

**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

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 passes in open Council this XX day of XXXXXXXX, 2026.

DRAFT

Annette Groves, Mayor

Laura Hall, 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" and Schedule "B" 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 Official Plan Amendment is to amend Schedule “C” – Bolton Land Use Plan in the Town of Caledon Official Plan by redesignating the Subject Lands shown on Schedule “A” attached hereto from *Environmental Policy Area* to *High Density Residential* in the manner shown on Schedule “B” attached hereto to permit a surface parking lot on the Subject Lands to support the operations of the adjacent Retirement Residence.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A" are legally described as Block 3, PLAN 43M2065 TOWN OF CALEDON, in the Town of Caledon. The Subject Lands are municipally known as 14 Station Road and are located at the south-east corner of King Street West and Station Road within the Rural Service Centre of Bolton.

Basis:

The basis for this Amendment is contained in Planning Report PD _____, as adopted by Town Council on _____. The Applicant, Weston Consulting, on behalf of King Station GP Inc., and King Station Facility Inc., has requested an Amendment to the Town of Caledon Official Plan to permit a surface parking lot on the Subject Lands in order to provide additional parking for residents, employees, and visitors of the Sorrento Retirement Home.

The Subject Lands are located within the *Environmental Policy Area*, which permits legally existing residential and agricultural uses, a building permit on a vacant existing lot of record, portions of new lots, activities permitted through approved Forest Management and Environmental Management Plans, limited extractive industrial, non-intensive recreation, and essential infrastructure. This Amendment will refine the boundary of the existing High Density Residential designation to the north and the Environmental Policy Area designation of the Subject Lands. Mitigation of environmental harm and separation from sensitive land uses, namely the natural heritage functions of the site will be maintained as a portion of the EPA lands will be preserved.

The applicant has submitted Official Plan and Zoning By-law Amendment applications including various technical studies in support of the proposed amendment. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on _____. Planning staff have reviewed this application and are of the opinion that the proposed Amendment is consistent with the Provincial Planning Statement and conforms to the policies of the Region of Peel Official Plan and the objectives of the Town of Caledon Official Plan.

PART B – THE AMENDMENT

This part of the document, entitled “Part B – The Amendment”, and consisting of the following text and Schedule “A” 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:

