

TOWN OF CALEDON
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HEALEY GORE SECONDARY PLAN

**Planning Justification Report and
Housing Assessment**

FEBRUARY 2026

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Executive Summary



This Planning Justification and Housing Assessment Report has been prepared on behalf of Alcan Holdings Inc. in support of an Official Plan Amendment for the Healey Gore Secondary Plan. The Healey Gore Secondary Plan Area is being planned as part of Caledon’s New Community Areas and has been designed to accommodate a variety of housing options, alongside a new central neighbourhood park and new transportation connections.

The Healey Gore Secondary Plan Area comprises approximately 40 gross hectares of land in south Caledon with frontages along Healey Road and The Gore Road. The Secondary Plan Area currently consists of agricultural fields with no buildings. The Secondary Plan Area is generally bound by:

- **North:** Healey Road;
- **East:** Existing agricultural lands also designated New Community Area;
- **South:** The Greenbelt Plan Area and the Planned Highway 413; and
- **West:** The Gore Road, the Greenbelt Plan Area and the Planned Highway 413.

The Healey Gore Secondary Plan Area was designated as “2051 New Urban Area” and “New Community Area” by 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 Healey Gore applies a Neighbourhood Area and Urban Corridor designation to the Secondary Plan Area. The Secondary Plan will accommodate a mix of single detached, semi-detached and townhouse dwellings as well as a central neighbourhood park.

Overall, the policy framework applying to the Healey Gore 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 housing options, 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 approximately 835 new residential units resulting in 2,950 new residents at a rate of 74 people and jobs per hectare. The Town of Caledon’s Growth Management and Phasing Plan has identified

Healey Gore 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 Alcan Holdings Inc. in support of an Official Plan Amendment for the Healey Gore Secondary Plan. 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 Area comprises approximately 40 gross hectares of land in south Caledon at the southeast corner of Healey Road and The Gore Road. The lands are municipally addressed as 12879 The Gore Road. The Secondary Plan proposes to introduce approximately 835 new single-detached, semi-detached and townhouse units resulting in approximately 2,950 new residents. The Secondary Plan Area is bound by Healey Road to the north, The Gore Road to the west, the Greenbelt Plan and Planned Highway 413 to the south and agricultural lands designated "New Community Area" to the east which are part of the Town-led Bolton West Secondary Plan Study which is currently ongoing.

1.1 Purpose

The purpose of this Planning Justification Report and Housing Assessment is to describe the proposed development for the Healey Gore Secondary Plan Area and demonstrate how it 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 an Official Plan Amendment.

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: Provides a description of the secondary planning process undertaken and an overview of previous planning approvals associated with the Secondary Plan Area.

Section 4: The Development Proposal: Provides an overview of the proposed community structure and elements of the development proposal, including projected population 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 Healey Gore 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 development in the context of its policy framework.

2 Location and Context



2.1 Site Context

The Healey Gore Secondary Plan Area is located within the Region of Peel in the Town of Caledon at the southeast corner of The Gore Road and Healey Road as shown on **Figure 1**. The Secondary Plan Area comprises approximately 40 gross, and 33 net developable, hectares of land and is generally bordered by:

- **North:** Healey Road;
- **East:** Existing agricultural lands also designated New Community Area;
- **South:** The Greenbelt Plan Area and the Planned Highway 413; and
- **West:** The Gore Road, the Greenbelt Plan Area and the Planned Highway 413.

The Secondary Plan Area consists of active farmland and a stream corridor with no buildings. It contains a gravel access driveway leading to agricultural fields.

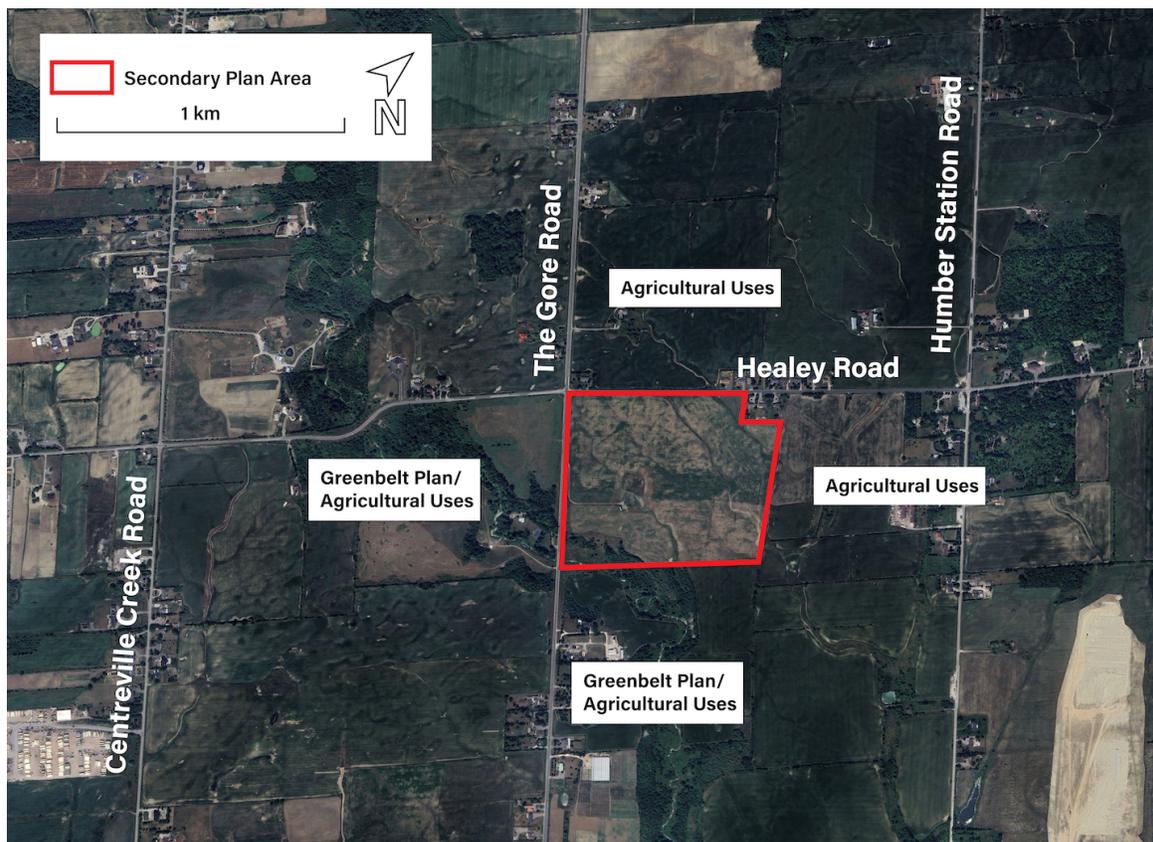
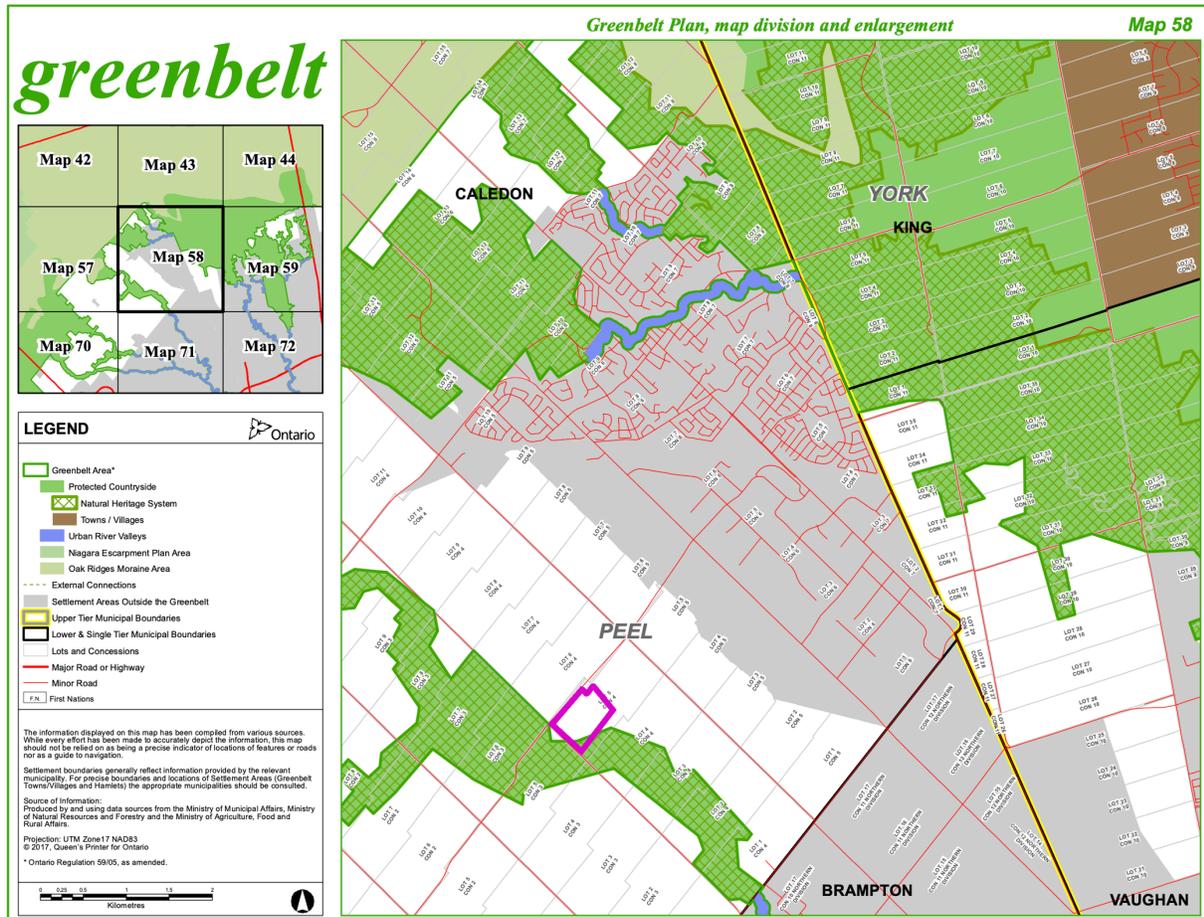


