

TOWN OF CALEDON
PLANNING
RECEIVED
June 17th, 2025

April 14, 2025

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

DRAFT

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2025-

A by-law representing an Order 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 _____,
2025.

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 permit 5 estate residential lots on the Subject Lands.

2. Location

The lands subject to this Amendment are legally described as Part Lot 18, Concession 8 and Block 15, Plan 43M-1994, Town of Caledon, Regional Municipality of Peel as identified on Schedule "A" attached. The lands are located at the corner of Mulloy Court and Mount Pleasant Road and are comprised of an area of 4.083 hectares (10.089 acres).

3. Basis of the Amendment

KLM Planning Partners Inc. on behalf of Stellar Homes Inc. has requested an amendment to the Town of Caledon Official Plan to permit 5 estate residential dwellings on the Subject Lands. This amendment would have the effect of implementing a density for the lands fronting onto Mulloy Court that is contemplated by the Official Plan.

The subject property is located within the Palgrave Estate Residential Community Secondary Plan and is designated Low Density Residential on Schedule "D" – Caledon East Land Use Plan of the Town of Caledon Official Plan.

The applicant has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, including various technical studies in support of the applications. The Official Plan Amendment will permit 5 estate residential lots that accommodate building envelopes as well as areas intended to be managed, protected and / or reforested and includes the protection of natural heritage features.

The Official Plan amendment will ensure the efficient use of the land, will have no adverse environmental impact and meets the policy intent of the density requirements and objectives of the Official Plan.

The applications have been circulated to internal department and external agencies, resident meetings, and a public meeting pursuant to the *Planning Act* that was held on _____, 2025. Planning staff have reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Planning Statement and conforms to the policies of the Oak Ridges Moraine Conservation Plan, Greenbelt Plan, Region of Peel Official Plan and the objectives of the Official Plan.

PART B - THE AMENDMENT

This part of the document, entitled "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 7.1.6.1 is amended by adding the following subsection 7.1.6.1.12.

Notwithstanding Section 7.1.6.1 of the Plan, 5 lots shall be permitted on the lands legally described as Part Lot 18, Concession 8 and Block 15, Plan 43M-1994, Town of Caledon, Regional Municipality of Peel.,

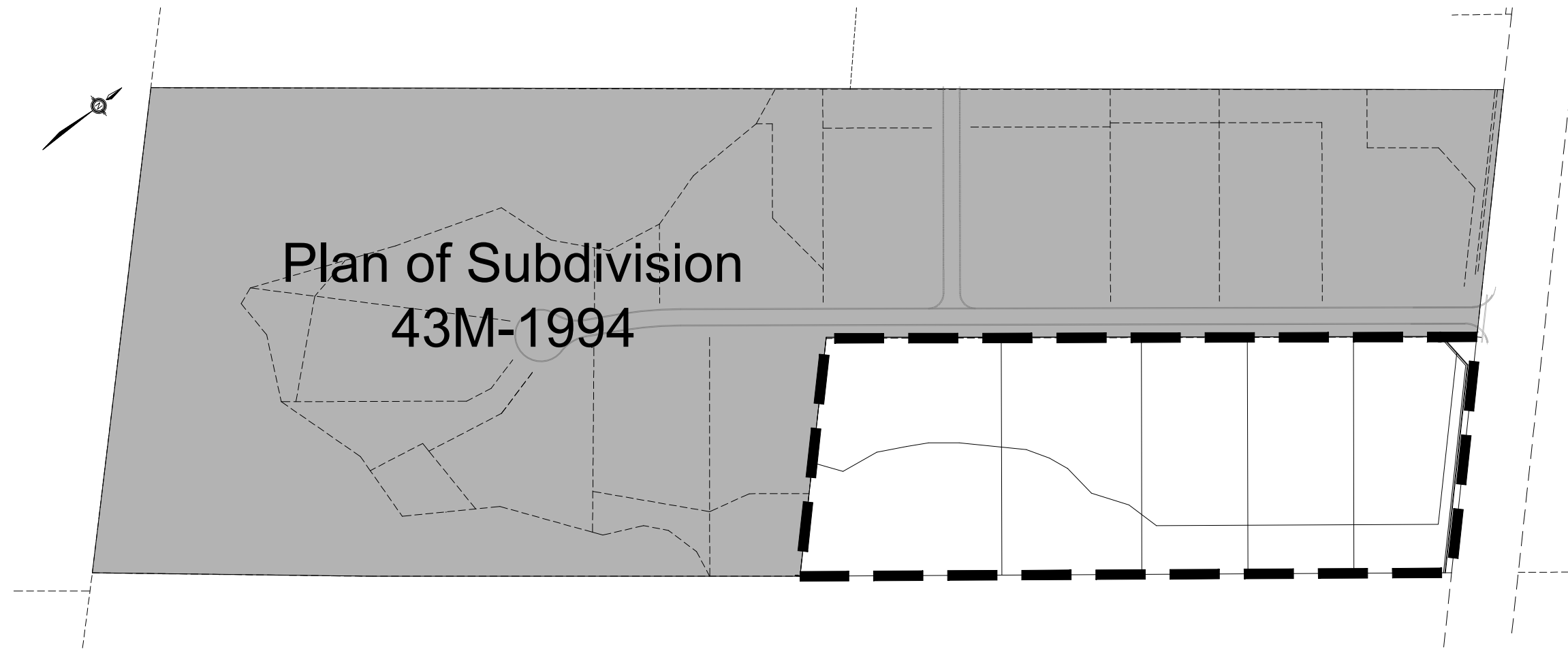
Implementation and Interpretation

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

DRAFT

SCHEDULE "A"

TO OFFICIAL PLAN AMENDMENT No. _____-2025
APPROVED THE _____ DAY OF _____,2025



FILE NO.:
RELATED FILE:
LOCATION: PART OF LOT 18, CONCESSION 8 AND BLOCK 15,
PLAN 43M-1994 (GEOGRAPHIC TOWNSHIP OF ALBION) , TOWN OF
CALEDON , REGIONAL MUNICIPALITY OF PEEL
APPLICANT: KLM PLANNING PARTNERS
TOWN OF CALEDON:

— — LANDS SUBJECT TO
AMENDMENT
NO. _____