

**TOWN OF CALEDON
PLANNING
RECEIVED**

Dec. 3, 2020

AMENDMENT NO. XXX

TO THE OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020 - 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 ____this day of _____, 2020.

Alan 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 and Schedule "A1" and "D" 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 “D” Caledon East Land Use Plan and Schedule “A1” – Town of Caledon Town Structure of the Town of Caledon Official Plan by amending Section 7.7.8.3 Special Use Area: Allison’s Grove and adding new policies permitting Townhouse Residential, General Commercial, seniors retirement living and additional service commercial uses in the Special Study Area A designation and providing for the expansion of the Environmental Policy Area on the west side of the property.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are municipally known as 16114 Airport Road and legally described as Part Lot 4, Concession 6 EHS, being Part 1 on 43R-20293; except Parts 1 and 2 on 43R-21686; and Part Lot 4, Concession 6 EHS, being Part 1 on 43R-21686; 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, Shacca Caledon Holdings Inc. has requested an amendment to the Town of Caledon Official Plan to permit Townhouse Residential, Retirement Home and an expanded list of commercial and service uses in the Special Use Area A: Allison’s Grove designation on the property in order to facilitate the construction of a 32 Residential Townhouses, the adaptive re-use of the Allison’s Grove heritage house and one new commercial building.

In support of the application, the applicant submitted the following reports:

- Archaeological Assessment (Stages 1-4)
- Commercial Impact Assessment
- Cultural Heritage Impact Statement
- Demarcation of Limits of Natural Heritage Systems
- Environmental Impact Study and Management Plan
- Erosion and Sediment Control Report and Plans
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Impact Assessment
- Noise and Vibration Study
- On-street Parking Analysis
- Phase 1 and 2 Environmental Site Assessment
- Planning Justification Report
- Storm Water Management Report
- Traffic Impact and Parking Study
- Tree Inventory & Preservation Plan, Arborist Report

- Urban Design Brief with Streetscape Plan
- Water Balance/Budget Analysis

The proposed amendment to the Official Plan to permit Townhouse Residential, General Commercial, seniors retirement living (Retirement Home) and additional commercial service uses within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The Townhouse Residential and General Commercial and commercial service uses in the Special Study Area A designation within Caledon East address an identified need for compact housing types, seniors living and commercial retail and service opportunities within the community.

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 and in accordance with the boundaries shown on Schedule D to this Amendment.

1. Section 7.7.8.3.3 is amended to read:

Commercial, service and residential uses may be developed within the Special Study Area as follows:

- a) Commercial and service uses such as a restaurant, inn, bed and breakfast, antique shop, craft shop, pharmacy, health or medical office and specialty retail shall be permitted within the existing house, in addition to the existing house, and in separate buildings, in accordance with the Special Study Area boundaries shown on Schedule D.
- b) Apartments are permitted in the upper stories of commercial buildings subject to the provisions of Section 7.7.5 and within the existing house. Development for senior citizens such as a Retirement Home, Senior Citizen apartment or long-term care facility may also be permitted within the Special Study Area and Medium Density Residential designations in accordance with the boundaries shown on Schedule D.

