

October 19, 2021

Public Comment Response

**Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications
Armstrong Planning and Project Management on behalf of Tribal Partners Canada Inc.
0 and 12035 Dixie Road
Part Lots 18 and 19, Concession 4 EHS (Chinguacousy)
File No.: POPA 2021-0005, RZ 2021-0007 and SPA 2021-0013**

1. **Agricultural Lands and Urban Sprawl**

We will be using valuable farmland in this development. Here in Southern Ontario we have most of Canada's best farmland for food production. So much land is already being lost on a daily basis to development, and this development will add to it.

The property includes Greenbelt and this makes this proposal all the more egregious. The OFA is currently pleading for Ontario to STOP PAVING FARMS. We are in the midst of a climate emergency and our supply chains have been demonstrated during this pandemic to be weak and tenuous. Why does Caledon council continue to allow the relentless conversion of farms to urban uses? We must have food sovereignty and enough land to grow our own supply rather than rely on foreign food supplies. Here in [REDACTED] we are proposing an urban boundary freeze and a moratorium on any further conversion of rural farms to urban use. I would suggest that Caledon do the same if you want our future generations to be able to feed themselves.

We are running out of land here! Why must we promote low density sprawl to use up land, and promote car traffic. Encouraging cars just makes it harder for everyone to get around. Can we not plan more effectively for controlled development and mass transit?

Response:

The Region of Peel is currently undertaking a Municipal Comprehensive Review as part of the Regional Official Plan Review, and this review will confirm where the appropriate locations are for settlement area boundary expansions. The proposed development will not be considered for approval until such time as the Region's Municipal Comprehensive Review is complete and the Peel 2051 Official Plan is approved and in effect.

The Province of Ontario released Amendment 1 to A Place to Grow: Growth Plan for the GGH that includes changes to the total population and employment forecasts for Peel. This amendment revised the planning horizon from 2041 to 2051. The Region has initiated the Settlement Area Boundary Expansion Study because after accounting for intensification opportunities across Peel, there will be a need for new settlement boundary expansion lands to accommodate population and employment growth in the Town of Caledon.

The current draft mapping documents for the Region's Municipal Comprehensive Review and Settlement Area Boundary Expansion identify the subject lands as a possible location for employment uses. These documents are currently available through the Region of Peel website and are available for the purpose of public consultation. It should be noted, that any decision on this application must be made in accordance with the Regional Official Plan.

Until such time as the subject lands are brought into the Region of Peel's settlement area boundary, the proposed Official Plan Amendment to redesignate the subject lands to permit industrial land uses will not be advanced before Council.

2. Environment and Natural Heritage

Caledon contains the “water sponge” and storage supplies for Southern Ontario in the Oak Ridges Moraine, which will be greatly affected. All this development adds pollutants to our fresh water supply, affects wildlife, and adds to climate change.

Response:

The Toronto and Region Conservation Authority (TRCA) regulates the area and also acts as technical advisor to the Town on environmental matters. The TRCA has reviewed the development proposal, and has requested updates to the development's stormwater management, infiltration design and outfall details to ensure that the development does not harm the area's water supply.

3. Transportation

Such development will necessitate more road development. How will this be managed?

Response:

The applicant has submitted a Traffic Impact Study (TIS) which has been reviewed by the Region of Peel and Town of Caledon Transportation Engineering staff. The development is being considered on the basis of existing transportation infrastructure and updates to the TIS have been requested, specifically to analyze the traffic impacts of the proposed development against a 10-year horizon. The development will not be approved until the Town and Region are satisfied that the development can be appropriately supported by transportation infrastructure in the area.

4. Public Notice

Consultation is an integral component of the Environmental Assessment (EA) and design process. How is this possible under “lockdown” when people cannot readily attend information and Council meetings?

Can you tell me how many neighbours were informed about these proposals given that everyone within 120 meters of the property must be notified? Given that it is a rural location I just wonder how many residents live within the 120 metre boundary mark and received notification?

Response:

Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chambers is not open to the public to attend Council and Committee meetings until further notice. Instead, meetings will be held electronically. Members of the public may participate or listen through the following means

- The public may submit comments in writing regarding items listed on the agenda to agenda@caledon.ca. Comments submitted will be considered as public information and entered into the public record.
- To participate directly in the meeting, individuals may contact Legislative Services by email to agenda@caledon.ca or by phone at 905.584.2272 x. 2366 or complete the delegation form on the Town’s website here: Public Participation in Electronic Meetings Registration > (caledon.ca).
- Members of the public may also call into the meeting and listen only by contacting the following toll free phone number: 1-833-311-4101 and entering the designated meeting access code.

Over 30 notices were sent to neighbouring property owners. These neighbouring lands were in the Town of Caledon and City of Brampton. In addition to mailing notices to neighbouring land owners, notice was also posted in the Caledon Enterprise, Caledon Citizen and Brampton Guardian newspapers, posted on the Town’s website, and signage was posted on the subject lands along Dixie Road and Mayfield Road.

5. Construction

What will you do about the dust, noise, and etc. that will bother neighboring properties?

Response:

As part of these applications, technical studies were required to be submitted to address noise and light. These studies are reviewed by agencies and departments and recommendations will be implemented through any approvals. This comment has been forwarded to the applicant to be addressed and will be reviewed by Town staff.