

AMENDMENT NUMBER 133
TO THE
OFFICIAL PLAN FOR THE
TOWN OF CALEDON
PLANNING AREA

This Amendment Number 133 to the Official Plan for the Town of Caledon Planning Area is hereby modified as follows pursuant to Section 17 of the Planning Act:

1. Part B - THE AMENDMENT, Section 3, is hereby modified by adding the following:

"Construction of the resort conference centre, including lodging and a privately operated waste water treatment facility, shall occur only after the issuance of all Approvals and Permits required by Provincial Statute and/or Policy so that the appropriate size of all such facilities can be determined in advance of construction."
2. Schedule "A" is hereby modified by including the lands outlined in Red in to the "Major Open Space" designation.

As thus modified, this amendment is hereby approved pursuant to Sections 17 and 21 of the Planning Act.

Date: November 4, 1997 Audrey Bennett
Audrey Bennett
Manager
Provincial Planning Services Branch
Ministry of Municipal Affairs &
Housing

21-OP-0019-1.3

AMENDMENT NO. 133
TO THE
OFFICIAL PLAN FOR THE
TOWN OF CALEDON
PLANNING AREA
FORSGATE FUNDING CORPORATION
(OSPREY VALLEY GOLF COURSE AND CONFERENCE CENTRE)

**AMENDMENT NO. 133
TO THE
OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA**

PART A - PREAMBLE

Purpose of the Amendment:

The purpose of the Amendment is to permit the establishment of a resort conference centre including a 36 hole golf course facility and related amenities, and a 300 guest room lodge and private wastewater treatment facility by changing the land use designation of certain lands as shown of Schedule "A" attached from Agricultural, Extractive Industrial and Hazard Land to Major Open Space and Hazard Land.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A" are know as Part of the East and West Halves of Lots 16, 17, 18, 19, 20, and 21, Concession 3, W.H.S. in the former Township of Caledon, now in the Town of Caledon.

Basis:

The applicant proposes to establish a resort conference centre and lodge including a golf course facility on the subject lands. The subject lands are immediately adjacent to the existing golf course with access to Regional Road 25 (previously Highway 136). The application proposes to rehabilitate an old sand and gravel operation, while at the same time respecting the significant environmental features in the immediate vicinity.

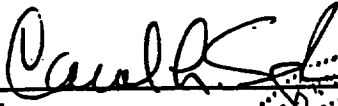
THE CORPORATION OF THE TOWN OF CALEDON.

BY-LAW NO. 97-51

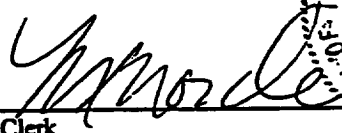
The Council of the Corporation of the Town of Caledon in accordance with the provisions of Section 17 of the Planning Act. R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 133 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.
2. The Clerk shall be and is hereby authorized and directed to submit Amendment No. 133 to the Official Plan for the Town of Caledon Planning Area to the Ministry of Municipal Affairs and Housing for approval.

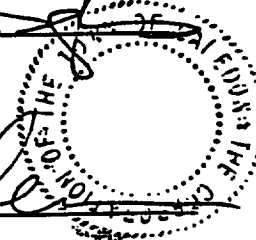
Read three times and finally passed in open Council on the 9th day of June, 1997.



Mayor



Clerk



PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment" and consisting of the following text constitutes Amendment No. 133 to the Official Plan of the Town of Caledon.

Details of the Amendment

The Official Plan of the Town of Caledon is amended as follows:

1. Schedule "A" - Land Use Plan of the Town of Caledon Official Plan is hereby amended as per the attached Schedule "A" which redesignates the lands from Agricultural, Extractive Industrial and Hazard Lands to Major Open Space and Hazard Land.
2. Subsection 2.5.5.7. is renumbered to Subsection 2.5.5.7(a).
3. Subsection 2.5.5.7. (a) is amended by adding the following clause:

"2.5.5.7.(b)

Notwithstanding Subsection 2.5.5.7.(a) of the plan, a resort conference centre including lodging, a golf course and related facilities, and a privately operated wastewater treatment facility shall be permitted on the property located in proximity to the north-easterly corner of Highway No. 24 and Regional Road 25 (previously Highway 136), legally described as Part of Lots 16, 17, 18, 19, 20 and 21, Concession 3, West of Hurontario Street, in the former Township of Caledon, now in the Town of Caledon.

