GWD
Gagnon Walker Domes
PROFESSIONAL PLANNERS

Principals

Michael Gagnon
Lena Gagnon
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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 – 722147 Ontario Ltd.
GWD File: P.N.17.2051.00 – Caledon 2041

Dear Mayor, Members of Council and Town Staff:

Gagnon Walker Domes Ltd. (GWD) is the planning consultant for 722147 Ontario Ltd., registered owner of the property known municipally as 16494 Innis Lake Road, Caledon. The subject site measures approximately 38.04 hectares (94.00 acres), and is located on the west side of Innis Lake Road, north of Old School Road. Attachment # 1 is an air photograph of the subject site.

Official Plan 2041 Review

GWD has been retained to provide general planning consulting services, including participating with our Client in the Town of Caledon's *Official Plan 2041 Review*, which is being undertaken in accordance with Planning Act requirements, as well as policy directions set out in the PPS, various other Provincial Plans, and the Region of Peel Official Plan (which is also currently under review). Toward this end, our Client is appreciative of the opportunity to actively participate with the Town of Caledon and the Region of Peel in assessing and analyzing the various Focus Areas identified by Town Staff as being important in establishing a vision for development to the year 2041.

Work Plan

The Town of Caledon Staff Work Plan, which was initiated in 2018, projects a robust public engagement and consultation process culminating with the approval of a comprehensive Official Plan in the year 2023. Our client is looking forward to actively participating in an open and transparent process which will address a full complement of provincial, regional and local goals and objectives.

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In our opinion, this exercise should take account of our client's outstanding appeal before the Local Planning Appeal Tribunal as it pertains to its application for official plan amendment and a related appeal of a municipally initiated official plan amendment as they pertain to the subject site. These matters have been outstanding for a number of years and are intended to facilitate a sensitive form of residential development for the subject site, in keeping with existing development of the lands to the immediate south. We respectfully request that as part of the Work Plan, Town of Caledon Staff accept our Client's invitation to work cooperatively to resolve any outstanding issues related to the appeal.

Population and Employment

Based on provincial population and employment projections as well as current trends, it is anticipated that Caledon will experience significant growth. The 2017 Town of Caledon *Whitebelt Visioning Exercise* anticipated population and employment growth of 33,000 and 30,000 respectively, between 2031 and 2041. Our Client's lands are well positioned to contribute to the projected population growth, which may include the expansion of the Caledon East Rural Service Centre Boundary (see Attachments # 2 to # 4 – Region of Peel Official Plan and Town of Caledon Official Plan).

722147 Ontario Ltd. Merits and Objectives

According to the Staff Work Plan, key projects will include, but not be limited to investigations associated with transportation, servicing, the natural environment, the GTA West Transportation Corridor, commercial needs, as well as population and employment forecasts. We are confident that the detailed technical Reports, Plans and Studies will substantiate and highlight the merits of our client's lands, as an ideal candidate for potential inclusion within an expanded Caledon East, including:

1. **Existing and Proposed Transportation Infrastructure**
   - The subject site can be readily accessed via existing and proposed transportation infrastructure including Innis Lake Road, as well as potential connections through the existing estate residential developments to the south and west. In this regard, we note that the developed plan of subdivision to the south contemplated a road network connection into our Client's property.

2. **Compatible Residential Form**
   - Strategically located immediately adjacent to an existing, established rural estate residential development, fronting onto Innis Lake Road, and in keeping with the form of residential development found within the estate subdivisions to the south and west. Advancing residential permissions to our Client's lands will facilitate the compatible development of their lands for an estate residential development, in keeping with existing development to the south.

3. **Logical Progression of Growth**
   - Represents a logical progression of growth through the expansion of the existing and established rural estate residential area, including a potential expansion of the Caledon East Rural Service Centre Boundary.

4. **Readily Serviced Lands**
   - Proposed rural estate residential lots can avail themselves of the existing water service located within the Innis Lake Road right-of-way, thereby maximizing and optimizing available infrastructure.

5. **Creation of a Complete Community**
   - The subject site represents a logical extension to the current built-up area with a land use and built form that is compatible with adjacent development, contributing to the accommodation of projected residential growth and the creation of complete communities.

Our Client's objective is to work cooperatively with the Town of Caledon and the Region of Peel to resolve any outstanding issues related to the proposed development of the subject site as part of the outstanding site specific LPAT appeal, and the Work Plan currently being undertaken by Staff.

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*.

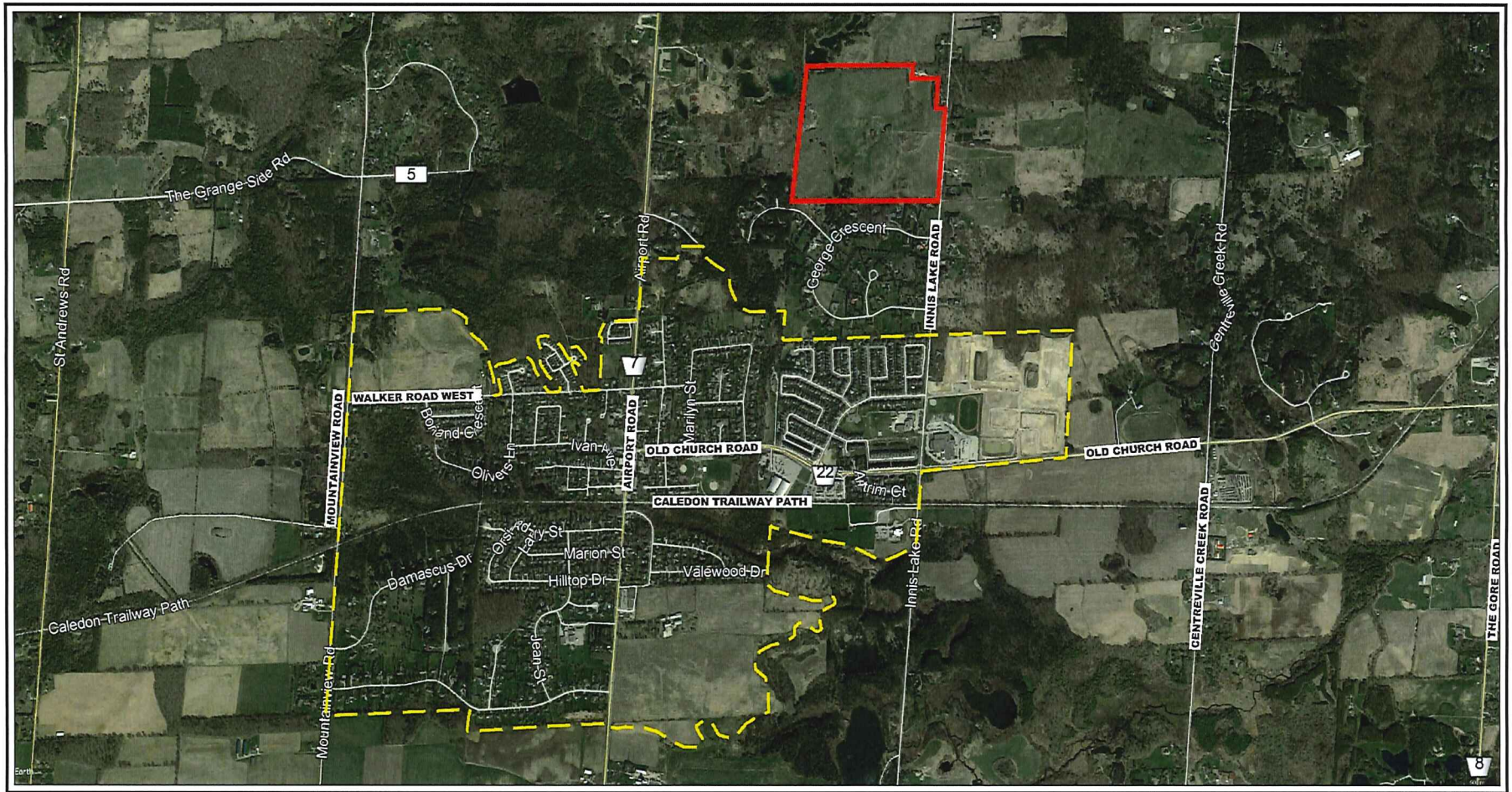
Yours truly,

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
722147 Ontario Ltd.
Angelo Delfino
Renzo Moser
Daniel Artenosi, Overland LLP

