

TOWN OF CALEDON
PLANNING
RECEIVED
September 1, 2021

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- xx

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 passed in open Council this xxth day of xx, 2021

Allan Thompson, Mayor

Carey deGorter, Clerk

DRAFT

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. 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 Amendment is to create a site-specific policy to amend the Official Plan, to permit residential uses on the subject lands.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 10.08 hectares (24.9 acres) and are municipally known as 13935,13951,13977 and 13999 Chickadee Lane; 0 Emil Kolb Parkway; and 550,600 and 615 Glasgow Road and described as Part of Lot 10, Concession 6 (Albion), Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Development Approval and Planning Policy Report DP-XXXX-XXX, as adopted by Council on xxxxx. The applicant, Humphries Planning Group Inc. on behalf of Zancor Homes (Bolton) Ltd. has requested an amendment to the Town of Caledon Official Plan to permit residential uses.

The subject lands are located within the Settlement Boundary of the Rural Service Centre of Bolton through ROPA 30 (By-law 67-2018), enacted on November 30, 2020. The Subject lands are currently designated Prime Agricultural Area and Environmental Policy Area on Schedule "C" Bolton Land Use Plan within the Town of Caledon Official Plan.

The applicant is proposing to amend the Official Plan to include a site-specific policy to permit residential uses on the subject lands including:

- Single Detached Dwellings no greater than 3 storeys in height;
- Townhomes (inclusive of Street Towns) no greater than 4 storeys in height; and
- The developable portions of the Subject Lands shall be those portions of the Lands on which development would not be precluded pursuant to the policies of Section 5.7; and
- The density permitted on the Subject Lands shall be between 30 and 40 units per net developable hectare (exclusive of public rights-of-way, parks, Environmental Policy Area and Open Space Policy Area).

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, including various technical studies in support of the proposed amendment and applications. Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Policy Statements and meets the policies of the Places to Grow: Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan and 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. "Schedule A-1" Town of Caledon Town Structure of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 10, Concession 6, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "B" attached hereto.
2. "Schedule C" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 10, Concession 6, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "C" attached hereto.
3. "Figure 1" Growth Plan Policy Areas in Caledon of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 10, Concession 6, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "D" attached hereto.
4. Provide the following site-specific policies for the developable portions "Medium Density Residential":
 - a) The following uses shall be permitted on the developable portion of the Subject Lands:
 - i. Single Detached Dwellings no greater than 3 storeys in height;
 - ii. Townhomes (inclusive of Street Towns) no greater than 4 storeys in height;
 - b) The developable portions of the Subject Lands shall be those portions of the Lands on which development would not be precluded pursuant to the policies of Section 5.7; and
 - c) The density permitted on the Subject Lands shall be between 30 and 40 units per net developable hectare (exclusive of public rights-of-way, parks, Environmental Policy Area and Open Space Policy Area).

Implementation and Interpretation



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

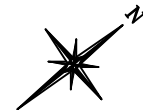
SCHEDULE "A"

