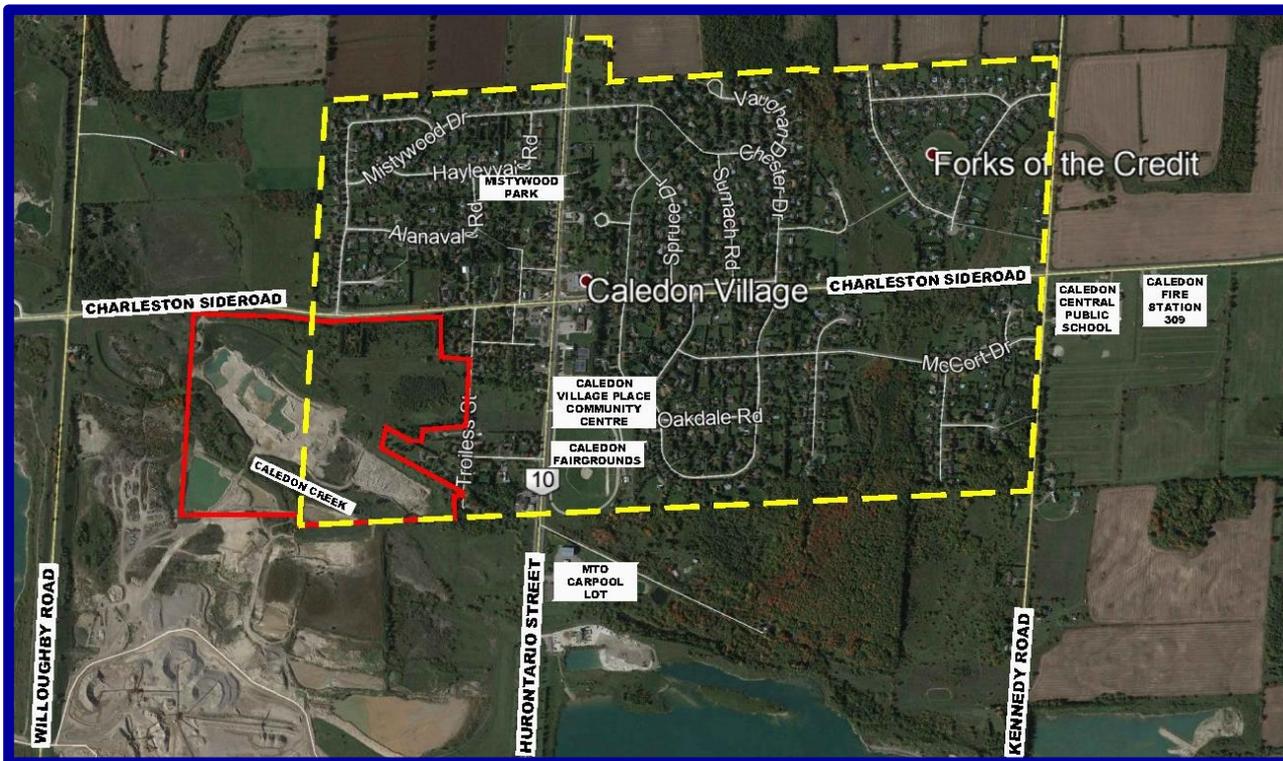


'0' & 2785 CHARLESTON
SIDEROAD
TOWN of CALEDON
REGION of PEEL

CALEDON VILLAGE PROPERTIES GP INC.



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TABLE of CONTENTS

	PAGE
1. INTRODUCTION	1
2. SUBJECT SITE	2
3. PROPOSED DRAFT PLAN OF SUBDIVISION	3
4. REHABILITATION PLAN	4
5. LAKELANDS VILLAGE SUBDIVISION	5
6. TOWN of CALEDON AGGREGATE REHABILITATION MASTER PLAN - VISION PLAN	6
7. PROVINCIAL POLICY FRAMEWORK – GREENBELT PLAN & GROWTH PLAN	7
8. REGION of PEEL SETTLEMENT AREA BOUNDARY EXPANSION (SABE): RURAL SETTLEMENTS	8
9. GOING FORWARD	9



INTRODUCTION

Our purpose in delegating is to request support through the Region of Peel and Town of Caledon Official Plan/Municipal Comprehensive Review Process (MCR) to include our Client's property within a modest expansion of the Caledon Village Rural Settlement Boundary.

