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June 20, 2022

DELIVERED BY EMAIL

Laura Hall – Town Clerk at Town of Caledon
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Mayor and Members of the Planning & Development Committee:

Re: Future Caledon – Caledon’s Draft Official Plan
13070 Heart Lake Road, Caledon – Cedar City Developments Ltd.
Meeting of the Planning & Development Committee – June 21, 2022
Agenda Item – Presentation 6.1 Future Caledon: Caledon's Growth Concept
Agenda Item – Staff Report 7.1 Staff Report 2022-0303

We act as counsel to Cedar City Developments Ltd. (“Cedar City”).

Cedar City owns lands within the proposed Regional Settlement Area Boundary Expansion (“SABE”), municipally known as 13070 Heart Lake Road, Caledon (the “Subject Lands”) located at the Northwest corner of Heart Lake and Old School Road. We have provided written submissions on behalf of Cedar City with the respect to the Town’s Draft Official Plan on previous occasions including most recently on April 20, 2022, enclosing a planning assessment and opinion prepared by MHBC Planning (“MHBC”) that the Subject Lands are most appropriately designated Community Area in their entirety. MHBC concludes that the Community Area designation on the Subject Lands provides for the development of an important community node, to offer a full range of residential, employment and mixed uses that will not be constrained to industrial only, within a more prescriptive longer term land use planning framework.

On March 22, 2022 our client, Steven Silverberg (President of Cedar City Development Ltd.) also made a deputation to the Town of Caledon – Planning and Development Committee Meeting in support of designating the Subject Lands as Community Area. In his deputation, Mr. Silverberg noted that neither the Regional nor the Town consultants had justified the change of the land designation for the Subject Lands from Community Area (as originally proposed by Hemson based on their needs assessment) to Employment Area. Mr. Silverberg further expressed the implications of not designating the Subject Lands as Community Area whereby the Town will lose the opportunity to plan for a complete mixed use community, consisting of residential and employment uses and helping to address community-housing needs.

We have reviewed the Town of Caledon Staff Report 2022-0303 (“Staff Report”) prepared for the June 21, 2022 Planning and Development Committee Meeting, recommending that the area bounded by the future Highway 413, the future Highway 410 extension, and the Greenbelt corridor

(Area 3 on Schedule A to the Staff Report) be designated as Community Area, establishing Heart Lake Road as the delineation line whereby lands west of Heart Lake Road would be identified entirely as Community Area and the lands to the east as Employment Area.

Cedar City supports the recommended designation of the entirety of the Subject Lands as Community Area and further supports the recommendations in the Staff Report to send a copy of the Town's Growth Concept to the Minister of Municipal Affairs and Housing requesting modifications to the adopted Peel 2051 Official Plan as shown on Schedule A and as outlined in the Staff Report as it relates to the Subject Lands.

On behalf of Cedar City, we formally submit this letter for the Town's consideration in the context of the Town of Caledon's draft Official Plan review process.

Yours truly,

BORDEN LADNER GERVAIS LLP



Rick F. Coburn

FFC/plp/AS

cc: Antonietta Minichillo - Chief Planner, Town of Caledon
Steven Burke - Manager, Strategic Policy Planning
Bailey Loverock - Team Lead, Official Plan Review/Senior Planner
Steven Silverberg - President, Cedar City Development Ltd.