ATTACHMENT # 1



AIR PHOTO - CONTEXT PLAN and SUBJECT SITE
16464 INNIS LAKE ROAD
TOWN of CALEDON

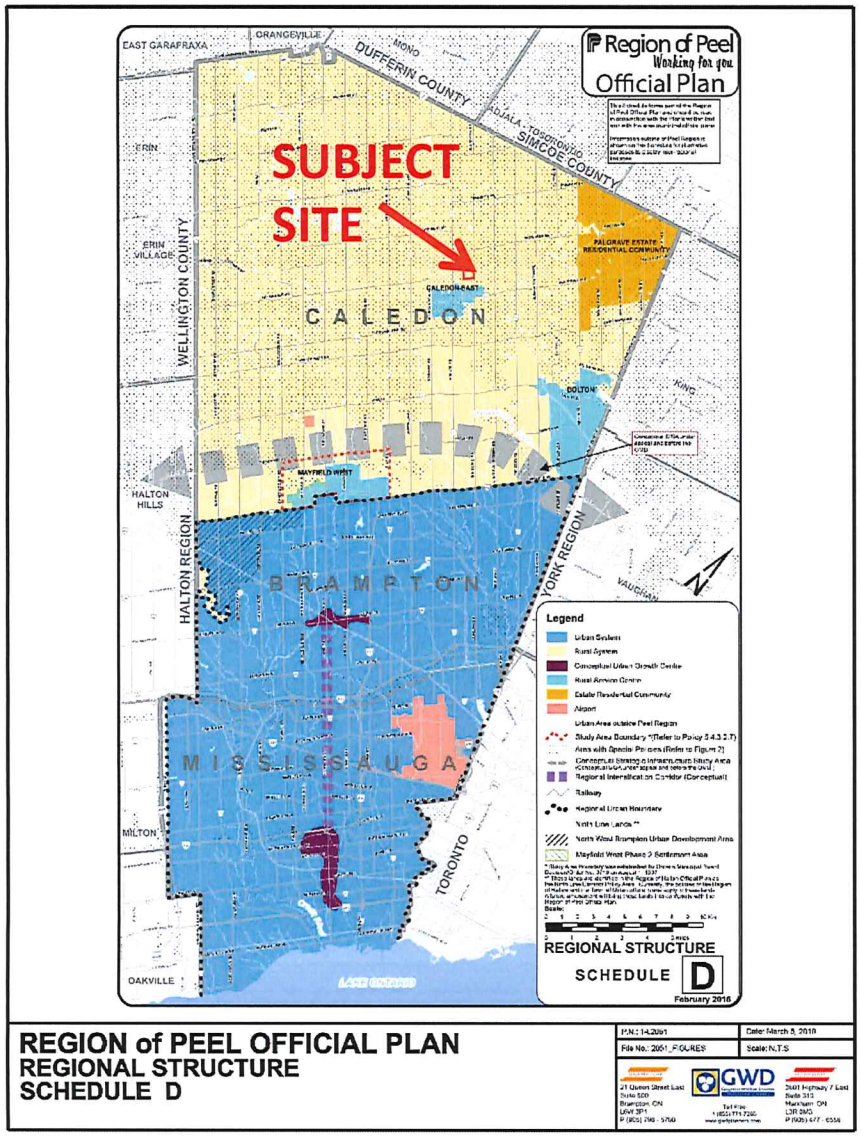
LEGEND		
SUBJECT SITE	P.N.: 14.2051	Date: March 4, 2019
CALEDON EAST SETTLEMENT BOUNDARY	Scale: N.T.S	Revised:
	Drawn By: D.S.	File No.: PN 2051_ Aerial_Images

