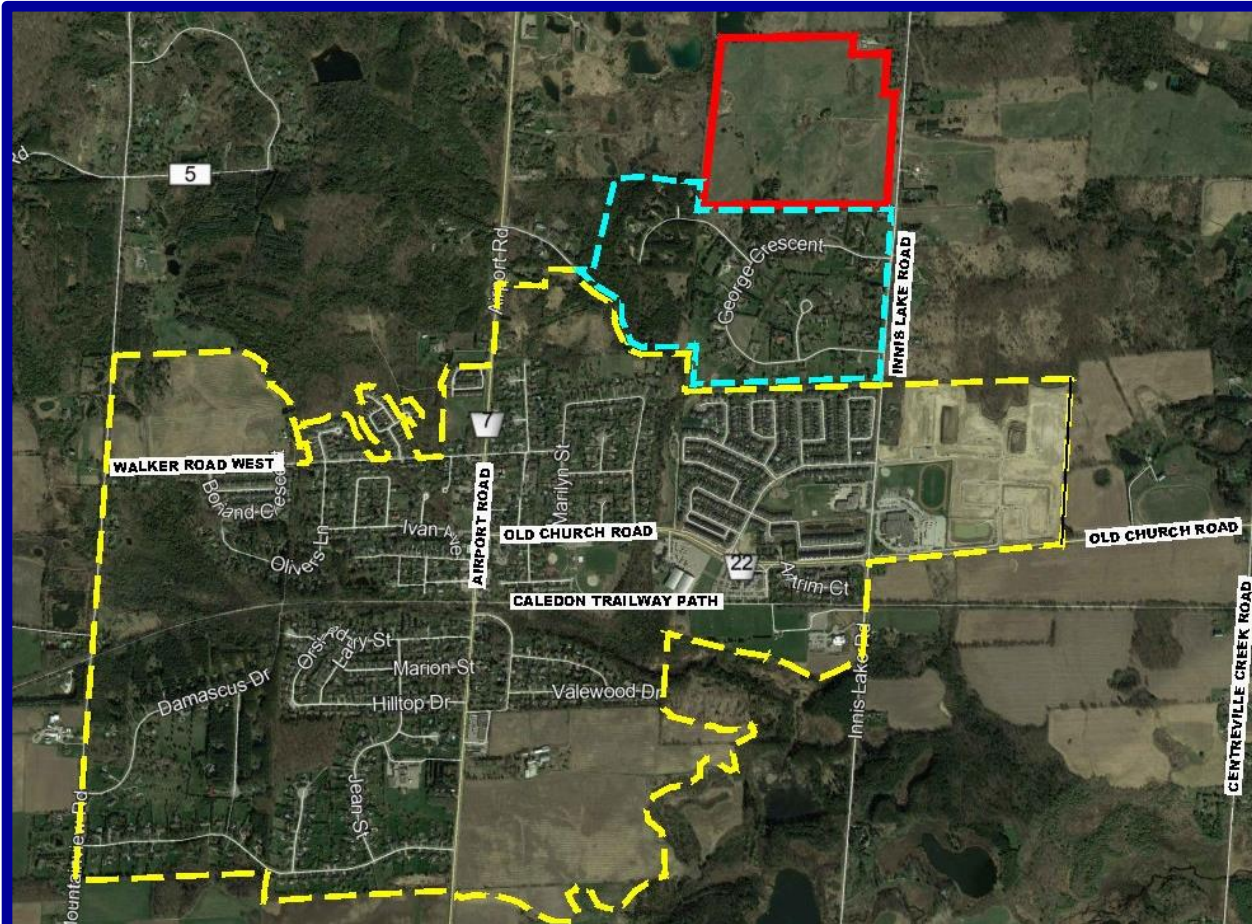


16494 INNIS LAKE ROAD
TOWN of CALEDON
REGION of PEEL

MANSRIN LTD. c/o 722147 ONTARIO LIMITED



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GWD File: 17.2235.00
June 15, 2021



