

## 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" constitutes Amendment No. **XXXX** of the Town of Caledon Official Plan.

## **AMENDMENT NO. XXX**

### **OF THE TOWN OF CALEDON OFFICIAL PLAN**

#### **PART A: THE PREAMBLE**

##### **Purpose of the Amendment**

The purpose of the Amendment is to modify the policies in the Town of Caledon Official Plan to redesignate the lands on subject site currently designated Special Residential Area and Environmental Policy Area to Low Density Residential and Environmental Policy Area.

##### **Location**

The lands subject to this Amendment comprise a portion of an area of 3.3 hectares (8.2 acres) and are located in Part of Broken Lot 6 and Part of Lot 7, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel. The subject lands are within the Bolton Rural Service Centre.

##### **Basis of the Amendment**

The subject lands are located within the Urban Boundary of the Bolton Rural Service Centre and the Region of Peel built boundary as defined by the Province of Ontario. The subject site is currently designated Special Residential Area and Environmental Policy area in the Bolton South Hill Land Use Plan, Schedule C-2.

The Special Residential Area designation states that the lands may be redeveloped and that the lands can be re-designated once a development application is submitted with supporting reports to justify the re-designation.

The subject lands currently contain two residential buildings. The development limits of the property have been determined through a series of on-site investigations and environmental reports, and through the collaborative efforts of the Town and the Toronto and Region Conservation Authority (TRCA).

Section 5.10.4.5.2.8 of the Town of Caledon Official Plan indicates that development proposed on undeveloped or underdeveloped lands within the Rural Service Centres of Mayfield West and Bolton, including residential intensification proposals, will be considered in the context of Section 5.10.3.27.8 a) and b), which identifies the net density ranges for low, medium and high-density development with corresponding housing types. Part b) establishes locational criteria for low, medium and high density housing.

The site is located within the Bolton South Hill Land Use Plan within the Bolton Rural Service Centre. The Site is accessible to neighbourhood parks and community facilities such as schools and recreational facilities.

The proposed development is consistent with the current Provincial planning policy that encourages intensification of land uses, efficient development that utilizes existing and proposed services and infrastructure, and development within the existing built-up areas with a compact form, mix and densities that allow for the efficient use of land. At the same time, the proposed development is designed to integrate and be compatible with adjacent properties, ecological features and existing and future uses.

The Amendment redesignates the subject site from Special Residential Area and Environmental Policy Area to Low Density Residential and Environmental Policy Area.

## **PART B - THE AMENDMENT**

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

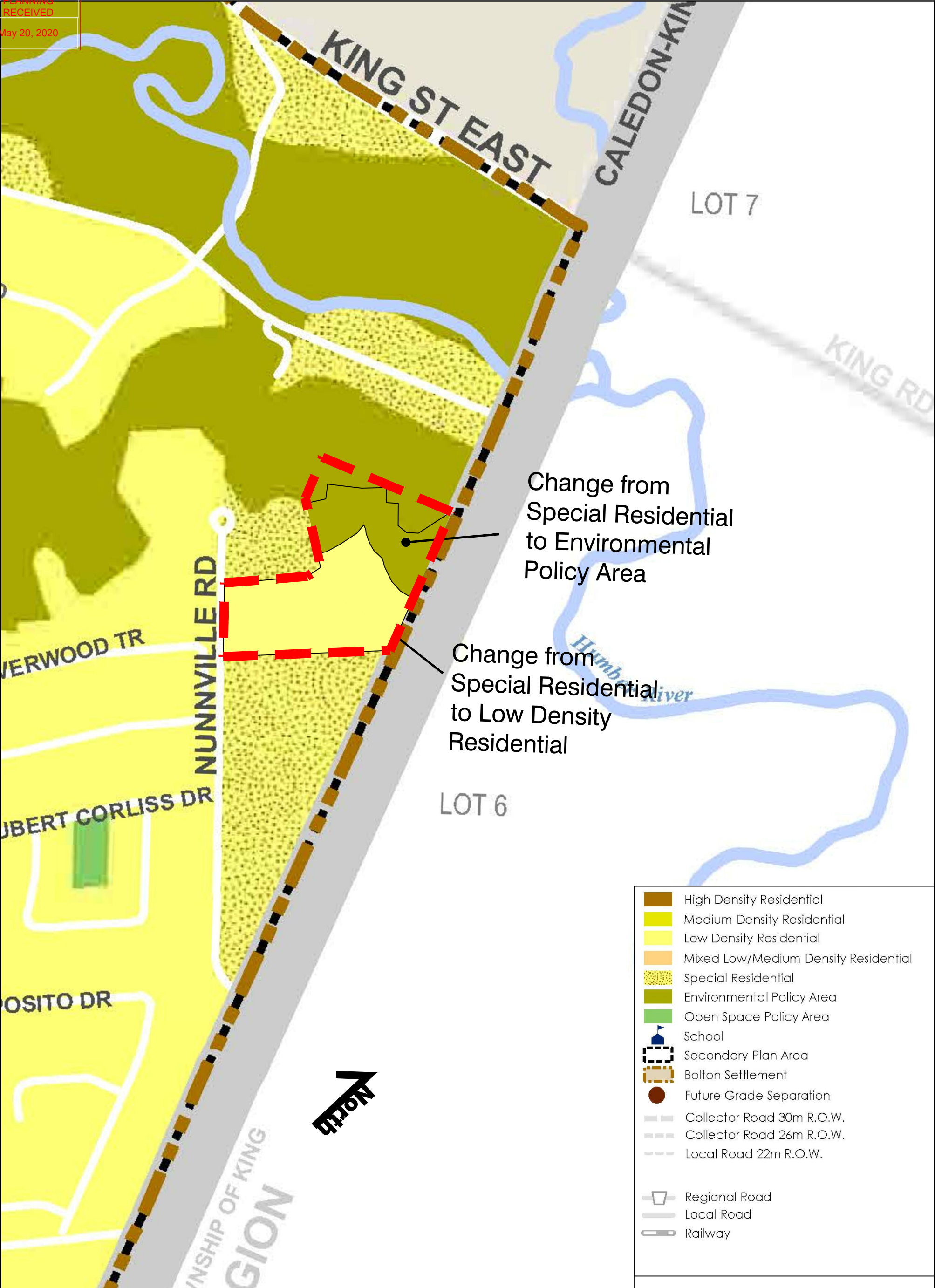
### **Details of the Amendment**

#### Details of the Amendment


1. The existing Official Plan Schedule C-2 Bolton South Hill Land Use Plan is amended to redesignate the amended area from Special Residential Area and Environmental Policy Area to Low Density Residential and Environmental Policy Area in accordance with Schedule 'A', attached hereto.
2. The site shall be developed through Plan of Subdivision.

#### Implementation and Interpretation

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



**Bolton Midtown**

 - Site



**Proposed Official Plan Schedule 'A'**

Checked	Drawn
Date January 27, 2020	Proj. No. 19M-00294-00
Scale 1 : 4,000	Figure No.