




TOWN OF CALEDON
PLANNING
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COMMUNITY SERVICES AND FACILITIES STUDY

Innis Lake Secondary Plan
Mattamy (Innis Lake) Limited
Caledon, ON

Prepared For:
Innis Lake Secondary Plan Area Landowners c/o Mattamy (Innis Lake) Limited



May 2026



Innis Lake Secondary Plan

Community Services and Facilities Study

**Mattamy (Innis Lake) Limited
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Executive Summary

This Community Services and Facilities Study has been prepared by MGP in support of the Innis Lake Secondary Plan, with a focus on Phase One. The Innis Lake Secondary Plan Area is bounded by Healy Road to the north, Mayfield Road and the municipal boundary between Caledon and Brampton to the south, Centreville Creek Road to the east, and Innis Lake Road to the west.

A demographic overview of the Study Area is indicative of a more family-oriented population. The data reporting age and household composition within Caledon likely reveals why single-detached dwellings account for the majority (81%) of all occupied dwellings in the Town. Additional data on immigration to Caledon further necessitates the need to provide ground-oriented housing types within the Innis Lake Secondary Plan Area.

The services and facilities available within the Innis Lake Secondary Plan Area are limited to two places of worship, primarily due to the long standing agricultural nature of the lands. There are, however, various services and facilities identified within 2000m of the Secondary Plan Area, primarily located in Brampton, including schools, daycares, parks, emergency services, places of worship, and existing transit routes.

Phase One will proceed ahead of the northern half of the secondary plan area, however, Innis Lake will be planned comprehensively in order to provide services and facilities in accordance with the Town of Caledon's requirements. The services needed to support each Phase will be delivered respectively, and when fully built out, Innis Lake will provide the services and facilities necessary to fulfill the needs of residents and establish a complete community.

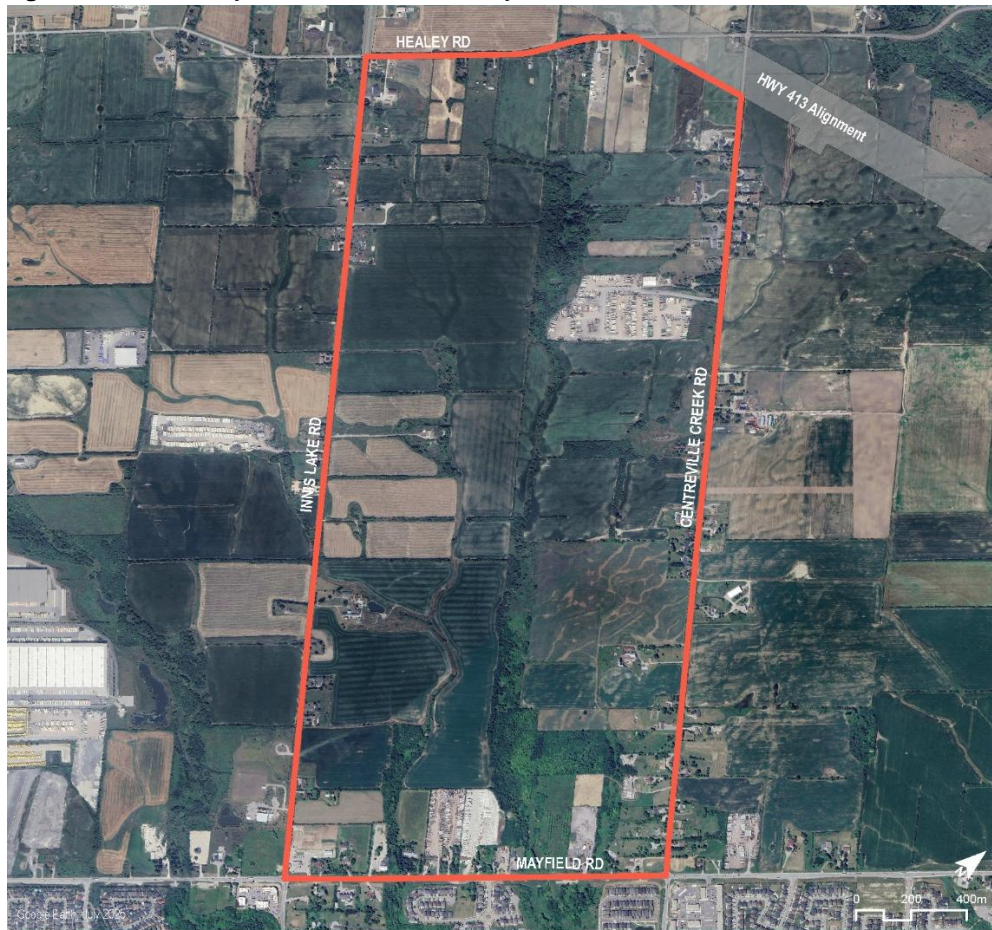
1.0 Introduction

1.1 Site Location and Context

Malone Given Parsons Ltd. (“MGP”) was retained to prepare a Community Services and Facilities Study to identify land that may be necessary and/or appropriate for public parkland, places of worship, education/institutional use, etc. This report provides a detailed analysis of the community facilities required to support the proposed population of the Innis Lake Secondary Plan in Caledon, Ontario.

The Innis Lake Secondary Plan Area (“Innis Lake SPA”) is bounded by Healy Road to the north, Mayfield Road and the municipal boundary between Caledon and Brampton to the south, Centreville Creek Road to the east, and Innis Lake Road to the west.

Figure 1.1: Location of the Innis Lake Secondary Plan Area

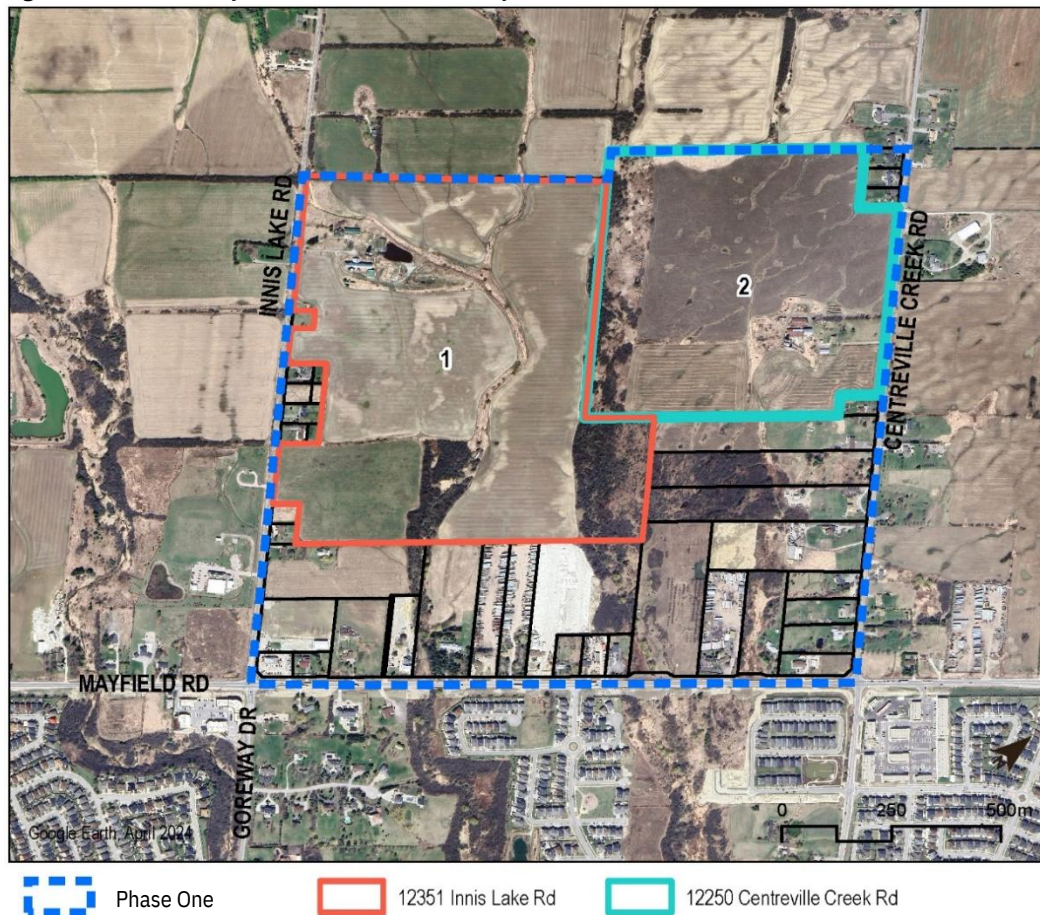


 Study Area

Source: Google Earth (2025), MGP (2025)

Mattamy (Innis Lake) Limited (“Mattamy”) and 2420428 Ontario Limited (“Ontario Corp.”) (referred to herein as “Innis Lake Secondary Plan Area Landowners”) collectively own approximately 98.18 hectares (242.61 acres) of land located in the southern half of the Innis Lake SPA. These lands make up the majority of Phase One of the Secondary Plan. The Innis Lake Secondary Plan Area Landowners are proposing a comprehensive plan for the entire Innis Lake SPA in order to achieve a complete community consisting of a diverse range of land uses where people can live, work, and shop.

