



October 5, 2021

Sent via E-Mail: kathryn.lockyer@peelregion.ca

Kathryn Lockyer, Regional Clerk and Director of Clerk's
Region of Peel
10 Peel Center Drive
Brampton, ON L6T 4B9

RECEIVED
October 5, 2021
REGION OF PEEL
OFFICE OF THE REGIONAL CLERK

Dear Ms. Lockyer,

RE: TOWN OF CALEDON COMMENTS REGARDING PEEL 2051 REGIONAL OFFICIAL PLAN REVIEW

I am writing to advise that at the Special Town Council meeting held on October 4, 2021, Council adopted a resolution to provide the Region correspondence regarding the scope of the Peel 2051 Regional Official Plan Review.

The resolution read as follows:

That the Correspondence marked as a confidential draft regarding Peel 2051 Regional Official Plan Review be released to the public as part of the Post-Agenda Package;

That the Correspondence be sent to the Region of Peel as the Town's comments regarding the scope of the Peel 2051 Regional Official Plan Review; and

That a copy be sent to the Honourable Steve Clark, the Minister of Municipal Affairs and Housing, the Honourable Sylvia Jones, MPP Dufferin / Caledon and all MPP's within the Region of Peel.

A copy of the correspondence is enclosed for your attention with a request that this item be added to the October 7, 2021 Planning and Growth Management Committee Meeting agenda.

For more information regarding this matter, please contact the undersigned directly by e-mail to laura.hall@caledon.ca or by phone at 905.584.2272 ext. 4288.

Thank you for your attention to this matter and we look forward to receiving a response.

Sincerely,

Laura Hall, Director, Corporate Services / Town Clerk

- Cc: Honourable Steve Clark, Minister of Municipal Affairs and Housing, steve.clark@pc.ola.org
- Honourable Sylvia Jones, MPP Dufferin-Caledon, sylvia.jones@pc.ola.org
- Deepak Anand, MPP Mississauga – Malton, deepak.anand@pc.ola.org
- Rudy Cuzzetto, MPP – Mississauga – Lakeshore, rudy.cuzzetto@pc.ola.org
- Natalia Kusendova, MPP – Mississauga – Centre, natalia.kusendova@pc.ola.org
- Kaleed Rasheed, MPP – Mississauga East – Cooksville, kaleed.rasheed@pc.ola.org
- Sheref Sabawy, MPP – Mississauga – Erin Mills, sheref.sabawy@pc.ola.org
- Amarjot Sandhu, MPP – Brampton West, amarjot.sandhu@pc.ola.org
- Prabmeet Sarkaria, MPP – Brampton South, prabmeet.sarkaria@pc.ola.org
- Sara Singh, MPP – Brampton Centre, SSingh-QP@ndp.on.ca
- Gurratan Singh, MPP – Brampton East, GSingh-QP@ndp.on.ca
- Nina Tangri, MPP – Mississauga – Streetsville, nina.tangri@pc.ola.org
- Kevin Yarde, MPP – Brampton – North, KYarde-QP@ndp.on.ca

REFERRAL TO _____
 RECOMMENDED _____
 DIRECTION REQUIRED _____
 RECEIPT RECOMMENDED _____

Toronto

October 5, 2021

Chris Barnett
Direct Dial: 416.862.6651
CBarnett@osler.com

Montréal

Sent By Electronic Mail

Calgary

Planning and Growth Management Committee
Region of Peel
10 Peel Centre Drive
Brampton, ON
L6T 4B9

Ottawa

Vancouver

New York

Attention: Kathryn Lockyer, Regional Clerk

Dear Sirs/Mesdames:

**October 7, 2021 Meeting, Item 5.1
Peel 2051 Regional Official Plan Review**

We act on behalf of the Town of Caledon, and write to express the Town's grave concern with respect to the process being followed, and amendments being proposed, as part of the Region's 2051 Official Plan Review (the "**Review**")

The Review is a vital part of the overall determination being made about where and how Caledon will accommodate the significant growth that is being forecast over the next 30 years. Decisions being made as part of the Review will shape Caledon's future, and it is vital that these decisions reflect Caledon's desires and its role in the planning process.

