

**AMENDMENT NO. [OPA Number]**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

DRAFT

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. [BL-XXXX-XX]**

A By-law to adopt Amendment No. [OPA Number]  
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. [OPA Number] 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 [xxxx],  
[xxxx]

\_\_\_\_\_  
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" constitutes Amendment No. [OPA Number] of the Town of Caledon Official Plan.

DRAFT

## AMENDMENT NO. [OPA Number]

### 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 redesignating the lands subject to this Amendment from Low Density Residential to High Density Residential.

The purpose of this Amendment is to create a site-specific policy to amend Section 5.10.3.27.8 a) of the Official Plan, to permit a 4-storey Apartment Building with a net density of 96 units per hectare.

##### **Location:**

The lands subject to this Amendment, as indicated on the attached Schedule "A", Bolton Land Use Plan comprise an area of 0.2 hectares (0.5 acres) and is located on Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 as in PIN 14322-0319 (LT), PIN 14322-0320 (LT) & PIN 14322-0321(LT), Town of Caledon, Regional Municipality of Peel. The property is municipally known as 15, 21, and 27 Shore Street and is located on the northside of Shore Street, west of Regional Road No. 50.

##### **Basis:**

The basis for this Amendment is contained in Staff Report [Council Report Number], as adopted by Council on [date of Council Meeting]. The applicant, Blackthorn Development Corp. on behalf of Bolton Shore Holdings Ltd. has requested an amendment to the Town of Caledon Official Plan to residential Apartment Dwellings on the property in order to facilitate the construction of 4-Storey Apartment Building.

The subject properties located within the Bolton Rural Service Centre. The Low-Density Residential permits residential uses including Single Detached and Multiple Dwellings as Housing Types.

The applicant is proposing to amend the Official Plan to re-designate the subject properties from Low Density Residential to High Density Residential together with site-specific policies pertaining to permissible density.

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment including various technical studies in support of the proposed amendment and development applications. Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Policy Statement, Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan, in that, the proposed development represents intensification within the Built Boundary of the Growth Plan. The subject properties are located within the Bolton Rural Service Centre and in proximity to a High-Capacity Arterial Road (e.g., Regional Road 50) capable of accommodating traffic arising from the proposed development. The proposed development will provide purpose built residential apartment dwellings with a range of bedroom unit types and within a 4-storey apartment building with parking and landscape areas.

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. [OPA Number] of the Town of Caledon Official Plan.

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

1. Section 5.10.3.27.8 a) is amended by adding the following subsection [5.10.4.5.2.11]:

**[5.10.4.5.2.11]:**

Notwithstanding Section 5.10.3.27.8 a) development of the lands on the north side of Shore Street and west of Highway 50 to the west, south of William Street and east of Oak Street in Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 , Town of Caledon are designated High Density Residential and shall occur in accordance with the following provisions:

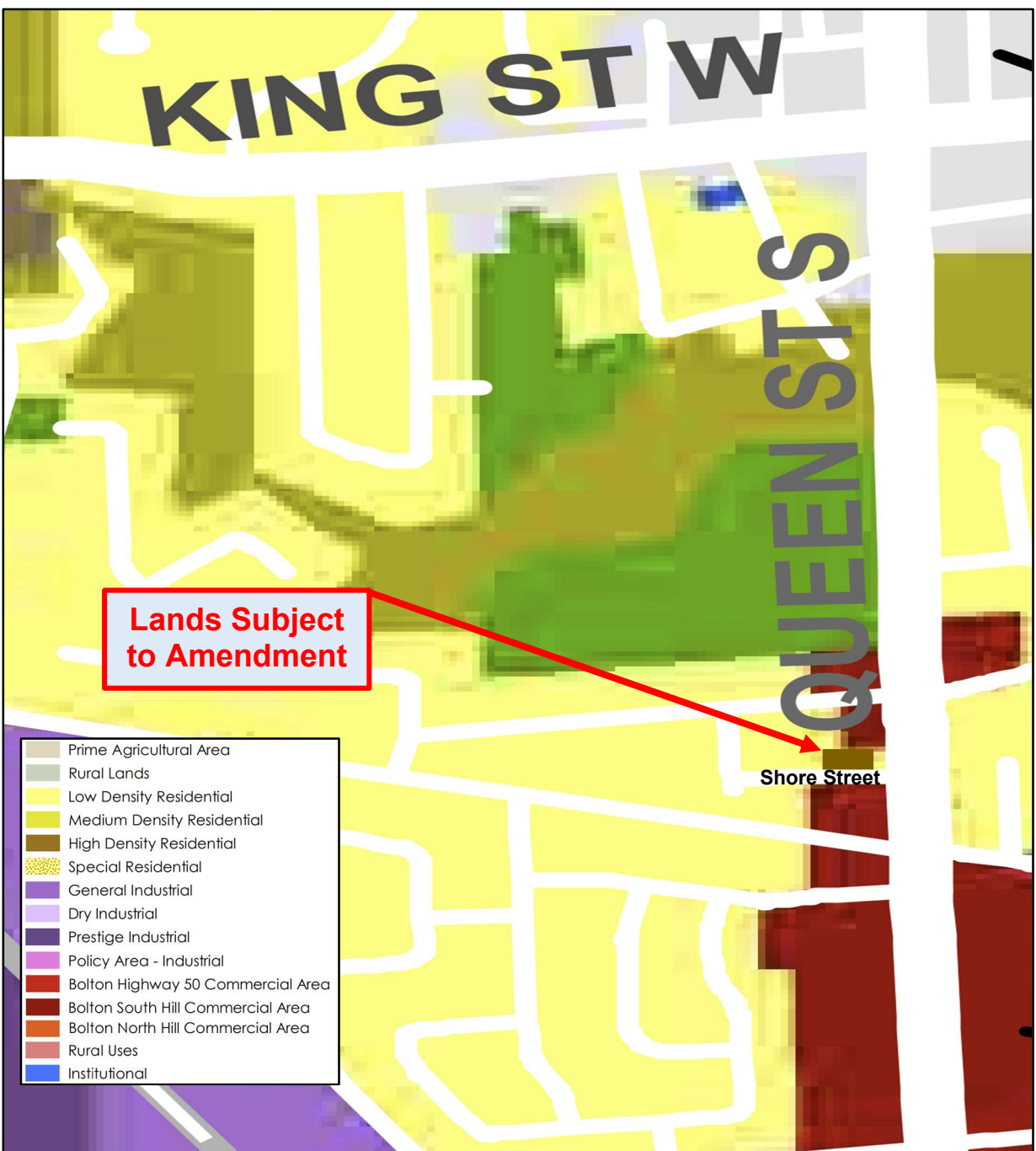
a) The permitted uses in High Density Residential Area shall be any residential building form referred to in this section that shall not exceed a density of 96 units per hectare.

b) High Density Residential building forms may include Multiples and Apartments.

2. Schedule C, Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as on Part of Lots 10, 11, 12, and 13, Block 6, Registered Plan BOL-7 as in PIN 14322-0319 (LT), PIN 14322-0320 (LT) & PIN 14322-0321(LT), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" 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'**  
**TO OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_ - 20 \_\_\_\_**

APPROVED THE \_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

FILE NO:  
 RELATED FILE:

LOCATION: 15, 21 & 27 Shore Street

APPLICANT: Maurizio Rogato – Blackthorn Development Corp.

**LANDS SUBJECT TO AMENDMENT NO. \_\_\_\_\_**