

TOWN OF CALEDON
PLANNING
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MOUNT HOPE WEST SECONDARY PLAN

Planning Justification Report and Housing Assessment

REVISED FEBRUARY 2026

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Executive Summary



This Planning Justification and Housing Assessment Report has been prepared on behalf of United Holdings Inc. in support of an Official Plan Amendment for the Mount Hope West Secondary Plan, as well as a Draft Plan of Subdivision application. This Planning Justification Report was previously submitted in July 2025 and has been updated to reflect the Mount Hope West Secondary Plan, as recommended for approval by Planning and Development Committee on February 10, 2026 and 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.

The Mount Hope West Secondary Plan Area is being planned as part of Caledon's New Community Area. The Mount Hope West community has been designed to accommodate a variety of housing options, alongside a new neighbourhood commercial block and a central neighbourhood park.

The Mount Hope West Secondary Plan Area comprises approximately 33 gross hectares of land immediately north of the existing Bolton Settlement Area. The majority of the Secondary Plan Area, consisting of agricultural fields, is owned by United Holding Inc. The Secondary Plan Area also includes a few rural residential dwellings along Mount Hope Road. The Secondary Plan Area is generally bound by:

- **North:** The Greenbelt Plan Area;
- **South:** Columbia Way;
- **East:** Mount Hope Road; and
- **West:** The Greenbelt Plan Area.

The Mount Hope West Secondary Plan Area was identified by the Region of Peel through their Settlement Area Boundary Expansion Study as "2051 New Urban Area" and "New Community Area", which informed the Region of Peel Official Plan, 2022. The Future Caledon Official Plan also designates the Secondary Plan Area as "2051 New Urban Area" and "New Community Area". In conformity with the Future Caledon Official Plan, the proposed Land Use Plan for Mount Hope West applies a Neighbourhood Area designation to the Secondary Plan Area. The Secondary Plan will accommodate a mix of single-detached, semi-detached and townhouse dwellings and local community commercial uses at the corner of Columbia Way and Mount Hope Road. The updated Draft Plan of Subdivision provides further detail.

Overall, the policy framework applying to the Mount Hope West Secondary Plan Area addresses a vision for efficient land use planning, with an emphasis placed on building strong, healthy, compact and complete communities. Development is directed to protect existing resources, public health and safety and the quality of the natural and built

environment. The Secondary Plan conforms to, and is consistent with, Provincial, Regional and Town policies and meets overall objectives related to providing a mix of land uses, housing options, economic opportunities, accessible park spaces and a multi-modal transportation system. The Secondary Plan also ensures protection of natural features and areas and fosters the creation of a sustainable community through compact and resilient community design.

Overall, the Secondary Plan Area is projected to accommodate up to 900 new residential units, 3,000 new residents and approximately 130 new jobs at a rate of 98 people and jobs per hectare. The Town of Caledon's Growth Management and Phasing Plan has identified Mount Hope West as part of Phase 1 of New Community Area development, which is intended to accommodate growth from 2026 to 2036.

1 Introduction



This Planning Justification and Housing Assessment Report has been prepared on behalf of United Holdings Inc. in support of an Official Plan Amendment for the Mount Hope West Secondary Plan, as well as a Draft Plan of Subdivision application. This Planning Justification Report was previously submitted in June 2025 and has been updated to reflect the Mount Hope West Secondary Plan, as recommended for approval by Planning and Development Committee on February 10, 2026 and 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.

The Mount Hope West Secondary Plan Area is being planned as part of the Town of Caledon's New Community Area and is envisioned to develop as a new compact, well-connected neighbourhood with a variety of housing options. The Secondary Plan Area comprises approximately 33 gross hectares of land immediately north of the existing Bolton Settlement Area. The Secondary Plan Area is projected to accommodate up to 900 new residential units.

1.1 Purpose

The purpose of this Planning Justification Report and Housing Assessment is to describe the proposed development for the Mount Hope West Secondary Plan Area, which is being planned through a comprehensive Secondary Plan and Draft Plan of Subdivision process. This report demonstrates how the proposed development is consistent with, and conforms to Provincial policies, the Peel Region Official Plan and the Future Caledon Official Plan. This comprehensive report is intended to fulfil the Town's requirements for both a Planning Justification Report and Housing Assessment in support of both the Official Plan Amendment and Draft Plan of Subdivision.

1.2 Structure

This Report is structured as follows:

Section 1: Introduction: Introduces the report and sets out its purpose and structure.

Section 2: Location and Context: Provides a description of the Secondary Plan Area and its surrounding context.

Section 3: Planning History and Process: Provides a description of the Preliminary (PARC) Meeting held with the Town and an overview of previous planning approvals associated with the Secondary Plan and Draft Plan of Subdivision.

Section 4: The Development Proposal: Provides an overview of the proposed community structure and elements of the development proposal, including projected population and job growth, and housing mix.

Section 5: Findings of Supporting Studies and Materials: Provides a summary of each relevant supporting study, key findings and recommendations for development.

Section 6: Policy Justification and Analysis: Describes how the proposed Mount Hope West Secondary Plan is consistent with, and conforms to, the applicable Provincial, Regional and Town plans and policies based on the following themes:

- Land Use Mix;
- Housing Options;
- Economic Opportunities;
- Parks and Open Space;
- Natural Environment System;
- Multi-Modal Transportation;
- Community Design; and
- Climate Change.

Section 7: Public Engagement and Indigenous Consultation: Summarizes outreach to date and the intent for a future Public Meeting.

Section 8: Summary and Conclusion: Summarizes the proposed development and outlines the appropriateness of the Secondary Plan and Draft Plan of Subdivision in the context of its policy framework.

2 Location and Context



The Mount Hope West Secondary Plan Area is located within the Region of Peel in the Town of Caledon. The Secondary Plan Area comprises approximately 33 hectares and is generally bound by:

- **North:** The Greenbelt Plan Area;
- **South:** Columbia Way;
- **East:** Mount Hope Road; and
- **West:** The Greenbelt Plan Area.



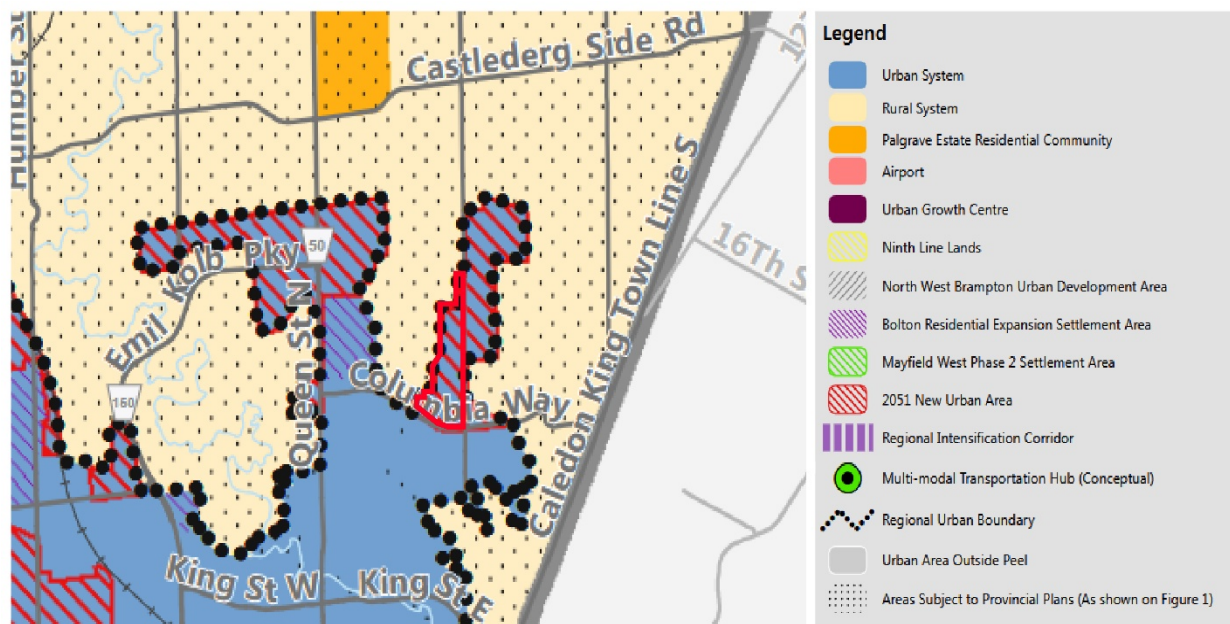
Figure 1. Development Area Context

The Mount Hope West Secondary Plan Area is located immediately north of the existing Bolton Settlement Area, which currently accommodates a wide range of existing residential, commercial, service and office and industrial uses. Development of the Mount Hope West Secondary Plan Area represents a logical progression of development from the built-up neighbourhoods and amenities in Bolton to the south.

The majority of the Secondary Plan Area consists of agricultural fields, with only three existing residential dwellings fronting onto Mount Hope Road.

2.1 New Community Area Designation

The Mount Hope West Secondary Plan Area was identified by the Region of Peel through their Settlement Area Boundary Expansion (SABE) Study as “New Community Area”. The SABE Study informed the Region of Peel Official Plan, 2022, which designates the Secondary Plan Area as “2051 New Urban Area” (**Figure 2**). The Region of Peel Official Plan was adopted by Regional Council in April 2022 and approved by the Minister of Municipal Affairs in November 2022. The Province subsequently passed Bill 185 in July 2024, which removed planning policy and approval responsibilities from several upper-tier municipalities, including the Region of Peel.

