

TOWN OF CALEDON
PLANNING
RECEIVED
Jan. 31, 2022

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- [REDACTED]

A By-law to adopt Amendment No. [REDACTED] 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. [REDACTED] 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 [REDACTED] day of [REDACTED], 2022.

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 constitutes Amendment No. 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 “C” Bolton Land Use Plan of the Town of Caledon Official Plan by re-designated the existing “Bolton North Hill Commercial Area” designation to a new “Bolton North Hill Mixed Use Area” designation and to amend Section 5.10.4.5.16 Bolton North Hill Commercial Area to apply new policies allowing for mixed-use development including townhouse and apartment dwellings and commercial uses.

Location:

The lands subject to this Amendment are located at the northeast quadrant of Highway 50 and Columbia Way in the Bolton Rural Service Centre. The lands are legally described as Part of Lots 11 and 12, Concession 7, (Albion) and municipally known as 14245 Highway 50. The lands comprise an area of approximately 3.3 hectares (8.2 acres).

Basis:

The basis for the Amendment is contained in Staff Report 2022-[REDACTED], as approved by Planning and Development Committee on [REDACTED] and adopted by Council on [REDACTED]. The applicant, Glen Schnarr and Associates Inc., on behalf of Columbia Square Inc., has requested and amendment to the Town of Caledon Official Plan to redesignate the subject lands to permit mixed-use development on the property.

The subject lands are located within the Bolton Rural Service Centre Settlement Area and designated “Bolton North Hill Commercial Area” on Schedule “C” Bolton Land Use Plan in the Town of Caledon Official Plan which permits a food supermarket and ancillary retail purposes.

The applicant has submitted Official Plan and Zoning By-law Amendment applications including various technical studies in support of the proposed amendment. The proposed Amendment redesignates the existing “Bolton North Hill Commercial Area” designation to a new “Bolton North Hill Mixed Use Area” designation with site-specific policies allowing for a range of townhouse and apartment dwellings with permission for at-grade commercial uses.

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. Schedule “C” Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands municipally known as 14245 Highway 50, Bolton from “Bolton North Hill Commercial Area” to “Bolton North Hill Mixed Use Area” in accordance with Schedule “A” attached hereto.

2. Section 5.10.4.5 is amended by replacing following the following subsections:

5.10.4.5.16 Bolton North Hill Mixed Use Area

5.10.4.5.16.1 The lands located at the northeast corner of Regional Road 50 and Columbia Way comprising approximately 3.3 gross hectares (8.2 gross acres) shall be used for a mix of townhouse dwelling types, apartment dwellings (including senior citizen apartment dwellings), and ground floor commercial uses within a mixed-use or senior citizen apartment building.

5.10.4.5.16.2 The maximum permitted density shall be 170 units per hectare.

5.10.4.5.16.3 The maximum permitted building height shall be 4 storeys for a townhouse and 8 storeys for an apartment or mixed-use building.

