



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:

GLEN SCHNARR, MCIP, RPP

GLEN BROLL, MCIP, RPP

COLIN CHUNG, MCIP, RPP

JIM LEVAC, MCIP, RPP

June 20, 2022

Refer to File: 1137-003

Town of Caledon
6311 Old Church Rd
Caledon, ON L7C 1J6

Attention: Planning and Development Committee

**Re: Comments on Draft Future Caledon – Caledon’s Growth Concept
Rom-Grand Land Ltd.
12300 Mississauga Road
West side of Mississauga Road, north of Mayfield Road**

Please accept our comments, herein, on Caledon’s Future Growth Concept on behalf of Rom-Grand Land Ltd. (also known as Castlepoint Ltd.), owner of the above-noted property.

Based on our review of Town Staff Report 2022-0303, we note that Town staff are recommending modifications to the Region of Peel’s adopted 2051 Official Plan to reflect a Growth Concept that differs from the Region’s adopted settlement area expansion and land use configuration. In particular, the Town’s Growth Concept (included as **Attachment 1**), recommends an enlargement of the Employment Area identified as Area “10” on the attachment. While we recognize that the Town’s purpose for enlarging this Employment Area is to ensure that the Town maintains the same quantum of employment land in the SABE, we believe that greater consideration must be made for existing environmental features and land use compatibility/interface within the area.

As such, **we ask that Town Council maintain the employment area as shown in the Region’s adopted SABE for Area ‘10’ for the reasons set out herein.** Attachment 2 shows the enlarged Employment Area in **Schedule A** of the staff report in relation to the existing and planned land uses and the conceptual Natural Heritage System (NHS) mapping in the Region’s and the Town’s Official Plans. The additional enlarged Employment Area:

1. Is shown to extend over various NHS areas which are expected to be required for long term protection so it does not make sense to add them as Employment Area since it is not available to accommodate employment growth;
2. Is completely separated from the Employment Area along Mayfield Road by virtue of protected NHS areas so it is not contiguous to the Employment precinct planned along Mayfield Road;
3. Includes the existing Alloo Public Elementary School located on the east side of Mississauga Road. It is expected that this recently built school will remain at this location

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



in the long term and that these lands would also not be available to accommodate employment growth; and,

4. Would have land use conflicts with the Alloa Public Elementary School and the future planned Community Use area north of the NHS areas.

For these reasons, the Community Area designation would be more appropriate for the lands north of the conceptual NHS area to achieve land use compatibility and interface with the Elementary School and the surrounding area. Also, beyond the NHS and elementary school, the remaining Employment Area is generally inadequate to accommodate any meaningful employment uses and would be physically separated from the core Employment Area to the south. The existing Natural Heritage System serves as a logical separation between the Employment and Community Areas, and is appropriate from a planning perspective.

In our opinion, the Town's proposed Employment Area configuration would be contrary to the Town's rationale for expanding this Employment Area "to create a larger contiguous employment block" (Schedule B to Report 2022-0303). Recognizing that the Town's purpose for enlarging this Employment Area is to ensure that the Town maintains the same quantum of employment land in the SABE, we respectfully request that the Town revert to the previous Employment Area configuration which limited the Employment Area to the first 100-acre Township lot north of Mayfield Road and consider alternate locations to accommodate employment uses.

We kindly request the Town's consideration of our comments and to please keep us informed of the decision of Council.

