

Version: April 2024

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. _____ - ____

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:

1. 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 _____, 20__.

Annette Groves, Mayor

Kevin Klingenberg, Town 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 Schedule "A" constitutes Amendment No. _____ of the Town of Caledon Official Plan.

AMENDMENT NO. _____

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Official Plan Amendment is to amend Schedule "C" - Bolton Land Use Plan in the Town of Caledon Official Plan by redesignating the Subject Lands shown on Schedule "A" attached hereto from "Special Residential" to "High Density Residential" and "Environmental Policy Area" in the manner shown on the said Schedule, thereby allowing the tableland identified as "Part A" to be developed for a residential apartment building use, and to facilitate the re-channelization, re-naturalization and dedication of the open space and buffer lands identified as "Part B" to a public authority (Town of Caledon and the portion within the Highway 50 road widening to be conveyed to the Region of Peel). .

Location:

The lands subject to this Amendment (hereinafter referred to as the "Subject Lands"), as indicated on the attached Schedule "A", are located north of Mayfield Road in between Albion-Vaughan Road and Highway 50, and municipally known as 12148 Albion-Vaughan Road, in Part of Lot 1, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD _____, as adopted by Town Council on _____. The applicant, Giuseppe Scenna and Albion-Vaughan Road (12148) Inc., has requested an amendment to the Town of Caledon Official Plan on "Area A" of the Subject Lands to permit residential uses on the property in order to facilitate the construction of an apartment building.

The subject property is located within the 'Special Residential' designation. The 'Special Residential' designation permits residential uses.

The applicant is proposing to amend the Official Plan to 'High Rise Residential' and 'Environmental Policy Area', to permit the development of a residential apartment building and to re-channelize and re-naturalize an existing watercourse and to apply appropriate buffers to protect this natural feature, which is to be dedicated to a public authority.

The applicant has submitted Official Plan, Zoning By-law Amendment and Site Plan applications, including various technical studies in support of the proposed amendment and development applications. Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Provincial Policy Statement, Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan. The location of the proposed residential development within "Area A" of the Subject Lands will facilitate an efficient use of an underutilized parcel within the Bolton community by facilitating new residential housing opportunities consisting of apartment dwellings of various sizes and price ranges to address the different housing needs and income levels of the future residents while protecting the existing watercourse and creating a natural vegetated buffer through the re-channelization and re-naturalization of the natural heritage feature located within "Area B". This amendment is consistent with the

objectives established in the Strategic Direction and General Policies of the Official Plan.

PART B – THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.3.4.2 is amended by adding the following subsection 5.10.4.5.2.11.
7.3.4.2.____.: Notwithstanding Subsection 7.3.4.2 of the Plan, residential shall be permitted on lands legally described as in Part of Lot 1, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, as shown on Schedule "C" Bolton Land Use Plan.
2. Schedule "C" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as in Part of Lot 1, Concession 7 (Albion), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" attached hereto, in the following manner:
 - a) "Part A" from "Special Residential" to "High Density Residential"; and,
 - b) "Part B" from "Special Residential" to "Environmental Policy Area".
3. Notwithstanding the "High Density Residential" policies contained in Subsection 7.3.4.2. of the Official Plan, the following site-specific policies shall apply to the lands designated "High Density Residential" and identified as "Part A" on the Subject Lands:
 - Uses Permitted: Apartment Dwellings
 - Maximum Permitted Density: 259 units per hectare
 - Maximum Permitted Building Height: Seven (7) storeys to the top of roof, and exclusive of the roof-top parapet and roof-top mechanical structures
 - The Subject Lands shall be developed on full municipal services; and,
 - All vehicular access to and from the Subject Lands shall be restricted to Albion-Vaughan Road, and there shall be no vehicular access from Highway 50.
4. The Subject Lands designated "Environmental Policy Area" and identified as "Part B" contain natural heritage features (watercourse) and associated 10 m wide buffers, which shall be re-channelized and re-naturalized by the Owner to the satisfaction of the Town of Caledon and the Toronto and Region Conservation Authority (TRCA), and conveyed into public ownership (Town of Caledon and the portion

within the Highway 50 road widening to be conveyed to the Region of Peel).

Implementation and Interpretation

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

LEGEND

-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies
-  High density Residential
-  Environmental Policy Area



NTS

SCHEDULE 'A'

TO OFFICIAL PLAN AMENDMENT No. _____ - 20 ____
 APPROVED THE ____ DAY OF _____, 20 ____

FILE NO: POPA 2021-0001, RZ 2021-0003 and SPA

RELATED FILE:

LOCATION 12148 Albion-Vaughan Road

APPLICANT: Giuseppe Scenna and Albion-Vaughan Road (12148) Inc.

TOWN OF CALEDON



**LANDS
 SUBJECT TO
 AMENDMENT
 No. _____**