Peel's Role in the planning process and consultation

When it was first approved, the Peel Official Plan was based on a set of principles that reflected the importance of the role of local municipalities in planning decisions. In particular, Peel Official Plan must not "...duplicate or infringe on area municipal planning efforts and must have a distinct, complementary and productive role" and "...should not act as a vehicle for Regional involvement in matters that are established as area municipal planning and servicing responsibilities".¹

The Town of Caledon has been engaged in its own Official Plan review with a view to making "made in Caledon" decisions about where future residential and employment growth should be located.

While the Region has engaged in discussions with Town staff, the draft ROPA and mapping when it was released in August was the first time that the Town was made aware

¹ OP policies 1.3.2 c) and d).

of the potential for a ROPA that presumed no GTA West Corridor, and the different growth locations as part of that presumption. Given the significance of these decisions, the lack of proper consultation and dialogue with the Town does not reflect the need for the Town's input in this process. The Town is not simply another stakeholder – it is a local municipality and its views should and must be given consideration as part of this process.

Caledon's public processes and input must be reflected in any proposed Settlement Area Boundary Expansion to ensure that growth in Caledon reflects where and how Caledon plans to grow.

Presumption of ultimate land use designations

The reports done in support of the proposed amendment also contain clear assumptions about the location of land uses by showing some lands as Community Area and others as Employment Area. While *A Place to Grow* requires the identification of employment areas by upper tier municipalities, this is to occur in consultation with lower tier municipalities.² The proposed amendment, which contemplates "Community Area" west of Humber Station Road, does not reflect input from the Town, nor does it reflect the designation of much of this land as Provincially Significant Employment Zone. The ultimate designation of land uses within the "2051 New Community Area" is entirely the responsibility of the Town of Caledon. The presumption that non-employment uses will occur within a Provincially Significant Employment Zone is inappropriate and does not conform with provincial policy. It also does not recognize the Town's clear authority to make determinations as part of its conformity exercise about where land uses should be located. This authority was expressly recognized by the Town and the Region in the ROPA 30 Minutes of Settlement.

The GTA West Planned Corridor

Staff are recommending an amendment that is based on Peel Council's position on the GTA West Corridor. Peel's resolution expressing opposition to the GTA West Corridor fails to recognize that it is a Planned Corridor as that term is defined in the *Provincial Policy Statement, 2020*, and *A Place to Grow* which Peel is required to be consistent with, and conform to, respectively.

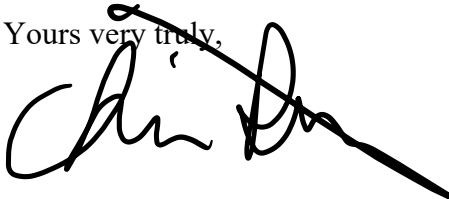
Making decisions under the *Planning Act* which ignores the GTA West Corridor and its potential implications from both a land needs and land use perspective is inappropriate and inconsistent with the Region's obligations under that *Act* with respect to the *Provincial Policy Statement* and *A Place to Grow*.

² Policy 2.2.5.6

The Town looks forward to substantive discussions with the Region as part of this important process, and to see its concerns and vision for how the Town will grow reflected in any Official Plan amendments.

We also request that we be given notice of any decisions that are made with respect to this matter.

Yours very truly,

A handwritten signature in black ink, appearing to read "Chris Barnett", written over the text "Yours very truly,".

Chris Barnett
Partner

CB:s

c: Town of Caledon
Honourable Steve Clark, Minister of Municipal Affairs and Housing
Honourable Sylvia Jones, MPP Dufferin/Caledon

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