

TOWN OF CALEDON
PLANNING
RECEIVED
Feb 20, 2025

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

DRAFT

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

Annette Groves, Mayor

Kevin Klingenberg, 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.

DRAFT

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 "G" Palgrave Estate Residential Community and add new policies permitting a *Motor Vehicle Repair Facility (Modified)* use on the subject lands.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 10795 Highway 9, and legally known as PT LT 26 CON 10 ALBION PT 1, 43R17925; CALEDON, Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is to amend the Town of Caledon Official Plan to permit a *Motor Vehicle Repair Facility (Modified)* use within Policy Area 4 designation on the subject lands.

In support of the application, the applicant submitted the following reports:

- Archaeological Assessment
- Environmental Impact Study (Scoped)
- Site Servicing and Stormwater Management Memo
- Phase 1 and 2 Environmental Site Assessment (Including an Environmental Update Letter)
- Hydrogeological Impact Assessment
- Noise Study
- Planning Justification Report
- Traffic Impact Study

The proposed amendment to the Official Plan to permit a *Motor Vehicle Repair Facility (Modified)* use on the site is consistent with the goals, objectives, and existing use direction of the Official Plan. The owner is seeking to add permissions for a *Motor Vehicle Repair Facility (Modified)* use to allow for the repair of construction equipment on the site, in addition to the permissions outlined within the legally permitted *Motor Vehicle Repair Facility* use.

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:

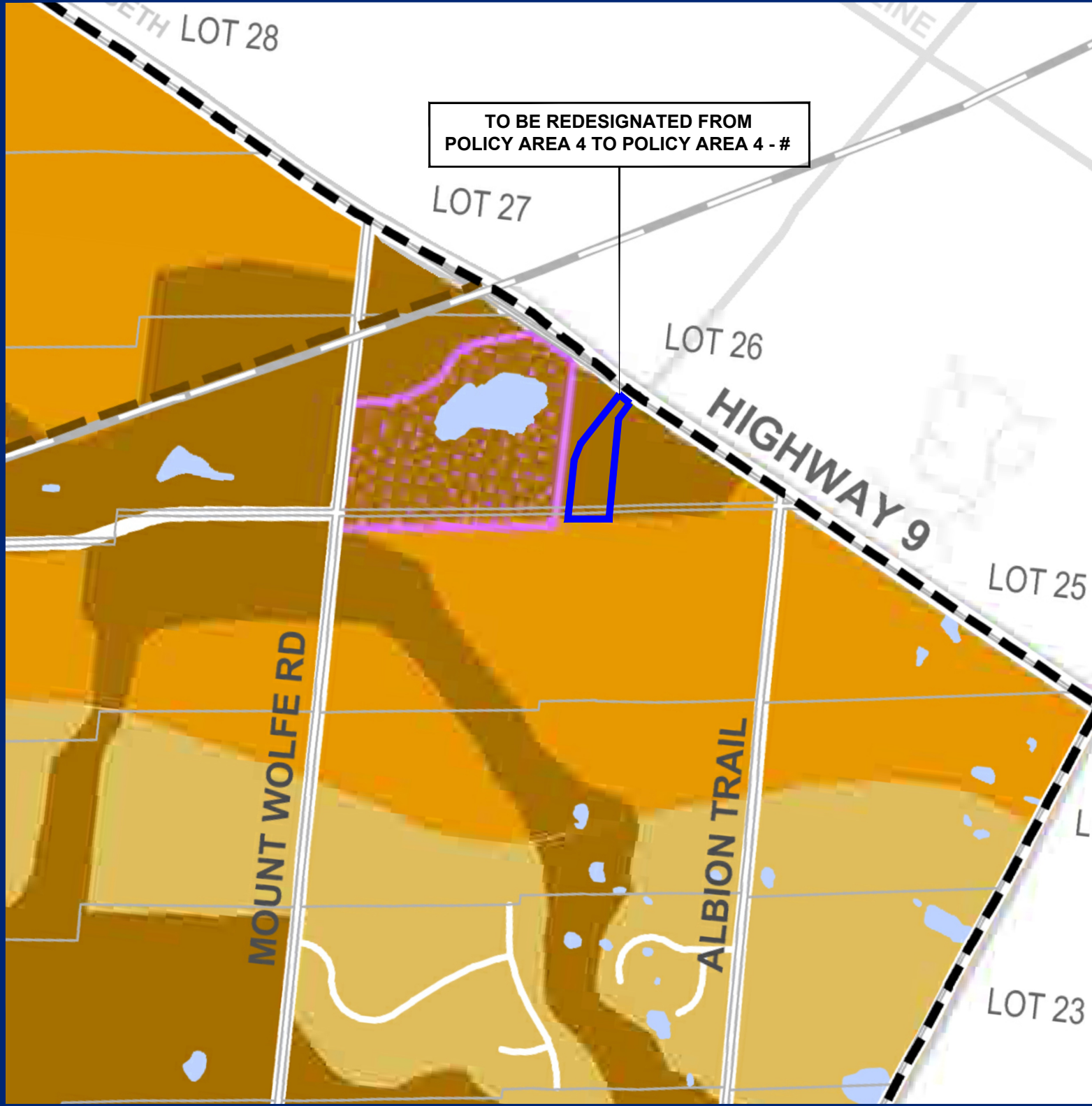
1. Section 7.1.3.4 is amended to read:

- a) Notwithstanding any other provision of this Plan, a *Motor Vehicle Repair Facility (Modified)* use shall be permitted within the Policy Area 4 designation on the lands identified on Schedule X; and,
- b) A ***Motor Vehicle Repair Facility (Modified)*** shall be defined as follows:

Motor Vehicle Repair Facility (Modified) means a premises used to conduct repairs of motor vehicles of a mechanical or structural nature ***(including construction equipment)*** and may include an associated towing service, motor vehicle service centre and motor vehicle rentals but does not include a motor vehicle body shop.

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 OPA No. XX

- Subject Lands
- Policy Area 1
- Policy Area 2
- Policy Area 3
- Policy Area 4
- Existing Extractive Industrial
- Special Policy Area - Waste Disposal
- Palgrave Estate Residential Community
- Settlement Area
- Caledon Trailway
- Provincial Road
- Regional Road
- Local Road
- Railway

Part of Lot 26, Concession 10,
Geographic Township of Albion

