



June 3, 2022

GSAI File: 792 – 025

Town of Caledon  
Planning & Development Department  
6311 Old Church Road  
Caledon, ON L7C 1J6

**Attn:** Antonietta Minichillo  
Director. Planning / Chief Planner

Dear Ms. Minichillo,

**RE: Official Plan Amendment Submission  
Site-Specific Policy Request  
Robert Speirs  
PT LT 11, CON 4 (ALB), Town of Caledon, Region of Peel  
Town File No. POPA-2022-0004**

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Glen Schnarr & Associates Inc. ('GSAI') are the planning consultants to Robert Speirs (the 'Owner') of the lands legally described as PT LT 11, CON 4 (ALB), in Macville, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Official Plan Amendment Application to facilitate a site-specific policy exemption.

In support of the Application, please find attached the following:

- A copy of the completed Official Plan Amendment Application Form;
- A copy of the signed Pre-Consultation Application (DART) Checklist (PRE 2022-0071), dated June 3, 2022;
- A copy of the Planning Justification Report, prepared by GSAI, dated May 2022;
- A copy of the Draft Official Plan Amendment, prepared by GSAI;
- A copy of the Concept Plan depicting the proposed future severance, prepared by GSAI, dated May 26, 2022;
- A copy of the Plan of Survey, prepared by J.D. Barnes, dated May 26, 2022; and,
- A copy of the Draft Reference Plan, prepared by J.D. Barnes, dated June 2, 2022.

Payment of full application fees will be provided once the amounts are confirmed by the Town of Caledon, the Region of Peel and the Toronto and Region Conservation Authority ('TRCA'). For clarity, it is our interpretation that full application fees will be as follows:

- \$17,436.17, payable to the Town of Caledon, representing the Official Plan Amendment – Minor

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Fee;

- \$9,000.00, payable to the Region of Peel, representing the Area Municipal Plan Amendment Review Fee; and,
- \$3,100.00, payable to the Toronto and Region Conservation Authority, representing the Official Plan Review Fee.

## PURPOSE OF APPLICATION

This Application is to facilitate a site-specific policy Amendment on the Subject Lands as further described in the section below. The Subject Lands are located on the north side of King Street, east of The Gore Road, in Macville, in the Town of Caledon. The Site is currently vacant. Active agricultural fields, a wetland and a creek are also present.

The Site is currently split designated 'Rural System' and 'Bolton Rural Service Centre' (Schedule D, Regional Structure) by the in-effect Peel Regional Official Plan ('ROP'), as amended. The Site is further designated 'Prime Agricultural Area' by the in-effect Town of Caledon Official Plan (Schedule A, Land Use Plan). It is noted that the Site is also partially located within the proposed Bolton GO MTSA, is within the proposed Macville Community Secondary Plan area and is also partially subject to Interim Control By-law No. 2021-92 and is partially subject to a Minister's Zoning Order (Ontario Regulation 171/21). Based on the above, an Official Plan Amendment Application is requested to implement the proposal.

## PROPOSAL DESCRIPTION

This Application is to facilitate a future severance. More specifically, the Subject Lands, via a site-specific policy exemption, would be severed into two (2) parcels so that each parcel is held in separate ownership. To be clear, no development is proposed, and the existing conditions of the Subject Lands will remain intact. In accordance with the DART Meeting held on May 5, 2022, a Waterflow Analysis has not been provided. Furthermore, a redesignation and rezoning of the lands is not contemplated notwithstanding the comments received from Toronto and Region Conservation Authority ('TRCA') Staff.

We trust the above-noted materials for sufficient for your review and circulation. Please feel free to call if there are any questions. Thank you.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

Karen Bennett, MCIP, RPP  
Partner

Stephanie Matveeva, MCIP, RPP  
Associate