Figure 1.2: Location of the Innis Lake Secondary Plan Phase One



Source: Google Earth (2024), MGP (2025)

The surrounding lands to the north and east are primarily occupied by agricultural uses, however Wildfield Village Secondary Plan located directly to the east has been approved and a large-scale application for Draft Plan of Subdivision was submitted for lands in the north. Existing and developing low-density residential uses are located south of Mayfield Road, and active residential, commercial, industrial, and open space development is occurring to the west in and around the Mayfield Tullamore Secondary Plan Area.

On April 28, 2022, Regional Council passed By-law 20-2022 to adopt the April 2022 Region of Peel Official Plan (“RPOP”), which modified the 2051 New Urban Area by adding approximately 246 hectares (ha) of net developable land to the Regional Urban Boundary.

On October 22, 2025, the Minister of Municipal Affairs and Housing issued a decision to approve the Future Caledon Official Plan (“FCOP”) with modifications, reflecting the same urban expansion areas in conformity with the RPOP.

Currently, both the RPOP and FCOP identify the Innis Lake SPA as part of the 2051 Urban Area. Council supported a Growth Management and Phasing Plan Report for growth to 2051, which identified the Innis Lake SPA as a Phase Two Community Area (2036–2051). OPA 7, by which the plan will be implemented, was adopted at the Planning and Development Committee held on November 11, 2025.

1.2 Proposed Development

The Innis Lake Secondary Plan is being planned as a new community area forming part of Caledon’s urban boundary expansion. It is envisioned as a mixed-use community with a range of residential, commercial, institutional, and green space uses. The Plan Area is intended to be developed in two phases: Phase One Lands, as defined in Section 1.1 above, and Phase Two Lands, comprising the remainder of the area to the north.

The Innis Lake SPA as a whole is intended to accommodate a population of 22,464 people and is anticipated to yield a total of 6,678 units comprised of 3,400 single/semi-detached units (51%), 540 secondary units (8%), 1,999 street townhouse units (30%), 684 back-to-back/stacked townhouse units (10%), and 55 apartment units (1%). These figures are estimates and will be subject to refinement through future Draft Plan applications.

The majority of lands within the Innis Lake community will be intended as Neighbourhood Areas. Higher density uses are planned to be located along major arterial roads in strategic locations that are proposed to be designated as Urban Corridors.

These Urban Corridors will support a thriving local economy with opportunities for retail and services to be located near local residents. These strategic urban corridors will provide transit-supportive densities capable of also providing economic opportunities in the form of commercial uses and services.

The highest density development within the Innis Lake SP Area will be located within the Neighbourhood Centre, which will act as a significant focal point within the community at the Centreville Creek Road and Mayfield Road intersection. This centre will offer a range of goods and services to the neighbourhood for residents and workers’ daily needs within easy walking or cycling distance. Mid-rise or high-rise buildings are envisioned in these areas that will provide a mix of uses for residential, commercial, office, and service uses.

1.3 Study Purpose

Town Staff identified the need for this Community Services and Facilities Study at the PARC stage. As stated in Caledon’s Terms of Reference, the purpose of a Community Services and Facilities Study is:

“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.”*

1.4 Approach

The structure of this Community Services and Facilities Study is as follows:

Section 1: Introduction providing locational context, relevant information relating to the subject lands, a description of the proposed development, and the purpose of the report.

Section 2: Identification of the study area and a demographic overview, including population data, family composition, housing types, immigrant population, labour force characteristics, and other socio-economic indicators.

Section 3: A contextual analysis of existing services and facilities in the surrounding area, including details on facility size, capacity, programming, and related characteristics.

Section 4: A gap analysis reviewing the capacity of existing services to accommodate the population generated by the proposed development, considering the impacts of other proposed developments, identifying barriers to access, and determining what new services may be required.

Section 5: A summary of the key findings of the study and an assessment of whether adequate services and facilities are available to support the proposed development.

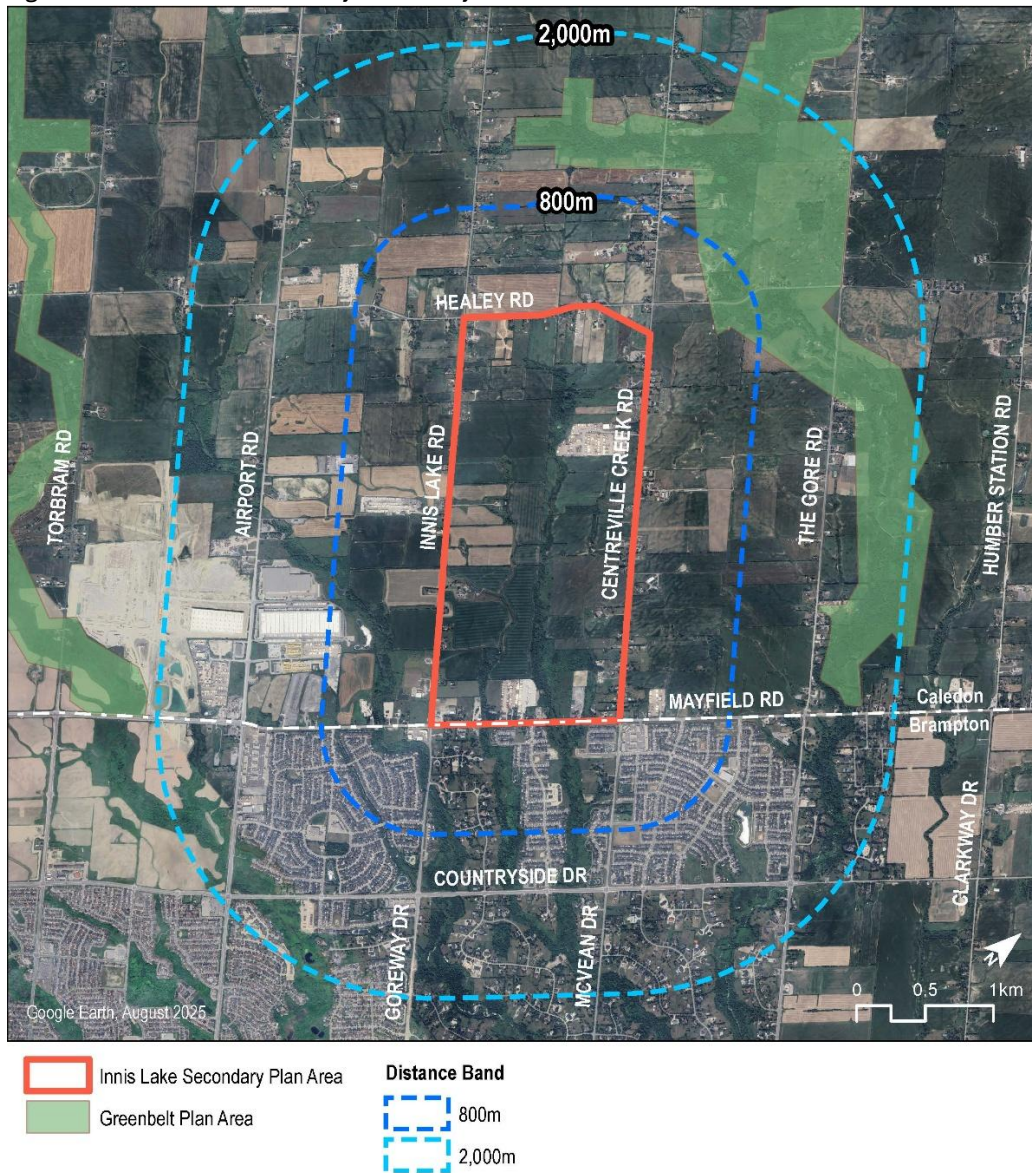
It is important to note that while this analysis considers the Innis Lake SPA as a whole, there will be a particular focus on the Phase One Lands containing lands owned by the Innis Lake Secondary Plan Area Landowners. These lands are expected to advance ahead of the remainder of the plan area due to their proximity to existing servicing and the constraints associated with servicing the northern portion of the SPA (as further detailed in the Planning Opinion Report and Functional Servicing Study).

Accordingly, the Gap Analysis of the Innis Lake SPA in Section 4.0 of this report will include a corresponding analysis focused solely on the Phase One lands, where applicable.

2.0 Study Area

The Study Area is used throughout this report to inventory existing facilities and identify the likely demographic characteristics of future Innis Lake SP residents. The Study Area is for the entire Innis Lake SPA and consists of a 2,000-metre radius, as required by the Town’s Terms of Reference; an 800-metre radius is also illustrated on the map below.

Figure 2.1: Innis Lake Secondary Plan Study Area



Source: Google Earth (2025), MGP (2025)

2.1 Study Area Demographics

All demographic data referred to below (for Ontario as a whole, Peel Region, and the Town of Caledon) was obtained from official Statistics Canada surveys, primarily during the 2016 and 2021 national census cycle. These sources provide reliable and standardized population, housing, and socio-economic indicators available for these areas. Please note for readability and consistency, some values have been rounded.

2.1.1 Population

The population of the Town of Caledon was 76,600 residents in 2021 representing an increase of 19,550 people from 2006. As shown in Table 1 below, Caledon experienced an average population growth between 2006 and 2021 of 1,303 people per annum (2% per annum) over the recorded period. Caledon’s growth rate is higher than both Peel Region’s growth rate (1.5%) and the Provincial growth rate (1.1%).

