

December 4th, 2023

Our File: 1372-004

Region of Peel
10 Peel Centre Drive
Suite B, 4th Floor
Brampton, ON
L6T 4B9

Attention: Aretha Adams
Region of Peel Clerk

Re: 4428 Old School Road (Roll #142970168)
Council of the Regional Municipality of Peel
Item 13.2
Town of Caledon
Regional Municipality of Peel
PRE 2023-0231

**PT LT 23 CON 3 EHS CHINGUACOUSY AS IN VS271737 EXCEPT
PT 1 43R6119, PT 1 43R16345, PTS 31, 32, 41 & 42 43R20416 TOWN
OF CALEDON**

Glen Schnarr & Associates Inc. (“GSAI”) are the planning consultants representing the owners and prospective purchasers of the above noted property municipally addressed as 4428 Old School Road, in the Town of Caledon, Regional Municipality of Peel (herein referred to as the “subject lands”). We are providing this comment letter in relation to the Provincial review of the Minister’s Decision and modifications to the Region of Peel Official Plan.

Through October and November 2023, the Ministry of Municipal Affairs and Housing issued announcements suggesting that Provincial modifications to the Region of Peel Official Plan would be rescinded. The subject lands were illustrated as an area to be Provincially modified and added to the Peel 2051 Urban Area in the Minister’s modified approval of the Region of Peel Official Plan of November 2022. However, we have learned that the subject lands were already included

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

in the Peel 2051 Urban Area in the final form version of the April 2022 Region of Peel Official Plan. The subject lands were not added to the urban area through Provincial modification.

As such and the given the above, we support the continued inclusion of the subject lands in the 2051 Urban Area in the Region of Peel Official Plan and the Urban Area and New Employment Area designations. To date, we have advanced the initial planning work on this premise. We have held a PARC meeting with Town of Caledon staff and are proceeding with the planning process accordingly and on the basis that the subject lands will remain in the urban area.

On November 28th Caledon held a Special Council Meeting to discuss Staff Report 2023-0673 – being a Report to provide more information on the 44 modifications approved by the Minister in the approval of the Peel 2051 Official Plan on November 4, 2022. In this Report, the subject lands remain in the Urban Boundary and remain designated Employment.

We have been advised that if the Region does submit a letter supporting the remained inclusion of the identified lands in the Urban Area that this would be done after the Regional Council Meeting on December 7th, 2023. We hope that the Region does submit a letter particularly in relation to the subject lands to indicate that these lands were always part of the of the Regional Official Plan and were part of the Settlement Area Boundary Study (SABE). Lastly, we ask that it be indicated that the Province made a mapping error with regards to the subject lands.

Thank you for the opportunity to provide these comments. We respectfully request that our comments be considered by Region of Peel staff in formulating any final recommendations to the Province on this matter for the December 7th, 2023 deadline. If you have any questions or require clarification about any of the contents of this letter please contact the undersigned.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



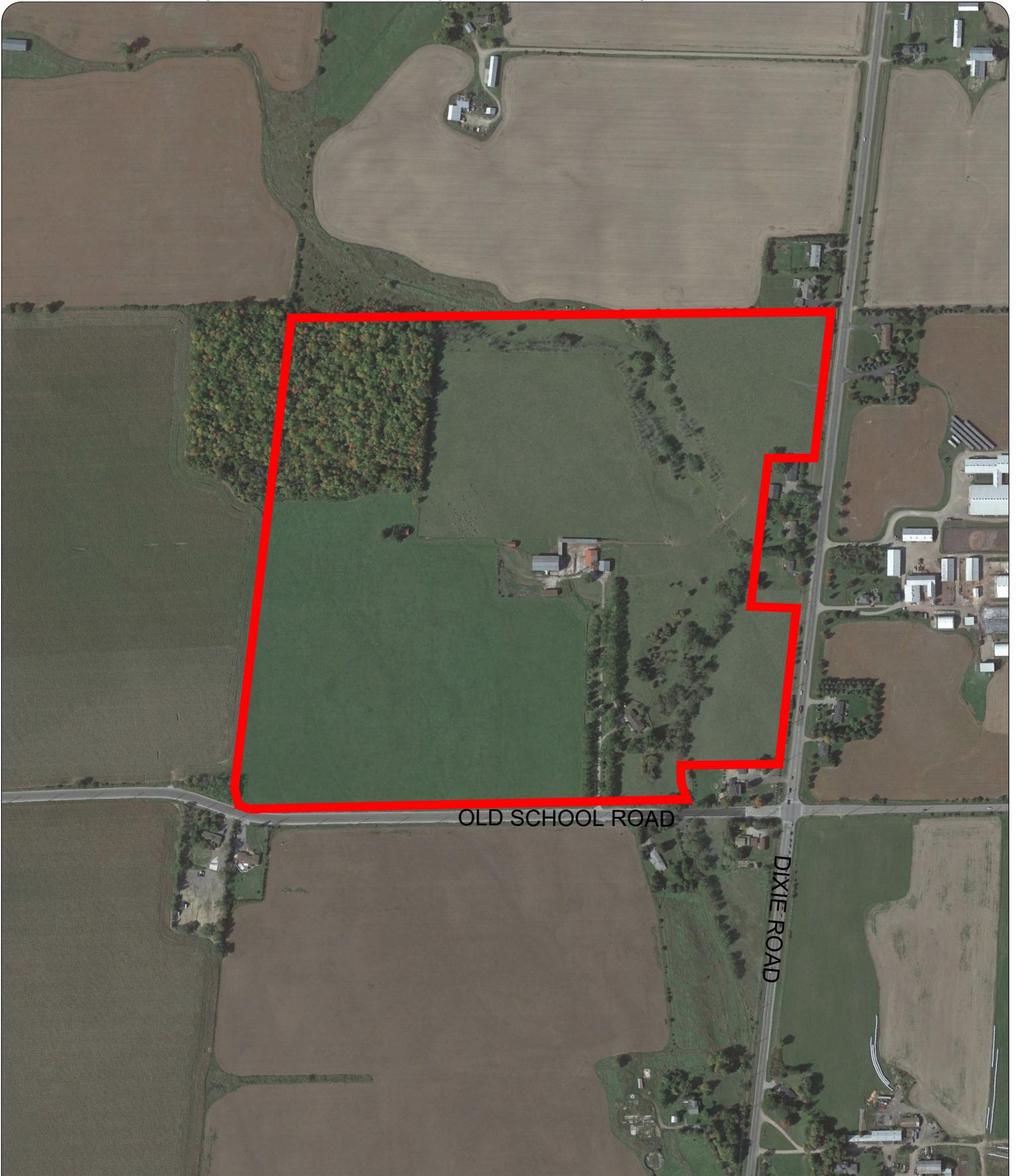
Bruce McCall-Richmond, MCIP, RPP
Senior Associate

cc. Christina Marzo, MCIP, RPP, Manager, Planning and Development Services

Attachments:

Figure 1 – Aerial Context Plan

Figures 2 – Region of Peel Official Plan – Regional Structure (E1)