1. Gagnon Walker Domes Ltd. (GWD) has been retained by Caledon Village Properties GP Inc. the registered owners of '0' and 2785 Charleston Sideroad. We have an interest in the Region of Peel and the Town of Caledon MCR, and have been actively participating in the current planning process.
2. The subject property is located on the south side of Charleston Sideroad, west of Hurontario Street in the Town of Caledon, measuring approximately 43.75 ha, and has historically been operated as a mineral aggregate extraction operation (gravel).
3. Approximately 23.9 ha of the subject site is located within the current Caledon Village Rural Settlement Area Boundary, and approximately 19.98 ha is located outside.
4. The subject site represents an opportunity to accommodate a modest portion of projected Town of Caledon population growth.



SUBJECT SITE



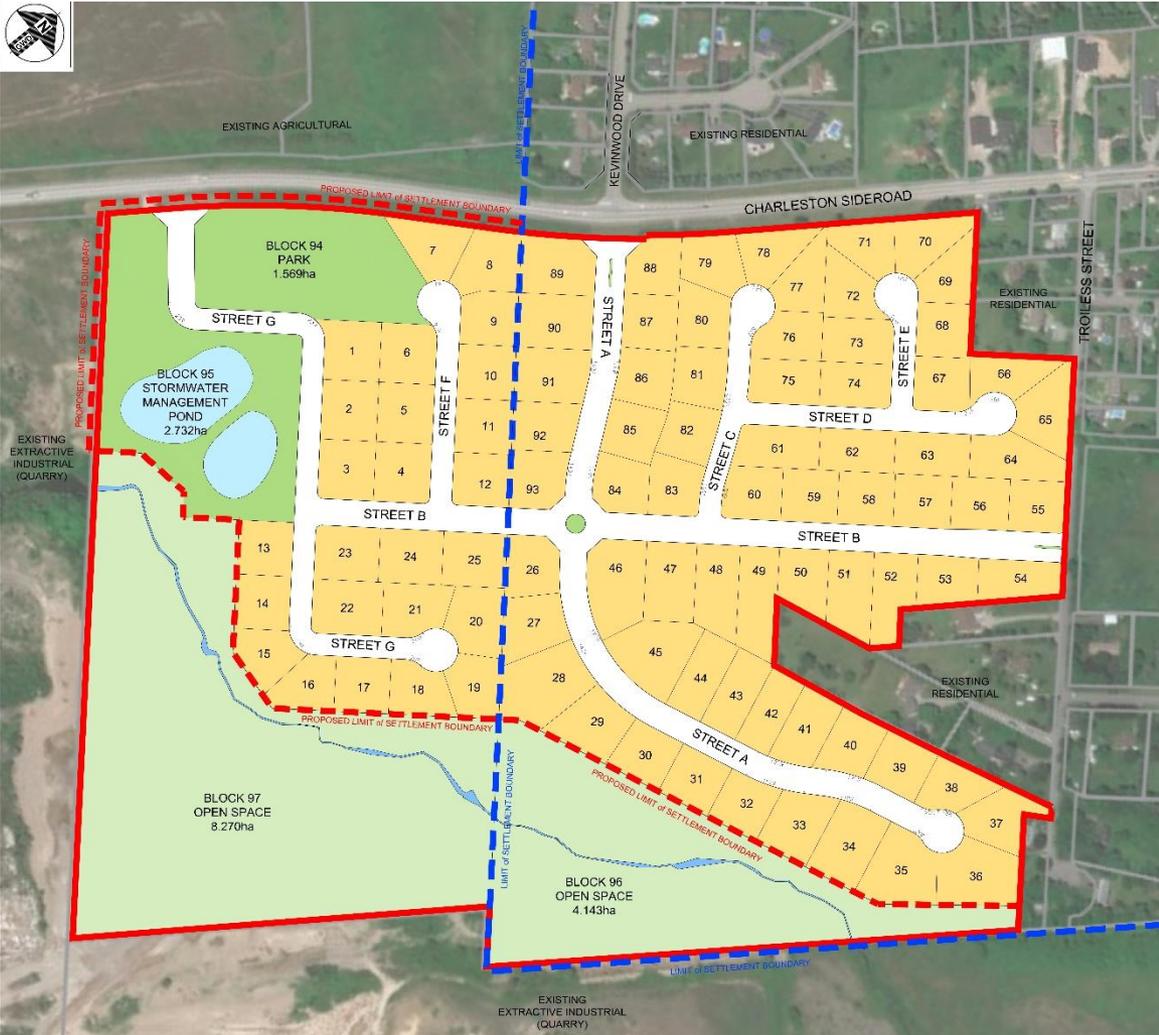


PROPOSED DRAFT PLAN OF SUBDIVISION

MERITS

EXPANSION of CALEDON VILLAGE SETTLEMENT BOUNDARY

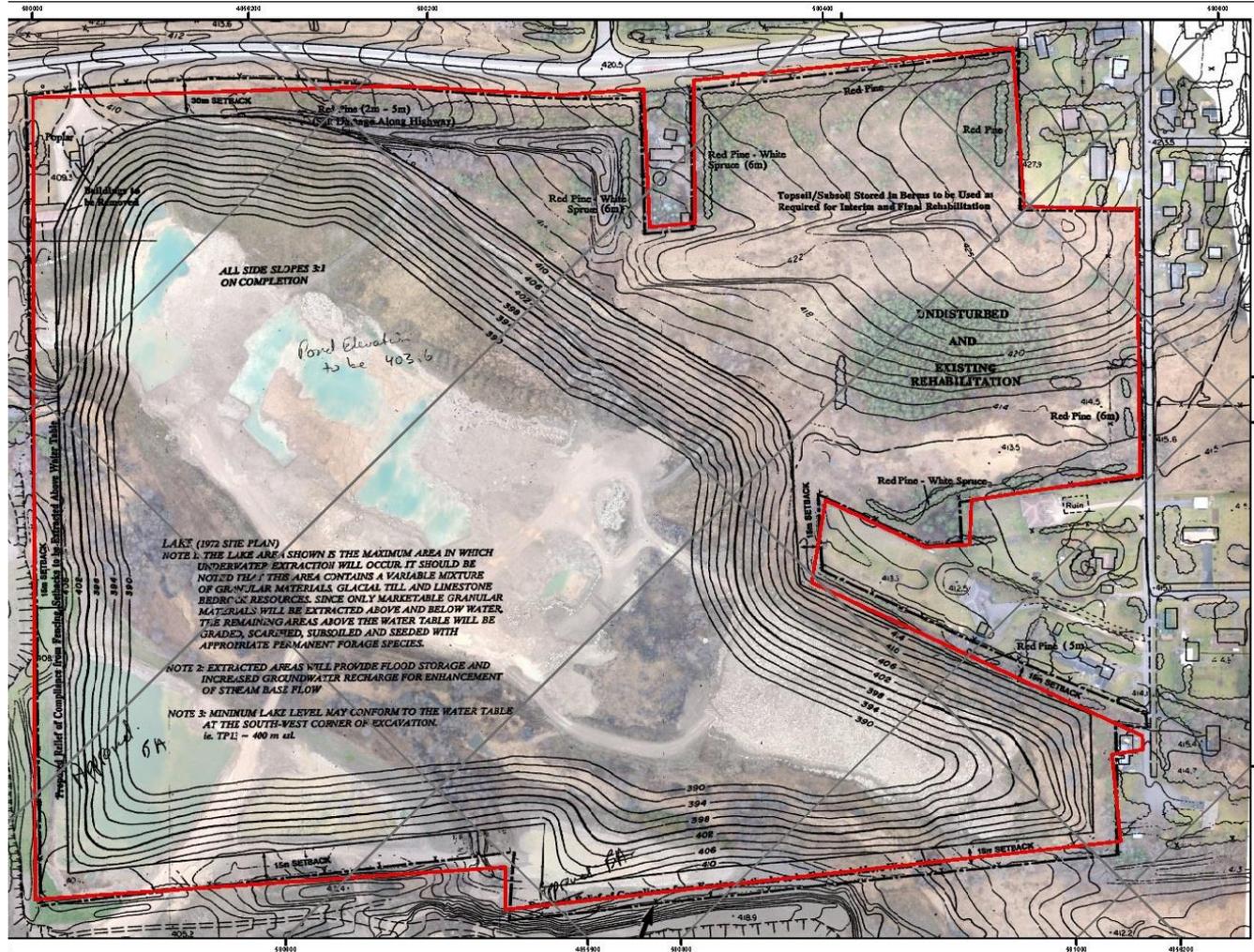
- 1. Logical Expansion of the Community
- 2. Proximity to Existing Residential Lands
- 3. Compatible Residential Built Form and Lot Size
- 4. Benefits From Existing and Planned Major Roads
- 5. Opportunity for Improved Transportation Infrastructure
- 6. Municipal Water Service
- 7. Enhanced Stormwater Management (potential remedy to local area SWM issues)
- 8. Potential to Protect, Preserve and Enhance Natural Heritage Features and Open Space
- 9. Opportunity to provide Community Service Facilities, Including Parks and Recreation
- 10. Creation of a Complete Community
- 11. Enhanced Rehabilitation of Expended Quarry
- 12. Opportunity to efficiently and comprehensively plan and develop the entire property