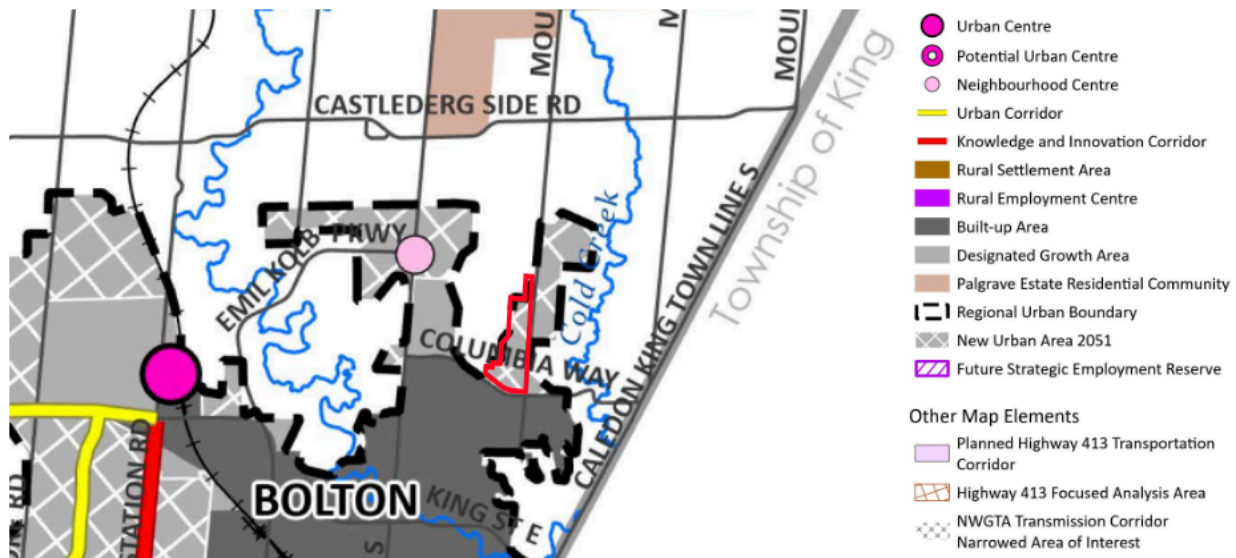


Secondary Plan Area

Figure 2. New Community Area Designation

Source: Peel Region Official Plan Schedule E1: Regional Structure

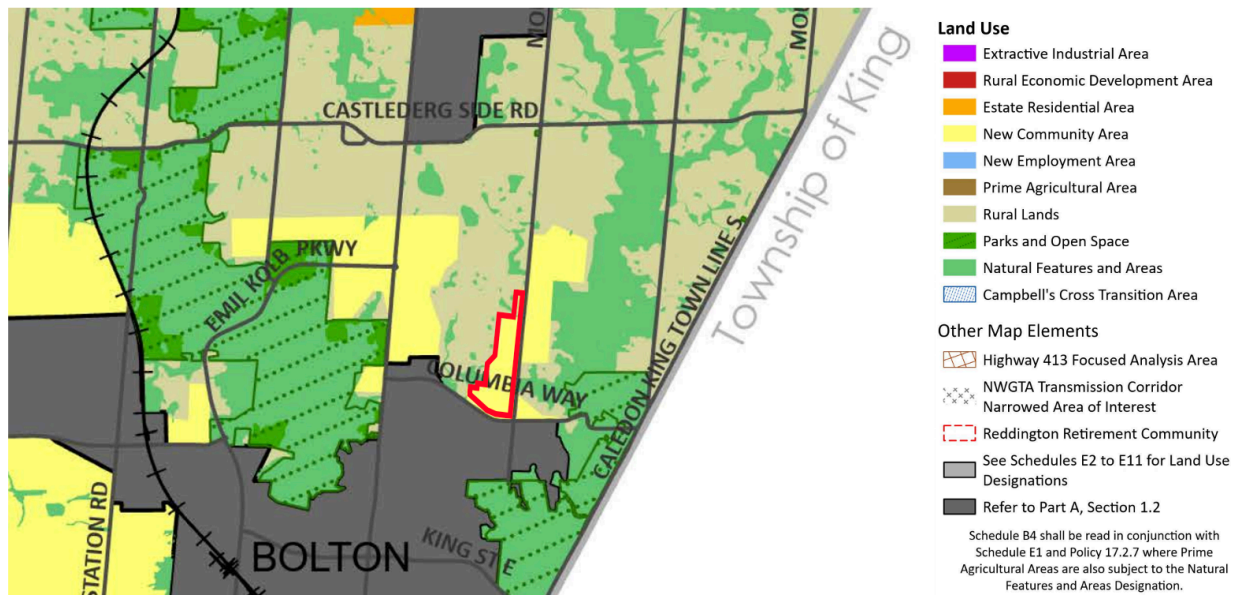
In conformity with the Region of Peel Official Plan, which is now a responsibility of the Town of Caledon to implement, the Future Caledon Official Plan also designates the Secondary Plan Area as “2051 New Urban Area” (**Figure 3**) and “New Community Area” (**Figure 4**). The Future Caledon Official Plan was adopted by Town Council in March 2024 and was approved by the Minister of Municipal Affairs with modifications in October 2025. The lands designated “New Community Area” to the east of Mount Hope Road will be planned through a separate secondary planning process.



Secondary Plan Area

Figure 3. New Urban Area Designation

Source: Future Caledon Official Plan Schedule B2: Growth Management

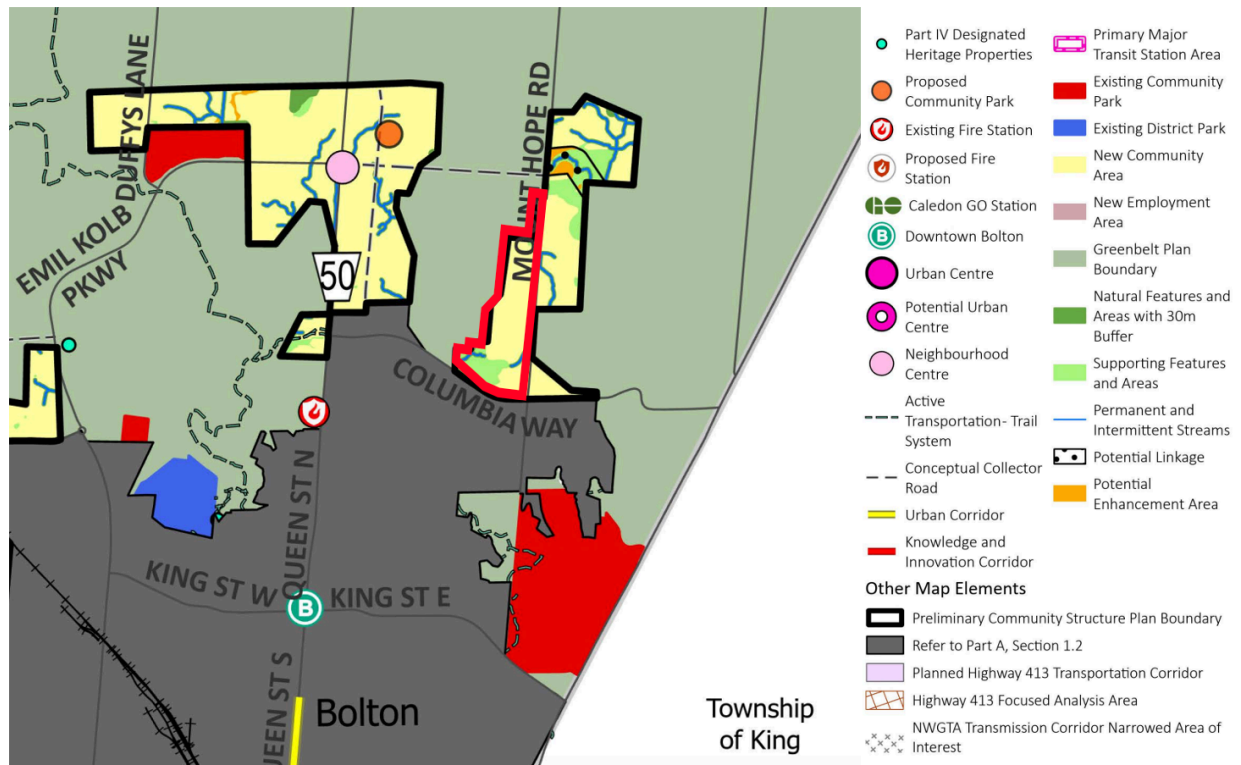


Secondary Plan Area

Figure 4. New Community Area Designation

Source: Future Caledon Official Plan Schedule B4: Land Use Designations

A Preliminary Community Structure Plan is included as Figure F2b of the Future Caledon Official Plan (**Figure 5**), which provides a foundation for secondary planning and development in the Urban System. It identifies applicable elements of the Town Structure, including a conceptual collector road network and natural features and areas, to be refined through the secondary planning process. It is noted that there are no Collector Roads shown within the Secondary Plan Area.



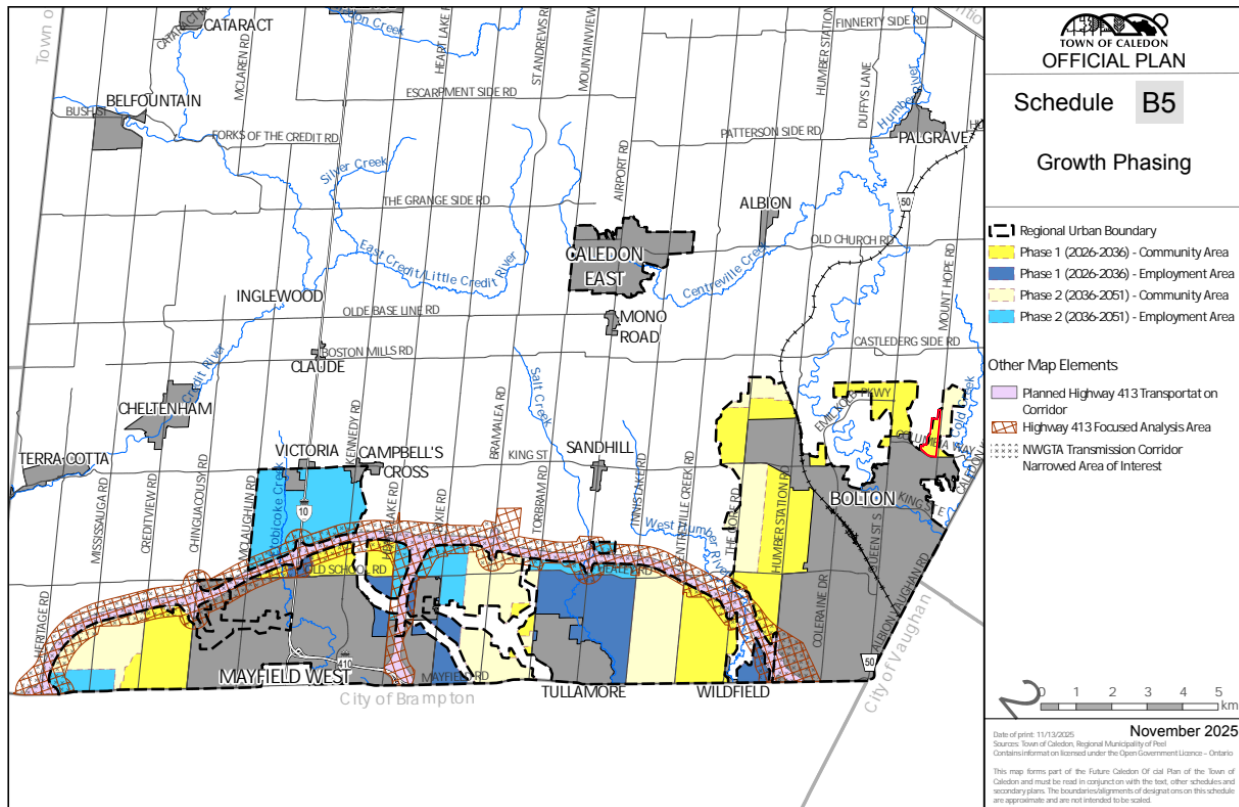
 Secondary Plan Area

Figure 5. Community Structure

Source: Future Caledon Official Plan Figure F2b: Preliminary Community Structure Plan

2.2 Growth Management and Phasing Plan

As identified in **Figure 6** below, the Town’s Growth Management and Phasing Plan (Schedule B5) identifies the Mount Hope West Secondary Plan Area within Phase 1 of Caledon’s New Community Area development. The Town’s Growth Management and Phasing Plan was supported by Council. As part of the Town’s amendment to the Future Caledon Official Plan brought forward in March 2025, lands within Phase 1 are development priority areas for the period from 2026 to 2036 and secondary planning should be prioritized and advanced for lands within Phase 1.