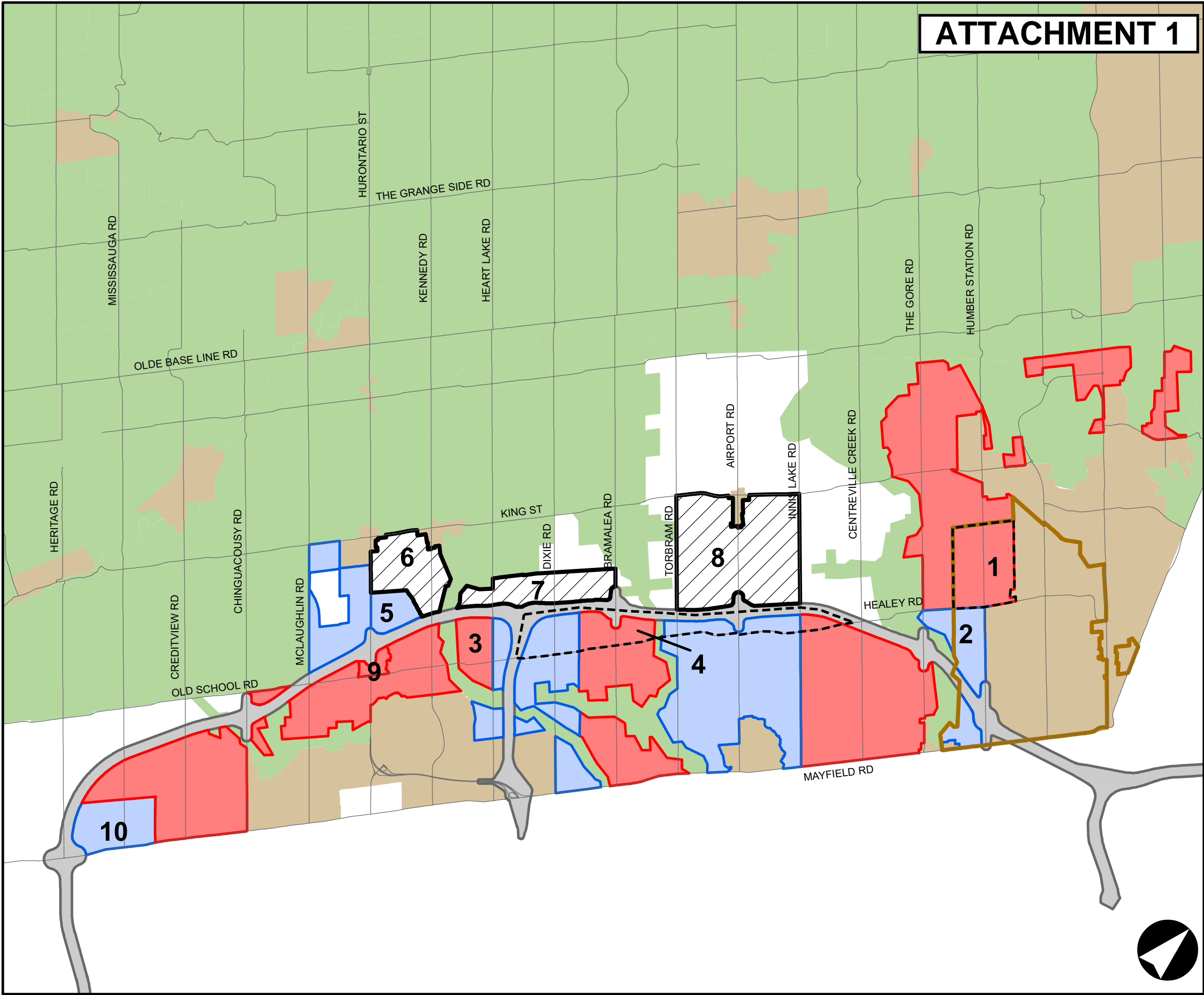
Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, MCIP RPP
Partner
encl.

- c. Antonietta Minichillo, Chief Planner
Steve Burke, Manager, Strategic Policy Planning
Maurice Stevens, Castlepoint Investments Inc.
Colin Chung, GSAI

ATTACHMENT 1



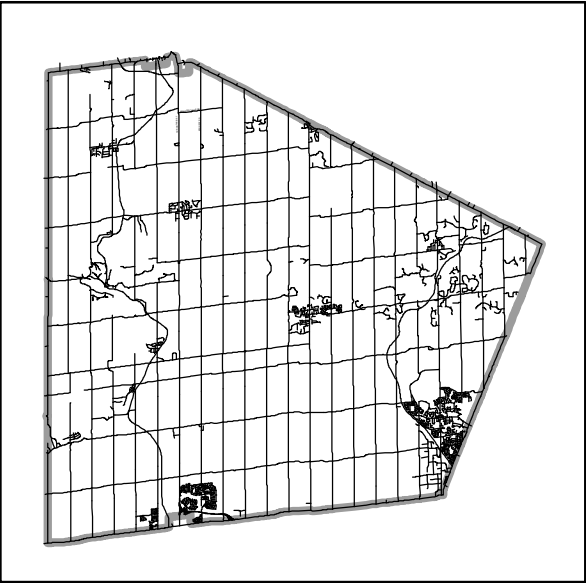
Schedule A to Staff Report 2022-0303

Caledon's Growth Concept Map
Town of Caledon,
Regional Municipality of Peel

Legend

- Community Area
- Employment Area
- Future Strategic Employment Reserve
- GTA West Preferred Route
- Existing Settlement Areas
- Greenbelt
- Provincially Significant Employment Zone

Key Map



Date: June 13, 2022

File:

ATTACHMENT 2

EXCERPT FROM
SCHEDULE A OF STAFF
REPORT 2022-0303

HERITAGE ROAD

MISSISSAUGA ROAD

CREDITVIEW ROAD

EXISTING ALLOA PUBLIC
ELEMENTARY SCHOOL

AREA REQUESTED
TO BE REVERTED TO
"COMMUNITY AREA"

MAYFIELD ROAD

Legend

- Community Area
- Employment Area
- Future Strategic Employment Reserve
- GTA West Preferred Route
- Conceptual Natural Heritage Area*

* Obtained from: Town of Caledon
Official Plan, Draft Schedule C1



SCALE: 1:10,000
JUNE 20, 2022

GSAI
Glen Schnarr & Associates Inc.