Figure 1: Secondary Plan Area Context

2.2 Greenbelt Plan

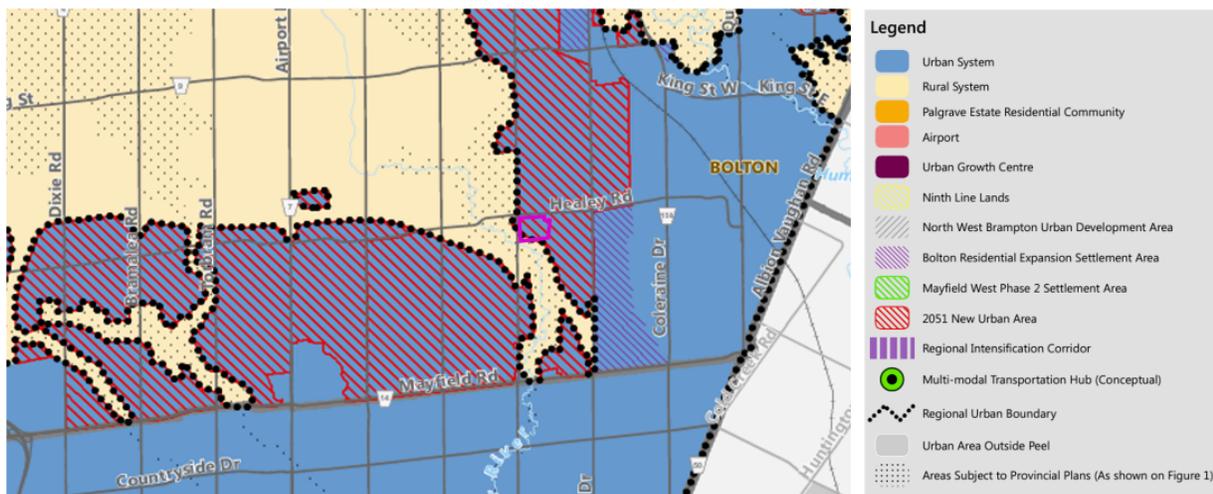
The southwest corner of the Secondary Plan Area is situated within the Greenbelt Plan Area, as shown on Map 58 of the Greenbelt Plan (**Figure 2** below), which contains a small meandering portion of the West Humber River and associated woodland and headwater drainage features. The portion of the Secondary Plan Area within the Greenbelt Plan is designated Protected Countryside and Natural Heritage System.



 Secondary Plan Area
Figure 2: Greenbelt Plan – Map 58

2.3 Regional and Local Official Plan

The Healey Gore 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 designated the Secondary Plan Area as “2051 New Urban Area” (**Figure 3**). 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 3: Region of Peel Official Plan Regional Structure – Schedule E1

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 “New Urban Area 2051” and “Urban Corridor” on Schedule B2 – Growth Management (**Figure 4**) and “New Community Area” on Schedule B4 – Land Use Designations (**Figure 5**). The lands north and east of the Healey Gore Secondary Plan Area are also designated “New Community Area” and are being planned through a separate secondary planning process by the Town known as the Bolton West Secondary Plan Study (see **Figure 9** for the study area).

