



**TOWN OF CALEDON
PLANNING
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October 8, 2021

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Refer To File: 870-001

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

Attention: Mr. Ed Sajecki, MCIP, RPP
Acting Chief Planning Officer

Dear Mr. Sajecki,

**Re: Town of Caledon Official Plan Amendment RESUBMISSION
Town File Number: POPA 2021-0002
Establishment of the Macville Community Secondary Plan Area
On Lands Approved Through ROPA 30
North of King Street, West of CPR Line
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"). As you are aware, we submitted an Application for Town of Caledon Official Plan Amendment to establish the Macville Secondary Plan Area in February, 2021. We are making this resubmission to AMEND the Application (Town File POPA 2021-0002) to relate only to the lands within Macville that were approved through ROPA 30 and are within the Regional Urban Boundary (Rural Service Centre limits). The original application noted above had anticipated completion of the Region of Peel's Municipal Comprehensive Review (MCR) and subsequent implementing ROPA by this time, bringing the entirety of the Macville Community lands into the Regional Urban Boundary (Rural Service Centre limits). Since that Regional process remains underway, we have revised our application to relate only to those lands which are within the Rural Service Centre at this time. Specifically, this relates to approximately 71.6 ha (177 acres) located north of King Street, and west of the CPR Line in Macville.



The Subject Lands (lands approved through ROPA 30 within Macville) 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 recently subject to a Provincial MZO zoning adjacent lands as a Mobility Transit Hub). 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.

It is our intention to file a separate LOPA application for the western portion of the Macville Community lands once these lands are brought into the Rural Service Centre Boundary through the Region of Peel's 2051 MCR process. The inclusion of the western lands will complete the Macville Community and will encompass a complete Macville Community Secondary Plan Area. In fact, the Technical Reports that were submitted initially in connection with this LOPA (in February 2021) relate to the entire Macville Community. In our opinion, this allows 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 Macville Community 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 respectfully request that until the western lands are brought into the Rural Service Centre boundary, the Town advance this LOPA for the lands that are currently within the Bolton Rural Service Centre (per ROPA 30).

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

- Completed REVISED Town of Caledon Official Plan Amendment Application Form;
- Draft REVISED Macville Community Secondary Plan (including text and Land Use Schedule) prepared by Bolton LOG Consulting Team; and
- REVISED Planning Justification Report prepared by Glen Schnarr & Associates Inc. (October, 2021).



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

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)
Adrian Smith, Chief Planner and Director of Regional Planning and Growth
Management, Region of Peel
Christina Marzo, Manager, Development Services, Region of Peel
Bolton Option 3 Landowners Group
Macville Consulting Team