

TOWN OF CALEDON  
PLANNING  
RECEIVED  
April 10, 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.

DRAFT

**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-2" Bolton South Hill Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Low-Density Residential to Medium Density Residential to permit the development of 49 townhouse dwelling units on plan of subdivision subject to a common element condominium. The Amendment proposes to amend Policy 7.2.5.4.1 of the Bolton South Hill Secondary Plan, being Section 7.2 of the Town of Caledon Official Plan, to permit a maximum density range of 50 units per net hectare on the subject lands.

**Location:**

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise of an area of 0.98 ha. The property is legally described as Block 40, Plan 43M-1281 and Part of Lot 5, Concession 7 and Part of the original road allowance between Lots 5 and 6, Concession 7 (Geographic Township of Albion) Town of Caledon, Regional Municipality of Peel.

**Basis:**

The basis for this Amendment is contained in Staff Report 2026-\_\_\_\_, as adopted by Council on \_\_\_\_\_, 2026. The applicant, Humphries Planning Group Inc. on behalf of Queensgate (Mosaik) Inc., has requested an amendment to the Town of Caledon Official Plan to redesignate the lands to permit medium density residential uses to facilitate the construction of a townhouse development comprised of 49 townhouse dwelling units, parking areas and a private road.

The subject property is located within the settlement boundary of the Rural Service Centre of Bolton and is designated "Low Density Residential" on Schedule "C-2" Bolton South Hill Land Use Plan within the Town of Caledon Official Plan.

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

The proposed Official Plan Amendment is to amend the Official Plan to introduce a new special policy in the Bolton South Hill Residential Secondary Plan, and designate the lands for Medium Density Residential purposes.

Planning staff have reviewed this application and is of the opinion that the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, Region of Peel Official Plan and Town of Caledon Official Plan. The applications have been circulated to internal departments and external agencies, and a public meeting pursuant to the Planning Act was held on \_\_\_\_\_, 2026.

## **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 7.2.5.4 is amended by adding the following subsection 7.2.5.4.X.  

7.2.5.4.X	Notwithstanding Section 7.2.5.4.1, lands designated on Block 40, Plan 43M-1281 and Part of Lot 5, Concession 7 and Part of the original road allowance between Lots 5 and 6, Concession 7 (Geographic Township of Albion) Town of Caledon, Regional Municipality of Peel, shall have a maximum density of 50 units per net hectare.
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2. Schedule 'C-2' Bolton South Hill Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as Block 40, Plan 43M-1281 and Part of Lot 5, Concession 7 and Part of the original road allowance between Lots 5 and 6, Concession 7 (Geographic Township of Albion) Town of Caledon, Regional Municipality of Peel, from Low Density Residential to Medium Density Residential as per Schedule "A" 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.

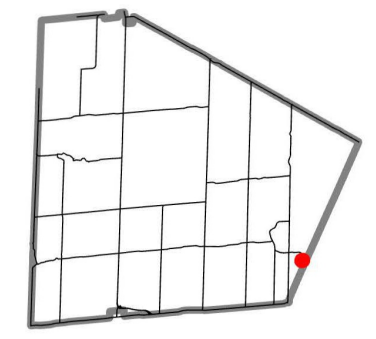


# SCHEDULE A OPA-XXX

Subject Property

Lands to be designated  
Medium Density Residential

Block 40, Plan 43M-1281 and  
Part of Lot 5, Concession 7 and  
Part Road Allowance between  
Lots 5 and 6, Concession 7  
(Geographic Township of Albion)  
**Town of Caledon;**  
**Regional Municipality of Peel**



Date: 4/29/2024

