

Draft: September 21, 2021

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

Draft: September 21, 2021

## THE CORPORATION OF THE TOWN OF CALEDON

### BY-LAW NO. BL-2021-XXX

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. XXXX 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 xx the day of xxxx, 2021.

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Allan Thompson, Mayor

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Laura Hall, Acting Clerk

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## 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. XXXX 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 "C-3" West Bolton Secondary Plan Area of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from "Local Commercial" to "High Density Residential" with site specific policies to permit the proposed development.

##### **Location:**

The land subject to this Amendment, as indicated on the attached Schedule "A", is legally described as Part of Lot 9, Concession 5, Town of Caledon, Regional Municipality of Peel and municipally known as 13656 Emil Kolb Parkway. The Subject Land is approximately 4537.89 square metres in area.

##### **Basis:**

The basis for this Amendment is contained in Planning Report (DP XXXX), as adopted by Council on XXXX. The applicant, Humphries Planning Group Inc., on behalf of Harvestone Centre Inc., has requested an amendment to the Town of Caledon Official Plan to permit the development of three (3) 3-storey, stacked back-to-back townhouse blocks, consisting of 45 residential units on the property, with a maximum density of 100 UPH. This amendment also revises Section 7.4.5, Residential Policies of the Town of Caledon Official Plan.

In support of the application, the applicant submitted the following reports:

- Functional Servicing Report, prepared by Soccia Engineers;
- Stormwater Management Report, prepared by Soccia Engineers;
- Hydrogeological Impact Assessment, prepared by HCS Environmental;
- Planning Justification Report, prepared by Humphries Planning Group Ltd;
- Traffic Impact Study, including Parking Study, prepared by Nextrans;
- Archaeological Resource Assessment, prepared by Irvin Heritage Inc;
- Geotechnical Report, prepared by HCS Environmental;
- Preliminary Environmental Noise Report, prepared by Jade Acoustics;
- Phase 1 ESA, prepared by Pertius Environmental Consultants;
- Arborist Report & Tree Preservation Plan, prepared by The Urban Arborist/Landscape Planning Ltd.

The proposed amendment to the Official Plan to permit development of three (3) 3-storey, stacked back-to-back townhouse blocks, consisting of 45 residential units is consistent with the objectives established in the Strategic Direction and General Policies of the 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 and Schedule "A" and "B" constitutes Amendment No. XXX of the Town of Caledon Official Plan.

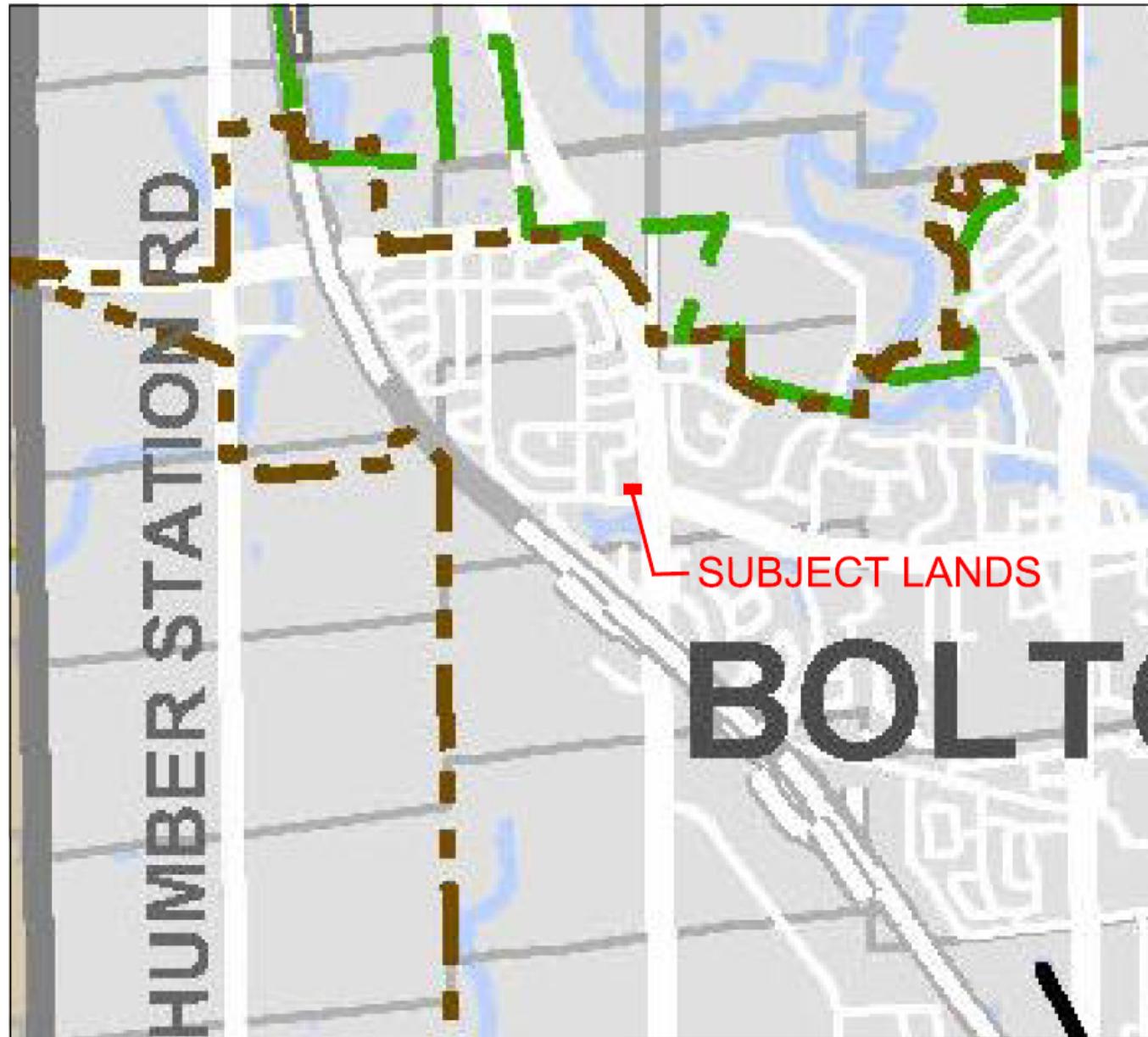
### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

1. Schedule "A" Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 9, Concession 5, Town of Caledon, Regional Municipality of Peel, in accordance with Schedule "A" attached hereto.
2. Schedule 'C-3' – West Bolton Secondary Plan Area of the Town of Caledon Official Plan shall be amended for the lands described as Part of Lot 9, Concession 5, from "Local Commercial" to "High Density Residential" in accordance with Schedule 'B' attached hereto.
3. Section 7.4 is amended by replacing the following subsection:
  - 7.4.5.3: The permitted uses in High Density Residential areas shall include back-to-back stacked townhouses with a maximum permitted density 100 units per net hectare.

### **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 "A"**

**OFFICIAL PLAN AMENDMENT  
No. XXX  
EXCERPT OF SCHEDULE "A" - LAND USE  
TOWN OF CALEDON OFFICIAL PLAN**

13656 Emil Kolb Parkway  
Part of Lot 9  
Concession 5  
Town of Caledon  
Regional Municipality of Peel



Date: May 19, 2021  
File No.:

