

TOWN OF CALEDON
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HEALEY GORE SECONDARY PLAN

Community Services and Facilities Study

FEBRUARY 2026

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Executive Summary



This Community Services and Facilities Study was prepared in support of the Healey Gore Secondary Plan which includes approximately 40 hectares of gross developable area at the southeast corner of Healey Road and The Gore Road in the Town of Caledon. 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 other agricultural and rural lands designated “New Community Area” to the east.

A demographic overview is provided based on 2016 and 2021 Canadian Census data which 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 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 purposes of this Community Services and Facilities Study is any area within 2,000 metres of the Secondary Plan Area. Only a few community services and facilities were found within the Study Area. No community services or facilities currently exist within the Secondary Plan Area.

The Town is currently undertaking development of the Bolton West Secondary Plan, which includes comprehensive planning for the “New Community Area” lands located north, south and east of the Healey Gore Secondary Plan Area. The Bolton West Community Services and Facilities Study identified the following requirements to accommodate the needs of new residents in the surrounding area:

- 8 neighbourhood parks;
- 2 community parks;
- 1 recreation centre near Gore and Healey;
- A fire and paramedic station;
- At least one public works yard;
- Additional library capacity;
- Multiple elementary and secondary schools; and
- Various recreation facilities.

In addition to the Bolton West Secondary Plan, the Wildfield Village Secondary Plan Area is located to the southwest of the Healey Gore Secondary Plan Area, across the Planned Highway 413. Wildfield Village is planned to accommodate one community park, five neighbourhood parks, one secondary school and four elementary schools.

A neighbourhood park is proposed as part of the the Healey Gore Secondary Plan. Development of the Secondary Plan Area will be supported through the introduction of additional community services and facilities as the surrounding Secondary Plan Areas develop in southern Caledon.

1 Introduction



SGL Planning & Design Inc. (SGL) was retained by Alcan Holdings Inc. to prepare this Community Services and Facilities Study in support of the Healey Gore Secondary Plan.

1.1 Site Location and Context

The Healey Gore Secondary Plan Area includes approximately 33 hectares of net developable area at the southeast corner of Healey Road and The Gore Road in the Town of Caledon. The lands are currently actively farmed with no buildings. 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 other lands designated “New Community Area” to the east. Agricultural and residential uses are adjacent to the Secondary Plan Area as shown on **Appendix 1**.

The Secondary Plan proposes to introduce approximately 835 new single-detached, semi-detached and townhouse units, resulting in approximately 2,950 new residents at full build-out.

1.2 Description of the Proposal

The Healey Gore Secondary Plan Area is being planned as a “New Community Area” as part of Caledon’s urban expansion and is proposed to introduce approximately 835 new residential units with a population of 2,950 through to 2051. The following breakdown of housing types is based on the Draft Plan of Subdivision which has been prepared concurrently with the Secondary Plan:

- Single-detached – 128 units (15%)
- Semi-detached – 430 units (52%)
- Street townhouses – 277 units (33%)
- **Total: 835 units**

The Healey Gore Secondary Plan will establish a new compact residential neighbourhood that will integrate into the fabric of surrounding New Community Area development. The proposed development contains a mix of dwelling types which will provide a variety housing options for future residents.

1.3 Purpose

The purpose of this Community Services and Facilities Study is to identify and inventory current and future community services and facilities within and around the Secondary Plan Area to determine their adequacy to accommodate the needs of future residents.

The Study is structured as follows:

Section 1: Introduction: Outlines the site location, surrounding context, proposed secondary plan and purpose of this Community Services and Facilities Study.

Section 2: Study Area: Identifies the larger Study Area for the purposes of this Community Services and Facilities Study and provides a demographic overview.

Section 3: Contextual Analysis: Describes the local context of the Study Area and identifies existing community services and facilities within 2,000 metres of the Secondary Plan Area.

Section 4: Gap Analysis Provides a review of existing and planned services to meet the needs of current and future residents with consideration for nearby development applications.

Section 5: Summary and Conclusion: Summarizes the findings of the Study.

2 Study Area



For the purposes of this Community Services and Facilities Study, and according to the Terms of Reference outlined by the Town, the Study Area includes the Secondary Plan Area as well as areas within a 2,000 metres radius of the Secondary Plan Area, as shown on **Figure 1**. The Terms of Reference requires showing both an 800 metre and 2,000 metre radius from the edge of the Secondary Plan Area.

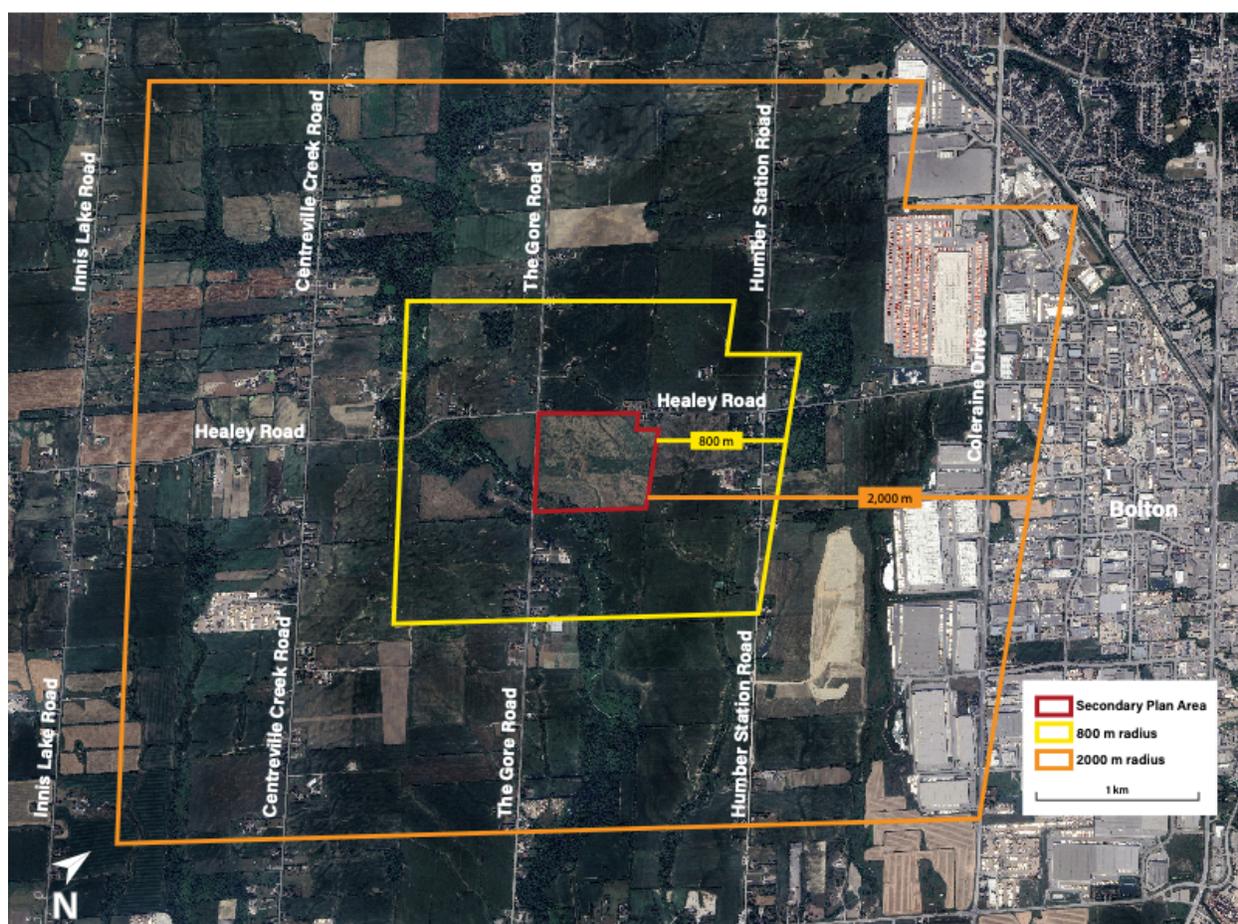


Figure 1: Healey Gore Secondary Plan Area Including 800m and 2,000 Radius

2.1 Demographic Overview

The demographic data referenced to in this Study is based on 2016 and 2021 Census data obtained from Statistics Canada. The Study Area is within the Town of Caledon and forms part of the Town’s “New Community Area”. For the demographic overview, geographic data from the Caledon Census Subdivision was utilized. It is noted that some values may be adjusted for rounding and/or respondent confidentiality purposes.

