

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. xxxx- xx

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. xxx 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 xxth day of xxxx, xxxx

Alan Thompson, Mayor

Carey deGorter, 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. **xxx** 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 Schedule “C” Bolton Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Environmental Policy Area to High Density Residential. The Amendment is intended to permit the construction of a residential condominium building with a height of 32.7 metres (exclusive of mechanical equipment) and a density of 3.1 FSI.

The amendment will include policies that will allow the development of the subject property for residential land uses designed in accordance with the Town of Caledon Urban Design Guidelines and the Bolton Heritage Conservation District Plan, and will modify the permitted density contained within the Official Plan.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", are located at 84 Nancy Street in the Town of Caledon, Regional Municipality of Peel.

Basis:

The basis for this Amendment is contained in Planning Report PD xxxx-xx, as adopted by Council on xxxxx. The applicant, Catherine and Donato Acchione, have requested an amendment to the Town of Caledon Official Plan to permit High Density Residential uses on the property in order to facilitate the construction of a residential condominium building with a height of 32.7 metres (exclusive of mechanical equipment) and a density of 3.1 FSI. In support of the application, the applicant submitted the following reports:

- Survey Plan
- Archaeological Assessment
- Environmental Impact Study containing a Forest Edge Management Assessment
- Functional Servicing Report and Stormwater Management Report
- Healthy Development Assessment
- Noise Study
- Site Grading and Site Servicing Drawings and Cost Estimate
- Shadow Study & Analysis
- Traffic Impact Study
- Cultural Heritage Impact Statement
- Architectural Materials
- Geotechnical Report

- Landscape Plan and Details, Landscape Cost Estimate
- Planning Justification Report;
- Urban Design Brief;
- Tree Inventory and Arborist Report
- Visual Impact Assessment
- Forest Edge Management Assessment

The proposed amendment to the Official Plan to permit a residential condominium building with a height of 30 metres and a density of 2.1 FSI within the Town is consistent with the objectives established in the Strategic Direction and General Policies of the Official Plan. The location of a High Density Residential use in the Town of Caledon addresses an identified need for housing.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text 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. Section 5.10.4.5.2 is amended by adding the following subsection:

5.10.4.5.2.X - Lands legally described as Part Lot 33, Block 3 Plan BOL7 Bolton and Part Lot 34, Block 3, Town of Caledon, Regional Municipality of Peel, as shown on Schedule 'A' shall be designated High Density Residential as shown on Schedule 'B'.

a) The maximum residential density on lands identified as High Density Residential shall be a floor space index no greater than 3.1 times the area of land designated High Density Residential on Schedule "C".

b) High Density Residential building forms may include Apartment Buildings to a maximum height of 32.7 metres exclusive of mechanical equipment.

b) Net density is based on the land area proposed to be developed for permitted use and exclusive of public right-of-ways.

c) The design of any proposed development will be in accordance with the applicable Urban Design Guidelines and the Bolton Heritage Conservation District Plan.

- a. Section 5.10.3.7.8.a shall be deleted.

2. "Schedule C" Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands legally described as Part Lot 33, Block 3 Plan BOL7 Bolton and Part Lot 34, Block 3, Town of Caledon, Regional Municipality of Peel from Environmental Policy Area to High Density Residential in accordance with Schedule 'B' 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 and shall regulate the establishment of zoning by-law permissions for the proposed use.

