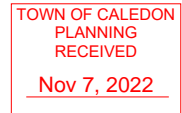


November 8, 2022

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. Antonietta Minichillo, MCIP, RPP
Chief Planner / Director of Planning

Dear Ms. Minichillo,

Re: Town of Caledon Official Plan Amendment RESUBMISSION
Town File Number: POPA 2021-0002
Establishment of the Caledon Station Secondary Plan Area
(formerly referred to as Macville Secondary Plan)
North of King Street, in Between The Gore Road and CPR
Town of Caledon, Region of Peel

Glen Schnarr & Associates Inc. are the planning consultants to the Caledon Community Partners (formerly known as the “Bolton Option 3 Landowners Group”). As you are aware, we submitted an Application for Town of Caledon Official Plan Amendment to establish the Macville Secondary Plan Area on approximately 182 hectares (450 acres) of land generally located north of King Street, east of The Gore Road and west of the CP Railway tracks in **February, 2021**. We then scoped the Application (at the request of the Region of Peel) in October 2021 to relate only to the lands within the proposed Secondary Plan Area that were approved through ROPA 30 and were within the Regional Urban Boundary (Rural Service Centre limits). The Region had requested this change in light of the fact the western portion of the proposed Secondary Plan Area was not yet in the Urban Area, since the Region’s MCR was ongoing at that time.

As you know, the Province approved the Region of Peel’s new 2051 Official Plan with 44 modifications on Friday November 4, 2022. We have reviewed the Province’s modifications and we can confirm that none of the modifications substantially change the opportunity and rationale to advance the entire Secondary Plan Area. Further, pursuant to subsections 17(36.5) and (38.1) of the Planning Act, the decision of the Minister of Municipal Affairs and Housing regarding an Official Plan adopted in accordance with section 26 of the Planning Act is final and not subject to appeal. Accordingly, the new Peel Region Official Plan, as approved with modifications by the Minister, came into effect on November 4, 2022.

We are excited to now be amending POPA 2021-0002 to once again include those western lands within the new Caledon Station Secondary Plan, consistent with the original submission of this application in February 2021. As we have discussed many times over the last several months in our ongoing collaborations, the Caledon Station Secondary Plan 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 and subject to a Provincial MZO zoning adjacent lands as a Mobility Transit Hub). As you are aware, these lands will contain a broad mix of residential forms that will integrate well with regional 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.

Moreover, the inclusion of the western lands into the Secondary Plan and ongoing process will complete the Caledon Station Secondary Plan area, allowing the Town to plan a complete community. In fact, as you will recall, the Technical Reports that were submitted initially in connection with this POPA 2021-0002 (in February 2021) relate to the entire Secondary Plan Area. As we are both aware, this has allowed for a fulsome and comprehensive review by all agencies and departments, rather than looking at only the ROPA 30 lands in isolation. In short, the Caledon Station lands as a whole represent the best 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.

We wish to acknowledge that pursuant to the new Region of Peel Official Plan, we recognize that a number of 'new' studies are required to accompany an application such as this, including a **Housing Assessment**, an **Alternative & Renewable Energy Systems Feasibility Study**, a **Community Energy and Emissions Reduction Plan**, and a **Climate Change Adaptation Plan**. We received Terms of Reference Guidelines from the Region recently for the Housing Assessment and, accordingly, we are pleased to be including this new study with our submission.

However, as you know, the Terms of Reference for the other three studies have yet to be provided, as the Region has advised these will be designed and issued by the Town. We are eager to complete these studies in parallel with advancement of the Caledon Station Secondary Plan once we understand how the Town intends to incorporate these into their draft Official Plan, so please keep us apprised of these unique study requirements.

Please find enclosed the following materials (digitally) in connection with this resubmission for **POPA 2021-0002**:

- ORIGINAL February 2021 Town of Caledon Official Plan Amendment Application Form (relating to all Secondary Plans consisting of approximately 450 acres);
- ORIGINAL February 2021 Draft Macville Community Secondary Plan (including text and Land Use Schedule) (*understanding this is an active collaborative work in progress*);
- REVISED Planning Justification Report prepared by Glen Schnarr & Associates Inc. (November, 2022);
- NEW Housing Assessment prepared by Glen Schnarr & Associates Inc. (November 2021); and
- Caledon Station Summer Engagement Report (*included for your reference - Provided with Draft Plan submissions in March 2022*).

As well, we will move forward to update the Development Notification Signage on site which was amended last fall to relate only to the eastern portion of the lands. We will forward photos of the updated signage once complete. Lastly, we feel it would be prudent to schedule the Statutory Public Meeting for these additional lands as soon as possible so this can be included on a January or February 2023 agenda.

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 continuing this important work with the Town of Caledon to advance this significant and exciting project.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Karen Bennett, MCIP, RPP
Partner

Cc: Mayor and Members of Caledon Council (cover letter only)
Christina Marzo, Manager, Development Services, Region of Peel
Carmine Caruso, Senior Planner - Development, Town of Caledon
Lesley Gill-Woods, Senior Planner - Secondary Plans, Town of Caledon
Caledon Community Partners
Caledon Station Consulting Team