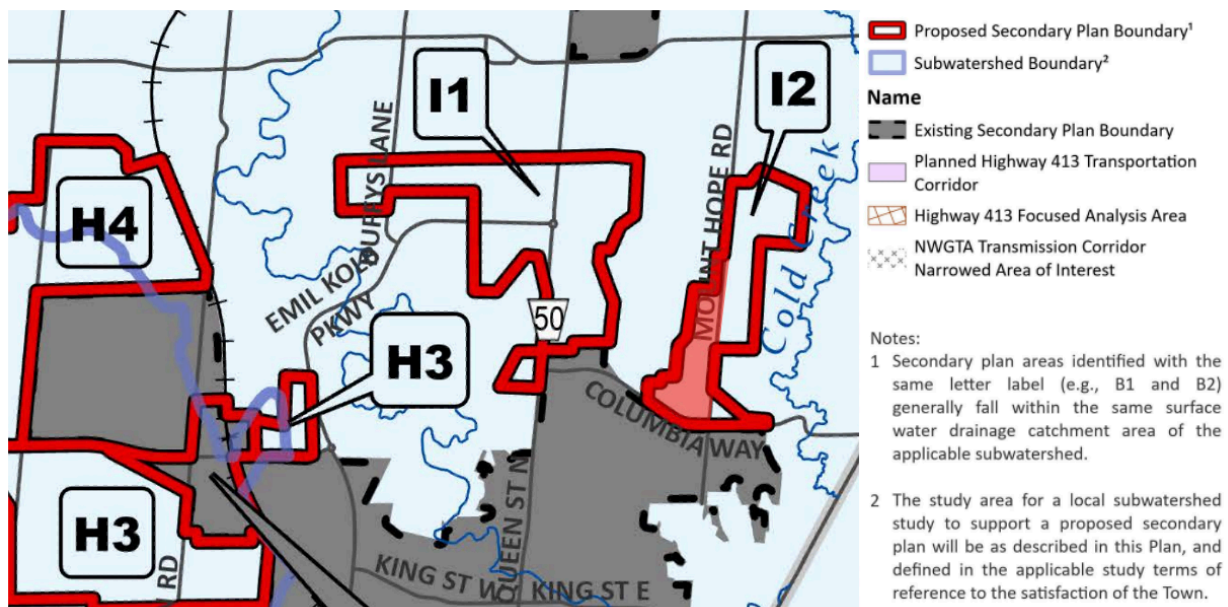
Secondary Plan Area

Figure 6. Growth Management and Phasing Plan

2.3 Secondary Plan Area Boundary

Section 21.3 of the Future Caledon Official Plan provides direction for secondary plans. The Town’s proposed secondary plan boundaries are delineated on Figure F3 – “Secondary Planning Areas” (Figure 7 below), which consider known subwatershed boundaries and surface water drainage catchment areas, as well as known land ownership groups and logical boundaries such as major roads.

The Mount Hope West Area has been identified by the Town to be within the “I2” boundary. In consideration of the size of the developable area and that the majority of the parcel is under one ownership, the proposed secondary plan only contemplates lands on the west side of Mount Hope Road. An individual local subwatershed study is being undertaken for the Mount Hope West Area and is being revised and finalized as part of the Draft Plan of Subdivision application.



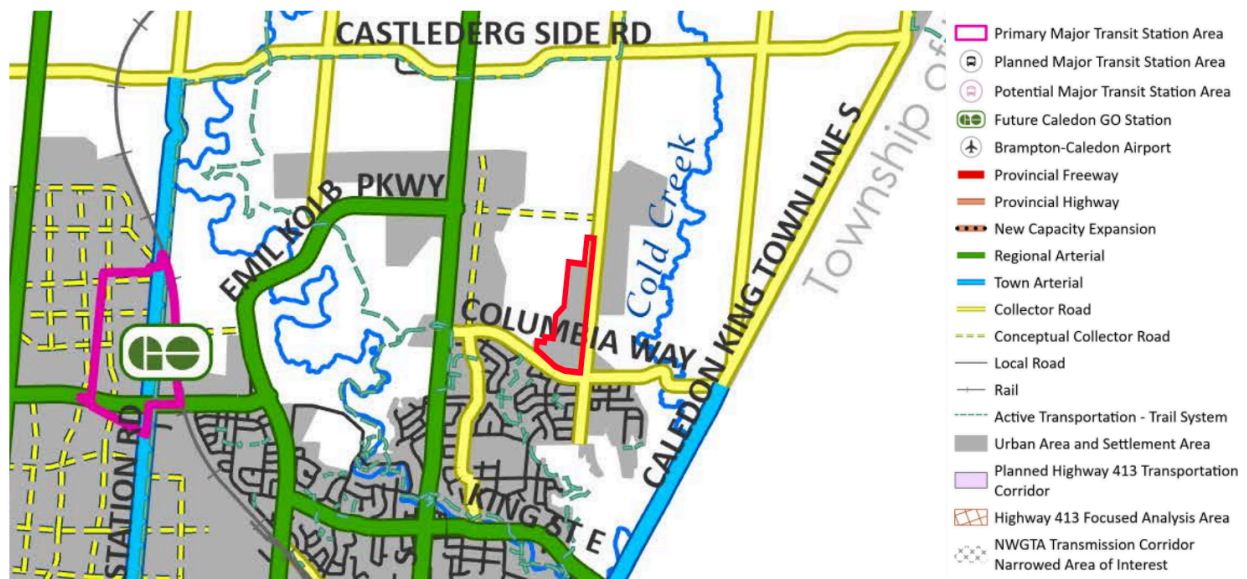
 Secondary Plan Area

Figure 7. Secondary Planning Areas

Source: Future Caledon Official Plan Figure F3: Secondary Planning Areas

2.4 Transportation and Transit

As shown in **Figure 8**, Mount Hope Road and Columbia Way are identified as Collector Roads. Columbia Way connects the Secondary Plan Area to the broader Arterial Road network to the east and west. Mount Hope Road provides north-south connections. The Future Caledon Official Plan also identifies a proposed east-west Conceptual Collector Road through the Greenbelt Plan Area, north of the Mount Hope West Secondary Plan Area, connecting to the Bolton North Hill Secondary Plan Area.



 Secondary Plan Area

Figure 8. Transportation Network

Source: Future Caledon Official Plan Schedule C1: Town-Wide Transportation Network

3 Planning History and Process



3.1 Secondary Plan Process

According to the Future Caledon Official Plan, secondary plans are required prior to development proceeding within the Designated Greenfield Area. A Pre-Application Review Committee (PARC) Meeting was held on December 14, 2023 for an Official Plan Amendment application to implement the Mount Hope Secondary Plan. The PARC Meeting Form and Checklist set out the requirements for a complete application.

A Secondary Plan Process Terms of Reference was prepared and submitted to the Town in August 2024, which set out a process for development of the secondary plan including its scope, deliverables, timing, public participation opportunities and the roles and responsibilities of the landowners, consulting team and Town Staff. 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.

3.2 Draft Plan of Subdivision

Given the size of the developable area, the majority of the lands being under single ownership and the site's adjacency to existing Bolton neighbourhoods, a Draft Plan of Subdivision has been prepared concurrent with the Secondary Plan.

A Pre-Application Review Committee (PARC) Meeting was held on December 14, 2023 for a Draft Plan of Subdivision application. The PARC Meeting Form and Checklist set out the requirements for a complete application. Where appropriate, the application materials submitted to the Town address both the Official Plan Amendment (Secondary Plan) and the Draft Plan of Subdivision. A partial Draft Plan of Subdivision submission was made in January 2025, followed by a full submission in July 2025.

This revised Report supports the resubmission of the Draft Plan of Subdivision.

3.3 Zoning By-law Amendment

Town of Caledon Council passed a Zoning By-law Amendment on June 25, 2024 to rezone the Mount Hope West Area for residential and mixed-use development, alongside the continued protection of environmental policy areas. As shown on **Figure 11**, the Zoning By-law Amendment rezones the lands to Residential Mixed Density (RMD-697-H-46A-H-46B), Multiple Residential (RM-698-H-46A-H-46B), Core Commercial (CC-699-H-46A-H-46B) and Environmental Policy Area 1 (EPA-1-H46A-H46B).

The Residential Mixed Density Zone will permit 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 will permit a range of townhouse dwelling types, as well as low-rise apartments. The Core Commercial Zone will permit a full range of neighbourhood-oriented commercial and personal service uses. Minor adjustments to the zone boundaries will be required to reflect the updated and final Draft Plan of Subdivision through a future Zoning By-law Amendment application.