2. Section 7.7.8.3.3 is further amended by adding the following subsections c) and d):

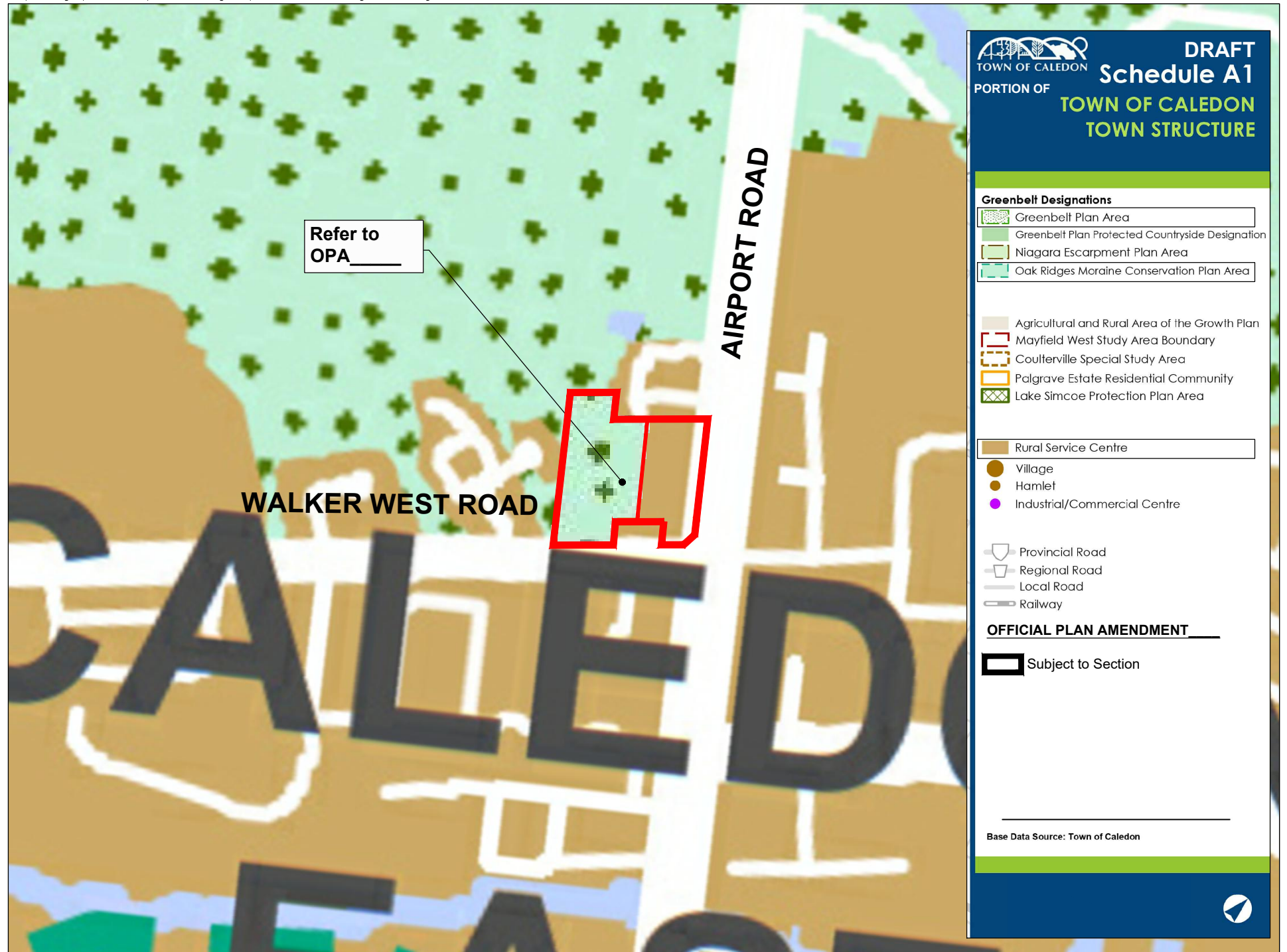
- c) Notwithstanding any policy contained in this plan, in addition to uses permitted in the "Special Study Area A" designation, Medium Density uses and Residential Townhouse dwellings may be permitted with a maximum net residential density of 39 units/hectare in configurations of 6-8 units per Residential Townhouse block, in accordance with the Medium Density designation shown on Schedule D.
- d) Notwithstanding any policy contained in this plan, in addition to uses permitted in the "Special Study Area" all General Commercial Uses as described in Section 5.4.4, shall be permitted in Special Study Area, in accordance with the boundaries shown on Schedule D.

3. Section 7.7.8.3.4 is amended to read:


- e) Provision shall be made for vehicular access through the site between Walker Road West and the Medium Density site to the north, where possible.