Table 1: Population Growth in Caledon (2006-2021)

Area	Historic				Growth 2006-2021
	2006	2011	2016	2021	
Caledon	57,050	59,450	66,500	76,600	19,550
Compound Annual Growth Rate	0.8%		2.3%	2.9%	2.0%
Average Annual Growth	480		1,410	2,020	1,303
Peel Region	1,159,400	1,296,800	1,381,750	1,451,000	291,600
Compound Annual Growth Rate	2.3%		1.3%	1.0%	1.5%
Average Annual Growth	27,480		16,990	13,850	19,440
Ontario	12,160,300	12,851,850	13,448,500	14,223,950	2,063,650
Compound Annual Growth Rate	1.1%		0.9%	1.1%	1.1%
Average Annual Growth	138,310		119,330	155,090	137,577

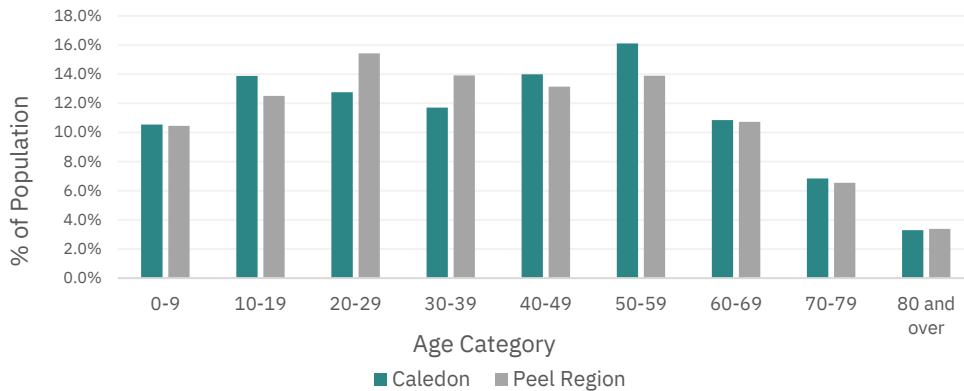
Source: Statistics Canada 2006, 2011, 2016, and 2021 Census

Both the Caledon and Region of Peel Official Plan set a population growth target for Caledon, anticipating the Town reach a total population of 200,000 by 2041 and 300,000 by 2051. To reach the 2041 and 2051 population targets, per annum growth rates of 4.9% and 7% will be required, respectively. These are significantly higher than Caledon’s historic 2% average per annum growth rate between 2006 to 2021 shown in Table 1. Significant development will be required to keep up with the project growth in the 2041 and 2051 population targets.

2.1.2 Age

In general, the Town of Caledon has a similar age distribution to the Region of Peel with small key differences in several groups. As shown in Figure 2.2 below, Caledon has a higher proportion of residents between the ages of 10-19, 40-49, and 50-59 in comparison to the Region while the Region has a higher distribution of residents aged 20-29 and 30-39. The age group with the largest distribution of residents in Caledon is the 50-59 category representing 16.1% of the population. This distribution indicates a more family-oriented population with a large portion of residents being age 40+ coupled with younger elementary and high school aged residents. The Region’s distribution in comparison presents a higher number of younger working age residents aged 20-39.

Figure 2.2: Age Distribution (2021)



Source: Statistics Canada 2021 Census

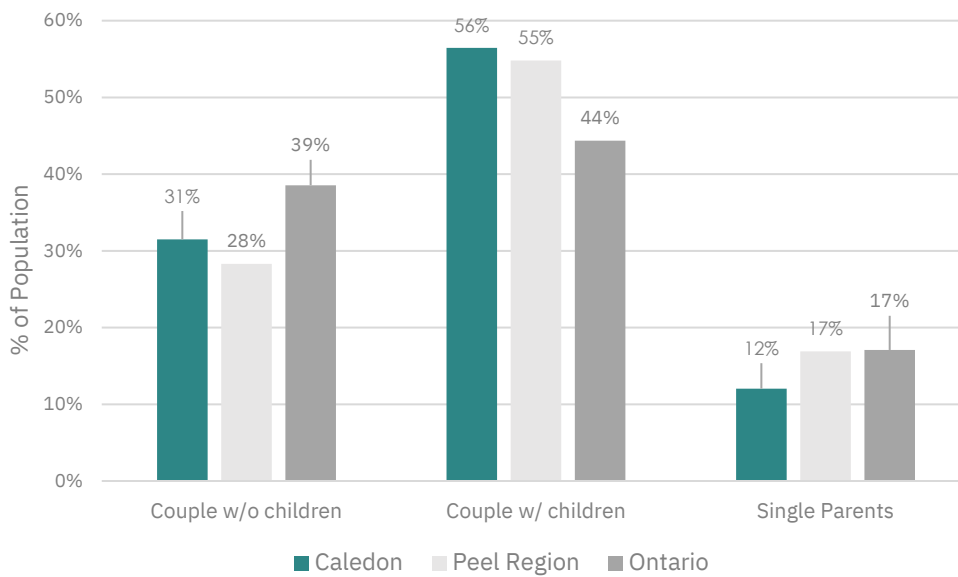
The age profile as displayed in Figure 2.2 has various implications on the supply and demand in the Caledon housing market. Firstly, the older Baby Boomer generation has displayed an affinity for “Aging in Place”, which has limited the return of existing housing (mainly family-oriented housing) to the re-sale market. However, it is clear from the higher distribution of younger age groups that Caledon continues to attract young families seeking ground-related housing units. This coupled with increasing household sizes and lack of availability/affordability of grade-related housing units results in pressure to deliver family-oriented housing. To reflect this trend in market demand, the majority of units delivered in the Innis Lake SP will be ground-oriented housing units.

2.1.3 Household Composition

As shown below in Figure 2.3, over half (56%) of households in Caledon are comprised of traditional families (i.e. couples with children) which is similar to the Region (55%) and significantly higher than the Province (44%). Couples without children account for the second highest household composition in Caledon representing approximately one third of households (31%). The remaining households consist of single parent homes (12%).

Based on the age distribution shown in Section 2.1.2, residents age 10-19, as well as older 40+ cohorts, need to be accommodated. This affirms the need for the Innis Lake SP to deliver more family-oriented, ground-related housing units to the Town of Caledon.

Figure 2.3: Household Composition (2021)



Source: Statistics Canada 2021 Census

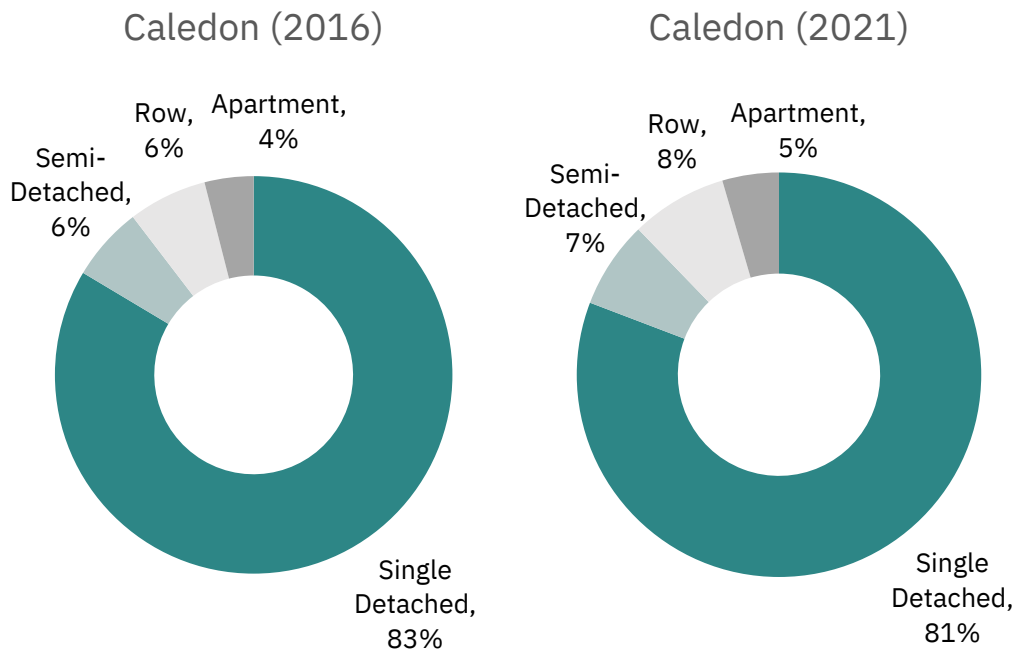
2.1.4 Housing Type

From 2016 to 2021 the number of occupied dwellings in Caledon increased from 21,250 to 23,695, a difference of 2,445. The dominant housing type in the Town in 2021 is single-detached dwellings which accounts for the majority (81%) of all occupied dwellings in 2021. This is a significantly higher distribution of single-detached homes in comparison to the Region of Peel (46%) and the Province (54%). Row houses account for the second most occupied dwellings in Caledon at 8%, followed by semi detached dwellings at 7%, and apartment dwellings at 5% - far less than Peel Region (29%) and the Province (31%).

