

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

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2017-**

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 \_\_\_\_\_, 2017.

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.

## **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 22.0 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.

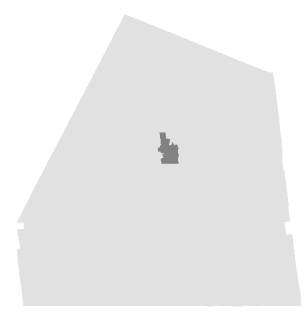
### **Implementation and Interpretation**

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



# SCHEDULE "A" TO OPA

- Low Density Residential
- Medium 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

