

IN THE MATTER OF

The Planning Act, R.S.O. 1990, as amended by the

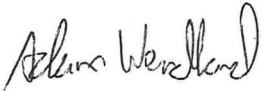
Planning and Municipal Statute Law Act, 1994

Chapter P. 13, Section 17 (28)

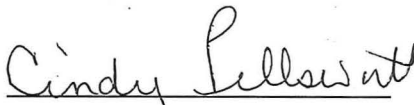
I, Cindy Pillsworth, of the Town of New Tecumseth, in the County of Simcoe make oath and say as follows:

1. I am the Zoning Administrator/Secretary-Treasurer Committee of Adjustment of the Community Services employed by The Corporation of the Town of Caledon, and as such, have knowledge of the matters hereinafter deposed of.
2. Notice of the Passing of By-law No. BL-2018-070 which was received by the Committee of the Whole Planning and Development on June 26, 2018 and passed by Council of The Corporation of the Town of Caledon on the 10th day of July, 2018, was given in the manner and in the form and to the persons and agencies prescribed by regulation pursuant to Subsection 23 of Section 17 of the Planning Act, R.S.O. 1990, as amended:
3. The Notice of the Passing of By-law No. BL-2018-070 specified that the last day for filing a written notice of appeal to the Clerk of the municipality was the 13th day of August, 2018.
4. No notice of appeal with respect to By-law No. BL-2018-070 was filed with the Clerk of the municipality under Subsection 24 of Section 17 of the Planning Act, R.S.O. 1990, as amended, on or before the 13th day of August, 2018.

Declared before me at the)
Town of Caledon, in the)
Regional Municipality of Peel,)
this 17th day of August, 2018



A Commissioner, etc.

)
) 
) Cindy Pillsworth

AMENDMENT NO. 251
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2018-70

A by-law to adopt Official Plan Amendment
No. 251 to the Official Plan for the Town of
Caledon

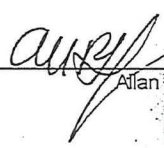
WHEREAS the Council of The Corporation of the Town of Caledon, in accordance with
the provisions of the Planning Act, R.S.O. 1990, as amended ENACTS AS FOLLOWS:

1. Amendment No. 251 to the Official Plan for the Town of Caledon Planning
Area is hereby adopted.

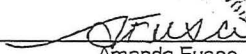
Enactment

This By-law shall come into full force and effect on the day of its passing.


Enacted by the Town of Caledon Council this 10th day of July, 2018.



Allan Thompson, Mayor



Amanda Fusco, Deputy 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 Schedules "A" and "B" constitutes Amendment No. 251 of the Town of Caledon Official Plan.

AMENDMENT NO. 251

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 "Special Study Area A" to "Medium Density Residential", "Environmental Policy Area" and "Rural". The Amendment is intended to permit a common element condominium single-detached dwelling development and accessory uses in addition to a single detached estate lot and environmental policy areas.

Location:

The lands subject to this Amendment, as indicated on the attached Schedules "A" & "B", are legally described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD 2018-75, as adopted by Council on July 10, 2018. The applicant, 2031818 Ontario Ltd. has requested an amendment to the Town of Caledon Official Plan to permit Medium Density Residential uses on the property in order to facilitate the construction of a common element single detached dwelling development and associated uses in addition to a Rural estate lot and Environmental Policy Areas on the property. In support of the application, the applicant submitted the following reports:

- The Stage 1-2 Archaeological Assessment, prepared by D.R. Poulton & Associates Inc., dated, October 2004;
- Clearance Letter, Stage 1-2 Archaeological Assessment, Ministry of Culture, May 8, 2007;
- Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated October 2013;
- Revised Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated June 2015;
- Revised Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated January 2017;
- Engineering Technical Memo, prepared by Masongsong Associates Engineering Limited, dated February 27, 2017;
- Revised Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated November 2017;
- Environmental Impact Study, prepared by Azimuth Environmental Consulting Inc., dated October 2013;
- Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated July 2015;

- Addendum Letter to Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated April 5, 2017;
- Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated November 2017;
- Update Report, Geotechnical Investigation, prepared by Terraprobe Inc., dated October 24, 2013;
- Update – Geotechnical Slope Stability and Streambank Erosion Report, prepared by Terraprobe Inc. dated, October 23, 2013;
- Hydrogeological Evaluation Update, prepared by Terraprobe Inc., dated October 24, 2013;
- Phase 1 Environmental Site Assessment, prepared by Terraprobe Inc., dated July 15, 2013;
- Groundwater Monitoring Report, prepared by Terraprobe Inc., dated November 2, 2016;
- Design Brief Architectural Guidelines, prepared by VA3, dated November 2017; and
- Consolidated Planning Justification Report, prepared by Weston Consulting, dated November 2017.

The proposed amendment to the Official Plan to permit a common element single detached dwelling development and associated uses, Rural residential estate lot and Environmental Policy Area within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of a Medium Density Residential use in the Town of Caledon addresses an identified need for housing.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 251 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.7.5.3 is amended by adding the following subsection:
 - 7.7.5.3: Lands legally described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" shall be designated Medium Density Residential, Environmental Policy Area and Rural as shown on Schedule "B" and shall be subject to the policies of 7.7.5.1 except as modified below.
 - a. Section 7.7.5.3.1 is amended by replacing the following subsection:
 - 7.7.5.3.1: The permitted uses in Medium Density Residential area shall be single-detached dwelling with a net density to a maximum of 30 units/hectare.
 - b. Section 7.7.6, Special Study Area shall be deleted.
2. "Schedule A" Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands being described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, from Environmental Policy Area and Rural subject to the policies of 5.2, in accordance with Schedule "B" attached hereto.
3. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 22, Concession 1 (Albion), being Part 1 on 43R-3575, Town of Caledon, Regional Municipality of Peel, from Special Study Area A to Medium Density Residential and Environmental Policy Area subject to Section 7.7.5.3, in accordance with Schedule "A" attached hereto.
4. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be modified to remove the conceptual vehicular connection.

Implementation and Interpretation

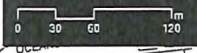
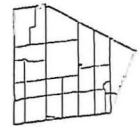
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan and shall regulate the establishment of zoning by-law permissions for the proposed use.



SCHEDULE A
OPA 251

- Subject Lands
- Lands to be designated Environmental Policy Area
- Lands to be designated Medium Density Residential
- Lands to be designated Rural Area

Part Lot 22, Concession 1 (Albion),
being Part 1 on 438-3575,
Town of Caledon;
Regional Municipality of Peel





**SCHEDULE B
OPA 251**

-  Lands to be redesignated from Environmental Policy Area and Rural Area to Rural Area
-  Lands to be redesignated from Environmental Policy Area and Rural Area to Environmental Policy Area
-  Lands to be redesignated from Special Study Area A to Medium Density Residential
-  Lands to be redesignated from Special Study Area A to Environmental Policy Area
-  Lands designated Environmental Policy Area to remain Environmental Policy Area

Part Lot 22, Concession 1 (Albion),
being Part 1 on 438-3575,
Town of Caledon,
Regional Municipality of Peel