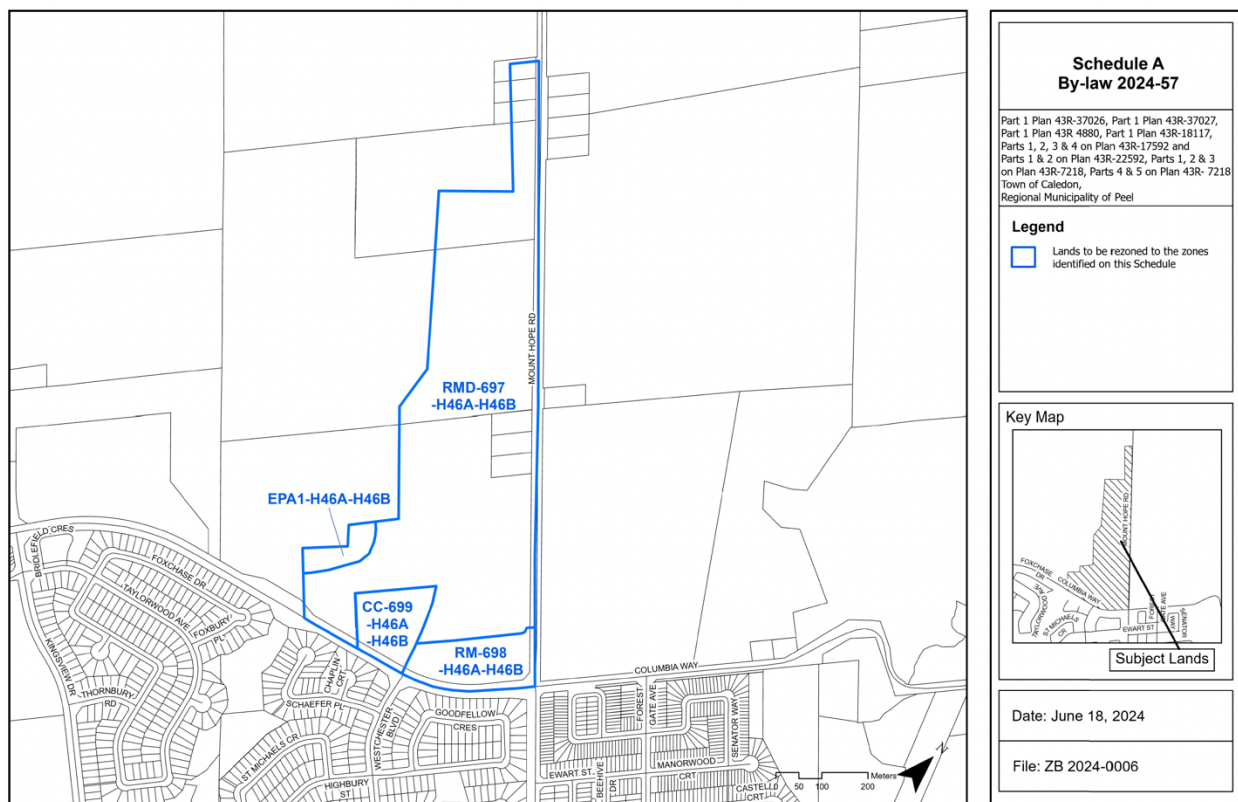


Figure 11. Mount Hope Zoning By-law Schedule

The Zoning By-law Amendment includes Holding Provisions for the lands, with the following matters to be met to the satisfaction of the Town prior to the lifting of the Holds:

- Approval of a Secondary Plan in conformity with the Town's Official Plan or an Official Plan Amendment;
- Approval of Draft Plans of Subdivision, which through this process will include the submission of an Environmental Impact Study determining the extent of the Natural Environment System. Any lands identified within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term as a condition of Draft Plan Approval; and
- Written confirmation, where required, from the Region of Peel and/or applicable utility that a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities and/or there is sufficient municipal water and sanitary sewer capacity to service the lands.

4 The Development Proposal



4.1 Vision and Objectives

The Mount Hope West Secondary Plan Area will develop as a logical extension of Bolton's northern residential neighbourhoods and will offer a range of new housing types, densities and sizes, as well as community-oriented commercial uses and open spaces to meet the day-to-day needs of residents.

The Secondary Plan Area has been planned and designed through a comprehensive and multi-disciplinary process. Community design, sustainability, natural heritage, transportation, stormwater management, and water and wastewater servicing will all be integrated into the Secondary Plan to achieve a favourable land use development pattern that balances all interests.

The following objectives will guide the Secondary Plan:

- a) Provide a wide range and mix of housing types, densities, sizes and tenures, which may include affordable housing, which will provide families and individuals housing options throughout the community;
- b) Prioritize high-quality urban design of the public realm and built form that fosters a strong identity and sense of place for the community;
- c) Create a well-connected and walkable community with accessible amenities and open spaces;
- d) Protect or improve lands designated Natural Features and areas and ensure proposed land uses complement the Natural Environment System; and
- e) Provide for residential and commercial uses, as well as park(s), that will support the community and surrounding area accommodating future growth in Caledon;
- f) Foster the creation of a sustainable community through compact and resilient community design, built form and transportation; and
- g) Implement an integrated Natural Environment System that protects, restores or enhances the overall natural and water-based environments within the Mount Hope West Secondary Plan Area.

4.2 Community Structure

The Mount Hope West Secondary Plan Area is proposed to be designated as Neighbourhood Area. Reflecting Section 22.7 of the Future Caledon Official Plan, the Neighbourhood Area designation applied across the Secondary Plan Area would allow for a wide range of housing types and forms in a compact built form, alongside parks and neighbourhood-scale retail uses.

The Land Use Plan (**Figure 9**) illustrates the Neighbourhood Area designation, a commercial block, as well as a conceptual road network, central neighbourhood park, stormwater pond locations and natural features and areas. The Draft Plan of Subdivision provides greater detail.

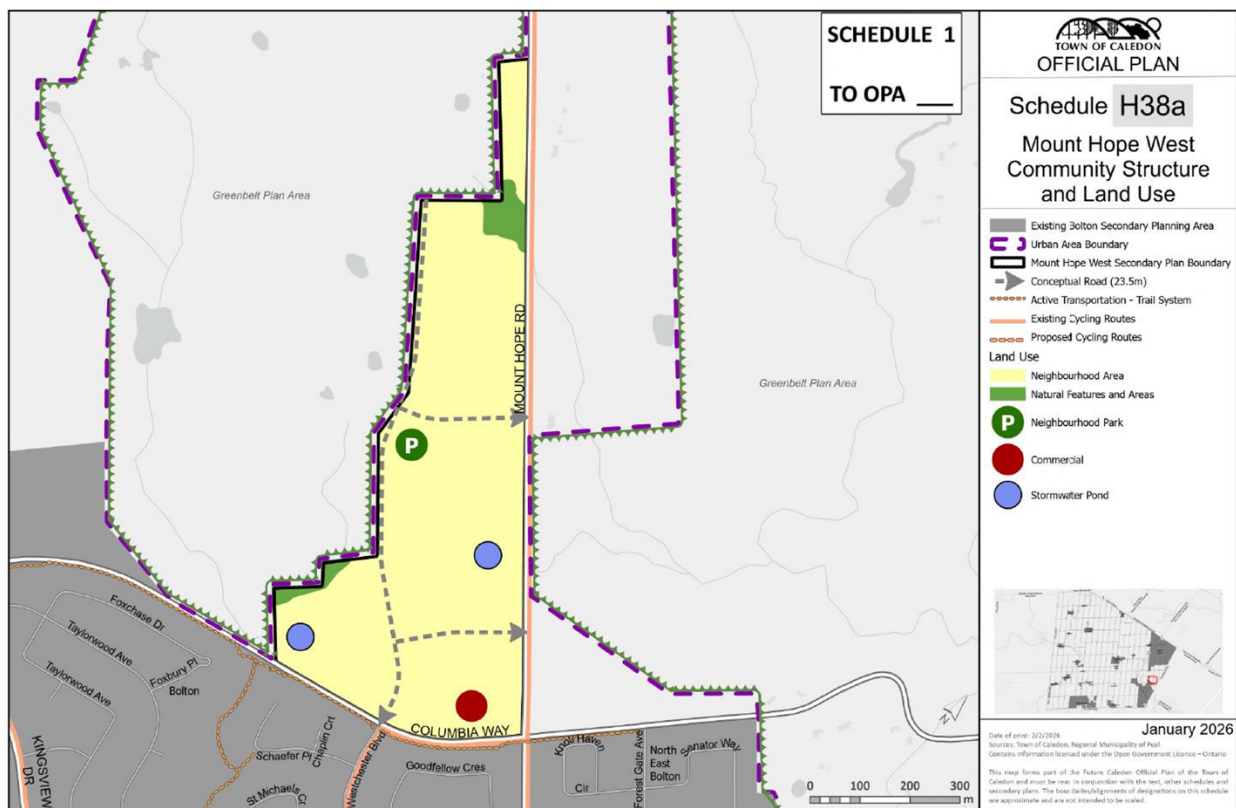


Figure 9. Land Use Plan

The Draft Plan in **Figure 10** implements the Land Use Plan, with the following components:

- A mix of ground related dwelling types:
 - Single-detached dwellings;
 - Semi-detached dwellings;
 - Street townhouse dwellings;
- A residential block at the north end abutting the natural heritage system, which may accommodate future townhouse or mid-rise buildings;
- A 2.64 hectare commercial block at the corner of Mount Hope Road and Columbia Way to serve as a gateway into the new community;
- A 1.42 hectare neighbourhood park central to the neighbourhood; and
- Two stormwater management ponds.

Through the detailed design process, opportunities will be reviewed to provide dual frontage lot conditions or other built form solutions that address Mount Hope Road, with the objective of achieving a strong and consistent pedestrian focused streetscape along this corridor. Currently, the revised Draft Plan of Subdivision proposes rear lotting onto Mount Hope Road for the street townhouse blocks located at the north end of the community. This configuration is driven primarily by grading constraints affecting this portion of the site. To address this unique condition, a site-specific policy has been incorporated into the Secondary Plan to provide appropriate direction and flexibility, with detailed design to be finalized through the Draft Plan of Subdivision.

A new access road (Street A) is proposed to connect north-south through the community from Columbia Way to the south, opposite Westchester Boulevard. Street A is connects with two east-west streets - Street B and Street C, which connect to Mount Hope Road as illustrated in **Figure 10**. **Figure 10** also illustrates the local road network.

