

AMENDMENT NO. 256
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

DRAFT

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2020-XX

A By-law to Adopt Amendment No. 256 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. 256 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this 29th day of September, 2020.

Allan Thompson, Mayor

Laura Hall, Acting 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. 256 of the Town of Caledon Official Plan.

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AMENDMENT NO. 256

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to amend Schedule "C-2" Bolton South Hill Land Use Plan of the Town of Caledon Official Plan by redesignating a portion of the lands subject to this Amendment from Special Residential and Environmental Policy Area to Low Density Residential and Environmental Policy Area to permit development of a residential plan of subdivision together with a overland flow route and environmental block.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 3.3 ha. The property are lands legally described as Part of Broken Lot 6 and Part Lot 7, Concession 8 (Albion), Town of Caledon, Regional Municipality of Peel, and municipally known as 13247 and 13233 Nunnville Road and is located south of Old King Road on the east side of Nunnville Road in Bolton.

Basis:

The basis for this Amendment is contained in Staff Report 2020-0252, as adopted by Planning and Development Committee on September 22, 2020 and ratified by Council on September 29, 2020. The applicant, WSP Canada Group Ltd. on behalf of Bolton Midtown Developments Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate the lands to permit the development of a residential plan of subdivision.

The subject property is located within the settlement boundary of the Rural Service Centre of Bolton and is designated Special Residential and Environmental Policy Area on Schedule "C-2" Bolton South Hill Land Use Plan within the Town of Caledon Official Plan.

The policies related to the Special Residential designation permit lands to be redeveloped upon redesignation through approval of an Official Plan Amendment. The requested amendment is to be supported by various studies and materials to demonstrate that the land use and proposed development is appropriate. Section 5.10.4.5.2.8 of the Town of Caledon Official Plan indicates that development proposed on undeveloped or underdeveloped lands within Bolton, including residential intensification proposals, will be considered in the context of Section 5.10.3.27.8.a and b, which identifies the net density ranges and locational criteria for low, medium and high-density development with corresponding housing types. The proposed Low Density Residential Area designation is consistent with current Provincial planning policy that encourages intensification of land uses, efficient development that utilizes existing and proposed services and infrastructure, and development within the existing built-up areas with a compact form, mix and densities that allow for the efficient use of land.

The development limits of the property have been determined through a series of on-site investigations and environmental reports. The determination of the limits of the designation occurred through the collaborative efforts of the Town and the Toronto and Region Conservation Authority (TRCA).

The applicant has submitted Official Plan Amendment and Zoning By-law Amendment applications, including various technical studies in support of the proposed amendment and applications. The Official Plan Amendment proposes to redesignate lands from Special Residential and Environmental Policy Area to Low Density Residential Area and Environmental Policy Area to permit the development of a residential plan of subdivision. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the *Planning Act* was held on November 19,

2019. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Greenbelt Plan, Region of Peel Official Plan and Town of Caledon Official Plan.

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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. 256 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Schedule "C-2" Bolton South Hill Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands municipally known as 13247 and 13233 Nunnville Road, Bolton from Special Residential and Environmental Policy Area to Low Density Residential Area and Environmental Policy Area in accordance with Schedule "A" attached hereto.

Implementation and Interpretation

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

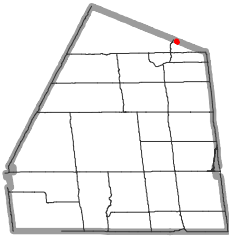
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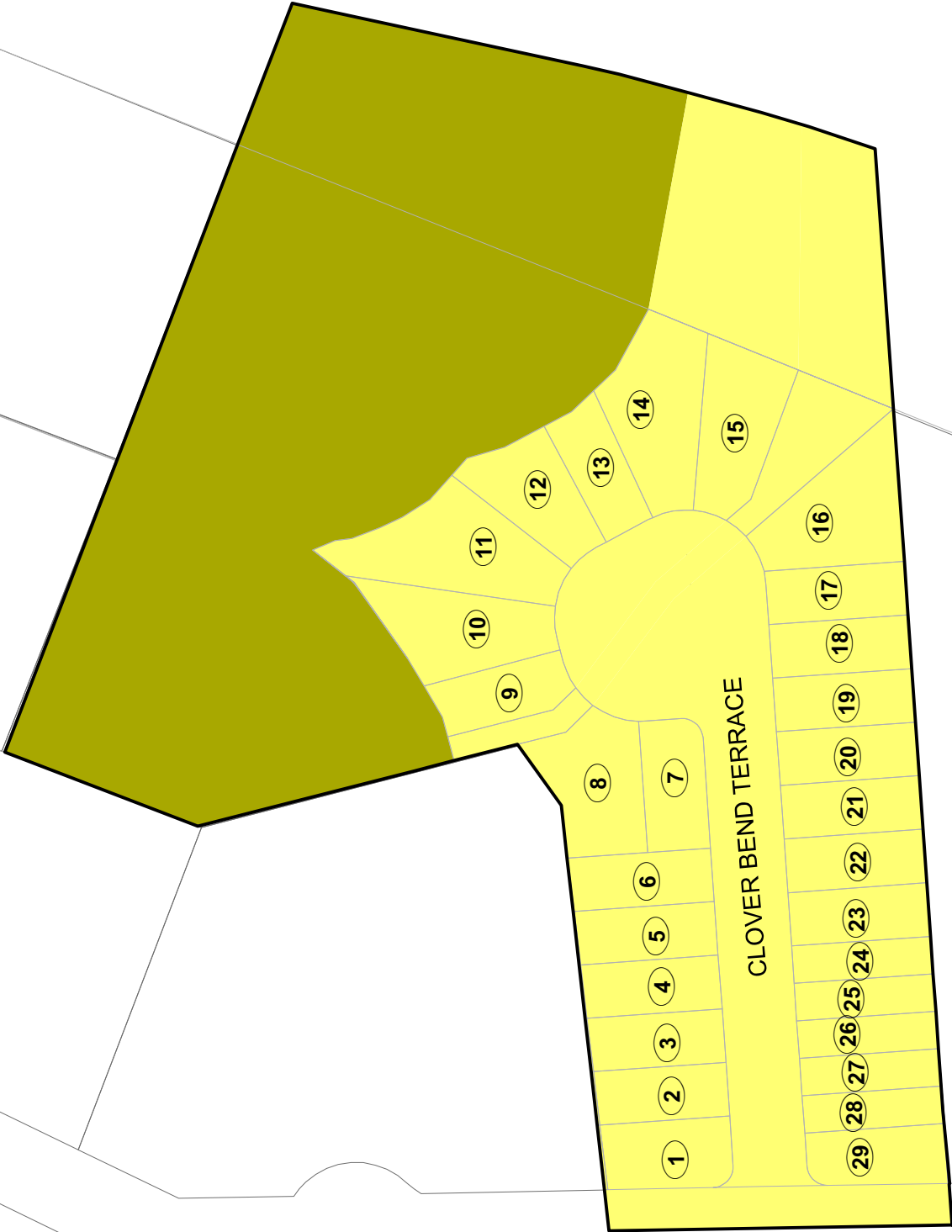
SCHEDULE A
OPA 256

- Subject Lands
- Lands to be designated Low Density Residential
 - Lands to be designated Environmental Policy Area
 - Lot Number

13247 and 13233 Nunville Road
Part of Broken Lot 6 and Part Lot 7,
Concession 8 (Albion),
Town of Caledon,
Regional Municipality of Peel



ALBION VAUGHAN RD



NUNVILLE RD

CLOVER BEND TERRACE