

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. xxxx- xx

A By-law to adopt Amendment No. xxx 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. xxx 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 xxth day of xxxx, xxxx

\_\_\_\_\_  
Alan Thompson, Mayor

\_\_\_\_\_  
Carey deGorter, 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" constitutes Amendment No. xxx 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 this Amendment is to amend Schedule “xx” xxxxx Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Low Density Residential to Medium Density and to add a site specific provision to allow a maximum net density of 37 units per hectare.

##### **Location:**

The lands subject to this Amendment are legally described as Lot 6, Registered Plan 519 and Part of Lot 21, Concession 1, Town of Caledon, Regional Municipality of Peel and are shown on the attached Schedule "A".

##### **Basis:**

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, xxxx has requested an amendment to the Town of Caledon Official Plan to redesignate the lands from Low Density Residential to Medium Density Residential to permit a combination of townhouses and single detached residential uses with a maximum net density of 37 units per hectare on the property. In support of the application, the applicant submitted the following reports:

- 1) Planning Justification Report;
- 2) Natural Heritage Evaluation;
- 3) Arborist Report and Tree Preservation Plan;
- 4) Functional Servicing Report;
- 5) Grading Drawings;
- 6) Noise and Vibration Study;
- 7) Stormwater Management Report with Water Balance/budget Analysis;
- 8) Archaeological Resource Assessment;
- 9) Urban Design Brief;
- 10) Elevation Drawings;
- 11) Detailed Concept Plan for Townhouses;
- 12) Phase 1 and 2 ESA;
- 13) Geotechnical Report;
- 14) Erosion and Sediment Control Plan;
- 15) Servicing Drawings and Pre/Post Drainage Tributary

The proposed amendment to the Official Plan to permit a combination of townhouses and single detached residential dwellings with a maximum net density of 37 units per hectare on the property within the Town is consistent

with the objectives established in the Strategic Direction and General Policies of the Official Plan.

**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**

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.5.3 is amended by adding the following subsection 7.7.5.3.9:

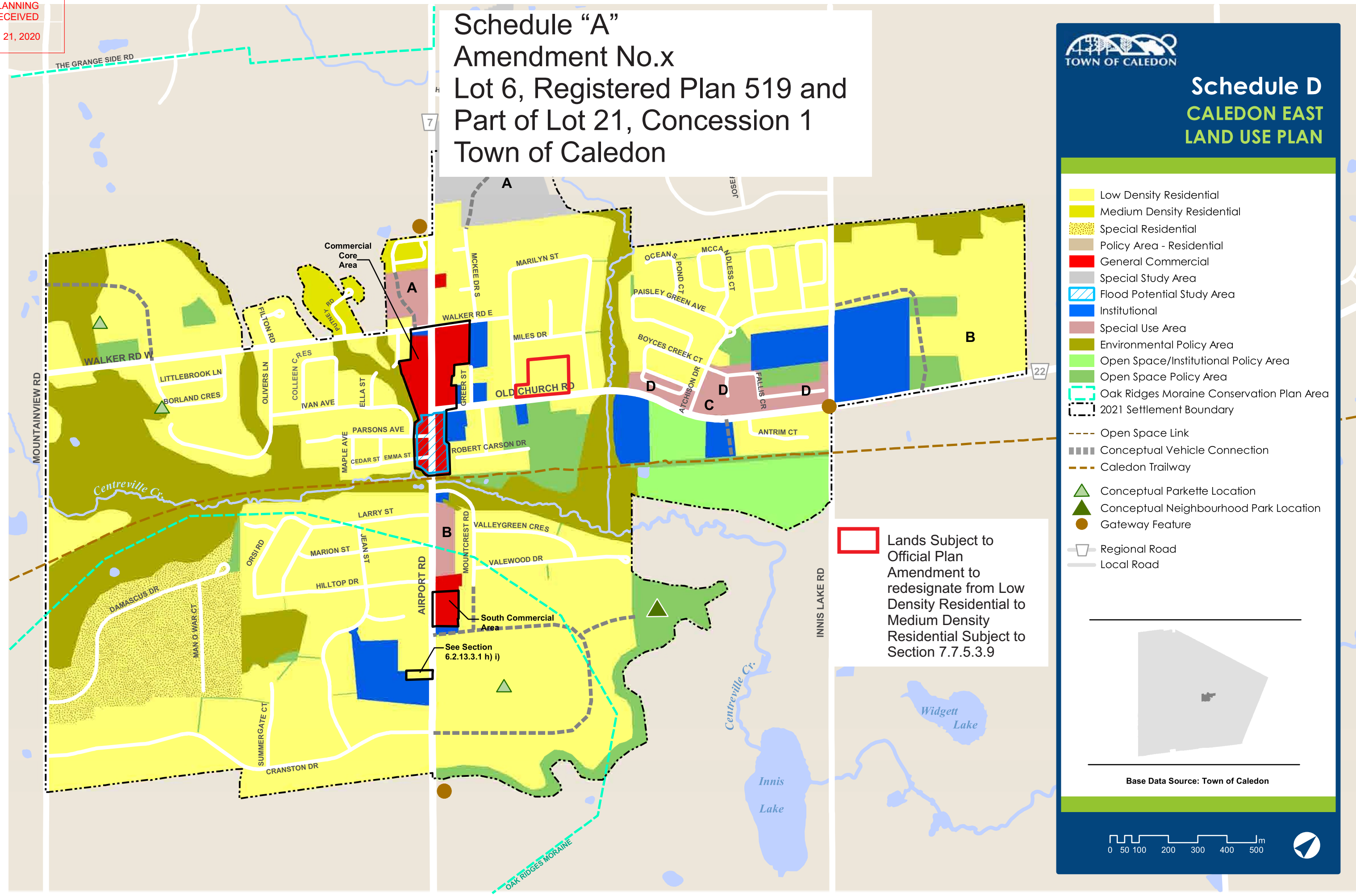
7.7.5.3.9 Notwithstanding Subsection 7.7.5.3.1 and 7.7.5.3.4 of the Plan, lands designated as Medium Density Residential and legally described as Lot 6, Registered Plan 519 and Part of Lot 21, Concession 1, Town of Caledon, Regional Municipality of Peel as shown on Schedule “A”, attached hereto shall be developed in accordance with the following provision:


The maximum net density shall not exceed a net density of 37 units/hectare and there shall generally be no more than 7 units per townhouse block.
2. “Schedule “D” Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Lot 6, Registered Plan 519 and Part of Lot 21, Concession 1, Town of Caledon, Regional Municipality of Peel, from Low Density Residential to Medium Density Residential, subject to Section 7.7.5.3.9, in accordance with Schedule “A” 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.

Schedule "A"  
Amendment No.x  
Lot 6, Registered Plan 519 and  
Part of Lot 21, Concession 1  
Town of Caledon



 Lands Subject to  
Official Plan  
Amendment to  
redesignate from Low  
Density Residential to  
Medium Density  
Residential Subject to  
Section 7.7.5.3.9



## Schedule D

### CALEDON EAST LAND USE PLAN

- Low Density Residential
- Medium Density Residential
- Special Residential
- Policy Area - Residential
- General Commercial
- Special Study Area
- Flood Potential Study Area
- Institutional
- Special Use Area
- Environmental Policy Area
- Open Space/Institutional Policy Area
- Open Space Policy Area
- Oak Ridges Moraine Conservation Plan Area
- 2021 Settlement Boundary
- Open Space Link
- Conceptual Vehicle Connection
- Caledon Trailway
- Conceptual Parkette Location
- Conceptual Neighbourhood Park Location
- Gateway Feature
- Regional Road
- Local Road

Base Data Source: Town of Caledon