OFFICIAL PLAN AMENDMENT No. XXX

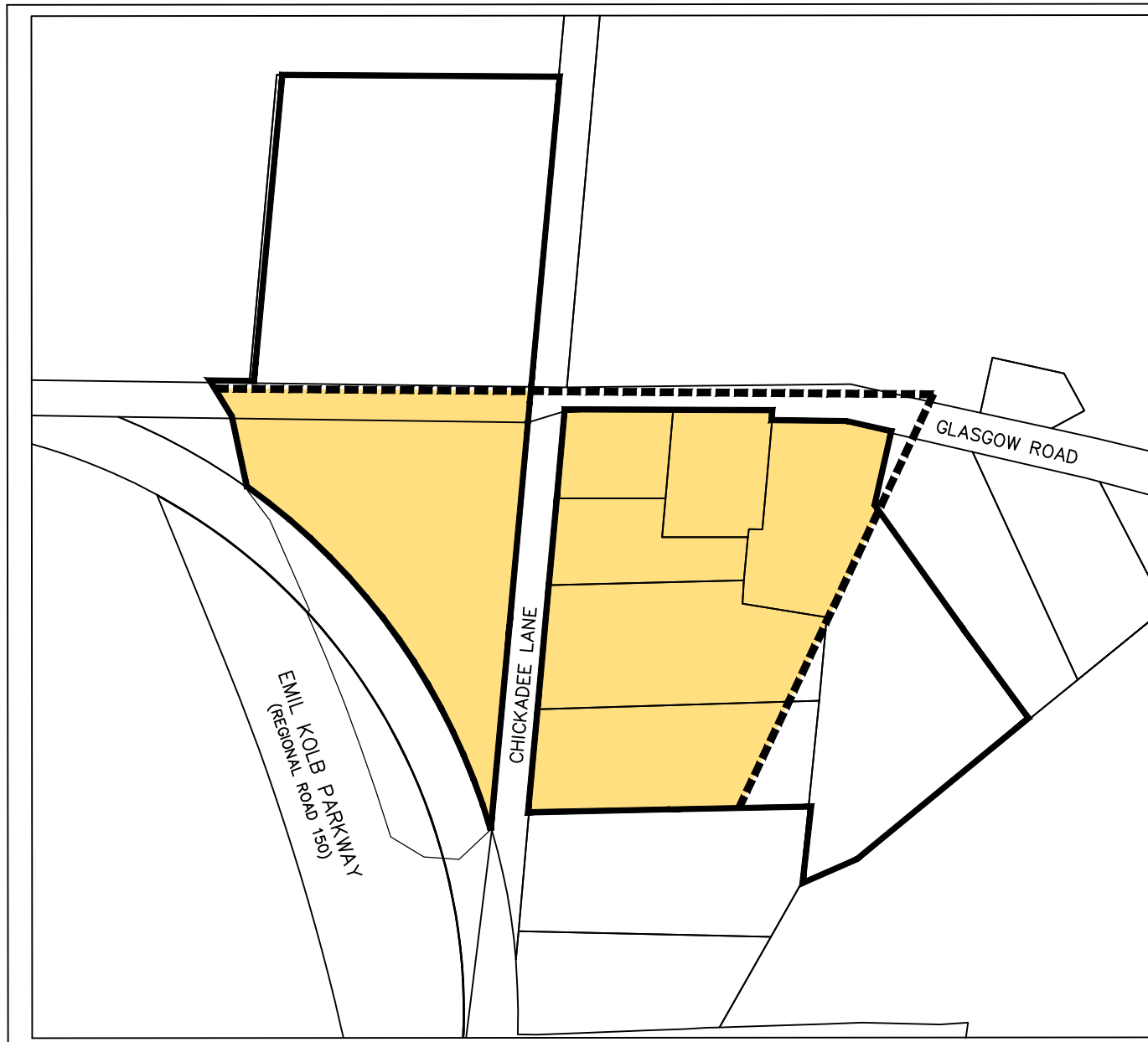
PART OF LOT 10, CONCESSION 5
AND PART OF KING STREET
(STOPPED UP AND CLOSED BY BY-LAW 53-2015, INST. PR2797086)
PART OF LOT 10, CONCESSION 6
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)
PART OF BLOCK 272 AND
PART OF BLOCK 293 (0.30 RESERVE)
PLAN 43M-1548

LEGEND

-  Rural Service Centre Designation
-  2021 Settlement Boundary



Date: August 26, 2021
File No.:





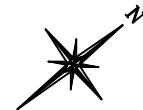
SCHEDULE "B"

OFFICIAL PLAN AMENDMENT No. XXX

PART OF LOT 10, CONCESSION 5
AND PART OF KING STREET
(STOPPED UP AND CLOSED BY BY-LAW 53-2015, INST. PR2797086)
PART OF LOT 10, CONCESSION 6
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)
PART OF BLOCK 272 AND
PART OF BLOCK 293 (0.30 RESERVE)
PLAN 43M-1548

LEGEND

-  Medium Density Residential
-  2021 Settlement Boundary



Date: August 26, 2021
File No.:





SCHEDULE "C"

OFFICIAL PLAN AMENDMENT No. XXX

PART OF LOT 10, CONCESSION 5
AND PART OF KING STREET
(STOPPED UP AND CLOSED BY BY-LAW 53-2015, INST. PR2797088)
PART OF LOT 10, CONCESSION 6
(FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL)
PART OF BLOCK 272 AND
PART OF BLOCK 293 (0.30 RESERVE)
PLAN 43M-1548

LEGEND

-  Delineated Greenfield Area
-  2021 Settlement Boundary



Date: August 26, 2021
File No.:

