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 – Caledon Village Properties G.P. Inc.
GWD File: P.N.17.2235.00 – Caledon 2041

Dear Mayor, Members of Council and Town Staff:

Gagnon Walker Domes Ltd. (GWD), working alongside Stantec Consulting Inc., represents Caledon Village Properties G.P. Inc., registered owners of 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 (hereinafter referred to as the subject site). Attachment # 1 is an air photo of the subject site and immediate surrounding area.

The subject site measures approximately 43.79 hectares (108.21 acres) of land; having approximately 712.31 metres (2,336.97 feet) of frontage along Charleston Sideroad, and 207 metres (804 feet) along Troiless Street. Of the total site area, approximately 23.90 hectares (58.85 acres) is located within the Caledon Village Settlement Area; the balance thereof, 19.98 hectares (49.36 acres), is located outside of the limits of the Village proper.

The lands that are located within the Caledon Village Settlement Boundary are designated for residential purposes (see Attachment # 2 – Town of Caledon Official Plan). The subject site presents an opportunity to fully rehabilitate a property that has historically been operated as a mineral aggregate extraction operation (gravel). Our Client's proposal represents a logical extension of the Caledon Village Settlement Boundary via a comprehensive set of site specific Draft Plan of Subdivision, Official Plan and Zoning By-Law Amendment applications. Toward this end, our Client is desirous of working cooperatively with the Town of Caledon with a view to securing approvals in a timely manner.

CONFIDENTIALITY CAUTION
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Background

As mentioned, the subject site has historically been operated as a mineral aggregate extraction operation (gravel). In accordance with its Aggregate Licence, the property is to be rehabilitated. Our Client's current proposal to develop the subject site for residential purposes represents an opportunity to rehabilitate the property to a higher standard. As part of the proposal, it is envisaged that some of the remaining on-site materials will be utilized in the construction of future road and servicing infrastructure.

The Caledon Creek flows intermittently from east to west along the southerly property boundary. Caledon Village Properties G.P. Inc. proposes to work cooperatively with the Town of Caledon and the Credit Valley Conservation Authority to establish the limits of the floodplain and identify public open space with a view to preserving the Caledon Creek.

On November 5, 2019, our Client held a Preliminary Meeting with Town of Caledon staff to introduce the proposal. A formal DART Pre-Consultation Application is being prepared and will be submitted to the Town of Caledon in the near future. Our client is in the process of retaining a full complement of qualified development consultants who will be preparing various technical Reports, Plans and Studies, including, but not necessarily limited to the following:

- Urban Design Brief and Trail Plan
- Functional Servicing and Stormwater Management Report
- Grading and Servicing Plans
- Landform Conservation Plans and Slope Maps
- Erosion Sediment Control Plan
- Hydrology
- Planning Justification Report
- Boundary and Topographic Survey
- Tree Inventory and Preservation Plan
- Reforestation Plan and Report
- Environmental Impact Study
- Nitrate Loading Analysis
- Traffic Impact Study
- Noise Study

At the future DART Pre-Consultation meeting, Town of Caledon staff will confirm if other Reports, Plans and/or Studies are required in support of the residential development proposal.

Official Plan 2041 Review

We wish to confirm that our Client is interested in participating in the Town of Caledon's *Official Plan 2041 Review*. Toward this end, we have reviewed the March 5, 2019 presentation and wish to applaud Town Staff for having clearly summarized previous Town of Caledon Official Plan Reviews, 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.

Planning Act

In accordance with Planning Act requirements, the Town of Caledon is embarking on the current Official Plan Review consistent with the PPS, and in conformity with various other Provincial Plans, as well as the Region of Peel Official Plan (which is also currently under review). Caledon Village Properties G.P. Inc. 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.

As noted in the Town of Caledon Staff presentation, one of the 2019 key projects for the Caledon *Official Plan 2041 Review* Work Plan is an Aggregate and Rehabilitation Study. We envisage working closely with the Town of Caledon on the Aggregate and Rehabilitation Study, the Caledon *Official Plan 2041 Review,* and the site specific Draft Plan of Subdivision, Official Plan Zoning By-Law Amendment applications.

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 Clients lands are well positioned to assist in accommodating a portion of the projected population growth within the expanded Caledon Village Settlement Area Boundary.

Caledon Village Rural Service Centre Boundary

As mentioned previously, a portion of the subject site is located within the Caledon Village Settlement Area, while a portion is located outside thereof. The lands that are located within the Caledon Village Settlement Area Boundary are designated for residential purposes. The subject site presents an opportunity to fully rehabilitate a mineral aggregate extraction operation (gravel) and to comprehensively plan for the development of all of our Client's lands at one time.

