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April 4, 2022  
REGION OF PEEL  
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April 1, 2022

Sent via E-Mail: [aretha.adams@peelregion.ca](mailto:aretha.adams@peelregion.ca)

Aretha Adams, Regional Clerk and Director of Administration  
Region of Peel  
10 Peel Center Drive  
Brampton, ON L6T 4B9

Dear Ms. Adams,

REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED ☒ \_\_\_\_\_

**RE: PEEL 2051 UPDATE**

I am writing to advise that at the Town Council meeting held on March 29, 2022, Council adopted a resolution requesting that the Region designate the Option 6 lands as Employment Area within the Peel 2051 Regional Official Plan, to facilitate the future planning and development of these lands for employment uses.

The resolution read as follows:

*Whereas the Town of Caledon has a long-standing position in support of development of the Option 6 lands for employment uses, supported by planning studies, including extensive public consultation;*

*Whereas the Province of Ontario has recognized the importance of the future development of the Option 6 and adjacent lands for employment uses, through the inclusion of these lands within a Provincially Significant Employment Zone (PSEZ);*

*Whereas the Draft Future Caledon Official Plan proposes to designate the Option 6 lands as Employment Area, recognizing their strategic location for employment uses on the Humber Station Road corridor between the future Caledon GO station and the GTA West multi-modal transportation corridor;*

*Whereas the Humber Station Villages Landowners Group representing almost 300 acres of the total of developable area of 400 acres on the Option 6 lands, has expressed a desire to develop the lands for employment uses, through a request for Council support for a Ministers Zoning Order;*

*Whereas the Region takes the position that the inclusion of the Option 6 lands within the Bolton Rural Service Centre boundary through Regional Official Plan Amendment No. 30 was to accommodate population growth and residential/mixed use development, not employment uses, and has not designated the Option 6 lands as Employment Area in the Draft Peel 2051 Official Plan;*

*Whereas the Region is concluding the municipal comprehensive review to bring the Regional Official Plan into conformity with Provincial plans, including the Growth Plan for the Greater Golden Horseshoe, to the 2051 planning horizon, and expects to bring forward the final Peel 2051 Official Plan for Regional Council adoption in Spring 2022;*

*Now therefore be it resolved that the Region of Peel be requested to designate the Option 6 lands as Employment Area within the Peel 2051 Regional Official Plan, facilitating the future planning and development of these lands for employment uses.*

A copy of the Town's Peel 2051 Update memorandum has been enclosed for your reference.

For more information regarding this matter, please contact Bailey Loverock, Team Lead, Official Plan Review / Senior Planner for the Town of Caledon directly by e-mail to [Bailey.Loverock@caledon.ca](mailto:Bailey.Loverock@caledon.ca) or by phone at 905.584.2272 ext. 4274.

Thank you for your attention to this matter. We look forward to receiving a response on our request.

Sincerely,



Laura Hall, Director, Corporate Services / Town Clerk

Cc: Bailey Loverock, Team Lead, Official Plan Review / Senior Planner, Town of Caledon [Bailey.Loverock@caledon.ca](mailto:Bailey.Loverock@caledon.ca)

# Memorandum

Date: March 22, 2022

To: Members of Council

From: Bailey Loverock, Team Lead, Official Plan Review/Senior Policy Planner, Strategic Policy Planning, Planning Department

Subject: Peel 2051 Update

## Background

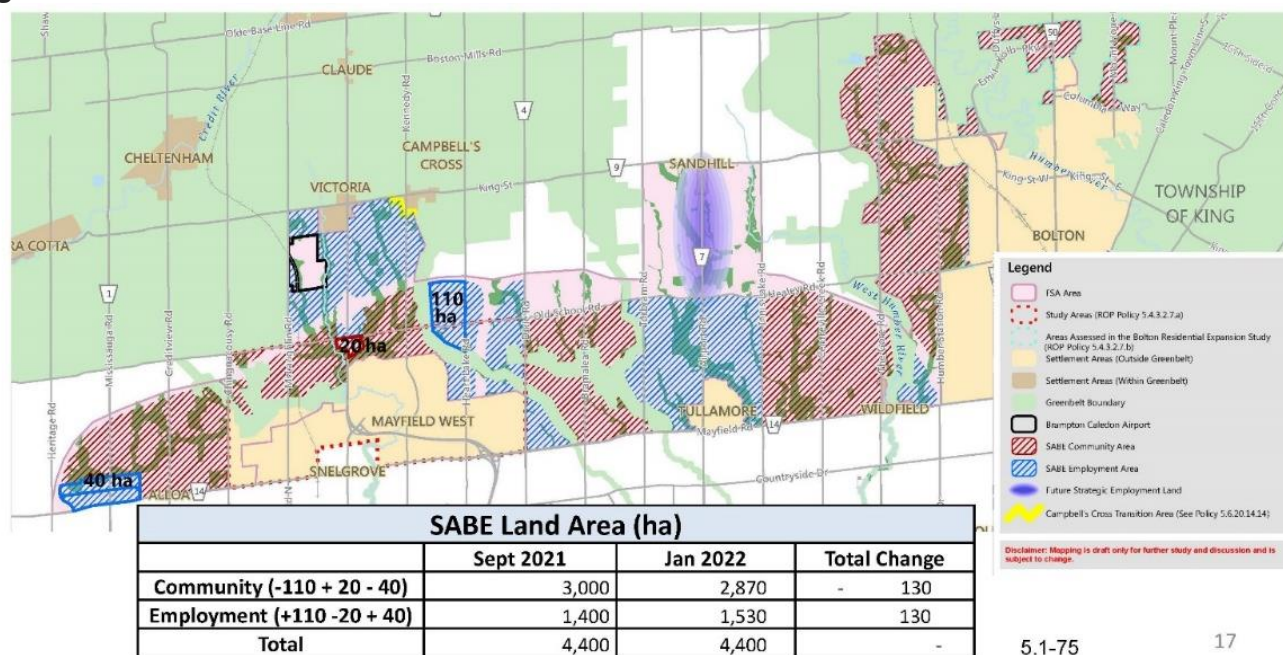
At the February 3, 2022 Region of Peel Planning and Growth Management Committee an update was brought forward regarding the Region's Official Plan Review and Municipal Comprehensive Review. In this update Regional staff requested direction to bring the Peel 2051 Official Plan forward for Council adoption before the end of Spring 2022, including a final proposed Settlement Area Boundary Expansion (SABE). A detailed response matrix was provided that included responses to comments from Provincial staff, local municipalities, and other agencies.

On November 30, 2021, Caledon Council endorsed Staff Report 2021-0430 to submit the Town's comments regarding Region of Peel 2051 Official Plan. Further to Staff Report 2021-0430, staff prepared a revised version of the Region of Peel Staff Recommended Draft Settlement Area Boundary Expansion map. The Town of Caledon Proposed Settlement Area Boundary Expansion Concept as amended by Council was submitted to the Region as part of the Town's formal comments. The submission included a request for an additional 250 hectares of Employment Area land coupled with a reduction in Community Area land by 200 hectares.

## Settlement Area Boundary Expansion (SABE)

In response to the Town's submission, Regional staff have proposed reducing the amount of Community Area by 130 hectares and adding 130 hectares of Employment Area. While the calculation of Employment Area land need is independent from the calculation of Community Area land need in the Provincial Land Needs Assessment Methodology, Regional staff does not support any increase in the total amount of SABE land. The SABE land need for Caledon would remain at 4,400 hectares, and the total number of population and jobs to be accommodated would remain the same at 300,000 population and 125,000 jobs by 2051. 2,870 hectares of Community Land is proposed at a minimum 67.5 people and jobs per hectare (previous density was 65 pj/ha). 1,530 hectares of Employment Area is proposed with a minimum density of 24.8 people and jobs per hectare (previous density was 26.4 pj/ha). The locations of proposed changes are highlighted in the map labelled as Figure 1.

**Figure 1:**



## Block Planning

In response to Town comments requesting more flexibility around block planning, Regional staff have noted that the policies will be modified so that block planning may not be required if secondary plans include enough technical detail. This is the flexibility that staff was requesting, and more details regarding block planning will be included in the Town's new Official Plan.

## Landowner Submissions on the Caledon Proposed SABE Concept

Two written submissions were included on the December 14, 2021 Council agenda regarding the Town of Caledon Proposed Settlement Area Boundary Expansion Concept. Staff were directed to review these submissions and report back to Council with a response.

### Wildfield Village

The submission from SGL Planning & Design Inc. on behalf of the Wildfield Village Landowners Group (attached as Schedule A to this report) outlines concerns with the proposed changes to the allocation of residential and employment lands. It notes that Staff were not proposing changes to the land use on the subject lands, but there were concerns with the proposed 200 ha decrease in overall Community Area (i.e. residential/mixed use) in the SABE area.

The Region completed five scenarios with regards to the SABE area. The density being proposed by staff corresponds with the density ranges being considered in the Region's scenarios. Staff justification for this proposed change relates to efficient use of land, transit oriented development, a balance between density, intensification and the amount of land being

considered for the settlement area boundary expansion, providing for increased density in Major Transit Station Areas to support investments in public transit and support complete communities.

### **Bolton “Option 6” Lands**

Similar concerns regarding the supply of Community Area versus Employment Area land were raised in correspondence from SGL Planning and Design Inc. on behalf of Humber Station Villages Landowners Group Inc. (attached as Schedule B to this report). It is stated that the Option 6 lands were brought into the Bolton Rural Service Centre boundary by Regional Official Plan Amendment 30 to accommodate population and some population-related employment growth, and it is suggested that there would be land use compatibility issues if the Option 6 lands were surrounded by employment uses in the SABE as recommended by the Town.

After the December 2021 submission, a request was received from Delta Urban on behalf of the Humber Station Village Landowners Group in support of employment uses on the Option 6 lands, by means of a Ministers Zoning Order, as listed on the February 22, 2022 Council Agenda.

The Town has a long-standing position in support of employment uses on the Option 6 lands, supported by planning studies, later recognized by the Province through the identification of the lands in a Provincially Significant Employment Zone (PSEZ), and which is now in alignment with the position of the Humber Station Villages Landowners Group.

Given that the Region’s analysis assumes the Option 6 lands will be developed for residential/mixed uses, a change to designate these lands as Employment Area in the Regional Official Plan, would necessitate the accommodation of population growth in other areas. Town staff supports consideration by the Region of changes to the Regional Official Plan, provided that the supply of employment land for Caledon to 2051 is maintained.

### **Next Steps**

Caledon staff continue to work closely with Region of Peel staff on issues related to both Official Plan Reviews.

### **Attachments**

Schedule A: Wildfield Village Landowners Group – SGL Letter to Caledon Council

Schedule B: Humber Station Villages Landowners Group Inc. – SGL Letter to Caledon Council



1547 Bloor Street West  
 Toronto, Ontario M6P 1A5  
 ☎ (416) 923-6630  
 ✉ info@sglplanning.ca

December 14, 2021

Project: CE.CL

## VIA EMAIL

Mayor Thompson and Members of Council  
 Town of Caledon  
 6311 Old Church Road  
 Caledon, Ontario  
 L7C 1J6

### Re: Comments on Town of Caledon Staff Proposed Settlement Area Boundary Expansion Concept for Region of Peel Official Plan

SGL Planning & Design Inc. (SGL) represents the Wildfield Village Landowners Group who own and control a significant portion of land in the concession block bound by Healy Road to the north, The Gore Road to the east, Mayfield Road to the south and Centreville Creek Road to the west. The Peel 2051 Draft Recommended Settlement Area Boundary Expansion (“SABE”) Schedule identifies the Wildfield Village lands as Community Area, as shown in **Figure 1** below.

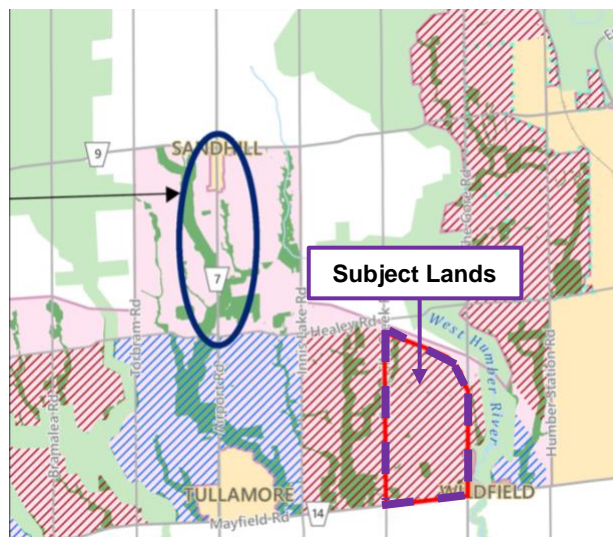


Figure 1. Peel Region Draft SABE Concept Map

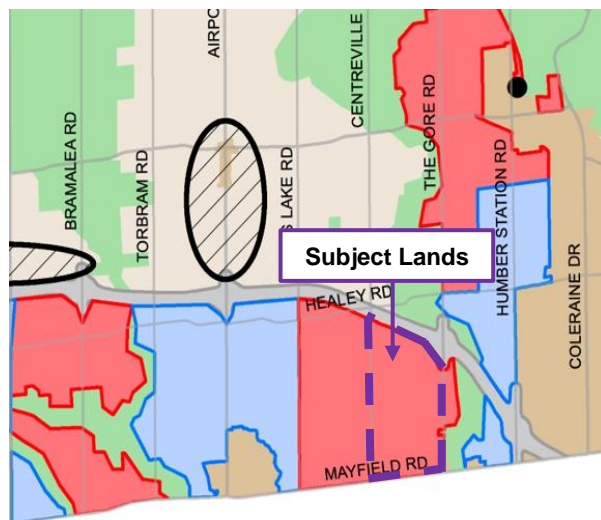


Figure 2. Caledon Revised SABE Concept Map

We are supportive of the extensive work carried out by the Region to identify the lands proposed for settlement area expansion and the appropriate distribution and location of Community Area and Employment Area within those settlement expansion areas.