2.1.1 Population

Table 1 displays the Town of Caledon population by age group for the years 2016 and 2021. The age groups used are consistent with the age grouping of Statistics Canada and consist of those 14 years old and under, between the ages of 15 to 64 and 65 years or older.

Table 1: Population by Age Group (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Population	Percentage	Population	Percentage
Children (0 to 14 years)	12,355	19%	13,155	17%
Working Age (15 to 64 years)	45,375	68%	52,025	68%
Seniors (65+ years)	8,765	13%	11,395	15%
Total	66,505		76,580	

Between 2016 to 2021, the population for the Town of Caledon increased by 15%. In 2021, the majority of people living in the Town of Caledon were within the working age category between the ages of 15 to 64 (68%), followed by children (17%) and then seniors (15%). The children age group grew at a slower rate with the proportion declining from 2016, whereas the working age group remained consistent at 68% and the proportion of seniors increased by 2%. The 2021 average age for the Town of Caledon was 40.0 whereas the average age in 2016 was 39.1, representing a slight increase in average age. With the significant growth anticipated over the next 25 years, it is expected that the children age group will likely increase with an influx of families.

2.1.2 Family Composition

Table 2 shows family size of census families within a private household for 2016 and 2021.

Table 2: Census Families in a Private Households by Family Size (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
2 persons	7,450	38%	8,345	38%
3 persons	4,285	22%	4,865	22%
4 persons	5,615	29%	6,330	29%
5 or more persons	2,100	11%	2,385	11%
Total	19,460		21,930	

Family sizes remained constant between 2016 and 2021, but the total number of census families increased due to the increase in population. The highest category of families consisted of 2 persons (38%), followed by 4 persons (29%), 3 persons (22%) and 5 or more persons (11%). The average number of children in census families with children was 1.9 in 2021. The average number of children in census families with children in 2016 was not available.

Table 3 shows the number of families with and without children in private households for the years 2016 and 2021. The term couple includes both married couples and common-law couples for the purposes for this summary table.

Table 3: Number of Children in Couple Census Families (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
With Children	10,960	64%	12,380	64%
Without Children	6,210	36%	6,905	36%
Total	17,170		19,285	

Based on **Table 3**, most couple census families (64%) living in private households in 2016 and 2021 had children while a smaller proportion (36%) of couple families did not.

2.1.3 Housing Type

Table 4 depicts census families in a private household by dwelling type for the years 2016 and 2021.

Table 4: Private Dwellings by Structural Type (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Single-detached house	17,730	83%	19,120	81%
Semi-detached house	1,280	6%	1,650	7%
Row house	1,360	6%	1,825	8%
Apartment or flat in a duplex	340	2%	335	1%
Apartment in a building <5 storeys	395	2%	480	2%
Apartment in a building =>5 storeys	115	5%	255	1%
Other single-attached house	15	<1%	15	<1%
Movable dwelling	15	<1%	15	<1%
Total	21,250		23,695	

The primary dwelling type within the Town of Caledon is single-detached houses (83% in 2016 and 81% in 2021). The proportion of single detached houses declined slightly by 2021 whereas the proportion of semi-detached houses and row house forms increased slightly. Apartments in buildings greater than 5 storeys declined as part of the overall proportion of housing but had the highest increase in new units at 120%. These trends to multiple unit housing are likely to continue.

2.1.4 Immigrant Population

Table 5 depicts the immigration status for a sample of 25% of the total population in private households.

Table 5: Immigration Status (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Non-immigrants	49,725	75%	52,710	69%
Immigrants	16,310	25%	22,220	29%

	Town of Caledon (2016)		Town of Caledon (2021)	
Non-permanent residents	185	3%	1,155	2%
Total	66,220		76,085	

As shown on **Table 5**, the percentage of immigrants grew slightly by 2021 compared to 2016.

Table 6 depicts the age of immigrants for a sample of 25% of the total immigrant population in private households.

Table 6: Age at Immigration (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Under 5 years	2,200	13%	2,140	10%
5 to 14 years	3,485	21%	3,995	18%
15 to 24 years	4,625	28%	6,275	28%
25 to 44 years	4,960	30%	7,795	35%
45 years and over	1,040	6%	2,020	9%
Total	16,310		22,225	

According to **Table 6**, the most common age at immigration in 2016 and 2021 was between the ages of 25 to 44 years. The age group 15 to 24 and 5 to 14 came in second and third respectively in both 2016 and 2021 Census years. The least common age group for immigration in 2016 and 2021 was 45 years and over. It illustrates that Caledon is attracting working age singles and families.

Table 7 lists the places of birth for a 25% sample of the immigrant population in private households between the years 2016 and 2021.

Table 7: Immigrant Place of Birth (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Americas	2,415	15%	2,745	12%
Europe	8,360	51%	7,850	35%
Africa	485	3%	730	3%

	Town of Caledon (2016)		Town of Caledon (2021)	
Asia	4,895	30%	10,800	49%
Oceania and other places of birth	165	1%	100	<1%
Total	16,320		22,225	

In 2016, the most common place of birth for immigrants in Caledon was from Europe (51%). The next most common place of birth was then Asia (30%), followed by Americas (15%), Africa (3%) and Oceania and other places (1%). In 2021, the most common place of birth for immigrants was Asia (49%) followed by Europe (35%), Americas (12%), Africa (3%) and the Oceania and other places (0%).

2.1.5 Labour Force

Table 8 lists the labour force status for a 25% sample of the population between the years 2016 and 2021.

Table 8: Labour Force Status (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Employed (in the labour force)	36,715	68%	38,305	61%
Unemployed (in the labour force)	2,140	4%	4,835	8%
Not in the labour force	15,025	28%	19,800	31%
Total	53,880		62,940	

Between 2016 and 2021 the proportion of the population not in the labour force increased to 31%, likely reflecting the increase in seniors. More concerning is that the unemployment rate doubled to 8% within that time period which included the COVID-19 pandemic.

Table 9 lists the labour force aged 15 and over based on the National Occupational Classification (NOC) for a 25% sample of the population between the years 2016 and 2021. The NOC is Canada’s national system for describing occupations and it categorizes occupations into 10 broad categories as shown in **Table 9**.

Table 9: National Occupational Classification (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Not applicable	615	2%	1,090	3%
Management	5,785	15%	775	2%
Business, finance and administration	7,070	18%	8,875	21%
Natural and applied sciences and related	2,225	6%	2,960	7%
Health	1,375	4%	2,005	5%
Education, law and social, community and government services	4,400	11%	4,760	11%
Art, culture, recreation and sport	1,085	3%	1,020	2%
Sales and service	7,860	20%	9,360	22%
Trades, transport and equipment operators and related	6,360	16%	9,380	22%
Natural resources, agriculture and related production	755	2%	900	2%
Manufacturing and utilities	1,310	3%	2,010	5%
Total	38,840		43,135	

In 2016, the top three categories of occupations were sales and service (20%); business, finance and administration (18%); and trades, transport and equipment operators and related occupations (16%). In 2021, these were still the top three categories with trades transport and equipment operators moving to second position.

Table 10 depicts the place of work status for the employed labour force for a 25% sample of the population between the years 2016 and 2021. It should be noted that values from 2021 were affected by the COVID-19 pandemic and lockdown measures.

Table 10: Place of Work Status (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Worked at home	2,960	8%	10,700	28%
Worked outside Canada	110	0%	90	0%
No fixed workplace address	4,915	13%	5,730	15%
Usual place of work	28,725	78%	21,780	57%
Total	36,710		38,300	

The COVID-19 pandemic and stay-at-home mandates affected the place of work status for those in the labour force, hence the significant increase of those working at home from 8% in 2016 to 28% in 2021 as shown in **Table 10**. Despite that, a majority of residents worked at their usual place of work in 2016 (78%) and in 2021 (57%). A 25% sample of those who commuted and their commuting destinations to their usual place of work in 2016 and 2021 are shown in **Table 11**.

Table 11: Commuting Destination (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
Commute within census subdivision (CSD) of residence	6,615	23%	6,360	29%
Commute to a different census subdivision (CSD) within census division (CD) of residence	10,385	36%	7,515	35%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	11,680	41%	7,860	36%
Commute to a difference province or territory	50	0%	40	0%
Total	28,730		21,775	

Of those who commuted to work in 2016 and 2021, most people commuted to a different CSD (outside of Caledon) and a different CD (outside of the Region of Peel) but stayed within the province for work. 36% and 35% of residents in 2016 and 2021 respectively commuted outside of Caledon but stayed within the Region of Peel for

work. Only 23% of residents in 2016 and 29% of residents in 2021 commuted within Caledon for work. This increase suggests that more residents were finding work close to home.