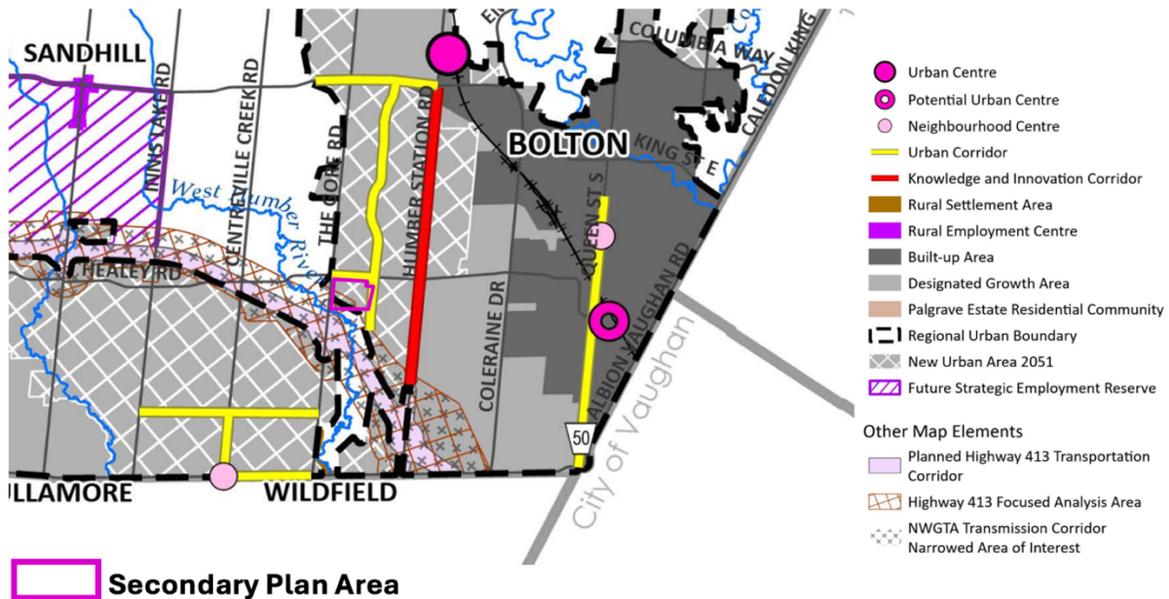


Figure 4: Future Caledon Official Plan Growth Management – Schedule B2

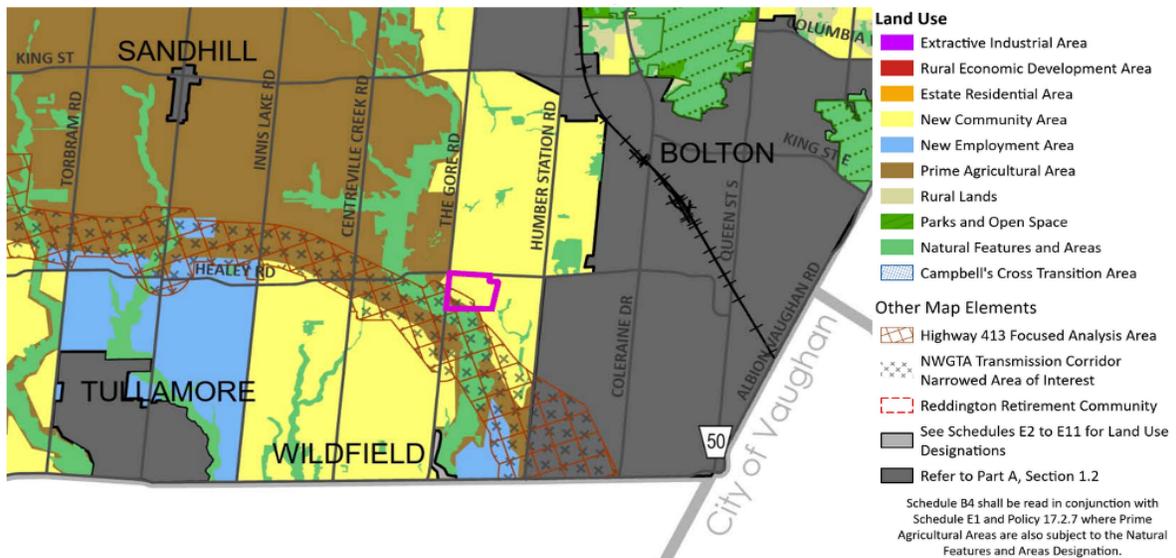
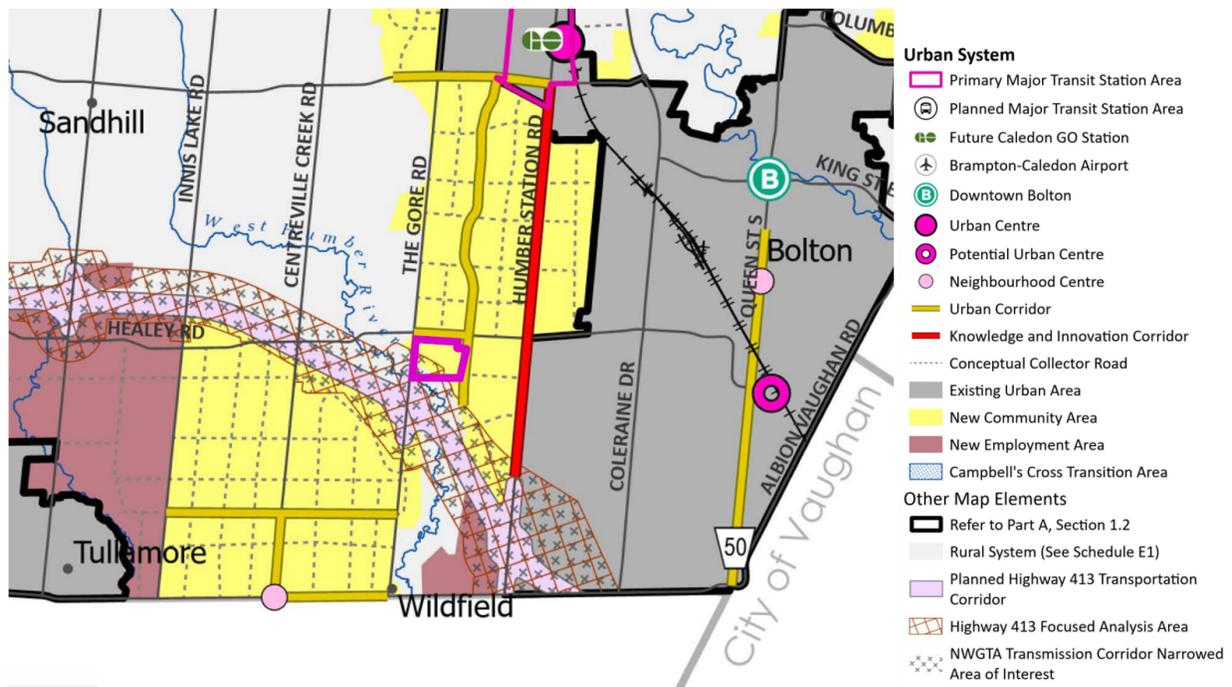


Figure 5: Future Caledon Official Plan Land Use Designations – Schedule B4

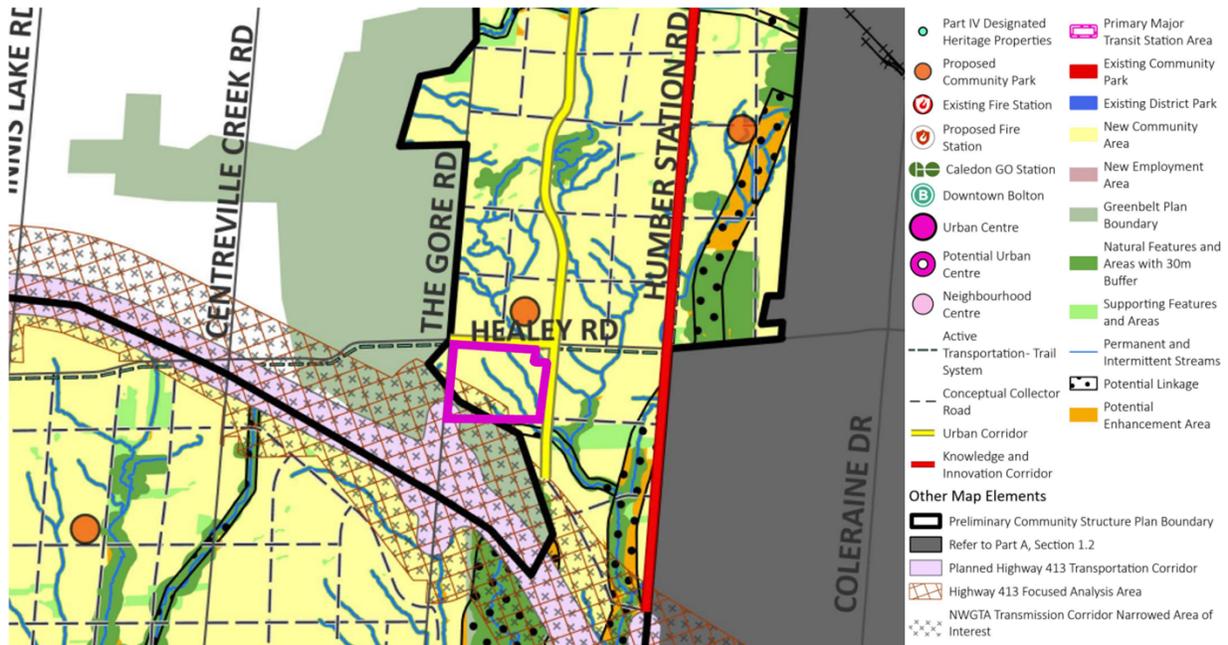
Schedule F1 – Urban System, of the Future Caledon Official Plan identifies where the majority of growth within the Town will occur in the New Community and New Employment Areas. It also sets out the conceptual collector road network for the New Urban Area (**Figure 6** below).



