

AMENDMENT NO. 262
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

DRAFT

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021-XX

A by-law to adopt Amendment No. 262 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. 262 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 30th day of March, 2021.

Allan Thompson, Mayor

Laura Hall, 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 constitutes Amendment No. 262 of the Town of Caledon Official Plan.

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AMENDMENT NO. 262

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 establishing a site specific permission for an increase in the permitted density within the Low Density Residential designation to permit the creation of two residential lots.

Location:

The lands subject to this Amendment comprise an area of 0.1 ha (0.24 ac). The property is lands legally described as Part of Lot 4, Concession 6 EHS (Caledon); Town of Caledon; Regional Municipality of Peel, and municipally known as 4 Walker Road West in Caledon East.

Basis:

The basis for this Amendment is contained in Staff Report 2021-0057, as adopted by Planning and Development Committee on March 23, 2021 and ratified by Council on March 30, 2021. The applicant, Weston Consulting on behalf of Enio D'Amato, has requested an amendment to the Town of Caledon Official Plan to establish a site specific increase in the maximum net density permitted in the Low Density Residential designation to facilitate the creation of two residential lots.

The lands subject to the proposed subdivision are located within the settlement boundary of the Rural Service Centre of Caledon East and are designated Low Density Residential on Schedule 'D' Caledon East Land Use Plan within the Town of Caledon Official Plan.

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment and Site Plan applications, including various technical studies in support of the proposed applications. The Official Plan Amendment proposes to establish a site specific increase in the maximum net density permitted in the Low Density Residential designation to facilitate the creation of two residential lots. 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 A Place to Grow Plan, Region of Peel Official Plan and Town of Caledon 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. 262 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

- 1. Section 7.7.5.2 is amended by adding the following subsection 7.7.5.2.12:
7.7.5.2.12: Notwithstanding Section 7.7.5.2.2 of the Plan, a maximum net density of 20.13 units per hectare shall be permitted on the lands municipally known as 4 Walker Road West, Caledon East.

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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