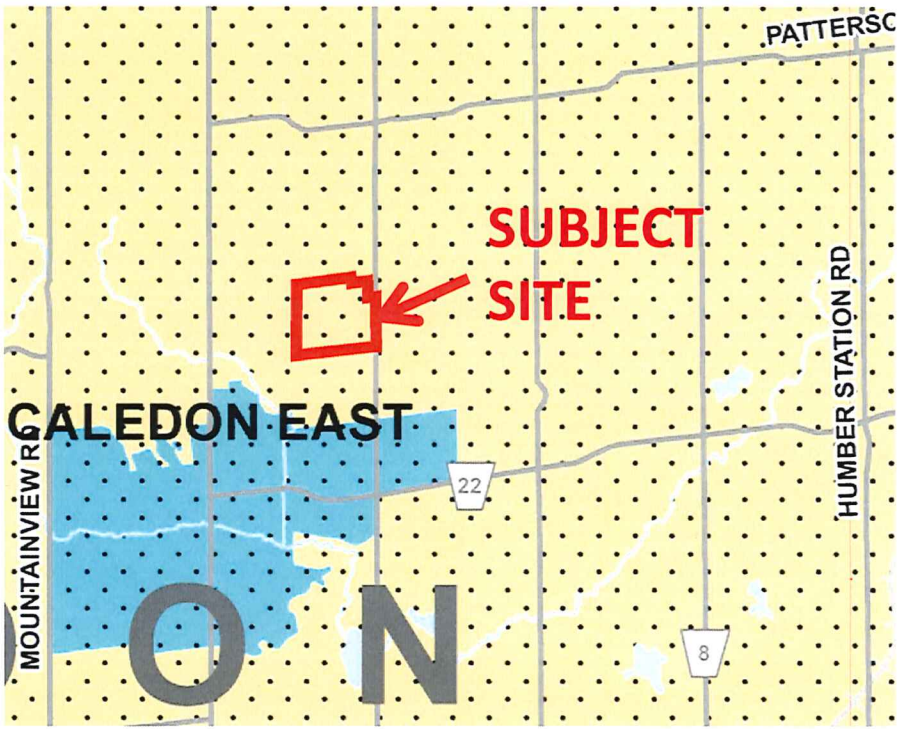
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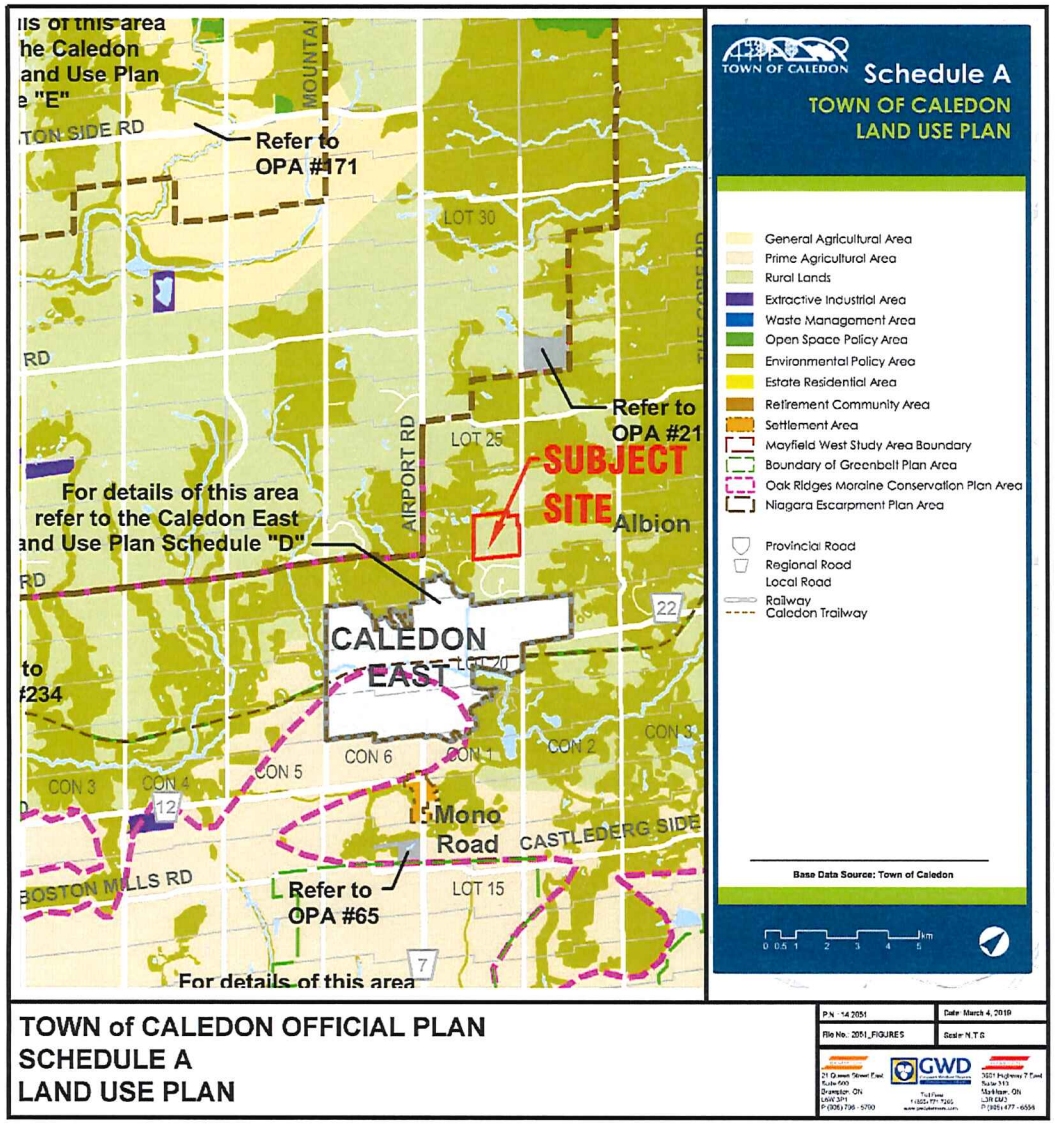
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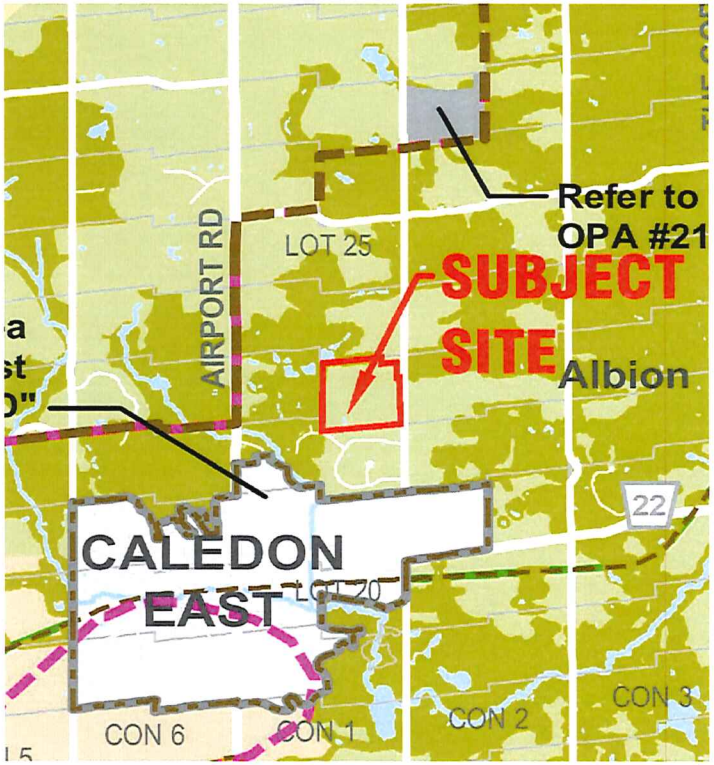
Attachment # 2 - Region of Peel Official Plan





Attachment # 3 - Town of Caledon Official Plan





Attachment # 4 - Town of Caledon Official Plan