 Secondary Plan Area

Figure 6: Future Caledon Official Plan Urban System – Schedule F1

A Preliminary Community Structure Plan is included as Figure F2b of the Future Caledon Official Plan (**Figure 7** below), which provides a comprehensive foundation for secondary planning and development in the Urban System. It identifies applicable elements of the Town Structure, as well as a conceptual collector road network and existing and planned parks and community facilities, to be refined through the secondary planning process. It is noted the conceptual road network as well as the Urban Corridor proposed in the Healey Gore Secondary Plan conforms to the Town’s Urban System components identified in **Figure 6** and **7**.

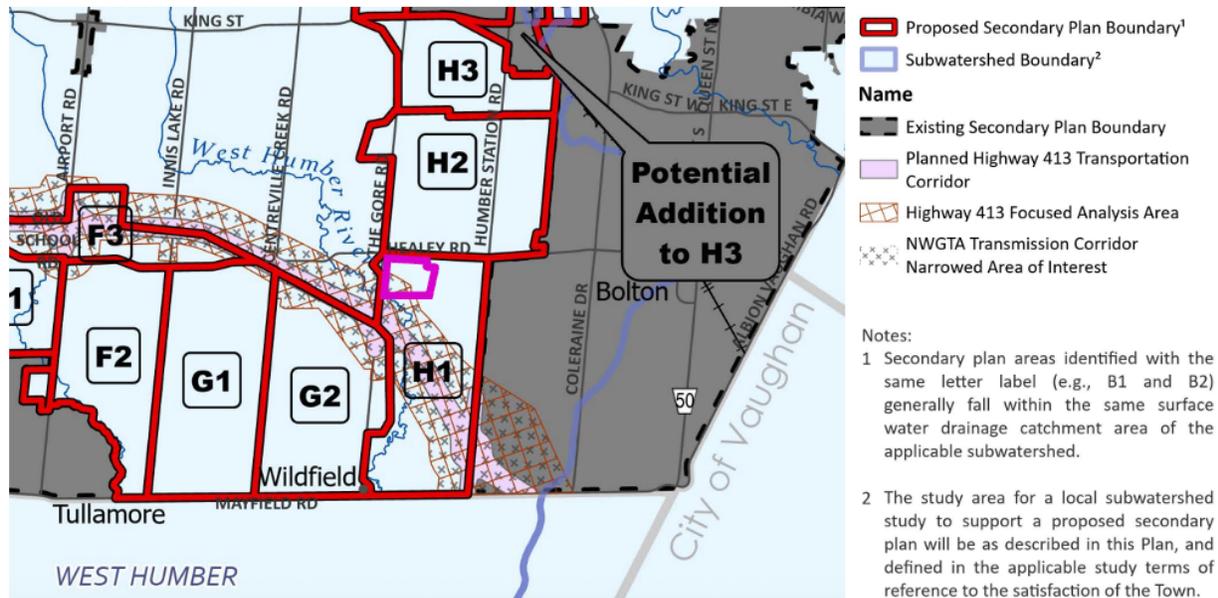


 **Secondary Plan Area**

Figure 7. Future Caledon Official Plan Preliminary Community Structure Plan – Figure F2b

2.4 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 8** below), which considers known subwatershed boundaries and surface water drainage catchment areas, as well as known land ownership groups and logical boundaries such as major roads.



Secondary Plan Area

Figure 8: Future Caledon Official Plan Secondary Planning Areas – Figure F3

The Healey Gore Secondary Plan Area is located within a portion of “H1” as shown on **Figure 8**. Lands surrounding the Healey Gore Secondary Plan to the north, east and south within the remaining “H1”, “H2” and “H3” areas are being planned through the Town-led Bolton West Secondary Plan Study. The Bolton West Secondary Plan Area covers an area of approximately 1,265 hectares, as shown on **Figure 9**, which generally extends from Mayfield Road to north of King Street and includes lands around Humber Station Road, the future Bolton/Caledon GO Station and surrounding natural and infrastructure corridors. While the Healey Gore Secondary Plan Area is located within the same subwatershed boundary, a separate Local Subwatershed Study is being undertaken by the applicant.