2.1.6 Socio-economic Characteristics

Table 12 displays the total household income for private households in Caledon in 2015 and 2020.

Table 12: Household Total Income (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016) in 2015		Town of Caledon (2021) in 2020	
	Count	Percentage	Count	Percentage
Under \$20,000	650	3%	510	2%
\$20,000 to \$39,999	1,595	8%	1,405	6%
\$40,000 to \$59,999	2,060	10%	1,725	7%
\$60,000 to \$79,999	2,210	10%	2,065	9%
\$80,000 to \$99,999	2,400	11%	2,300	10%
\$100,000 to \$149,000	5,500	26%	5,695	24%
\$150,000 and over	6,825	32%	10,005	42%
Total	21,245		23,710	

As shown in **Table 12**, the largest category of households in Caledon earned over \$150,000 in 2015 and 2020. The proportion of those earning \$150,000 and over increased between 2015 and 2020. The average household income in 2015 was \$137,519 and the 2020 average household income was \$155,400.

Table 13 depicts the highest certificate, diploma or degree earned for a 25% sample of the population aged 15 years and over in a private household in 2016 and 2021.

Table 13: Highest Certificate, Diploma or Degree Earned (Statistics Canada, 2016 & 2021)

	Town of Caledon (2016)		Town of Caledon (2021)	
	Count	Percentage	Count	Percentage
No certificate, diploma or degree	9,450	18%	9,520	15%

	Town of Caledon (2016)		Town of Caledon (2021)	
Secondary (high) school diploma or equivalency certificate	15,650	29%	18,470	29%
Postsecondary certificate, diploma or degree	28,770	53%	34,950	56%
Total	53,870		62,940	

The majority of residents in 2016 and 2021 (more than 50%) earned a post-secondary certificate diploma or degree. This proportion increased in 2021, showing a more educated workforce.

3 Contextual Analysis



As previously mentioned, the Study Area includes all the lands within 2,000 metres of the Secondary Plan Area, as shown on **Figure 1**. The lands immediately surrounding the Secondary Plan Area are primarily farmland. There are also several rural residential properties located along The Gore Road, Healey Road, Humber Station Road and Centreville Creek Road. Further east, beyond Humber Station Road, is Bolton’s industrial area.

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. **Figure 2** shows Schedule F2b – Preliminary Community Structure Plan, which illustrates the New Community Area designation that applies to the Secondary Plan Area. The potential location for a community park is shown on the north side of Healey Road, across from the Secondary Plan Area.

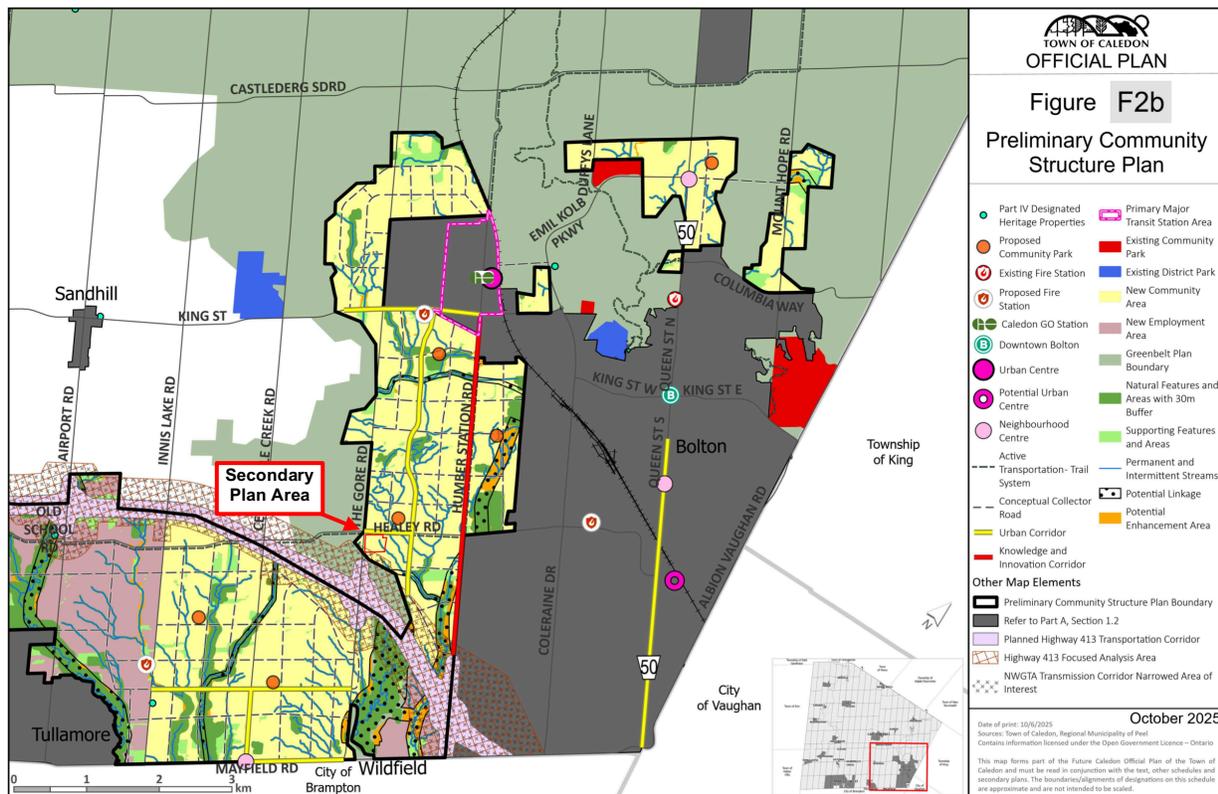


Figure 2: 2025 Future Caledon Official Plan – Schedule F2b: Preliminary Community Structure Plan

3.1 Community Services/Facilities

The Study Area is primarily characterized by agricultural and rural lands. Only a few community services and facilities are located within the Study Area, as identified on **Figure 3**. This includes a place of worship (Gurdwara Sahib) directly across Healey Road, as well as the Caledon Leash-Free Dog Park, a restaurant (La Focaccia) and the Caledon Animal Shelter in Bolton. Slightly further east beyond the Study Area along Highway 50 in Bolton are numerous commercial, restaurant, open space and community service uses

