



1547 Bloor Street West
Toronto, Ontario M6P 1A5
☎ (416) 923-6630
✉ info@sglplanning.ca

March 4, 2026

Project: MH.CL

VIA EMAIL

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

Re: Mount Hope West – 2nd Submission Official Plan Amendment and Draft Plan of Subdivision

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. The Secondary Plan Area comprises approximately 33 gross hectares of “New Community Area” immediately north of the existing Bolton Settlement Area. A revised Draft Plan of Subdivision has been prepared for the lands owned by United Holding Inc.

A partial Official Plan Amendment submission was made in January 2025, followed by a full submission in July 2025. Working alongside Town Staff, an Official Plan Amendment to adopt the Mount Hope West Secondary Plan was brought forward to Planning and Development Committee on February 10, 2025 where it was recommended for approval. The Secondary Plan was approved by Council on February 24, 2026. Alongside the Secondary Plan, a Tertiary Plan was also approved. The revised Draft Plan of Subdivision implements the approved Tertiary Plan.

This 2nd OPA and Draft Plan of Subdivision submission includes the following in support of the approved Secondary Plan and revised Draft Plan:

- Draft Plan of Subdivision – KLM Planning
- Agricultural Impact Assessment – Colville Consulting
- Community Energy and Emissions Reduction Plan – Pratus Group
- Community Services and Facilities Study – SGL Planning & Design
- Planning Justification and Housing Assessment Report – SGL Planning & Design
- Community Design Guidelines – SGL Planning & Design
- Healthy Development Assessment – SGL Planning & Design
- Cultural Heritage Report – Stantec Inc.
- Arborist Report and Tree Preservation Plan – GEI Consultants
- Fiscal Impact Study – Altus Group
- Transportation Impact Study – Paradigm

-
- 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

We look forward to further discussing the submitted materials and advancing the Draft Plan of Subdivision process. Thank you again for your recent support in securing approval of the Secondary Plan.

Yours very truly,

SGL PLANNING & DESIGN INC.

Sierra Horton, RPP, MCIP
Senior Planner/Urban Designer

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