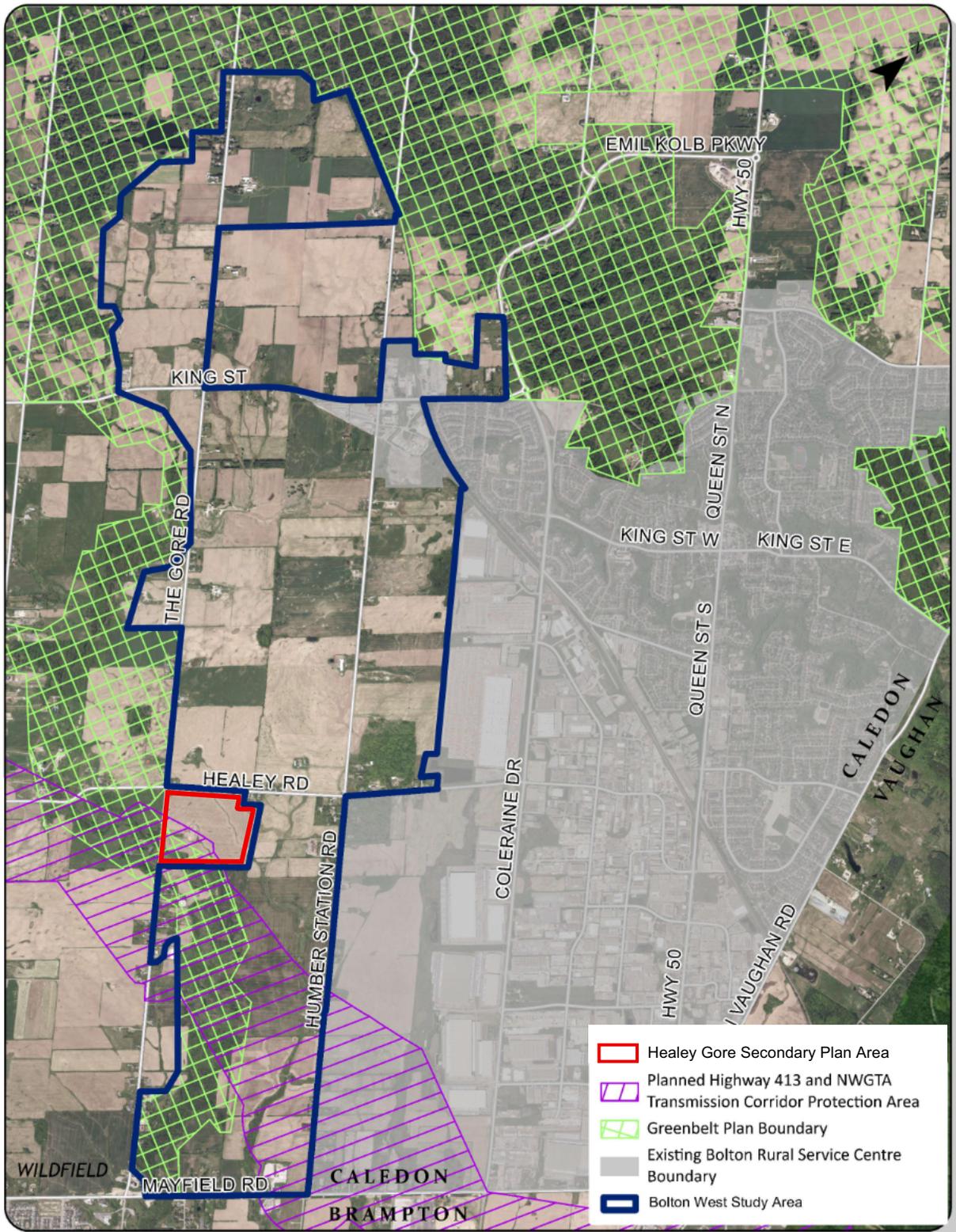


Figure 9: Bolton West Secondary Plan Study Area

2.5 Transportation Network

As shown on **Figure 10**, the Planned Highway 413 Transportation Corridor borders the Healey Gore Secondary Plan Area to the south, which will provide connections to the broader 400-series highway network within and beyond Peel Region. There is a proposed highway interchange located at The Gore Road just south of Healey Road and the Secondary Plan Area. The Healey Gore Secondary Plan Area is currently accessed via Regional and Town Arterial Roads. The Future Caledon Official Plan also identifies Conceptual Collector Roads which will be further refined through the Healey Gore Secondary Plan and the Bolton West Secondary Plan.

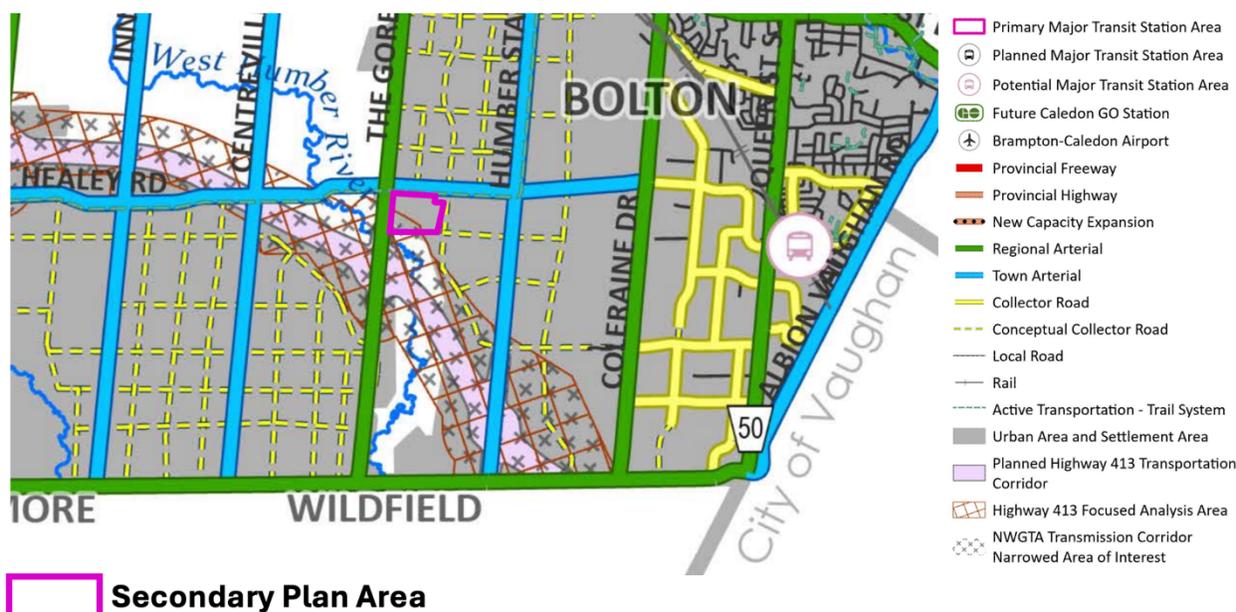
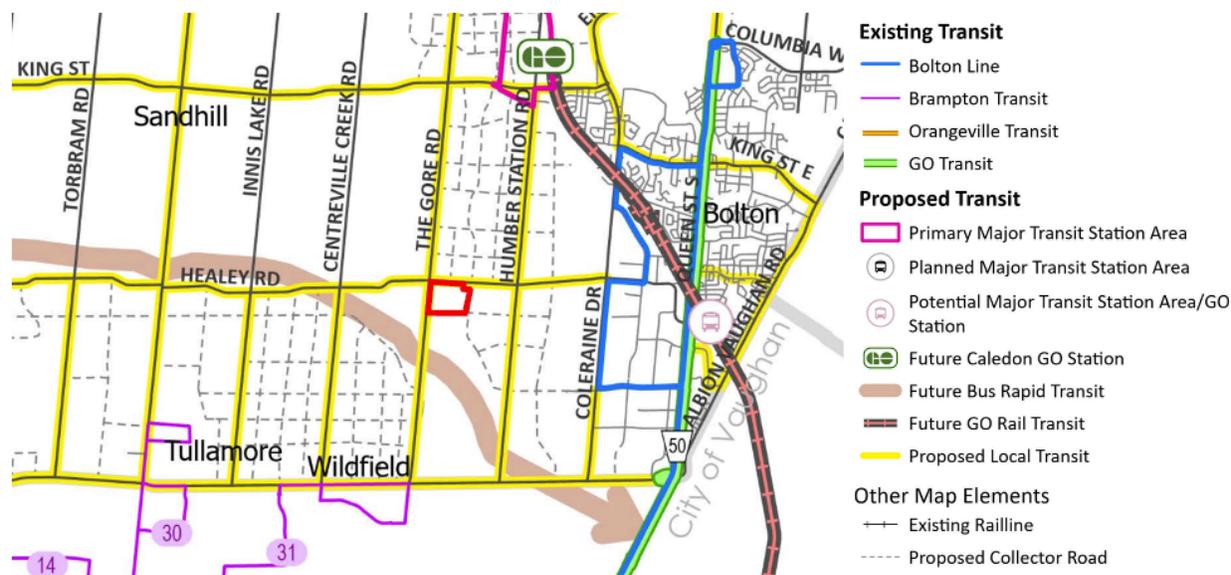


Figure 10: Future Caledon Official Plan Town-Wide Transportation Network – Schedule C1

2.6 Future Transit

A few existing bus routes are provided by Brampton Transit along Mayfield Road, as shown in **Figure 11**. In planning for future growth, the Future Caledon Official Plan has identified opportunities for local transit routes along major roads, including those bordering the Secondary Plan Area. The proposed secondary plan for Healey Gore introduces higher densities along Healey Road in support of future transit.

The Secondary Plan Area is also approximately four kilometres from both the Future Caledon GO Station at the corner of Humber Station Road and King Street as well as the Potential Major Transit Station Area/GO Station being contemplated in Bolton, as shown on **Figure 11**.