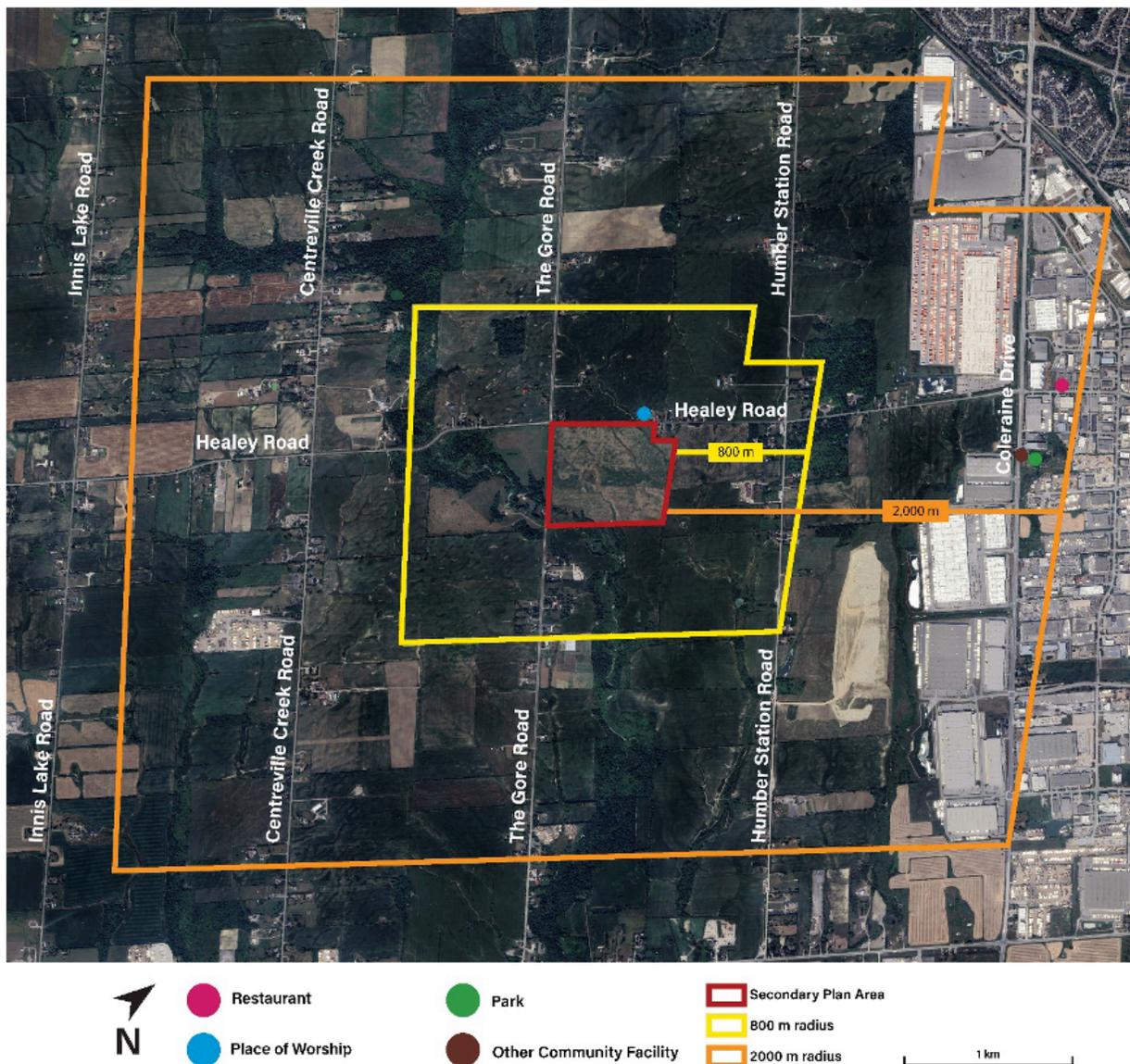


Figure 3: Community Services/Facilities Map

While there are currently very limited community services and facilities within the Study Area, a large majority of the land surrounding the Secondary Plan Area includes New Community Areas. These areas are anticipated to be developed over time through separate Secondary Plans, which be required to provide community services and facilities as applicable. A full range of community facilities is anticipated to be shared among the surrounding New Community Areas.

3.2 Transit

The transit service closest to the Healey Gore Secondary Plan Area is Brampton Transit Route 36 (Gardenbrooke), as shown on **Figure 4**, which provides weekday service. The route travels along The Gore Road between Mayfield Road and McVean Drive/Queen Street. The closest stop is located at Mayfield Road and Martin Byrne Drive just south of the Secondary Plan Boundary, approximately 3 kilometres from the Secondary Plan area.

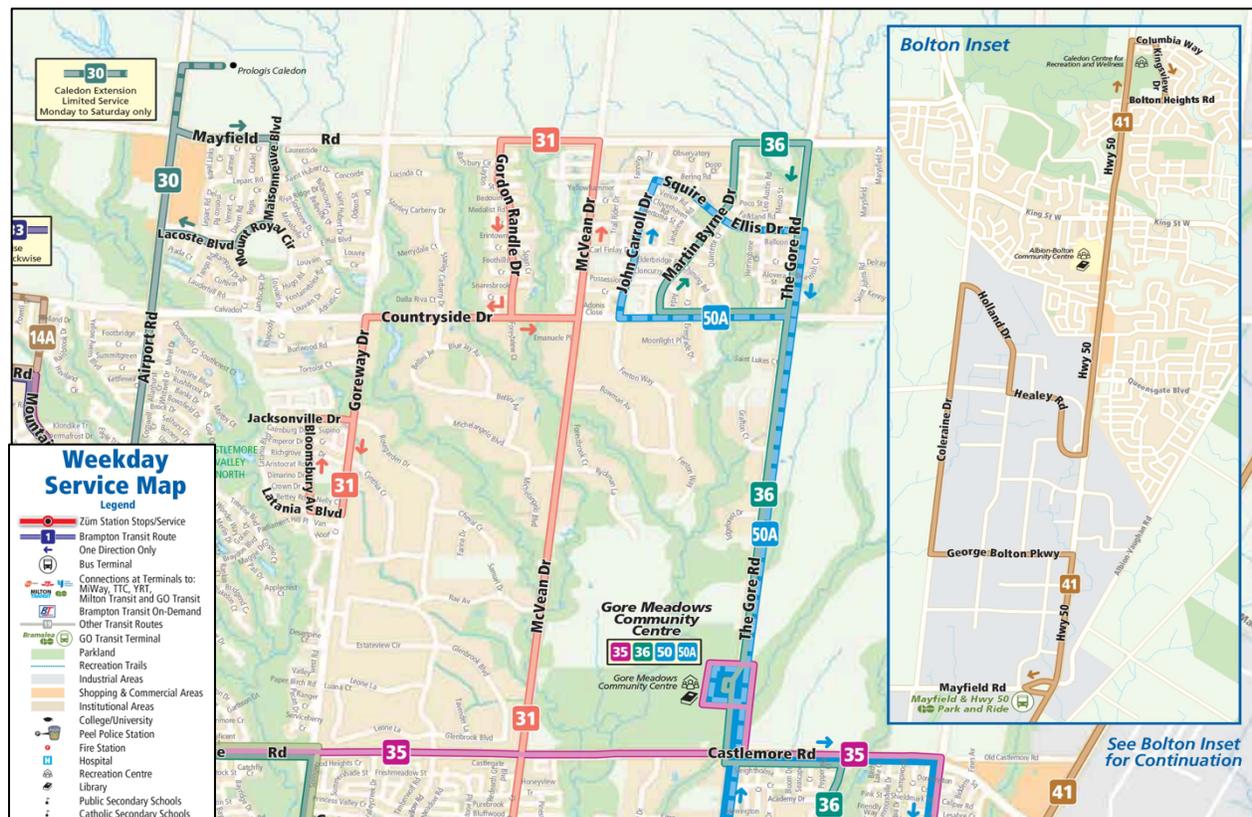


Figure 4: Brampton Transit System Map

There are currently two inter-regional bus routes operated by GO Transit and they include:

- Route #37 travelling along Highway 10 between Orangeville Mall and Brampton GO; and
- Route #38 travelling along Highway 50 between Highway 50/Columbia Way and Malton GO.

Routes #37 and 38 both only operate during peak hour service times, but they provide GO Train connections to Union Station from Brampton GO and Malton GO respectively.

In addition to the local and inter-regional bus routes, a future Caledon GO Train Station is planned along Humber Station Road, north of King Street and northeast of the Study Area as shown on **Figure 5**. The future Caledon GO Station is part of the proposed Caledon-Vaughan GO line and would provide inter-regional and local transit connections to and from Toronto, Vaughan, Brampton and Caledon. This station would further enhance the existing transit network and provide residents of the new Secondary Plan Area better connections on regional transit.

Official Plan Figure C4: 2051 Town-wide Transit Network (see **Figure 5**) also outlines a series of proposed transit networks across the Town showing future connections to other local and regional transit systems. A future proposed bus rapid transit system is proposed along the future Highway 413 and local transit is proposed along the arterial roads around the Secondary Plan Area. The proposed development and densities of the Secondary Plan will help support transit service in Caledon.

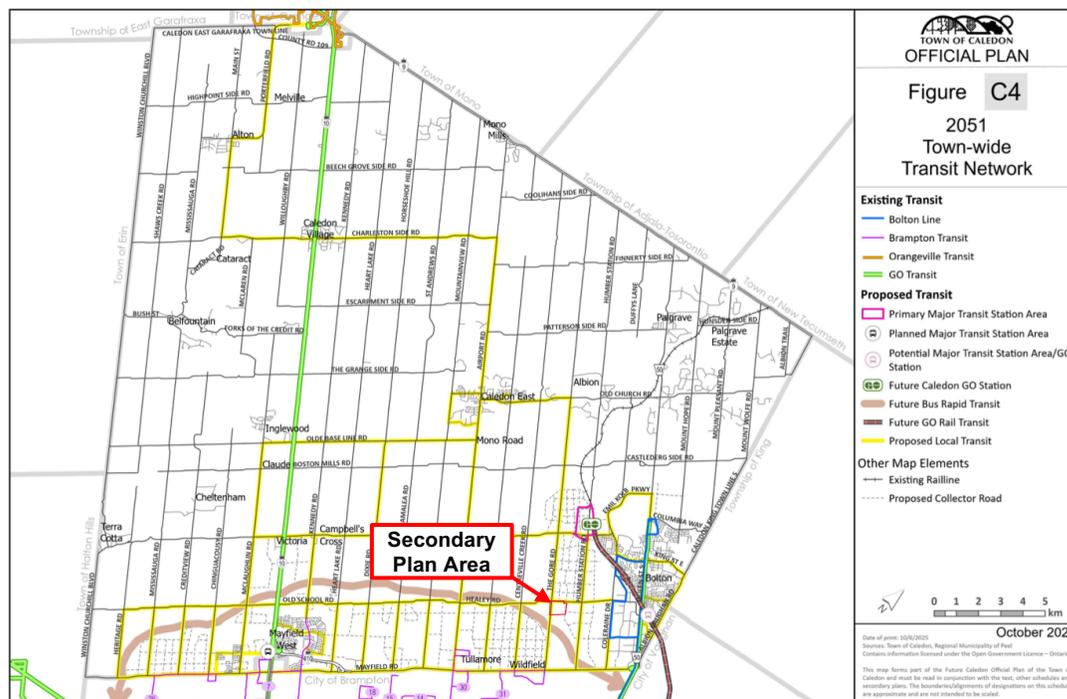


Figure 5: 2025 Future Caledon Official Plan – Figure C4: 2051 Town-wide Transit Network

4 Gap Analysis



There are very limited community services and facilities within 2,000 metres of the Secondary Plan Area. A range of new community services and facilities including but not limited to schools/childcare facilities, parks, grocery stores, medical offices, retail stores and recreation centres will need to be provided in south Caledon to accommodate the needs of future residents in the surrounding New Community Areas.