As shown in Figure 2.4 on the following page, there has been minor shifts from 2016 to 2021 in unit distribution within the Town. The distribution has largely remained similar with a slight decrease in distribution of single detached homes while distributions of apartments, semi-detached, and row houses have increased. This shift, although minor, is based on the market response to the introduction of the Growth Plan, which forced a more efficient use of land through the constraint of available developable land in the Greater Golden Horseshoe.

It is important to note that the increasing housing prices for ground-related housing will push purchasers to consider more affordable alternatives. While single-detached units will remain the preferred option for purchasers in Caledon, the shifts in housing pricing will likely lead to a market acceptance for denser unit types, at least in the short term. The Innis Lake SP is anticipated to deliver a unit mix that adequately reflects this current change in market demand and the historic unit distribution identified in Figure 2.4 and provides flexibility to adapt to the market by full buildout.

Figure 2.4: Occupied Dwelling by Type in Caledon (2016-2021)



Source: Statistics Canada, 2021 and 2016 Census

2.1.5 Immigrant Population

Caledon has seen a significant influx of immigrants since the data collected in 2016. While Ontario saw an increase in the immigrant population of about 9% from 2016 to 2021, and Peel Region saw slightly less at only 5% increase, Caledon saw a 36% increase in the immigrant population from 16,310 in 2016 to 22,220 in 2021.

Given immigration targets have since increase from 2021, there's a significant possibility the next census year will see a similar increase. This influx in population presents a need for housing in Caledon especially given the drastic difference between the stats for Ontario/Region of Peel and the municipality. Innis Lake SPA will be able to provide the housing require to accommodate the influx in population.

Table 2: Immigrant Population Growth (2016-2021)

Immigrant status	Town of Caledon		Region of Peel		Ontario	
	2016	2021	2016	2021	2016	2021
Non-immigrants	49,725	52,710	642,835	625,555	9,188,815	9,437,320
Immigrants	16,310	22,220	706,835	745,330	3,852,145	4,206,585
Non-permanent residents	185	1,155	22,970	68,190	201,200	387,850
Total	66,215	76,090	1,372,640	1,439,075	13,242,160	14,031,755

Source: Statistics Canada, 2021 and 2016 Census

The majority of the immigrant population in Ontario is over the age of 25, however, Caledon is the opposite with most of the population being under the age of 24. The larger number of young individuals indicates the need for housing to accommodate families in the form of singles and towns/ground oriented housing.

Table 3: Age at Immigration (2016-2021)

Age at Immigration	Town of Caledon		Region of Peel		Ontario	
	2016	2021	2016	2021	2016	2021
Under 5	2,200	2,140	60,825	59,345	369,955	375,395
5 to 14 years	3,485	3,995	116,450	117,795	685,085	734,680
15 to 24 years	4,625	6,275	159,265	154,495	855,475	840,165
25 to 44 years	4,960	7,795	291,160	332,275	1,579,500	1,851,675
45 years and over	1,040	2,020	79,140	81,410	362,130	404,670
Total	16,315	22,225	706,840	745,330	3,852,145	4,206,585

Source: Statistics Canada, 2021 and 2016 Census

There has been a significant increase of immigrants from Asia from 2016 to 2021, jumping from 4,895 to 10,800. StatsCan released a study, *Unpacking Canada's multigenerational households: A look at the people who call them home*, dated August 15, 2025, stating multigeneration households are prevalent among people reporting cultural origins rooted in South Asia. The report provided information on the proportion of persons in private households who lived in multigeneration households by place of birth in Canada, and just behind South Asia (19.8%) was Southeast Asia (13.1%), followed by Eastern Asia (11.3%). This jump is notable because it increases the need for ground-oriented singles and towns in order to support multigenerational living within Caledon.

Table 4: Immigrant Place of Birth (2016-2021)

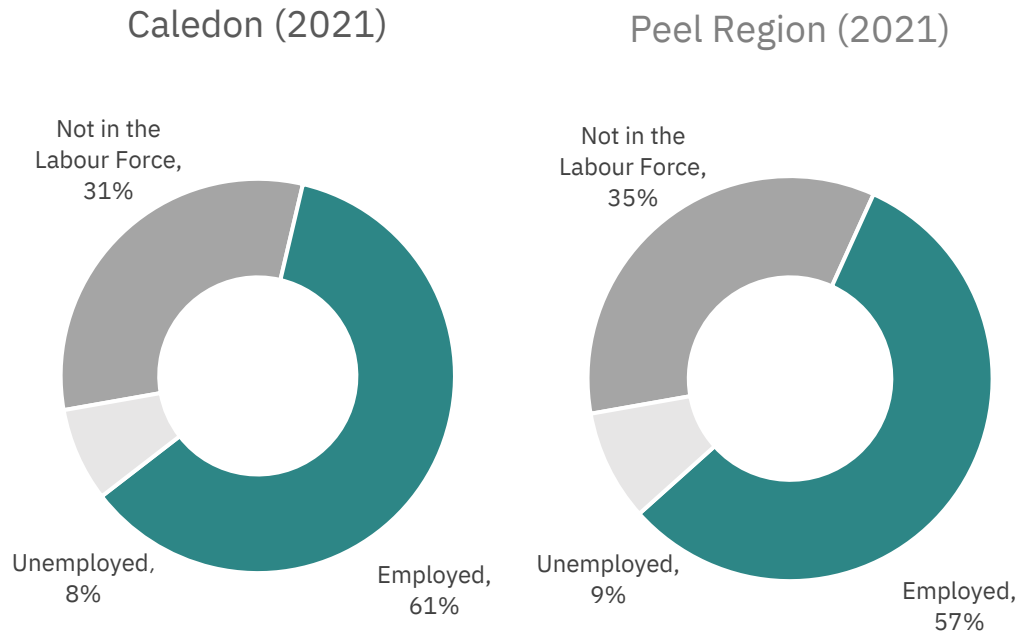
Immigrant Place of Birth	Town of Caledon		Region of Peel		Ontario	
	2016	2021	2016	2021	2016	2021
Americas	2,415	2,745	112,715	108,950	598,950	629,550
Europe	8,360	7,850	132,035	114,805	1,144,295	1,049,725
Africa	655	730	13,155	43,975	127,190	287,920
Asia	4,895	10,800	419,545	475,830	1,869,805	2,225,590
Oceania and other	165	100	1,705	1,765	12,330	13,810
Total	16,310	22,225	706,835	745,330	3,852,145	4,206,585

Source: Statistics Canada, 2021 and 2016 Census

2.1.6 Labour Force

As shown in Figure 2.5 below, Caledon had nearly two-thirds (61%) of its population over 15 years old employed in 2021, which exceeded the Regional employment rates (57%) and is similar to the Provincial employment rates (63%). The Town also maintained an unemployment rate of 8%, which is slightly lower than the Regional rate (9%) and consistent with the Provincial rate (8%).

Figure 2.5: Labour Force (2021)



Source: Statistics Canada 2021 Census

The 2021 labour force in Caledon totalled approximately 38,300 workers (aged 15 years and older). The largest percentage of the labour force was employed in the Construction (11.4%), Manufacturing (11.1%), and Retail Trade (11%) sectors, followed by Transportation and Warehousing (9.6%) and Educational Services (8.1%). Combined, the five major office sectors (information and cultural industries; finance and insurance; real estate, rental and leasing; professional, scientific and technical services; and management of companies and enterprises) represents a significant portion (17.6%) of the Town’s labour force but is still significantly less than the Regional rate (23%) and Provincial (20.8%) rate.

Table 5: Employment Type by NAICS Code, 2021

Employment Type	Caledon		Peel Region		Ontario	
	Total Place of Work	% of Labour Force	Total Place of Work	% of Labour Force	Total Place of Work	% of Labour Force
11 Agriculture, forestry, fishing and hunting	500	1.3%	1,795	0.3%	99,045	1.5%
21 Mining, quarrying, and oil and gas extraction	55	0.1%	785	0.1%	32,660	0.5%
22 Utilities	165	0.4%	2,995	0.4%	53,755	0.8%
23 Construction	4,385	11.4%	43,705	6.4%	487,400	7.5%
31-33 Manufacturing	4,260	11.1%	75,300	11.1%	601,725	9.3%
41 Wholesale trade	1,955	5.1%	34,560	5.1%	230,275	3.5%
44-45 Retail trade	4,210	11.0%	74,195	10.9%	683,150	10.5%
48-49 Transportation and warehousing	3,685	9.6%	79,595	11.7%	341,025	5.3%
51 Information and cultural industries	665	1.7%	16,070	2.4%	156,050	2.4%
52 Finance and insurance	1,815	4.7%	47,830	7.0%	386,250	5.9%
53 Real estate and rental and leasing	920	2.4%	15,885	2.3%	143,025	2.2%
54 Professional, scientific and technical services	3,165	8.3%	72,865	10.7%	642,655	9.9%
55 Management of companies and enterprises	175	0.5%	3,390	0.5%	25,260	0.4%
56 Administrative and support, waste management and remediation services	1,550	4.0%	31,995	4.7%	281,860	4.3%
61 Educational services	3,110	8.1%	37,745	5.6%	487,940	7.5%
62 Health care and social assistance	3,035	7.9%	65,335	9.6%	817,405	12.6%
71 Arts, entertainment and recreation	430	1.1%	4,915	0.7%	85,955	1.3%
72 Accommodation and food services	1,110	2.9%	26,815	4.0%	293,020	4.5%
81 Other services (except public administration)	1,395	3.6%	19,895	2.9%	228,525	3.5%
91 Public administration	1,725	4.5%	22,990	3.4%	415,925	6.4%
Total	38,300	100%	678,660	100%	6,492,895	100%
Usual Place of Work	21,780	56.9%	391,690	57.7%	3,768,210	58.0%
Total Work from Home	10,700	27.9%	191,115	28.2%	1,929,760	29.7%
No Fixed Workplace Address	5,730	15.0%	92,180	13.6%	765,180	11.8%
Worked Outside of Canada	90	0.2%	3,665	0.5%	29,740	0.5%
Total	38,300	100%	678,660	100%	6,492,895	100%

Source: Statistics Canada, 2021 Census

Table 5 above provides the employment type in Caledon in 2021. Population-related employment (NAICS Codes, 44-45, 61, 71, and total work from home) accounted for approximately 48.2% of the Caledon population in 2021. The large percentage reflects the significant shift to working from home necessitated by the pandemic. However, in 2016, the total work from home rate was 4.5% and it is anticipated that the percentage of those working from home in the future will likely begin move back closer to this distribution in the future. Since the Innis Lake SP will be predominately residential focused, it is anticipated that it will accommodate a higher proportion of population-related employment types.

