

AMENDMENT NO. _____

TO THE OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-

A By-law to adopt Amendment No. _____ 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:

Amendment No. _____ 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.

Signed: _____
Clerk

Signed: _____
Mayor

AMENDMENT NO. _____

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A: THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to amend the Official Plan of the Town of Caledon to permit the urban development of the subject property. The amendment will include policies that will allow the development of the subject property with residential, open space, park and storm water servicing uses by modifying the permitted density and conceptual location of the neighbourhood park included in the Caledon East Secondary Plan.

2. Location

The lands subject to this Amendment are located in Part of Lot 19, Concession 1, in the former Township of Albion, now in the Town of Caledon, Regional Municipality of Peel.

3. Basis of the Amendment

The subject property is located within the 2021 Settlement Boundary of Caledon East. A portion of the property is designated as Open Space Policy Area, and the remainder is designated as Low Density Residential. A comprehensive urban development proposal has been developed for the site, and modifications to both the policies and Schedule D – Caledon East Land Use Plan of the Secondary Plan are proposed. The modifications include:

- Move the “Conceptual Neighbourhood Park Location” from the Open Space Policy Area in the northeast portion of the site to the location of the “Conceptual Parkette Location” on Schedule D – Caledon East Land Use Plan.
- The permitted net density for the Low Density Residential designation in the Caledon East Secondary Plan will be modified to permit the proposed development plan.
- Permit High Density Residential designation with a specified net density range in the Caledon East Secondary Plan to permit the proposed high density block.

PART B – THE AMENDMENT

This part of the document, entitled “Part B – The Amendment” and consisting of the following text constitutes Amendment No. _____ to the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Schedule 'D' – Caledon East Land Use Plan in the Town of Caledon Official Plan is modified by relocating the 'Conceptual Neighbourhood Park Location' to a location close to the area presently showing a 'Conceptual Parkette Location'.
2. Section 7.7.5.2.2 The maximum net density permitted in the Low Density Residential designation shall be 22.3 units per hectare.
3. Section 7.7.5.2.4 A mix of single residential lot sizes with frontages generally ranging from 9.75 metres (32 feet) to 23 metres (75 feet) shall be required.
4. Add Section 7.7.5.6 High Residential
5. Add Section 7.7.5.6.1 Lands designated High Residential may be developed for high density residential uses with a density range of 49 to 85 units per net residential 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.

SCHEDULE Q
PROPOSED
SCHEDULE "A"
TO OPA

Low Density Residential
 Medium Density Residential
 High Density Residential
 Special Residential
 Policy Area - Residential
 General Commercial
 Special Study Area
 Flood Potential Study Area
 Institutional
 Special Use 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

Base Data Source: Town of Caledon

0 50 100 200 300 400 500 m

