

Staff Report 2026-0058

Meeting: Planning and Development Committee Meeting

Meeting Date: February 10, 2026

Subject: Proposed Official Plan Amendment Application (Mount Hope West Secondary Plan) Northwest Corner of Columbia Way and Mount Hope Road, SGL Planning and Design Inc. on behalf of United Holdings Inc., Part 1, Plan 43R-37026, Part 1, Plan 43R-37027 and Part 1, Plan 43R-4880 (Ward 6)

Submitted By: Simone Fiore, Senior Planner, Development Planning

RECOMMENDATION

That the By-law attached as Schedule 'C' to Staff Report 2026-0058 be enacted to adopt Official Plan Amendment No. 9 to amend the Future Caledon Official Plan to establish the Mount Hope West Secondary Plan; and,

That Council endorse the Tertiary Plan of the Secondary Plan, attached as Schedule 'D' to Staff Report 2026-0058, with recognition that further revisions will occur through staff and agency approval of updated and revised technical studies.

REPORT HIGHLIGHTS

- The Official Plan Amendment (POPA 2025-0004) application was submitted by SGL Planning & Design Inc., on behalf of United Holdings Inc. in February 2025 with supplementary materials submitted on July 8, 2025. The application was deemed complete on July 8, 2025. A second partial submission was received on January 16, 2025.
- The lands are located on the northwest corner of Mount Hope Road and Columbia Way.
- The proposed Official Plan Amendment establishes a Secondary Plan that establishes land-use designations (e.g. residential, parks and natural features and areas), and polices related to population, employment, and density targets for the Secondary Plan area.
- The Future Caledon Official Plan requires the completion of Tertiary Plans for development within the Secondary Plan area. The Tertiary Plan has been submitted for the whole of the lands that provides further detail on land use, road networks, and other elements of development and guides the approval of draft plan(s) of subdivision.
- A Statutory Public Meeting was held on October 21, 2025, in accordance with the requirements of the *Planning Act*.
- Staff have reviewed the proposed Mount Hope Secondary Plan in conjunction with the applicable policies and have found that the proposal is consistent with the

Provincial Planning Statement, 2024, and conforms to the general intent and long-term goals and objectives of the Peel and Future Caledon Official Plan.

- Planning staff recommend that Council enact the proposed Official Plan amendment to the Future Caledon Official Plan (attached as Schedule 'C' to the report).
- Planning staff also recommend that Council endorse the Tertiary Plan attached as Schedule 'D' to this report.

DISCUSSION

Subject Lands

The lands are located north of the Bolton Urban Area, at the northwest corner of Mount Hope Road and Columbia Way. See Schedule 'A' – Location Map. The Secondary Plan area is approximately 33.5 hectares (82.78 acres). Existing land uses are agricultural and rural residential.

The lands have been rezoned with a holding ('H') provision through Zoning By-law 2024-57. A Zoning By-law Amendment application is required once the applicant has satisfied the conditions required for the lifting of the 'H' and includes the following:

- Approval of a secondary plan or Official Plan amendment consistent with the Town's Future Caledon Official Plan.
- Draft plan of subdivision or site plan approval issued, including completion of required Environmental Impact Studies to define protected Natural Environment System area.
- Written confirmation from the Region of Peel of sufficient water and wastewater capacity, or execution of a development agreement to secure servicing.

The lands are surrounded by the following land uses:

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|-----------------|--|
| North and East: | Predominantly agricultural and rural residential uses located in the provincial Greenbelt Plan. |
| South: | A range of residential uses, including single detached, semi-detached, and townhouse dwelling units. |
| West: | Predominantly agricultural and rural residential uses. |

See Schedule 'B' – Aerial Photograph.

