

May 19, 2026

Town of Caledon

Planning and Development Services
6311 Old Church Rd
Caledon ON L7C 1J6

Attention: Sandra DaMaria, Director of Development

**Re: Applications for Official Plan Amendment & Draft Plan of Subdivision
0 Nicholas Street, Alton Village, Town of Caledon
TBG Project No. 16420**

Introduction

On behalf of our client, Mount Nicholas Holdings Inc., we are pleased to submit the enclosed applications for Official Plan Amendment and Draft Plan of Subdivision for the lands at 0 Nicholas St in the Town of Caledon (the “Subject Site”, or “Site”). The Biglieri Group Ltd. (“TBG”) has been retained by Mount Nicholas Holdings Inc. to prepare and submit these planning applications and to obtain the municipal approvals that are necessary to permit the proposed residential development on the Subject Site in the Town of Caledon.

Subject Site

The Subject Site is legally known as:

PLAN OF SURVEY OF PART LOT 23, CONCESSION 4, WEST OF HURONTARIO STREET, (GEOGRAPHIC TOWNSHIP OF CALEDON) AND PART OF LOTS 21, 22, 23, 24, 25, 26, 27 31, 32, 33, 34, 35, 47 & 59, ALL OF LOTS 28, 36, 37, 38, 39, 40, 41, 42, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 & 58, AND PARTS OF SPRING STREET, NELSON STREET, NICHOLAS STREET, ALFRED STREET, *and* ANN STREET BLOCK 7, REGISTERED PLAN CAL-5 TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL AND PT LT 21 BLK 7 PL CAL5 CALEDON; PT LT 22 BLK 7 PL CAL5 CALEDON; PT LT 23 BLK 7 PL CAL5 CALEDON; PT LT 24 BLK 7 PL CAL5 CALEDON; PT LT 25 BLK 7 PL CAL5 CALEDON; PT LT 26 BLK 7 PL CAL5 CALEDON; PT NELSON ST PL CAL5 CALEDON CLOSED BY VS123316, PT 1, 43R4947; in the Town of Caledon.

The Subject Site is approximately 14.68 acres (59,408 m²) in size with no frontages on either Main Street or Queen Street (See **Figure 1**).

Figure 1 – Subject Site



The Subject Site is located in the Village of Alton, as shown on Schedule B1 – *Town Structure* to the Town of Caledon Official Plan (2025). The Site is further designated as *Natural Features and Areas* as well as *Villages and Hamlets* within Schedule E2 – *Alton*, of the Town Official Plan. The Subject Site is zoned Rural Residential – RR under the Town of Caledon Zoning By-law 2006-50.

It is further noted the Subject Site has a mortgage (“charge”) on the property, registered on October 23, 2019, in favour of 867394 Ontario Inc (“Mortgagee”). The President of 867394 Ontario Inc. is Farida Jivraj, and their office is located at 21 Park Street East, Suite 1601, Mississauga, Ontario, L5G 0C2.

Proposed Development

The proposed development will consist of developing the Subject Site into 15 residential lots within the Alton Village Settlement Boundary. The minimum lot size will be 1,400m² with a

minimum lot frontage of 21m. The subdivision will be partially serviced with municipal water connection, and private individual septic systems.

The Subject Site will include two proposed access points off Amelia Street near the south-east portion of the Subject Site and off a Spring Street near the north-east portion of the Subject Site.

In addition to the residential development, a conservation easement is proposed on the Western portion of the site. Further a Woodland boundary has been delineated, including a 10m vegetative protection zone.

Further details on this proposal can be found within the Planning Rationale Report and supporting materials.

Official Plan Amendment

Following submission for a DART request in March 2024, and in response to feedback received in December 2024, it is our professional opinion that an Official Plan Amendment (“OPA”) is required to facilitate the proposed development. This Amendment is to provide relief from Section 13.12.5 of the Caledon Official Plan (2025) on a site-specific basis. This will provide for re-classifying (excluding) the 2.58ha European Larch plantation Woodland located upon the subject site from a *Core Area Woodland* (as defined and delineated under the Region of Peel Official Plan, 2022), to a Cultural and Regenerating *Woodland* -type feature. An Amendment to the Caledon OP is necessary to permit this reclassification, as the all nine (9) criteria of Section 13.12.5 are to be met for reclassification. The OPA is prepared to implement the findings of the Environmental Impact Study completed by SLR, dated May 14, 2026, which supports re-classification of this woodland feature.

Implementation of this proposed amendment further entails amending Figure H-1 *Site-specific Exceptions* of the Caledon Official Plan (2025) to add a new Site-Specific Exception Location.

Supporting Documents

All of the required reports and studies have been prepared in support of these applications following DART applications and associated comments received December 13th, 2024. To further satisfy the requirements as outlined in the Pre-Consultation Meeting checklist, please find enclosed the following:

#	Report/Plan Title	Author	Date
New and Revised:			
1	Covering Letter	The Biglieri Group Ltd.	May 19, 2026
2	Comments Response Matrix		May 15, 2026
3	Planning Rationale Report		May 15, 2026
4	Draft Official Plan Amendment		May 15, 2026
5	Draft Plan of Subdivision		May 19, 2026
6	Green Development Standards Checklist		May 01, 2026
7	Source Water Protection Questionnaire		May 15, 2026
8	Signed Authorization Form		May 15, 2026
9	Urban Design Brief (revised)		May 4, 2026
10	Cultural Heritage Impact Statement - Addendum		May 1, 2026
11	Environmental Impact Study	SLR	May 14, 2026
12	Functional Servicing Report	Valdor Engineering	April 17, 2026
13	Functional Servicing Plan (FSP-1)		April 17, 2026
14	Functional Grading Plan (FGP-1)		April 17, 2026
15	Functional Erosion & Sediment Control Plan (ESC-1)		April 17, 2026
16	Functional ESC Plan – Notes & Details (ESC-2)		April 17, 2026
17	Traffic Impact Study	J.D. Northcote	April 3, 2026
18	Supplemental Transportation Letter		April 3, 2026
19	Topographic Survey	Van Harten Land Surveyors	March 13, 2026
20	Archaeological Report- Ministry Confirmation	Ministry of Tourism, Culture and Sport	October 19, 2017
From 2024 DART Submission (03.08.2024)			
21	Architectural Design Guidelines	John G. Williams	April 5, 2024
22	Cultural Heritage Impact Study	WSP	April 25, 2022
23	Archaeological Assessment	ArchaeoWorks	August 28, 2023
24	Fiscal Impact Assessment	Urban Metrics	March 7, 2024
25	Geotechnical Investigation	Sirati & Partners	September 6, 2017
26	Environmental Site Assessment	Palmer (now SLR)	December 3, 2021
27	Hydrogeological Investigation		January 4, 2022
28	European Larch Plantation Assessment		February 6, 2024
29	Noise Impact Study	YCA Engineering	April 2022
30	Housing Assessment	The Biglieri Group Ltd.	March 8, 2024
31	Green Development Standards Brief		March 8, 2024
32	Healthy Development Assessment		March 8, 2024
33	Road Lighting Letter		June 21, 2024
34	Conceptual Site Plan		March 8, 2024

35	Boundary Survey	Van Harten Land Surveyors	December 7, 2023
36	(Parcel Register Information) PIN 14277-0066 Map	ServiceOntario	February 13, 2017
37	(Parcel Register Information) PIN 14277-0066		March 8, 2024
38	(Parcel Register Information) PIN 14277-0073		March 8, 2024
39	Correspondence - CVC	Credit Valley Conservation	November 8, 2023
40	Correspondence - Region of Peel	Peel Region	August 30, 2023
41	Correspondence – Sean Kenny	Town of Caledon	September 22, 2023

We trust you will find all in order. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,

THE BIGLIERI GROUP LTD.



Mark Jacobs, MCIP, RPP
Associate



Michael Barone, B.ES
Planner