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December 14, 2021

Project: CE.CL

VIA EMAIL

Mayor Thompson and Members of Council
 Town of Caledon
 6311 Old Church Road
 Caledon, Ontario
 L7C 1J6

Re: Comments on Town of Caledon Staff Proposed Settlement Area Boundary Expansion Concept for Region of Peel Official Plan

SGL Planning & Design Inc. (SGL) represents the Wildfield Village Landowners Group who own and control a significant portion of land in the concession block bound by Healy Road to the north, The Gore Road to the east, Mayfield Road to the south and Centreville Creek Road to the west. The Peel 2051 Draft Recommended Settlement Area Boundary Expansion ("SABE") Schedule identifies the Wildfield Village lands as Community Area, as shown in **Figure 1** below.

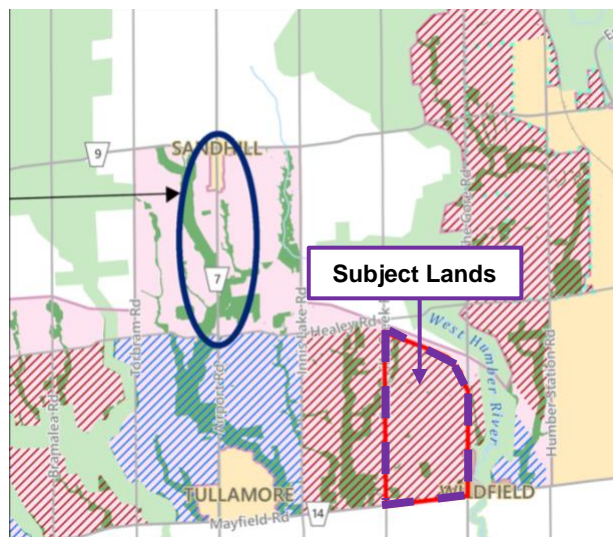


Figure 1. Peel Region Draft SABE Concept Map

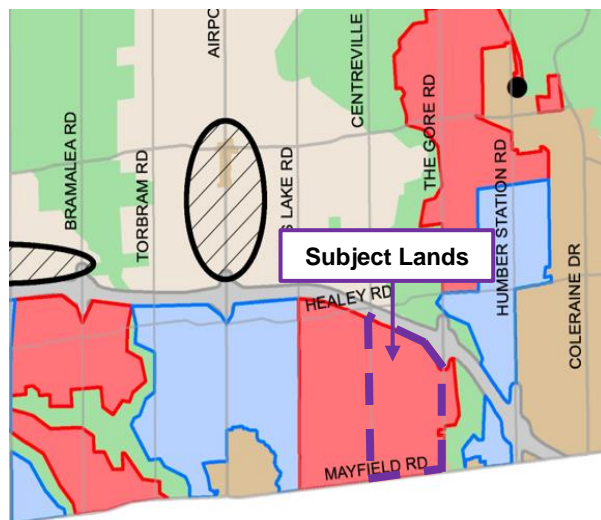


Figure 2. Caledon Revised SABE Concept Map

We are supportive of the extensive work carried out by the Region to identify the lands proposed for settlement area expansion and the appropriate distribution and location of Community Area and Employment Area within those settlement expansion areas.

Town of Caledon Staff Report 2021-0468 proposes a revised concept map and recommended changes to the Region's draft SABE, as shown in **Figure 2** above. While we recognize the Town has not proposed any changes to the subject lands, we still have concerns regarding the proposed changes to the allocation of residential and employment lands. According to the Town Staff Report, the Town's revised SABE concept includes a reduced amount of Community Area (approximately 2,800 ha compared to 3,000 ha included in the Region's SABE) and an increased amount of Employment Area (approximately 1,650 ha compared to the Region's 1,400 ha). The amount of these respective land areas was determined by the Region in conformity with Province's Land Needs Assessment Methodology and involved extensive analysis on the part of the Region and its staff and consultants. In our opinion, Town Staff's proposed decrease in residential land supply ignores that extensive work by the Region and will affect land supply for ground related housing with resulting implications on housing affordability. The Town Staff Report was not accompanied by any Land Needs Assessment in accordance with the Provincial Methodology which would support the departure from the Region's results and the recommended reduction in residential land.

Thank you for the opportunity to provide comments on Town Staff's proposed changes to the Region's SABE concept. We urge Council to carefully reconsider the Staff recommendations in light of the extensive work conducted by the Region through the MCR process before proceeding with formal comment to the Region.

Yours very truly,
SGL PLANNING & DESIGN INC.



Paul Lowes, MES, MCIP, RPP

c.c. Adrian Smith, Region of Peel
c.c. Glenn Pitura, Wildfield Village Landowners Group