Proposal

On February 4, 2025, the Town of Caledon received an Official Plan Amendment application (Town File No. POPA 2025-0004) from SGL Planning & Design Inc. on behalf of the United Holdings Inc. to establish a Secondary Plan for the subject lands. Additional submission materials were received on July 8, 2025 and the application was deemed complete on July 8, 2025. A draft Plan of Subdivision application (Town File No. 21T-25003C) was submitted concurrently with the Secondary Plan and will be reviewed in the context of an approved Secondary Plan. The applicant proposes a range of residential units, a commercial block, stormwater management ponds, a park, natural heritage system blocks and a road network as part of the proposed draft plan of subdivision (See Schedule 'E').

The proposed Secondary Plan is comprised of a New Community Area that will have an expected density of 98 residents and jobs per hectare, which exceeds the density identified in the Town's Region of Peel Official Plan of 50 people and jobs per hectare. The Secondary Plan also includes designations and related policies for a protected natural environment system, stormwater management facilities, commercial designations, and a connected road and active transportation network. The proposed Secondary Plan forms part of an amendment to the Future Caledon Official Plan and will guide the review of future draft plans of subdivision and site plan applications within the plan area.

The Secondary Plan has an area of 33 hectares (81.5 acres) and is proposed to include *Neighbourhood Area*, and *Natural Areas and Features* land use designations. It will also include conceptual locations of parks, stormwater management ponds and commercial areas. Final locations of these elements of the community will be determined through the review and approval of subsequent development applications. This Secondary Plan is intended to facilitate the development of a community that will include in the range of 900 new residential units with a population of over 2,800 people and 130 jobs.

Based on projected student generation, the school boards have advised that no new public or Catholic schools are required in the Secondary Plan area.

It is expected that development within the Secondary Plan area will likely proceed in two or more phases to coincide with the delivery of sufficient infrastructure for the development of the land.

Future Caledon requires that Tertiary Plans be prepared for each phase of development and that they be submitted for approval by the Town in advance of, or at the time of, the first draft plan of subdivision application. The purpose of the Tertiary Plan is to demonstrate how the Secondary Plan will be implemented and provides a mechanism to ensure that development within the Secondary Plan area is coordinated. Tertiary Plans will determine a more detailed land use and transportation network including the exact

locations of local streets and the parks, and other features that are shown conceptually in the Secondary Plan.

A Tertiary Plan has been prepared by the applicant and is included as Schedule 'D'. The Tertiary Plan has been reviewed by Town staff and agencies. Given that a resubmission of the technical studies is required to address outstanding issues, staff recommend that Council endorse the Tertiary Plan at this time, recognizing that it may be refined through the review and approval of updated technical studies.

Consultation

Agency and Department Review

The proposed amendments were circulated to external agencies and internal departments for review and comment. Comments from key agencies are included on Schedule 'F', attached.

Public Consultation

A Statutory Public Meeting was held on October 21, 2025, to present the proposal and obtain feedback from the public and Council. In accordance with the *Planning Act*, notice of the Public Meeting was placed in the Caledon Citizen and on the Town's website on September 25, 2025. Notice of the Public Meeting was provided in accordance with the *Planning Act*. In addition, the notice signs located in the Secondary Plan area were updated with the date of the meeting.

The following comments were raised at the Public Meeting and/or during the review of the application. The comments from the public have been reviewed by Town staff and the applicant. All comments related to the application have been considered.

Comment	Response
Concerns were raised about the mid-rise/high-rise block, and a question was raised about how many storeys are contemplated for the this.	The revised Secondary Plan Official Plan Amendment has removed the mid-rise/high-rise block from the plan area.
A question was raised about how many parking spaces are proposed and if on-street parking has been considered.	Parking is not regulated through the Secondary Plan. All development within the plan area will be required to comply with the parking standards set out in Zoning By-law 2006-50, as amended. Any request to reduce the required parking supply requires justification by the applicant, which is subject to review by the Town's Development Engineering and

Comment	Response
	Transportation staff and will be subject to approval by Council or the Committee of Adjustment.
A question was raised about the future of public transit near the Secondary Plan area.	A transit plan will be required and developed as part of the Draft Plan of Subdivision review process, in coordination with transit agencies. The plan will identify potential local bus routes, stop locations, and service opportunities to support the planned development of the area.
A question was raised about where snow storage is contemplated throughout the site.	Snow storage is reviewed during detailed subdivision design. The current proposal shows standard road right-of-way widths intended to accommodate winter maintenance and sufficient snow storage. Future commercial developments or private laneway residential developments within the secondary plan area will be subject to detailed design through the Site Plan Approval and snow storage will be reviewed through this process.
Questions were raised regarding any proposed road improvements for the existing road network (i.e. Columbia Way, Mount Hope Road).	Roadway improvements along Columbia Way were identified in the Town's Multi-Modal Transportation Master Plan as a medium-term (2041) improvement. The Town completed and filed the Columbia Way Environmental Assessment in 2021 and is currently confirming with the Ministry whether any updates to the EA are required to support a road widening of Columbia Way. Improvements along Mount Hope Road will be determined through the Draft Plan of Subdivision review process.
Questions were raised about whether servicing can be coordinated with road upgrades and what traffic safety	Traffic calming plans will be required and developed as part of the Draft Plan of Subdivision review process. Where

Comment	Response
<p>measures are being considered to accommodate the proposed growth and to meet the intention of Vision Zero.</p>	<p>necessary, road improvements, which may include traffic signal timing adjustments, inclusion of dedicated turning lanes, and road widenings, will be required to be coordinated with development approvals to ensure that the road network continues to operate safely and within acceptable limits.</p> <p>In addition, separately from the Draft Plan application, the Town is planning to implement school zone enhancements and traffic calming measures along Columbia Way, in the vicinity of St. Michael Catholic Secondary School, close to Highway 50.</p>
<p>A question was raised if bike paths, walking paths, and sidewalks have been contemplated. A suggestion was also made to add a trail connection through stormwater management ponds to tie trails into the trails south of Columbia Way.</p>	<p>As part of subsequent Draft Plan submissions, staff will ensure that all necessary public infrastructure, including multi-use paths and sidewalks are incorporated into the development. In addition, the Town's Active Transportation Master Plan identifies the provision of multi-use paths along Columbia Way and bicycle signage along Mount Hope Road. Staff will also review opportunities to connect trails from the stormwater management pond(s) to the existing trail network south of Columbia Way.</p>
<p>Concerns were raised if there is water and sanitary servicing currently to accommodate the proposed Secondary Plan area.</p>	<p>The Region has indicated that upgrades to both the existing water and sanitary servicing are required to accommodate full build out within the Secondary Plan area. Detailed servicing requirements, including the timing and extent of any necessary infrastructure upgrades, will be evaluated and can be addressed through Draft Plan of Subdivision conditions, to the satisfaction of the Region. The concurrent subdivision application will not be registered until the appropriate infrastructure is in place.</p>

Comment	Response
A question was raised seeking confirmation if the Town will be held liable if there is no servicing capacity for the Secondary Plan area.	As a condition of approval through the Draft Plan of Subdivision approval, development will be required to have adequate servicing in place.

Planning Review

Documents that have been considered by the Town in its review of the proposed applications include the Provincial Planning Statement, 2024, the Region of Peel Official Plan, and the Future Caledon Official Plan. Supporting technical studies and reports, as well as comments and recommendations provided by internal departments, external review agencies, and the public, also informed the review of this application.

Provincial Planning Statement 2024

The Provincial Planning Statement (the “PPS”) is the statement of the Provincial government’s policies on land use planning and is intended to provide policy direction on land use matters, which are of Provincial interest. All land use planning decisions are required to be consistent with the PPS. The PPS provides a variety of general policies aimed at sustaining healthy, liveable and safe communities. These policies include promoting efficient development and land use patterns, accommodating an appropriate range of residential and other uses, and promoting cost-effective development patterns and standards.

The lands are designated *Urban System* and *2051 New Urban Area* in the Peel Official Plan, *Urban Area* in the Future Caledon Official Plan and is in a settlement area in the context of the PPS. Section 2.3 outlines policies for settlement areas, noting that settlement areas shall be the focus of growth and development. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. The proposed Secondary Plan focuses growth and development to a settlement area, providing a mix of housing options and optimizing planned infrastructure expansion.

Section 3.2 of the PPS outlines policies that transportation systems should be safe, energy-efficient, facilitate the movement of people and goods, and be appropriate to address the projected needs of the municipality and make efficient use of the existing and planned infrastructure. The proposed Secondary Plan area is planned to be fully integrated into the existing road network. The applicant has submitted a Transportation Impact Study that shows a conceptual grid of local roads linking the proposed new community to the existing and future road networks.

Section 3.6 of the PPS outlines policies on sewage, water, and stormwater. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Full municipal sewage and water services will be available to service this new community.

Section 3.9 of the PPS outlines policies related to public spaces, recreation, parks, trails, and open space. Healthy, active, and inclusive communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity. Additionally, access to publicly accessible parkland, facilities, and public spaces should be promoted. Policies have been included in the Secondary Plan that ensure the design of draft plans of subdivision in the Secondary Plan Area are in accordance with the Comprehensive Town-Wide Design Guidelines, Mount Hope West Community Design Guidelines and the Region of Peel Health Development Assessment.

Chapter 4 of the PPS outlines policies regarding the wise use and management of resources, including protecting natural features, water, agricultural, and minerals, for their economic, environmental and social benefits. A Local Subwatershed Study (LSS) was prepared that provides strategies to develop a sustainable development plan for the area by protecting and enhancing the natural and human environments. Although the LSS requires further information and refinement, sufficient information was provided to develop a land-use plan, including conceptual locations of natural heritage features and areas and stormwater management ponds for the Secondary Plan area. In addition, the natural heritage features and areas will be refined through the final LSS and studies submitted in support of subsequent development applications.

Section 4.3 of the PPS states that prime agricultural areas shall be protected for long-term use. Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas. The subject lands were included in the expansion of the settlement area as part of the Region of Peel Official Plan and the Caledon Future Official Plan. An Agricultural Impact Assessment (AIA) was completed by the Region before the lands were added to the Urban Area as part of the Settlement Area Boundary Expansion. As a result, it is expected that any lands that were previously used for agricultural uses will be developed for urban uses.

Section 4.6 of the PPS outlines policies on cultural heritage and archaeology and requires that built heritage resources and cultural heritage landscapes be conserved. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Cultural Heritage Impact Assessment and Archaeological Assessments (Stages 1-3) have been submitted by the applicant in support of the Secondary Plan. The Town's Heritage staff has included sufficient policies in the Secondary Plan addressing

cultural heritage resources. Further, the findings of the Stage 3 Archaeological Assessment have determined that no Stage 4 assessment is required for the area. As part of any future development applications within the Secondary Plan area, a compliance letter from the Ministry of Citizenship and Multiculturalism is required.

The proposed Official Plan amendment to implement the Mount Hope West Secondary Plan is consistent with the Provincial Planning Statement.

Region of Peel Official Plan and Future Caledon Official Plan

Through the approval of the new Region of Peel Official Plan (“Regional OP”), the subject lands were added to the *Urban System* and *2051 New Urban Area* (Schedule E-1 Regional Structure) and are *Designated Greenfield Area* (Schedule E-3 The Growth Plan Policy Areas in Peel).

The Future Caledon Official Plan (“Future Caledon OP”) was approved by the Ministry of Municipal Affairs and Housing in October 2025. The Future Caledon OP designates the subject lands as *New Community Area* (Schedule B4 – Land Use Designations) and *2051 New Urban Area* (Schedule B2 – Growth Management).

Natural Environment

Chapter 2 of the Regional OP and Section 13 of the Future Caledon OP outline policies on the natural environment. As part of a new Secondary Plan, the completion of a subwatershed plan is required to characterize existing environmental conditions and minimize impacts on the natural heritage system. A Local Subwatershed Study was prepared by the applicant to develop a sustainable development plan for the Secondary Plan area by protecting and enhancing the natural and human environments. While refinements to the Local Subwatershed Study are ongoing, policies have been included in the Secondary Plan to ensure protection of the natural environment system by limiting uses and activities in areas designated Natural Features and Areas. Policies have also been included requiring the refinement of the natural environment system as part of future applications for draft plan of subdivision/condominium or site plan approval.

Community Energy and Emissions Reduction Plan

The Regional OP (policy 5.6.20.14.17 d.) and Future Caledon OP (policy 24.3.2. d)) require the completion of a Community Energy and Emissions Reduction Plan to address the feasibility, planning, and implementation requirements to achieve net-zero carbon emissions and net-zero annual energy usage. A Community Energy and Emissions Plan was prepared by the applicant and determined several pathways to reduce greenhouse gas emissions and exceed the Town targets. Several implementation measures to achieve a near-net-zero scenario in the Secondary Plan Area include the implementation of electric vehicle infrastructure and renewable energy sources. These implementation measures have been incorporated as policies in the Secondary Plan and will be implemented

through applications for draft plan of subdivision/condominium or site plan approval and related agreements.

Climate Change Adaption Plan

The Regional OP (policy 5.6.20.14.17 e.) and Future Caledon OP (policy 24.3.2. e.) requires the completion of a Climate Change Adaption Plan to address the feasibility, planning and implementation requirements relating to the risk and vulnerability to property, infrastructure, public health, natural heritage and water resources systems due to changing climate conditions. Policies in the Secondary Plan require the completion of a Climate Change Adaptation Plan and the recommendations of this plan will be considered during the detailed design of this community.

Growth Management

Section 5.3 of the Regional OP and Section 4 of the Future Caledon OP outline policies with respect to the Regional and Town structure and indicates that new population growth shall be directed to the *Urban System*. The Official Plans designate the subject lands *Designated Greenfield Area*, and both the Regional OP and the Future Caledon OP contain policies that direct growth to this area. Development within the *Designated Greenfield Area* shall meet or exceed a density target of 67.5 residents and jobs combined per hectare. It is expected that through the policies proposed in this Secondary Plan, a density of 65 residents and jobs combined per hectare will be achieved, exceeding the minimum requirements of the Regional OP and Future Caledon OP.

Phasing of Development

Section 5.6.20 of the Regional OP outlines policies for *Designated Greenfield Areas*. *Designated Greenfield Areas* policies will be implemented by the local municipalities through Secondary Planning and community/neighbourhood-level block planning. Policies are included in the Secondary Plan that require staging and sequencing for the orderly, fiscally responsible and efficient progression of development that is coordinated with the Region's Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans are required as part of Secondary Plans. Specifically, the Secondary Plan policies require all new development to proceed based on the sequential extension of full municipal services through the Regional and Municipal capital works programs and plans of subdivision, including potential interim servicing strategies to the satisfaction of the Region of Peel.

Housing

Section 5.9 of the Regional OP and Section 9 of the Future Caledon OP outline policies for housing, and a housing assessment is required for planning applications of greater than 50 units to demonstrate contributions towards Peel-wide new housing unit targets. Table 4 – Peel-Wide New Housing Unit Targets requires that:

- 30% of all new housing units are affordable housing, of which 50% of all affordable housing units are encouraged to be affordable to low-income households.

- 50% of all new housing units are in forms other than detached and semi-detached houses.

The proposed Secondary Plan includes policies for affordable housing and built form, thereby meeting the requirements of the Regional OP and Future Caledon OP. Future draft plan of subdivision applications and site plan applications will be required to implement the affordable housing policies.

Transportation

Section 5.10 of the Regional OP and Section 11 of the Future Caledon OP outline policies for the transportation system and focus on providing a network that balances the needs of all road users and shifting travel modes to a greater emphasis on sustainable transportation infrastructure. A conceptual local road network linking the external arterial roads network with the community. A Transportation Impact Study has been submitted in support of the Secondary Plan which outlined existing road and traffic conditions, as well as projected traffic conditions. The Town's Development Engineering and Transportation staff will continue to work with the applicant through the Draft Plan of Subdivision review process to determine necessary road and/or traffic improvements and on the ultimate design and configuration of the road network.

Servicing

Section 6.5 of the Regional OP and Section 12 of the Future Caledon OP outline policies for water and wastewater services in the Region, and that the Region will require and provide full municipal sewage and water services in the Urban System. The applicant has prepared a Functional Servicing Report to provide details on the existing and proposed water and wastewater distribution systems and associated improvements to support the Secondary Plan. Town and Regional engineering staff will continue to work with the applicant on the ultimate design and configuration of municipal sewage and water services and the extension of services into the Secondary Plan Area by the Region. The Region has provided comments indicating the necessary infrastructure upgrades needed to service the whole Secondary Plan area.

Indigenous Engagement

The Regional OP (policy 7.4.10.6) and the Future Caledon OP (policy 28.3) outline requirements for Indigenous engagement. Engagement with Indigenous communities is essential to protect and manage cultural heritage resources or archaeological resources that may affect Aboriginal and treaty rights under section 35 of the *Constitution Act*. The applicant has been actively engaging with local Indigenous communities and has prepared a consultation summary that outlines consultation efforts, summarizes feedback received, and provides recommendations for the next steps in the engagement process. The applicant worked with the Town's Indigenous Engagement Advisor to ensure appropriate indigenous engagement has been satisfied.

Fiscal Responsibility

Section 7.11 of the Regional OP and Section 4 of the Future Caledon OP outline policies for financial planning and growth management, and that new development and growth should be fiscally responsible. A Fiscal Impact Study was completed by Altus Group and determined that the Secondary Plan will have a positive fiscal impact on the Town resulting in a net positive fiscal impact of roughly \$667,000 or \$220 per person and job. This study has been peer reviewed and the findings suggest that the overall fiscal outcome of the development in the Secondary Plan area will provide a net positive fiscal impact to the Town.

Archaeology

Section 3.6 of the Regional OP and section 6.4 of the Future Caledon OP indicate that archaeological resources will be recognized and protected. Stage 1-3 archaeological assessments have been completed on lands owned by participating landowners which has determined that no further studies are required. Additionally, policies have been included in the Secondary Plan that a minimum Stage 2 archaeological assessment is required as part of any future development applications for landowners/lands that have not participated in the Secondary Plan process.

Official Plan Amendment

Staff have reviewed the application against relevant Provincial legislation, the Region of Peel Official Plan, and the Future Caledon Official Plan. To ensure good land use planning is implemented, Secondary Plan policies have been included that ensure technical matters are addressed through future development applications.

Conclusion

The Official Plan Amendment is consistent with the Provincial Planning Statement, conforms to the Region of Peel Official Plan, and the long-term goals of the Caledon Official Plan and represents good planning. As a result, it is recommended that Council approve the Official Plan Amendment for a Secondary Plan and enact the attached implementing by-law (Schedule C).

FINANCIAL IMPLICATIONS

A Fiscal Impact Study was completed by Altus Group and determined that the Secondary Plan will have a positive fiscal impact on the Town.

Development charges will be calculated upon receipt of draft plans of subdivision and site plan applications for land in the Secondary Plan Area.

COUNCIL WORK PLAN

Strategic Plan 2023-2035



This report is directly related to the Community Vitality and Livability priority in Caledon's 2023-2035 Strategic Plan. Through the approval of this application, the Town is supporting the construction of complete communities for people of all ages and abilities to access the necessities for daily living and play an active role. Details about Caledon's 2023-2035 Strategic Plan can be found at caledon.ca/en/government/strategic-plan

ATTACHMENTS

Schedule A: Location Map

Schedule B: Aerial Map

Schedule C: Official Plan Amendment to Future Caledon Official Plan

Schedule D: Tertiary Plan

Schedule E: Concept Plan

Schedule F: Agency Comments