

## **Staff Report 2026-0059**

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Meeting: Planning and Development Committee Meeting

Meeting Date: February 10, 2026

Subject: Bolton West Secondary Plan – Vision and Options Update

Submitted By: Anthony Ferri, Senior Planner - Policy, Planning & Development

### **RECOMMENDATION**

The Staff Report 2026-0059 regarding the Bolton West Secondary Plan – Vision and Options Update be received; and

That staff be directed to incorporate Council feedback on the Vision and Options Report, attached as Schedule A, to inform the development of the Emerging Preferred Plan.

### **REPORT HIGHLIGHTS**

- The Bolton West Secondary Plan has advanced through Phase 1 (Background Studies) and Phase 2 (Vision and Options), including completion of background studies and development of a draft vision, guiding principles, and three land use options.
- The Vision and Options Report (Schedule A) summarizes technical work, public and stakeholder engagement, and a comparative evaluation of the three options.
- Feedback has been received from Town staff, residents, landowners, and developers through a public open house and stakeholder meetings.
- Council feedback is being requested to help inform refinement of an Emerging Preferred Plan.
- The project will proceed to Phase 3 (Policy Formulation) following Council direction. It is anticipated that a finalized draft Bolton West Secondary Plan will be completed in 2026.

### **DISCUSSION**

Following the adoption of Future Caledon and the expansion of the Settlement Area Boundary, the Town initiated the Bolton West Secondary Plan to establish a comprehensive planning framework for approximately 1265 hectares of land west of the existing Bolton settlement area. Over last several months a consultant has been retained, and a number of background studies have been completed and this work has been used to develop a Vision and Option Report (Schedule A). This Report was prepared by the Town's consultant team, The Planning Partnership, in collaboration with Town staff, and reflects input from technical studies, engagement, and inter-departmental review.

The purpose of this report is to present Council with an update on the Bolton West Secondary Plan process and to seek feedback on the Vision, Guiding Principles, and conceptual land use options. Council input at this stage will assist staff and the consultant team in refining an Emerging Preferred Plan to be advanced in the next phase of the Secondary Plan process.

The Secondary Plan will be implemented through an Official Plan Amendment (OPA) and will guide the land use, urban form, transportation, servicing, parks, and open space, environmental protection, and community facilities for the area.

### **Work Completed to Date**

Since initiation of the Secondary Plan, a series of background studies have been completed to inform land use options, including assessments related to agriculture, cultural heritage, archaeology, transportation and mobility, servicing, housing, community facilities, and environmental considerations. Based on this work, a draft Vision and Guiding Principles were developed, along with three conceptual land use options that explore different approaches to connectivity, density distribution, community facilities, and commercial nodes.

### **Engagement Summary**

Public and stakeholder engagement has been undertaken in accordance with the Planning Act requirements and Town practice. This has included a public open house, meetings with landowners and developers, and internal circulation with Town departments.

Feedback received to date has highlighted key themes related to transportation connectivity, land use compatibility, environmental protection, servicing capacity, housing mix, and the location of community facilities and commercial areas.

### **Vision and Options Overview**

The Vision and Options Report attached as Schedule A outlines three conceptual land use options for the Bolton West Secondary Plan area. Each option is evaluated against a common set of themes and criteria, informed by technical studies and professional planning analysis.

The evaluation is comparative in nature and is intended to identify strengths and trade-offs across the options, rather than to recommend a single preferred option at this stage.

### **Purpose of Council Feedback**

The purpose of this report is to present Council with an update on the Bolton West Secondary Plan process and to seek feedback on the Vision, Guiding Principles, and conceptual land use options. Council input at this stage will assist staff and the consultant team in refining an Emerging Preferred Plan to be advanced in the next phase of the Secondary Plan process.

### **Next Steps**

Following Council consideration of the Vision and Options Report, staff will review and incorporate Council feedback, together with input received through public and stakeholder engagement, to inform the development of an Emerging Preferred Plan. The Emerging Preferred Plan will refine land use structure, connectivity, community facilities, and environmental considerations, and will be supported by the completed technical studies.

The project will then advance to Phase 3 of the Secondary Plan process, which will include the preparation of draft Secondary Plan policies and mapping. Further engagement and a statutory public meeting will be held in accordance with the Planning Act prior to finalizing

the Secondary Plan, and staff will report back to Council with the Emerging Preferred Plan and draft policy framework for consideration.

**FINANCIAL IMPLICATIONS**

There are no financial implications associated with receiving this report.

**COUNCIL WORK PLAN**

This report supports the Town's 2023-2035 Strategic Plan by advancing growth management, complete communities, and long-term planning for settlement area expansion, consistent with Council approved priorities.

**Strategic Plan 2023-2035**

This report is directly related to the following priority in Caledon's 2023-2035 Strategic Plan:

Community Vitality and Livability

Details about Caledon's 2023-2035 Strategic Plan can be found at [caledon.ca/strategicplan](http://caledon.ca/strategicplan).

**ATTACHMENTS**

Schedule A: Bolton West Secondary Plan – Vision and Options Report (January 2026)

Schedule B: Bolton West Secondary Plan – Vision and Options Presentation