

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2022-XXX

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. XXXX 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 XXXX DAY OF XXXX, 2022

Annette Groves, Mayor

Laura Hall, Director and 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 Schedule "A" constitutes Amendment No. XXXX of the Town of Caledon Official Plan.

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**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 “C-2” Bolton South Hill Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Low Density Residential and Environmental Policy Area to Medium Density Residential and Environmental Policy Area to permit the development of 15 townhouse dwelling units on plan of subdivision subject to a common element condominium. The Amendment proposes to amend Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan, being Section 7.2 of the Town of Caledon Official Plan, to permit a maximum density range of 40 units per net hectare on the subject lands. The Amendment also proposes to expand the existing Environmental Policy Area designation to reflect the proposed Long-term Stable Top-of-Slope (LTSTOS) and average dripline buffers.

**Location:**

The lands subject to this Amendment, as indicated on the attached Schedule “A”, comprise an area of 0.86 ha. The property is legally described as Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8, and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel and municipally known as 13290 Nunnville Road and is located south of Old King Road on the west side of Nunnville Road in Bolton.

**Basis:**

The basis for this Amendment is contained in Planning Report (DP XXXX), as adopted by Council on XXXX. The applicant, WSP Canada Inc. on behalf of Bolton Summit Developments Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate the lands to permit the development of 15 townhouse dwelling units.

The subject property is located within the settlement boundary of the Rural Service Centre of Bolton and is designated Low Density Residential and Environmental Policy Area on Schedule “C-2” Bolton South Hill Land Use Plan within the Town of Caledon Official Plan.

Rural Service Centres are designated as primary growth areas with a focus on new residential developments and intensification as described in Section 4.1.1 of the Town of Caledon Official Plan. Policy 5.10.4.5.2.8 indicates that development proposed on undeveloped or underdeveloped lands within Bolton, including residential intensification proposals, will be considered in the context of Policy 5.10.3.27.8 a) and b), which identifies the net density ranges and locational criteria for low, medium and high-density development with corresponding housing types. The proposed Medium Density Residential designation is consistent with current Provincial planning policy that encourages intensification of land uses, efficient development that utilizes existing and proposed services and infrastructure, and compact development within the existing built-up areas.

The proposed development will support the Bolton Rural Service Centre as a compact, well-integrated area by providing new residential units within proximity of community services and facilities. The proposed development is identified as a medium density development providing a total density of 40 units per net hectare, fitting within the density range as per Policy 5.10.3.27.8 a) of the Official Plan.

This amendment will support the Town's goal in achieving its population allocation and intensification within the Bolton Rural Service Centre.

The proposed development will also support the Bolton South Hill Area by providing additional housing opportunities through a development proposal that is compatible with adjacent land uses. The proposed development does not fit within the range provided by Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan. As such, an amendment is proposed to Policy 7.2.5.4.1 to be consistent with the range provided per Policy 5.10.3.27.8 a) of the Official Plan. This amendment will support the Town's goal in achieving growth that is appropriate within the context of the subject lands.

The amendment to expand the existing Environmental Policy Area designation to align with the proposed Long-term Stable Top-of-Slope (LTSTOS) and average dripline buffers conforms to Town policy which requires natural heritage features to be designated as such.

The applicant has submitted Official Plan Amendment and Zoning By-law Amendment applications, including various technical studies in support of the proposed amendment and applications.

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## **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.