Secondary Plan Area

Figure 11: Future Caledon Official Plan 2051 Town-Wide Transportation Network – Figure C4

2.7 Growth Management and Phasing Plan

The Town's Growth Management and Phasing Plan (OPA 7) was adopted by Council in November 2025. As identified in **Figure 12** below, the Town's Growth Management and Phasing Plan identifies the Healey Gore Secondary Plan Area within Phase 1 of Caledon's New Community Area development. 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.

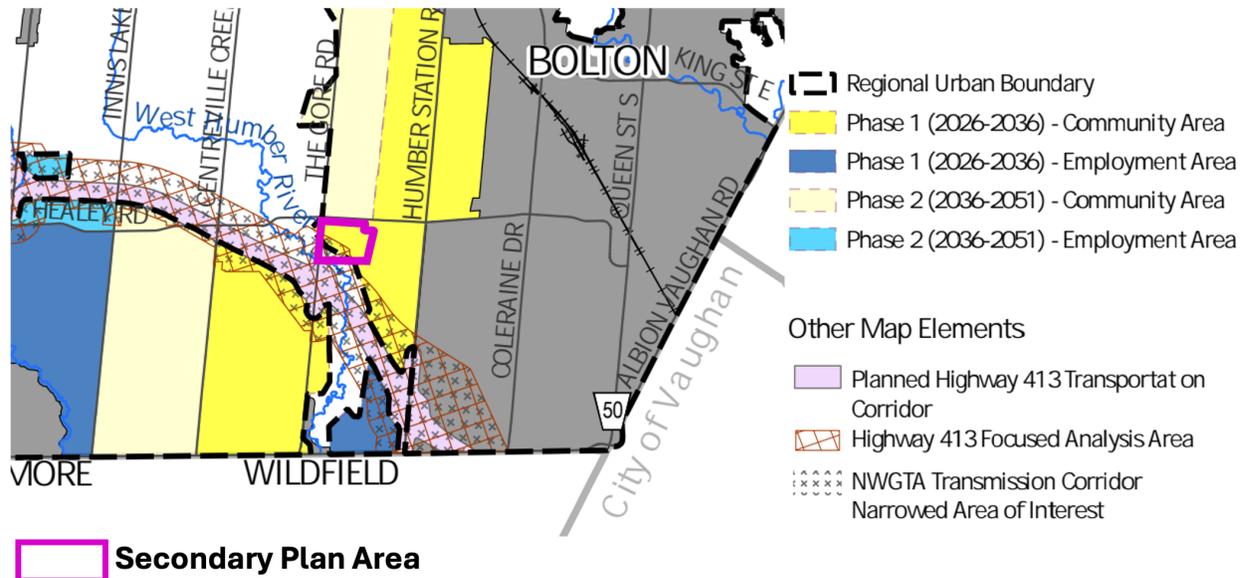


Figure 12. Growth Management and Phasing Plan – Schedule B5

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 Secondary Plan Process Terms of Reference was prepared and agreed upon with the Town, which sets out a process for development of the secondary plan including its scope, deliverables, timing, public participation opportunities and the roles and responsibilities of the landowner, consulting team and Town Staff.

3.2 Zoning By-law Amendment

Town of Caledon Council passed a Zoning By-law Amendment (By-law 2024-54) in June 2024 to rezone the Healey Gore Secondary Plan Area for residential and mixed-use development, alongside the continued protection of environmental policy areas. As shown on **Figure 13**, the Zoning By-law Amendment rezoned lands to Mixed Density Residential Zone (RMD-693-H43A-H43B) and Mixed Density Residential Zone (RMD-694-H43A-H43B). Minor adjustments to the zone boundaries will be required to reflect the Secondary Plan and Draft Plan of Subdivision through a future Zoning By-law Amendment application.

The RMD-693-H43A-H43B Zone permits a range of uses including commercial, service commercial, institutional, entertainment and residential uses including a mix of townhouse and multiplex dwellings. The RMD-694-H43A-H43B Zone generally permits a range of ground-related residential uses including single detached, semi-detached, townhouse and multiplex dwellings as well as institutional uses and parks and open space.

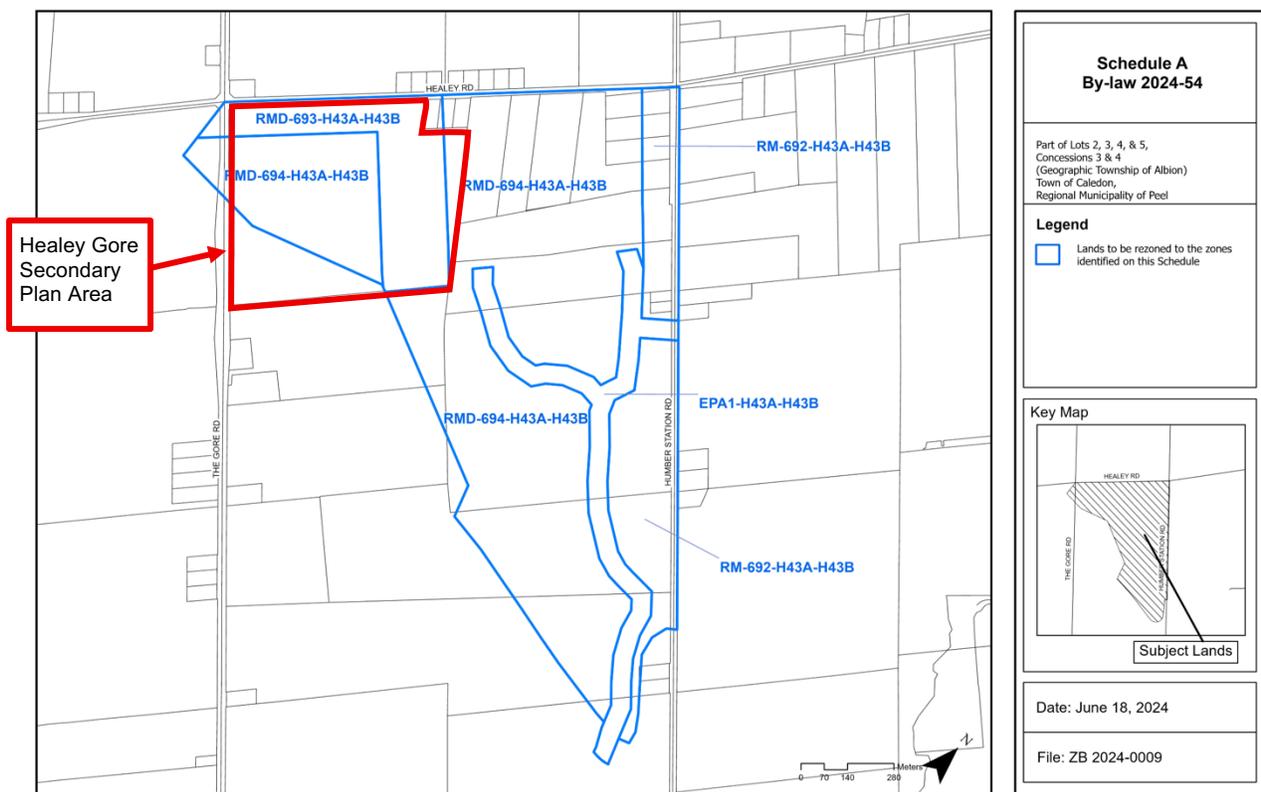


Figure 13: By-law 2024-054 Schedule A

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 (EIS) 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 of Subdivision Approval;
- 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; and

-
- With respect to lands in the Focus Analysis Area of the Highway 413 Transportation Corridor (FAA) and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study (Northwest GTA TIS), the applicant has provided written confirmation of clearance for the lifting of the holding zone to the Town from the appropriate Ministry with regards to any lands in the FAA and Northwest GTA TIS.

