

AMENDMENT NO. [REDACTED]
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2022-_____

A By-law to adopt Amendment No. _____ 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 deems it expedient to amend the Town of Caledon Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

1. Amendment No. _____ to the Official Plan for the Town of Caledon Planning Area shall we and is hereby adopted.

Enacted by the Town of Caledon Council this _____ day of _____, 2023.

Allan Thompson, Mayor

Laura Hall, Town 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 Schedules “A” constitutes Amendment No. [REDACTED] of the Town of Caledon Official Plan.

AMENDMENT NO. [REDACTED]

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule “B” Mayfield West Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from “Residential Policy Area B” to “Residential Area” allowing for a mix of single detached and townhouse dwelling forms. The Amendment also deletes Section 5.10.4.3.3.2 of the Official Plan relating to Residential Policy Area B.

Location:

The lands subject to this Amendment are municipally described at 12211, 12213, and 12231 Hurontario Street and are legally described as PART OF LOT 19 CONCESSION 1 EAST OF HURONTARIO STREET CHINGUACOUSY, PART 5, 43R32579; PARTS 1 AND 2, 43R32579; PARTS 3 AND 4, 43R40376, in the Town of Caledon, in the Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD [REDACTED], as adopted by Council on [REDACTED]. The applicant, Argo Summer Valley Limited has requested an amendment to the Town of Caledon Official Plan to permit residential land uses on the property on order to facilitate the construction of single detached and townhouse dwellings.

The Town of Caledon Official Plan allows for the establishment of Policy Areas to designate areas within the existing settlement boundary which are proposed for development during the Plan Period, but which may be subject to specific constraints including timing, servicing and other factors. Policy Areas are used to manage the release of land for development consistent with the Principles, Strategic Directions, Goals and Objectives, Population and Employment Forecasts, and Population Allocations of the Official Plan.

The release of the Policy Areas for development must consider such factors as the availability of population allocation, municipal services, road infrastructure, fire and police protection, schools and other community services such as recreation facilities.

An amendment to the Town of Caledon Official Plan is required in order to release the lands for development and shall determine detailed land use designations prior to zoning and other development approvals.

The applicant has submitted various technical studies in support of the Official Plan Amendment. The proposed Amendment redesignates the existing Residential Policy Area B designation to “Residential Area” allowing for a mix of single detached and townhouse dwelling forms.

The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on [REDACTED]. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Region of Peel Official Plan and the objectives 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. [REDACTED] of the Town of Caledon Official Plan.

Details of the Amendment:

The Town of Caledon Official Plan is amended as follows:

1. By amending Schedule B, to re-designate from “Residential Policy Area B” to “Residential Area”; and
2. By deleting Section 5.10.4.3.3.2.