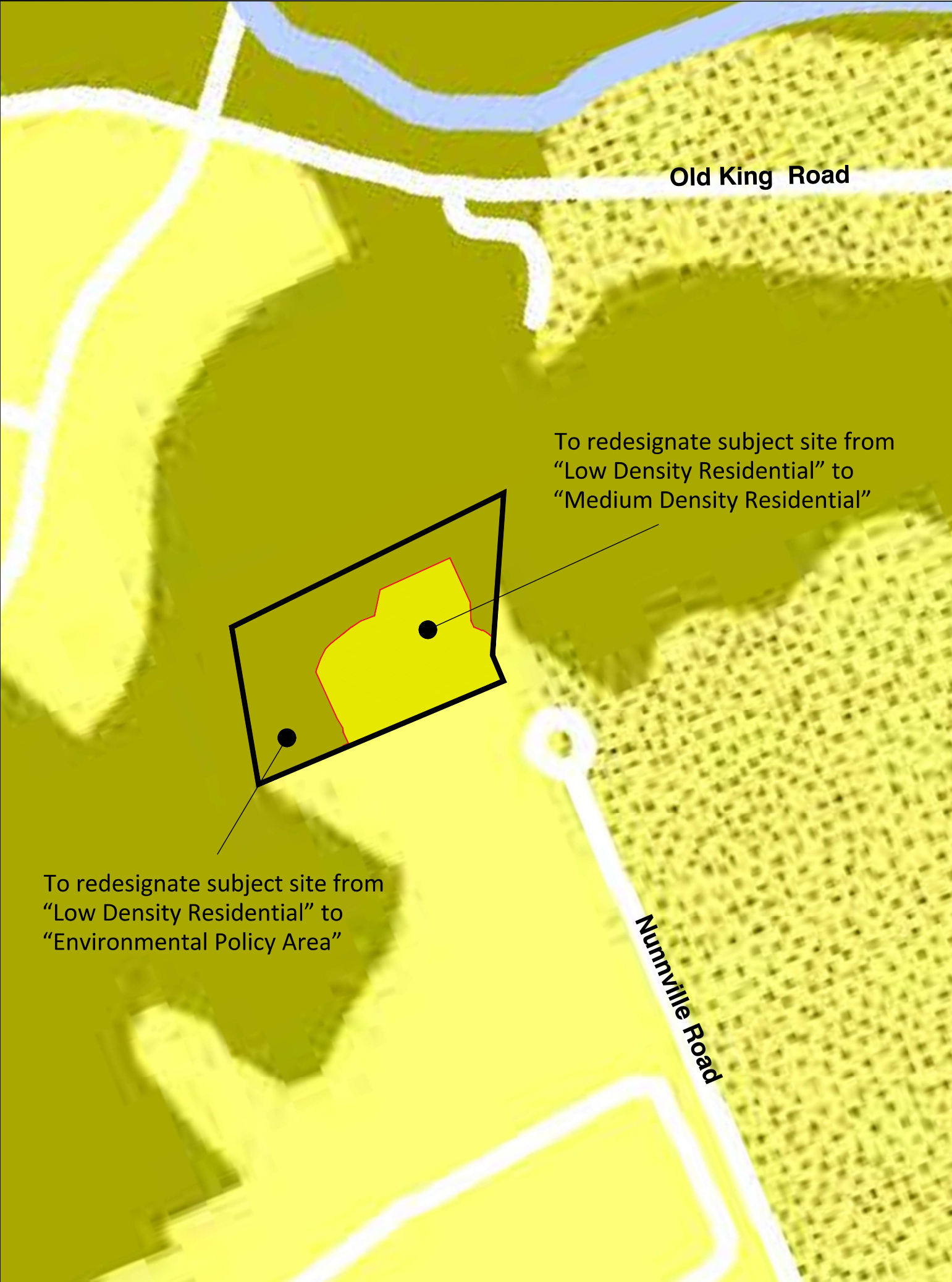
### **Details of the Amendment**


The Town of Caledon Official Plan is amended as follows:

1. Schedule "C-2" Bolton South Hill Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands municipally known as 13290 Nunnville Road, Bolton from Low Density Residential and Environmental Policy Area to Medium Density Residential and Environmental Policy Area in accordance with Schedule "A", attached hereto.
2. The document known as the Bolton South Hill Secondary Plan being Section 7.2 of the Town of Caledon Official Plan, as amended, is hereby further amended by adding Policy 7.2.5.4.4, as follows:  
*"Notwithstanding Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan, lands designated Medium Residential on Part of Lot 33, Plan ALB-4 and Part of Lot 7, Concession 8 and Part of Road Allowance between Concession 7 and 8 (Albion), Town of Caledon, Regional Municipality of Peel, shall have a maximum density range of 40 units per net hectare."*

### **Implementation and Interpretation**






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






**13290 Nunnville Road  
Bolton (Caledon)**

**Proposed Official Plan Schedule "A"**

	- Site
	- Low Density Residential
	- Medium Density Residential
	- Special Residential
	- Environmental Policy Area



Checked MA	Drawn PM
Date March 10, 2023	Proj. No. 211-09988-01