Town of Caledon Staff Report 2021-0468 proposes a revised concept map and recommended changes to the Region's draft SABE, as shown in **Figure 2** above. While we recognize the Town has not proposed any changes to the subject lands, we still have concerns regarding the proposed changes to the allocation of residential and employment lands. According to the Town Staff Report, the Town's revised SABE concept includes a reduced amount of Community Area (approximately 2,800 ha compared to 3,000 ha included in the Region's SABE) and an increased amount of Employment Area (approximately 1,650 ha compared to the Region's 1,400 ha). The amount of these respective land areas was determined by the Region in conformity with Province's Land Needs Assessment Methodology and involved extensive analysis on the part of the Region and its staff and consultants. In our opinion, Town Staff's proposed decrease in residential land supply ignores that extensive work by the Region and will affect land supply for ground related housing with resulting implications on housing affordability. The Town Staff Report was not accompanied by any Land Needs Assessment in accordance with the Provincial Methodology which would support the departure from the Region's results and the recommended reduction in residential land.

Thank you for the opportunity to provide comments on Town Staff's proposed changes to the Region's SABE concept. We urge Council to carefully reconsider the Staff recommendations in light of the extensive work conducted by the Region through the MCR process before proceeding with formal comment to the Region.

Yours very truly,  
**SGL PLANNING & DESIGN INC.**



Paul Lowes, MES, MCIP, RPP

c.c. Adrian Smith, Region of Peel  
c.c. Glenn Pitura, Wildfield Village Landowners Group



1547 Bloor Street West  
Toronto, Ontario M6P 1A5  
☎ (416) 923-6630  
✉ info@sglplanning.ca

December 14, 2021

Project: HS.CL

**VIA EMAIL**

Mayor Thompson and Members of Council  
Town of Caledon  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6

**Re: Comments on Town Staff Proposed Settlement Area Boundary Expansion Concept for Region of Peel Official Plan**

SGL Planning & Design Inc. (SGL) are the planning consultants for the Humber Station Villages Landowners Group Inc. who own the lands known as the Option 6 lands, which were added into the Bolton Rural Service Centre through the approved Regional Official Plan Amendment No. 30 (ROPA 30). The Option 6 lands are located south of Healey Road, east of Humber Station Road, and north of Mayfield Road.

We have concerns regarding Town Staff Report 2021-0468, which proposes a revised concept map and recommended changes to the Region's draft Settlement Area Boundary Expansion ("SABE"), which forms part of Peel's Regional Official Plan Review and Municipal Comprehensive Review ("MCR").

We are supportive of the extensive work carried out by the Region to identify the lands proposed for settlement area expansion and the appropriate distribution and location of Community Lands and Employment Lands within those settlement expansion areas. The result of this extensive work is a Draft Recommended SABE Schedule, dated September, 2021, which identifies lands to the west and north of the Option 6 lands to be added to the Bolton settlement area as Community Lands, with an area of land to the west, adjacent to Mayfield Road, to be added as Employment Lands.

According to the Town Staff Report, the Town's revised SABE concept includes a reduced amount of Community Area land for residential uses (approximately 2,800 ha compared to 3,000 ha included in the Region's SABE) and an increased amount of Employment Area (approximately 1,650 ha compared to the Region's 1,400 ha). The amount of these respective land areas was determined by the Region in conformity with Province's Land Needs Assessment Methodology and involved extensive analysis on the part of the Region and its staff and consultants. In our opinion, Town Staff's proposed decrease in residential land supply ignores that extensive work by the Region



and will affect land supply for ground related housing with resulting implications on housing affordability. The Town Staff Report was not accompanied by any Land Needs Assessment in accordance with the Provincial Methodology which would support the departure from the Region's results and the recommended reduction in residential land.

The Option 6 lands were designated Rural Service Centre through the approval of ROPA 30, which was the settlement area expansion required to accommodate population growth and some population-related employment growth in Bolton to the year 2031. The inclusion of the Option 6 lands within ROPA 30 was adopted by Regional Council and ultimately approved by the Local Planning Appeal Tribunal following a multi-party settlement. The Region's draft SABE mapping borders the Option 6 lands with future community and residential uses to the north and west and a small amount of employment lands at the south, to create a well-planned, complete community. The Town's revised SABE concept proposes to surround the Option 6 lands entirely with future employment uses. In our opinion, this recommendation creates an incompatible relationship with the intent of ROPA 30 and the future residential community to be developed on the Option 6 lands.

Thank you for the opportunity to provide comments on Town Staff's proposed changes to the SABE concept. We encourage Council to carefully reconsider the Staff recommendations in light of the extensive work conducted by the Region through the MCR process before proceeding with formal comment to the Region.

Yours very truly,  
**SGL PLANNING & DESIGN INC.**



Paul Lowes, MES, MCIP, RPP

c.c. Adrian Smith, Region of Peel