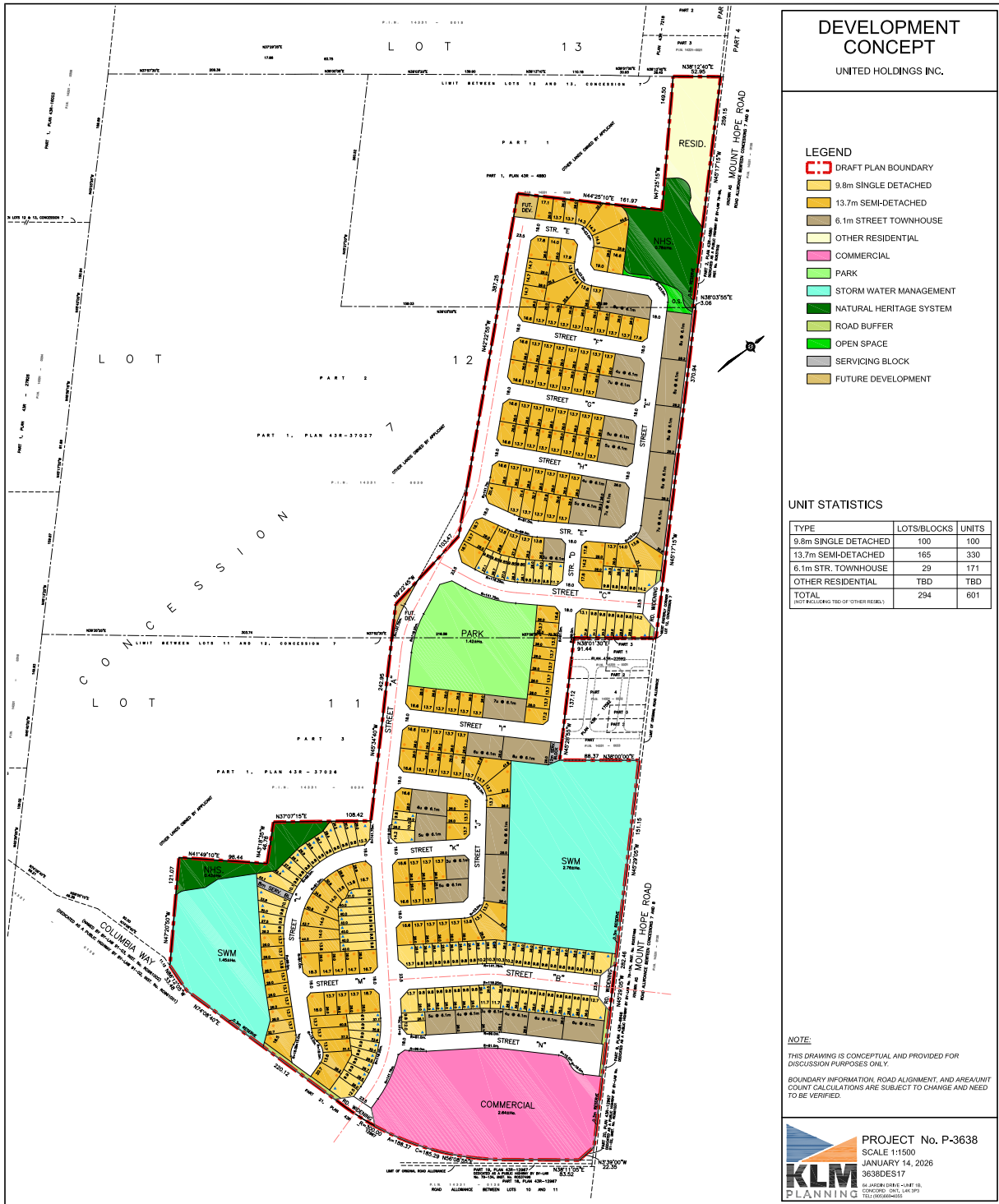


Figure 10. Revised Draft Plan of Subdivision

3.3 Housing and Job Mix

The Mount Hope West Secondary Plan Area is planned to comprise a wide range and mix of housing types, densities and sizes. The Secondary Plan Area is expected to generate between 820 to 900 residential units, with an estimated population of approximately 3,000 residents by to 2036¹. Approximately 130 jobs are estimated to be accommodated within the new community within the 2.64 hectare commercial block.

As detailed in **Table 1**, the full Secondary Plan Area will comprise single detached dwellings, semi-detached dwellings, townhouses and a commercial block. The Draft Plan (**Figure 10**) provides unit counts for the lands owned by United Holdings Inc. The residential block at the north end of the Draft Plan abutting the natural heritage system is contemplated to accommodate mid-rise buildings up to 6-storeys which, dependant on market conditions, are estimated to provide between 40 and 120 new units. The estimates below also consider the opportunity for approximately 100 units to be integrated in the commercial block in the future.

Table 1 sets out the unit counts for the subdivision, including estimates for the non-participating residential properties along Mount Hope Road within the Secondary Plan Area. The non-participating properties were assumed to redevelop with semi-detached and townhouse dwellings, as illustrated on the Tertiary Plan.

Table 1. Unit Types by Land Use

Single Detached (3.64 PPU)	Semi-Detached (3.64 PPU)	Street Townhouse/Back-to- Back Townhouses (3.3 PPU)	Mid-Rise Apartments/Commercial (2.07)
100 (11%)	345 (38%)	235 (26%)	140 – 220 (16-24%)

Overall, the Mount Hope West Secondary Plan Area will accommodate approximately 3,000 new people and 130 jobs at a rate of 98 people and jobs per hectare. This surpasses the Region and Town's minimum designated greenfield area density target of 50 people and jobs combined per hectare.

¹Based on the Persons Per Unit values established in the Town of Caledon 2024 Development Charges Background Study.

5 Findings of Supporting Studies and Materials



5.1 Local Subwatershed Study

A Local Subwatershed Study (LSS) has been prepared in support of the Secondary Plan based on the Terms of Reference submitted to the Town by Schaeffers Consulting Engineers (Schaeffers), GEI Consultants Canada Ltd., (GEI), Soil Engineers Ltd., Geo Morphix Ltd. and Pratus Group Inc. (Pratus). First submission of the LSS occurred in July 2025. A revised LSS is now being submitted in support of the Draft Plan of Subdivision application.

The purpose of the LSS is to create a sustainable development plan for the Secondary Plan Area by protecting and enhancing the natural and human environments by implementing the direction, targets, criteria and guidance of the Region of Peel's Scoped Subwatershed Study (SSS) (Wood et al. 2022).

The LSS confirms, refines and implements a Natural Heritage System and the water resource management approach that will protect, rehabilitate, and enhance the natural and water-based environments within the Secondary Plan Area. The LSS addresses a range of environmental and servicing matters associated with the Secondary Plan Area, including the protection and management of surface water, groundwater, fluvial geomorphology, and terrestrial, and aquatic resources. Natural heritage system and municipal servicing needs such as stormwater management, sanitary and water servicing and site grading requirements are identified by the LSS.

The LSS:

- Addresses the relevant natural features and functions identified in the Provincial Planning Statement (PPS; MMAH 2024), Region of Peel Official Plan and Town of Caledon Official Plans;
- Provides the foundation for the layout of the proposed development plan by defining and delineating elements such as the natural heritage system, transportation and servicing networks, and the location of stormwater management (SWM) facilities;
- Defines measures to protect and/or enhance natural heritage features to reach a robust, healthy natural heritage system; and
- Identifies potential climate change considerations in alignment with the Town of Caledon's Climate Change Action Plan based on data developed for the Humber River Watershed by the TRCA.

The study components are organized into three phases, per the Town's (2024) Terms of Reference: Local Subwatershed Studies. The results of each phase have been delivered as a single report. The three phases of the LSS are as follows:

- Phase 1 – Characterization of Existing Conditions and Baseline Inventory;
- Phase 2 – Analysis, Impact Assessment, Mitigation and Recommendations; and
- Phase 3 – Implementation, Monitoring and Adaptive Management.

As part of the LSS, revised studies have also been updated to capture Functional Servicing, Natural Heritage, Fluvial Geomorphology Assessment, Downstream and Floodplain Analysis, Hydrogeological Assessment and a Slope Stability Assessment. The Functional Servicing Report and Natural Heritage Review components of the LSS are described below.

5.1.1 Functional Servicing Report

A Functional Servicing and Stormwater Management Report (FSSR) was prepared and updated by Schaeffers Consulting Engineering in support of the LSS. The FSSR outlines the servicing plan for the project for both its ultimate condition and its Phase 1 condition whereby 300 units will require servicing.

The proposed development is expected to be serviced by Pressure Zone 7 at its ultimate condition, ensuring adequate water supply and pressure. Water supply infrastructure around the Secondary Plan Area is expected to commence in 2027 and be completed by 2029. In the project's Phase 1 condition, a temporary booster pump station will be in operation to meet the Phase 1 site's peak demand. The Phase 1 and ultimate design demonstrates that the system at the time of construction will be capable of addressing average, peak hour, maximum day, and fire flow demands. A combined maximum demand plus fire flow of 316.62 L/s is required for the Secondary Plan Area in its ultimate condition. In its Phase 1 condition, a combined maximum demand plus fire flow of 308.81 L/s is required.

Sanitary flows from the development will be managed through internal sewers along the proposed road network. The ultimate servicing strategy for these flows will involve utilizing the new proposed trunk sewer on Humber Station Road. The construction of sanitary sewers connecting the Secondary Plan Area to the proposed system on Emil Kolb Parkway is anticipated to begin in 2027 and conclude in 2029. A temporary sewage pumping station will service the Phase 1 condition of the project. The sanitary servicing plan has been designed in conformance with the Region of Peel's design criteria, projecting an estimated total peak flow of 37.91 L/s for the ultimate buildout.

Stormwater will be managed through a dual-drainage system, where minor flows are conveyed via sewers and major flows are handled by overland routes. Two stormwater management ponds are proposed within the Secondary Plan Area to provide water

quality, erosion, quantity, and volume control through filtration. Specifically, the stormwater management ponds will ensure enhanced water quality treatment (80% TSS removal, erosion control via the detention of the 25 mm rainfall event for 48 hours). Quantity control will be provided for the 2-year to 100-year storm events for both the west stormwater management pond and the east stormwater management pond. In addition, the east stormwater management pond will provide quantity control for the regional storm event. The west pond provides quantity control for the regional storm to the greatest extent feasible by maximizing attenuation.

The development also meets the 27 mm volume control target through a combination of filtration beds within the SWM Ponds and lot level LID measures. A water balance analysis indicates that the development satisfies the pre-development water balance conditions, with the infiltration deficiency being addressed by LID measures such as Infiltration trenches in rear yards and site plan retention. A feature-based water balance analysis also confirms a low risk to impacted wetlands, with any hydrologic changes mitigated by a clean water collector system aimed at feeding the impacted wetlands.

5.2 Natural Heritage Review

GEI Consultants Canada Ltd. (GEI) completed a multi-phase natural heritage review for the Mount Hope West lands to support the Local Subwatershed Study (LSS) process. The eastern portion of the Land Holdings falls within the Mount Hope West Secondary Plan Area and is the focus of the LSS, while the western portion lies within the Greenbelt Plan (MMA 2017) and is referred to as the “Greenbelt Plan Area.” The Natural Heritage (NH) Study Area includes the Secondary Plan Area and the surrounding 120 m of adjacent lands. This Study contributes to the broader planning process for the Region of Peel’s Settlement Area Boundary Expansion (SABE) lands by identifying and evaluating natural heritage constraints and opportunities to inform future development and conservation planning.

As part of Phase 1, GEI delineated the Existing Natural Heritage System (NHS) through desktop review and ecological field studies conducted between 2022 and 2026. The NHS delineation was based on the presence and extent of natural heritage features such as woodlands, wetlands, watercourses, and other supporting features, natural hazards, and ecological setbacks. The Existing NHS was compared to the Preliminary NHS identified in the SABE Scoped Subwatershed Study (Wood et al., 2022), which outlined high- and medium-constraint features and established enhancement and linkage goals to support a connected, resilient system. Information collected during Phase 1 formed the basis for identifying key natural heritage features within the NH Study area and provided a baseline for the subsequent phases of the LSS.

In Phase 2, GEI assessed the potential direct, indirect, and induced impacts to the Existing NHS associated with the proposed development, which includes the proposed realignment of the existing watercourse reach that flows through the southwestern portion of the Secondary Plan Area. The proposed development and watercourse realignment will result in the direct removal of five non-significant wetland areas totaling

approximately 0.76 ha as well as 0.12 ha of significant woodland area. Indirect and induced impacts, such as changes to hydrology, construction-related disturbances, and increased anthropogenic activity resulting from future occupancy, were also discussed. Mitigation measures have been proposed to avoid, minimize, or manage these potential impacts, including erosion and sediment control (ESC), stormwater management (SWM) measures designed to maintain hydrological balance, construction best practices, installation of rear-lot fencing (without gates) along residential interfaces with the NH, and the distribution of educational brochures to homeowners. These measures aim to minimize disturbance to retained features and reduce long-term degradation following occupancy.