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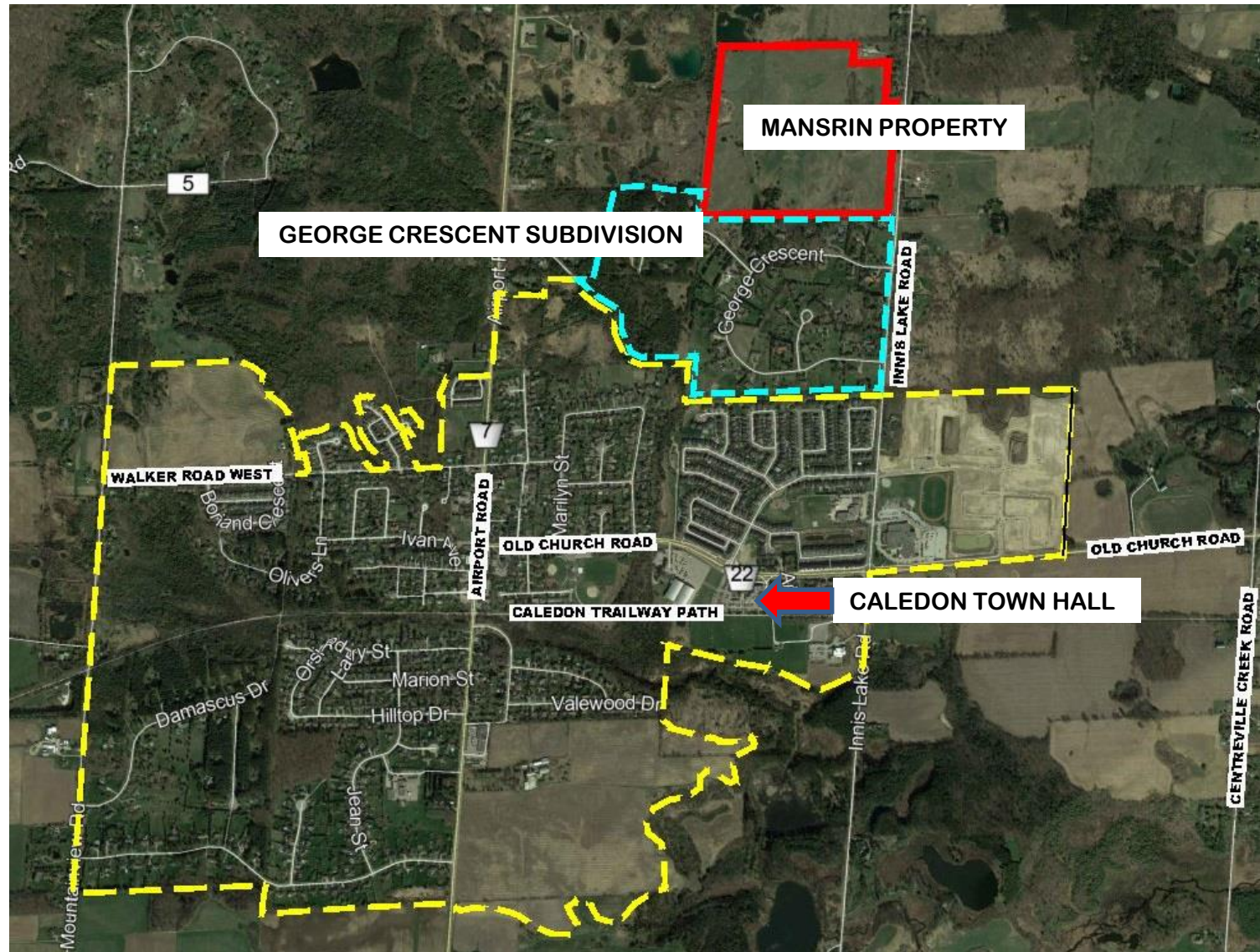
INTRODUCTION

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 East Rural Service Centre Boundary.

