

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.

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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 Policy 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 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 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 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. 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 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, Environmental Policy Area and Rural 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.