

February 11, 2021

Refer To File: 870-001

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

Attention: Ms. Sylvia Kirkwood, MCIP, RPP
Chief Planner

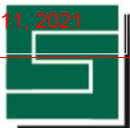
Dear Sylvia,

Re: Town of Caledon Official Plan Amendment Submission
Town File Number: POPA 2021-0002
Establishment of the Macville Community Secondary Plan Area
North of King Street, in Between CPR Line and The Gore Road
Town of Caledon, Region of Peel

Glen Schnarr & Associates Inc. are the planning consultants to the Bolton Option 3 Landowners Group (herein referred to as the "Landowners Group"). We closely followed the Bolton Residential Expansion Study ("BRES") which commenced in 2012 and we have actively represented the Landowner Group in connection with ROPA 30 and the recent settlement that was achieved at LPAT. We are now very pleased to be representing the Landowners Group in connection with this submission for a Town of Caledon Official Plan Amendment to establish the **Macville Community Secondary Plan Area**.

The Macville Community lands total approximately 182 hectares (450 acres) and are generally located north of King Street, east of The Gore Road and west of the CP Railway tracks. The eastern portion of these lands are currently within the Bolton Rural Service Centre (per ROPA 30) and the western portion of these lands will be brought into the Rural Service Centre Boundary through the Region's current MCR / ROPA 2041+ process.

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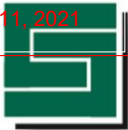
GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

The Macville Community lands represent a unique opportunity to establish Caledon's first innovative 'transit-oriented community' as a result of the location of the lands' proximity to the planned Caledon GO Station (Caledon's MTSA). These lands will contain a broad mix of residential forms that will integrate well with public transit and the future transit hub. These lands represent a unique opportunity to create a walkable, transit-supportive and complete community based on the implementation of a number of healthy community principles. In fact, the Macville Community lands represent the only opportunity to leverage and expedite the delivery of the planned GO Station supported by a signature mixed use community based on the implementation of a number of healthy community principles. The Macville Community Secondary Plan will facilitate and support the development of the subject lands for this uniquely planned community.

Please find enclosed the following materials (digitally) in connection with this submission:

- Completed Town of Caledon Official Plan Amendment Application Form;
- Town of Caledon fee for LOPA (Major) in the amount of **\$32,916.00** (*to be paid once Town confirms*);
- Toronto and Region Conservation Authority OPA/MESP Fee of **\$80,490.00** (based on \$8,950 (OPA fee) plus \$71,540) (\$71,540 is the MESP fee which is comprised of 70% of base fee (\$15,750.00) plus \$86,450 (\$475.00 per ha (182 x 475)) (*to be paid once confirmed with TRCA*);
- Region of Peel Major OPA Review fee of **\$12,000.00** (*to be paid once confirmed with Region of Peel*);
- Draft Macville Community Secondary Plan (including text and Land Use Schedule) prepared by Bolton LOG Consulting Team;
- Preliminary Framework Plan prepared by Gerrard Design (January 2021);
- Preliminary Framework Plan Consolidated Statistics prepared by Gerrard Design (January 2021);

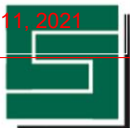


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- Stage 1 Archaeological Assessment prepared by Archaeological and Cultural Heritage Services (August 24, 2020);
- Cultural Heritage Resources Assessment Review prepared by Glen Schnarr & Associates Inc. (November 2020);
- Region of Peel Healthy Community Assessment prepared by NAK Design Strategies (February 2, 2021);
- Macville Urban and Architecture Design Guidelines prepared by NAK Design Strategies (February 2021);
- Transportation Study prepared by BA Group (February 2021);
- Comprehensive Environmental Impact Study and Management Plan (CEISMP) prepared by Beacon Environmental Limited (with contributions by Urbantech Consulting, DS Consultants Ltd. And GSAI) (February 2021);
- Functional Servicing Report (with Appendix 9 'High Level Costing' prepared by RJ Burnside and Associates) prepared by Urbantech Consulting (February 2021);
- Fiscal Impact Study prepared by urbanMetrics Inc. (January 25, 2021);
- Preliminary Hydrogeological Investigation prepared by DS Consultants (February 3, 2021);
- Phase One Environmental Site Assessment (14275 The Gore Road, Parcel 1) prepared by DS Consultants Ltd. (January 8, 2021);
- Phase Two Environmental Site Assessment (14275 The Gore Road, Parcel 1) prepared by DS Consultants Ltd. (January 8, 2021);
- Phase One Environmental Site Assessment (Part of Lot 12, Concession 4, Albion, Parcel 4) prepared by DS Consultants Ltd. (January 8, 2021);
- Phase Two Environmental Site Assessment (Part of Lot 12, Concession 4, Albion, Parcel 4) prepared by DS Consultants Ltd. (January 8, 2021); and
- Planning Justification Report prepared by Glen Schnarr & Associates Inc. (February 2021).

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Please do not hesitate to call if you have any questions or require more information (or require hard copies of any of the materials noted above) to help you process this application. We are very much looking forward to working with the Town of Caledon to advance this important and exciting project.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP
Senior Associate

Cc: Mayor and Members of Caledon Council (cover letter only)
Bolton Option 3 Landowners Group
Macville Consulting Team