1. Gagnon Walker Domes Ltd. (GWD) has been retained by Mansrin Ltd. c/o 722147 Ontario Ltd. (Mansrin) the registered owners of 16494 Innis Lake Road. Mansrin has an interest in the Region of Peel and the Town of Caledon MCR, and it has been actively participating in the current planning process.
2. The Mansrin site is located on the west side of Innis Lake Road, north of Old Church Road in the Town of Caledon, measuring approximately 38.04 ha.
3. The property is located outside the current Caledon East Rural Service Centre Boundary, immediately north and adjacent to the existing George Crescent estate residential subdivision, which abuts the established Caledon East Rural Service Boundary.
4. The Mansrin site represents an opportunity to accommodate a modest portion of projected Town of Caledon population growth.
5. In addition to expanding the Caledon East Rural Service Centre Boundary to include the Mansrin property, we recommend that from a technical perspective that it also include the existing George Crescent estate residential subdivision, measuring approximately 61.66 ha.



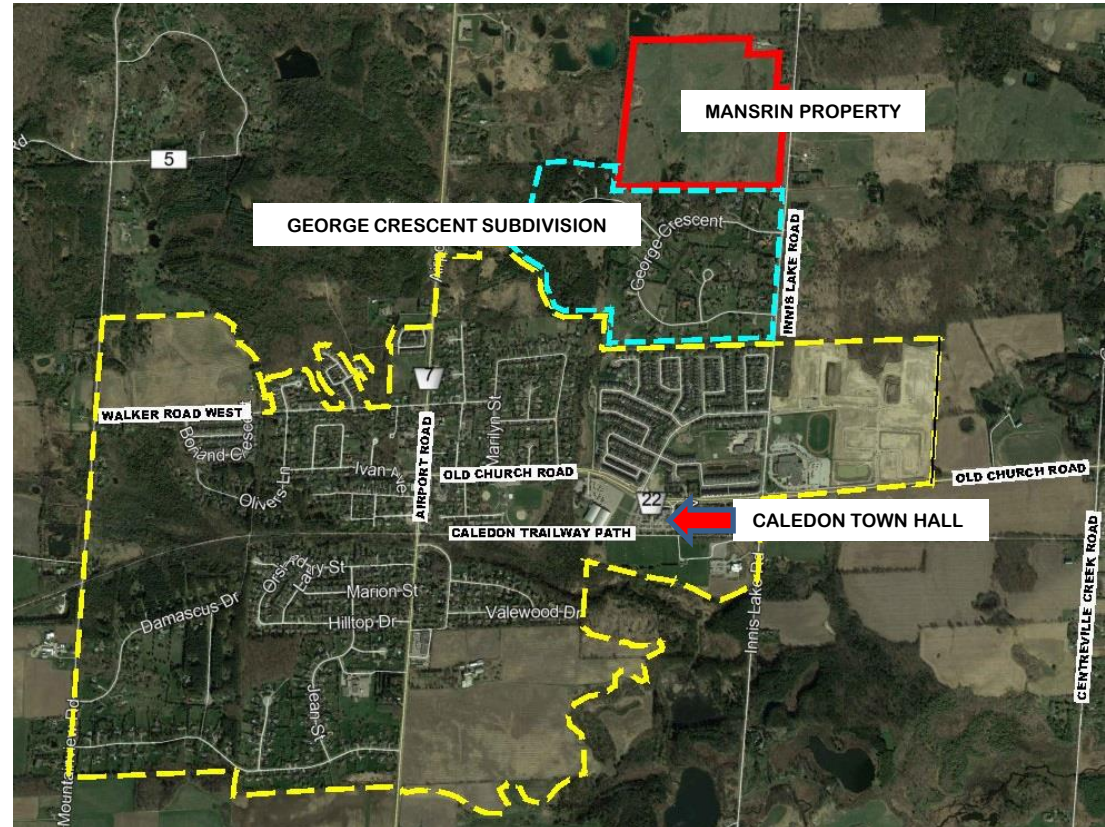
SUBJECT SITE



MERITS

EXPANSION of CALEDON EAST RURAL SERVICE CENTRE BOUNDARY

- ✓ 1. Logical Expansion of the Community
- ✓ 2. Proximity to Existing Residential Lands
- ✓ 3. Opportunity to Accommodate Planned Progression of Residential Development, in a Form that will Contribute to Providing a Range of Housing Options in Caledon East
- ✓ 4. Benefits From Existing and Planned Transportation Infrastructure
- ✓ 5. Municipal Water Service
- ✓ 6. Dedication of Parkland
- ✓ 7. Creation of a Complete Community
- ✓ 8. Opportunity Given Location and Size to Explore Providing Community Uses in Conjunction with Town of Caledon
- ✓ 9. Technical Inclusion of Existing Estate Subdivision





PROVINCIAL POLICY FRAMEWORK

GREENBELT PLAN, GROWTH PLAN & ORMCP

1. The Caledon East Rural Service Centre is a permitted and recognized Settlement Area within the limits of the Greenbelt Plan. The expansion of Caledon East to include both the Mansrin site and the existing George Crescent estate residential subdivision is permitted by the Greenbelt Plan, through the MCR.
2. Once expanded, the designation of the Mansrin site under the Greenbelt Plan and ORMCP would be changed to Towns/Village.