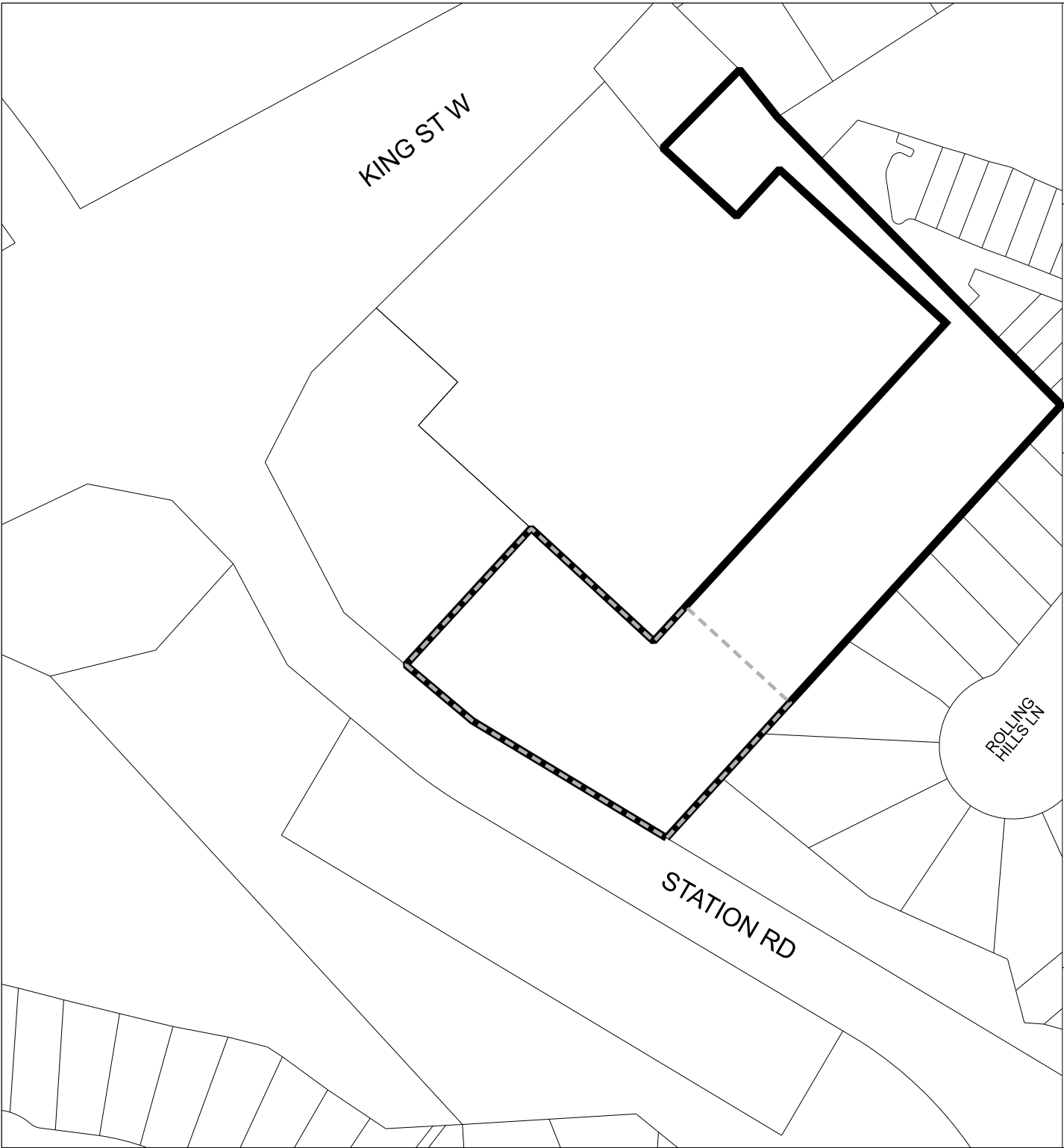
1. Section 5.10.4.5.2.7 is amended by adding the following subsection 5.10.4.5.2.7(a)(i):

5.10.4.5.2.7(a)(i) Notwithstanding Subsection 5.10.4.5.2.7(a) of the Plan, a surface parking lot shall be permitted on the lands legally described as Block 3, PLAN 43M2065 TOWN OF CALEDON and municipally known as 14 Station Road, Town of Caledon, as shown on Schedule “A” attached hereto.

2. Schedule “C “– Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands legally described as Block 3, PLAN 43M2065 TOWN OF CALEDON and municipally known as 14 Station Road, Town of Caledon, Regional Municipality of Peel, from *Environmental Policy Area* to *High Density Residential* in accordance with Schedule “B” 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"
OFFICIAL PLAN
AMENDMENT
NO. XXX

**KING STATION GP INC. &
KING STATION FACILITY INC.**
C/O JOSEPH REICHMANN
14 Station Road
PART OF BLOCK 3,
REGISTERED PLAN 43M-2065