OLD SCHOOL ROAD

DIXIE ROAD

FIGURE

1

AERIAL CONTEXT PLAN

LEGEND

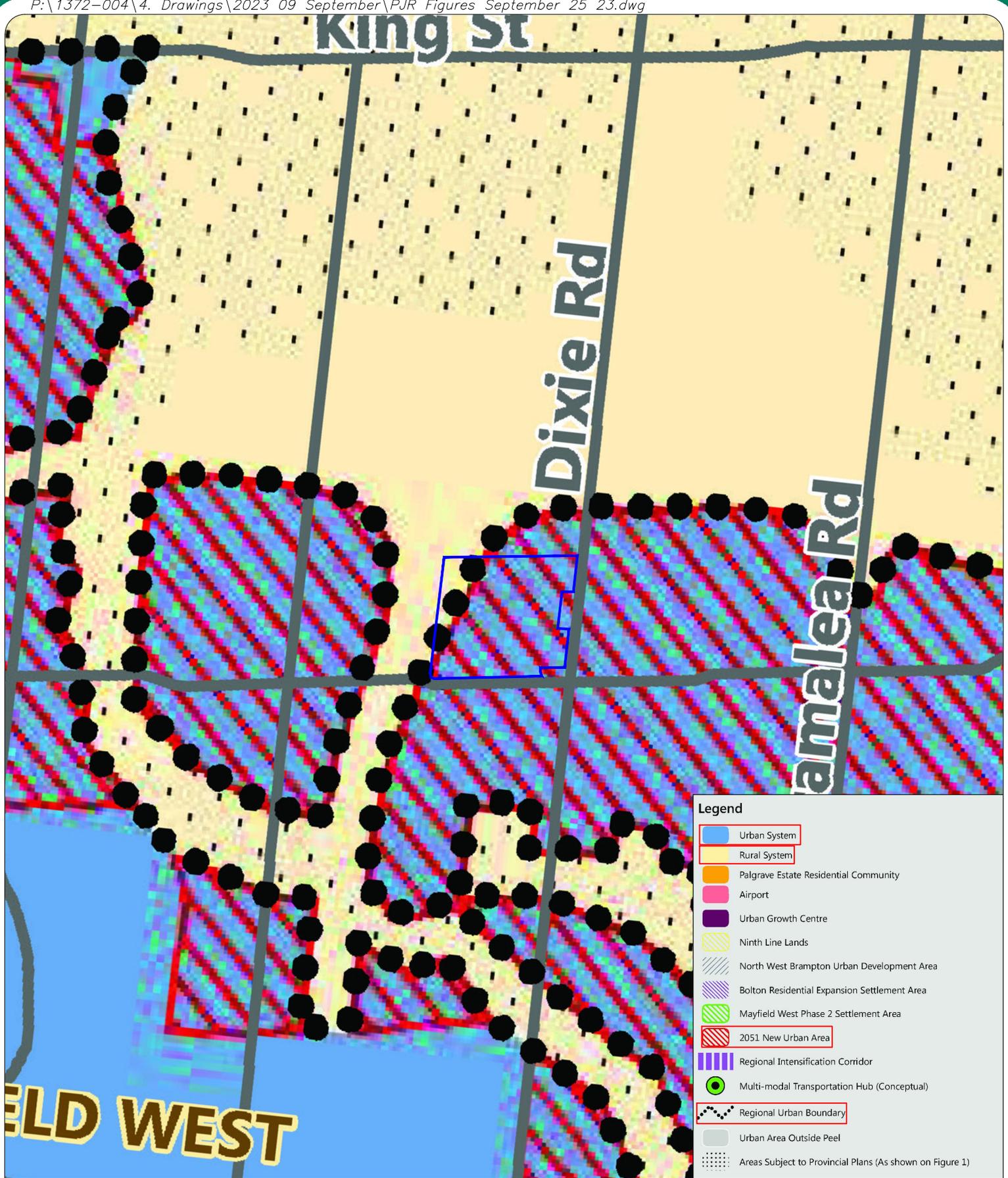
 Subject Lands

4428 OLD SCHOOL ROAD.
PART OF LOT 23, CONCESSION 3 EHS,
TOWNSHIP OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
SEPTEMBER 25, 2023





Legend

- Urban System
- Rural System
- Palgrave Estate Residential Community
- Airport
- Urban Growth Centre
- Ninth Line Lands
- North West Brampton Urban Development Area
- Bolton Residential Expansion Settlement Area
- Mayfield West Phase 2 Settlement Area
- 2051 New Urban Area
- Regional Intensification Corridor
- Multi-modal Transportation Hub (Conceptual)
- Regional Urban Boundary
- Urban Area Outside Peel
- Areas Subject to Provincial Plans (As shown on Figure 1)

FIGURE 2 REGION OF PEEL OFFICIAL PLAN
SCHEDULE 'E1' - REGIONAL STRUCTURE

LEGEND
 Subject Lands

4428 OLD SCHOOL ROAD,
 PART OF LOT 23, CONCESSION 3 EHS,
 TOWNSHIP OF CALEDON,
 REGIONAL MUNICIPALITY OF PEEL

SCALE NTS
 SEPTEMBER 25, 2023