Surrounding New Community Areas will develop through future Secondary Plans to share the provision of community services and facilities, phased appropriately as growth occurs. The Town is currently undertaking development of the Bolton West Secondary Plan, which includes comprehensive planning for the “New Community Area” lands located north, south and east of the Healey Gore Secondary Plan Area. The Community Services and Facilities Study prepared for the Bolton West Secondary Plan Area identified the following requirements to accommodate the needs of new residents in the surrounding area:

- 8 neighbourhood parks;
- 2 community parks;
- 1 recreation centre near Gore and Healey;
- A fire and paramedic station;
- At least one public works yard;
- Additional library capacity;
- Multiple elementary and secondary schools; and
- Various recreation facilities.

As shown on Official Plan Figure F2b – Preliminary Community Structure Plan (**Figure 2**) the Town has identified a potential community park on the north side of Healey Road, across from the Secondary Plan Area. A neighbourhood park is proposed as part of the the Healey Gore Secondary Plan. Development of the Secondary Plan Area will be supported through the introduction of other community services and facilities as the surrounding Secondary Plan Areas develop in southern Caledon.

In addition to the Bolton West Secondary Plan, the Wildfield Village Secondary Plan Area is located to the southwest of the Healey Gore Secondary Plan Area, across the Planned Highway 413. Wildfield Village is planned to accommodate one community park, five neighbourhood parks, one secondary school and four elementary schools.

4.1 Schools

The following analysis is based on the *Education Development Charges Background Study, 2024* prepared by Watson and Associates as well as Peel District School Board (PDSB) and Dufferin-Peel Catholic District School Board (DPCDSB) new school site requirements. Based on the proposed unit counts and the pupil yield in **Table 14** and **Table 15**, neither an elementary nor secondary school is required within the Healey Gore Secondary Plan Area.

Table 14: Projected PDSB Student Population

Unit Type	New Units	Pupil Yield	Additional Students
Elementary Students			
Low Density	558	0.56	312
Medium Density	277	0.45	125
Sub-total	835		437
Secondary Students			
Low Density	558	0.20	112
Medium Density	277	0.11	30
Sub-Total	835		142

Table 15: Projected DPCDSB Student Population

Unit Type	New Units	Pupil Yield	Additional Students
Elementary Students			
Low Density	558	0.167	93
Medium Density	277	0.131	36
Sub-total	835		129
Secondary Students			
Low Density	558	0.099	55
Medium Density	277	0.054	15
Sub-Total	835		70

4.2 Parks and Open Space

The Secondary Plan Area will provide approximately 1.49 hectares of parkland to achieve the parkland requirements as per the *Planning Act*. One neighbourhood park is centrally located within the Secondary Plan.

4.3 Transit

Future residents of the Secondary Plan Area will have access to new local transit routes, which the Town has identified potential for along The Gore Road and Healey Road. A bus rapid transit route is also proposed along the Planning Highway 413. Future residents will also have access to the proposed Caledon GO Station northeast of the Secondary Plan Area. Access to existing local and regional transit options provided by Brampton Transit and GO Transit identified in **Section 3.2** will be more limited in the interim.

4.4 Indoor Recreational Facilities

The Town of Caledon released a Parks and Recreation Strategy in 2023 to guide community services, parks, recreational facilities and cultural services in Caledon. The Parks and Recreation Strategy outlines the vision, mission and guiding principles for the future of parks and recreation facilities in the Town of Caledon and provides supply ratio targets as well as planned/proposed locations for the following indoor facilities shown in **Table 16**.

Table 16: Indoor Recreational Facility Service Levels

Facility	Supply Ratio	Proposed Locations
Ice Pads	1 : 19,145	<ul style="list-style-type: none"> Consider twin pad facility in Bolton
Indoor Pools	1 : 25,000	-
Indoor Tracks	N/A	<ul style="list-style-type: none"> Provide indoor track in Mayfield West Phase 2
Gymnasiums	N/A	<ul style="list-style-type: none"> Provide a full-size gymnasium in Mayfield West Phase 2 Consider a gymnasium in Bolton
Fitness Centres	N/A	<ul style="list-style-type: none"> Provide a fitness centre in Mayfield West Phase 2 Consider a fitness centre in Bolton
General Programs/Activity Space	N/A	-

Based on the proposed population (approximately 2,950 residents) for the Healey Gore Secondary Plan Area and the supply ratio numbers outlined in **Table 16**, no indoor recreational facilities are required. According to the Community Services and Facilities Study prepared for the Bolton West Secondary Plan Area, one recreation centre has been identified as a requirement near the intersection of The Gore Road and Healey Road, outside of the Healey Gore Secondary Plan.

5 Summary and Conclusion



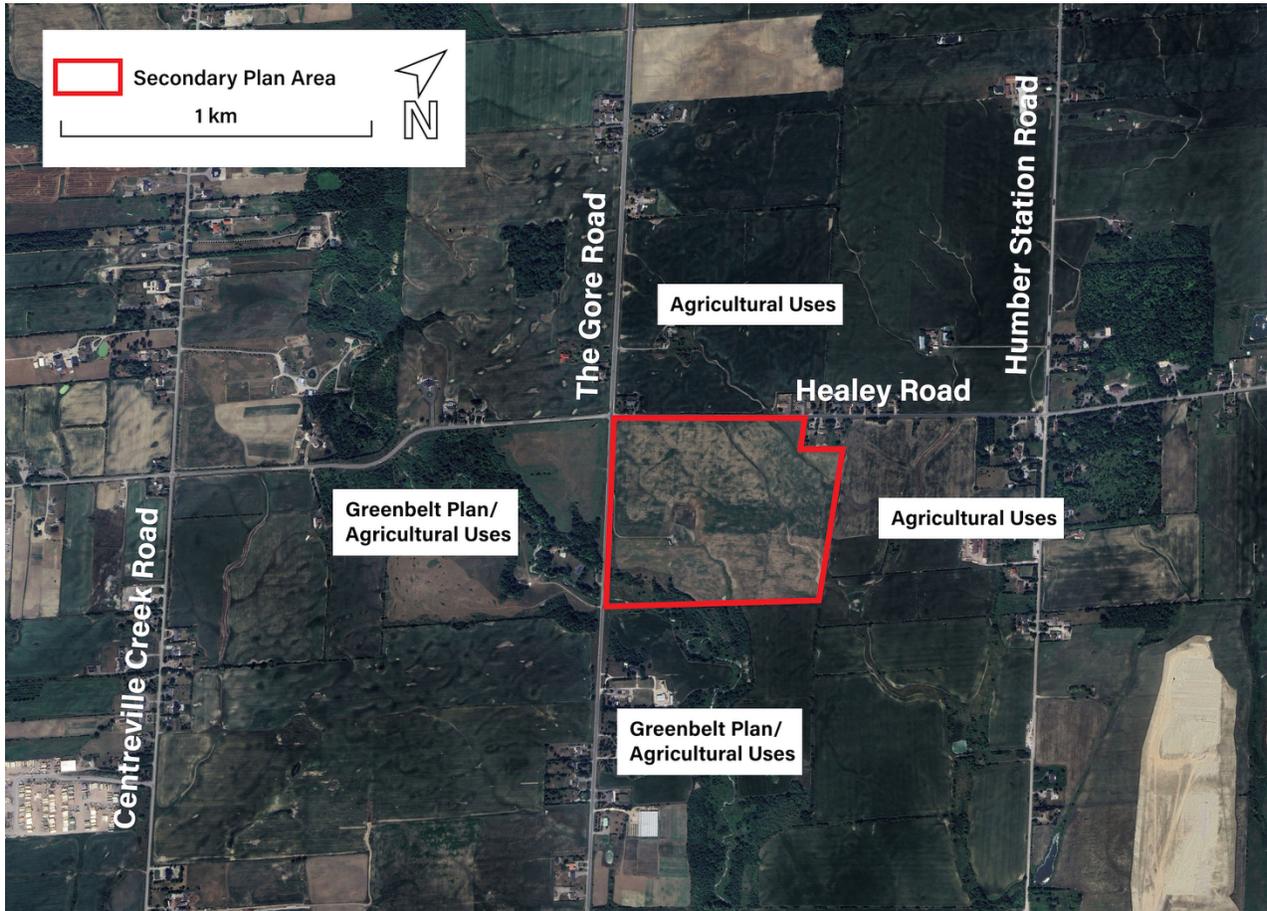
The Healey Gore Secondary Plan proposes to introduce approximately 835 new single-detached, semi-detached and townhouse units resulting in approximately 2,950 new residents in south Caledon by 2031. A central neighbourhood park is proposed within the Secondary Plan Area. The Town has been experiencing an influx of population as illustrated in the 2021 census and is expected to grow considerably to the year 2051.