4 The Development Proposal



4.1 Vision and Objectives

The Healey Gore Secondary Plan will create a well-connected, compact new community. The Secondary Plan Area will offer a range of housing opportunities and access to park and open space. Healey Gore will be designed to achieve excellence in community design and will strive to integrate a high-quality public realm.

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 and efficient 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 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) Provide for residential and park uses that will support the community and surrounding area accommodating future growth in Caledon;
- e) Foster the creation of a sustainable community through compact and resilient community design, built form and transportation; and
- f) Implement an integrated Natural Environment System that protects, restores or enhances the overall natural and water-based environments within the Healey Gore Secondary Plan Area.

4.2 Community Structure

The Healey Gore Land Use Plan (**Figure 14** below) 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 low density housing types 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 medium density residential development along main roads. The Neighbourhood Area and Urban Corridor designations will reflect Sections 22.7 and 22.5 of the Future Caledon Official Plan, respectively.

The proposed Land Use Plan illustrates a conceptual road network, central neighbourhood park, stormwater management pond and natural features and areas. One east-west collector road is proposed to bisect the Secondary Plan Area and connect The Gore Road with a future north-south collector road along the east boundary of the Secondary Plan within the adjacent Bolton West Secondary Plan. One north-south collector road is also proposed to extend from the east-west collector road north to Healey Road.

A Draft Plan of Subdivision has been prepared concurrently alongside the Healey Gore Secondary Plan to determine the proposed unit mix and community layout (see **Figure 15**). As illustrated in the Draft Plan, and in conformity with the Future Caledon Official Plan, structural elements within the Healey Gore Secondary Plan include:

- A mix of ground-related dwelling types:
 - Single detached dwellings;
 - Semi-detached dwellings; and
 - Street townhouse dwellings;
- A 1.49 hectare neighbourhood park, central to the Secondary Plan Area;
- A 3.34 hectare stormwater management pond; and
- Realignment of the headwater drainage feature at the northeast boundary of the community, which has been designed in accordance with natural channel design principles and is expected to result in substantial enhancements to the form and function of the headwater drainage feature.

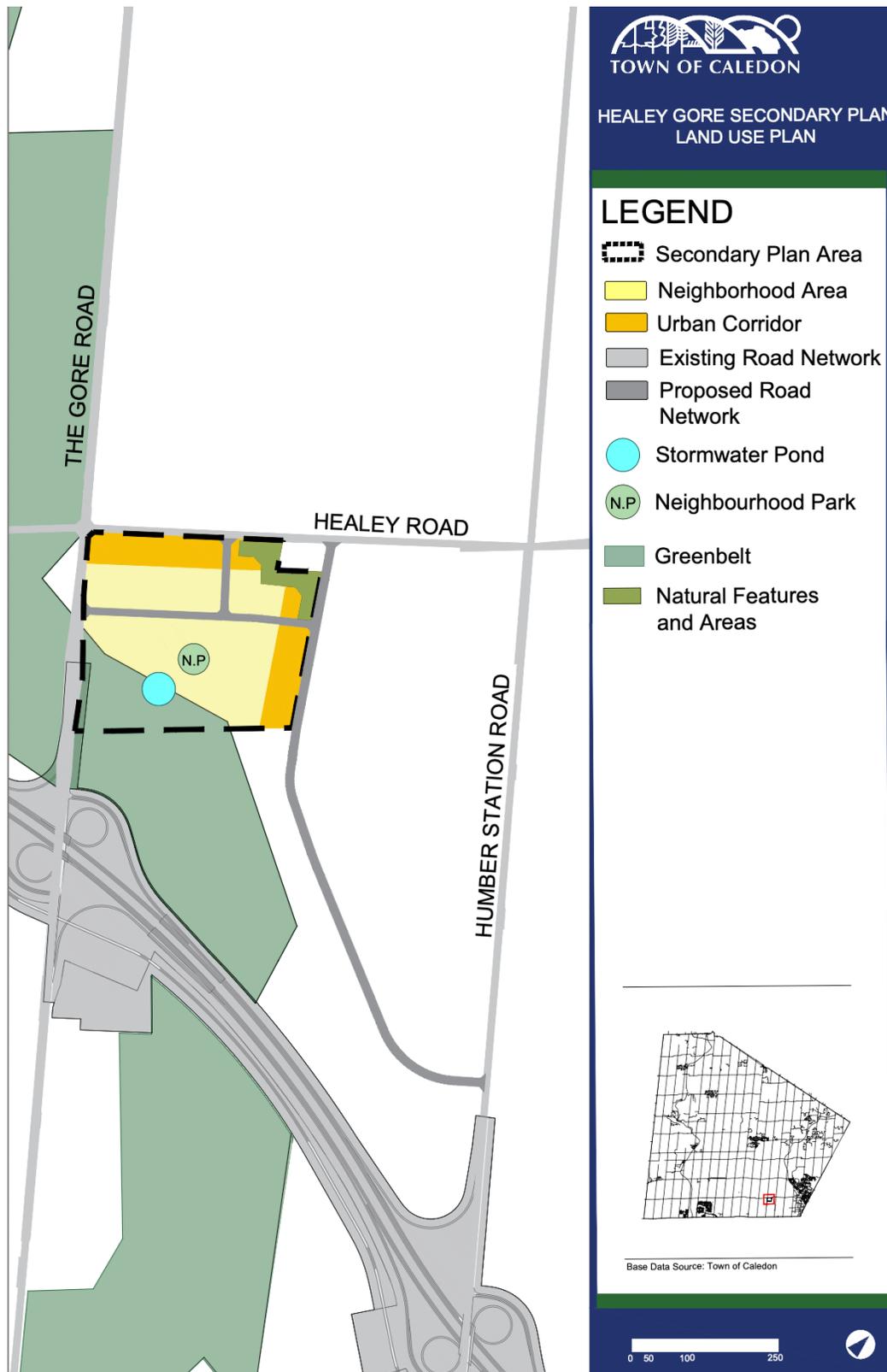


Figure 14: Healey Gore Land Use Plan



Figure 15: Draft Plan of Subdivision

4.3 Housing and Job Mix

The Healey Gore Secondary Plan Area is planned to comprise a mix of housing types, densities and sizes. The Secondary Plan Area is expected to generate 835 new residential units, with an estimated population of approximately 2,950 residents¹ by 2036 as detailed in **Table 1** below. The Secondary Plan Area is anticipated to be developed with primarily single and semi-detached dwellings in the Neighbourhood Area designation. The Urban Corridor designation will primarily consist of townhouse dwelling units. A few single-detached and semi-detached dwellings are proposed within the Urban Corridor.

Table 1. Unit Types

	Single Detached (3.64 PPU)	Semi-Detached (3.64 PPU)	Townhouse (3.30 PPU)	Total
Units	128 (15%)	430 (52%)	277 (33%)	835
Population	470	1,565	915	2,945

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

5 Supporting Studies and Materials Conclusions



In support of the Official Plan Amendment for the Healey Gore Secondary Plan, and in accordance with the Healey Gore Secondary Plan Process Terms of Reference, the following supporting studies will be submitted to the Town:

- Agricultural Impact Assessment;
- Archaeological Assessments Stage 1 and 2;
- Cultural Heritage Impact Assessment;
- Environmental Site Assessment Phase 1 and 2;
- Transportation Impact Study;
- Community Services and Facilities Study;
- Healthy Development Assessment;
- Community Design Guidelines;
- Local Subwatershed Study including:
 - Functional Servicing /Stormwater Management Report;
 - Geotechnical Study;
 - Hydrogeological Study;
- Fiscal Impact Study;
- Community Energy and Emissions Reductions Plan; and
- Climate Adaptation Plan.