Caledon Village Properties G.P. Inc. – 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, the Aggregate and Rehabilitation Study, 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 inclusion within an expanded Caledon Village; including:

1. **Existing and Proposed Transportation Infrastructure**
   - Frontage along Charleston Sideroad (a Region of Peel major road) and Troiless Street, with excellent locational proximity to existing Highway 10/Hurontario Street which provides regional connections to Orangeville and Brampton, including the future proposed GTA West Transportation Corridor and existing Highway 410;

2. **Close Proximity to Residential Lands**
   - Strategically located adjacent to existing and/or proposed residential lands; including the balance of the Caledon Village Settlement Area which provides logical geographic, transportation and land use planning connections between Caledon Village and the broader Town of Caledon and Region of Peel;

3. **Logical Progression of the Community**
   - Expansion of Caledon Village in an westerly direction, including the expansion of the Settlement Boundary to include the western portion of the subject site represents a logical and rational progression of the Community;

4. **Readily Serviced Lands and Community Service Facilities**
   - Lands that are readily serviced by the practical extension of existing and/or planned approved servicing infrastructure and community service facilities;

5. **Creation of Complete Community**
   - A logical extension to the current built-up area, suitable for the designation of residential lands which will contribute to the creation of a complete community, which is compatible with adjacent land uses.

Our Client is capable of providing effective and informed input into the Town of Caledon *Official Plan 2041 Review* process. They believe that their lands can contribute to accommodating a portion of the anticipated Town of Caledon population growth while at the same time serving to fully rehabilitate a mineral aggregate extraction operation (gravel).

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*.

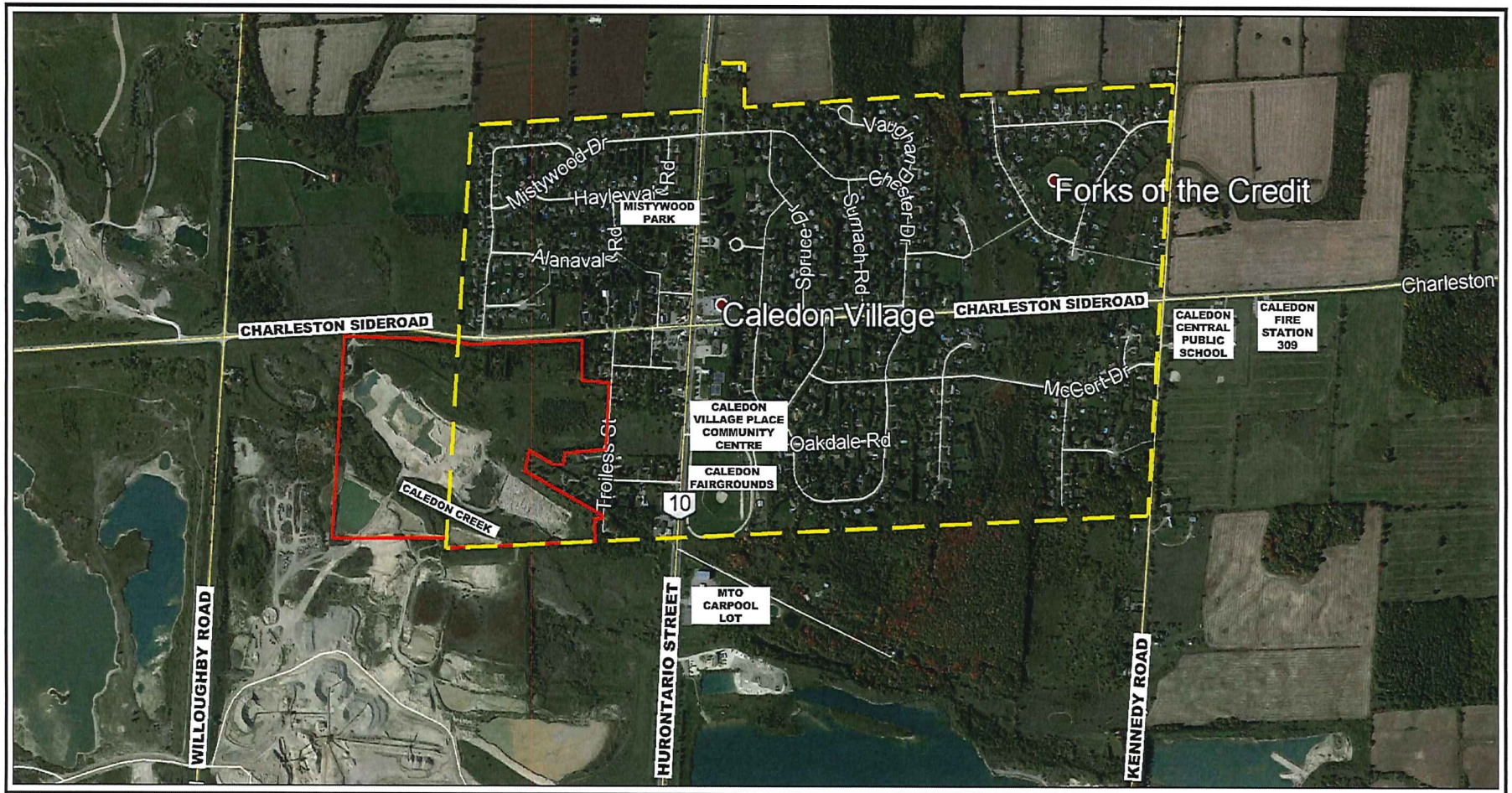
Yours truly,

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
Phil Stoddart, Caledon Village Properties G.P. Inc.
Steve Greene, Caledon Village Properties G.P. Inc.
Kevin Fergin, Stantec Consulting
Peter Horn, Stantec Consulting