The realigned channel reach has been designed by GEO Morphix using fluvial geomorphic principles, with the goal of restoring natural channel processes, improving aquatic habitat conditions, and integrating wetland and riparian features into a cohesive ecological corridor. It will replace the existing degraded and undefined reach with a longer, meandering channel that mimics natural systems through a shallow–deep undulating form. Integrated online and offline wetlands will provide water retention, sediment capture, and diverse hydroperiods to support a range of vegetation communities. Additional habitat enhancements—such as pools, woody debris, native plantings, raptor poles, and rock piles—will increase biodiversity and ecological value, while the channel’s dimensions and meander belt width are designed to support long-term stability and function.

To address the removal of wetland and woodland areas, a conceptual restoration and enhancement plan was developed to support and improve the long-term ecological form and function of the Proposed NHS. Wetland compensation is proposed at a minimum 1:1 ratio to offset approximately 0.76 ha of wetland removal or alteration. This includes a combination of riparian wetland restoration within the realigned channel corridor and the creation of new tableland wetlands in the Greenbelt Plan Area. Woodland compensation is proposed at a minimum 1:2 ratio along the existing woodland dripline. The corridor between the southern Existing NHS area and the proposed development footprint, including applicable natural heritage feature setbacks, will be seeded with a native upland meadow mix to create a vegetated buffer and enhance overall habitat availability and diversity, reduce edge effects, and support wildlife movement across the landscape.

Collectively, the proposed wetland restoration, woodland compensation, watercourse realignment and buffer enhancements will form part of the Proposed NHS, which refines and builds upon the Existing NHS through targeted ecological offsetting and improved landscape connectivity. The placement of restored and created features has been strategically designed to increase contiguous habitat size and diversity, strengthen linkages between the northern and southern Existing NHS areas, and support a net gain in ecological function relative to existing conditions. Compared to the Existing NHS, the Proposed NHS is expected to support a wider range of native plant and animal species and better withstand the pressures of urban development and climate change.

Following approval of the conceptual restoration and enhancement, a detailed design brief will be prepared by a Certified Ecological Restoration Practitioner (CERP) and a Landscape Architect (LA) to guide implementation. This brief will include species lists, planting design drawings, and an updated monitoring and adaptive management framework. A preliminary natural heritage monitoring and adaptive management approach has been developed in Phase 3 and includes defined ecological performance indicators, monitoring scopes and timelines, and reporting requirements to evaluate restoration success. The monitoring program incorporates baseline, construction-phase compliance, and post-development performance monitoring, with adaptive management measures implemented where performance targets are not met to support long-term ecological function under changing environmental conditions.

Together, the proposed mitigation measures, restoration and enhancement strategy, and monitoring and adaptive management framework support a development approach that balances planning, growth and housing objectives with environmental considerations. This integrated strategy aims to protect the Mount Hope West NHS and its ecological functions over the long term and to achieve a net ecological gain that contributes to the Town of Caledon's broader objectives for sustainable growth and community development.

5.3 Agricultural Impact Assessment

The Agricultural Impact Assessment (AIA) prepared by Coville Consulting identifies and describes the agricultural resources and farm operations within the Secondary Plan Area. First submission of the AIA occurred in 2025. A revised AIA is being submitted in support of the Draft Plan of Subdivision application. The potential impacts associated with the proposed development have been assessed and the AIA has determined the following:

- The Secondary Plan Area is not located in a provincially recognized prime agricultural area and are not part of a specialty crop area;
- The majority of lands outside of the Bolton Settlement Area boundary are considered to be part of a prime agricultural area. The Secondary Plan Area is located within the Region of Peel's 2051 New Urban Area and is not part of the agricultural land base. The adopted Future Caledon Official Plan also indicates that the Secondary Plan Area will be included within the Town's settlement area boundary expansion. Therefore, the Secondary Plan Area consists of lower priority lands and are a reasonable location for settlement area expansion compared to other lands within the Region's prime agricultural area;
- Potential impacts associated with the development of the Secondary Plan Area are primarily limited to the loss of prime agricultural land and cultivatable land. Recommendations have been provided that will ensure potential impacts will be avoided or mitigated to the extent possible. The net indirect impacts will be negligible with the implementation of the recommended mitigation measures;

- The proposed development will comply with the Minimum Distance Separation (MDS) I formula; and
- The proposed development will comply with all relevant provincial and regional agricultural policies. It is anticipated that the Secondary Plan Area will be brought into the Town of Caledon settlement area and will comply with the local agricultural policies at such time.

5.4 Cultural Heritage Impact Assessment

Stantec Consulting prepared a Cultural Heritage Impact Assessment (CHIA) for the Mount Hope West Secondary Plan Area, which reviewed existing cultural heritage resources. The CHIA has been updated to reflect comment received on the first submission. In accordance with Section 27(1) of the Ontario Heritage Act (OHA), the Town of Caledon maintains a register of properties that are of potential cultural heritage value or interest (CHVI). While no listed or designated properties are located within or adjacent to the boundary of the Mount Hope West Secondary Plan, listed properties are located within and adjacent to additional lands owned by United Holdings Inc.

9249 Castleberg Road is a listed property located within the additional lands owned by United Holdings Inc. A separate Heritage Impact Assessment regarding the property has been completed. Listed properties adjacent to the additional lands owned by United Holdings include:

- 14968 Mount Hope Road (Brigg's Cemetery);
- 15091 Mount Hope Road;
- 14818 Highway 50;
- 14685 Regional Road 50; and
- 14475 Regional Road 50.

Following screening of the six subject properties according to O. Reg. 9/06, it was determined that 14968 Mount Hope Road (Brigg's Cemetery) has potential to meet three criteria of O. Reg. 9/06 and a statement of CHVI was prepared. The property at 9249 Castleberg Road was determined to have potential to meet one criterion of O. Reg. 9/06. The properties at 15091 Mount Hope Road, 14818 Regional Road 50, 14685 Regional Road 50, and 14475 Regional Road 50 are considered tentative and were determined to possibly meet one criteria of O. Reg. 9/06 at a screening level from the public right-of-way.

Following an assessment of potential direct and indirect impacts to the subject properties, no properties were determined to be at risk of direct or indirect impacts at this stage of development, particularly in consideration of their distance from the proposed development area. Continued avoidance of these subject properties will be exercised.

5.5 Transportation Study

Paradigm Transportation Solutions conducted a Transportation Impact Study for the proposed Mount Hope West development. First submission of the Transportation Study occurred in 2025 and the Study has been revised in support of the Draft Plan of Subdivision application. The Transportation Impact Study includes an assessment of the existing transportation network and analyzes existing and future traffic conditions (with and without the proposed development). This Study provides a review of the proposed parking supply and a review of access and on-site circulation.

Vehicle access for the proposed Mount Hope West development is proposed via a new access road on Columbia Way (Street A, opposite Westchester Boulevard), two new access roads on Mount Hope Road (Street B and Street C), and two new driveways onto Mount Hope Road (the north and south ends of Street L).

Based on the investigations carried out, Paradigm has concluded that:

- The subject site is estimated to generate approximately 434 new AM peak hour trips and approximately 539 new PM peak hour trips.
- All study area intersections operate at acceptable levels of service and within capacity during the AM and PM peak hour analysis time periods, with the exception of Caledon-King Townline South and Columbia Way, Caledon-King Townline South and Columbia Way, and Caledon-King Townline South and Columbia Way.
- The traffic signal warrant analyses indicates that the intersection volumes do not justify signalization under 2033 total traffic condition for these intersections. Although signals are not warranted, the Town may still consider signalization as a potential mitigation measure.
- To address the westbound left-turn lane capacity issues at the intersection of Highway 50 and Columbia Way, signal timing adjustments and increasing the westbound left-turn lane storage length is recommended. The cycle length should be adjusted to a 60-second cycle which results in a significant reduction in queue lengths. However, to ensure sufficient capacity, it is also recommended to increase the storage length by 5 m to accommodate any potential excess queues.

5.6 Community Services and Facilities Study

This Community Services/Facilities Study was prepared by SGL Planning & Design Inc. in support of the Mount Hope West Secondary Plan. First submission of the CSF occurred in 2025, and the Study has been revised in support of the Draft Plan of Subdivision application.

A demographic overview of the Secondary Plan Area is provided based on 2016 and 2021 Canadian Census data and finds that the Town of Caledon has been experiencing an influx in population with significant growth expected over the next 25 years. While the majority of existing dwelling types in Caledon consist of single-detached dwellings, there was a 120% increase in apartments greater than 5 storeys between 2016 and 2021 which is illustrative of a shift in prevalent dwelling types in the future. The highest category for household income in Caledon was \$150,000 and over, which has contributed to the local economy through increased demand for goods and services.

The Study Area for the purpose of the Community Services/Facilities Study is any area within 2,000 metres of the Secondary Plan Area. Various community services and facilities were found within the Study Area, but they were primarily within Downtown Bolton, and none were found within the Secondary Plan Area because of the existing agricultural uses. The Mount Hope West Secondary Plan will be comprehensively planned, allowing for future residents to get their essential needs met in close proximity. The Secondary Plan Area will provide a mix of housing types and commercial services to ensure current and future resident needs are met.

5.7 Community Design Guidelines

Community Design Guidelines were prepared by SGL for the Mount Hope West Secondary Plan Area, which build on the policies of the Secondary Plan and establish a cohesive framework for the design and development of the new community. First submission of the Community Design Guidelines occurred in 2025, and they have since been revised in support of the Draft Plan of Subdivision application.

The Community Design Guidelines provide direction for the design of the public and private realm, including built form and sustainable development, in support of creating a complete community. The Community Design Guidelines reflect best practices in community design, as well as direction from the Future Caledon Official Plan, Caledon Comprehensive Town-wide Design Guidelines and the Town's Green Development Standards. The Community Design Guidelines are intended to support the implementation of the Mount Hope West Secondary Plan and Zoning By-law.

Landscape design elements are addressed as part of the Community Design Guidelines, including specific landscape features, fencing and unique entry elements. A Facility Fit Plan for the Neighbourhood Park is also included within the Community Design Guidelines, illustrating the ability to accommodate a mix of active and passive recreation uses, as well as multiple connections into and out of the park and wide open spaces. The Neighbourhood Park is proposed in the centre of the community, where all new residential units will be located less than a 10-minute walk away.

5.8 Fiscal Impact Analysis

A Fiscal Impact Analysis was conducted by Altus Group to review the financial impact of the Mount Hope West development on the Town's annual finances. First submission of

the Fiscal Impact Analysis occurred in 2025; a resubmission has been prepared in support of the Draft Plan of Subdivision application. Comparing the estimated annual revenues with the annual expenditures at full build-out and full occupancy will result in a net positive fiscal impact of roughly \$467,250 or \$155 per person and job. The estimated revenue and costs include:

- Annual property taxes of approximately \$2.3 million to the Town of Caledon (among the \$4.9 million per year in tax revenues to all levels of government);
- Non-tax revenues of roughly \$413,800;
- 5.7 kilometres of internal roads that will result in a combined \$106,800 in annual operating and lifecycle costs;
- Approximately \$918,900 in indirect lifecycle costs, related to DC-eligible infrastructure investments in community services, such as fire protection, parks, recreation and cultural services and library services; and
- \$1.2 million in other operating expenditures.

