Gagnon Walker Domes
PROFESSIONAL PLANNERS

Principals

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**March 5, 2019**

**The Corporation of the Town of Caledon**
**6311 Old Church Road**
**Caledon, Ontario**
**L7C 1J6**

**Attention:** **Mayor and Members of Council**
**Legislative Services**

**Subject:** **Official Plan 2041 Review**
**Public Input – Flato Developments, Gold Humber Station Inc., and Bolton Residential Options 4 & 5 Landowners Group**
**GWD File: P.N.12.1920.00 – Caledon 2041**

**Dear Mayor, Members of Council and Town Staff:**

Gagnon Walker Domes Ltd. (GWD), along with Davis Webb LLP, represents Flato Developments, Gold Humber Station Inc. and the Bolton Residential Options 4 & 5 Landowners Group (collectively the "Client") on the northwest side of Bolton, generally bounded by King Street to the north, Humber Station Road to the east, The Gore Road to the west and two (2) lots north of Healy Road to the south.

The Client has actively participated in the Town of Caledon Bolton Residential Expansion Study (BRES) process, as well as the Region of Peel Regional Official Plan Amendment (ROPA) 30 process (currently appealed to Local Planning Appeal Tribunal (LPAT)). Our Client is one of a number of Parties that have appealed ROPA 30 to the LPAT.

## Official Plan 2041 Review
## BRES – Background and History

GWD has been retained to provide input to the Town of Caledon's *Official Plan 2041 Review*. We have reviewed the March 5, 2019 presentation and wish to applaud Town Staff for having clearly summarized previous Town of Caledon Official Plan Review's, dating back to 1979.

OPA 114, approved in 1997 established a framework and associated planning horizon to the year 2021, and OPA 226, approved in 2013 established a framework and associated planning horizon to the year 2031. In addition, over the past several decades, Town Staff have advanced various individual OPA's in accordance with provincial directives.



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On June 8, 2010, Town of Caledon OPA 226 was endorsed, representing the Town of Caledon's Provincial Policy conformity amendment, which identified that Bolton's total population to the year 2031 was to be 39,178; an increase of 12,983 people.

In 2012, the Town of Caledon began the Bolton Residential Expansion Study (BRES), a land use planning process to determine where and how to accommodate the additional Bolton population growth, and related population serving employment.

In October 2014, the Town of Caledon submitted the Bolton Residential Expansion Official Plan Amendment (ROPA 30) to the Region of Peel identifying the Option 3 lands as the preferred 'new' Bolton settlement expansion area.

On December 8, 2016, Region of Peel Council approved ROPA 30 (Option 6 lands) as the preferred 'new' Bolton settlement expansion area. In doing so, Regional Council chose not to endorse the Region of Peel Planning staff recommendation that the Hybrid Option 4/5 lands be endorsed as the ROPA 30 'new' Bolton settlement expansion area (coinciding with our Client's lands).

In making this submission to the Town of Caledon *Official Plan 2041 Review* process, we are not asking that the determination of where the 2031 Bolton population growth be dealt with through this process, but rather that our Client's lands which were recommended by Regional Staff as the ROPA 30 'new' Bolton expansion settlement area, be identified as such. The Town of Caledon's Official Plan 2041 Review should be based on the decision of the LPAT hearing in the appeal of ROPA 30. Endorsement by the Town of Caledon of our Client's recommendations herein would be appropriate and appreciated.

By way of this correspondence, we are requesting to be notified of any and all future Open House and Statutory Public Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee and Council related to the *Official Plan 2041 Review*, including receiving all Notices of Decision in connection with the Town of Caledon *Official Plan 2041 Review*.

**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:** **Sylvia Kirkwood, Town of Caledon**
**Marissa Williams, Town of Caledon**
**Flato Developments**
**Gold Humber Station Inc.**
**Bolton Residential Options 4 & 5 Landowners Group**
**Ron Webb, Davis Webb LLP**
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