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April 13, 2022

REGION OF PEEL

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Principals

Michael Gagnon
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April 6, 2022

The Corporation of the Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, Ontario
L6T 4B9

Attention: Regional Chair and Members of Regional Council
Ms. Kathryn Lockyer, Regional Clerk
Mr. Adrian Smith, Chief Planner and Director,
Planning & Development Services

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

Subject: Peel 2051 Official Plan Review and Municipal Comprehensive Review
New 2051 Region of Peel Official Plan
Public Input – Caledon Village Properties GP Inc.
GWD File: P.N.17.2235.00 – Peel 2051

Gagnon Walker Domes Ltd. (GWD) is the planning consultant for Caledon Village Properties GP Inc., registered owners of the properties known municipally as '0' Charleston Sideroad and 2785 Charleston Sideroad, known legally as Part of Lot 15, Concession 1, and Part of the Road Allowance Between Lots 15 and 16, W.H.S., located on the south side of Charleston Sideroad, west of Hurontario Street in the Town of Caledon. Attachment # 1 is an air photograph of the subject site.

New 2051 Region of Peel Official Plan

Since 2018, GWD has been providing general planning consulting services to Caledon Village Properties GP Inc. Our services have included participating on their behalf in the Region of Peel *Official Plan 2051 Review and Municipal Comprehensive Review (Peel 2051 OPR/MCR)*. To-date we have made numerous formal written submissions to the Region of Peel and the Town of Caledon; as follows: March 5, 2019, June 14, 2019, September 27, 2019, May 8, 2020 and May 19, 2020 and November 29, 2021. In addition, we delegated to Region of Peel Planning and Growth Management Committee on June 17, 2021 and to Town of Caledon Council on July 13, 2021.

On behalf of Caledon Village Properties GP Inc., we have reviewed the Region of Peel Staff Reports on the New Peel 2051 Official Plan, identified as Items 5.1 and 5.2 on the April 7, 2022 Region of Peel Planning and Growth Management Committee Agenda.

We wish to applaud Regional Planning staff for their efforts at managing the complex process associated with preparing the Peel 2051 Municipal Comprehensive Review and Official Plan Review. The New 2051 Region of Peel Official Plan represents the culmination of years of study and discussions/consultation with public and private stakeholders.

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We have reviewed the Staff Reports and the New 2051 Region of Peel Official Plan in the context of our Client's aspirations for their lands, which is to have all of them included as part of the expanded Settlement Area Boundary in order to have these lands contribute to the enhancement of Caledon Village, the Town of Caledon and the Region of Peel. More specifically, their inclusion would be part of the expanded *Caledon Village Rural Settlement Area*.

Caledon Village Properties GP Inc. believes that there is merit for the inclusion of the portion of the subject site within an expanded Caledon Village Rural Settlement Area Boundary.


The inclusion of the Caledon Village Properties GP Inc. lands within an expanded *Caledon Village Rural Settlement Area* represents a logical extension of the Settlement Area as part of the *Peel 2051 OPR/MCR*, and will allow the subject lands to be appropriately rehabilitated from a gravel pit to a new life with amenities that significantly enhance the community.

We are pleased to note that Regional Staff continue to support the proposed policy identified in the March 31, 2022 New 2051 Region of Peel Official Plan as **Policy 5.7.18.9** which states:

- *"Notwithstanding Policy 5.7.18.8, permit an expansion to the Caledon Village Settlement Area for '0' Charleston Side Road (legally known as Part Lot 15, Concession 1 West of Hurontario Street as in CA25689; Part Lot 15, Concession 1 West of Hurontario Street as in RO1026452, Town of Caledon) and 2785 Charleston Side Road (legally known as Part of Lot 15 Concession 1 West of Hurontario Street, formerly Township of Caledon as in CA25689 and RO1026452; Town of Caledon) without the need for a Region of Peel Official Plan Amendment, subject to the results of a local official plan amendment undertaken as part of a mineral aggregates rehabilitation plan in accordance with provincial policy and the policies of this Plan including the rural settlement expansion requirements as outlined in the Greenbelt Plan and Growth Plan. Reports and studies supporting the local official plan amendment must demonstrate that the proposed expansion would not preclude or hinder the expansion or continued use of adjacent mineral aggregate operations or the establishment of new operations within adjacent High Potential Mineral Aggregate Resource Area and would not be incompatible for reasons of public health, public safety or environmental impact."*

Thank you for having provided Caledon Village Properties GP Inc. with the opportunity to participate in the Peel 2051 Official Plan Review process. By way of this correspondence, we respectfully request notice of any decision regarding the New Peel 2051 Official Plan.

Yours truly,



Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

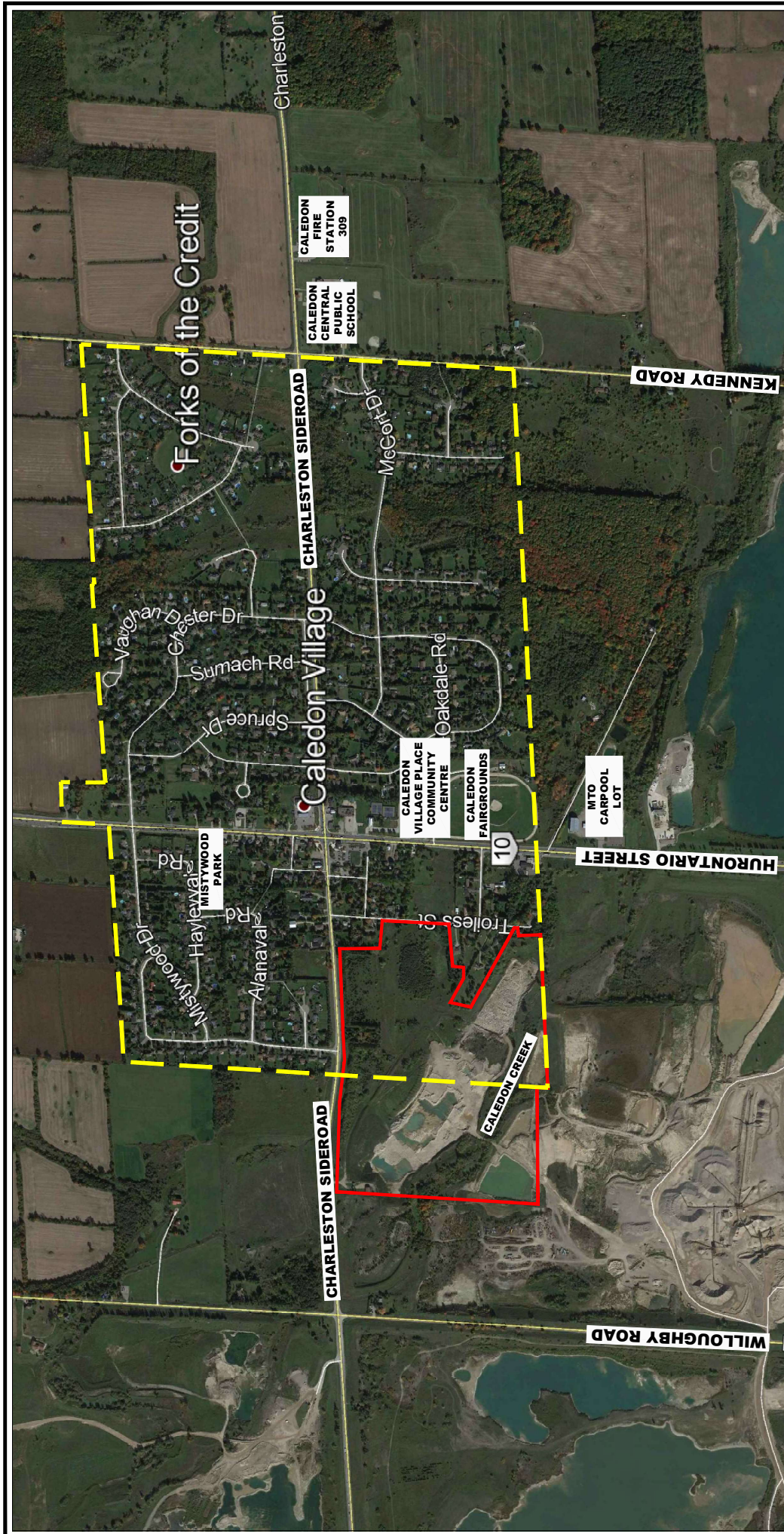



Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Principal Planner

cc: Caledon Village Properties GP Inc.
Antonietta Minichillo, Chief Planner, Town of Caledon



ATTACHMENT 1



AIR PHOTO - CONTEXT PLAN and SUBJECT SITE DODDS PIT EAST HALF of WEST LOT 15 and PART of EAST HALF LOT 15 CONCESSION 1 W.H.S. TOWN of CALEDON		LEGEND <div> <div style="display: inline-block; width: 20px; height: 10px; border: 1px solid red; margin-right: 5px;"></div> SUBJECT SITE </div> <div> <div style="display: inline-block; width: 20px; border-bottom: 2px dashed yellow; margin-right: 5px;"></div> CALEDON VILLAGE SETTLEMENT BOUNDARY </div>	
P.N.: 17-2235	Date: February 7, 2019	Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2235_Aerial_Images	 GWD Guelph-Waterloo District 3601 Highway 7 East Suite 310 L3R 0M3 ON 1 (855) 766-5790 www.gwd.ca	