FUTURE CALEDON OFFICIAL PLAN

Volume 3



TOWN OF CALEDON

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Site and Area Specific Policies

8.1 Protecting and Supporting Our Agricultural Lands and Communities

8.1.1 Notwithstanding the designation on Schedule B1, and policies applicable to that designation, a stormwater facility, and a portion of a parking area related to a municipally owned recreation facility will be permitted on a portion of the southern part of the East Half Lot 11, Concession 2 (Albion) (Roll Number 2124010005157200000).

8.1.2 Notwithstanding land use policies contained in Chapter 5 of the Plan, a topsoil processing and storage operation use with an accessory equipment storage building, office and residential use, will be permitted on the 2.1 hectare (5.19 acre) property (Roll Number 2124130007181000000) in the West Half of Lot 19, Concession 4 EHS in the former Township of Chinguacousy municipally known as 12321 Dixie Road. The Zoning By-law will further restrict the permitted uses.

8.1.3 Notwithstanding land use policies contained in Chapter 5 of the Plan, a garden centre sales establishment use will be permitted as an accessory use to a nursery use on the 37.5 acre property (Roll Number 2124130010135000000) in the East Half of Lot 33, Concession 6 EHS in the former Township of Chinguacousy. The implementing Zoning By-law will further restrict permitted uses.

8.1.4 Notwithstanding land use policies contained in Chapter 5 of the Plan, an auctioneer's facility will be permitted with an accessory office facility, repair facility, and an open storage area, on the 10.5 hectare (26 acre) property (Roll Number 2124130009029000000) in the East Half of Lot 26, Concession 6, EHS in the Former Township of Chinguacousy. The implementing Zoning By-law will further restrict the permitted uses.

8.1.5 Notwithstanding land use policies contained in Chapter 5 of the Plan, an agricultural society fair and exhibition grounds with ancillary commercial, educational, and conservation demonstration facilities will be permitted on a 39 hectare (97.26 acre) property (Roll Number 2124130007034000000, municipally known as 12942 Heart Lake Road) on the East Half of Lot 22, Concession 2, EHS in the former Township of Chinguacousy, now the Town of Caledon. The implementing Zoning By-law will further define the permitted uses. In addition, the implementing Zoning By-law and the Site Plan will include provisions to minimize the impact of the proposed fair and exhibition grounds in terms of noise, light and traffic, on the surrounding area.

8.1.6 Notwithstanding land use policies contained in Chapter 5 of the Plan, a 12-unit seniors residence will be permitted on a 0.3573 hectare (0.0882 acre) property (Roll Number 2124130009044100000) on Part of the East Half of Lot 19, Concession 6 EHS in the former Township of Chinguacousy, now the Town of Caledon municipally known as 12394 Airport Road. The Implementing Zoning By-law will further restrict the permitted uses.

For the purposes of this section there will be no more than 12 units contained within the senior residence all of which will be located on the first and second floors above-grade. No units will be located within the basement area.

8.1.7 Notwithstanding land use policies contained in Chapter 5.15 of the Plan, a processing and storage of topsoil operation shall be permitted with accessory equipment storage building, office and retail outlet on lands municipally known as 816 Mayfield Road (Roll Number 212412000317100000). The implementing Zoning By-law will further restrict permitted uses.

a) The extension of agricultural uses in close proximity to Settlement Areas shall be restricted to those uses which will have no detrimental affect effect on those areas, in accordance with the Agricultural Code of Practice.

b) The extension of agricultural uses in the Agricultural Area shall be subject to the outlined under Section 5.1 of this Plan and subsections thereof.

c) Proposed severances for development purposes in the Agricultural Area which lie outside of the Settlement Areas and which are consistent with the General Policies outlined in Section 5.1 of this Plan and subsections thereof shall be subject to the following:

- In the Agricultural Area, the maximum number of consents for any use permitted within the designation shall not be more than 3 per each 100 acre half township lot. If one severance has already been granted since the original land grant, two additional severances would be permitted. If three severances have already been granted since the original land grant, no additional severances would be permitted.
- When enlarging their farm holding by the acquisition of an additional farm, a bona fide farmer may sever a parcel of land upon which a farm house made surplus through farm consolidation is in existence.
- Exclusive of Section 5.15, the erection without severance of an additional house of a permanent or portable nature on a genuine operating farm and in proximity to the main dwelling shall be permitted for the purpose of accommodating related or unrelated farm help.
- Where a new parcel for residential purposes is created through consent, it should, wherever possible, be so located relative to the agricultural remainder that it does not interfere with the agricultural use.
- Where a severance is granted for a residential purpose in the Agricultural Area the minimum frontage shall be equal to approximately one half the depth.
- In order to protect and preserve prime agricultural land in as large an area as possible the maximum lot size for severances granted for residential purposes within the Agricultural designation as per Schedule B1, shall not exceed, 0.4 Hectares in size.