SCHEDULE "A" LOCATION MAP

Catherine and Donato Acchione

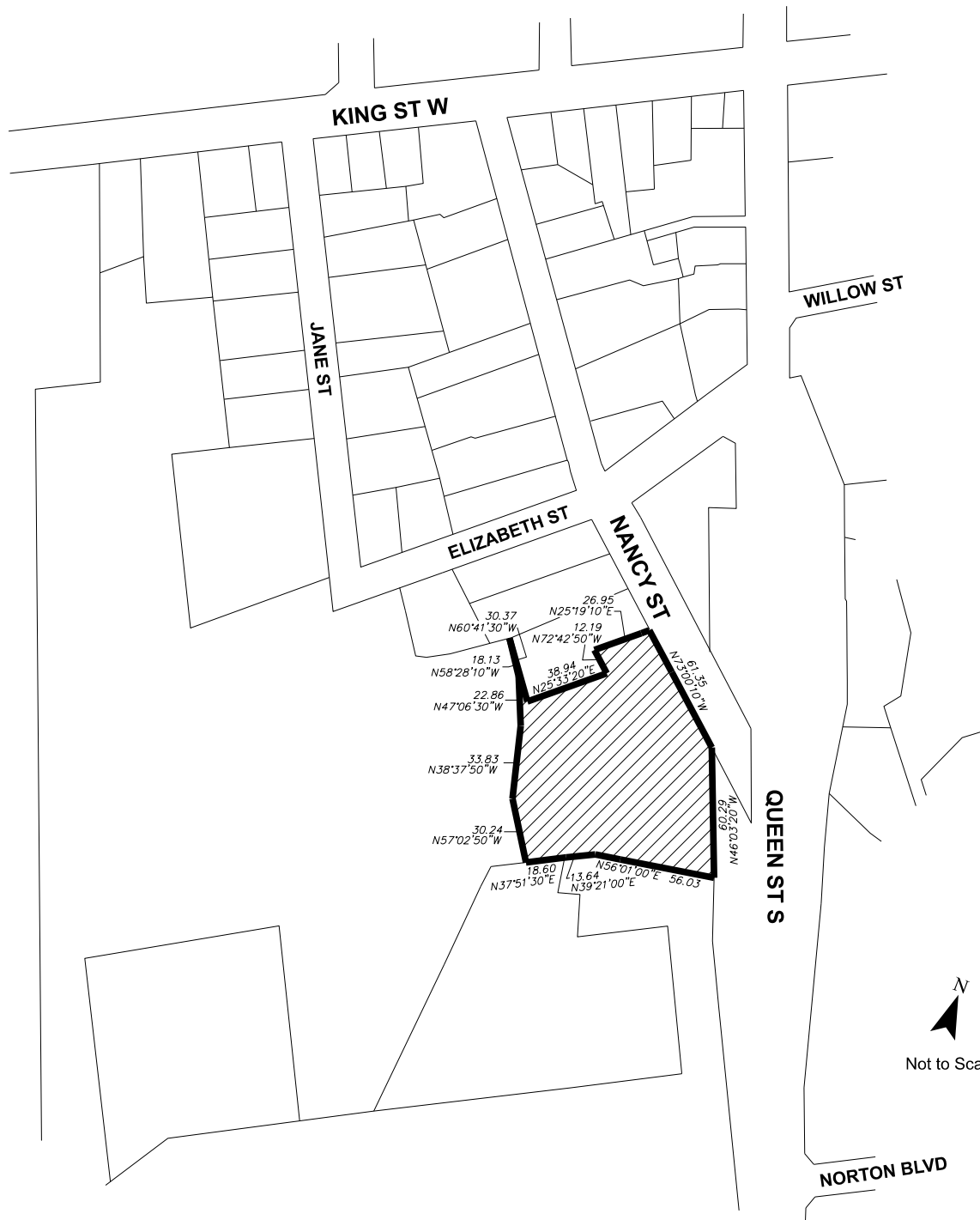
84 Nancy Street

Part Lot 33, Block 3 Plan BOL7 Bolton,
and Part Lot 34, Block 3
Town of Caledon
Regional Municipality of Peel

LEGEND



SUBJECT LANDS



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT

SCHEDULE "B"

OFFICIAL PLAN

AMENDMENT No. XXX

Catherine and Donato Acchione

84 Nancy Street

Part Lot 33, Block 3 Plan BOL7 Bolton,
and Part Lot 34, Block 3
Town of Caledon
Regional Municipality of Peel

