

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. BL-20XX-XXX-XXX**

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. XXXX 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 XXXX DAY OF XXXX, 20XX.**

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Allan Thompson, Mayor

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Carey Herd, 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. XXXX 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 the Official Plan of the Town of Caledon to permit the development of the subject property for two (2) single detached dwellings through a modification in the maximum permitted density within the Low Density Residential designation of the Caledon East Secondary Plan.

**Location:**

The subject property is located within the Settlement Boundary of Caledon East and is designated Low Density Residential. The lands subject to this Amendment are legally described as Part of Lot 4, Concession 6, east of Hurontario Street (Caledon) as in RO999969, Town of Caledon, Regional Municipality of Peel and municipally known as 4 Walker Road West and are identified in 'Schedule "A"' to this amendment.

**Basis:**

The basis for this Amendment is contained in Planning Report (DP XXXX), as adopted by Council on XXXX. The applicant, Enio D'Amato, has requested an amendment to the Town of Caledon Official Plan to permit the development of two (2) single detached dwellings with a density of 20.13 units per hectare on the property.

In support of this application, the applicant submitted the following reports, studies and plans:

- Survey Plan;
- Architectural Plans;
- Draft Official Plan Amendment and Draft Zoning By-law Amendment;
- Civil Engineering Plans – Site Servicing and Grading Plans & Erosion and Sediment Control Plan;
- Geotechnical Report;
- Planning Justification Report;
- Urban Design Brief; and,
- Source Water Protection Form.

The Planning Justification Report provides a detailed overview of the rationale for this Official Plan Amendment.

The proposed amendment to the Official Plan modifies Section 7.7.5.2.2 to permit a maximum density of 20.13 units per hectare and is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan and Caledon East Secondary Plan.

## **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:

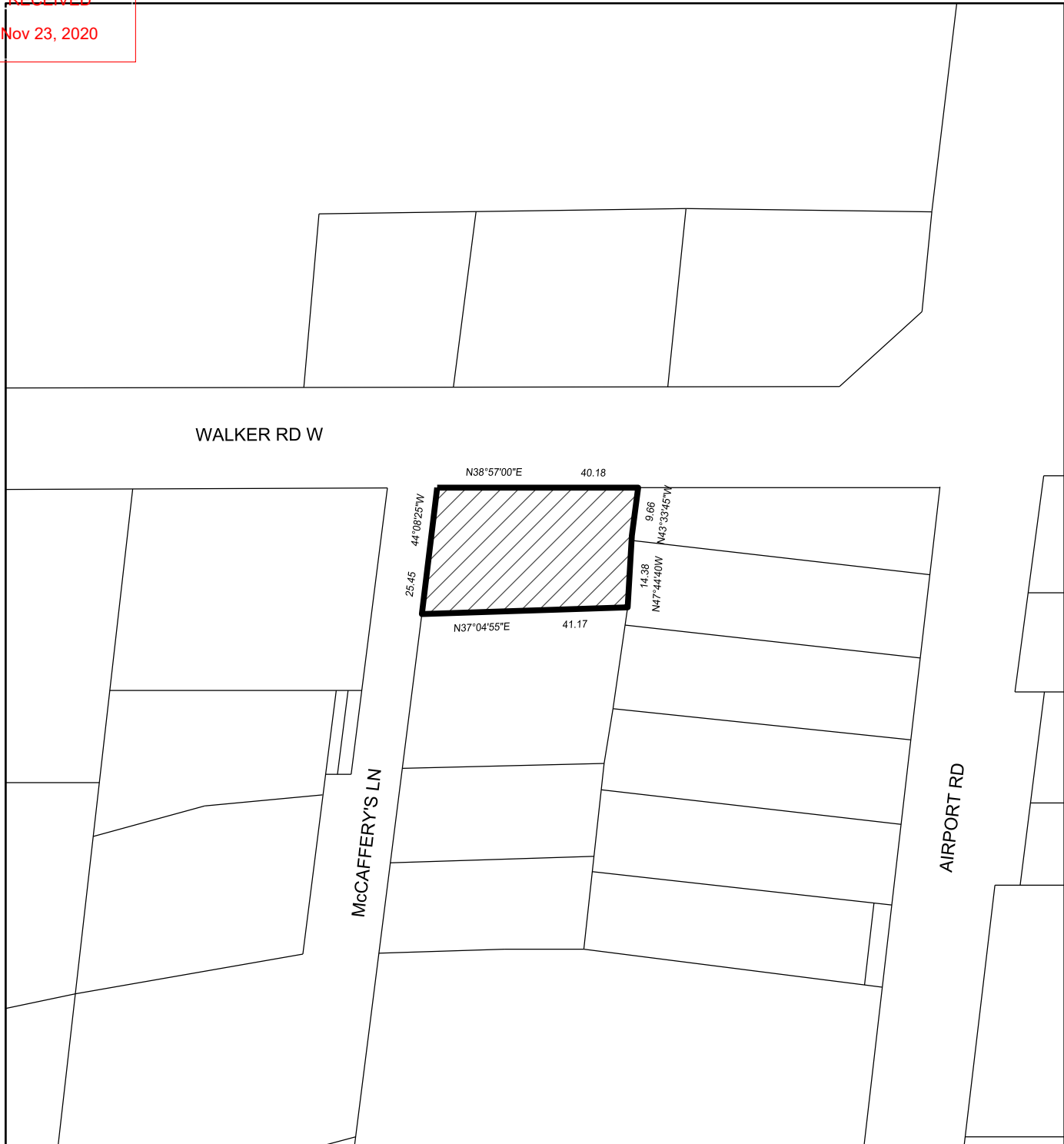
1. Section 7.7.5.2.X Notwithstanding Subsection 7.7.5.2.2 of the Plan, the lands designated Low Density Residential and legally described as Part of Lot 4, Concession 6, east of Hurontario Street (Caledon) as in RO999969, Town of Caledon, Regional Municipality of Peel, shall be developed in accordance with the following provisions:

The maximum net density shall be 20.13 units per hectare.

### **Implementation and Interpretation**

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

Nov 23, 2020



# SCHEDULE "A" LOCATION MAP

**Enio D'Amato**

4 Walker Road West

Part of the East Half of Lot 4  
Concession 6, East of Hurontario Street  
Town of Caledon  
Regional Municipality of Peel

## LEGEND

 SUBJECT LANDS