REHABILITATION PLAN

1. The Subject Site operated as a gravel pit for over 50 years, and is to be rehabilitated in satisfaction of the Aggregate Resources Act (ARA).
2. Rehabilitate is defined in Section 1 of the ARA: *To treat land from which aggregate has been excavated so that the use or condition of the land, b) is changed to another use or condition that is or will be compatible with the use of adjacent land.*
3. Ministry of Natural Resources has established precedents to accept a municipally approved Plan of Subdivision as a satisfactory substitution for the Rehabilitation Plan.
4. The commercially viable aggregate resources have now been largely extracted, and the Owner is seeking to obtain approval for rehabilitation to best subsequent use.





LAKELANDS VILLAGE SUBDIVISION

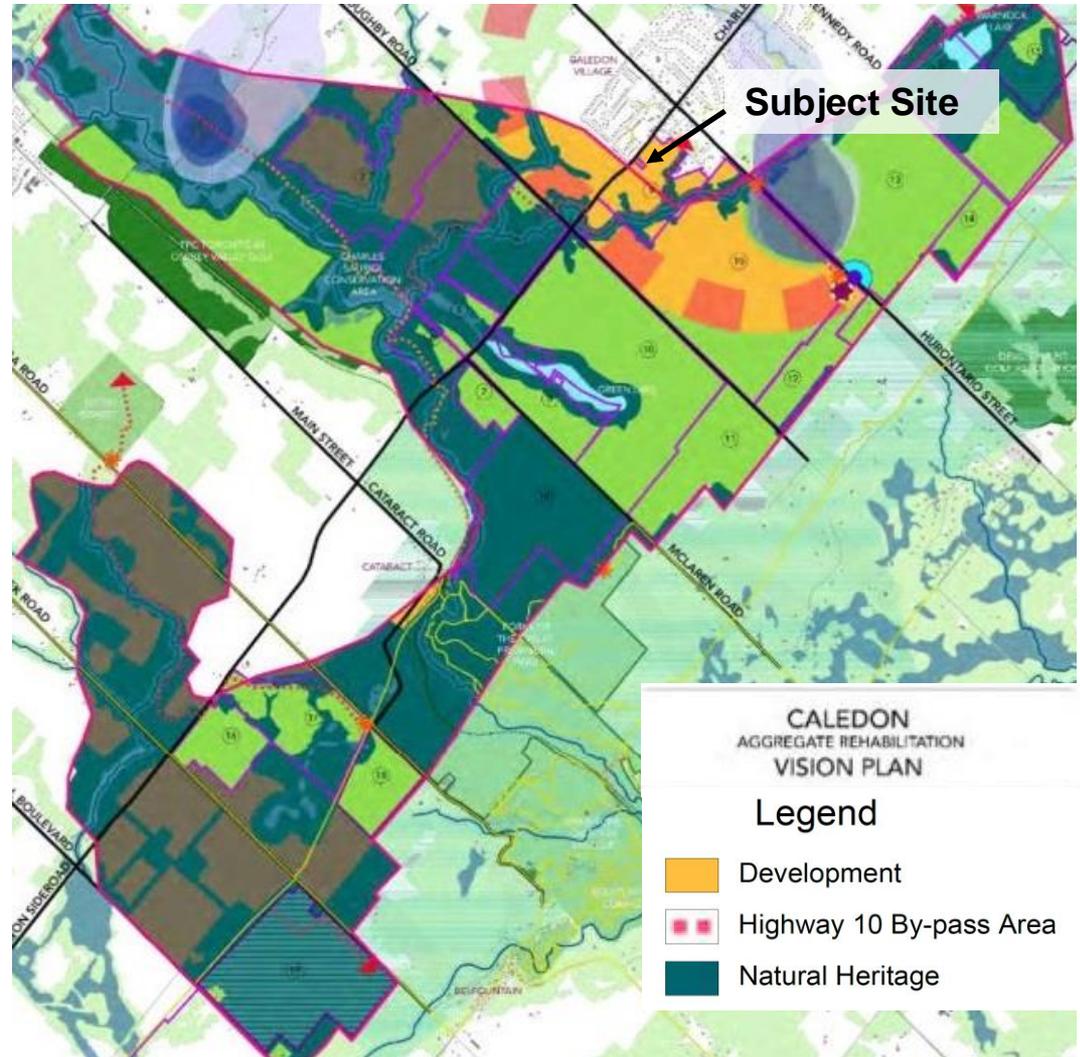


- The Lakelands Village Subdivision was a former gravel pit.
- Its original Rehabilitation Plan was substituted by a Plan of Subdivision, resulting in the current community shown above.
- This is the same process proposed to be applied to the subject property.



TOWN of CALEDON AGGREGATE REHABILITATION MASTER PLAN – VISION PLAN

1. 2018, Town of Caledon commenced preparation of Aggregate Rehabilitation Master Plan (ARMP).
2. Caledon Village Properties GP Inc and GWD actively participated in the ARMP process.
3. Draft April 2020 Implementation Report includes the Vision Plan – long-term goals for redevelopment of lands.
4. The subject site is identified on the Vision Plan as Development, which is described in the Draft April 2020 Implementation Report as *“lands where expansion of Caledon Village may be appropriate and desirable from a community, Town and Regional perspective in the near- to long-term future”*.
5. The Town of Caledon is working on the final Implementation Report to be tabled at an upcoming Town of Caledon Council Meeting for approval.





PROVINCIAL POLICY FRAMEWORK GREENBELT PLAN & GROWTH PLAN

1. The Caledon Village Rural Settlement Area is a permitted and recognized Settlement Area within the limits of the Greenbelt Plan. The expansion of Caledon Village to include the Caledon Village Properties GP Inc. site is permitted by the Greenbelt Plan, if considered as part of an MCR.

2. For lands within Towns/Villages of the Protected Countryside Area of the Greenbelt Plan, as part of an MCR under the Growth Plan, an Upper-Tier or Single-Tier planning authority may allow expansions of Settlement Areas in accordance with Policies 2.2.8.2 and 2.2.8.3 of the Growth Plan, which set our expansion criteria; including:
 - Expansions should be modest;
 - Represent not more than a 5% increase in the size of the Settlement Area, up to a maximum of 10ha; and,
 - Residential development should not be permitted on more than 50% of the lands added to the Settlement Area.

The aforementioned criteria have been considered in the context of the Region of Peel SABE.



REGION OF PEEL

SETTLEMENT AREA BOUNDARY EXPANSION (SABE): RURAL SETTLEMENTS

1. The December 2020 Region of Peel Staff on the Peel 2041+ Official Plan Review and MCR included Appendix VI being the Rural Settlement SABE Technical Memorandum prepared by Hemson Consulting, which identified the Caledon Village Properties GP Inc. site as SABE Request #2.
2. With respect to SABE Request #2, it meets all of the expansion criteria included within Growth Plan Policy 2.2.8.3; with the exception of Policy 2.2.8.3 k) ii) which Hemson identified the need for further study to establish conformity with Policy 2.2.8.3 k) ii).
3. The following is an assessment of the Caledon Village Properties GP Inc. proposal in the context of Growth Plan Policy 2.2.8.3 k) ii):
 - Adjustment to Existing and Proposed Settlement Boundary limits to exclude the Open Space Blocks (Blocks 94 and 95).
 - Caledon Village Properties GP Inc. proposal includes 25 estate residential lots, similar in size to the existing residential development – a modest number of additional residential lots.
 - Caledon Village Properties GP Inc. property to be added to the boundary measures 11.75 ha, representing approximately 4.57% of Caledon Village's existing Settlement Area. This compares to the 5% increase which is permitted.
 - Of the 11.75 ha proposed to be included, once the proposed SWM pond, park and roads are netted out, approximately 47.49% of the land is being used for residential purposes, as compared to the 50% specified in the Growth Plan.





GOING FORWARD

The Caledon Village Properties GP Inc. proposal represents an opportunity to expand the limits of Caledon Village. It is a modest proposal that represents a logical extension of the existing settlement area, advancing compatible residential built forms and lot sizes. The proposal would benefit from existing and planned transportation infrastructure, and municipal water service. The proposal includes the dedication of parkland.

Thank you for your consideration.