2.1.7 Income

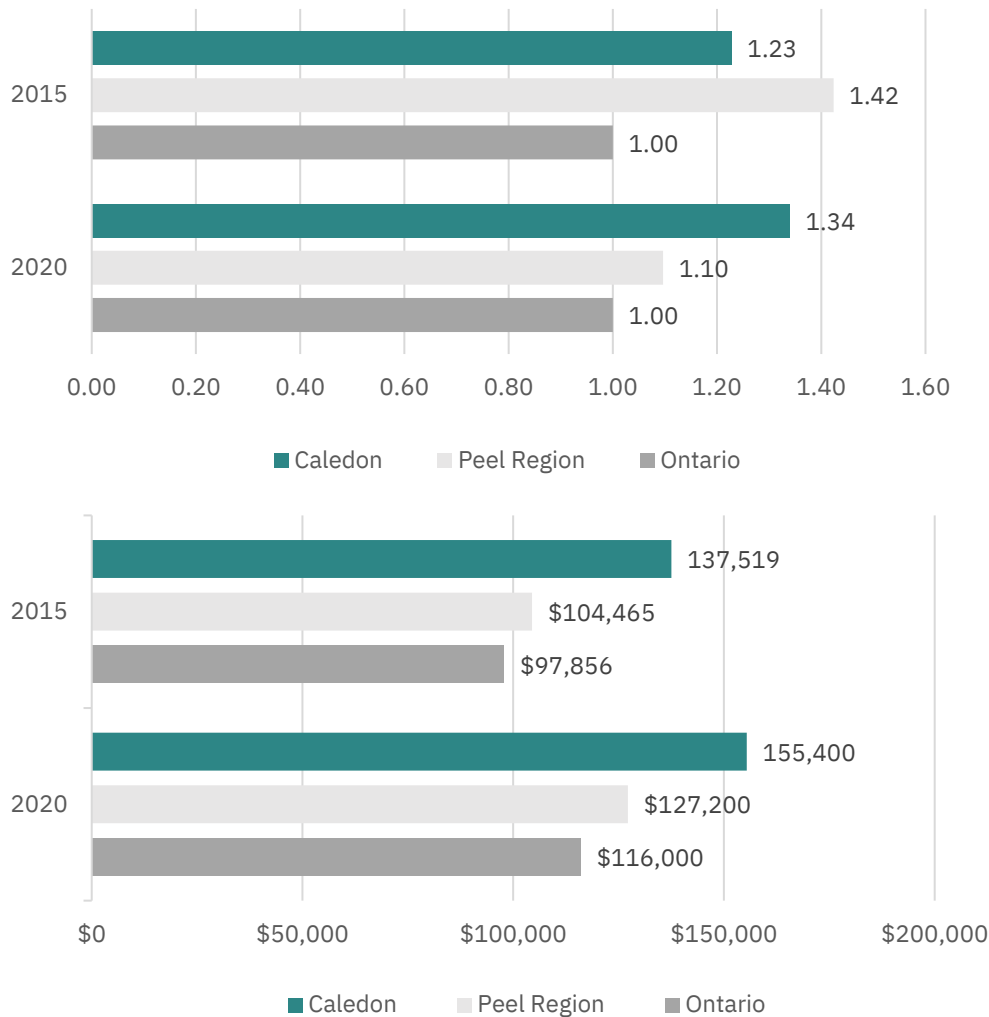
Average household income levels in the Town and the Region were reviewed as a basis for determining the current and future residential purchasing power of Caledon residents. For comparative purposes, the local municipal, regional and provincial average household incomes were indexed. As shown below in Figure 2.6, the 2015 average household levels in Caledon were 23% higher than the Province and 19% lower than Peel Region.

In 2020, income levels in Caledon continued to be well above the Provincial average (34% higher) and were now higher than the Region (24% higher). The Region index had dropped

significantly from 1.42 to 1.10 and is partially the reason Caledon has surpassed the Region as their previous index in 2015 was higher than Caledon 2020 index.

Overall, the average household income of Caledon residents increased by \$17,881 from \$137,519 in 2015 to \$155,400 in 2020, which equates to a 13% increase. Based on the data available from 2015 and 2020, it is unlikely that income growth will keep up with the overall growth of housing prices despite income in Caledon increasing more rapidly than the rest of the Region and Province. While, the housing market has slowed over the past year, with the prices of homes down from the post-pandemic peak in 2022, it is likely that this gap between income growth and household pricing growth will continue to push households towards denser unit types and more affordable housing alternatives, at least in the short term. There is a potential that this gap could moderate by the time the Innis Lake SP is built out.

Figure 2.6: Average Household Income in Caledon (2020)



Source: Statistics Canada, 2021 Census

2.1.8 Education

As demonstrated in Table 6, generally the highest level of education achieved by those in the Caledon as a whole is a post-secondary certificate, diploma or degree, representing 53.4% of the population.

The Town of Caledon follows the same trend as the Region as well as the Province where the percentage of the population that retained a higher degree of education increased from 2016 and 2021; Caledon saw an increase of 2.1%, Peel an increase of 3.4% and Ontario an increase of 2.4%. This proportion increased in 2021, showing a growing and more educated workforce.

According to Stats Canada’s article Young people's access to home ownership “the links between education, income stability and home ownership are indirectly confirmed in the statistical model, which shows that people who had not completed secondary education had 40% lower odds of owning their own home compared to those who had received a university degree.”

In knowing the majority of Caledon’s population has obtained a post-secondary certificate, diploma or degree, the Innis Lake SP will provide a significant supply and mix of housing for those ready to become homeowners.

Table 6: Highest Level of Education Achieved (2016-2021)

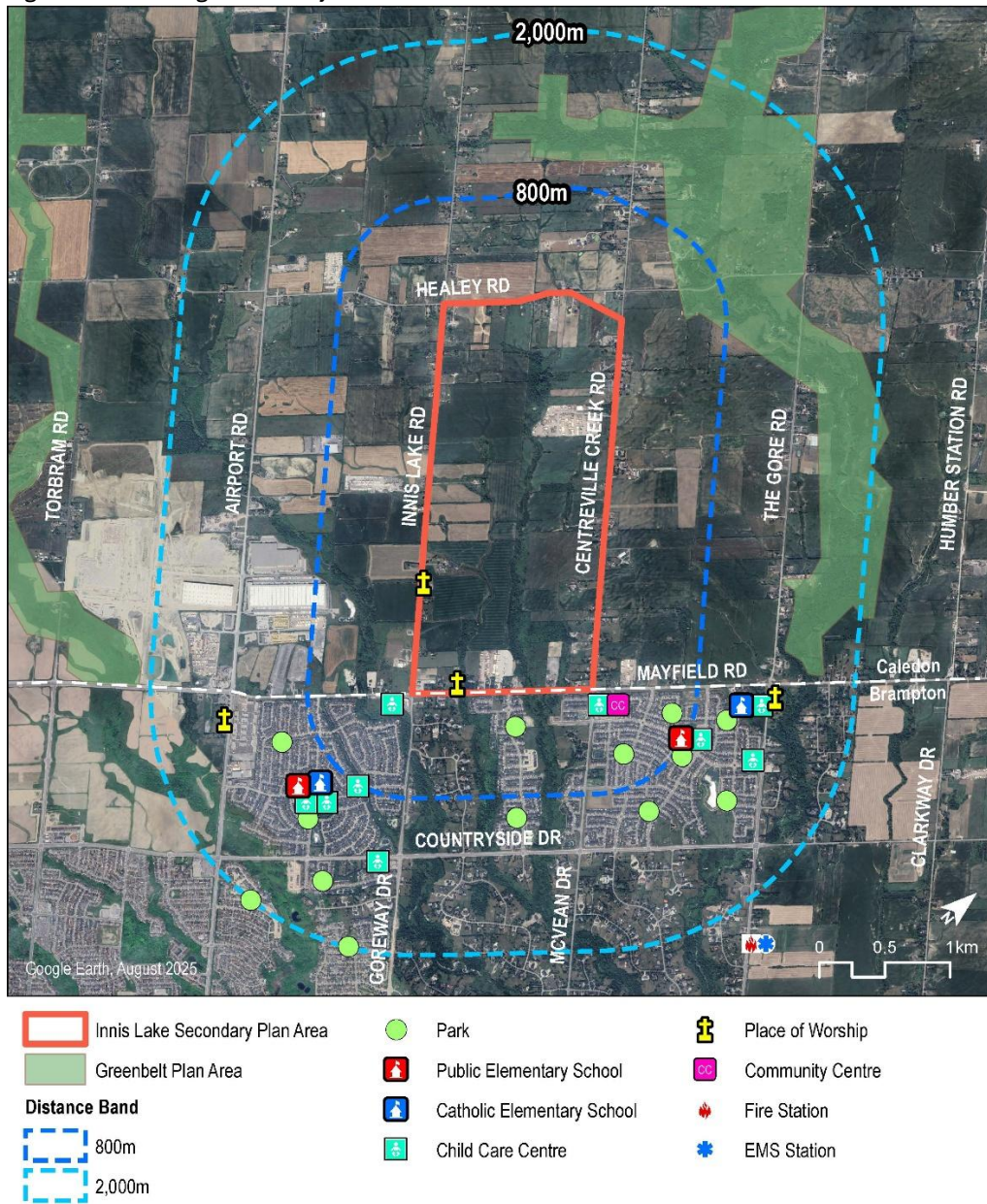
Education	Caledon		Peel		Ontario	
	2016	2021	2016	2021	2016	2021
No certificate; diploma or degree	9,450	9,520	193,220	179,315	1,935,355	1,799,890
Secondary (high) school diploma or equivalency certificate	15,650	18,470	314,145	323,420	3,026,100	3,204,170
Postsecondary certificate; diploma or degree	28,770	34,950	612,040	696,330	6,076,985	6,778,765
Total	53,870	62,935	1,119,405	1,199,070	11,038,440	11,782,820