Fiscal impacts are presented for full-build out and occupancy of the proposed development. The expected fiscal impact could be altered during the development/construction phase and will depend largely at the rate infrastructure is built, the speed at which the development occurs and how quickly the development reaches full occupancy.

5.9 Community Energy and Emissions Plan

A Community Energy and Emissions Reduction Plan (CEERP) was developed by Pratus Group, consistent with Section 5.6.20.14.17(d) of the Region of Peel Official Plan and the Town of Caledon Terms of Reference for the Mount Hope West Secondary Plan Area. First submission of the CEERP occurred in 2025, and a resubmission has been prepared in support of the Draft Plan of Subdivision application. The purpose of the CEERP was to:

- Assess the anticipated energy requirements for the Secondary Plan Area based on prevailing development requirements for new building construction in the Town of Caledon (termed the Baseline Scenario);
- Identify strategies to improve energy conservation and reduce emissions within the Secondary Plan Area in alignment with the Town of Caledon's community-wide emissions reduction objectives (termed the Near Net Zero Scenario);
- Assess the viability of community-based energy generation systems for subareas of the proposed Secondary Plan Area; and

- Outline future actions that would contribute to energy conservation and reduced emissions and promote successful implementation of the strategies proposed in the Near Net Zero Scenario.

Energy simulations were conducted to estimate baseline energy use and carbon emissions resulting from the energy consumption of buildings proposed for construction within the Secondary Plan Area. Baseline performance was established per the building performance requirements outlined in the Town of Caledon's Green Development Standard. From this baseline, reduction opportunities associated with the proposed community development were assessed and explored to identify a low-carbon scenario consistent with the Town of Caledon and Region of Peel decarbonization objectives.

The work undertaken by Pratus Group resulted in the following conclusions:

- The introduction of building-scale geothermal heat pumps, rooftop solar photovoltaic systems, air-source heat pump domestic hot water systems and passive measures offer a pathway to potentially reducing 76% of the GHG emissions associated with the proposed building developments in the Mount Hope West Secondary Plan Area. This exceeds the Town of Caledon's target of 35% GHGI reduction by 2030 for community-wide emissions.
- The incremental capital cost of implementing these technologies over the requirements of the Town of Caledon Green Development Standard is estimated to be approximately \$27.4 million based on the Class D cost estimate conducted. The 20-year net present value (NPV) total cost of implementing the strategies described in the Near Net Zero Scenario is estimated at \$150.8 million based on the Class D cost estimate conducted, which is approximately \$ 30.1 million greater than the baseline NPV.
- The increased electricity demand posed by the proposed electric vehicle charging requirements cannot feasibly be met through on-site generation within the Secondary Plan Area and was therefore excluded from the Near Net Zero Scenario.
- District-scale energy generation is not feasible from a technical standpoint for several reasons. The medium-density development does not meet the required GFA threshold of one million square feet, and the proposed higher density is insufficient for a geothermal DES. Additionally, a district-style solar photovoltaic system is impractical due to the large space requirements and its limited contribution to meeting energy needs. While district energy systems can offer potential improvements in energy efficiency due to more favorable part-load conditions, these improvements are not entirely predictable nor are they necessarily significant (from an energy performance standpoint) when compared to a like-for-like system implemented at the building scale. It should also be noted that a DES provider requires roughly 3-5 years of engineering discussions and

economic planning to successfully implement such a system. As a result, all proposed energy conservation and emissions reduction strategies reported here are at the building scale. It will be important to monitor and evaluate requirements for deployment of these strategies during future planning and approvals phases as planning and design of buildings within the Secondary Plan Area advances.

Recent provincial legislation is understood to limit the implementation of green development standards that exceed the provincial Building Code. Therefore, the guidance and recommendations proposed within the CEERP should solely be considered as optional strategies that should be explored by the landowners and future developers of individual sites for implementation within the Secondary Plan Area.

5.10 Noise Feasibility Study

HGC Noise Vibration Acoustics conducted a Noise Feasibility Study to determine the impact of road traffic noise on the proposed development in accordance with the Ministry of Environment, Conservation and Parks (MECP) Guidelines. First submission of the Study occurred in 2025, and a resubmission has been prepared in support of the Draft Plan of Subdivision application.

The primary sources of noise are road traffic on Mount Hope Road and Columbia Way. Traffic data obtained from the Town of Caledon was used to predict future road traffic noise at the proposed dwelling facades and rear outdoor living areas. Predicted sound levels in rear yards exposed to Mount Hope Road and Columbia Road are up to 56 dBA and 58 dBA, exceeding the MECP limit of 55 dBA by 1 dBA and 3 dBA, respectively. Acoustic barriers of 1.8 m height are required for these dwellings to meet 55 dBA.

Two design alternatives have been proposed for the townhouse dwellings adjacent to Mount Hope Road: rear-facing orientation towards Mount Hope Road, or dual frontage. As noted above, detailed design regarding the units along Mount Hope Road will be subject to the final detailed grading and design to be finalized through the Draft Plan of Subdivision process. Mitigating road related noise for future residential units abutting Mount Hope Road will be managed through various built form, fencing, enhanced landscaping and other design options as detailed in the final Noise Feasibility Study.

A commercial block is also proposed adjacent to Columbia Way. Residential blocks near this future block may be impacted by the activities associated with uses proposed for the block. A Noise Study is required for the commercial block during the approvals process and at the time of Site Plan approval when the siting plans including building elevations and potential uses are available to determine the impact of their activities on the existing and future residential uses nearby. Typically, noisy sources such as rooftop mechanical equipment, compressor or condenser units, rooftop cooling towers or trucking activities along with loading areas will need to be considered.

The sound level predictions indicate that feasible means exist to reduce sound levels to ensure MECP Guidelines are satisfactory inside the proposed dwellings. The provision for the future installation of air conditioning at the occupant's discretion is required for the dwellings closest to Mount Hope Road. Any building construction meeting the minimum requirements of the Ontario Building Code will provide sufficient acoustical insulation for all dwellings. Noise warning clauses are recommended to inform future occupants of proximity to future commercial facilities.

6 Policy Justification and Analysis



The Region of Peel Official Plan was approved by the Province in 2022, which redesignated the Mount Hope West Secondary Plan Area to “2051 New Urban Area”. As of July 2024, planning authority was removed from the Region and the Regional Official Plan became the responsibility of the Town of Caledon to implement within its boundaries.

The Future Caledon Official Plan was adopted by Town Council in March 2024 and approved by the Province with modifications in October 2025. In conformity with the Region of Peel Official Plan, the Future Caledon Official Plan identifies the Mount Hope Secondary Plan Area as part of the Town’s Urban Area and implements the Town’s growth projections to the year 2051.

The Region of Peel and Town of Caledon Official Plan policies are required to be consistent with the Provincial Planning Statement (PPS). As such, similar themes are echoed throughout the overall regulatory planning framework included in the PPS. The PPS sets a land use vision for Ontario, providing direction and regulations on matters of provincial interest related to planning and development. In October 2024, the 2024 PPS replaced the Growth Plan for the Greater Golden, and the Provincial Policy Statement, 2020.

Overall, the policy framework that applies to the Mount Hope West lands addresses a vision for efficient land use planning, with an emphasis placed on building strong, healthy, compact and complete communities. Development is directed to protect existing resources, public health and safety and the quality of the natural and built environment. The following analysis of Provincial, Regional and Town policies demonstrates conformity to, and consistency with, the key regulatory framework and themes guiding development of the Mount Hope Secondary Plan. To minimize duplication of policy discussions amongst the three levels of policy, the policy analysis is divided into the following themes:

- Land Use Mix
- Housing Options
- Economic Opportunities
- Parks and Open Space
- Natural Environment System
- Multi-Modal Transportation
- Community Design
- Climate Change

6.1 Land Use Mix

Key policy direction set out in the PPS, Peel Region Official Plan and Future Caledon Official Plan is related to the achievement of complete communities that accommodate a range and mix of land uses, housing options, transportation options, employment, public service facilities, recreation, parks and open space and other uses to meet long-term needs. New development is directed to have a compact urban form and mix of uses and densities that allow for the efficient use of land and opportunities for people of all ages and abilities to conveniently access the necessities for daily living.

Consistency and Conformity:

The Mount Hope West Secondary Plan Area has been designed as a well-connected, compact new community. The new community will offer a range of housing options, as well as access to a new commercial block to serve the needs of new residents and a centrally located neighbourhood park. The compact nature of the plan is intended to be active transportation supportive and supportive of future transit in Bolton. The plan provides walkable access for all residents to the central neighbourhood park.

6.2 Housing Options

The PPS, Peel Region Official Plan and Future Caledon Official Plan all emphasize the need to provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. Both the Region's and Town's Official Plans direct housing development to provide a range of types, affordability and tenures to meet the diverse needs of people through all stages of their lives, with a focus on compact intensification and transit-supportive development. The Future Caledon Official Plan directs the Town to contribute to Provincial and Regional growth forecasts by planning to accommodate 90,000 new residential units by 2051.

According to the Future Caledon Official Plan, the Neighbourhood Area designation will accommodate a range of housing types and forms for all ages and incomes. These areas will be developed in a more compact built form than older established neighbourhoods in the Town. Housing should be accessible, affordable, adequate and appropriate for all socio-economic groups.

Consistency and Conformity:

The Mount Hope West community is planned to integrate a wide range of housing types, densities and sizes, accommodating up to 900 new residential units by 2036. The residential block at the north end of the Draft Plan abutting the natural heritage system may accommodate townhouses or mid-rise buildings up to 6-storeys which, dependant on market conditions, is estimated to provide between 40 and 120 additional units. The remainder of the neighbourhood accommodates a mix of single-detached, semi-detached and townhouse

dwelling in a dense low-rise community. Semi-detached and street townhouse dwellings will occupy the majority of the Neighbourhood Area. The community will comprise of only approximately 11% single detached dwellings and 38% semi-detached dwellings. 24% of the community is proposed to comprise of street and back-to-back townhouses. The northern residential block is contemplated to accommodate future townhouse or mid-rise buildings, which could provide 40 to 120 units. There may also be potential in the future to integrate up to 100 units with the commercial block. On the high end, these opportunities would equate to 27% of the overall unit types comprising mid-rise buildings.