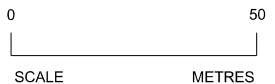
LEGEND



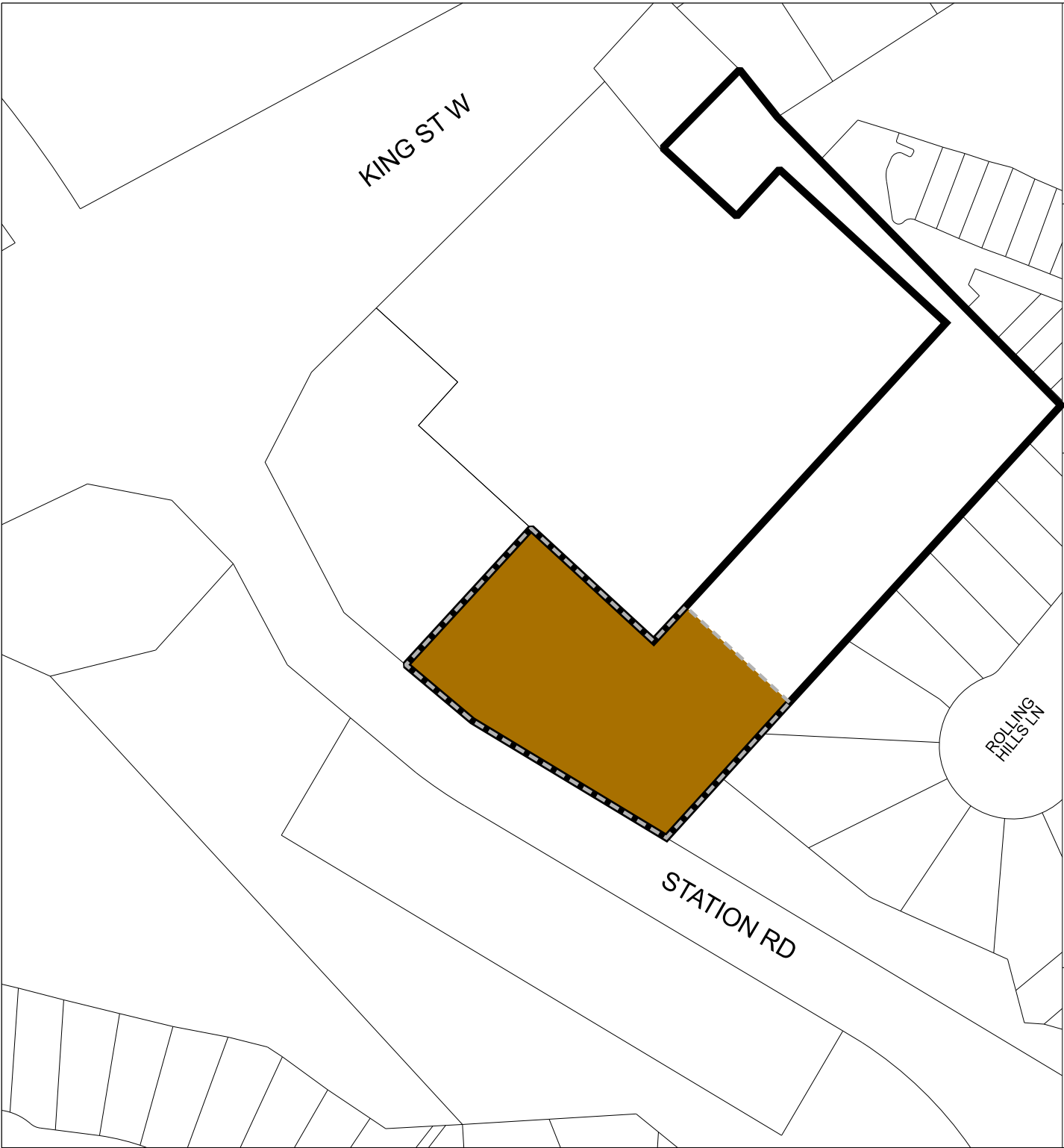
SUBJECT LANDS



PROPOSED DEVELOPMENT



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT






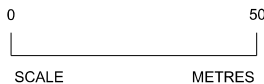
SCHEDULE "B"

OFFICIAL PLAN AMENDMENT NO. XXX

KING STATION GP INC. & KING STATION FACILITY INC.
C/O JOSEPH REICHMANN
14 Station Road
PART OF BLOCK 3,
REGISTERED PLAN 43M-2065

LEGEND

-  SUBJECT LANDS
-  PROPOSED DEVELOPMENT
-  LANDS TO BE RE-DESIGNATED FROM ENVIRONMENTAL POLICY AREA TO HIGH-DENSITY RESIDENTIAL



THE CORPORATION OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT