

TOWN OF CALEDON
PLANNING
RECEIVED
May 27, 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. XXXX

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 passes in open Council this XX day of XX, 2026.

Annette Groves, Mayor

Laura Hall, 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" and Schedule "B" constitutes Amendment No. XXX of the Town of Caledon Official Plan.

AMENDMENT NO. XXX
OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A – PREAMBLE

Purpose of the Amendment:

The purpose of this Official Plan Amendment is to amend the Town of Caledon Official Plan by adding a site-specific policy for the Subject Lands shown on Schedule “A” attached hereto to permit the reclassification of a significant woodlands to a cultural and regenerating woodland to support the development of fifteen (15) single detached dwellings.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A" are legally described 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 Lands are municipally known as 0 Nicholas Street and are located at west of Main Street in the Alton Rural Settlement Area.

Basis:

The basis for this Amendment is contained in Planning Report PD _____, as adopted by Town Council on _____. The Applicant, The Biglieri Group Ltd., on behalf of Mount Nicholas Holdings Inc. has requested an Amendment to the Town of Caledon Official Plan to permit fifteen (15) single detached dwellings.

The Subject Lands are located within the *Alton Rural Settlement Area*, which permit single detached dwellings. The *Natural Features and Areas* overlay also applies to the Subject Lands. This Amendment will provide a site-specific policy to reclassify a portion of a significant woodland to a cultural and regenerating woodland.

The applicant has submitted Official Plan and Draft Plan of Subdivision applications including various technical studies in support of the proposed amendment. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on _____. Planning staff have reviewed this application and are of the opinion that the proposed Amendment is consistent with the Provincial Planning Statement and conforms to the policies of the Region of Peel Official Plan and the objectives of 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:

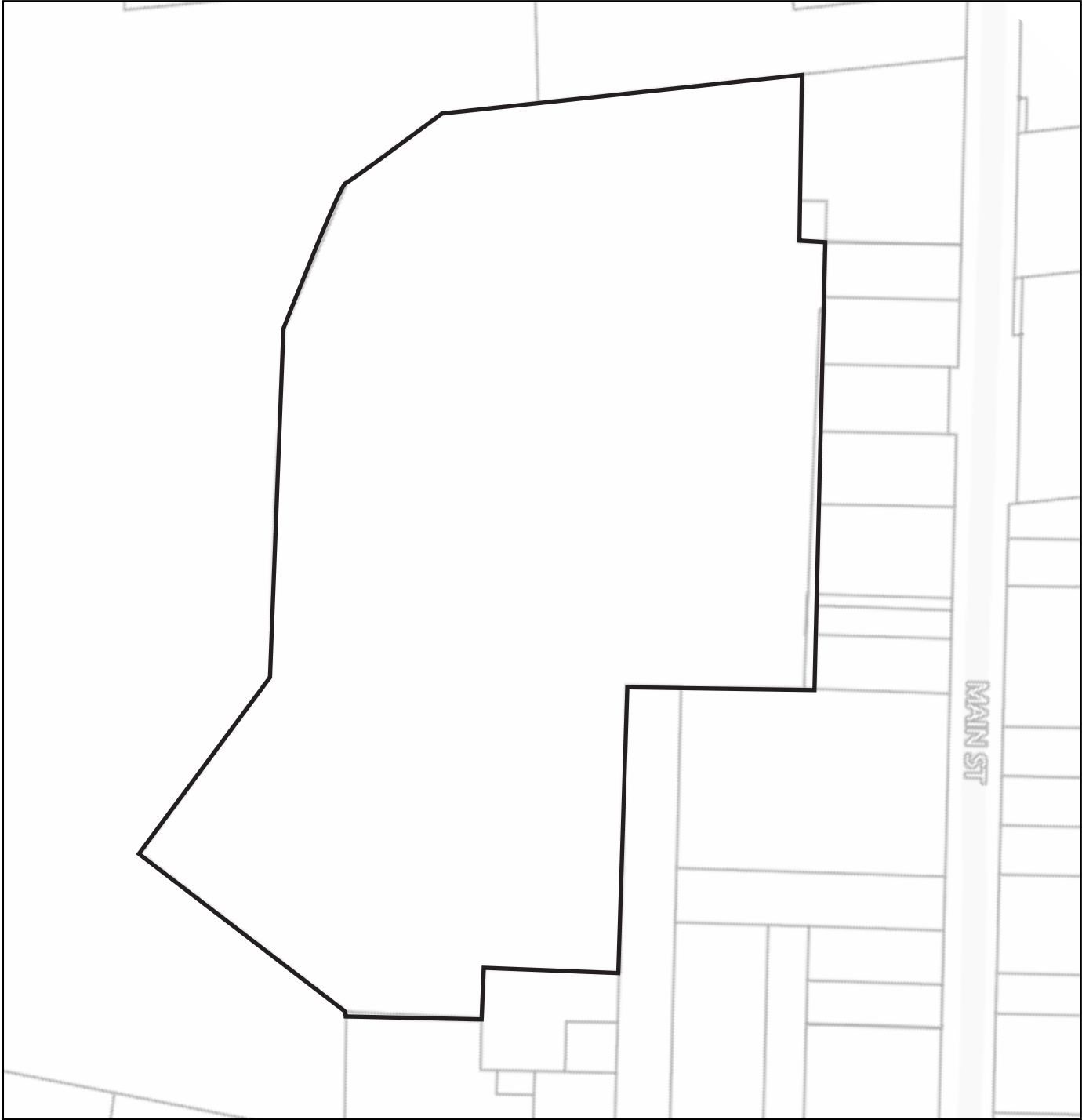
1. Section 32.1 is amended by adding the following subsection 32.1.XX:

32.1.XX	On the property identified by Roll Number 212403000808210 and municipally known as 0 Nicholas Street, a significant woodland may be reclassified as a cultural and regenerating woodland when a minimum of 6 of 9 criteria are met in Policy 13.12.5. In addition a minimum buffer of 10 metres from a significant woodland is required.
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2. Figure “H1”– *Site-specific Exceptions* of the Town of Caledon Official Plan shall be amended for the lands legally described 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, and municipally known as 0 Nicholas Street, in the Town of Caledon, within the Regional Municipality of Peel, 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"
OFFICIAL PLAN
AMENDMENT
NO. XXX

MOUNT NICHOLAS
HOLDINGS INC.
0 Nicholas Street

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;

LEGEND

 **SUBJECT LANDS**