Source: Statistics Canada, 2021 and 2016 Census

3.0 Contextual Analysis

3.1 Existing Community Services and Facilities

Figure 3.1: Existing Community Services and Facilities



3.1.1 Educational Facilities and Child Care Centres

There are currently no elementary or secondary schools within the Innis Lake SPA. Four existing elementary schools in the City of Brampton can service the Innis Lake SPA. Of the total number of schools that can service the Secondary Plan Area there are two public elementary schools and two Catholic elementary schools. The location of the existing school sites is identified in Figure 3.1.

Public schools

The Peel District School Board Education Development Charges Background Study, 2024 prepared by Watson & Associates provides school capacity and student enrollment information as shown in the table below.

Table 7: Study Area Public Schools - Enrollment and Capacity

School	Type	Address	Enrollment (2024)	OTG Capacity	Vacancy	Temporary Facilities
Pte. Buckam Singh Public School	JK - Gr 8	100 Martin Byrne Dr	632	600	- 32	0
Mount Royal Public School	JK - Gr 8	65 Mount Royal Circle	866	847	- 19	0
Total (Public Elementary)			1,498	1,447	- 51	0

Source: PDSB Education Development Charges Background Study, 2024, Watson & Associates

Catholic Schools

The Dufferin Peel Catholic District School Board Education Development Charges Background Study, 2024 prepared by Watson & Associates provides school capacity and student enrollment information as shown in the table below.

Table 8: Study Area Catholic Schools - Enrollment and Capacity

School	Type	Address	Enrollment (2024)	OTG Capacity	Vacancy	Temporary Facilities
Our Lady of Lourdes Catholic Elementary School	JK - Gr 8	25 Mt. Royal Circle	120	504	384	0
St. Patrick Catholic Elementary School	JK - Gr 8	11948 The Gore Rd	224	383	159	0
Total (Catholic Elementary)			344	887	543	0

Sources: DPCDSB Education Development Charges Background Study, 2024, Watson & Associates

Child Care Centres

There are no childcare centres within the Innis Lake SPA. The following Child Care Centres have been identified within the Study Area.

Table 9: Study Area Child Care Centres

Child Care Centre	Address	Age Groups
Pte. Buckam Singh Public School EarlyON	100 Martin Byrne Dr	- Infant - Toddler - Preschool - Kindergarten - Primary/Junior School Age
Little Galaxy Child Care & Montessori	10960 Goreway Dr	- Infant - Toddler - Preschool
Merrydale Childcare Centre	11655 McVean Dr #18	- up to 5 years old
Closer II Home Programs Ltd	10 Squires Ellis Dr	- Toddler - Preschool - Kindergarten
PLASP Child Care Services - St Patrick	11948 The Gore Rd	- Kindergarten - Primary/Junior School Age
Sweet Dreams Daycare	3 Sorbonne Dr	N/A
Brampton Our Lady of Lourdes YMCA Before and After School Program	25 Mt. Royal Circle	- Kindergarten - Primary/Junior School Age
PLASP Child Care Services - Mount Royal	65 Mt. Royal Circle	- Kindergarten - Primary/Junior School Age
Castlemore Montessori	6455 Mayfield Rd	- Infant - Toddler - Preschool - Kindergarten

Sources: Source: City of Brampton Open Data Catalogue, Google Maps

3.1.2 Recreational Facilities

There are no existing community centres or recreational facilities in the Innis Lake SPA. There is one community centre close to the Secondary Plan area, the Al Hassan Community Centre, located at 11655 McVean Drive #13. Based on information available facilities are limited and the space primarily functions as a space for the Muslim population of Brampton to gather, pray, learn, and foster community.

Parks

There are currently no parks within the Innis Lake SPA. Based on aerial interpretation and data provided by the City of Brampton/Town of Caledon, the parkettes, neighbourhood parks, and community parks currently existing in the City/Town and located close to the Innis Lake SPA are shown in Figure 3.1 and are summarized in Table 10 below.

Table 10: Study Area Parks

Parks	Size (ha)	Park Amenities	Address
Barbreh Brown Park	0.79	Playground, Soccer Field	27 Leparc Rd
Boyce Park	0.60	Playground	75 Gordon Randle Dr
Daniel Boyle Park	0.50	Playground	25 Herringbone Cres
Donwoods Parkette	0.05	Playground	20 Donwoods Crt

Dopp Park	0.40	Playground	20 Bering Rd
Father Eugene Oreilly Park	0.50	Playground	20 Leo Austin Rd
Hon. Gurbax Singh Malhi Park	0.63	Playground	50 Burlwood Rd
Jacksonville Park	0.53	Playground	50 Jacksonville Dr
Kellam Park	0.50	Playground	10 Evermeek Rd
Lillie Roberts Park	1.22	Playground	85 Mount Royal Cir
Michael Murphy Park	2.02	Playground, Splash Pad, Soccer Field	80 Martin Byrne Dr
Patrick Trainor Park	0.49	Playground	60 John Carroll Dr
Snaresbrook Park	0.60	Playground	20 Gordon Randle Dr
Total	8.85		

Source: City of Brampton Open Data Catalogue

3.1.3 Emergency Services

There are currently no emergency facilities (fire, police, EMS, and/or hospitals) located in the Innis Lake SPA. Based on aerial imagery interpretation, the following is a list of existing emergency services. The emergency services identified in Table 11 have also been identified on Figure 3.1.

Table 11: Study Area Emergency Services

Facility	Type	Address
Fire Station 211 Brampton	Fire	10775 The Gore Rd
PRPS Gore Road Station	EMS	10775 The Gore Rd

Source: City of Brampton Open Data Catalogue

3.1.4 Place of Worship

There are currently two places of worship in the Innis Lake SPA. The Khalsa Gurmat Academy Toronto is located at 6600 Mayfield Road and Salem United Church is located at 12295 Innis Lake Road, both within Phase One of the Innis Lake SPA. Based on an aerial analysis, there are two other places of worship within the study area of the Innis Lake SP. The places of worship are illustrated in Figure 3.1 and summarized in Table 12.

Table 12: Study Area Places of Worship

Place of Worship	Address	Municipality	Religion
Khalsa Gurmat Academy Toronto	6600 Mayfield Rd	Caledon	Sikhism
Salem United Church	12295 Innis Lake Rd	Caledon	Christian
Sikh Heritage Centre	11796 Airport Rd	Brampton	Sikhism
St. Patrick's Catholic Church	11873 The Gore Rd	Brampton	Christian

Source: City of Brampton Open Data Catalogue, Google Maps

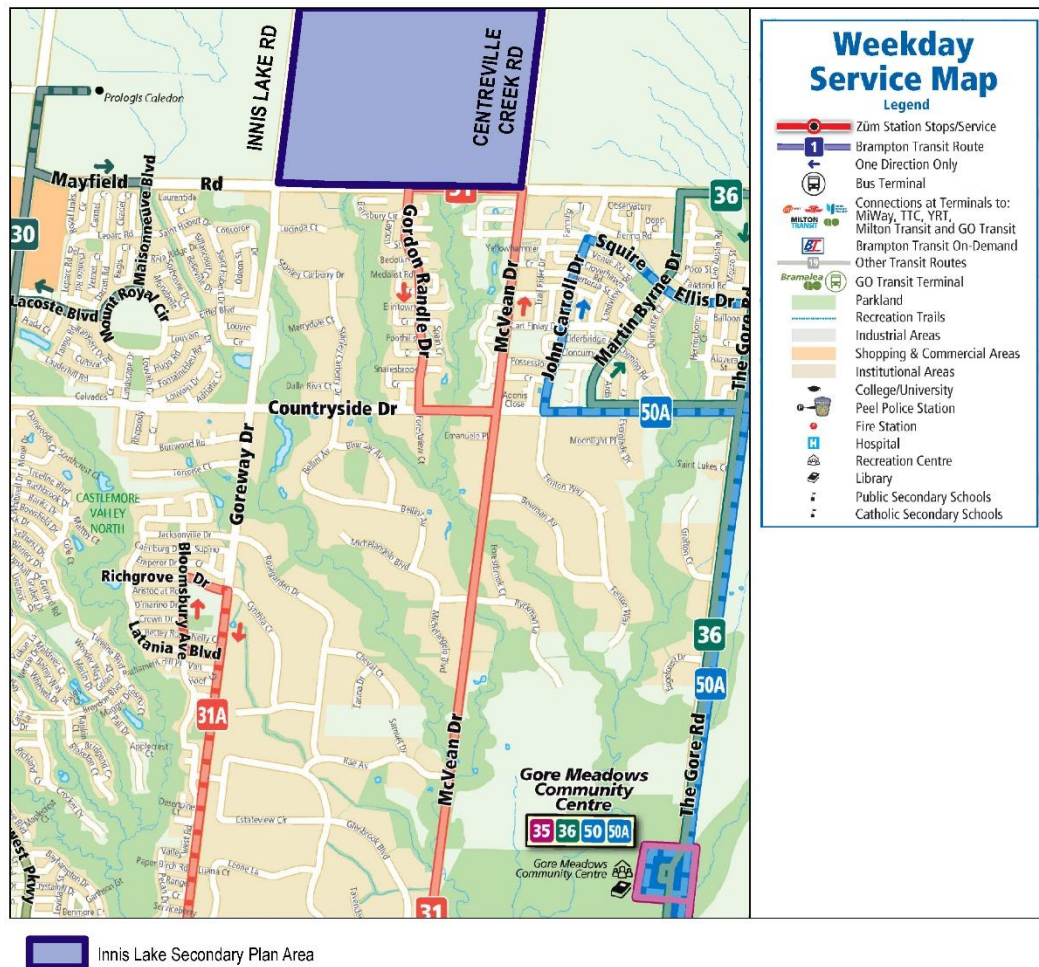
3.1.5 Transit Facilities and Transit Routes

The Secondary Plan Area and its surrounding areas are currently serviced by Brampton Transit and GO Transit. The Innis Lake SPA is well served by public transit, with multiple bus routes operating in close proximity to the lands.

- Route 31 has two stops within short walking distance of the SPA boundary and operates north-south along McVean Drive until it reaches Queen Street East.
- Route 30 has bus stops located in the block southwest of the Innis Lake SPA. This route similarly travels north-south along Airport Road past Steeles Avenue to Westwood Square, where transfers are available to routes 5, 5A, and 14.
- Bus routes 36 and 50A have several stops nearby in the block southeast of the SPA. Both routes travel north-south, primarily along The Gore Road, with route 36 stopping at Queen Street E. Route 50A continues south to Humber College and Etobicoke General Hospital.

Caledon is also serviced by GO Transit with inter-regional bus service available in the east of the municipality. GO Bus Route 38 travels north-south along Highway 50 between Bolton and Malton GO where connections are available to Union Station. The closest stop to the Innis Lake SPA being the Mayfield GO park and ride, approximately 5.5 km east.

Figure 3.2: Brampton Transit System Map (2026)



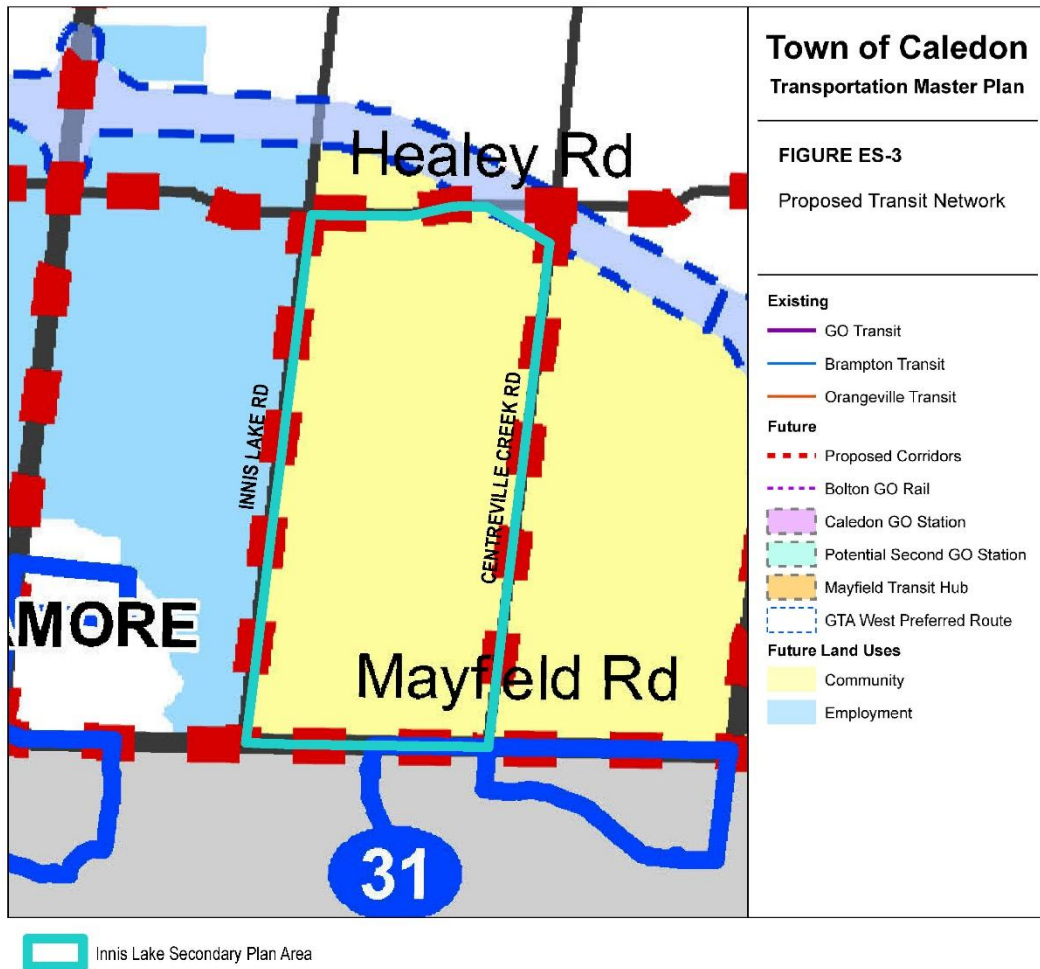
Source: Brampton Transit, Schedules and Maps

Beyond existing services, in 2022 the Province committed to building the Caledon-Vaughan GO Rail Line. A future GO station in Caledon is anticipated to be located north-east of Humber Station Road and King Street under 10km from the SPA which would provide additional connections to surrounding cities via railway.

Innis Lake SPA is bounded by proposed transportation corridors identified in the *Town of Caledon Multi-modal Transportation Master Plan, June 2024*. The Plan notes that these proposed fixed-route transit corridors represent a conceptual high-level recommendation for consideration in future studies to investigate, which will further assess the feasibility of the proposed corridors and as well as internal connections to secondary plans (Page x).

The 2024 Future Caledon Official Plan envisions a connected urban system that incorporates local and regional transit within Caledon’s designated “New Community Areas”, including the Innis Lake SPA among other nearby secondary plans. The planned densities will support the future proposed transit system in Caledon.

Figure 3.3: Proposed Transit Network



Source: Caledon Multi-Modal Transportation Master Plan (2024)

4.0 Gap Analysis

The Innis Lake SPA is comprised of approximately 409 gross hectares and is estimated to accommodate a population of approximately 22,464 residents, 1,748 population-related jobs, 6,678 units and achieve an overall minimum density target of 73 people and jobs per hectare.

It should be noted that the estimated requirements for community facilities presented in this section are based on the existing standards. While all new community services will not be provided in the Phase One Lands, the Innis Lake SPA as a whole will deliver on necessary services and facilities.

4.1 Educational Facilities

Education Development Charge Background Studies dated 2024 were prepared for both the PRDSB and DPCDSB by Waston and Associates. The study identifies the pupil yield relative to unit type.

4.1.1 Innis Lake SPA

The Innis Lake SPA will be served by three (3) public elementary schools and one (1) public secondary school. Based on pupil yields reported in the *Peel District School Board 2024 Education Development Charges Background Study* and the number of units proposed, 3.32 public elementary schools and 0.69 public secondary schools are required. Both requirements are met.

Table 13: Projected PDSB Students for SPA

Unit Type	New Units	Pupil Yield	Additional Students	Schools Required	Schools Provided
Elementary Students					
Low Density	3,400	0.425	1,445	3.323	3
Medium Density	2,683	0.368	987		
High Density	595	0.112	67		
Sub-total	6,678		2,499		
Secondary Students					
Low Density	3,400	0.169	575	0.687	1
Medium Density	2,683	0.086	231		
High Density	595	0.032	19		
Sub-total	6,678		824		
Total			3,324		

Source: PDSB Education Development Charge Background Study, 2024 and MGP

The *Dufferin-Peel Catholic District School Board 2024 Education Development Charges Background Study* reported lower pupil yields for Catholic schools, resulting in a

requirement of 1.41 catholic elementary schools and 0.45 catholic secondary schools. Accordingly, one (1) catholic elementary school is provided for the SPA.

Table 14: Projected DPCDSB Students for SPA

Unit Type	New Units	Pupil Yield	Additional Students	Schools Required	Schools Provided
Elementary Students					
Low Density	3,400	0.14	476	1.408	1
Medium Density	2,683	0.1	268		
High Density	595	0.05	30		
Sub-total	6,678		774		
Secondary Students					
Low Density	3,400	0.09	306	0.449	0
Medium Density	2,683	0.08	215		
High Density	595	0.03	18		
Sub-total	6,678		539		
Total			1,313		

Source: DPCDSB Education Development Charge Background Study, 2024 and MGP

4.1.2 Innis Lake SP Phase One

Phase One calculations require 1.33 public elementary schools and 0.26 public secondary schools. One (1) elementary school will be provided in Phase One to serve the population and meet the requirements, while additional schools will be provided in phase two of the SPA, allowing the SPA as a whole to further accommodate additional students.

Table 15: Projected PDSB Students for Phase One

Unit Type	New Units	Pupil Yield	Additional Students	Schools Required	Schools Provided
Elementary Students					
Low Density	1,150	0.425	489	1.332	1
Medium Density	1,315	0.368	484		
High Density	260	0.112	29		
Sub-total	2,725		1,002		
Secondary Students					
Low Density	1,150	0.169	194	0.263	0
Medium Density	1,315	0.086	113		
High Density	260	0.032	8		
Sub-total	2,725		316		
Total			1,317		

Source: PDSB Education Development Charge Background Study, 2024 and MGP

Given only 0.56 catholic elementary schools and 0.18 catholic secondary schools are require for Phase One, neither have been included within the Secondary Plan. However, it should be noted, as mentioned in Section 3.11 of this report, there are 543 vacancies in Catholic elementary schools within 800 metres of the SPA. The catholic students Phase One is anticipated to yield can be accommodated at schools within the study area.

Table 16: Projected PDSB Students for Phase One

Unit Type	New Units	Pupil Yield	Additional Students	Schools Required	Schools Provided
Elementary Students					
Low Density	1,150	0.14	161	0.555	0
Medium Density	1,315	0.1	132		
High Density	260	0.05	13		
Sub-total	2,725		305		
Secondary Students					
Low Density	1,150	0.09	103	0.180	0
Medium Density	1,315	0.08	105		
High Density	260	0.03	8		
Sub-total	2,725		216		
Total			522		

Source: DP CDSB Education Development Charge Background Study, 2024 and MGP

4.2 Recreational Facilities

4.2.1 Parks

The Innis Lake SPA does not rely on existing or surrounding parks to satisfying parkland requirements under the *Planning Act*. A total of 17.2 ha of parkland is being provided, consisting of six (6) neighbourhood parks and one (1) community park distributed across the entire SPA. Of this total, 6.2 ha of parkland, including three (3) of the six (6) neighbourhood parks, will be located in Phase One.

The Planning Act requires the dedication of 5% of land proposed for residential uses and 2% of land proposed for commercial uses for parkland purposes. The SPA contains 332.7 net developable hectares, including 9.98 hectares designated for commercial uses, requiring 0.2 hectares of parkland dedication, and 322.74 hectares designated as Community Area, requiring 16.1 hectares of parkland dedication. This parkland will be accommodated through six neighbourhood parks and one community park. While park sizes have not yet been finalized, neighbourhood parks are generally expected to range between 1.0 and 2.0 hectares, and community parks between 4.0 and 15.0 hectares.

The Phase One lands contain 119.2 net developable hectares, requiring 0.1 hectares of commercial parkland dedication and 5.8 hectares of Community Area parkland dedication, for a total requirement of 5.9 hectares. This parkland will be provided through the three neighbourhood parks located within Phase One.

Both the SPA and Phase One satisfy the Planning Act requirements for parkland dedication.

4.2.2 Neighbourhood Centre

A Neighbourhood Centre, situated northwest of the intersection of Centreville Creek Road and Mayfield Road, spans approximately 3.0 ha. The local hub will serve the Innis Lake SPA as well as established neighbourhoods to the south. It's location at the intersection and proximity to existing and planned transit ensures convenient access for residents.

4.2.3 Community Centres

There are five (5) existing community centres across Caledon (as listed in the table below), even more when considering facilities that provide community rooms and kitchens. The closest being the Caledon Centre for Recreation & Wellness and the Albion Bolton Community Centre; both within approximately 10 km driving distance (~13 minutes) of the Innis Lake SPA.

In addition to the existing facilities is the planned Bolton Indoor Recreation Centre. The location for the recreation centre has not yet been determined, only that it is likely to be located along the Highway 50 Queen Street corridor; its size and facilities have yet to be finalized.

Table 17: Caledon Community Centres

Name	Address	Status	Facilities
Albion Bolton Community Centre	150 Queen Street South Bolton, L7E 1E3	Existing	one arena with seasonal ice/floor, auditorium/banquet hall, three meeting rooms, a program room, a local library branch, and the Caledon Parent-Child Ontario Early Years Centre.
Caledon Centre for Recreation & Wellness	14111 Regional Road 50 Bolton, L7E 2V2	Existing	fitness centre, gymnasium, pool, two climbing walls, two squash courts, youth centre and lounge, meeting rooms, fully accessible sensory garden, Snoezelen sensory room, and two seasonal skating rinks.
Caledon East Community Complex	6215 Old Church Road Caledon East, L7C 1J7	Existing	two arenas (ice/floor), a pool, a gymnasium with walking track, banquet hall, a meeting/event room, community room, and lounge
Mayfield Recreation Complex	12087 Bramalea Road Caledon, L7C 2P9	Existing	one arena (seasonal ice/floor), pool, concession, and one meeting/event room
Southfields Community Centre	225 Dougall Avenue Caledon, L7C 3M7	Existing	swimming pool, fitness centre, aerobics studio, multi-purpose space, youth and senior's rooms, and Caledon Public Library
Mayfield West 2 Recreation Facility	McLaughlin Rd & Tim Manley Blvd	Planned (2029-2030)	
Bolton Indoor Recreation Centre	Highway 50 Queen Street Corridor	Planned	

Source: Town of Caledon, Parks and Facilities, Recreation Centre

These centres are distributed throughout the south of Caledon, while not entirely conveniently located to fulfill the recreational needs of future residents (particularly of Phase One) the existing and planned facilities in Bolton will likely serve a portion of local needs. Particularly for residents living in the north of Phase 2 of the SPA.

Caledon’s 2024 Draft Parks and Recreation Strategy, while not yet approved, sets out a vision, mission, and principles to guide the development of parks and recreational facilities from 2023-2025.

The document provides population and supply ratios for various facilities which have been applied to the Phase One population (9,062) and the overall SPA population (22,464). No new indoor recreational facilities are required for the Phase One lands, and four (4) playgrounds are required, while the parks have not been planned to that level of detail the size and location of the parks will be conducive to playgrounds.

With regard to facilities for the entire Innis Lake SPA, while they are not yet planned for, as new community areas to the west and east/northeast undergo comprehensive planning and as planned community centres are built out, both indoor and outdoor recreational facilities will be shared across the developing secondary plan areas to accommodate the recreational needs of residents.

Table 18: Recreational Facility Service Levels

	Service Level	Phase 1	SPA
Major Indoor Recreation Facilities			
Arenas (Ice pads)	1:19,145	0.47	1.17
Indoor Pools	1:25,000	0.36	0.90
Major Outdoor Recreation Facilities			
Multi-purpose Courts	1:10,000	0.91	2.25
Skateboard Parks	1:40,000	0.23	0.56
Splash Pads	1:19,000	0.48	1.18
Playgrounds	1:1,900	4.77	11.82

Source: Caledon Parks and Recreation Strategy (2024)

5.0 Conclusion

The Innis Lake Secondary Plan proposes the development of a new community across roughly 333 hectares accommodating approximately 22,464 residents, 1,1,748 employment opportunities, and about 6,678 dwelling units, including detached homes, townhouses, and apartment buildings. The plan also includes the provision of seven parks, comprised of six neighbourhood parks and one community park, as well as a public secondary school and four elementary schools (three public schools and one catholic school), to serve the future population.

At present, the Secondary Plan Area does not contain any community services or facilities, as the lands are largely undeveloped and designated as a New Community Area in the Town's Official Plan. A range of community services and facilities are available within a 2,000-metre radius of the Secondary Plan Area and beyond. Future residents of Innis Lake are not expected to face challenges in accessing essential community amenities such as parks, open spaces, schools, and transit services.

The need for additional schools and parks to support the new community has been identified, and these facilities are proposed as part of the Innis Lake Secondary Plan. Further community services and facilities may be required either within this plan area or in adjacent future secondary plan areas. These amenities are intended to be coordinated and shared across the broader area as surrounding New Community Areas are planned through a comprehensive secondary planning process.



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