8.1.8 Notwithstanding the designation shown on Schedule B1 and the policies applicable to that designation, development of a veterinary hospital and kennel will be permitted in Part of the East Half of Lot 16, Concession 4, EHS of the former Township of Caledon (Roll Number 2124030003190000000) Municipally known as 4832 Charleston Sideroad. The implementing Zoning By-law will further restrict the permitted uses.

8.1.9 Notwithstanding the designation shown on Schedule B1 and the policies applicable to that designation, development of the West Half of Lot 38, Concession 5 West of Hurontario Street (Roll Number 2124120002221000000) will be permitted in accordance with provisions of By-law No. 18-71 of the former Township of Chinguacousy and an agreement between Poltawa Country Club and The Corporation of the Township of Chinguacousy dated the 5th of June, 1972.

8.1.10 Notwithstanding land use policies contained in Chapter 5 of the Plan, the construction and operation of one automotive repair shop is permitted on a lot forming part of the East Half of Lot 1, Concession 1 of the former Township of Albion (Roll Number 212401000706000), as shown on Schedule B1. Policies will continue to apply on this lot except where they prohibit or impair the construction and operation of an automotive repair shop.

8.1.11 Notwithstanding the designation shown on Schedule B1 and the policies applicable to that designation under Chapter 5 of this Plan, development of the West Half of Lot 22, Concession 1, EHS in the former Township of Chinguacousy (Roll Number 212413000606230), known municipally as 12591 Hurontario Street, will be permitted on a 2.0 hectare (5.0 acre) property in the form of a retail store, garden centre, warehouse accessory to farming operations and gasoline pump island. The implementing Zoning By-law will further restrict the permitted uses on this specific property.

8.1.12 Notwithstanding the designation shown on Schedule B1 and the policies applicable to that designation, development of a large and mixed animal hospital will be permitted on Part Lot 34, Concession 1, EHS in the former Township of Chinguacousy (Roll Number 2124130006093000000) known municipally as 15343 Hurontario Street.

8.2 Rural System

8.2.1 The Reddington Retirement Community is designated as Estate Residential Area on Schedule B1, located on Lots 26 and 27, Concession 6, in the Former Township of Albion. Development shall consist of:

a) A variety of architecturally designed one (1) storey cluster villa buildings, each containing four to six dwelling units to a maximum of 188 units;

b) A golf course and a clubhouse accommodating a variety of recreational and social facilities; and,

c) Be located on approximately 77 hectares (190 acres).

8.2.2 A conference centre with accessory education, recreational, accommodation, dining facilities, forestry, conservation, major open space, a caretaker's house, a guest house, place of worship and a home occupation will be the only uses permitted on a 134 acre property located on the north-west corner of Highway No. 136 and the 25th Sideroad, legally described as Part of Lots 26 and 27, Concession 3 West of Hurontario Street, Plan 43M-853, in the former Township of Caledon, not in the Town of Caledon. Development of these lands will take place such that the value of fisheries resources of the tributaries to Shaw's Creek be recognized, and development will take place in such a manner as to minimize negative impacts that can result, including the use of proper stormwater management and erosion and sedimentation control measures, both during and after the development of the lands.

8.2.3 An aggregate haul route will be permitted in Part of Lot 12, Concession 1 WHS in the former Township of Caledon now in the Town of Caledon.

8.2.4 The operation of a group home is permitted on a lot forming part of the West Half of Lot 36, Concession 3 (Roll Number 212401000510600), in the former Township of Albion.

8.2.5 No further consents will be permitted on part of Lot 16, Conc. 1 WHS (former Township of Caledon, Roll No. 212403000603310 and 212403000603300), now Town of Caledon.

8.2.6 A golf course and accessory uses (excluding a clubhouse and a hotel), tee boxes, fairways, greens, parking, practice range, maintenance buildings and stormwater management will be permitted uses on Part of Lots 1 and 2, Concession 1, EHS, (Cal), Town of Caledon, Regional Municipality of Peel (Roll Numbers 212403000300800, 212403000228400, 212403000228550).

