

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

**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 xxxx, xxxx

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Alan Thompson, Mayor

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Carey deGorter, 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. xxx of the Town of Caledon Official Plan.

## 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 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" and "Environmental Policy Area" to "High Density Residential" and "Environmental Policy Area" to permit the development of sixteen (16) residential townhouse units comprising of two-four storey townhouse buildings with eight (8) units in one and eight (8) units in the other.

##### **Location:**

The lands subject to this Amendment are indicated on the attached Schedule "A", and are known as Part of Lot 8, Concession 7 ALB, Town of Caledon, Regional Municipality of Peel.

##### **Basis:**

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, Averica Land Development Services, has requested an amendment to the Town of Caledon Official Plan to permit High Density Residential uses on lands identified as being within the Bolton Rural Service Centre in the Caledon Official Plan in order to facilitate the construction of a sixteen (16) residential townhouse units comprising of two-four storey townhouse blocks with eight (8) units in each block. In support of the application, the applicant submitted the following reports:

- Archaeological Assessment
- Erosion and Sediment Control Plans
- Environmental Impact Study
- Functional Servicing and Stormwater Management Reprot
- Geotechnical Report
- Noise Study
- Traffic Impact Study
- Tree Inventory and Arborist Report
- Urban Design Brief
- Healthy Development Assessment
- Planning Justification Report
- Survey
- Topographic Survey
- Slope Stability Report
- Landscape Plans
- Arborist Report
- Tree Inventory Plan
- Woodlot Edge Management Plan
- Phase 1 ESA
- Floor Plans
- Elevations
- Site Plan
- OBC Matrix
- Zoning Matrix
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

The proposed amendment to the Official Plan to permit sixteen (16) residential townhouse units within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of high density residential townhouses in the Bolton Rural Service Centre in the Town of Caledon implements intensification objectives along arterial roads. The proposed development makes efficient use of existing services and provides for the redevelopment of an underutilized parcel within the Town's Settlement Area.

The subject property is an appropriate location for the development of low-rise, high density housing as it is located away from the interior of neighbourhoods and is on an arterial road, King Street East, which leads directly to the Bolton Core, while being located close to parks and open spaces. The proposed development is a compatible ground related built form to the surrounding neighbourhood.

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text 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. Section 5.10.4.5.2 is amended by adding the following subsection 5.10.4.5.2.X:
  - 5.10.4.5.2.X: Notwithstanding Subsection 5.10.3.27.8 of the Plan, the development of sixteen (16) residential townhouse units on lands municipally known as 336 King Street East, legally described as Part of Lot 8, Concession 7 ALB, Town of Caledon, Regional Municipality of Peel, as shown on Schedule C, shall be permitted with a density that shall not exceed 65 units per net residential ha.
  
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 8, Concession 7 ALB, Town of Caledon, Regional Municipality of Peel, from "Low Density Residential" and "Environmental Policy Area" to "High Density Residential" and "Environmental Policy Area" subject to Section 5.10.4.5.2.X, in accordance with Schedule "B" 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.

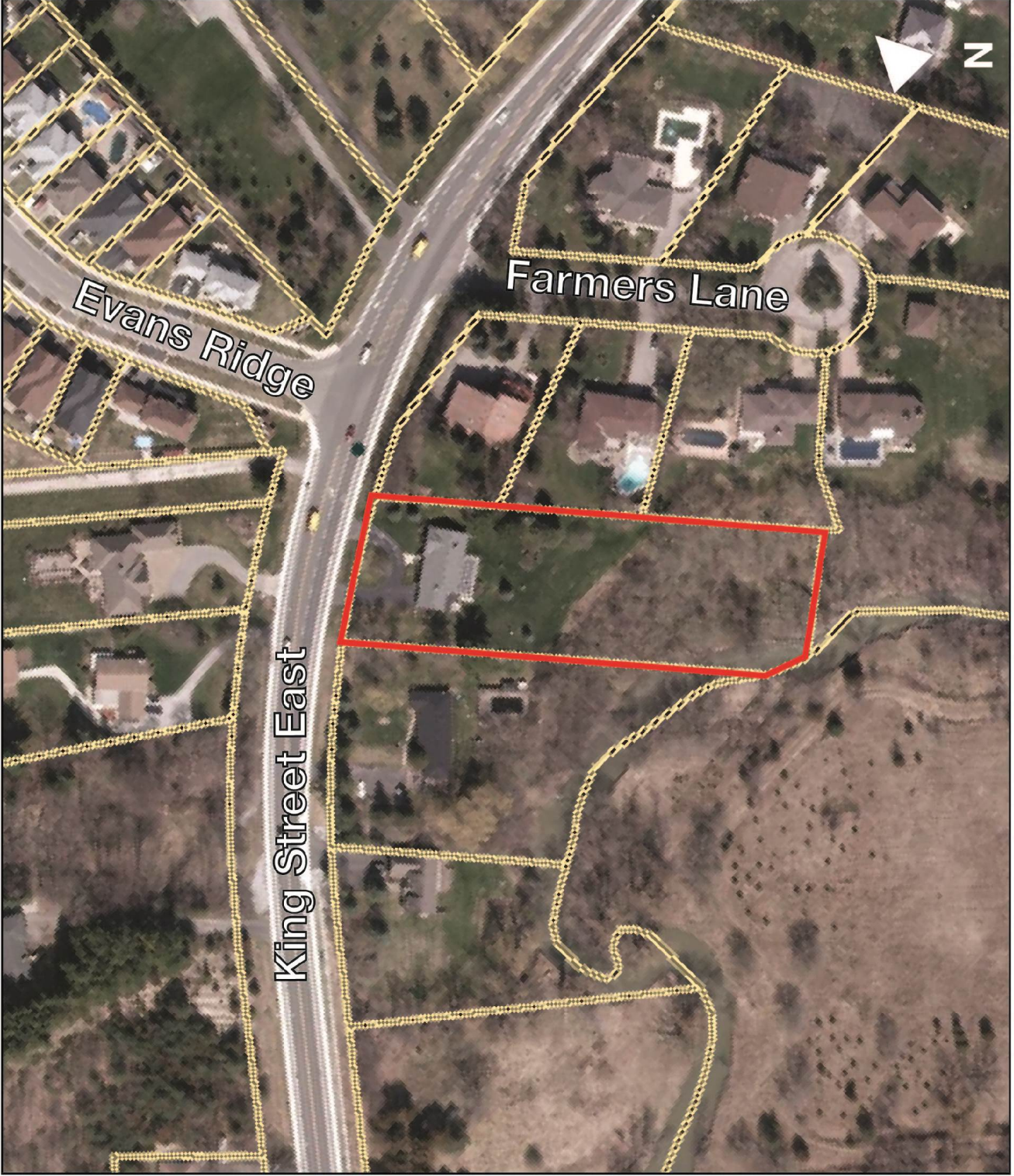
**SCHEDULE "A"  
OFFICIAL PLAN  
AMENDMENT No. XXX**

Pt. Lot 8, Conc 7 ALB  
336 King Street East  
Town of Caledon  
Region of Peel

**LEGEND**





Subject Property



**SCHEDULE "B"  
OFFICIAL PLAN  
AMENDMENT No. XXX**

Pt. Lot 8, Conc 7 ALB  
336 King Street East  
Town of Caledon  
Region of Peel

**LEGEND**

-  Subject Property
-  Lands to be redesignated  
to High Density Residential