ATTACHMENT # 1

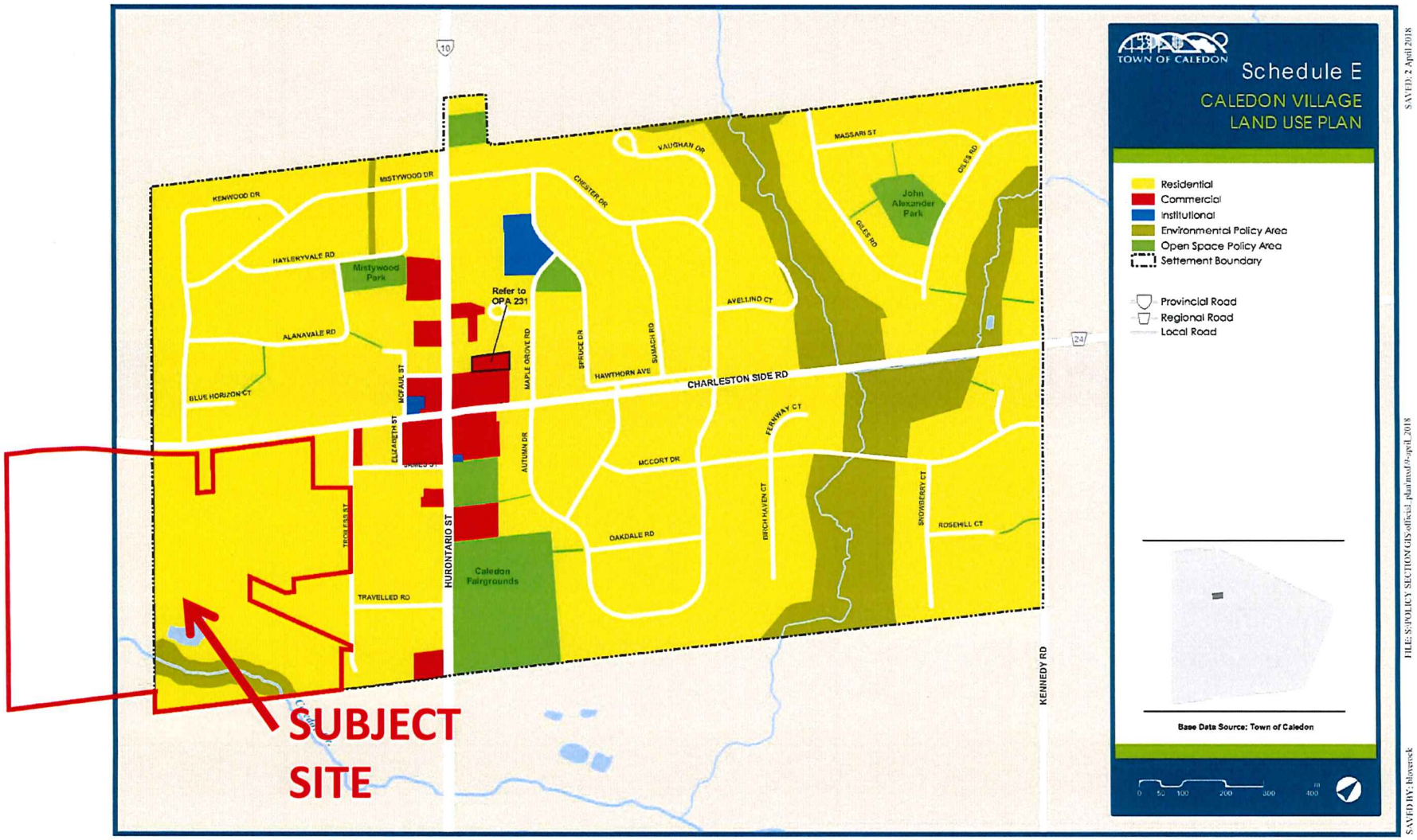


AIR PHOTO - CONTEXT PLAN and SUBJECT SITE
DODDS PIT
EAST HALF of WEST LOT 15 and PART OF EAST HALF LOT 15
CONCESSION 1 W.H.S.
TOWN of CALEDON

LEGEND		
SUBJECT SITE	P.N.: 17.2235	Date: March 4, 2019
CALEDON VILLAGE SETTLEMENT BOUNDARY	Scale: N.T.S	Revised:
	Drawn By: D.S.	File No.: PN 2235_ Aerial_Images

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Attachment # 2 - Caledon Village Land Use Plan



Note: The Subject Site extends beyond the limits of the Town of Caledon Schedule E document

Attachment # 2 - Town of Caledon Official Plan

