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December 14, 2021

Project: HS.CL

VIA EMAIL

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

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

SGL Planning & Design Inc. (SGL) are the planning consultants for the Humber Station Villages Landowners Group Inc. who own the lands known as the Option 6 lands, which were added into the Bolton Rural Service Centre through the approved Regional Official Plan Amendment No. 30 (ROPA 30). The Option 6 lands are located south of Healey Road, east of Humber Station Road, and north of Mayfield Road.

We have concerns regarding Town Staff Report 2021-0468, which proposes a revised concept map and recommended changes to the Region's draft Settlement Area Boundary Expansion ("SABE"), which forms part of Peel's Regional Official Plan Review and Municipal Comprehensive Review ("MCR").

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 Lands and Employment Lands within those settlement expansion areas. The result of this extensive work is a Draft Recommended SABE Schedule, dated September, 2021, which identifies lands to the west and north of the Option 6 lands to be added to the Bolton settlement area as Community Lands, with an area of land to the west, adjacent to Mayfield Road, to be added as Employment Lands.

According to the Town Staff Report, the Town's revised SABE concept includes a reduced amount of Community Area land for residential uses (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.

The Option 6 lands were designated Rural Service Centre through the approval of ROPA 30, which was the settlement area expansion required to accommodate population growth and some population-related employment growth in Bolton to the year 2031. The inclusion of the Option 6 lands within ROPA 30 was adopted by Regional Council and ultimately approved by the Local Planning Appeal Tribunal following a multi-party settlement. The Region's draft SABE mapping borders the Option 6 lands with future community and residential uses to the north and west and a small amount of employment lands at the south, to create a well-planned, complete community. The Town's revised SABE concept proposes to surround the Option 6 lands entirely with future employment uses. In our opinion, this recommendation creates an incompatible relationship with the intent of ROPA 30 and the future residential community to be developed on the Option 6 lands.

Thank you for the opportunity to provide comments on Town Staff's proposed changes to the SABE concept. We encourage 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