

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. xxxx- 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 xxth day of xxxx, xxxx

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 and Schedules "A" and "B" constitutes Amendment No. xxx of the Town of Caledon Official Plan.

DRAFT

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 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 Protection Area" and "Rural". The Amendment is intended permit a common element condominium single-detached dwelling development and accessory uses in addition to a single detached estate lot and environmental protection areas.

Location:

The lands subject to this Amendment, as indicated on the attached Schedules "A" & "B", are legally described as Part of Lot 22, Concession 1 (Geographic Township of Albion), 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, 2031817 Ontario Inc. 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 Protection 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, _____;
- Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated _____;
- Engineering Technical Memo, prepared by Masongsong Associates Engineering Limited, dated _____;
- Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated _____;
- Addendum Letter to Revised Environmental Impact Study and Management Plan, prepared by Azimuth Environmental Consulting Inc., dated _____;
- Update Report, Geotechnical Investigation, prepared by Terraprobe Inc., dated _____;
- Update – Geotechnical Slope Stability and Streambank Erosion Report, prepared by Terraprobe Inc. dated, _____;
- Hydrogeological Evaluation Update, prepared by Terraprobe Inc., dated _____;
- Phase 1 Environmental Site Assessment, prepared by Terraprobe Inc., dated _____;
- Groundwater Monitoring Report, prepared by Terraprobe Inc., dated _____;
- Urban Design Brief, prepared by VA3, dated _____; and
- Planning Justification Report Addendum, prepared by Weston Consulting, dated _____.

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 Protection 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.

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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 7.7.5.3 is amended by adding the following subsection:
 - 7.7.5.3: Lands legally described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "A" shall be designated Medium Density Residential, Environmental Protection 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 areas shall be any residential building form referred to in this section within a net density to a maximum of 30 units/hectare.
2. "Schedule D" Caledon East Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 22, Concession 1 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel, from Special Study Area A to Medium Density Residential, Environmental Protection and Rural subject to Section 7.7.5.3, in accordance with Schedule "A" attached hereto.
2. "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" LOCATION MAP

2031817 Ontario Inc.

Part of Lot 22, Concession 1
(Geographic Township of Albion)
Town of Caledon
Region of Peel



LEGEND

 SUBJECT LANDS



Mapping Source: Digitized from By-Law 2006-50 Zone Maps 36a & 36b, Overall Site Plan by VA3 Design, dated September 1 2013.






SCHEDULE "B"
OFFICIAL PLAN
AMENDMENT No. xxx

2031817 Ontario Inc.

Part of west half of Lot 22, Concession 1
 (Geographic Township of Albion)

Town of Caledon
 Regional Municipality of Peel

LEGEND

-  Lands redesignated from Special Study Area A to Medium Density Residential, and subject to Site Specific exception in accordance with OPA XXX
-  Lands redesignated from Special Study Area A to Environmental Policy Area
-  Lands redesignated from Special Study Area A to Rural Lands



THE CORPORATION
 OF THE
TOWN OF CALEDON
 PLANNING DEPARTMENT