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February 24, 2026

Project: CE2.CL

VIA EMAIL

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

Healey Gore Secondary Plan – Official Plan Amendment Application Phased Submission

SGL Planning & Design Inc. (SGL) represents Alcan Holdings Inc. who own approximately 40 gross hectares of land in south Caledon at the southeast corner of Healey Road. The lands are municipally addressed as 12879 The Gore Road. The Healey Gore 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 residential neighbourhood with a variety of housing options and access to open space. The Secondary Plan proposes to introduce approximately 835 new single-detached, semi-detached and townhouse units resulting in approximately 2,950 new residents.

The proposed Land Use Plan reflects the Town's community structure established in the Future Caledon Official Plan. The majority of the Secondary Plan Area is proposed to be designated as Neighbourhood Area which will permit a mix of single-detached, semi-detached and street townhouse dwellings in a compact built form. Urban Corridors are proposed along Healey Road and the proposed north-south collector road to the east, which will support townhouse development along main roads. A Draft Plan of Subdivision is being prepared concurrently.

The Land Use Plan illustrates a conceptual road network, central neighbourhood park, stormwater management pond and natural features and areas. Realignment of the headwater drainage feature at the northeast boundary of the community has been designed in accordance with natural channel design principles.

Terms of Reference for the Healey Gore Secondary Plan Process were submitted to the Town in July 2025 and Town Staff have since confirmed the required submission materials. Our multidisciplinary team of consultants have advanced the required technical studies in support of the Secondary Plan.

First OPA Submission

This first Official Plan Amendment/Secondary Plan submission includes:

- Land Use Schedule
- Agricultural Impact Assessment – Colville
- Archaeological Assessments – Archaeoworks
- Cultural Heritage Impact Assessment – Stantec
- Environmental Site Assessment Phase 1 and 2 – Soil Engineers
- Planning Justification Report and Housing Assessment – SGL
- Community Services and Facilities Study – SGL

An updated version of the Planning Justification Report will be provided once all remaining supporting studies are finalized and submitted to the Town shortly.

Next OPA Submission

The next submission to follow shortly will include the following studies in support of a complete Official Plan Amendment application:

- Transportation Impact Study – Paradigm
- Healthy Development Assessment – SGL
- Community Design Guidelines/Urban Design Brief – SGL/Cosburn Nauboris
- Local Subwatershed Study – Schaeffers, GEI, Soil Engineers
 - Environmental Impact Study
 - Fluvial Geomorphic And Erosion Hazard Assessment
 - Geotechnical Investigation Report
 - HDF Assessment
 - Hydrogeological Assessment
 - Functional Servicing Report / Stormwater Management Report (FSR/SWM)
- Fiscal Impact Study – Parcel
- Community Energy and Emissions Reduction Plan – Pratus

We look forward to further discussing the submitted materials and process moving forward.

Yours very truly,

SGL PLANNING & DESIGN INC.

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Senior Planner/Urban Designer

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