
Subject: FW: letter for Minister Clarke

From: Annette Groves <Annette.Groves@caledon.ca>

Sent: April 16, 2020 1:03 PM

To: Lockyer, Kathryn <kathryn.lockyer@peelregion.ca>

Cc: Groves, Annette <annette.groves@caledon.ca>

Subject: letter for Minister Clarke

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Hi Kathryn

Attached is a letter that addresses my motion that passed April 9, 2020. I have collaborated with the seconder, Councillor Parrish. We believe the motion was rushed at the end of the meeting. We would like to lay out the issue carefully so that all Councillors are aware of and approve of what was intended by my motion. Please distribute with the agenda for next week's Council meeting. Please call me to discuss if you need to.

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Clark:

Re: Provincially Significant Employment Zone Region of Peel Official Plan Amendment No. 30

The purpose of this letter is to express the deep concern of the Council of Peel Region with the Province's recent decision to include the entirety of the lands within Regional Official Plan Amendment No. 30 in a Provincially Significant Employment Zone.

ROPA 30

On December 8, 2016, Regional Council adopted ROPA 30 for lands within the Town of Caledon, roughly located between Mayfield Road to the south, Humber Station Road to the west, Healey Road to the north, and Coleraine Drive to the east. ROPA 30 is currently on appeal to the Local Planning Appeal Tribunal.

The intended purpose of ROPA 30 is to extend the community of Bolton to accommodate planned Caledon and Peel growth to 2031, in accordance with the *Growth Plan*. It is a primarily residential expansion, which will accommodate approximately 10,350 people and 2,520 jobs. There is already

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DIRECTION REQUIRED _____ ✓
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sufficient land for employment uses within the Region for that time horizon. However, the Town and Region are short 185 hectares of developable residential land.

To respond to this shortage, ROPA 30 is intended to extend the urban settlement boundary of Bolton. In addition to the required residential lands, ROPA 30 will provide additional employment land along the west side of Coleraine Drive, as an extension of currently-existing and planned employment lands.

The process of adoption of ROPA 30 took many years, and involved careful consideration and evaluation of alternatives, and an assessment of a multitude of complex planning issues. Approval of ROPA 30 is critical to the Region's growth management strategy, and to achieving the Region of Peel's Official Plan intention to direct growth to Bolton.

PSEZ Designation

When ROPA 30 was adopted in December 2016, PSEZs did not exist under the then *Growth Plan*. They were created under the 2019 version, which took effect on May 16 of that year. The Province released draft PSEZ mapping in January 2019, which did not include the ROPA 30 lands. A map of the original PSEZ locations within the Region is attached to this letter.

However, on of December 20, 2019, and without prior consultation with the Region, the ROPA 30 lands were suddenly included within a PSEZ. Prior to that, it was understood that the small area of employment uses in ROPA 30 on the west side of Coleraine Drive would be included in a PSEZ to connect with currently existing and planned employment lands to the north. However, there was no warning that inclusion of the balance of the ROPA 30 lands was being considered, nor has any explanation been provided to the Region or affected landowners. A map of the current PSEZs can be found here: <https://bit.ly/3a1lqUs>

In response to the Province's decision to include the entirety of the ROPA 30 lands in a PSEZ, Regional Council passed the following resolution on April 9, 2020:

That the Regional Chair write a letter, on behalf of Regional Council, to the Minister of Municipal Affairs and Housing to request that the lands subject to Regional Council Plan Amendment 30, as adopted by Regional Council, be removed from the Provincially Significant Employment Zone 15 Mapping.

The Province's decision to include the entirety of the ROPA 30 lands within a PSEZ undermines two decisions of Regional Council. It also disregards the lengthy and costly process which led to ROPA 30. It is also the only major change of PSEZ mapping of significance in the entire Region of Peel.

With the exception of the small area now proposed by ROPA 30 for employment, the remainder of the ROPA 30 lands have never been designated for employment uses in any official plan. Further, the PSEZ extends to areas to the west and north of ROPA 30, which are outside the urban settlement boundary (even as proposed for extension in ROPA 30), and which have never been identified for future employment use in the Region's Official Plan.

Conclusion

To put it simply, neither the Region nor the Town of Caledon require that the ROPA 30 area be set aside for employment uses to 2031. They do need the bulk of that area, as confirmed twice by Regional Council, to be designated for residential use.

The Region therefore respectfully requests that your Ministry reverse its decision to include the ROPA 30 lands in a PSEZ, save and except for the small area of proposed employment in ROPA 30.

Yours *truly*

Annette Groves
Regional Councillor, Ward 5 Bolton
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