Only a few community services and facilities can be found within 2,000 metres of the primarily agricultural and rural Study Area. Future residents of the Secondary Plan area will be able to access future community services and facilities including parks and open space, schools and transit as adjacent New Community Areas develop.

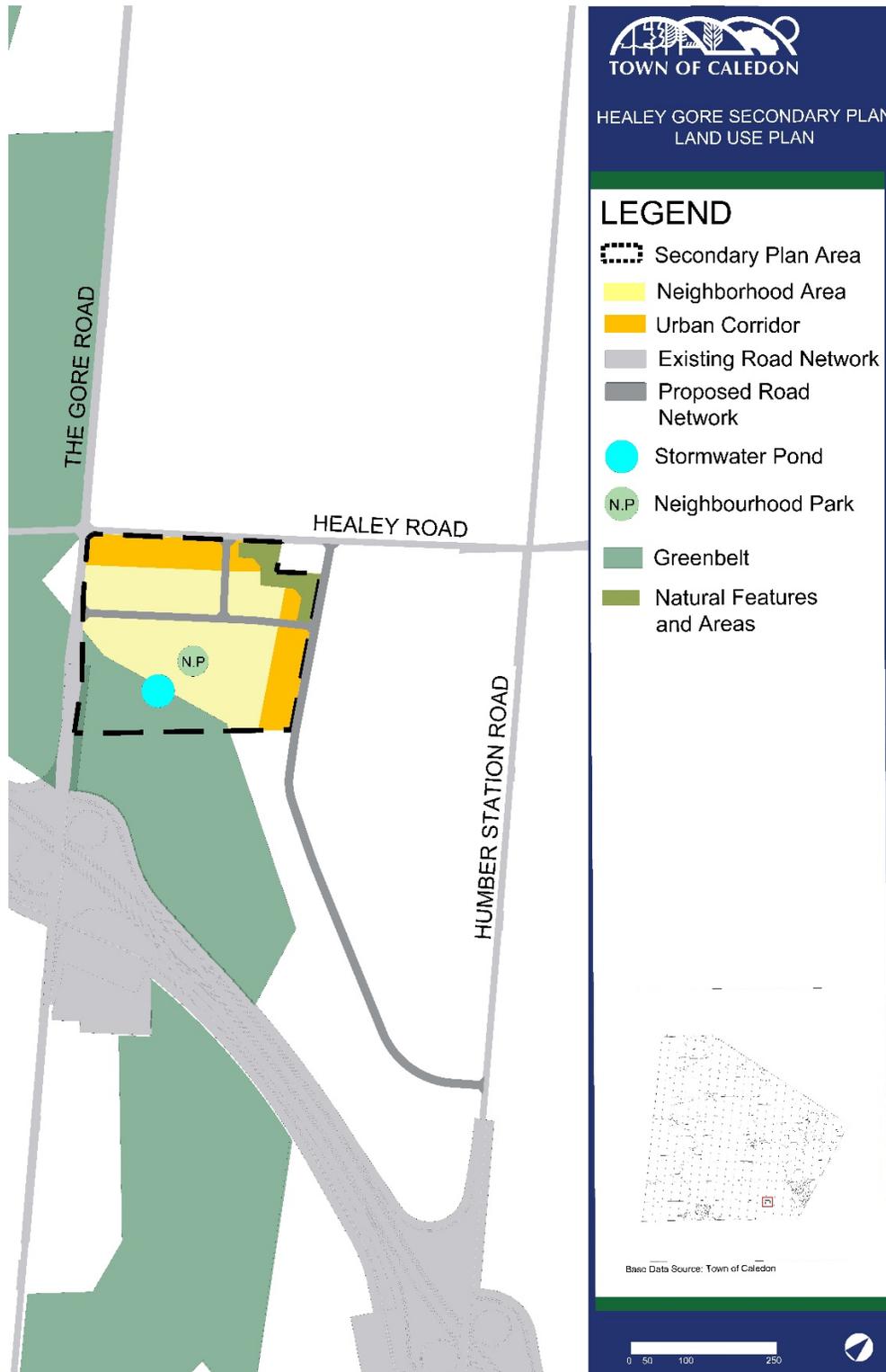
Gaps in providing parkland for this New Community Area have been identified and one neighbourhood park is proposed as part of the Secondary Plan, as shown on **Appendix 2**. Additional community services and facilities, as determined by the Town-led Bolton West Secondary Plan, will be shared amongst the area and appropriately phased with new development. The most appropriate location for these additional recreational facilities will need to be determined by the Town.

Based on pupil yield rates from Peel District School Board and Dufferin-Peel Catholic District School Board, the proposed unit count and pupil yield generated from the Healey Gore Secondary Plan will not require any additional schools within the Secondary Plan Area. Future students of the Secondary Plan Area will be accommodated in other schools within south Caledon.

