TOWN OF CALEDON
PLANNING
RECEIVED
Sep 11, 2026

AMENDMENT NO. XXX

TO THE OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. BL-2026-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 XX day of XXX, 2026

Annette Groves, Mayor

Kevin Klingenberg, 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 redesignate a portion of the lands municipally known as 12434 Dixie Road from New Employment Area, Natural Features and Areas and Prime Agricultural Area to General Employment Area, Natural Features and Areas and Rural on Schedule "B4," Land Use Designations, and Schedule "F1," Urban System, of the Town of Caledon Official Plan, and to apply the Goods Movement District overlay designation to the same lands on both schedules, to permit the development of a cross-dock and logistics/warehousing facility. The Amendment proposes to add a new site-specific policy to Section 32.2, Exceptions Within the Urban System, of the Town of Caledon Official Plan, to permit the redesignation and the application of the Goods Movement District overlay to proceed in advance of the adoption of a secondary plan for the surrounding area and the completion of the Goods Movement and Logistics Land Use Strategy, respectively.

Location:

The lands subject to this Amendment comprise approximately 7.05 hectares of the Subject Lands, legally described as PT LT 20 CON 3 EHS CHINGUACOUSY PTS 1, 2 & 3, 43R2380, EXCEPT PT 18, 43R20345 -"EXCLUDING PT 1, 43R20758 LYING WITHIN THE LIMITS OF PT 18"; S/T RO1081724; CALEDON "ADDED 99/08/30 BY C. COOPER", Town of Caledon, Regional Municipality of Peel, municipally known as 12434 Dixie Road, as indicated on the attached Schedule "A." The lands subject to this Amendment exclude the portion of the property designated Prime Agricultural Area and Natural Features and Areas, and the portion of the property designated General Industrial under the Mayfield West Land Use Plan of the former (1978) Town of Caledon Official Plan.

Basis:

The applicant, Malone Given Parsons Ltd., on behalf of Nishan GTA Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate a portion of the Subject Lands from New Employment Area to General Employment Area, and to apply the Goods Movement District overlay, to permit the development of a cross-dock and logistics/warehousing facility of approximately 11,000 square metres, together with associated truck and trailer parking, office use, and accessory uses.

The Subject Lands are located within the Region's Urban Boundary and 2051 New Urban Area, approximately 2 kilometres from the Highway 410 interchange and 2 to 3 kilometres from the future planned GTA West Corridor. The Subject Lands are directly adjacent to an existing UPS facility, an established logistics and warehousing use of a similar nature and scale to the proposed development. The southern portion of the same parcel already carries an in-force General Industrial designation under the Mayfield West Land Use Plan, permitting warehousing and transportation terminal uses.

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

It is the opinion of the applicant's planning consultant that the proposed Amendment is consistent with the Provincial Planning Statement, 2024, and conforms to the Region of Peel Official Plan and the Town of Caledon Official Plan.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment," and consisting of the following text and Schedule "A," 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 32.2, Exceptions Within the Urban System, is amended by adding the following new subsection:

> **32.2.X** On the 7.05-hectare portion of the property identified by Roll Number XXXX and municipally known as 12434 Dixie Road, redesignation from New Employment Area to General Employment Area, together with the application of the Goods Movement District overlay designation, may proceed in advance of the adoption of a secondary plan for the surrounding area and the completion of the Goods Movement and Logistics Land Use Strategy, respectively. (Future Caledon Official Plan, OPA XXX, By-law No. BL-2026-XX)

