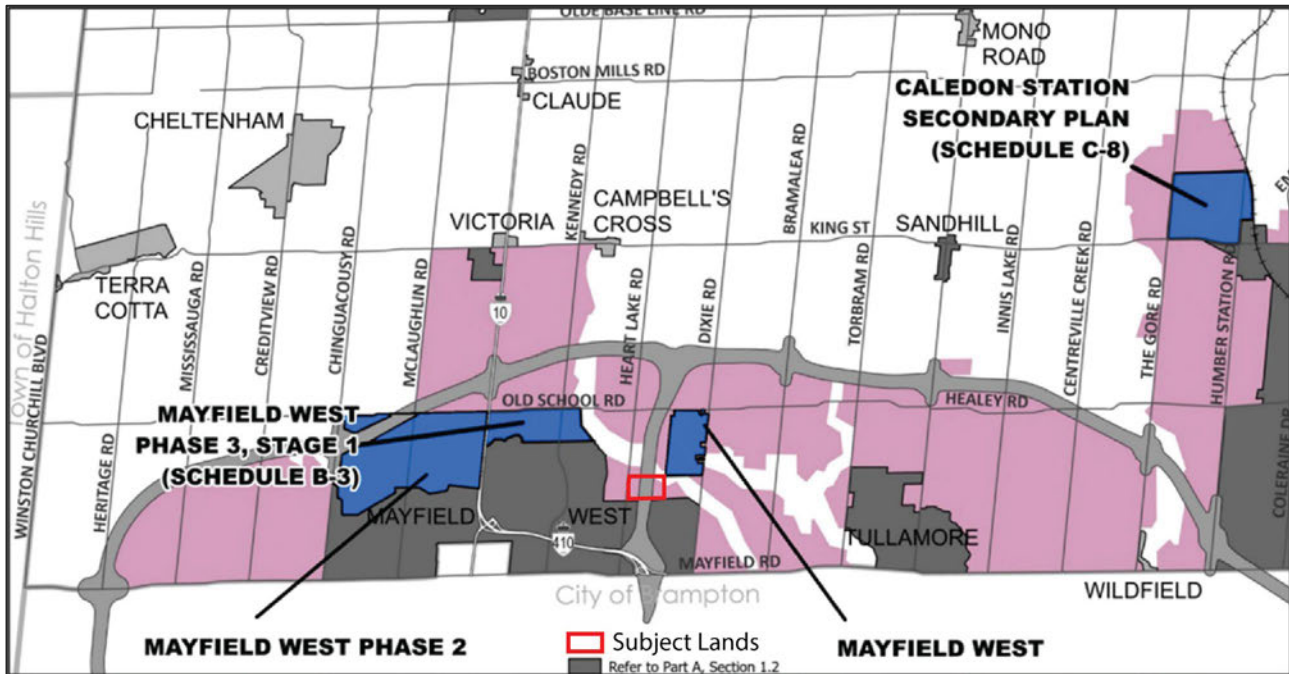


Figure 1 - Excerpt from Schedule B of the September 16th P&D Committee Item 13.1.2

We trust you will take these comments into consideration, and we look forward to future opportunities to discuss and work collaboratively with the Town of Caledon. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

[Redacted signature area]

Jennifer Jaruczek
Associate, Senior Planner

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.