

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

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-

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:

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 _____, 2019.

Signed: _____
Clerk

Signed: _____
Mayor

AMENDMENT NO. _____
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A: THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to amend the Official Plan of the Town of Caledon to permit the urban development of the subject property. The amendment will include policies that will allow the development of the subject property with residential, open space, park and storm water servicing uses by modifying the permitted density and conceptual location of the neighbourhood park included in the Caledon East Secondary Plan.

2. Location

The lands subject to this Amendment are located in Part of Lots 18 & 19, Concession 1, in the former Township of Albion, now in the Town of Caledon, Regional Municipality of Peel.

3. Basis of the Amendment

The subject property is located within the 2021 Settlement Boundary of Caledon East. A portion of the property is designated as Open Space Policy Area, and the remainder is designated as Low Density Residential. A comprehensive urban development proposal has been developed for the site, and modifications to both the policies and Schedule D – Caledon East Land Use Plan of the Secondary Plan are proposed. The modifications include:

- Move the “Conceptual Neighbourhood Park Location” from the Open Space Policy Area in the northeast portion of the site to the location of the “Conceptual Parkette Location” on Schedule D – Caledon East Land Use Plan.
- The permitted net density for the Low Density Residential designation in the Caledon East Secondary Plan will be modified to permit the proposed development plan.
- Permit Mixed High/Medium Density Residential designation with a specified net density range in the Caledon East Secondary Plan to permit the proposed Mixed High/Medium Density blocks.

PART B – THE AMENDMENT

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

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Schedule 'D' – Caledon East Land Use Plan in the Town of Caledon Official Plan is modified by relocating the 'Conceptual Neighbourhood Park Location' to a location close to the area presently showing a 'Conceptual Parkette Location'.
2. Section 7.7.5.2.2 The maximum net density permitted in the Low Density Residential designation shall be 20.2 units per net residential hectare.
3. Section 7.7.5.2.4 A mix of single residential lot sizes with frontages generally ranging from 9.75 metres (32 feet) to 23 metres (75 feet) shall be required.
4. Add Section 7.7.5.6 Mixed High/Medium Density Residential
5. Add Section 7.7.5.6.1 Lands designated Mixed High/Medium Residential may be developed for high density residential uses with a density range of 36.8 to 42.4 units per net residential 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.