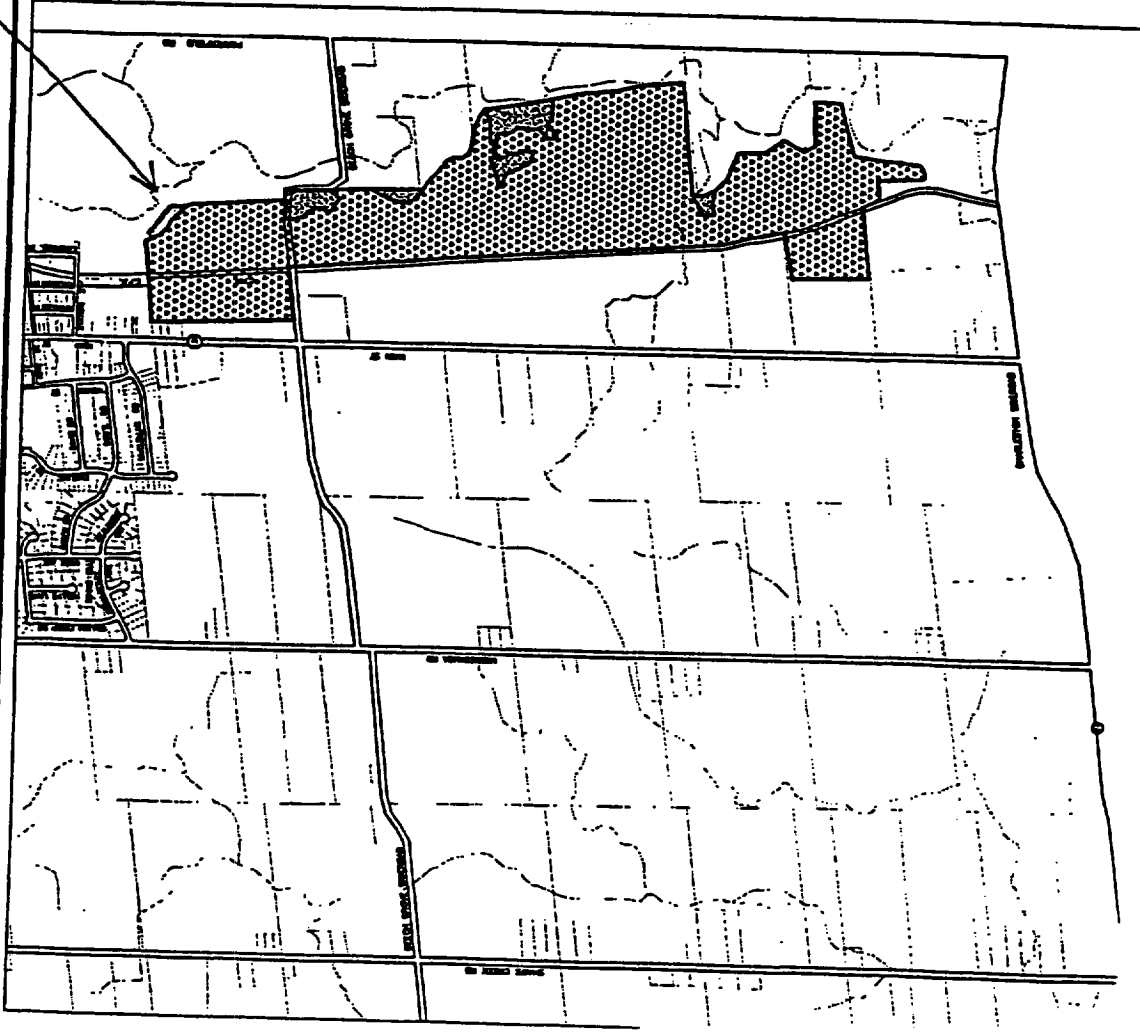
MODIFICATION
NO. #1
UNDER SECTION 17(9)
OF THE PLANNING ACT

4. Notwithstanding Subsection 2.5.6.4 and 2.5.6.5 on lands described as Part of Lots 16, 17, 18, 19, 20 and 21, Concession 3, West of Hurontario Street, in the former Township of Caledon, now in the Town of Caledon, the uses permitted in the Hazard Land designation shall be limited to non-intensive recreation, and essential infrastructure.

Implementation and Interpretation:

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

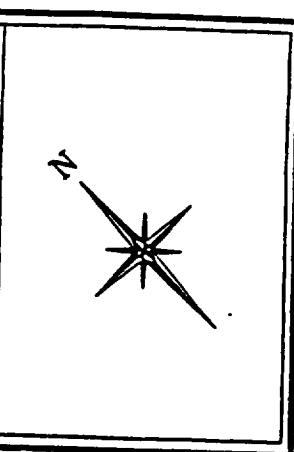
MODIFICATION
NO. 2
UNDER SECTION 17(9) OF
THE PLANNING ACT




SCHEDULE "A"
OFFICIAL PLAN AMENDMENT
No. 133

FORSGATE FUNDING CORPORATION (OSPREY)
Part Lots 16, 17, 18, 19, 20 & 21
Concession 3 W.H.S. (Caledon)
Town of Caledon
Region of Peel

LEGEND
MAJOR OPEN SPACE
HAZARD LAND




THE CORPORATION
TOWN OF CALEDON
Planning Department
Basemap Source: Assessment Maps
Date: April 1987 Revised: