

**C118.**  
**Communication**  
**CW(PM) – December 3, 2024**  
**Item No. 4**

# **Opposition to Zoning Application**

**Albion Vaughan Road Inc. Official Plan Amendment File OP.24.008**

**Zoning By-Law Amendment File Z.24.020**

**11339 Albion Vaughan Road - Vicinity of Albion-Vaughan Road and Highway 50**

**Vasselle Barber - 03 December 2024**

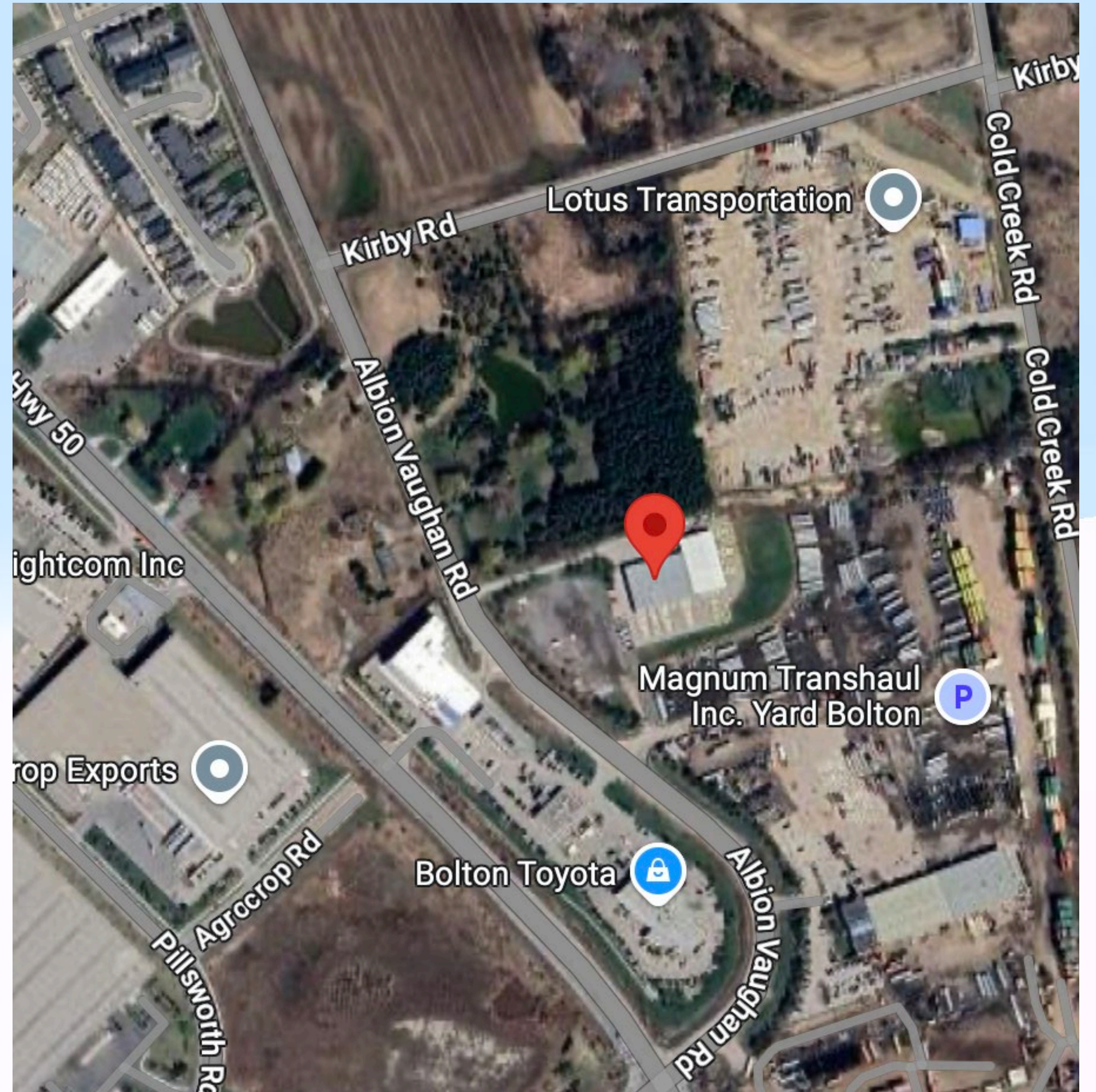
# Opposition to Re-Zoning

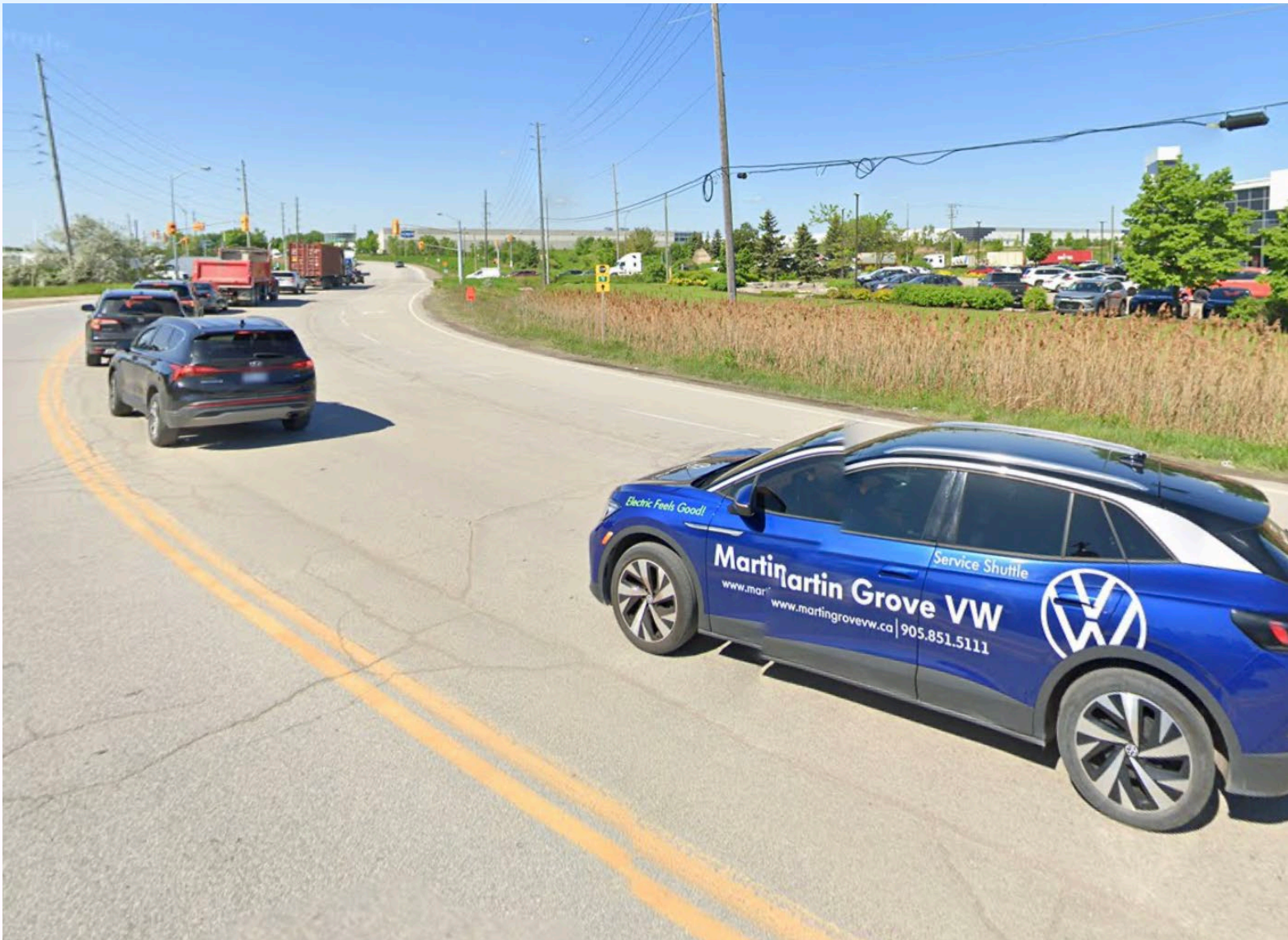
## Reasoning

- Illegal use of land should not be rewarded by assisting the landowner to simply re-zone the land to get around the infraction
- Land use should be carefully considered, especially for areas where municipalities meet and the needs of residents on both sides need to be considered
- Environmental, health, and safety considerations need to be carefully reviewed to ensure the appropriateness of the land use now and in future

# Subject Property

11339 Albion Vaughan Road





# 12148 Albion Vaughan Road Proposed Residential Development

- 265 apartment units, 2 levels of underground parking (452 spaces)
- The subject lands are identified as being within the Bolton Rural Service Centre by the Town of Caledon Official Plan (Office Consolidation, April 2018) as identified on Town Structure Schedule "A1". Section 5.10.4.1 states:
- Rural Service Centres will be the focus for the majority of new residential and employment growth as well as the focus for the provision of a wide range of goods and services for residents of the Town.
- Rural Service Centres are compact, well integrated rural towns on full piped water and sewer services. A wide range of commercial, employment, recreational, institutional, and other uses and community services will be developed and permitted in these settlements to serve both the needs of residents within the settlement, and to residents in other areas of the Town.



**Thank You**