As detailed in Section 3.3 of this Report, Mount Hope is estimated to accommodate approximately 3,000 new people and 130 jobs at a density of 98 people and jobs per hectare. The total population and jobs surpasses the Region and Town's minimum designated greenfield area density target of 50 people and jobs combined per hectare (reduced from 67.5 through Provincial modifications) and will contribute to the Town in meeting its 90,000 new residential unit target by 2051. Through the range of proposed residential densities, Mount Hope will develop as a multi-generational community that offers a variety of housing choice.

6.3 Economic Opportunities

The PPS directs planning authorities to promote economic development and competitiveness by providing an appropriate mix and range of employment, institutional and broader mixed uses to meet long term needs. Compatible, compact mixed-use development is encouraged to support the achievement of complete communities. The Future Caledon Official Plan directs new economic opportunities to areas where there is a supportive transportation network.

Consistency and Conformity:

The new commercial block along Columbia Way will introduce new jobs, as well as a convenient destination for residents to fulfill their daily needs close to home. The Mount Hope West community is well situated at the north end of Bolton, which currently provides a range of commercial and employment opportunities. Bolton is also planned to intensify over time. The location of the commercial block at the south corner of the new community is intended to encourage future transit investment and better connections to Bolton. The compact nature of the plan will provide opportunities for new residents to easily access employment opportunities in proximity to the Secondary Plan Area.

6.4 Parks and Open Space

According to the PPS, healthy, active and inclusive communities are promoted by planning for a full range of publicly accessible settings for recreation, parkland, public

spaces, open spaces, trails and linkages. The Future Caledon Official Plan emphasizes the importance of parks and open spaces in community development to provide for a range of active and passive recreational opportunities year-round for people of all ages, abilities and interests.

The Future Caledon Official Plan directs Neighbourhood Parks to contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas and seating areas with shade. Neighbourhood Parks range in area from 1 to 2 hectares, with a service catchment of 800 metres and serve 4,000 to 5,000 residents.

Consistency and Conformity:

The Land Use Plan for Mount Hope West proposes a 1.42 hectare neighbourhood park in the centre of the community, where all new residential units are located within a 600 metre radius. This location ensures the park is less than a 10-minute walk and exceeds the Town's required service radius of 800 metres. The neighbourhood park could be designed to accommodate a mix of passive and active recreation areas as illustrated in the Community Design Guidelines including pickleball courts, multi-use/basketball courts, play areas and seating areas with shade and landscaping.

6.5 Multi-Modal Transportation

The Province, Region and Town all support the development and integration of a multi-modal transportation system that is safe, equitable, convenient, economical and efficient. Overall, the planning framework encourages a shift towards sustainable mobility options including transit, active transportation and car-sharing/carpooling through compact transit-oriented development and neighbourhood design.

The Future Caledon Official Plan encourages the establishment of a connected and continuous grid system for the street network to support convenient and efficient travel by all modes of transportation.

Consistency and Conformity:

The Land Use Plan delineates a new access road is proposed to connect through the community from Columbia Way to the south (opposite Westchester Boulevard) to Mount Hope Road to the east.

As further illustrated in the Draft Plan of Subdivision, there will be one road connecting to Columbia Way and two road connections to Mount Hope Road. Local roads will service the residential blocks. The overall plan creates a connected and walkable community that provides transit-supportive densities closest to the Bolton Settlement Area, shorter development blocks based on a grid network, a neighbourhood commercial block for short convenience trips and an accessible, centralized Neighbourhood Park.

6.6 Community Design

The Region of Peel and Town of Caledon Official Plans encourage the development of complete communities through high quality public spaces and compact built form that are accessible, sustainable, walkable, safe and attractive. As set out in the Future Caledon Official Plan, new communities will be designed with a mix of uses and densities, a fully connected grid network and an integrated and pedestrian focused public realm, which includes a variety of features to encourage the establishment of community such as gathering areas and enhanced streetscaping. New streets are directed to be designed as complete streets through the coordination of site, building and landscape design which balance pedestrian and cyclist amenities. The Future Caledon Official Plan also sets out direction for site and built form design, as well as parking.

Consistency and Conformity:

An objective of the Mount Hope West Secondary Plan is to prioritize high-quality design of the public realm and built form that fosters a strong identity and sense of place for the community. The permissions of the Secondary Plan will deliver a mix of housing and building types throughout the community and place a focus on high-quality public realm and built form design.

The Mount Hope West Community Design Guidelines reflect the Future Caledon Official Plan and Town-wide Design Guidelines. They provide direction on how the elements of land use, streets, parks, open spaces, landscape, public facilities and built form will work together to create a new community that reflects the Town's goals for New Community Areas and supports the unique vision for the Mount Hope West community.

6.7 Natural Environment System

The overall planning framework requires natural features and areas to be protected for the long term. The Provincial Greenbelt Plan was created to provide permanent protections for the agricultural land base and the ecological and hydrological features, areas and functions within the Greater Golden Horseshoe. The adjacent Greenbelt Area lands are designated as Protected Countryside and are also located within the Greenbelt Plan Natural Heritage System. The Greenbelt Plan sets out policies to protect key natural heritage features (KNHF), key hydrologic features (KHF) and key hydrologic areas (KHA). As set out in Section 3.2.5 of the Greenbelt Plan, development and site alteration are prohibited within KNHFs, KHF and their associated Vegetation Protection Zones (ZPZs), except for uses such as infrastructure, conservation or flood control projects that meet the criteria set out in the Greenbelt Plan. It is the intent of the Regional and Town Official Plan to maintain, and where possible, enhance the diversity and connectivity of the Natural Environment System.

Consistency and Conformity:

The Secondary Plan Area is located outside of the Greenbelt Plan Area but borders the Greenbelt to the west and north. As detailed in the LSS, appropriate setbacks have been established in accordance with the Greenbelt Plan from Provincially Significant Wetlands, Significant Woodlands, watercourses and fish habitat.

Lands designated “Natural Features and Areas” to the north and west of the plan area will be appropriately buffered and protected. As part of the overall LSS, GEI completed a multi-phase natural heritage review in support of the LSS process, as summarized in Section 5 of this Report. Mitigation measures have been proposed to avoid, minimize or manage any potential impacts, including erosion and sediment control, stormwater management measures designed to maintain hydrological balance, construction best practices, installation of rear-lot fencing (without gates) along residential interfaces with the NHS and the distribution of educational brochures to homeowners.

The realigned channel reach was designed with the goal of restoring natural channel processes, improving aquatic habitat conditions and integrating wetland and riparian features into a cohesive ecological corridor. It will replace the existing degraded and undefined reach with a longer, meandering channel that mimics natural systems through a shallow-deep undulating form. Additional habitat enhancements, such as pools, woody debris, native plantings, raptor poles, and rock piles, will increase biodiversity and ecological value, while the channel’s dimensions and meander belt width are designed to support long-term stability and function.

Together, the proposed mitigation measures, restoration design and monitoring and adaptive management framework support a development approach that balances planning objectives with environmental considerations. Compared to the existing NHS, the proposed NHS is expected to support a wider range of native species and better withstand the pressures of urban development and climate change. This integrated strategy aims to protect the Mount Hope West NHS and its ecological functions over the long term, with the goal of achieving a net ecological gain and contributing to the Town of Caledon’s broader goals for sustainable growth and community development.

6.8 Climate Change

The current policy framework seeks to not only mitigate the impacts but also prepare for and adapt to the impacts of climate change. The PPS, Region of Peel Official Plan and Future Caledon Official Plan direct future planning to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through a collective range of approaches, including but not limited to:

- Achieving compact, transit-supportive and complete community development;
- Incorporating climate change considerations in the development of infrastructure;
- Supporting energy conservation and efficiency;
- Promoting green infrastructure, low impact development and active transportation; and
- Protecting the environment and improving air quality.

Consistency and Conformity:

The land use plan creates a compact community that provides walkable, connected and transit-supportive densities closest to the Bolton Settlement Area, shorter development blocks based on a grid network, a neighbourhood commercial block for short convenience trips and an accessible and a central neighbourhood park. Together, these elements are intended to reduce automobile dependency and encourage walkability throughout the community.

The design of the community will be directed by the Secondary Plan policies, Community Design Guidelines and Local Subwatershed Study, which will integrate considerations and recommendations for climate change adaptation, green infrastructure and low impact development.

7 Public Engagement and Indigenous Consultation



The public, stakeholders and Indigenous communities with interests in the Mount Hope West Secondary Plan Area will be consulted throughout the process. The engagement process will occur in accordance with the work plan set out in the Mount Hope West Secondary Plan Process Terms of Reference (August 2024) and the Town's Indigenous Nation and Community Engagement Process and Checklist.

Consultation with the following Indigenous communities is ongoing as part of the Secondary Plan and Draft Plan of Subdivision process, as well as the Archaeological Impact Assessments completed:

- Credit River Metis Council;
- Haudenosaunee Chief's Council;
- Huron Wendat Nation;
- Mississaugas of the Credit First Nation; and
- Six Nations of the Grand River.

A Statutory Public Meeting was held on October 21, 2025, in accordance with the requirements of the Planning Act. The Secondary Plan was supported by Planning Staff and presented to Planning and Development Committee on February 10, 2026 where the proposed Official Plan Amendment was recommended for approval. Further details of public consultation are summarized in Staff Report 2026-0058. The Mount Hope West Secondary Plan was adopted by Council on February 24, 2026.

8 Summary and Conclusion



The Mount Hope West Secondary Plan is envisioned to develop as a compact, well-connected community that will accommodate a range of housing options alongside a commercial block and central neighbourhood park. The Secondary Plan Area is expected to generate up to 900 new residential units with an estimated population of 3,000. The Town of Caledon's Growth Management and Phasing Plan has identified Mount Hope West as part of Phase 1 of New Community Area development, which is intended to accommodate growth from 2026 to 2036.

In conformity with the Future Caledon Official Plan, the proposed Land Use Plan for Mount Hope West applies a Neighbourhood Area designation to the Secondary Plan Area. The Secondary Plan will accommodate a mix of single-detached, semi-detached townhouse and apartment dwellings, as well as a commercial block at the corner of Columbia Way and Mount Hope Road. A central neighbourhood park has been located to provide all residents access to both active and passive recreational uses and open space within walking distance from all units. Lands designated Natural Features and Areas, as well the adjacent Greenbelt Area, will be protected.

Overall, the policy framework applying to the Mount Hope West Secondary Plan Area addresses a vision for efficient land use planning, with an emphasis placed on building strong, healthy, compact and complete communities. Development is directed to protect existing resources, public health and safety and the quality of the natural and built environment. The Secondary Plan conforms to, and is consistent with, Provincial, Regional and Town policies and meets overall objectives related to providing a mix of land uses, housing options, economic opportunities, accessible park spaces and a multi-modal transportation system. The Secondary Plan also ensures protection of natural features and areas and fosters the creation of a sustainable community through compact and resilient community design.

The Mount Hope West Secondary Plan is ideally situated to meets the growth demands of Peel Region and the Town of Caledon, as well as establish a natural and logical continuum of residential growth from Bolton to the south.

SGI



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