

Version: March 15, 2023

**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

---

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 Schedule "2" 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 "1" attached hereto from "Special Residential" to "High Density Residential" and "Environmental Policy Area" in the manner shown on Schedule "2" attached hereto, thereby allowing the tableland identified as "Part A" on Schedule "2" 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" on Schedule "2" to a public authority.

##### **Location:**

The lands subject to this Amendment (hereinafter referred to as the "Subject Lands"), as indicated on the attached Schedule "1", are located north of Mayfield Road in between Albion-Vaughan Road and Highway 50, and municipally known as 12148 Albion-Vaughan Road, in the Town of Caledon within the community of Bolton, in the 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 a site-specific Official Plan Amendment to the Town of Caledon Official Plan on "Area A" of the Subject Lands to provide appropriate policies for the development of a residential apartment building on the developable tableland to be re-designated from 'Special Residential' to "High Density Residential". The Official Plan Amendment will also redesignate "Area B" on the Subject Lands from 'Special Residential' to 'Environmental Policy Area' in order 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 site-specific amendment will permit an apartment building use on the developable portion of the Subject Lands at a maximum permitted density of 258.5 units per hectare and a maximum permitted building height of 7-storeys.

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. \_\_\_\_ of the Town of Caledon Official Plan.

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

1. "Schedule C", Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as 12148 Albion-Vaughan Road, Town of Caledon, Regional Municipality of Peel, as shown on Schedule "1" attached hereto, in the following manner:
  - a) "Part A" from "Special Residential" to "High Density Residential", in accordance with Schedule "2" attached hereto; and,
  - b) "Part B" from "Special Residential" to "Environmental Policy Area" in accordance with Schedule "2" attached hereto.
2. Notwithstanding the "Special Residential" policies contained in Subsection 5.10.4.5.12 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: 258.5 units per hectare
  - Maximum Permitted Building Height: Seven (7) storeys
  - 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.
3. 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.

### **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 '1'**  
**TO OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_ - 20 \_\_\_\_**  
**APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_**

FILE NO: POPA 2021-0001, RZ 2021-0003 and SPA 2021-0004




RELATED FILE:

LOCATION: 12148 Albion-Vaughan Road

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


**LANDS  
 SUBJECT TO  
 AMENDMENT  
 No. \_\_\_\_\_**

LEGEND

-  existing and planned streets
-  major parks and open spaces
-  areas subject to site-specific policies



NTS

**SCHEDULE '2'**  
**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. \_\_\_\_\_**