Implementation and Interpretation

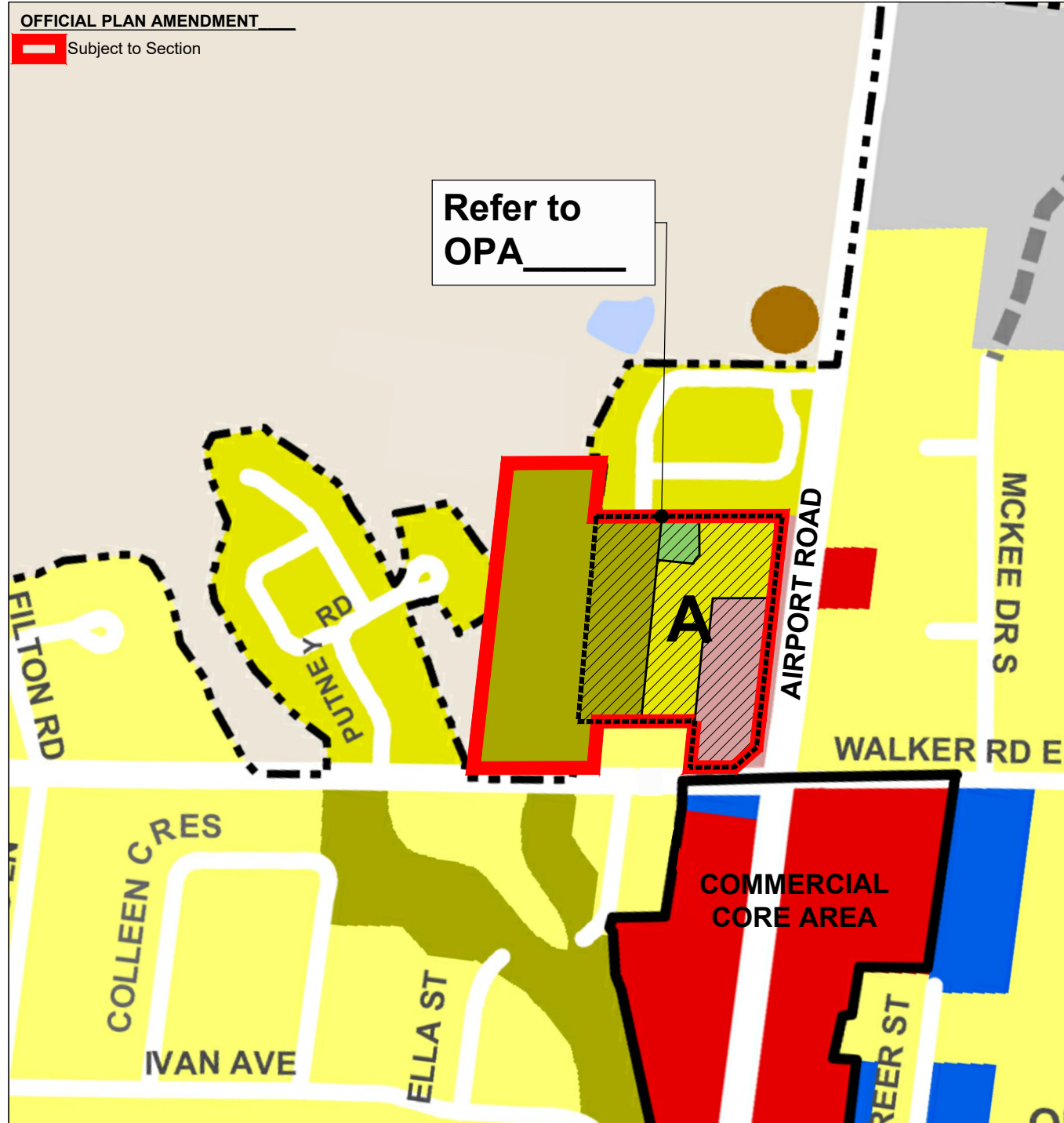
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.



OFFICIAL PLAN AMENDMENT

 Subject to Section
























Refer to
OPA_____

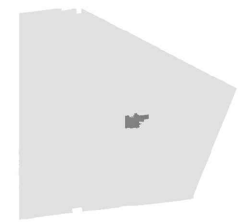



TOWN OF CALEDON
PORTION OF

OPA

Schedule D
CALEDON EAST
LAND USE PLAN

-  Low Density Residential
-  Medium Density Residential
-  Special Residential
-  Policy Area - Residential
-  General Commercial
-  Special Use Area
-  Flood Potential Study Area
-  Institutional
-  Special Study Area
-  Environmental Policy Area
-  Open Space/Institutional Policy Area
-  Open Space Policy Area
-  Oak Ridges Moraine Conservation Plan Area
-  2021 Settlement Boundary
-  Open Space Link
-  Conceptual Vehicle Connection
-  Caledon Trailway
-  Conceptual Parkette Location
-  Conceptual Neighbourhood Park Location
-  Gateway Feature
-  Regional Road
-  Local Road
-  Special Study Area A



Base Data Source: Town of Caledon