TOWN OF CALEDON
PLANNING
RECEIVED

07/23/2026

AMENDMENT NO. [OPA Number]

TO THE OFFICIAL PLAN FOR

THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. [BL-XXXX-XX]

A By-law to adopt Amendment No. [OPA Number]
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. [OPA Number] 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 [xxxx], 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" constitutes Amendment No. [OPA Number] of the Town of Caledon Official Plan.

AMENDMENT NO. [OPA Number]

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" Bolton Land Use Plan of the Town of Caledon Official Plan by redesignating the lands subject to this Amendment from Dry Industrial to Mixed-Use Residential and Commercial.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "C" Bolton Land Use Plan, comprise an area of 2.63 hectares (6.50 acres) and is located on West Half of Lot 11, Concession 5 (ALB). The property is municipally known as '0' Humber Station Road and is located on the east of Humber Station Road and north of King Street

Basis:

The basis for this Amendment is contained in Staff Report [Council Report Number], as adopted by Council on [date of Council Meeting]. The applicant, Gagnon Walker Domes Ltd. on behalf of Satwant Deol, Charanjit Sekhon, Swaranjit Sekhon and Bhupinder Sekhon has requested an amendment to the Town of Caledon Official Plan to permit Mixed-Use Residential and Commercial uses on the property in order to facilitate the construction of mixed-use high-rise development consisting of four (4) commercial buildings ranging in size from 866.87 m2 (9,330.95 ft2) to 1,400.00 m2 (15,069.47 ft2) and two (2) 14-storey apartment buildings each consisting of 162 residential units.

The subject site is located within the Dry Industrial Area. The Dry Industrial designation permits:

a) Manufacturing, fabricating, printing, processing, and packaging operations;
b) Warehousing and wholesale operations;
c) Transportation terminals;
d) Contractor's yard, auctioneer's facility;
e) Open storage;
f) Public uses and utilities; and
g) Automotive uses, excluding motor vehicle sales, rental or leasing agencies.

The applicant is proposing to amend the Official Plan to redesignate the subject site from Dry Industrial to Mixed-Use Residential and Commercial to accommodate the proposed mixed-use development in addition to a new site-specific Special Section that will address various lot and development performance standards.

The applicant has submitted Town of Caledon Official Plan and Zoning By-law Amendment as well as Draft Plan of Subdivision Applications, including various technical studies in support of the proposed amendment and development applications. Planning staff has reviewed this application and is of the opinion that the amendment is consistent with the Housing and Major Transit Station Area policies of the Provincial Planning Statement, the Growth Management, Urban System, Major Transit Station Area, and Employment Area policies of the Region of Peel Official Plan and the Rural Service Centre, and Major Transit Station Area policies 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 constitutes Amendment No. [OPA Number] of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

1. Section 5.5, Section 5.5.6 is amended by adding the following subsection 5.5.6.3.

5.5.6.3:	Notwithstanding Subsection 5.5.6 of the Plan, high-rise mixed-use residential and commercial uses shall be permitted on lands legally described as West Half of Lot 11, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel, as shown on Schedule “C” Bolton Land Use Plan.

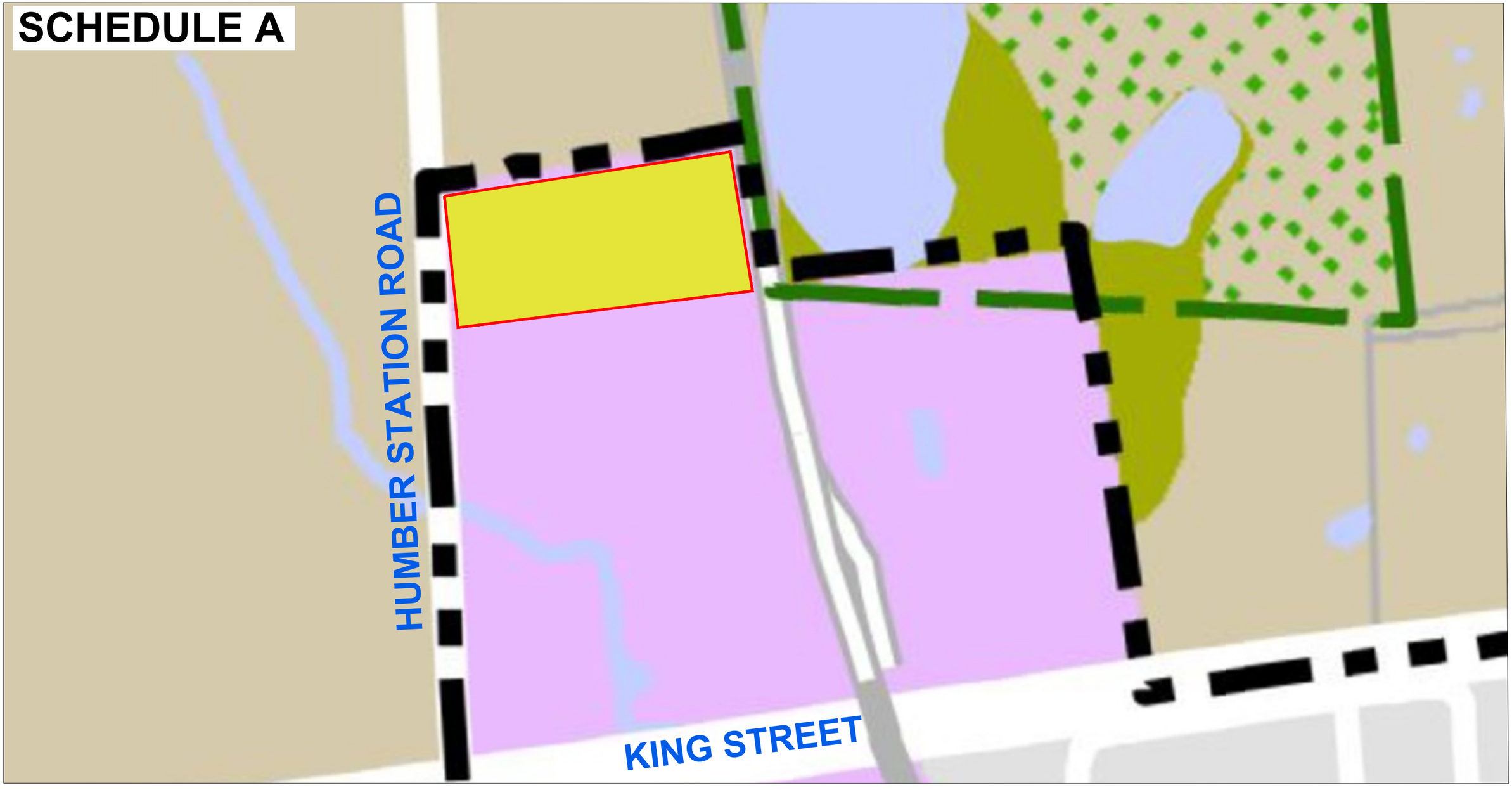
2. Schedule “C” Bolton Land Use Plan of the Town of Caledon Official Plan shall be amended for the lands described as West Half of Lot 11, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel, in accordance with Schedule “A” attached hereto.

3. Schedule “C-8” Caledon Station Secondary Plan Land Use Plan of the Future Caledon Official Plan for the lands described as West Half of Lot 11, Concession 5 (ALB), Town of Caledon, Regional Municipality of Peel, in accordance with 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



TOWN of CALEDON OFFICIAL PLAN SCHEDULE C: BOLTON LAND USE PLAN AMENDMENT

LEGEND

SUBJECT SITE

Prime Agricultural Area

Environmental Policy Area

Dry Industrial

Boundary of Greenbelt Plan Area

Mixed-Use/High Density Areas

P.N.: 17.2370	Date: February 12, 2025	F
Scale: N.T.S.	Revised:	
Drawn By: H.S.	File No.: PN 2370_ Figures	

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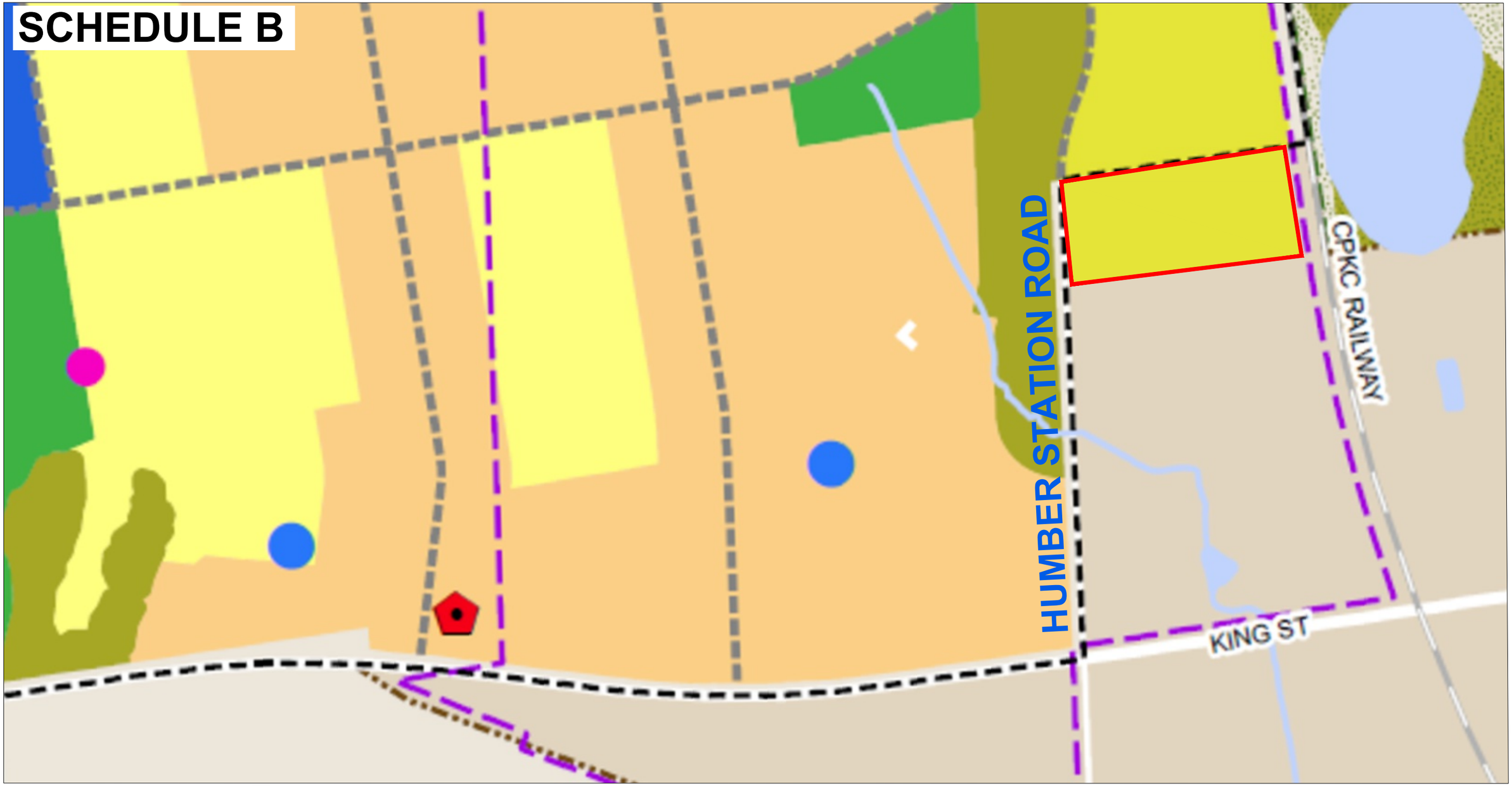
SCHEDULE B



CALEDON STATION SECONDARY PLAN
SCHEDULE C-8: LAND USE PLAN AMENDMENT

LEGEND

SUBJECT SITE

- Low Density Residential Areas
- Medium Density Residential Areas
- Mixed-Use/High Density Areas
- Conceptual Stormwater Management Facility
- Cultural Heritage Resource
- Conceptual Fire Station Location
- Open Space Policy Area
- Environmental Policy Area
- Institutional
- Major Transit Area Boundary
- Secondary Plan Area
- Bolton Settlement
- Boundary of Greenbelt Plan Area
- Conceptual Road Network
- Local Road
- Railway

P.N.: 17.2370	Date: May 28, 2026	F
Scale: N.T.S.	Revised:	
Drawn By: H.S.	File No.: PN 2370_ Figures	

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