

**AMENDMENT NO. 278**  
**TO THE OFFICIAL PLAN FOR**  
**THE TOWN OF CALEDON PLANNING AREA**

PROPOSED

**THE CORPORATION OF THE TOWN OF CALEDON**

**BY-LAW NO. BL-2024-XXX**

A By-law to adopt Amendment No. 278 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. 278 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 day of XXXX, 2024

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Annette Groves, Mayor

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Kevin Klingenberg, Clerk

PROPOSED

## 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. 278 of the Town of Caledon Official Plan.

PROPOSED

## AMENDMENT NO. 278 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 the lands subject to this Amendment from Low Density Residential and Environmental Policy Area to Medium Density Residential and Environmental Policy Area to permit the development of 15 townhouse dwelling units on plan of subdivision subject to a common element condominium. The Amendment proposes to amend Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan, being Section 7.2 of the Town of Caledon Official Plan, to permit a maximum density range of 41 units per net hectare on the subject lands. The Amendment also proposes to expand the existing Environmental Policy Area designation to reflect the proposed Long-term Stable Top-of-Slope (LTSTOS) and average dripline buffers.

#### **Location:**

The lands subject to this Amendment, as indicated on the attached Schedule “A”, comprise an area of 0.86 ha. The property is legally described as Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel and municipally known as 13290 Nunnville Road and is located south of Old King Road on the west side of Nunnville Road in Bolton.

#### **Basis:**

The basis for this Amendment is contained in Staff Report 2024-0250, as adopted by Council on XXXX. The applicant, WSP Canada Inc. on behalf of Bolton Summit Developments Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate the lands to permit medium density residential uses to facilitate the construction of a cluster townhouse development comprised of 15 townhouse dwelling units, parking areas and a private road.

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

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications, including various technical studies in support of the proposed amendment and development applications.

The proposed Official Plan Amendment is to amend the Official Plan to introduce a new special policy in the Bolton South Hill Residential Secondary Plan, and designate the lands for Medium Density Residential and Environmental Policy Area purposes.

Planning staff have reviewed this application and is of the opinion that the amendment is consistent with the Provincial Policy Statement, and conforms to Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan. The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the Planning Act was held on July 18, 2023.

## **PART B - THE AMENDMENT**

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 278 of the Town of Caledon Official Plan.

### **Details of the Amendment**

The Town of Caledon Official Plan is amended as follows:

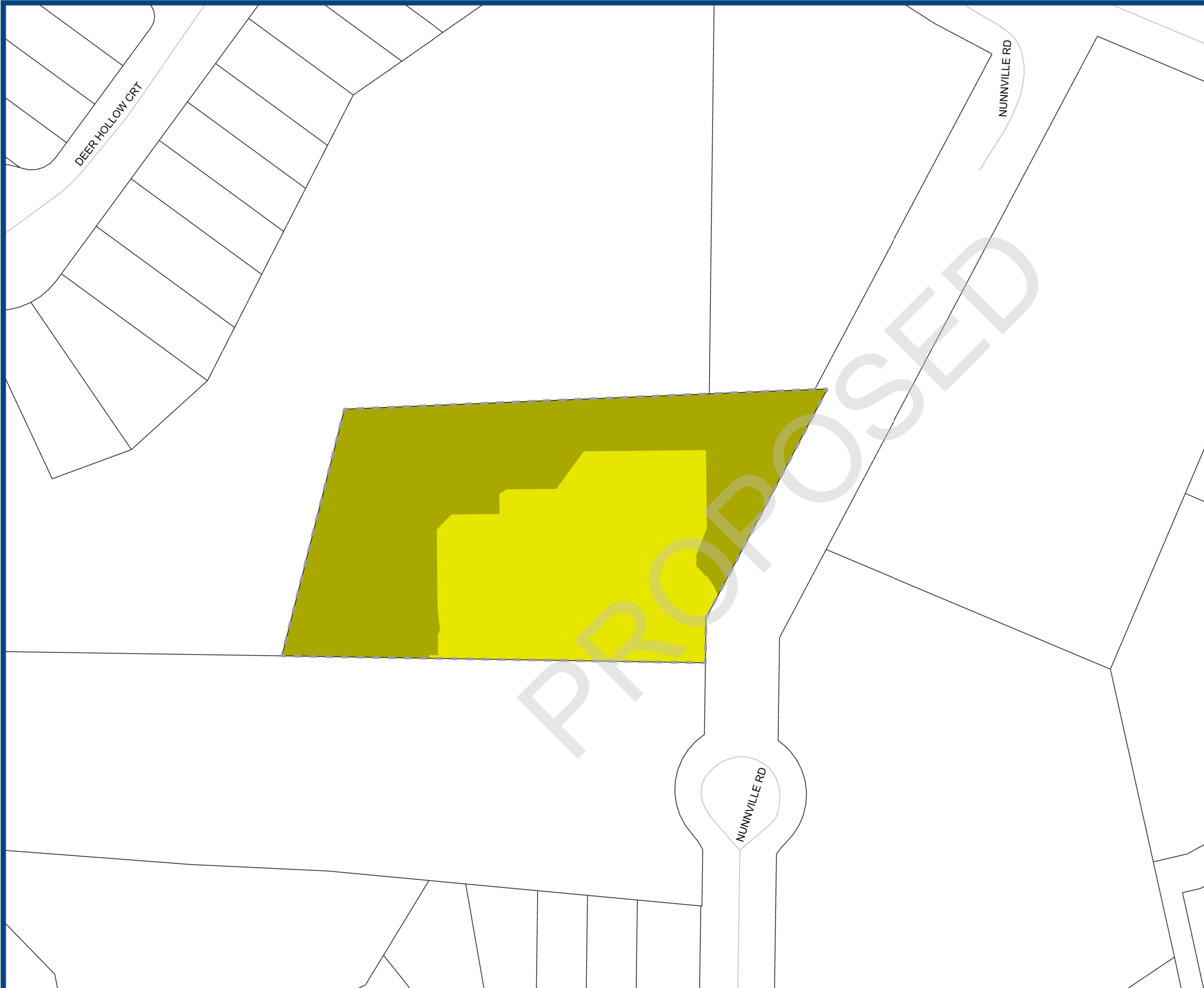
1. Section 7.2.5.4. is amended by adding the following subsection 7.2.5.4.4.

7.2.5.4.4	Notwithstanding Section 7.2.5.4.1, lands designated Medium Density Residential on Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel, shall have a maximum density of 41 units per net hectare.
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2. Schedule 'C-2' Bolton South Hill Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel, from Low Density Residential and Environmental Policy Area to Medium Density Residential and Environmental Policy Area, as per 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.



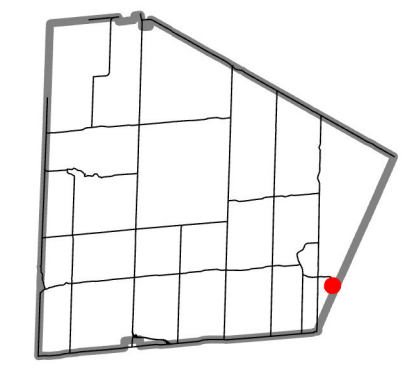
TOWN OF CALEDON

# SCHEDULE A

## OPA-278

-  Subject Property
-  Lands to be designated Environmental Policy Area
-  Lands to be designated Medium Density Residential

Town of Caledon;  
Regional Municipality of Peel



Date: 4/29/2024