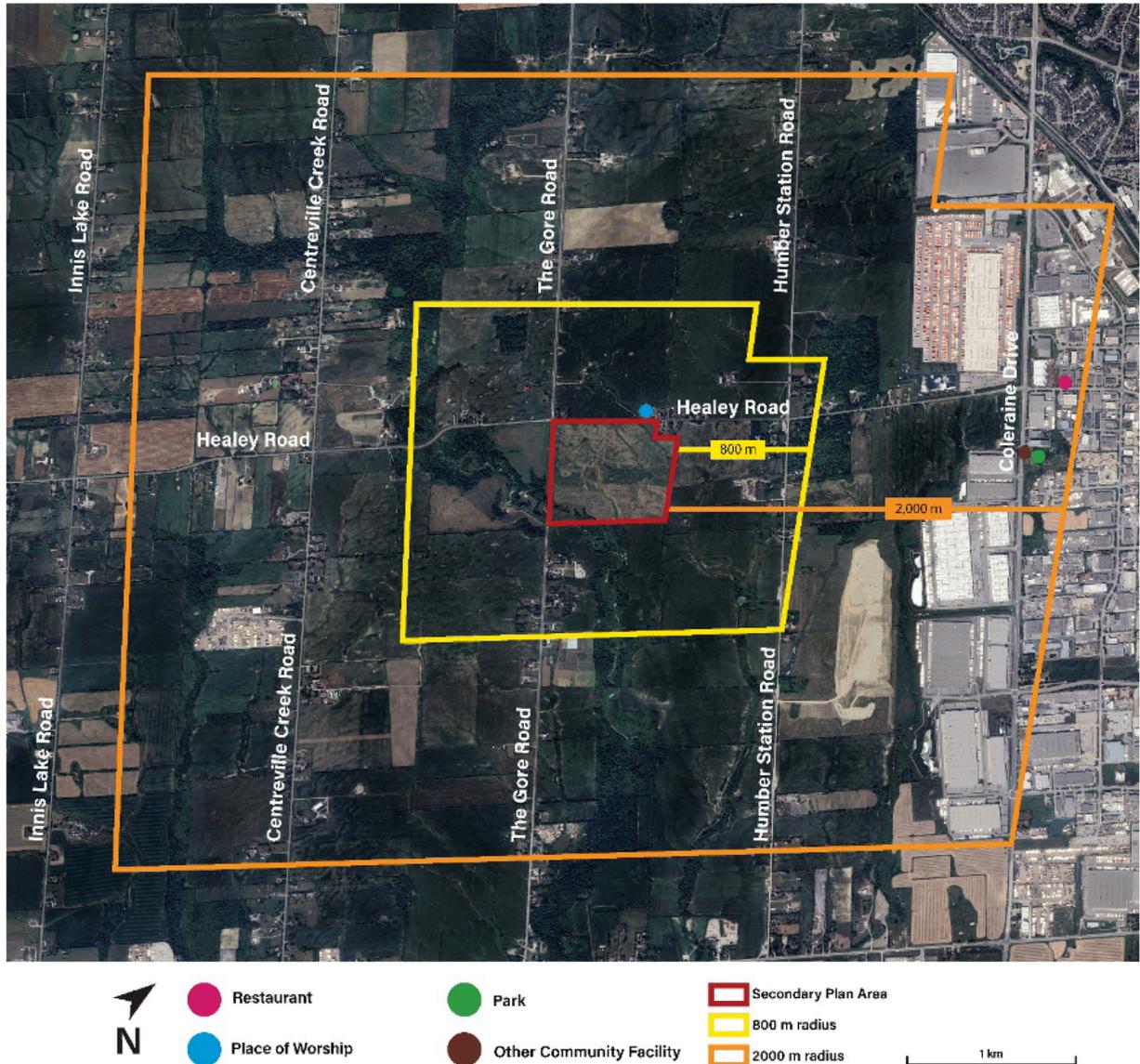
Appendix 1 – Aerial Photograph



Appendix 2 – Land Use Plan



Appendix 3 – Identified Community Services/Facilities



Appendix 4 – Terms of Reference

Terms of Reference: Community Services/Facilities Study

Purpose:

- To identify and inventory current and proposed/planned community services and facilities to determine their adequacy to accommodate the needs of new residents in the context of development proposals.
- Community services and facilities include:
 - Recreational facilities including community centres, green spaces, parks, conservation areas and trails;
 - Municipal buildings and operations/public works yards;
 - Emergency services facilities such as fire halls, paramedic facilities and police facilities;
 - Public health facilities including hospitals, urgent care centres and clinics;
 - Educational facilities including schools, libraries and day cares;
 - Places of worship; and,
 - Transit facilities and transit routes.

Required in Support of:

- Through an Inquiry Meeting or Preliminary (PARC) Meeting, staff will confirm if a study is required.
- This study will typically be required in support of the following applications that propose new residential units at a scale that may result in significant demand or impact on community services or community facilities:
 - Official Plan Amendment (including Secondary Plans)
 - Plans of Subdivision
 - Plans of Condominium
 - Zoning By-law Amendments

Prepared By:

- A Registered Professional Planner.

Peer Review and Scoping:

- The Town may require a peer review of this document at the sole cost of the owner/applicant submitting the development application.
- On a project-by-project basis, the Town will identify any possible scoping of the assessment, or alternatively, other considerations to be incorporated into the assessment.
- At the sole discretion of the Town, the assessment may be included as a component of the Planning Justification Report, if one is required in support of a development application(s).



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

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Terms of Reference: Community Services/Facilities Study

Content:

- Section 1: Executive Summary
- Section 2: Introduction
 - Site Location and Context: Information on the site (location, property size, existing uses), surrounding land, access, servicing, etc.
 - Description of Proposal: Indicate the proposed development, type of development application and proposed activities and identify a need within the planning horizon of the Official Plan for the proposed use.
 - Provide a description of the proposal including housing and unit type, the number of units by unit type, unit size, number of bedrooms and proposed prices/rents for same.
 - Purpose: Identify the reason and objectives for the study.
- Section 3: Study Area
 - Identify and illustrate on a map, the study area for the inventory and analysis. The study area shall consist of:
 - An area with an 800 metre radius from the subject property to be developed;
 - An area with a 2,000 metre radius from the subject property to be developed; and,
 - A broader area to be identified through the Preliminary (PARC) Meeting.
 - Provide a demographic overview of the study area including, but not limited to, population data, family composition, housing type, immigrant population, labour force and socio-economic characteristics associated to the proposed development.
- Section 4: Contextual Analysis
 - Provide a description of the local context including services (e.g. transit routes, community facilities) and features of the surrounding area, including an inventory list of services and community facilities in the study area.
 - Provide a map of services and facilities within the study area.
 - Include profiles of services and facilities, for example, programs offered, size of facilities, demand and capacity of facilities and programs, and who is served by the service or facility (age groups, gender), as well as contact information for all services and facility staff contacted in the course of the study.
- Section 5: Gap Analysis
 - Provide a review of the capacity of existing and planned services to serve the proposed development.
 - Consider other active development applications in the study area and how they may affect capacity of existing services.
 - Identify barriers to new residents of the proposed development accessing existing services.



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Terms of Reference: Community Services/Facilities Study

- Identify new services that may be required as a result of growth and demographics anticipated by the proposed development.
- Section 9: Summary and Conclusion
 - Summarize the proposed development and key finds of the study.
 - Provide a conclusion as to whether or not adequate community services and facilities exist to support the proposed development.
 - Provide recommendations to address any identified impacts to the community services.
- Section 10: Background Information
 - Appendix 1: Aerial Photograph - Identifying the parcel of land and surrounding land uses
 - Appendix 2: Proposed Development or Concept Plan
 - Appendix 3: Identified Community Services/Facilities
 - Appendix 4: Applied Terms of Reference and Scope Details
 - Appendix 5: Literature Cited
 - Appendix 6: Other Data Sources Used
 - Appendix 7: Curriculum Vitae (CV) of Those Who Prepared the Study

Additional Resources:

- Town of Caledon Official Plan
- Recreation Master Plan
- Fire Master Plan



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Appendix 5 – Other Data Sources Used

Statistics Canada. 2017. *Caledon, T [Census subdivision], Ontario and Peel, RM [Census division], Ontario (table). Census Profile. 2016 Census.* Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

Statistics Canada. 2023. (table). *Census Profile. 2021 Census of Population.* Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released November 15, 2023.

Appendix 6 – CVs



PAUL LOWES

MES, MCIP, RPP
Principal



416.923.6630 x23
plowes@sglplanning.ca

SGL
PLANNING &
DESIGN INC.

Paul Lowes is a principal at SGL.

Paul began his career as a policy planner with the City of Etobicoke, and has since provided policy and land use assistance to a broad range of municipalities and development clients. His practice focuses on large scale policy matters for municipalities as well as for policy related development approvals.

Paul is regularly retained by municipalities to undertake official plan reviews, secondary plans, commercial policy studies, natural heritage policy studies, zoning bylaw reviews and other conformity exercises. He is also retained by the private sector for large scale development and redevelopment projects. Paul often leads large multidisciplinary consulting teams on these projects.

Paul is regularly called upon to provide expert testimony.

Professional Memberships

- Canadian Institute of Planners (Member)
- Ontario Professional Planners Institute (Member)
- President, OPPI (2021-2023)
- Director, OPPI (2015-2021)
- Pragma Council
- Lamba Alpha International

Academic History

Degrees	Bachelor of Environmental Studies, Urban and Regional Planning, University of Waterloo, 1986
	Master of Environmental Studies, Social Planning and Impact Assessment, York University, 1996
Other Courses	Planning Theory and Practice, Oxford Polytechnic, Oxford England, 1985

Professional Experience

Since 2015	Principal SGL Planning & Design Inc.
1997 - 2015	Principal Sorensen Gravely Lowes Planning Associates Inc.
1990 - 1997	Senior Planner Keir Consultants Inc.
1986 - 1990	Planner City of Etobicoke Planning Department

Areas of Specialization

- Land Use Planning and Policy Formulation
- Land Development
- Community Consultation and Facilitation
- Multi-Disciplinary Team Management
- Expert Testimony



1547 BLOOR STREET WEST,
TORONTO, ONTARIO M6P 1A5



WWW.SGLPLANNING.CA
416.923.6630

REPRESENTATIVE PROJECTS

Secondary Plans

- Northeast Pickering Secondary Plan
- Soper Hills Secondary Plan, Clarington
- Soper Springs Secondary Plan, Clarington
- Downtown Whitby Secondary Plan
- Southeast Georgetown Secondary Plan
- Downtown Burlington Re-examination
- Brantford Urban Expansion Secondary Plan
- NE Welland Secondary Plan
- Greenlane Secondary Plan, East Gwillimbury
- Brooklin Secondary Plan, Whitby
- Lefroy Secondary Plan, Innisfil
- 400/88 Employment Secondary Plan, Bradford West Gwillimbury
- Winston Neighbourhood Secondary Plan, Grimsby
- Vales of Humber Secondary Plan, Brampton
- North Oakville Secondary Plan
- Waterdown South Secondary Plan, Hamilton
- Bond Head Secondary Plan, Bradford West Gwillimbury
- North Leslie Secondary Plan, Richmond Hill
- Yonge South Secondary Plan, Aurora
- Rymal Road Secondary Plan, Hamilton
- Vellore Village Tertiary Plan, Vaughan
- St. Catharines Downtown Creative Cluster Master Plan
- Seaton Neighbourhood Plans, Pickering