3. For lands within the Countryside Area of the ORMCP, 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 out 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.

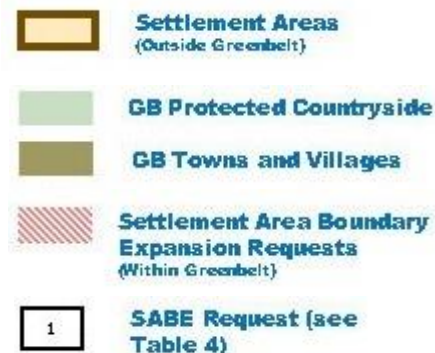
The aforementioned criteria have been considered in the context of the Region of Peel SABE.



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 Mansrin site as SABE Request #4.
2. With respect to SABE Request #4, it meets the expansion criteria included within Growth Plan Policy 2.2.8.3; while Hemson identified the need for further study to establish conformity with Policy 2.2.8.3 k) ii).
3. The following is a general summary of our assessment of the Mansrin proposal in the context of Growth Plan Policy 2.2.8.3 k) ii):
 - Mansrin Property measures 39 ha, representing approximately 8% of Caledon East's existing Settlement Area. This compares to the 5% increase which is permitted - a slight exceedance.
 - Of the 39 ha proposed to be included, continue to work with Staff at the Region of Peel and Town of Caledon on determining the appropriate location for the 10 ha as noted in the Growth Plan.





OPPORTUNITY to RESOLVE HISTORIC OPA APPLICATION and OMB/LPAT APPEALS

1. The Mansrin lands are the subject of an Official Plan Amendment (OPA) Application and associated OMB/LPAT Appeals dating back to March 29, 1989 when an Application was filed to re-designate the subject site from “Agricultural” to “Estate Residential”. In July 1996, the Application was Appealed to the OMB.
2. This Appeal was consolidated with an Appeal of Caledon OPA 114 in 1997 as it relates to the Mansrin lands. To-date, these Appeals are unresolved.



GOING FORWARD

The Mansrin proposal represents an opportunity to expand the limits of Caledon East. This modest proposal, also includes the existing George Crescent estate subdivision. It represents a logical extension of the existing settlement area, providing an opportunity to accommodate residential development, in a form that will contribute to providing a range of housing options in Caledon East. The proposal would benefit from existing and planned transportation infrastructure, and municipal water service. Lastly, the opportunity exists to resolve a long standing OMB/LPAT Appeal.

Thank you for your consideration.