8.2.7 In addition to the permitted uses in the Rural Lands designation, a medical marijuana production facility will be an additional use permitted on the lands legally described as Part Lot 25, Concession 1 EHS (Caledon), being Parts 8 and 9 on 43R-21177; Town of Caledon, Regional Municipality of Peel, known municipally as 20383 Hurontario Street (Roll Number 2124030003083000000).

8.2.8 A seasonal farm market commercial/retail establishment that is limited in area, including accessory facilities, will be permitted on the 34.4-hectare (85.0 acre) property in Lot 6, Concession 6 EHS (Caledon), known municipally as 16484 Airport Road (Roll Number 2124030001054000000), subject to the following policies:

a) The farm market commercial/retail establishment and accessory facilities will be confined to 1.2 hectares (3.0 acres) in the north-easterly corner of the above-noted property adjacent to Airport Road.

b) Over the course of a season the majority of the display space of the farm market commercial/retail establishment, measured by area, will be devoted to locally, regionally and provincially grown fresh produce, including fresh produce grown on the farm on the above-noted property, and products made from produce grown on the farm on the above-noted property.

c) Produce imported from outside Ontario will not occupy more than 25% of the display space of the farm market commercial/retail establishment, measured by area, at any given time.

d) The farm market commercial/retail establishment may be used for the sale of a limited quantity of horticulture products and other products incidental to the primary products.

8.2.9 Notwithstanding Subsections 5.17 of the Plan, a hotel, consisting of no more than 121 guest rooms and cabins, a conference centre and restaurant shall be permitted on a portion of the lands municipally known as 55 John Street North, Alton.

8.2.10 Manufacturing and warehouse use will be permitted on an 8.3-acre property located in the southeast corner of Willoughby Road and the 31 Sideroad road allowance, known as Part of the West Half Lot 30, Concession 1 West of Hurontario Street, now in the Town of Caledon, in the former Township of Caledon (Roll Number 212403000606300) , provided that such uses primarily constitute an extension of, and are exclusively related to the manufacturing use at 101 John Street, within the Town of Orangeville. The implementing By-law will further restrict the permitted use on this specific property.

8.2.11 A kennel will be permitted on a portion of the 35.6-hectare (87.9 acre) property designated Rural Lands (Assessment Roll Number 212401000513005) on Part of Lot 27, Concession 2 (former Township of Albion), Town of Caledon, Regional Municipality of Peel, municipally known as 17383 Innis Lake Road.

8.2.12 Notwithstanding the designation shown on Schedule B1 and policies applicable to that designation, a venue for the purposes of hosting events shall be permitted on a portion of Part of Lot 15, Concession 6 WHS, known municipally as 81 Charleston Sideroad (Caledon) (Roll Number 212403001021300).

Garden Suites

8.2.13 Notwithstanding Subsection 6.2.56 a Garden Suite will be permitted to be situated in the front yard on lands described as Part Lot 2, Concession 6 EHS (Caledon), municipally known as 15696 Airport Road, Town of Caledon, Regional Municipality of Peel (Roll Number 2124030001061000000).

8.3 Environmental Policy Area

8.3.1 Notwithstanding any other policy in this Official Plan, Sections 5.1 and 5.2 and will not apply to lands described as Part of the West Half of Lot 21 and Part of Lots 16 to 20, Concession 3, WHS and Part of the East Half of Lots 16 to 18, Concession 4, WHS, Caledon in respect of golf course and complementary uses, nor to part of Lots 20 and 21, Concession 3, WHS, Caledon in respect of commercial uses (Osprey Valley Golf Course).

a) Notwithstanding the exemption to certain policies of this Plan, golf courses and complementary uses and commercial uses on the lands must conform to all other applicable legislation, policies, regulations and standards, including the Greenbelt Plan and the Region of Peel Official Plan. In the case of a conflict between Section 8.3.1 and any other applicable policies, regulations or standards, the more restrictive provisions will prevail.

b) A recreational facility including ancillary uses such as temporary accommodation, dining facilities, recreational uses, a spa for health and therapy, meeting/conference rooms and outdoor recreational uses (fishing club, tennis courts, lawn bowling croquet and swimming pools) will be permitted on the property located on Beech Grove Sideroad (east of Regional Road 136), legally described as Part of Lot 20, Concession 3 WHS in the former Township of Caledon (Osprey Valley Golf Course).

8.4 Industrial Uses

8.4.1 Notwithstanding Section 5.20 of the plan, a concrete batching plant will be permitted on lands legally described as Block 6, Plan 43M-1007 (Town of Caledon). The implementing by-law will further restrict the permitted use.