

RECEIVED

October 4, 2021

REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

October 4, 2021

MGP File: 17-2616

Region of Peel
10 Peel Centre Drive, Suite A & B.
Brampton, ON, L6T 4B9

via email: council@peelregion.ca

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED

Attention: Chair and Members of the Planning and Growth Management Committee

**RE: Peel Region Municipal Comprehensive Review
Royal Glen Eagle Investments Limited
Glen Eagle Golf Club, 15731 Highway 50, Town of Caledon**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for Royal Glen Eagle Investments Limited (**Royal Glen Eagle**), the owner of Glen Eagle Golf Club (15731 Highway 50) located within the Town of Caledon. The portion of the Glen Eagle Golf Club that is the subject of this letter measures approximately 20.9 hectares (51.6 acres) and is shown on Figure 1 (**Subject Lands**).

Figure 1: Subject Lands



Peel Region is undergoing a Municipal Comprehensive Review (MCR), where growth management policies and settlement boundary expansion, among other matters, are being reviewed to determine the quantity of land needed to accommodate population and employment growth to 2051. We are writing to provide our clients' comments regarding the MCR as it relates to the Settlement Area Boundary Expansion Study, prepared by Hemson Consulting (dated September 2, 2021). On behalf of our client, Royal Glen Eagle, we appreciate the opportunity to provide comments.

We advised the Town of Caledon through their Palgrave Estate Residential Community (**PERC**) Policy Review, that the boundary of the PERC in the Peel Region Official Plan (**PROP**) and Caledon Official Plan (**COP**) does not conform to the Oak Ridges Moraine Conservation Plan (**ORMCP**). In

particular, the Subject Lands are not included in the PERC within the PROP and COP. This was confirmed by the Town and their consultant WSP. No changes were made through the PERC based on the conclusions that a boundary expansion should be completed first at the Regional level, which would occur through the MCR process and that there was no justification from a growth management perspective.

We have been involved in the ongoing Peel Region Municipal Comprehensive Review (all correspondence is attached to this letter) and most recently participated in a Stakeholder Consultation Session for the Peel Region Settlement Area Boundary Expansion Study on February 9, 2020 as well as a follow up meeting with staff on March 4, 2021.

Since this meeting, the Region has released a Draft Settlement Area Boundary Expansion Update and Revised Mapping. We note that our request to consider an adjustment to the Palgrave Estate Residential Community (**PERC**) boundary was denied. The specific reason for the denial is noted below:

“Deny request on the basis that the Region and Town are implementing the long established boundaries of an approved Palgrave Estate Residential Community that is consistent with the ORMCP.” [emphasis added]

We respectfully disagree with this conclusion. This is incorrect. Section 9(1) of the Oak Ridges Moraine Conservation Act, 2001 requires the Region of Peel to prepare and adopt an official plan amendment to implement the Plan by April 22, 2003, including the Schedules as noted below:

“On or before the day that is 12 months after the day the Oak Ridges Moraine Conservation Plan was filed under the Regulations Act, the regional municipalities of Peel, York and Durham shall each prepare and adopt an official plan amendment to implement the Plan.”

Currently the PROP does not include the correct boundary of the PERC and therefore does not implement, nor conform with the ORMCP. There is an error with the PROP (and subsequently the COP) that can now be corrected through the ongoing Regional Municipal Comprehensive Review process. The Region of Peel has an obligation to ensure that its Official Plan conforms to the ORMCP.

Our Request

That the Region of Peel amend the boundary of the Palgrave Estate Residential Community on Schedule D, D1 and D4 of the Region of Peel Official Plan to reflect the boundary in the 2017 ORMCP to conform to the Oak Ridges Moraine Conservation Act.

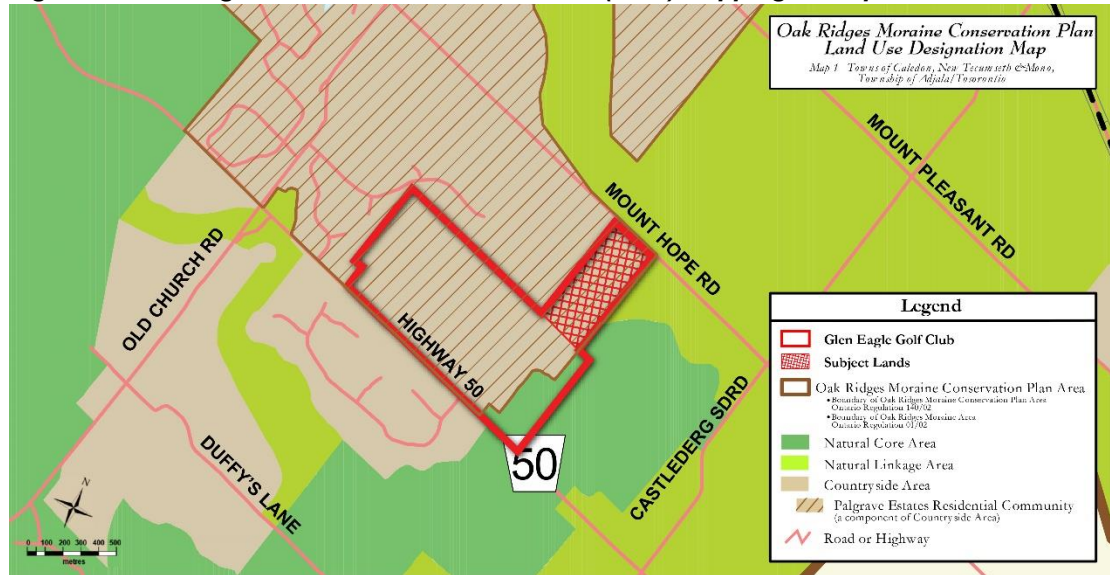
Subject Lands

The Subject Lands measures approximately 20.9 hectares (51.6 acres) and is a part of a larger parcel of land known as the Glen Eagle Golf Club. It is located north of Castlederg Sideroad and west of Mount Hope Road in the Town of Caledon. Existing estate residential communities border the west and north side of the property.

Summary

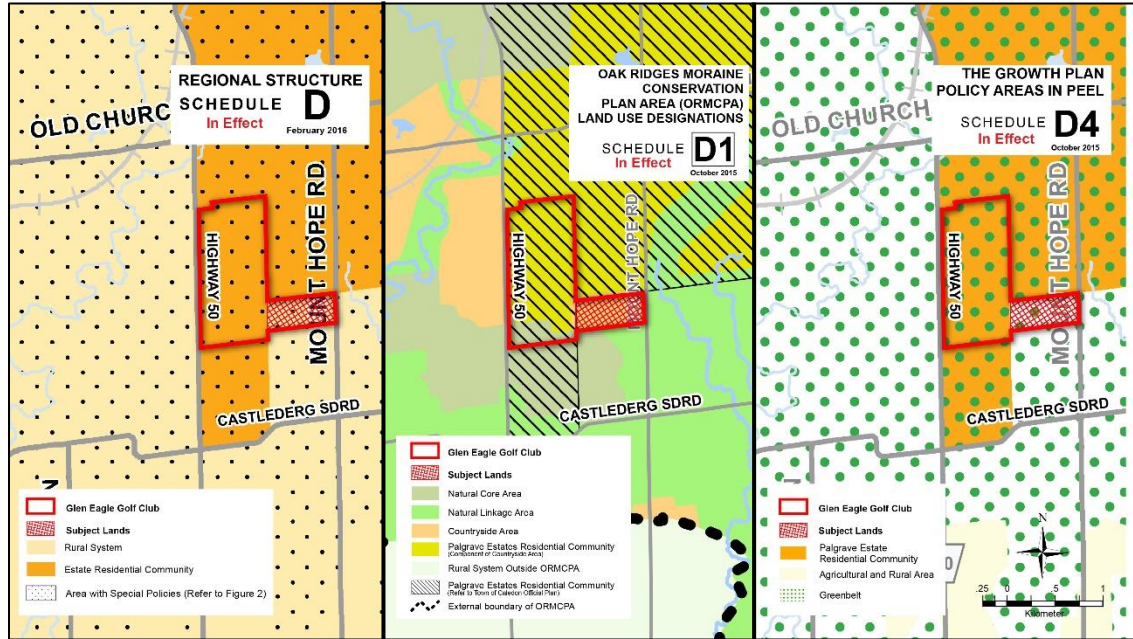
The Subject Lands are entirely designated *Palgrave Estates Residential Community* in the 2017 ORMCP as shown in Figure 2. The Subject Lands are located outside of the *Natural Core Area*. The designation is a component of the *Countryside Area* and as per Section 14 of the ORMCP, residential development is permitted.

Figure 2: Oak Ridges Moraine Conservation Plan (2017) Mapping Excerpt



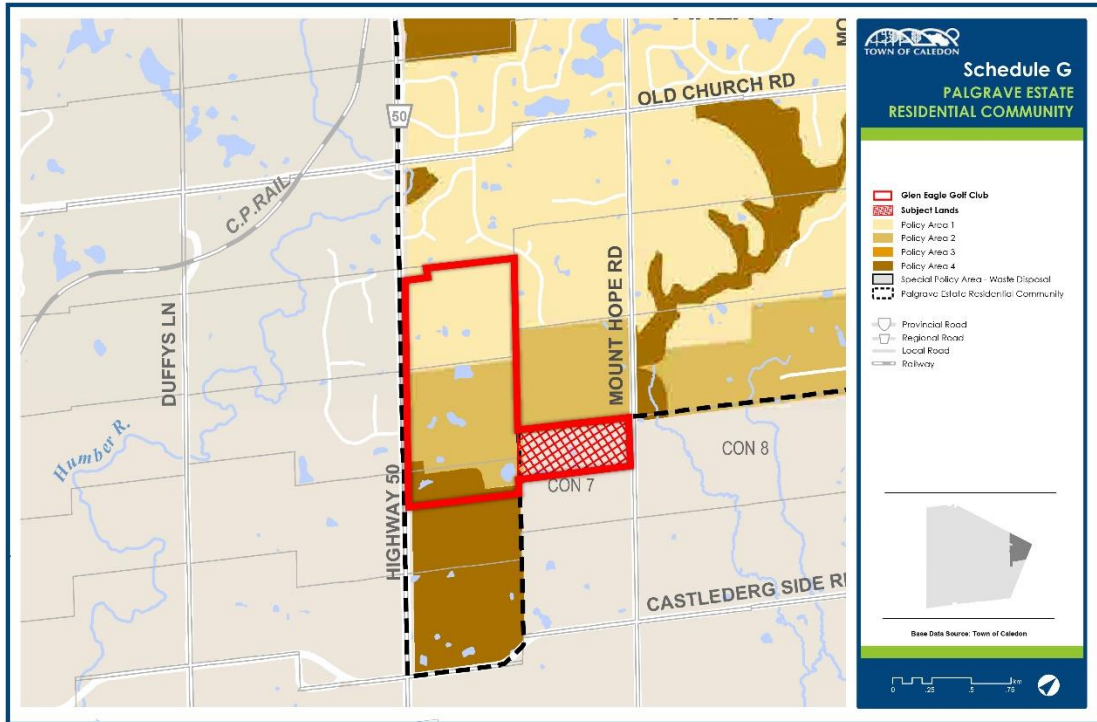
The Subject Lands however has been excluded from the *Palgrave Estate Residential Community* in the PROP as shown in Figure 3. The remaining portion of the Glen Eagle Golf Club is designated *Palgrave Estate Residential Community*.

Figure 3: Region of Peel Official Plan – Schedule D, D1 and D4 Mapping



The Subject Lands are also excluded from the *Palgrave Estate Residential Community* in the COP, as illustrated in Schedule G (see Figure 4). The COP however designates the majority of the Glen Eagle Golf Club within the *Palgrave Estate Residential Community*.

Figure 4: Caledon Official Plan – Schedule G Mapping



Through the PERC Policy Review, the Town has confirmed that there is a mapping discrepancy compared with the ORMCP. They concluded no changes were required for the following reasons (as per the PERC Policy Review – Growth Analysis and Policy Options Report):

- A boundary expansion would need to be completed first by the Region in accordance with its Official Plan. There is an opportunity for the Town to facilitate further discussions with the Region and Province through the Official Plan Review process should there be a desire to align the boundary with Provincial policy.
- At this time, based on population/growth trends, there is no clear justification to expand the PERC boundary from a growth management perspective.

Since the PERC Policy Review, the Region has initiated their municipal comprehensive review and have released the Settlement Area Expansion Boundary Study (**Study**) prepared by Hemson Consulting Ltd. dated September 2, 2021, which is an update to the report prepared in December 2020. Our request, which is identified as Request No. 39 in Appendix IV of the Study was denied on the basis that the Region and Town are implementing the long established boundaries of an approved PERC that is consistent with the ORMCP. As stated earlier, this is factually incorrect. The Region was required to conform to the ORMCP, including its schedules. The Subject Lands were left out, which is an error and must be corrected through this process.

The Subject Lands are contemplated for limited residential growth as per the ORMCP and would help provide a type of housing (estate housing) in the Greater Golden Horseshoe that cannot be provided elsewhere due to the strict minimum density and intensification targets imposed on most

municipalities. Inclusion of this property within the PROP would be a minor adjustment (given its size of only 20.9 hectares) with minimal impact to the growth forecasts, which are minimums, and would better align with the Provincial directive to provide a market-based supply of housing. Based on the Palgrave Estate Residential Community provisions in the Caledon Official Plan, this would only result in approximately 22 estate residential lots.

Conclusion

It is our opinion that an amendment to the mapping on Schedule D, D1 and D4 must be dealt with through the Peel Region MCR process to conform to the ORMCP. The Region is required to rectify this error pursuant to Section 9(1) of the ORMCP Act. This represents an opportune time to rectify the mapping error and bring the Subject Lands into conformity with the ORMCP.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP
Founding Partner
dgiven@mgp.ca

cc *Adrian Smith, Region of Peel*
Tara Buonpensiero, Region of Peel
Stefan Krzeczunowicz, Hemson
Richard Pivnick, Royal Glen Eagle

Attach: Previous Correspondences on Peel Region MCR

February 18, 2021

MGP File: 17-2616

Region of Peel
10 Peel Centre Drive, Suite A & B.
Brampton, ON, L6T 4B9

via email: adrian.smith@peelregion.ca

Attention: Mr. Adrian Smith, MCIP, RPP

Dear Mr. Smith:

**RE: Peel Region Municipal Comprehensive Review
Royal Glen Eagle Investments Limited
Glen Eagle Golf Course, 15731 Highway 50, Town of Caledon**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for Royal Glen Eagle Investments Limited (**Royal Glen Eagle**), the owner of Glen Eagle Golf Club (15731 Highway 50) located within the Town of Caledon. The portion of the property that is the subject of this letter measures approximately 20.9 hectares (51.6 acres).

We wanted to thank staff for hosting the Stakeholder Consultation Session for the Peel Region Settlement Area Boundary Expansion Study on February 9, 2020. We noted at this meeting that similar to the Town's conclusions, the Region and its consultant, Hemson, confirmed the discrepancy between the Palgrave Estate Residential Community designation in the Oak Ridges Moraine Conservation Plan (**ORMCP**) and the reciprocal designations in the Peel Region Official Plan (**PROP**) and Caledon Official Plan (**COP**).

It was further stated however that these lands were not included within the settlement boundary expansion due to the lack of need for housing in this area as there is plentiful supply to satisfy demand. While we respectfully disagree with this conclusion, as outlined in our letter dated February 8, 2021 (attached to this letter), we want to clarify that including these lands into the settlement boundary, and subsequently within the Palgrave Estate Residential Community designation is a technical amendment in order to bring the Regional Official Plan into conformity with the ORMCP. Section 9(1) of the Oak Ridges Moraine Conservation Act, 2001 requires the Region of Peel to prepare and adopt an official plan amendment to implement the Plan by April 22, 2003, including the Schedules. Currently the PROP does not include the correct boundary of the Palgrave Estate Residential Community and therefore does not implement, nor conform with the ORMCP. The other portions of the Palgrave Estate Residential Community were correctly implemented in the PROP and COP without having to demonstrate the requirement for need and as such, this portion that has been excluded, can only be interpreted as an error.

It is our opinion that an amendment to the mapping on Schedule D, D1 and D4 can be dealt with through this Municipal Comprehensive Review process as this represents the only time to rectify the mapping error and bring this portion of the Subject Site into alignment with the ORMCP.

As noted in the stakeholder consultation meeting, we would like to formally request a meeting to discuss our request with staff.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP
Founding Partner
dgiven@mgp.ca

cc *Tara Buonpensiero, Region of Peel*
 Sylvia Kirkwood, Town of Caledon
 Stefan Krzeczunowicz, Hemson
 Richard Pivnick, Royal Glen Eagle

February 8 2021

MGP File: 17-2616

Region of Peel
10 Peel Centre Drive, Suite A & B.
Brampton, ON, L6T 4B9

via email: adrian.smith@peelregion.ca

Attention: Mr. Adrian Smith, MCIP, RPP

Dear Mr. Smith:

**RE: Peel Region Municipal Comprehensive Review
Royal Glen Eagle Investments Limited
Glen Eagle Golf Course, 15731 Highway 50, Town of Caledon**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for Royal Glen Eagle Investments Limited (**Royal Glen Eagle**), the owner of Glen Eagle Golf Club (15731 Highway 50) located within the Town of Caledon.

Peel Region is undergoing a Municipal Comprehensive Review (MCR), where growth management policies and settlement boundary expansion, among other matters, are being reviewed to determine the quantity of land needed to accommodate population and employment growth to 2051. We are writing to provide our clients' comments regarding the MCR as it relates to the Settlement Area Boundary Expansion Study: Rural Settlements Technical Memorandum, prepared by Hemson Consulting (dated December 10, 2020). On behalf of our client, Royal Glen Eagle, we appreciate the opportunity to provide comments and we would welcome further opportunity to meet with staff to discuss the concerns raised in this submission.

As part of Caledon's Palgrave Estate Residential Community (**PERC**) Policy Review, we made submissions to the Town to indicate that the boundary for the PERC in the Peel Region Official Plan (**PROP**) and Caledon Official Plan (**COP**) does not coincide with the Oak Ridges Moraine Conservation Plan (**ORMCP**) designations. The southeastern portions of the PERC are not included within the boundary delineated in the PROP or COP. This discrepancy was confirmed by the Town and their consultant WSP. No changes were made through the PERC based on the conclusions that there was no justification from a growth management perspective, and that a boundary expansion should be completed first at the Regional level, which would occur through the MCR process.

Since then, the Province finalized the Land Needs Assessment methodology with the concurrent Growth Forecasts to 2051 Technical Report, prepared by Hemson Consulting Ltd. (August 26, 2020), which allocates growth for an additional 10 years. In the case of Peel Region, an additional 310,000 people are assigned, where the vast majority of new designated greenfield growth will have to occur in the Town of Caledon. These documents reinforce the need to consider market demand. The forecasts identified in the Technical Report form the basis for establishing a market-based supply of housing for municipalities to use as part of their land needs assessment, which

includes the need for more ground-related housing. Specifically, for the Region of Peel, an additional 80,530 single and semi detached units are forecasted for the year 2051 over and above the previous Hemson forecasts to 2041.

In a research note titled, *Ground-Related Housing Heats Up While the Apartment Market Lags* prepared by Ryerson University's Centre for Urban Research & Land Development (September 11, 2020), it found that the demand for ground-related housing surged in August 2020 in the 905-region, whereas the apartment market lagged behind all other housing types across the GTA (attached as Appendix A). As Millennials enter into family forming years, they are moving out of apartments into ground-related housing – a trend observed across generations but is being accelerated due to the COVID-19 pandemic with working from home arrangements affecting people's tolerance for small living spaces and resulting in the search for more space.

Furthermore, the Provincial Policy Statement and Growth Plan both state that no settlement boundary expansion shall occur if there are sufficient opportunities to accommodate forecasted growth over the planning horizon through intensification, redevelopment, Designated Growth Areas and Designated Greenfield Areas. Given that the Subject Lands are located within a settlement area as identified in the ORMCP, growth should be prioritized within this existing settlement area prior to any expansion into the Whitebelt Areas.

We have reviewed the Settlement Area Boundary Expansion Study: Rural Settlements Technical Memorandum and note that our request to consider an adjustment of the PERC boundary was denied. It was concluded that the PROP should continue to designate the PERC based on the current approved boundary in the PROP and the COP. We respectfully disagree with this recommendation and ask that the boundary in the PROP to be adjusted to include the entirety of the PERC, as it is a minor adjustment to the boundary, which would align it with the ORMCP and the inclusion of this portion of the property would appropriately fill a need to provide market-based housing in the Town. Based on the Palgrave Estate Residential Community policies in the Caledon Official Plan, the Subject Site would only yield approximately 22 estate residential lots.

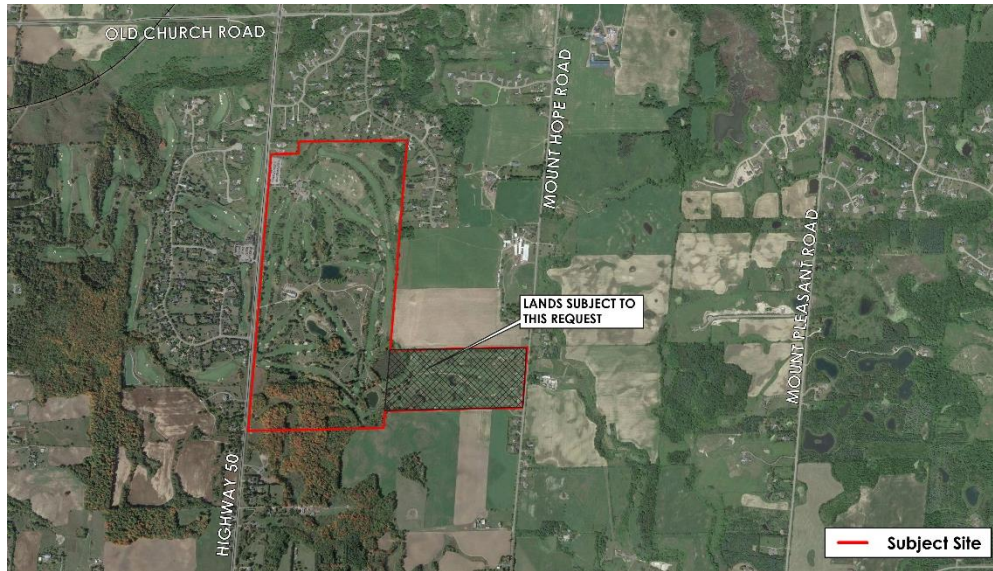
Our Request

That the Region of Peel refine the boundaries of the Palgrave Estate Residential Community on Schedule D, D1 and D4 of the Official Plan to reflect the boundary in the 2017 ORMCP through the Peel Region MCR process. Furthermore, this boundary adjustment is a technical amendment to correct the mapping conflict with the ORMCP.

Subject Site

The portion of the property that is subject to this request measures approximately 20.9 hectares (51.6 acres) and is a part of a larger parcel of land known as the Glen Eagle Golf Club. It is located north of Castlederg Sideroad and west of Mount Hope Road in the Town of Caledon as shown in the figure below. Existing estate residential communities border the west and north side of the property.

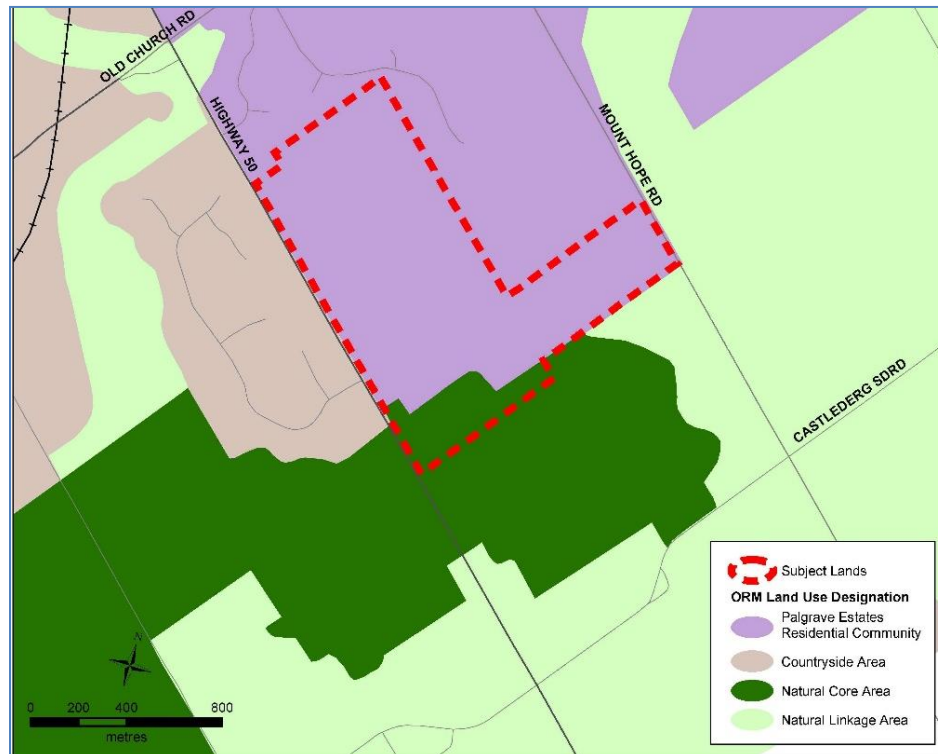
Figure 1: Subject Site



Summary

The Subject Site is outside of the *Natural Core Area* and is entirely designated *Palgrave Estates Residential Community* in the 2017 ORMCP as shown in Figure 2. The designation is a component of the *Countryside Area* and as per Section 14 of the ORMCP, residential development is permitted. It should be noted that the current boundary of the *Palgrave Estate Residential Community* is consistent with the previous 2002 ORMCP Land Use Schedule.

Figure 2: Oak Ridges Moraine Conservation Plan (2017) Mapping Excerpt



The designation of the Subject Site is generally consistent with the land use designations of the ORMCP with the majority located within the *Palgrave Estates Residential Community* as shown on Schedule D, D1 and D4 of the PROP (see Figure 3). The southeastern portion however has been excluded from the *Palgrave Estate Residential Community*. Similarly, the COP designates the majority of the subject site within the *Palgrave Estate Residential Community* however the southeastern portion is excluded, as illustrated in Schedule G (see Figure 4).

Figure 3: Region of Peel Official Plan – Schedule D, D1 and D4 Mapping

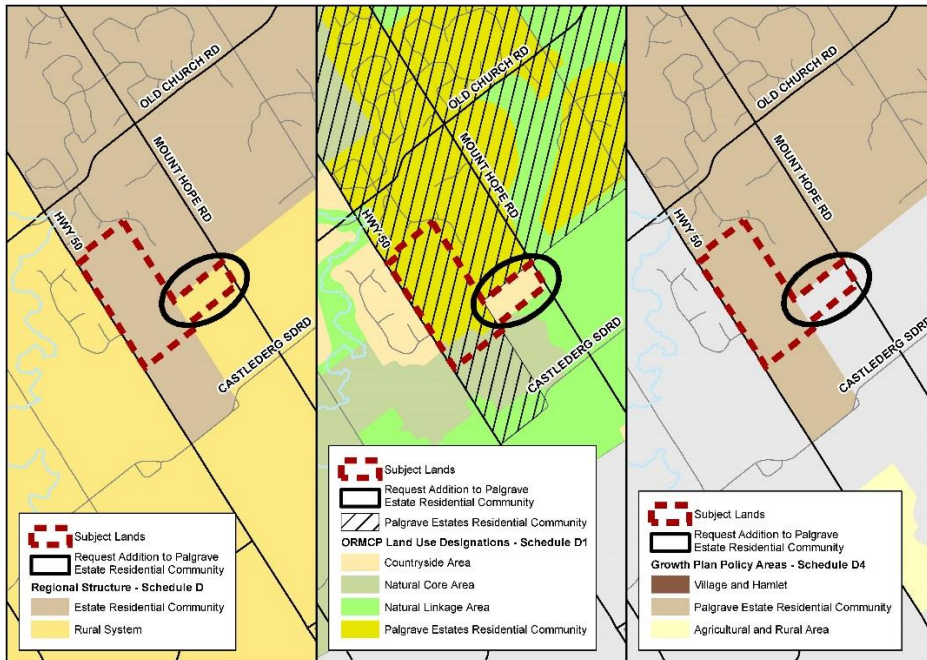
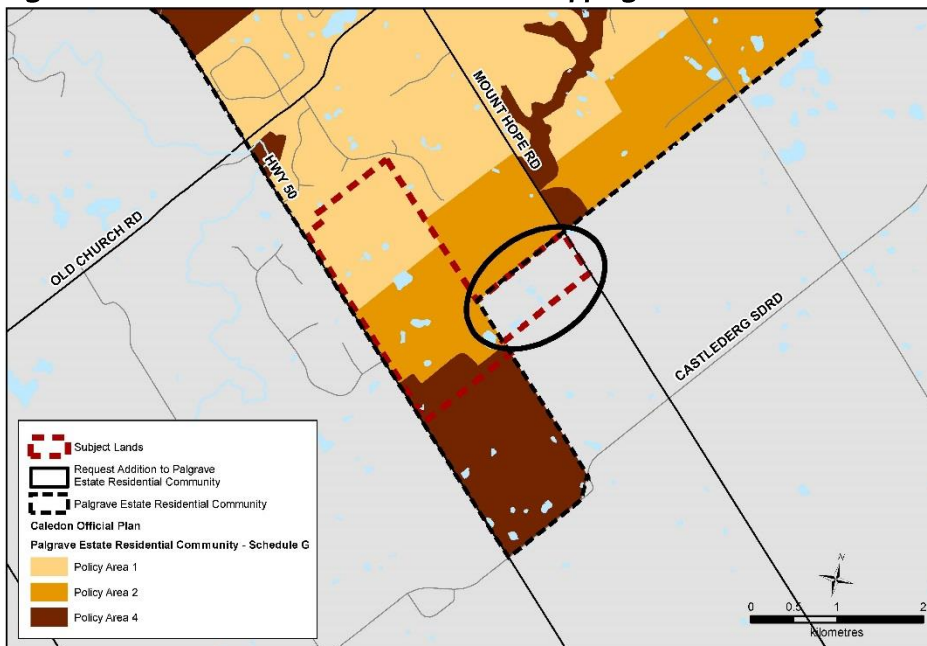


Figure 4: Caledon Official Plan – Schedule G Mapping



Through the PERC Policy Review, the Town has confirmed that there is a mapping discrepancy compared with the ORMCP however they concluded no changes were required for the following reasons (as per the PERC Policy Review – Growth Analysis and Policy Options Report):

- At this time, based on population/growth trends, there is no clear justification to expand the PERC boundary from a growth management perspective; and,
- Further, a boundary expansion would need to be completed first by the Region in accordance with its Official Plan. There is an opportunity for the Town to facilitate further discussions with the Region and Province through the Official Plan Review process should there be a desire to align the boundary with Provincial policy.

Since the PERC Policy Review, the Province has released population forecasts to 2051. An additional 310,000 people are forecasted in the Region of Peel over and above the previous 2041 forecast of 1,970,000. The vast majority of the Region's Whitebelt is located within the Town of Caledon (97%), and as such, this new growth will have to take place within the Town. Given the Provincial policy direction in the Land Needs Assessment to consider market demand, which includes the need for more ground-related housing, the PERC, and subsequently, the Subject Site, is perfectly situated to meet these needs. These lands should be a priority to be brought into the Urban System given its designation at the Provincial level for residential growth.

The Settlement Area Expansion Boundary Study: Rural Settlements Technical Memorandum prepared by Hemson Consulting Ltd., was presented to Peel Regional Council on December 10, 2020. Our request, which is identified as Request No. 5 in Map 1 of the memorandum was denied on the basis that it was not needed for growth and should continue to use the current approved boundary in the PROP and the COP. As stated earlier, the Province has assigned significant growth to the Region and has directed that the market demand for housing be considered. The Property has been contemplated for limited residential growth as per the ORMCP and would help provide a type of housing (estate housing) in the GGH that cannot be provided elsewhere due to the strict minimum density and intensification targets imposed on most municipalities. Inclusion of this property within the PROP would be a minor adjustment (given its size of only 20.9 hectares) with minimal impact to the growth forecasts, which are minimums, and would better align with the Provincial directive to provide a market-based supply of housing. Based on the Palgrave Estate Residential Community provisions in the Caledon Official Plan, this would only result in approximately 22 estate residential lots.

Conclusion

It is our opinion that an amendment to the mapping on Schedule D, D1 and D4 can be dealt with through the Peel Region MCR process as this represents an opportune time to rectify the mapping error and bring this portion of the Subject Site into alignment with the ORMCP.

We look forward to further input and dialogue as part of the Peel Region MCR process. We would be happy to sit down with you and staff to discuss our comments in detail.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP

Founding Partner

dgiven@mgp.ca

May 4, 2018

Adrian Smith, MCIP, RPP
Acting Director of Growth Management
Region of Peel
10 Peel Centre Drive, Suite A & B.
Brampton, ON, L6T 4B9

MGP File: 17-2616

**RE: Request for Refinement to Palgrave Estate Residential Community Designation
Glen Eagle Golf Course, 15731 Highway 50, Town of Caledon**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for Royal Glen Eagle Investments Limited (**Royal Glen Eagle**), the owner of Glen Eagle Golf Club (15731 Highway 50) located within the Town of Caledon. We understand that Regional Planning staff will be meeting with the Town and its consultant, WSP, in the coming weeks and we would like to provide the following comments in advance of this meeting.

The Town of Caledon has initiated a review of its Official Plan policies as they apply to the Palgrave Estate Residential Community (**Palgrave Policy Review**). We have followed the progress of the Town's work and have made comments through the public consultation process. A copy of our submission to Caledon is attached. We are supportive of the Town's work; however, we have noted that the boundary for the Palgrave Estate Residential Community in the Peel Region Official Plan (**PROP**) and Caledon Official Plan (**COP**) does not coincide with the Oak Ridges Moraine Conservation Plan (**ORMCP**) designations. It is our understanding that the Region and Town Official Plans are intended to conform with the ORMCP. We are therefore asking for the boundary in both the Region and Town Official Plans to be adjusted to incorporate the boundary in the ORMCP.

The Palgrave Policy Review process that Caledon is following would allow for the change to the Town's Official Plan but Schedules D, D1 and D4 of the PROP require an amendment. Our concern is that the Region's Municipal Comprehensive Review (**MCR**) work will not conclude for years based on the Province's current criteria and guidelines, which means the municipality's efforts to correct a mapping error will be frustrated.

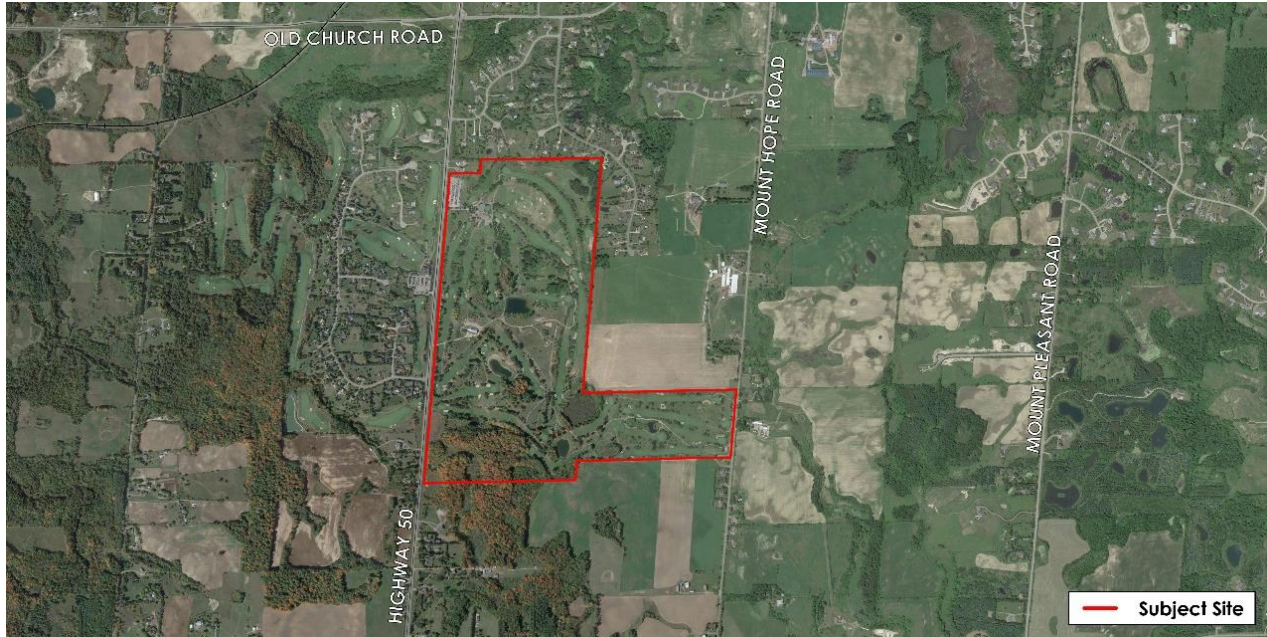
Our Request

That the Town of Caledon refine the boundaries of the Palgrave Estate Residential Community on Schedule G of the COP to reflect the boundary in the 2017 ORMCP as a technical housekeeping amendment to correct the mapping error prior to any Regional amendments to Schedule D, D1 and D4 that may occur through the Peel 2041 Review process.

Subject Site

The property measures approximately 118 hectares (293 acres) in size and is located north of Castlederg Sideroad and west of Mount Hope Road in the Town of Caledon as shown in the figure below. The site is currently occupied by the Glen Eagle Golf Club. Existing estate residential communities border the west and north side of the property.

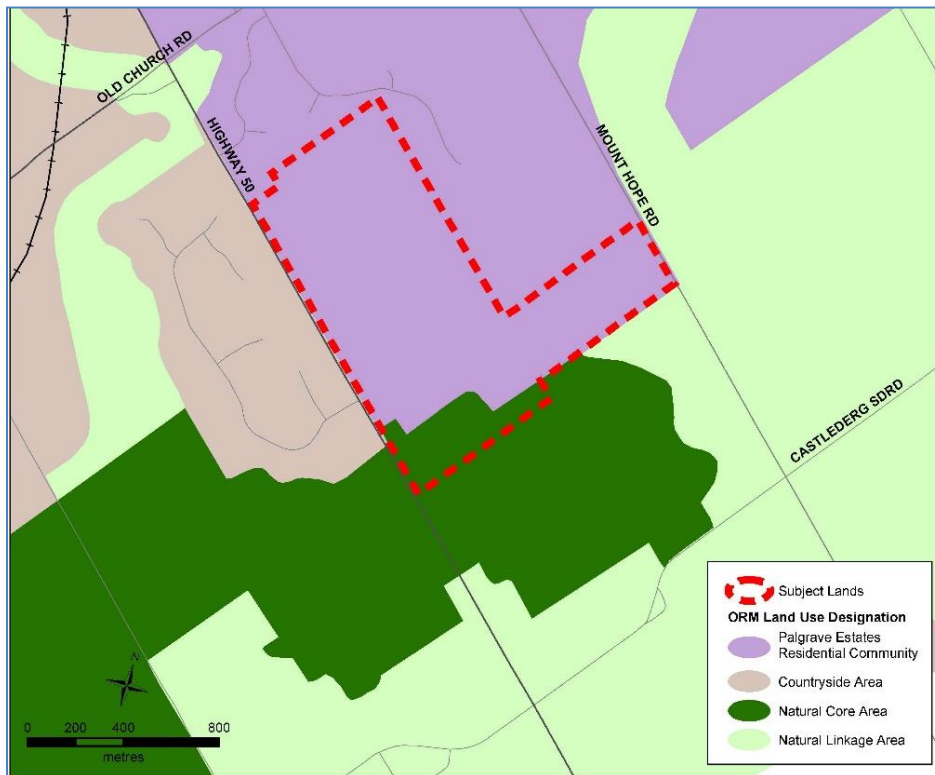
Figure 1: Subject Site



Summary

Lands outside of the *Natural Core Area* are entirely designated *Palgrave Estates Residential Community* in the 2017 ORMCP as shown in Figure 2. The designation is a component of the *Countryside Area* and as per Section 14 of the ORMCP, residential development is permitted. It should be noted that the current boundary of the *Palgrave Estate Residential Community* is consistent with the previous 2002 ORMCP Land Use Schedule.

Figure 2: Oak Ridges Moraine Conservation Plan (2017) Mapping Excerpt



The designation of the subject site is generally consistent with the land use designations of the ORMCP with the majority located within the *Palgrave Estates Residential Community* as shown on Schedule D, D1 and D4 of the PROP (see Figure 3). The southeastern portion however has been excluded from the *Palgrave Estate Residential Community*. Similarly, the COP designates the majority of the subject site within the *Palgrave Estate Residential Community* however the southeastern portion is excluded, as illustrated in Schedule G (see Figure 4).

Figure 3: Region of Peel Official Plan – Schedule D, D1 and D4 Mapping

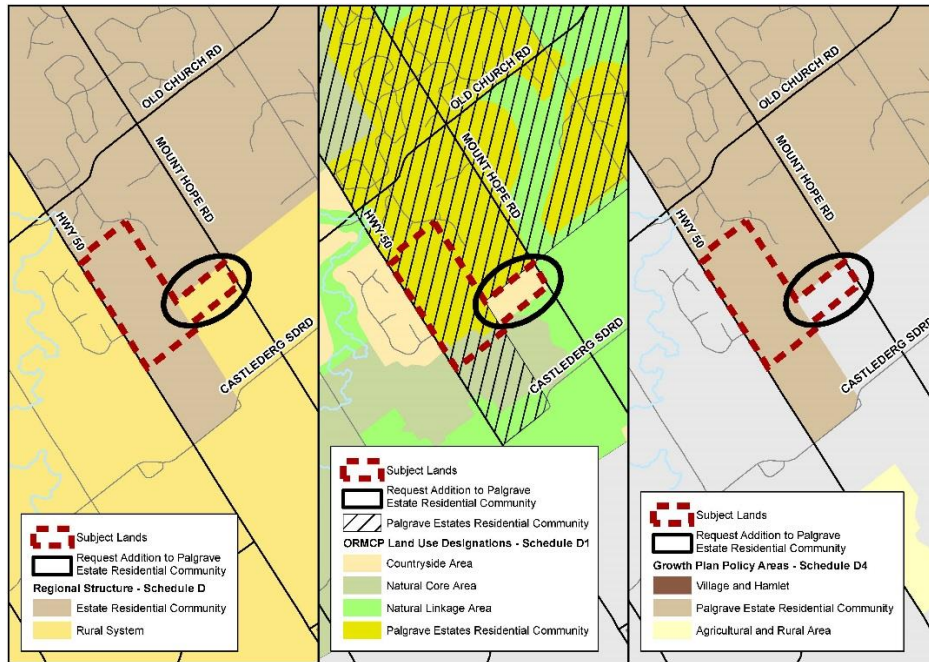
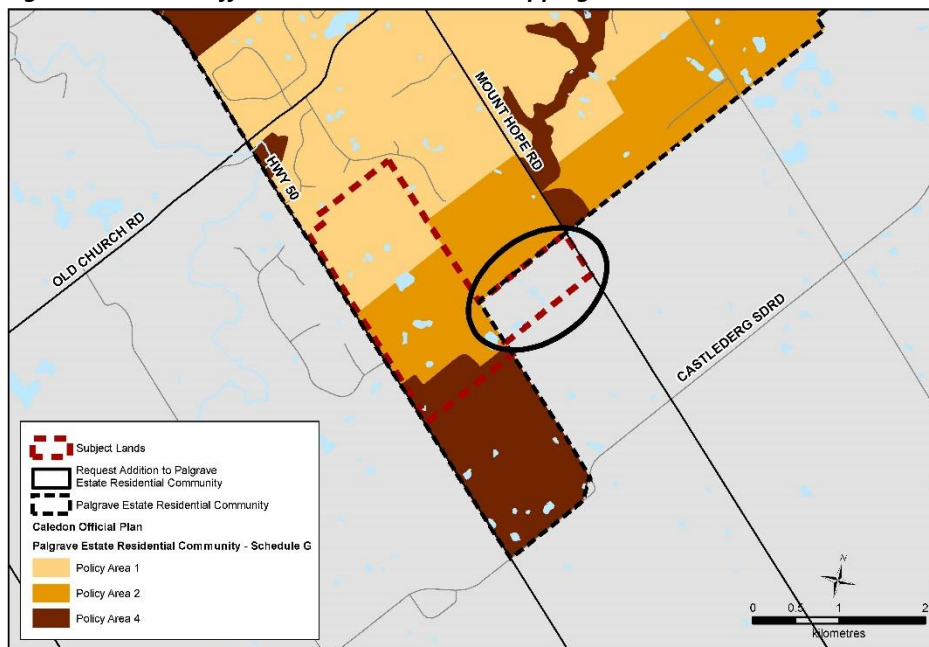


Figure 4: Caledon Official Plan – Schedule G Mapping



We have been in discussions with Town staff throughout the Palgrave Policy Review and they have confirmed that there is a mapping discrepancy between the COP and ORMCP as per our correspondence in September 2017. It is our understanding that as part of the Palgrave Policy Review, the study consultant (WSP) will be reviewing the schedules and will be making any appropriate revisions as part of the final phase of the study. It is our opinion that a correction to the mapping error on Schedule G can be dealt with as a housekeeping amendment and can be accomplished through the Palgrave Policy Review prior to any amendments to Schedules D, D1 and D4 of the PROP that may be pursued through the Peel 2041 Review process.

We look forward to further input and dialogue as part of the Palgrave Policy Review. We would be happy to sit down with you and staff to discuss our comments in detail.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP
President
dgiven@mgp.ca

Attch: Town of Caledon Correspondence

cc: Margherita Bialy, Town of Caledon

From: [Suran Ketheeswaran](mailto:Suran.Ketheeswaran)
To: [Rohan Sovig](mailto:Rohan.Sovig)
Subject: FW: Malone Given Parsons LTD - Palgrave Estates Correspondence
Date: October-04-17 9:29:51 AM

From: Margherita Bialy [mailto:Margherita.Bialy@caledon.ca]
Sent: September-07-17 11:29 AM
To: Suran Ketheeswaran
Cc: Don Given
Subject: RE: Malone Given Parsons LTD - Palgrave Estates Correspondence

Hi Suran,

Thank you for your e-mail.

I've added Don to the stakeholder list for the Palgrave Estate Residential Area Policy Review. About the mapping discrepancy, I concur there is a minor difference between Schedule G and the ORMCP Land Use Designation Map. Further investigation will be needed to determine the issue and final outcome. The study consultant, WSP will be reviewing all the schedules in Chapter 7 of the OP and determine what needs revision. Any changes to the maps will happen in the final phase of the study.

Regards,
Margherita Bialy, MES RPP
Community Planner, Policy

From: Suran Ketheeswaran [mailto:sketheeswaran@mgp.ca]
Sent: Tuesday, September 05, 2017 3:15 PM
To: Margherita Bialy
Cc: Don Given
Subject: Malone Given Parsons LTD - Palgrave Estates Correspondence

Good afternoon Margherita,

My name is Suran Ketheeswaran and I am e-mailing you on behalf of Don Givens at Malone Given Parsons LTD. I'd just wanted to follow-up on his prior correspondence regarding the Palgrave Estates within the Town of Caledon. Don wanted to express our vested interest in the area and would like to be kept involved in future planning and development within the site.

Mr. Given's contact details are provided below:

Don Given
DGiven@mgp.ca
(416)-230-1526 x 109

Furthermore, after looking at our own geo-referenced map of the Palgrave Estate in comparison to the map available on the Town of Caledon's website, there seems to be a minor discrepancy we'd like cleared up. As seen in the attachments provided, there is a visual difference in the size of the Palgrave Estate Residential Community along the eastern fringe of the site. Could you provide any details as to why the residential community area seems to differ in sizes between the maps? Please use the circled section within the attached screenshot as a reference. PDF's of the original maps I'd compared are also provided in the attachments.

If you have any questions or comments, please do not hesitate to let me know.

Regards,

Suran Ketheeswaran
Planning Assitant (Co-op)

MALONE GIVEN PARSONS LTD.

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada www.mgp.ca

The information contained in this transmission may be privileged and confidential. It is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication or its attachments is strictly prohibited. If you have received this communication in error, please notify us immediately by return email and delete it.

Please consider the environment before printing this e-mail.

"This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the Corporation of the Town of Caledon. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Town to a third party in certain circumstances). Thank you."

"This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message is the property of the Corporation of the Town of Caledon. The message may contain information that is privileged, confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution, copying, or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Town to a third party in certain circumstances). Thank you."