

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2023-XXX

A By-law to adopt Amendment No.____ 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.____ 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 ____ DAY OF ____, 20__.**

Annette Groves, Mayor

xxxxxxx, Acting 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.____ of the Town of Caledon Official Plan.

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 the Town of Caledon's Mayfield West Phase 2 Secondary Plan cost sharing policies, by amending specific policy language to allow for satisfactory arrangements to be made as a means of securing financial obligations associated with hard infrastructure works completed external to lands without participation in the group cost sharing arrangements.

Location:

PART LOT 19 AND 20, CONCESSION 1 WEST OF HURONTARIO STREET (CHING) BEING PART 2, 43R37076; SAVE AND EXCEPT PART 7 EXPROPRIATION PLAN PR4119020 SUBJECT TO AN EASEMENT IN GROSS OVER PART 11, EXPROPRIATION PLAN AS IN PR4119020 TOWN OF CALEDON

PART LOTS 19 AND 20, CONCESSION 1 WEST OF HURONTARIO STREET (CHING) SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 8, 9 AND 10, EXPROPRIATION PLAN AS IN PR4119020 TOWN OF CALEDON

Basis:

The basis for this Amendment is contained in Planning Report (PD____), as adopted by Council on _____. The applicant, Shanontown Developments Inc., has requested an amendment to the Town of Caledon Official Plan's cost sharing policies for the Mayfield West Phase 2 Secondary Plan. The amendment to policy 7.14.4.8.4 would provide Shanontown Developments Inc. the opportunity to make satisfactory arrangements through a subdivision agreement with the Town of Caledon and Region of Peel.

A Planning Justification Report and Civil and Traffic Engineering Reports were submitted by the applicant in support of the application, which provided an overview of shared services and the extent to which Shanontown Developments Inc. and others benefit from them. The proposed amendment to the Town of Caledon's Official Plan's cost sharing policies for the Mayfield West Phase 2 Secondary Plan has demonstrated consistency with the objectives established in the Strategic Direction and General Policies of the Official Plan and the Mayfield West Phase 2 Secondary Plan.

PART B - THE AMENDMENT

This part of the document titled "Part B - The Amendment", and consisting of the following text, constitutes Amendment No_____ of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 7.14.4.8.4 is amended by adding the following subsection 7.14.4.8.4.1:

7.14.4.8.4.1: Notwithstanding subsection 7.14.4.8.4, as it relates to the lands identified on Schedule 'A" attached hereto, the following shall apply:

Prior to the draft approval, registration of any plan of subdivision or plan of condominium or final approval of any site plan application or the approval of any application under the Planning Act, the Plan Area landowners' shall make satisfactory arrangements in appropriate agreements securing its financial obligations for specific hard infrastructure works completed external to lands, all subject and consistent with the applicable provisions of the Planning Act, R.S.O. 1990, c. P.13. and that these specific external works and their financial obligations shall be identified in a subdivision agreement to the satisfaction of the Town of Caledon, acting reasonably.


Implementation and Interpretation

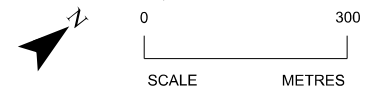
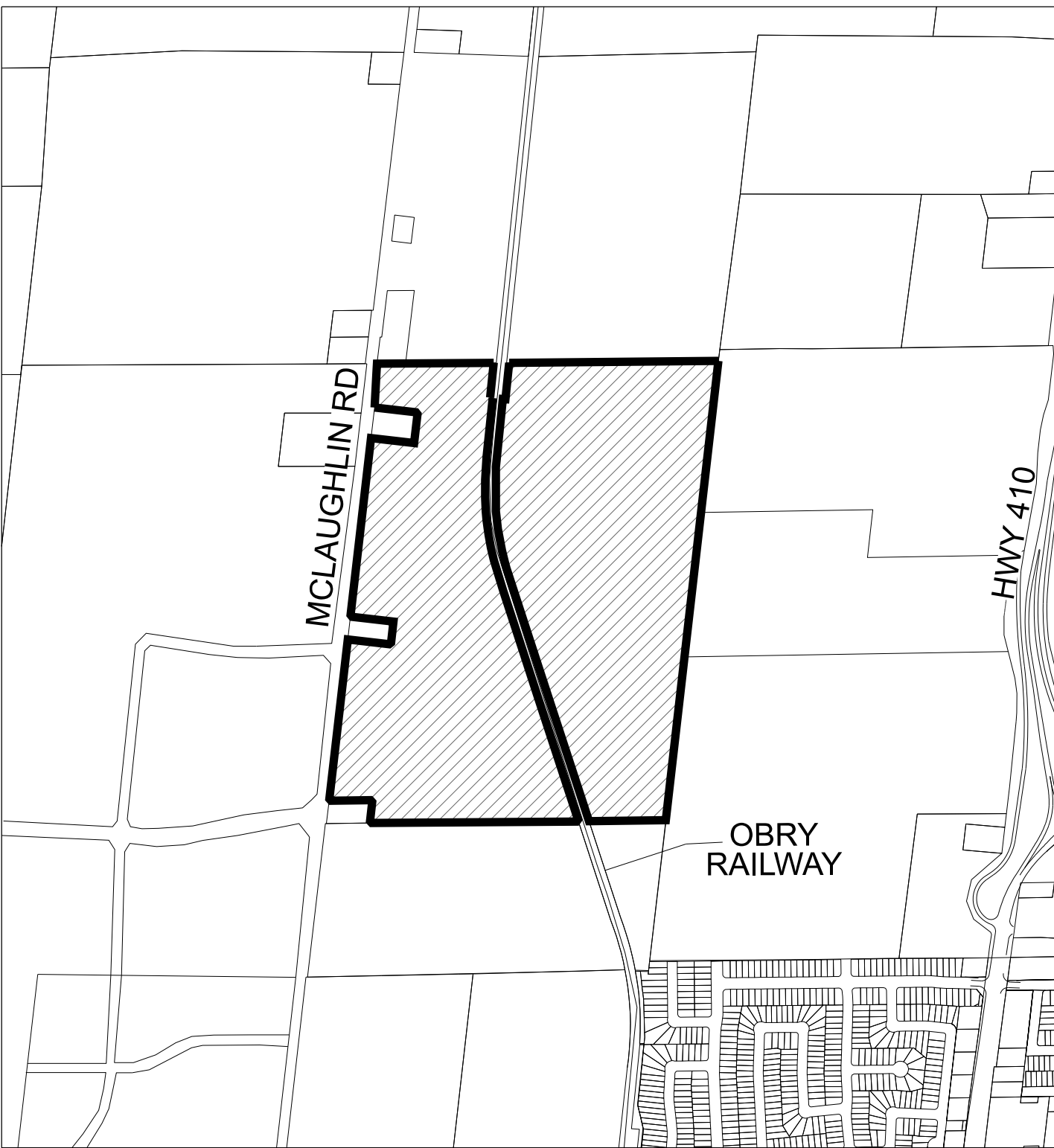
The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

SCHEDULE "A"
LOCATION MAP
OFFICIAL PLAN
AMENDMENT No. XXX

SHANONTOWN DEVELOPMENTS INC.
12461 MCLAUGHLIN ROAD
PART OF WEST HALF OF LOT 18
CONCESSION 1
WEST OF HURONTARIO STREET
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

LEGEND

 SUBJECT LANDS



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT