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July 8, 2025

Project: MH.CL

VIA EMAIL

Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Re: Mount Hope West – Complete Official Plan Amendment and Draft Plan of Subdivision Application Submission

SGL Planning & Design Inc. (SGL) represents United Holding Inc. who own land west of Mount Hope Road and north of Columbia Way bordering the Greenbelt. Approximately 31 hectares of net developable area is designated New Community Area and is being planned through a comprehensive Secondary Plan and Draft Plan of Subdivision process.

A PARC Meeting to initiate the development process was held with the Town on December 14, 2023. At that time, a concurrent Official Plan Amendment, Zoning By-law and Draft Plan of Subdivision process was proposed. Our multidisciplinary team of consultants (including SGL, Schaeffers, GEI, Soil Engineers, GEO Morphix, Paradigm, Colville, Pratus, Altus, Stantec, R-PE, HGC, Archeoworks and Altus) have advanced the required technical studies in support of the Secondary Plan and Draft Plan. Zoning By-law No. 2024-057 for the Mount Hope West lands was passed by Town Council last year. In November 2024, Town Council approved the Growth Management and Phasing Plan which included the Mount Hope West lands in Phase 1.

Submissions

An initial submission was made in January 2025 containing our first submission of materials to the Town, in accordance with the Mount Hope West Secondary Plan and Draft Plan of Subdivision Terms of Reference. The first submission included the following:

- Official Plan Amendment Schedule – SGL Planning & Design Inc.
- Survey Plan – RPE HGC
- Draft Plan of Subdivision – SGL Planning & Design Inc. (***Revised version submitted***)
- Agricultural Impact Assessment – Colville Consulting Inc.
- Archaeological Reports – Archeoworks
- Community Energy and Emissions Reduction Plan – Pratus Group Inc.
- Community Services and Facilities Study – SGL Planning & Design Inc.
- Cultural Heritage Report – Stantec Inc.
- Natural Heritage Characterization Report – GEI Consultants
- Fluvial Geomorphic Characterization Report – GEI Consultants
- Environmental Site Assessment Phase 1 and 2 – Soil Engineers Ltd.
- Geotechnical Investigation Report – Soil Engineers Ltd.
- Preliminary Hydrogeological Assessment – Soil Engineers Ltd.

- Fiscal Impact Study – Altus Group
- Transportation Impact Study – Paradigm

This submission includes the remaining studies and reports to round out the initial submission and fulfil all requirements of the PARC Checklist for OPA and Draft Plan of Subdivision. This submission includes the following:

- Local Subwatershed Study – Schaeffers, GEI, Soil Engineers, GEO Morphix:
 - Environmental Implementation Report/Environmental Impact Study
 - Floodplain Analysis (Delineation)
 - Geomorphic and Erosion Hazard Delineation
 - Geotechnical Report
 - Headwater Drainage Feature (HDF) Assessment
 - Hydrogeological Study
 - Stormwater Management and Functional Servicing Report
 - Servicing Drawings
 - Grading Plan
 - Erosion and Sediment Control Report
 - Water Balance Risk Assessment
 - Wetland Water Balance Risk Evaluation
 - Engineering Non-Standard/Alternative Design Memo
- Updated Draft Plan of Subdivision – SGL Planning & Design
- Planning Justification Report – SGL Planning & Design
- Housing Assessment (Included in Planning Justification Report) – SGL Planning & Design
- Community Design Guidelines/Urban Design Brief – SGL Planning & Design Inc.
- Facility Fit Plan (Included in Community Design Guidelines) – SGL Planning & Design
- Preliminary Landscape Details (Included in Community Design Guidelines) – Cosburn Nauboris Ltd.
- Arborist Report and Tree Preservation Plan – GEI Consultants
- Healthy Development Assessment – SGL Planning & Design Inc.

Secondary Plan and Draft Plan

The majority of the Secondary Plan Area is proposed to be designated as Neighbourhood Area, which would permit a full range of ground-related housing including single detached dwellings, semi-detached dwelling, townhouses, as well as low-rise apartments. The proposed Secondary Plan is consistent with the Provincial Planning Statement and in conformity with the Future Caledon Official Plan. The Secondary Plan Area will develop as a logical extension of Bolton's northern residential neighbourhoods and will introduce approximately 2,540 residents, 90 jobs and between 700 to 1000 new residential units of varying types, densities, sizes and tenures for the area.

The Concept Plan below illustrates the mix of dwelling types proposed, as further delineated in the Draft Plan of Subdivision. A commercial block is proposed to the south along Columbia Way. A centralized 1-hectare park is proposed to provide future residents with access to open space. Only local roads would be required to service the new community.

There have been updates to the previous version of the Draft Plan of Subdivision submitted in January 2025 based on the detailed environmental and servicing work undertaken as part of the Local Subwatershed Study. The following provides a summary of the updates:

- The Natural Heritage System (NHS) boundary was further confirmed and delineated by GEI at north end of the plan, resulting in revisions to the adjacent road and lot layout, as well as additional open space blocks surrounding the NHS to accommodate the revised boundary. This includes a new cul-de-sac at the north end of Street A and the reconfiguration of lot around the cul-de-sac to accommodate grading changes at the rear yards. The lane-based townhouse blocks along Street H and I have been re-oriented to east-west, versus the previous north-south orientation.
- Minor corrections to end-unit lot measurements within the existing blocks, as well as minor changes to the configuration of lots backing onto the southwestern stormwater management pond.
- Introduced a new “Road Takeout” block after consultation with Schaeffers to account for the area along Mount Hope Road.



Mount Hope West Land Use Concept

Zoning By-law Amendment

The Mount Hope West Zoning By-law Amendment rezoned the lands to Residential Mixed Density (RMD-697-H-46A-H46B), Multiple Residential (RM-698-H-48A-H46B) and Core Commercial (CC-699-H-46A-H46B). The Residential Mixed Density Zone permits a range of ground-related residential uses from single detached dwellings to townhouse dwellings, as well as parks and open space areas. The Multiple Residential Zone permits a range of townhouse dwelling types, as well as low-rise apartments. The Core Commercial Zone permits a full range of neighbourhood-oriented commercial and personal service uses. The Holding Provisions applied to the lands require the approval of a Secondary Plan and Draft Plan by the Town.

Next Steps

We look forward to further discussing the submitted materials and process moving forward. Given the size of the developable area, its adjacency to existing Bolton neighbourhoods and the fact that the majority of the Secondary Plan Area is under single ownership, we believe the review and approvals process for the Secondary Plan and future Draft Plan of Subdivision can occur in a timely manner this year.

Yours very truly,
SGL PLANNING & DESIGN INC.



Sierra Horton, RPP
Planner/Urban Designer

c.c. Paul Lowes, SGL Planning & Design Inc.
Mauro Peverini, Solmar Development Corp.
Derrick Canete, Solmar Development Corp.