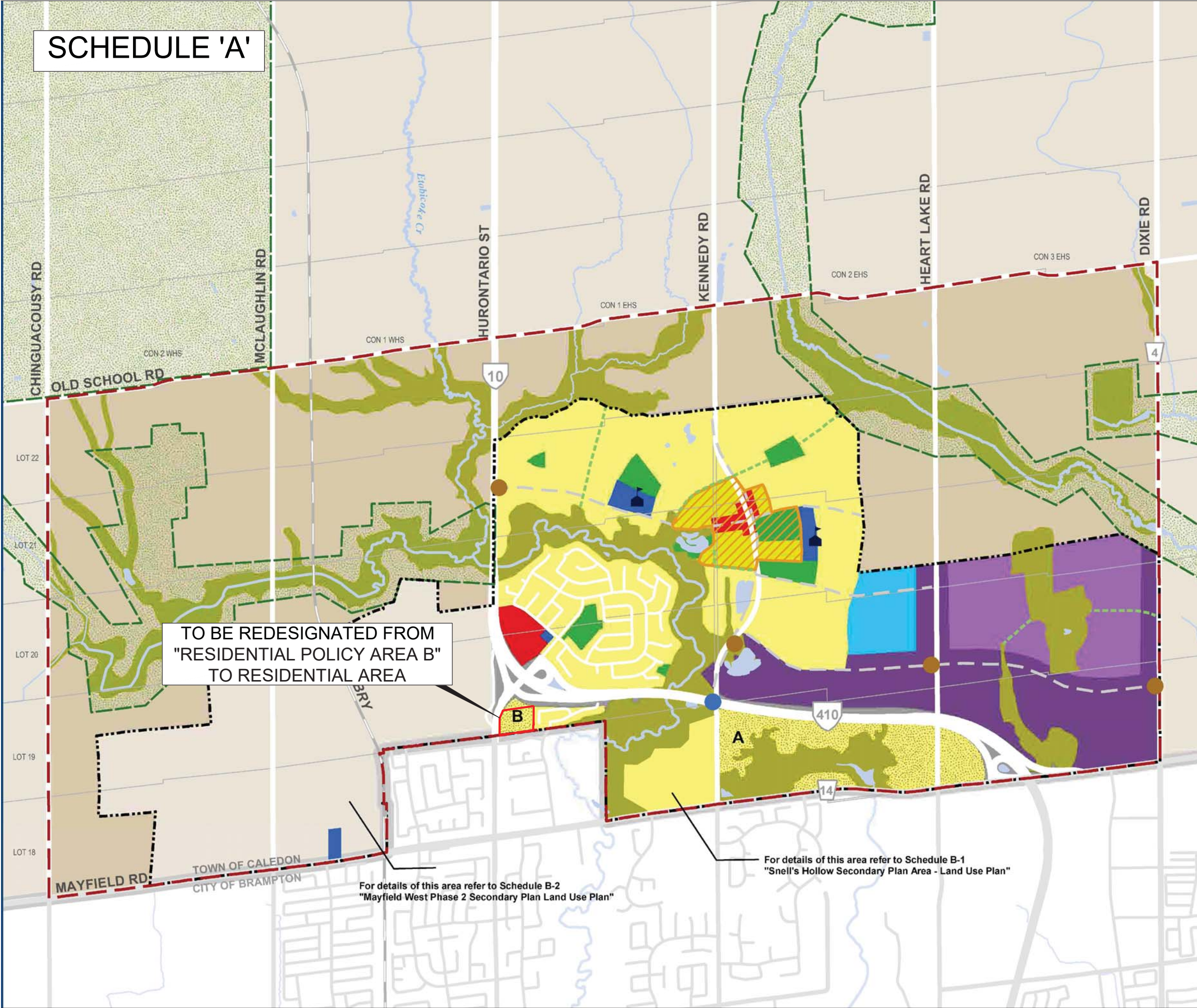
Implementation and Interpretation

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

SCHEDULE 'A'



Schedule B MAYFIELD WEST LAND USE PLAN

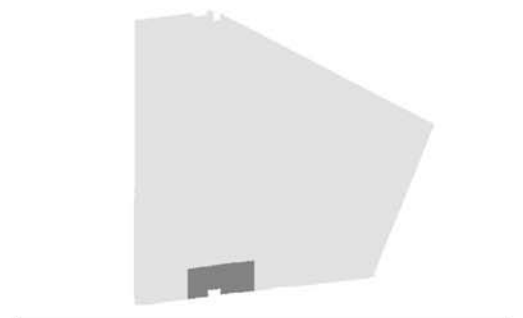


- Prime Agricultural Area
- Residential Area
- Residential Policy Area
- Environmental Policy Area
- Open Space Policy Area
- General Commercial
- Institutional
- Mixed High/Medium Density Residential
- Academic/Research Campus
- Prestige Industrial
- General Industrial
- Highway Right-of-Way
- Village Centre Area
- Settlement Boundary 2031
- Mayfield West Study Area
- Boundary of Greenbelt Plan Area
- Greenway Corridor
- Lot and Concession Lines
- Elementary School
- Gateway Feature
- Potential Future Interchange
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway

TO BE REDESIGNATED FROM
"RESIDENTIAL POLICY AREA B"
TO RESIDENTIAL AREA

For details of this area refer to Schedule B-2
"Mayfield West Phase 2 Secondary Plan Land Use Plan"

For details of this area refer to Schedule B-1
"Snell's Hollow Secondary Plan Area - Land Use Plan"



Base Data Source: Town of Caledon