This section of the Report will be updated to provide a summary of each study in support of the Healey Gore Secondary Plan once finalized and submitted to the Town.

6 Policy Justification and Analysis



The Region of Peel Official Plan was approved by the Province in 2022, which redesignated the Healey Gore 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 Healey Gore 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 Healey Gore 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 Healey Gore Secondary Plan. To minimize duplication of policy discussions amongst the three levels of policy, the policy analysis is broken into 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.

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 Healey Gore Secondary Plan Area has been designed as a well-connected, compact new community. The new community will offer a mix of housing options consisting of single detached, semi-detached and street townhouses as well as offer a centrally located neighbourhood park to serve the needs of future residents. Overall, the Secondary Plan Area is expected to generate 835 new residential units, with an estimated population of approximately 2,950 residents² by 2036. The compact nature of the plan is intended to support active transportation and the potential for future transit in south Caledon. 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 Urban Corridor designation supports higher intensity forms of development to facilitate compact and transit-supportive developments. The Neighbourhood Area designation will accommodate a range of ground-related 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.

²Based on the Persons Per Unit values established in the Town of Caledon 2024 Development Charges Background Study.

Consistency and Conformity:

The Healey Gore community is planned to integrate a mix of housing types, densities and sizes, accommodating up to 835 new residential units by 2036. The Urban Corridor designation along Healey Road and the conceptual collector road along the east boundary will consist of primarily medium density townhouse dwellings. A few single and semi-detached dwellings will be permitted, as reflected in the Draft Plan, and permitted through policies in the Secondary Plan.

The remainder of the Secondary Plan Area accommodates a mix of single detached and semi-detached dwellings in a compact low-rise community. The overall Secondary Plan Area will comprise of approximately 15% single detached dwellings, 51% semi-detached dwellings and 33% street townhouse dwellings.

As detailed in Section 4.3 of this Report, Healey Gore is estimated to accommodate approximately 2,950 new people at a density of 74 people and jobs per hectare. The total population surpasses the Region and Town's minimum designated greenfield area density target of 50 people and jobs combined per hectare and will contribute to the Town in meeting its 90,000 new residential unit target by 2051.

6.3 Economic Opportunities

The PPS directs planning authorities to promote economic development and competitiveness by providing access to a mix and range of employment, institutional and broader mixed uses to meet long term needs.

Consistency and Conformity:

Healey Gore Secondary Plan Area is situated near a large Employment Area east of Humber Station Road and a new employment area to the south of the future Highway 12 and west of Humber Station Road. The close proximity of these employment areas in will provide opportunities for a strong live-work relationship in south Caledon. The Planned Highway 413 Transportation Corridor will also provide new residents with access to employment opportunities beyond the surrounding area and will encourage residents to locate within Healey Gore via a more efficient commute to other areas in the Town and the GTA.

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 Healey Gore proposes a 1.49 hectare neighbourhood park in the centre of the community, where all new residential units are located within a 500 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.

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 Healey Gore Land Use Plan proposes a new north-south collector road as well as an east-west collector road through the community. The north-south collector road connects Healey Road down to the center of the community and the east-west collector connects The Gore Road with the Urban Corridor to the east. The Future Caledon Official Plan also identifies Conceptual Collector Roads adjacent to the Secondary Plan Area which will be further refined through the Healy Gore Secondary Plan and the Bolton West Secondary Plan.

As further illustrated in the Draft Plan of Subdivision, local roads will service the residential blocks in a modified grid-like pattern. The overall plan creates a connected and walkable community that provides transit-supportive densities along the Urban Corridor with shorter development blocks based on the grid network and a 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 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 Healey Gore 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 Healey Gore 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 vision for the Healey Gore community.

6.7 Natural Environment System

The overall planning framework requires the Greenbelt Plan Area and 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 Secondary Plan Area within the Greenbelt Plan Area is designated as Protected Countryside and is 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's and their associated Vegetation Protection Zones (ZPZs), except for uses such as infrastructure including stormwater management ponds, 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 southwest corner of the Secondary Plan Area is located within the Greenbelt Plan Area. The proposed land use plan maintains and enhances the natural heritage system. A stormwater management pond is proposed within the Greenbelt Plan Area, but it is located outside of key natural heritage features and key hydrologic features and their associated vegetation protection zones.

The Natural Features and Areas designation in the northeast corner of the plan area represents the proposed realignment of the headwater drainage feature which has been designed in accordance with natural channel design principles and is expected to result in substantial enhancements to the form and function of the headwater drainage feature.

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 overall land use plan creates a compact, connected and walkable community that provides transit-supportive densities along arterial and collector roads, shorter development blocks based on an efficient grid network, walkable amenities, well distributed parks and open spaces and opportunities for trails and active transportation. Together, these elements are intended to reduce automobile dependency and encourage walkability and green connections 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



7.1 Public Engagement

The public, stakeholders and Indigenous communities with interests in the Healey Gore Secondary Plan Area will be consulted throughout the process. The engagement process will occur in accordance with the work plan set out in the Healey Gore Secondary Plan Process Terms of Reference (July 2025) and the Town's Indigenous Nation and Community Engagement Process and Checklist.

The next step in the public engagement process will be a Statutory Public Meeting on the Secondary Plan, where both Council and members of the public will be able to review and provide comments on the plan for the community and supporting studies.

7.2 Indigenous Engagement

Consultation with the following Indigenous communities is ongoing as part of the Secondary Plan process and the completion of Archaeological Impact Assessments:

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

Initial outreach letters to the Indigenous communities regarding the Secondary Plan were sent out in early February 2026. The Project Team will continue to work with the Indigenous Communities noted. We remain committed to maintaining open lines of communication and providing a transparent process that reflects the priorities and input of Indigenous communities. We will continue refining our approach based on feedback, coordinating further activities as needed, and documenting engagement efforts comprehensively to meet project requirements.

8 Summary and Conclusion



The Healey Gore Secondary Plan is envisioned to develop as a compact, well-connected community that will accommodate a mix of housing options complemented with a central neighbourhood park. The Secondary Plan Area is expected to generate approximately 835 new residential units with an estimated population of 2,950. The Town of Caledon's Growth Management and Phasing Plan has identified Healey Gore 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 Healey Gore is primarily designated Neighbourhood Areas with Urban Corridors along Healey Road and the proposed collector road bordering the east side of the Secondary Plan Area. The Secondary Plan will accommodate a mix of single detached, semi-detached and street townhouse dwellings. 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 as land within the Greenbelt Plan Area, will be protected.

The Secondary Plan as proposed will help implement the permissions of the approved Zoning By-law (2024-54) for the lands. Minor adjustments to the Zoning By-law will be required to reflect the Secondary Plan and Draft Plan of Subdivision through a future Zoning By-law Amendment application.

Overall, the policy framework applying to the Healey Gore 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 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 Healey Gore Secondary Plan is ideally situated to meet the growth demands of Peel Region and the Town of Caledon, as well as establish a natural and logical continuum of residential growth in parallel to the Bolton West Secondary Plan Area.



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