

AMENDMENT NO. 282
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

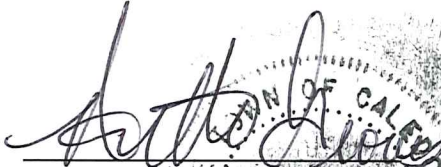
BY-LAW NO. BL-2025-012

A By-law to adopt Amendment No. 282 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. 282 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 25th day of February, 2025.



Annette Groves, Mayor



Kevin Klingenberg, Town Clerk

The seal is circular with a star in the center. The text "TOWN OF CALEDON" is written around the top half of the circle, and "CORPORATION" is written around the bottom half. The words "SEAL" and "OF" are also visible within the circular border.

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. 282 of the Town of Caledon Official Plan.

AMENDMENT NO. 282

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 "Special Residential" to "High Density Residential" and "Environmental Policy Area".

The purpose of this Amendment is to create a site specific policy to amend Section 7.3.4.2 of the Official Plan to permit High Density Residential uses on the subject lands in order to facilitate the construction of a residential apartment building.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 1.5 hectares (3.8 acres) and is located on Part of Lot 1, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel. The property is municipally known as 12148 Albion Vaughan Road and is located, north of Mayfield Road in between Albion-Vaughan Road and Highway 50.

Basis:

The basis for this Amendment is contained in Planning Report PD 2025-0033, as adopted by Town Council on [date of Council Meeting]. The applicant, KLM Planning Partners Inc. on behalf of Giuseppe Scenna and Albion-Vaughan Road (12148) Inc., has requested an amendment to the Town of Caledon Official Plan to permit residential uses on the property in order to facilitate the construction of an apartment building.

The subject property is located within the 'Special Residential' designation. The 'Special Residential' designation permits residential uses.

The applicant is proposing to amend the Official Plan to 'High Density Residential' and 'Environmental Policy Area', to permit the development of a residential apartment building and to re-channelize and re-naturalize an existing watercourse and to apply appropriate buffers to protect this natural feature, which is to be dedicated to a public authority.

The applicant has submitted Official Plan, Zoning By-law Amendment and Site Plan applications, 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 Planning Statement, and conforms to Provincial Plans, and Town of Caledon Official Plan. The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the Planning Act was held on October 5, 2021 and October 17, 2023.

PART B – THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 282 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 is amended by adding the following subsection 5.10.4.5.2.11.

Notwithstanding Section 5.10.4.5.12.2 of the Plan, development of the 1.5 ha of land located north of Mayfield Road in between Albion Vaughan Road and Highway 50 in Part of Lot 1, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, shall occur in accordance with the following provisions:

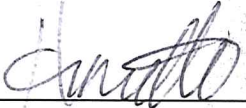
- a) The Subject Lands designated "High Density Residential" shall be developed in accordance with the following provisions
 - i. The permitted uses shall be high density residential uses in accordance with Section 5.10.3.27.8 a) and b) and the implementing Zoning By-law;
 - ii. Notwithstanding Section 5.10.3.27.8 a) and b) of the Plan, the maximum permitted Density is 260 units per hectare;

- iii. The maximum permitted building height is seven (7) storeys to the top of the roof, and exclusive of the roof-top parapet and roof-top mechanical structures;
 - iv. The subject lands shall be developed on full municipal services; and,
 - v. All vehicular access to and from the Subject Lands shall be restricted to Albion Vaughan Road, and there shall be no vehicular access from Highway 50.
- b) The Subject Lands designated "Environmental Policy Area" contain natural heritage features (watercourse) and associated 10 m wide buffers, which shall be re-channelized and re-naturalized by the Owner to the satisfaction of the Town of Caledon and the Toronto and Region Conservation Authority (TRCA), and conveyed into public ownership (Town of Caledon and the portion within the Highway 50 road widening to be conveyed to the Region of Peel).
2. Schedule "C" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as in Part of Lot 1, Concession 7 (Albion), 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.

Enacted by the Town of Caledon Council this 25th day of February, 2025.


Annette Groves, Mayor


Kevin Klingenberg, Municipal Clerk



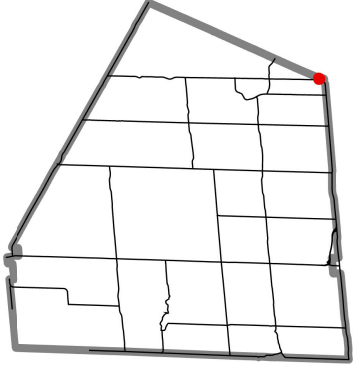


SCHEDULE A

OPA-282

-  Lands to be designated Environmental Policy Area
-  Lands to be designated High Density Residential

Town of Caledon;
Regional Municipality of Peel



Date: 1/14/2025