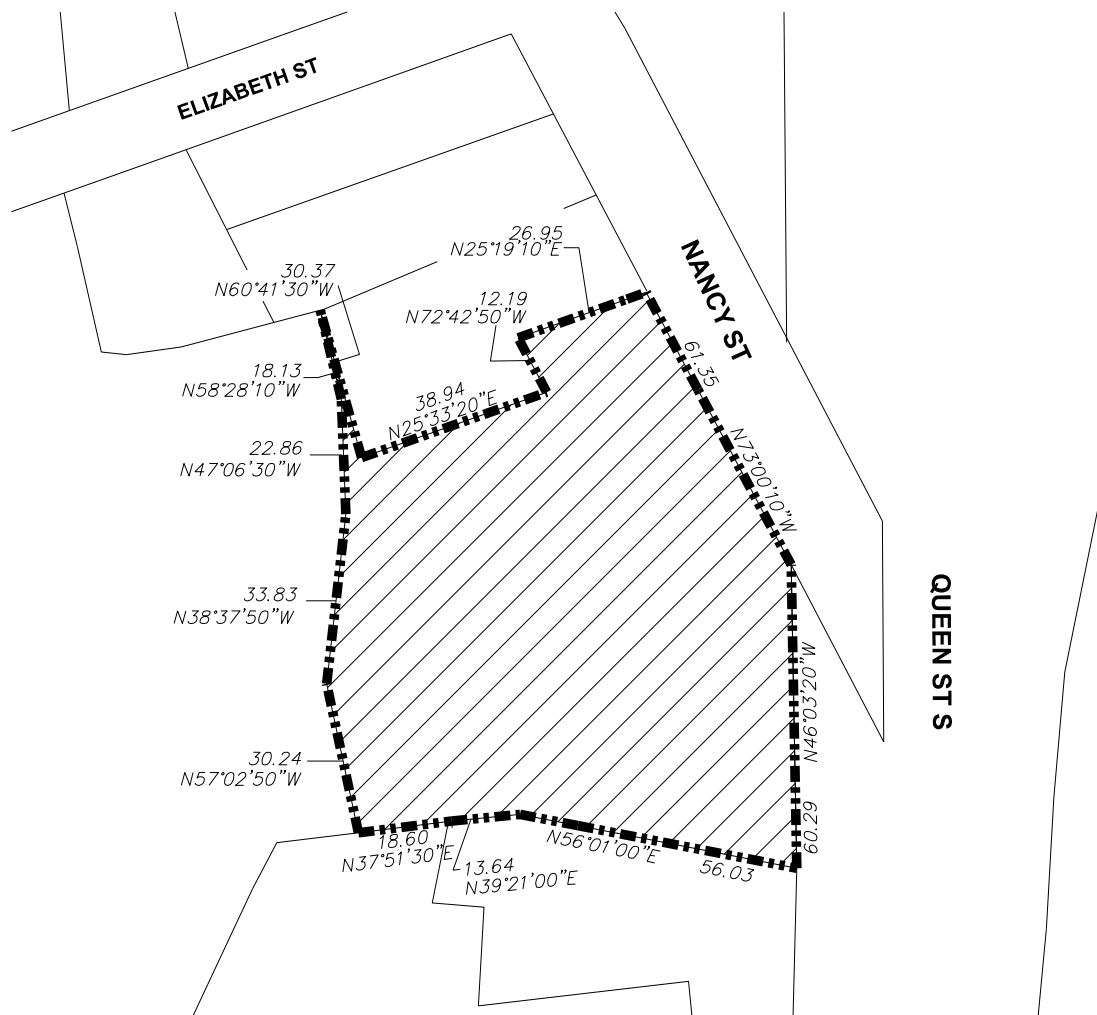
LEGEND



SUBJECT LANDS



LANDS REDESIGNATED FROM
ENVIRONMENTAL POLICY AREA
TO HIGH DENSITY RESIDENTIAL



THE CORPORATION
OF THE
TOWN OF CALEDON
PLANNING DEPARTMENT