

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

1

The official plan amendment number will be inserted by Town staff, if/when the By-law proceeds to Council.

THE CORPORATION OF THE TOWN OF CALEDON

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

2

The by-law number will be inserted by Town staff, if/when the By-law proceeds to Council.

A By-law to adopt Amendment No. [OPA Number]
to the Official Plan for the Town of Caledon

3

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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]

4

The date will be inserted by Town staff, if/when the By-law proceeds to Council.

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.

5

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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 "[Letter]" [Schedule Name] of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from [current designation] to [proposed designation].

The purpose of this Amendment is to create a site specific policy to amend Section [Section Number] of the Official Plan, to permit [general intended use].

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "[Letter]" [Schedule Name], comprise an area of [area] hectares ([area] acres) and is located on [legal description]. The property is municipally known as [municipal address] and is located on the [general location of the property].

6

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7

This paragraph is used where a change in designation is proposed, otherwise this paragraph will be removed.

8

Please identify the schedule (letter only) of the Official Plan which is being amended for the property(ies).

9

Please identify the schedule of the Official Plan which is being amended for the property(ies).

10

Please identify the current designation(s) of the subject property(ies) (i.e. "Prime Agricultural Area").

11

Please identify the proposed designation(s) of the subject property(ies) (i.e. "Prestige Industrial").

12

This paragraph is used where a notwithstanding clause or site specific policy is proposed, otherwise this paragraph will be removed.

13

Please identify the existing section (policy) of the Official Plan being amended (i.e. "5.11.1.1").

14

Please insert the general intended use of the subject property(ies) (i.e. "motor vehicle sales"; "mixed residential-commercial uses"; etc.).

15

Please identify the number of hectares of the property(ies).

16

Please identify the number of acres of the property(ies).

17

Please insert the legal description of the subject property(ies) in its entirety, written in full (i.e. Part of Lot 27, Concession 1 WHS (Chinguacousy), designated as Part 2 on Reference Plan 43R-12345).

18

Please insert the municipal address of the subject property(ies). Where a municipal address is a "0" address, Town staff will remove the municipal address from this paragraph if/when the amendment proceeds to Council.

19

Please identify the general location of the property (i.e. "north-west corner of King Street and Centreville Creek Road).

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, [applicant name] on behalf of [owner name] has requested an amendment to the Town of Caledon Official Plan to permit [type of use] uses on the property in order to facilitate the construction of [proposed development].

The subject [property(ies)] is located within the [current designation]. The [current designation] permits [identify the permissions].

The applicant is proposing to amend the Official Plan to [purpose of the amendment].

The applicant has submitted [application type(s)], including various technical studies in support of the proposed amendment and development [application(s)]. Planning staff has reviewed this application and is of the opinion that the amendment is [explain how the amendment is consistent with the Provincial Policy Statement, Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan].

20

The Staff Report Number will be inserted by Town staff, if/when the Amendment proceeds to Council.

21

The date of the Council Meeting will be inserted by Town staff, if/when the Amendment proceeds to Council.

22

Please identify the name of the applicant.

23

Please identify the name of the owner.

24

Please insert the general intended use of the subject property(ies) (i.e. "motor vehicle sales"; "mixed residential-commercial uses"; etc.).

25

Please briefly explain the proposed development.

26

Please update this to reflect if there is one property or multiple properties.

27

Please identify the current designation(s) of the subject property(ies) (i.e. "Prime Agricultural Area").

28

Please briefly explain the existing permissions of the land use designation.

29

Please explain the purpose of the amendment – why is it required?

30

Please identify the application types submitted to support the request.

31

Please update this to reflect if there was one or more than one applications submitted to support the request.

32

Please explain how the amendment is consistent with the Provincial Policy Statement, Provincial Plans, 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 constitutes Amendment No. [OPA Number] of the Town of Caledon Official Plan.

33

The official plan amendment number will be inserted by Town staff, if/when the By-law proceeds to Council.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

34

This paragraph is used where a notwithstanding clause or site specific policy is proposed, otherwise this paragraph will be removed.

1. Section [Section Number] is amended by adding the following subsection [New Subsection Number]:

35

Please identify the section/policy to be amended by the site specific section/policy.

[New Subsection Number]: Notwithstanding Subsection [Current Section Number] of the Plan, [permitted uses] shall be permitted on lands legally described as [legal description], Town of Caledon, Regional Municipality of Peel, as shown on Schedule "[Letter]" [Schedule Name].

36

Please identify the proposed section/policy number. This will be confirmed by Town staff, if/when the Amendment proceeds to Council.

2. Schedule "[Letter]" [Schedule Name] of the Town of Caledon Official Plan shall be amended for the lands described as [legal description], Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" attached hereto.

37

Please insert the legal description of the subject property(ies) in its entirety, written in full (i.e. Part of Lot 27, Concession 1 WHS (Chinguacousy), designated as Part 2 on Reference Plan 43R-12345).

38

Please identify the schedule (letter only) of the Official Plan which is being amended for the property(ies).

Implementation and Interpretation

39

Please identify the schedule of the Official Plan which is being amended for the property(ies).

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