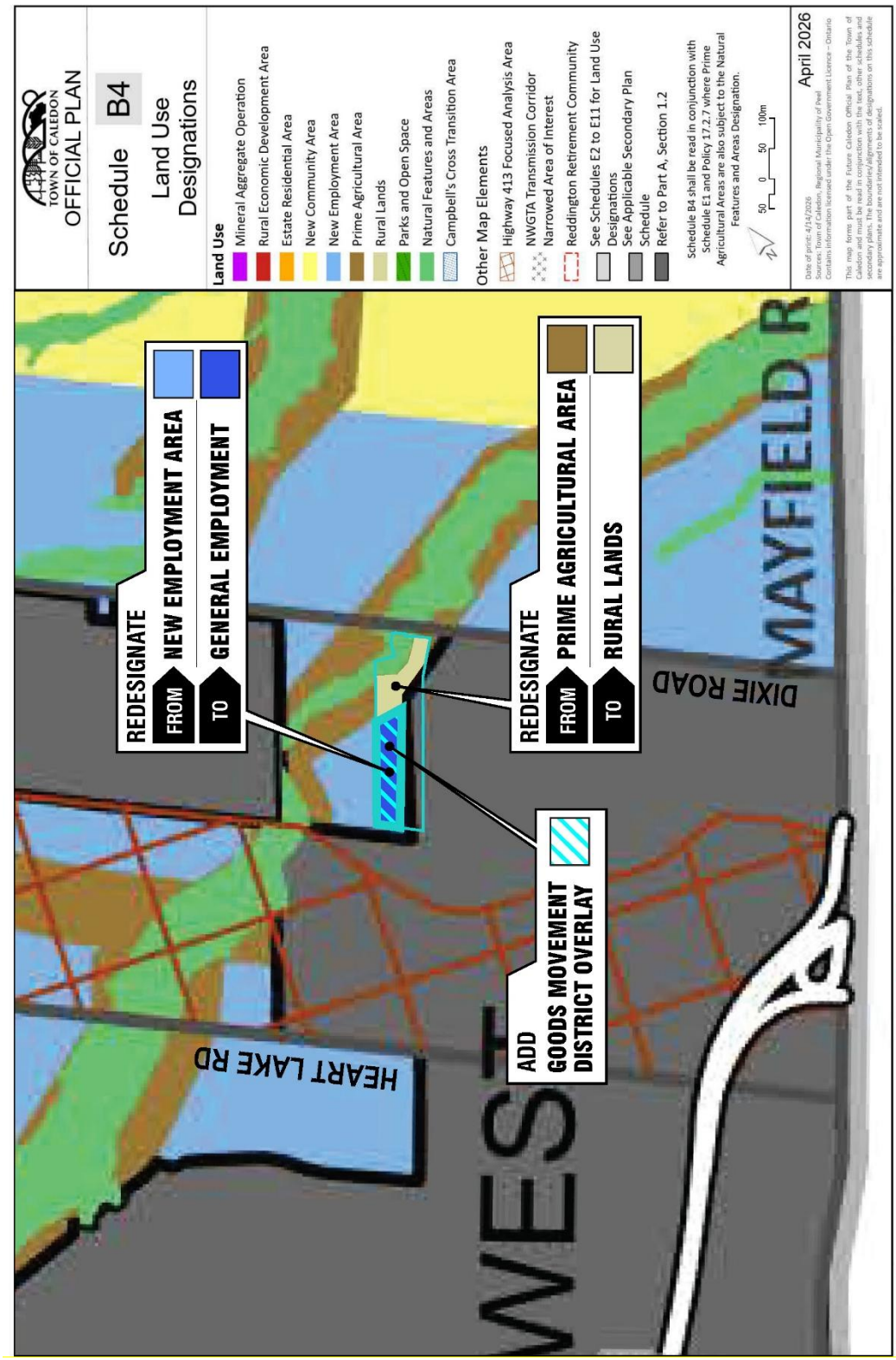
2. Schedule "B4," Land Use Designations, of the Town of Caledon Official Plan is amended for the lands municipally known as 12434 Dixie Road, from New Employment Area, Natural Features and Areas and Prime Agricultural Area to General Employment Area, with the Goods Movement District overlay applied, Natural Features and Areas and Rural as shown on Schedule "A" attached hereto.

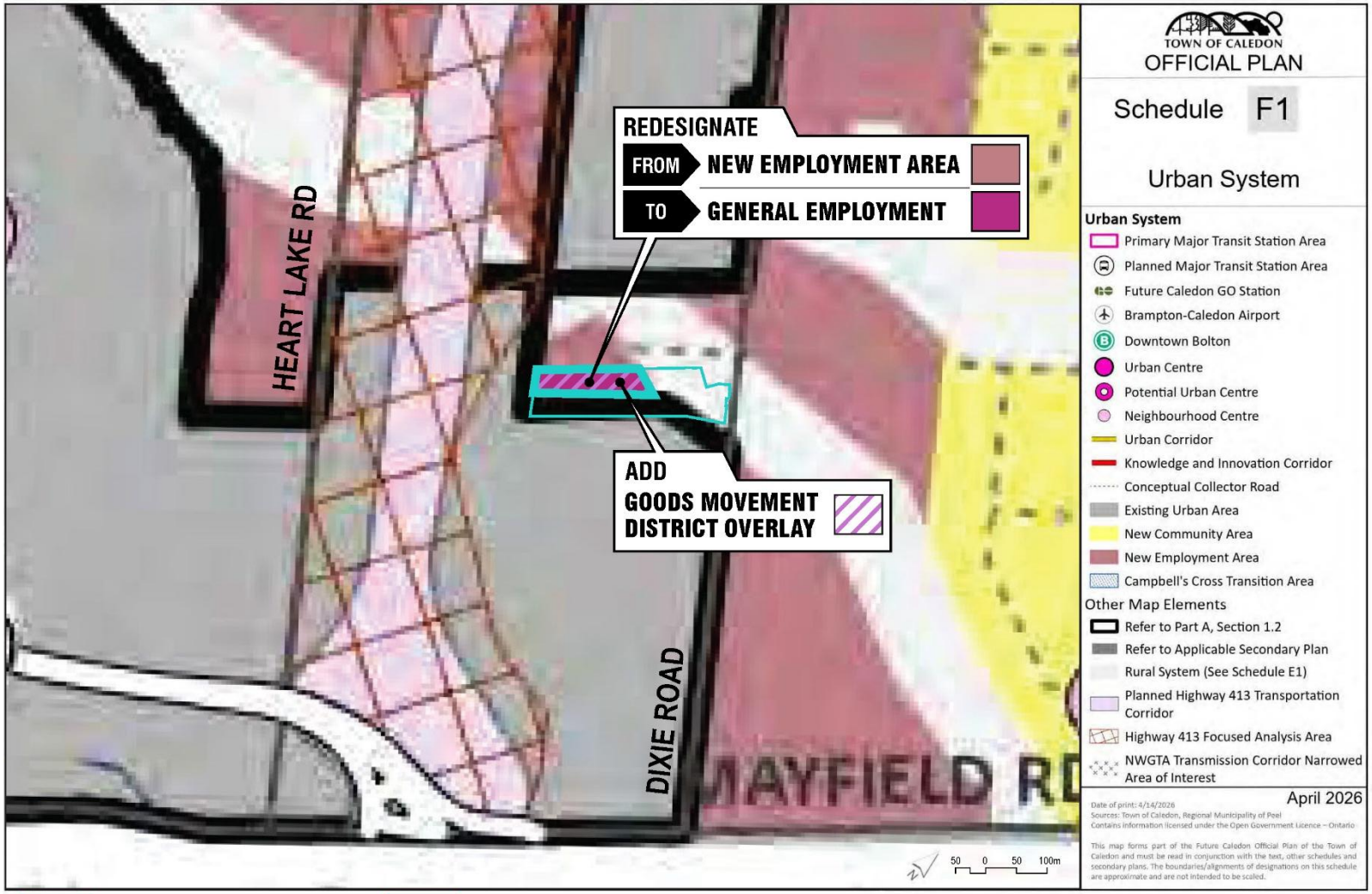
3. Schedule "F1," Urban System, of the Town of Caledon Official Plan is amended for the lands municipally known as 12434 Dixie Road, from New Employment Area to General Employment Area, with the Goods Movement District overlay applied as shown on Schedule "B" attached hereto.

Implementation and Interpretation

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

Schedule "A" – AMENDMENT NO. XXX





Lands to be Amended Subject Lands

Schedule "B" – AMENDMENT NO. XXX