Official Plans

- Aurora Official Plan Review
- Welland Official Plan Review
- Wainfleet Official Plan Review
- Hamilton Official Plan
- Grimsby Official Plan Review
- Orillia Official Plan Review
- Pickering Official Plan Review- Advisor
- Innisfil Official Plan Review (2006, 2018)
- Town of Simcoe Official Plan Update
- Etobicoke Official Plan Update

Growth Management Studies

- Brantford Land Needs Assessment and MCR
- Haldimand County Growth Plan Conformity
- West Whitby GMS
- Central Pickering GMS
- Town of Innisfil GMS
- Reviewing Peel, Halton, Niagara, Hamilton, Waterloo, and York 2051 MCR's for private sector clients

Zoning By-Law Reviews

- Whitby Comprehensive Zoning By-law
- Brantford Comprehensive Zoning By-law
- West Whitby Comprehensive Zoning By-law
- Grimsby Comprehensive Zoning By-law
- Seaton Comprehensive Zoning By-law
- Wainfleet Comprehensive Zoning Review
- Sault Ste. Marie Zoning By-law Advisor
- Town of Simcoe Comprehensive Zoning Review

- Nanticoke, Zoning By-law Review
- Dunnville and Delhi Zoning By-law Reviews

Peer Reviews

- Friday Harbour, Innisfil
- Cooks Bay Marina Resort Innisfil
- Camp 30, Clarington
- Residential Intensification Downtown Grimsby
- High Density Waterfront Development in Grimsby
- Industrial influence area of Nanticoke
- Commercial application in Winona
- Secondary Plans in Hamilton and Innisfil
- Residential Intensification projects in Burlington

Land development Projects

- Large scale residential developments in Cal-edon, Nobelton, Newmarket, Midhurst, Hillsdale, Stouffville, Bradford and Scugog.
- Commercial / Retail Approvals in Burlington, Stouffville, Oakville, St. Thomas, Ajax, Brampton, Niagara Falls, Huntsville and London
- Husky Executive Retreat, King
- Waste Recycling and Transfer Facilities in Etobicoke, Toronto, Burlington, Vaughan and Oakville
- A 'mega jail' site search
- Hydro-electric facilities in Iroquois Falls, Fort Frances, Mattagami River and transmission lines throughout Northern Ontario.
- Brownfield redevelopment in Etobicoke
- High Density Residential Intensification projects in Toronto, Mississauga, Scarborough, Vaughan, North York, Oakville, Etobicoke and Schomberg

Commercial & Retail Studies

- Kingston Commercial Review
- Oakville Commercial Study
- Rideau Commercial Review, Kingston
- Strathcona Commercial Review, Hamilton
- Winona Commercial Review, Hamilton
- Winston Commercial Review, Grimsby
- Oxford County Commercial Policy Review
- Hamilton Commercial Strategy Study
- Oshawa Commercial Opportunities Study
- Burlington Commercial Policy Study
- Town of Simcoe Retail Policy Study

Environmental Policy Reviews

- Mississauga NHS Policy Review
- Kincardine Natural Heritage Implementation
- Peel Region Natural Heritage Policy Review
- Richmond Hill Corridor Study
- Oakville Environmental OPA
- Georgina Greenlands Study

Expert Testimony

- Paul has given expert testimony to the LPAT and OMB on numerous occasions.





SIERRA HORTON

BES, RPP
Planner/Urban Designer



416.923.6630 x 35
shorton@sglplanning.ca

Sierra first joined SGL in 2018. As a Planner and Urban Designer, she specializes in policy planning, urban design and land development.

Sierra is involved in a wide variety of municipal planning projects throughout Southwestern Ontario including Official Plan Reviews, Secondary Plans, Zoning By-law and Community Planning Permit Studies and Urban Design Guidelines. Much of her work has focused on defining community character and accommodating growth and intensification appropriately within various geographic and social contexts.

Sierra is also closely involved in the development approvals process. She provides land use, policy and urban design input on a range of applications from new master planned communities to compact high-rise mixed-use developments.

Professional Memberships

- Ontario Professional Planners Institute - Full Member (RPP)

Academic History

Degrees Bachelor of Environmental Studies (BES), Honours Planning Co-operative Program | Urban Design Specialization | University of Waterloo, 2020

Professional Experience

Since 2024	Senior Planner / Urban Designer SGL Planning & Design Inc.
2022 - 2024	Intermediate Planner / Urban Designer SGL Planning & Design Inc.
2020 - 2022	Junior Planner / Urban Designer SGL Planning & Design Inc.
2018 - 2019	Student Planner SGL Planning & Design Inc.
2018	Policy Planning Student Community and Long Range Planning, Niagara Region
2017	Planning and Transportation Student City of Brantford

REPRESENTATIVE PROJECTS

Urban/Community Design Guidelines

- The Blue Mountains Community Design Guidelines
- Bolton Intensification Urban Design Guidelines
- Innisfil Placemaking and Sustainable Design Guidelines
- Brantford Urban Design Manual
- Northwest Welland Urban Design Guidelines
- Wildfield Village Community Design Guidelines
- Mount Hope West Community Design Guidelines
- Upper Markham Village Community Design Plan



REPRESENTATIVE PROJECTS

Official Plans

- The Blue Mountains Official Plan Review
- Aurora Official Plan Update
- Whitby Official Plan Update

Municipal-Initiated Secondary Plans

- Ajax GO Station Secondary Plan
- Bolton Secondary Plan
- Northeast Pickering Secondary Plan
- Franktown Road Secondary Plan, Carleton Place
- Aurora Promenade and MTSA Secondary Plan
- Downtown Whitby Secondary Plan
- Northwest Welland Secondary Plan

Development-Led Secondary Plans

- Upper Markham Village Secondary Plan
- Wildfield Village Community Secondary Plan, Caledon
- Humber Station Employment Area Secondary Plan, Caledon
- Mount Hope West Community Secondary Plan, Caledon

Municipal Planning Studies

- Thornbury Density and Intensification Study
- The Blue Mountains Height Study
- Whitby Mature Neighbourhoods Study
- Cannabis Growing Land Use Review Studies in Grimsby, Niagara Falls, Fort Erie and St. Catharines
- Pickering Infill and Replacement Housing Study

Zoning By-law Reviews

- Whitby Comprehensive Zoning By-law Review

Community Planning Permit Studies

- Waterloo Community Planning Permit Study
- Huntsville Community Planning Permit Study
- Innisfil Community Planning Permit Study

Application Processing and Peer Reviews

- Committee of Adjustment, The Blue Mountains
- Official Plan, Zoning By-law, Plan of Subdivision and Site Plan Applications, The Blue Mountains
- Camp 30 Official Plan Amendment, Clarington
- Cooks Bay Marina Resort Residential, Innisfil
- Friday Harbour Resort, Innisfil
- Mixed Use Intensification, Lincoln

Development Approvals

- Mid-rise residential development in Mississauga, Hamilton and Guelph
- Multi-tower high-rise residential and mixed-use intensification in Toronto, Mississauga and Vaughan
- Large-scale mixed-use community development in Markham, Barrie and Caledon
- Residential neighbourhood development in Niagara-on-the-Lake
- Hotel development in Toronto and Niagara-on-the-Lake
- Crematorium development in Whitchurch-Stouffville

Project Management

- Ajax GO Station Secondary Plan
- The Blue Mountains Official Plan Review and Community Design Guidelines
- Northeast Pickering Secondary Plan
- Landowner group and private development projects in Caledon and Markham

Public Engagement, Graphics and Presentations

- Experience presenting at Public Open Houses/ Meetings as part of municipal planning studies
- Experience presenting to Council and Committees on behalf of private sector development clients
- Creation of presentations, illustrative display boards, project surveys and online materials
- Design of engaging graphics, planning reports, design guidelines, urban design briefs and educational materials



**Planning
& Design
Inc.**

1547 BLOOR STREET WEST
TORONTO, ON
M6P 1A5

✉ info@sglplanning.ca
T (416) 923-6630