5.10.4.5.16.4 The minimum required gross leasable floor area shall be 1,800 square metres.

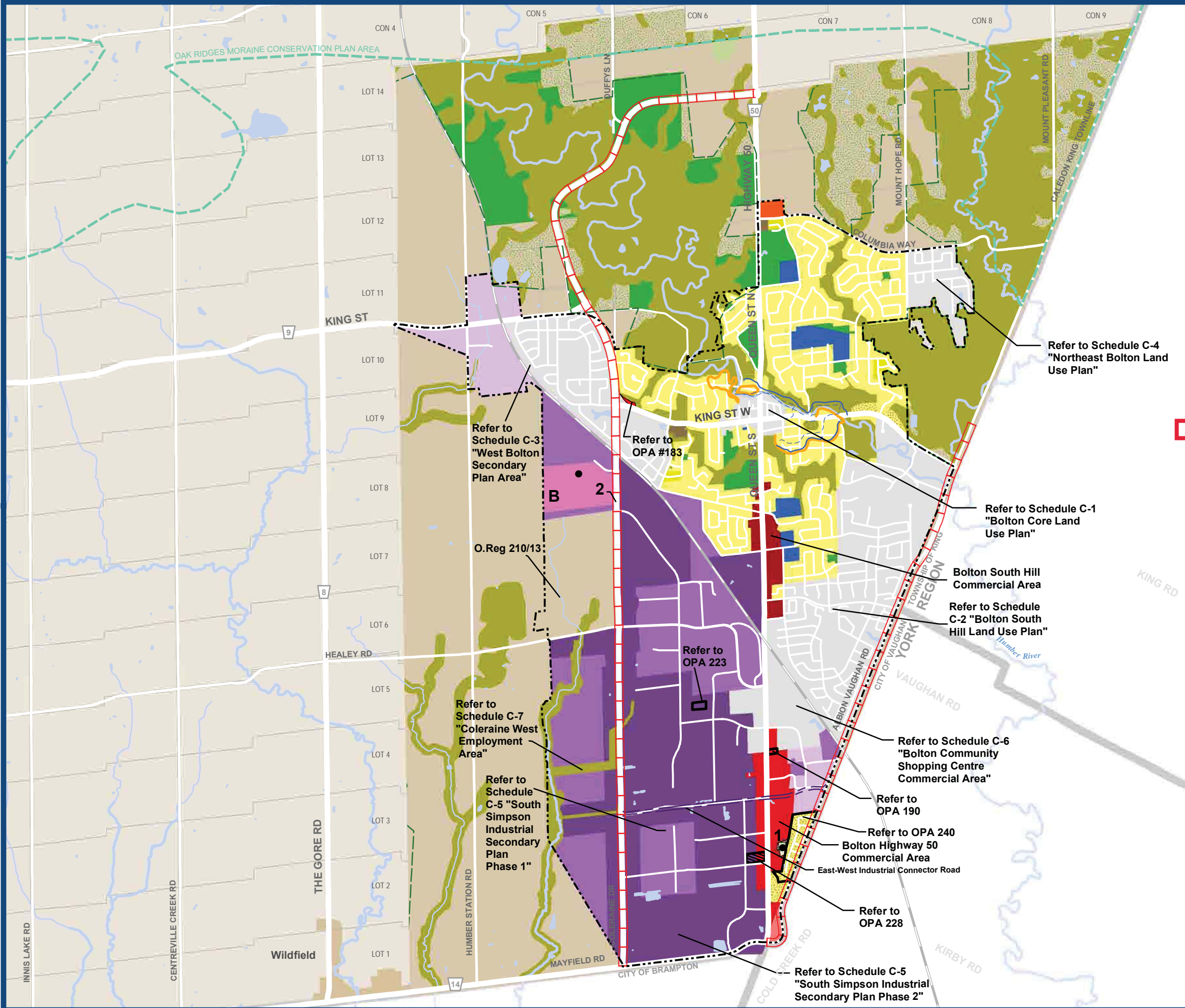
5.10.4.5.16.5 The goal in designating this area for mixed-use is to provide a broader range and mix of housing within the North Hill neighbourhood and to serve the existing and future North Hill residents, with convenient neighbourhood commercial uses while ensuring that the viability of the Bolton Core Commercial Area is maintained.

Implementation and Interpretation

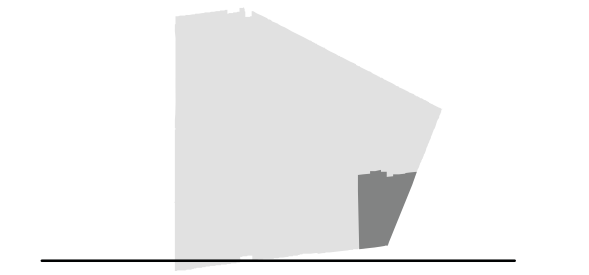
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



Schedule C BOLTON LAND USE PLAN



- Prime Agricultural Area
- Rural Lands
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Special Residential
- General Industrial
- Dry Industrial
- Prestige Industrial
- Policy Area - Industrial
- Bolton Highway 50 Commercial Area
- Bolton South Hill Commercial Area
- Bolton North Hill Mixed-Use Area
- Rural Uses
- Institutional
- Special Provisions
- Open Space Policy Area
- Environmental Policy Area
- Boundary of Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- 2021 Settlement Boundary
- 100 Year Floodline Limit
- Regional Floodline Limit
- Special Policy Area Boundary
- Site Specific Area
- Bolton Arterial Road Network
- Regional Road
- Local Road
- Railway



Base Data Source: Town of Caledon

