

**AMENDMENT NO. 245**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2015- xx**

A By-law to adopt Amendment No. 245 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. 245 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

## **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. 245 of the Town of Caledon Official Plan.

## **AMENDMENT NO. 245**

### **OF THE TOWN OF CALEDON OFFICIAL PLAN**

#### **PART A - THE PREAMBLE**

##### **Purpose of the Amendment:**

The purpose of this Amendment is to amend Schedule "D" Caledon East Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Policy Area – Residential to Low Density Residential, Environmental Policy Area and Open Space Policy Area with a site specific policy related to housing mix, to permit the development of a plan of subdivision on the subject lands.

##### **Location:**

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 25.57 hectares (63.18 acres) and are located in Part of Lot 4, Concession 6 EHS (CAL) in the Town of Caledon. The property is municipally known as 89 Walker Road West and is located on the north-east corner of Mountainview Road and Walker Road West within the Rural Service Centre of Caledon East.

##### **Basis:**

The basis for this Amendment is contained in Development Approval and Planning Policy Report DP-2015-075, as adopted by Council on September 15, 2015. The applicant, Paul A. King Planning & Development Consultant on behalf of Castles of Caledon Corp. has requested an amendment to the Town of Caledon Official Plan to permit low density residential uses on the property in order to facilitate the development of a plan of subdivision.

The subject property is located within the 2031 settlement boundary of the Rural Service Centre of Caledon East. The lands are designated Policy Area – Residential on Schedule "D" Caledon East Land Use Plan within the Town of Caledon Official Plan.

The Policy Area - Residential designation is intended to be developed within the second phase of the Caledon East Secondary Plan two stage development process (after January 1, 2016). The existing land use designations on the property require that the Policy Area – Residential lands be developed in accordance with the Low Density Residential policies of the Caledon East Secondary Plan.

The applicant is proposing to amend the land use designations for the subject property to permit the development of a residential subdivision. A comprehensive development proposal has been developed for the site that includes a mix of residential lots and unit types, active parkland, open space/environmental and stormwater management facilities. To implement the proposed development plan, modifications to the Caledon East Secondary Plan are necessary. The Amendment proposes to redesignate the Policy Area – Residential to Low Density Residential, Environmental Policy Area and Open Space Policy Area. The Amendment also adds policies to permit a site specific range of lot frontages. The proposed draft plan implements these policies.

The applicant has submitted Official Plan Amendment, Draft Plan of Subdivision and Zoning by-law Amendment 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 Statement and meets the policies of the Growth Plan for the Greater Golden Horseshoe, Oak Ridges Moraine Conservation Plan, 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. 245 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 is amended by adding the following subsection 7.7.5.2.10:

7.7.5.2.10: Notwithstanding Subsection 7.7.5.2.4 of the Plan, the lands designated Low Density Residential and legally described as Part of Lot 4, Concession 6 EHS (CAL), Town of Caledon, Regional Municipality of Peel, shall be developed in accordance with the following provisions:

- a) The permitted uses shall include a mix of single detached dwellings with minimum lot frontages ranging from 12.2 metres (40 feet) to of 15.0 metres (49 feet) and linked single dwellings with minimum lot frontages of 11.6 metres (38.0 feet).
2. Schedule "D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 4, Concession 6 EHS (CAL), 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.



# SCHEDULE A

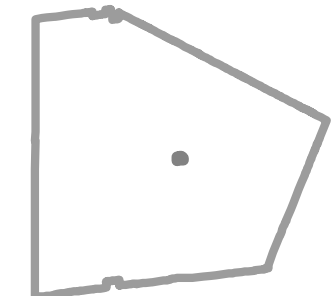
## OPA 245

- Low Density Residential
- Environmental Policy Area
- Open Space Policy Area
- Settlement Boundary

### Official Plan Amendment 245

- Subject to Section 7.7.5.2.10

89 Walker Road West  
Town of Caledon  
Regional Municipality of Peel  
Part Lot 4, Concession 6 EHS (Cal)



Base Data Source: Town of Caledon, 2014



MOUNTAINVIEW RD

WALKER RD W