

**AMENDMENT NO. 275  
TO THE OFFICIAL PLAN FOR  
THE TOWN OF CALEDON PLANNING AREA**

DRAFT

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. 2024-\_\_\_\_\_**

A By-law to adopt Amendment No. 275 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 deems it expedient to amend the Town of Caledon Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Caledon ENACTS AS FOLLOWS:

**General**

1. Amendment No. 275 to the Official Plan for the Town of Caledon Planning Area shall we and is hereby adopted.

Enacted by the Town of Caledon Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 Schedules “A” constitutes Amendment No. 275 of the Town of Caledon Official Plan.

DRAFT

## AMENDMENT NO. 275

### OF THE TOWN OF CALEDON OFFICIAL PLAN

#### PART A – THE PREAMBLE

##### **Purpose of the Amendment:**

The purpose of this Amendment is to amend Schedule “B” Mayfield West Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from “Residential Policy Area B” to “Residential Area” allowing for a mix of single detached dwellings.

##### **Location:**

The lands subject to this Amendment are municipally described at 12211, 12213, and 12231 Hurontario Street and are legally described as Part of Lot 19, Concession 1, EHS (Chinguacousy) described as Parts 1, 2, 3, 4, and 5 Plan 43R-32579 in the Town of Caledon, in the Regional Municipality of Peel.

##### **Basis:**

The basis for this Amendment is contained in Planning Report 2024-0054, as adopted by Council on March 26, 2024. The applicant, Argo Summer Valley Limited has requested an amendment to the Town of Caledon Official Plan to permit residential land uses on the property on order to facilitate the construction of single detached dwellings.

The Town of Caledon Official Plan allows for the establishment of Policy Areas to designate areas within the existing settlement boundary which are proposed for development during the Plan Period, but which may be subject to specific constraints including timing, servicing and other factors. Policy Areas are used to manage the release of land for development consistent with the Principles, Strategic Directions, Goals and Objectives, Population and Employment Forecasts, and Population Allocations of the Official Plan.

The release of the Policy Areas for development must consider such factors as the availability of population allocation, municipal services, road infrastructure, fire and police protection, schools and other community services such as recreation facilities.

An amendment to the Town of Caledon Official Plan is required in order to release the lands for development and shall determine detailed land use designations prior to zoning and other development approvals.

The applicant has submitted various technical studies in support of the Official Plan Amendment. The proposed Amendment redesignates the existing Residential Policy Area B designation to “Residential Area” allowing for a mix of single detached dwellings.

The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on February 21, 2023. 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, Region of Peel Official Plan and the objectives of the Official Plan.

DRAFT

## **PART B – THE AMENDMENT**

This part of the document entitled “Part B – The Amendment”, and consisting of the following text constitutes Amendment No. 275 of the Town of Caledon Official Plan.

### **Details of the Amendment:**

The Town of Caledon Official Plan is amended as follows:

1. By amending Schedule B, by deleting the “Residential Policy Area B” designation and replacing it with a “Residential Area” designation.

### **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 C

## OPA-XXX

Lands to be redesignated from "Residential Policy Area B" to "Residential Area"



Donherb Cres  
Summer Valley Dr

**Town of Caledon;  
Regional Municipality of Peel**

