

TOWN OF CALEDON
PLANNING
RECEIVED
Jan. 27/2021

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 xx day of xxxxx, 20xx.

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 Official Plan Amendment is to amend Schedule “C” Bolton Land Use Plan of the Town of Caledon Official Plan by addressing the lands subject to the proposed residential development through a site-specific amendment. This site-specific Official Plan Amendment includes the permitted development parameters within the ‘Special Residential’ designation based on the justification analysis and appropriateness of the proposed development through various consultant studies. This Official Plan Amendment will also include redesignating a portion of the lands from ‘Special Residential’ to ‘Environmental Policy Area’ to facilitate the realignment of the existing watercourse and natural buffer, which will be conveyed into public ownership to the Toronto and Region Conservation Authority.

Location:

The lands subject to this Amendment (hereinafter referred to as the “Subject Lands”), as indicated on the attached Schedule “1”, are Municipally known as 12148 Albion Vaughan Road and Legally known as Parts 23 and 24 on Reference Plan 43R-3146. The Subject Lands are located in the Southeast corner of the Town of Caledon within the community of Bolton. For the purpose of the Official Plan Designation, the Subject Lands are categorized by two portions of the lands indicated on the attached Schedule “2”. The portions of the lands are “Area A” which is the segment of land subject to the proposed residential development, and “Area B”, the portion of the lands featuring the watercourse and buffer lands.

Basis:

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, 12148 Albion Vaughan Road Inc., has requested a site-specific Official Plan Amendment to the Town of Caledon Official Plan on “Area A” of the Subject Lands to justify and provide appropriate policies for the development of the residential apartment and townhouse dwellings on the developable tableland within the ‘Special Residential’ designation. The Official Plan Amendment will also redesignate “Area B” on the Subject Lands from ‘Special Residential’ to ‘Environmental Policy Area’ in order to protect the existing watercourse and buffer on the subject property, which will be conveyed into public ownership. In support of the application, the applicant submitted the following reports:

- 1) Planning Justification Report;
- 2) Archaeological Assessment (Stage 1-2);
- 3) Scoped Environmental Impact Study and Management Plan;
- 4) Functional Servicing Report;
- 5) Hydrogeological Impact Assessment;
- 6) Landscape Letter of Conformance;
- 7) Traffic Impact and Parking Plan and Study;
- 8) Phase 1 Environmental Site Assessment;
- 9) Shadow Study;

- 10) Stormwater Management Report;
- 11) Arborist Report and Tree Preservation Plan;
- 12) Geotechnical Investigation;
- 13) Healthy Development Assessment;
- 14) Noise Impact Study;
- 15) Pedestrian Circulation and Trail Plan;
- 16) Lighting - Photometric Plan;
- 17) Urban Design Guidelines;
- 18) Channel Design and Modelling.

The location of the proposed residential development within “Area A” of the Subject Lands will facilitate an efficient use of an underutilized parcel within part of the Bolton community by facilitating new residential housing opportunities consisting of apartment and townhouse dwellings of various sizes and price ranges to address the different housing needs and income levels of the future residents while protecting the existing watercourse and creating a natural vegetated buffer through the rechannelization and renaturalization of the natural heritage feature located within “Area B”. This amendment 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. “Schedule C”, Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for “Area B” of the lands described as Parts 23 and 24 on Reference Plan 43R-3146, Town of Caledon, Regional Municipality of Peel, from Special Residential to Environmental Policy Area subject to Section 5.7.3.1.1.2, in accordance with Schedule “A” attached hereto.
2. Notwithstanding Subsection 5.10.4.5.12 of the Plan, the following Site-Specific Policies shall apply to the lands identified on the Subject Lands as “Area A” designated Special Residential:
 - “Area A” of the lands described as Parts 23 and 24 on Reference Plan 43R-3146 shall be permitted to be developed for a residential apartment and townhouse development;
 - Permitted uses on the property:
 - Apartment Dwelling
 - Townhouse Dwelling
 - Maximum permitted number of dwelling units: 250
 - Apartment dwelling units: 240
 - Townhouse dwelling units: 10

- Maximum Permitted Floor Space Index (FSI based on developable tablelands): 2.37
- Maximum Permitted Building Height:
 - Six (6) storeys for the apartment building, and
 - Three (3) storeys for the townhouse dwelling units
- The apartment building and townhouse block complex shall function as a single development unit and have access to shared above and below grade parking, landscaped amenity areas and other common amenities, and share in the costs of maintaining the property;
- The 250 residential apartment and townhouse dwelling units shall be developed on full municipal services;
- All vehicular access to and from the subject lands shall be restricted to Albion-Vaughan Road, and there shall be no vehicular access from Highway 50; and,
- The portion of the subject lands designated *Special Residential* and containing natural heritage features (watercourse) and associated 10 m wide buffers along the west and northwest areas of the property shall be re-channelized, re-naturalized and re-vegetated by the Owner to the satisfaction of the Town and the TRCA, and placed into an *Environmental Policy Area* designation, and conveyed into public ownership.

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 '1'
TO OFFICIAL PLAN AMENDMENT No. _____ - 2021
APPROVED THE ____ DAY OF _____, 2021

FILE NO:

RELATED FILE:

LOCATION: 12148 ALBION VAUGHAN ROAD,
PARTS 23 AND 24

APPLICANT:

TOWN OF CALEDON



LANDS
SUBJECT TO
AMENDMENT
No. _____

LEGEND

- existing and planned streets
- major parks and open spaces
- areas subject to site-specific policies



SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. _____ - 2021
APPROVED THE ____ DAY OF _____, 2021

FILE NO:
RELATED FILE:
LOCATION: 12148 ALBION VAUGHAN ROAD,
PARTS 23 AND 24
APPLICANT:
TOWN OF CALEDON

 LANDS
SUBJECT TO
AMENDMENT
No. _____