

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018 - 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 __ day of _____, 2018

Allan Thompson, Mayor

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 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 the Caledon East Secondary Plan by amending Section 7.7.8.5 Special Use Area C: Community Focus Area to permit residential and commercial uses in a mixed use, multi-storey building.

Location:

The lands subject to this Amendment, are legally known as Block 164, Registered Plan 43M-1840. The lands are located at the intersection of Old Church Road and Atchison Drive in the Rural Settlement Area of Caledon East.

Basis:

The basis for this Amendment is contained in Planning Report PD xxxx-xx as adopted by Council on xxxx. The applicant, Pluribus Corp. has requested an amendment to the Town of Caledon Official Plan to permit Residential/ Commercial and Open Space uses in the Special Use Area C: Community Focus Area in order to facilitate the construction of a 5 storey, 85 unit residential building with 870 square metres of ground floor commercial gross floor area, a 1,000 square metre open space town square and a surface parking area. In support of the application, the applicant submitted the following reports:

- Archaeological Report
- Market Opportunity & Impact Analysis
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Hydrogeological Assessment
- Noise Impact Study
- Phase 1 and 2 Environmental Site Assessment

- Planning Justification Report
- Traffic Impact Study
- Urban Design Brief with Shadow Impact Analysis

The proposed amendment to the Official Plan to permit the mixed use 5 storey building within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the 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. XXX of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.8.5.2 is amended to read:

The permitted uses within this area include a mixed-use building with a maximum permitted height of five stories, subject to the Community Design and Architectural Control Guidelines. The mixed-use building may contain retail, office, personal service commercial uses, institutional uses and residential uses. A maximum total gross floor area of 870 square metres of retail commercial use is permitted within Special Use Area C, abutting the intersection of Old Church Road and Atchison Drive.

- Section 7.7.8.5.3 is amended to read:

The mixed use building shall enclose a landscaped open space area of 0.1 hectares (0.25 acres) in size.

Implementation and Interpretation

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