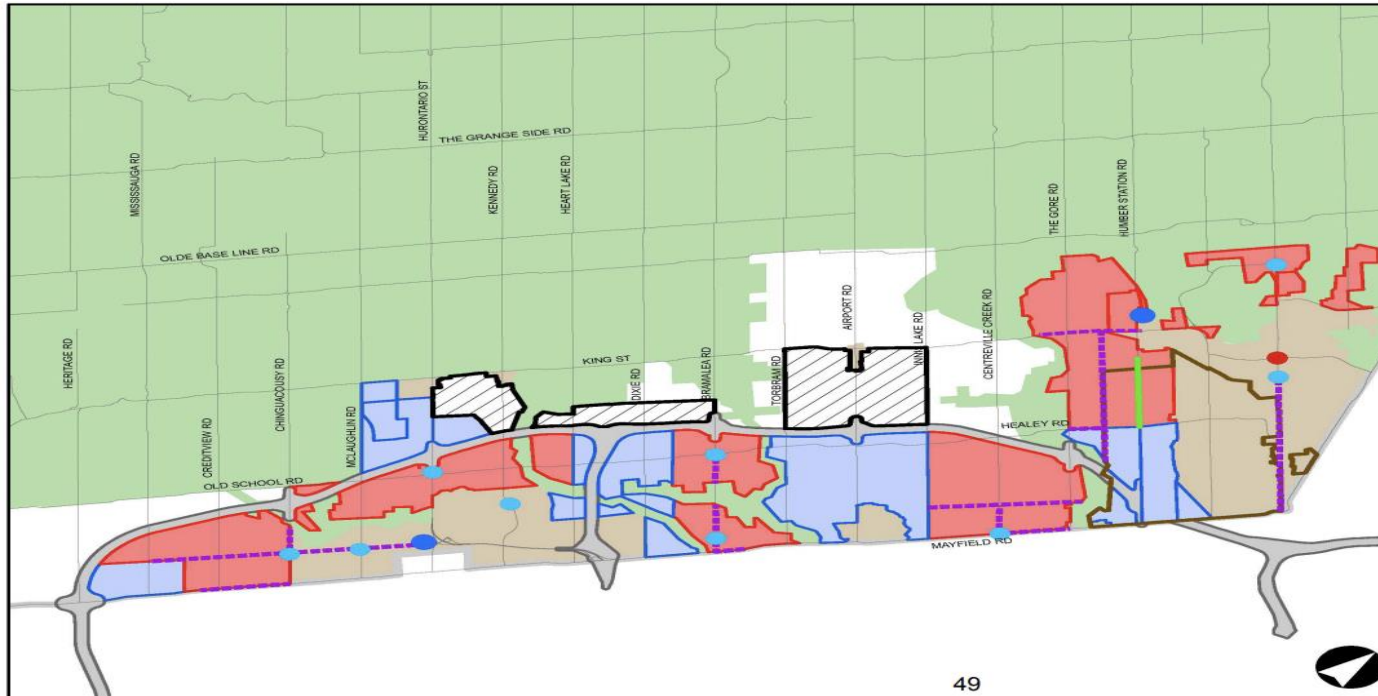


Town of Caledon 2051 SABE STUDY PLAN

Sukhman Dhillon

PROPOSED MAP 2051



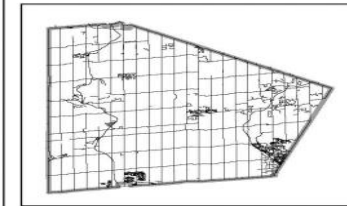
Draft Town Structure

Town of Caledon,
Regional Municipality of Peel

Legend

- Community Area
- Employment Area
- Future Strategic Employment Area
- GTA West Preferred Route
- Greenbelt
- Provincially Significant Employment Zone
- Urban Centre
- Neighbourhood Centre
- Downtown
- Knowledge and Innovation
- Urban Corridor

Key Map



Date: June 14, 2022

File:

Requested SABLE MAP 2051 propose by Mr. Thompson to Regional council in April 2022





**Why we need to extend the employment
reserve up to Castlederk Road:**

- **The creation of jobs to help
support the increased
residential community**
- **We need to build a complete
community (Work closer to
home)**
- **The creation of jobs to help
support the increased
residential community**



Why we need to extend the employment reserve:

- **New highway will help to attract new and innovative business**
- **Help to grow 60/40 ratio, which is idle for community and less burden of property taxes on residence**
- **The current available land on Colarine fully developed and bring lots of jobs.**



Why we need to extend the employment reserve:

- **Peel Region has over 50% revenue and over 50% employment from the goods movements, which require infrastrure and land to accommodate large operations.**
- **Airport road is ideal to increase up to Castlederk road on both side of airport road**



Why we need to extend the employment reserve:

- **It help East Caledon resident to work close to their home**
- **New Highway will attract large corporation and their head office due to new highway corridor.**
- **It help to keep business with in Caledon, rather push away.**

Why are employment lands holding so much value?

Currently within the Town of Caledon there is an shortage in employment land those utilized for warehousing & trucking.



Tip

At this point in time, the white belt land on Airport Rd, only exists upto Castlederg. Those lands located after castlederg are labelled as green belt lands.

Benefits of including lands upto Castlederg in the employment reserve?

- Support the HWY 413
 - Services already exist on airport rd
 - Airport rd is a major artery
 - 80% of Caledon's population travels South in the morning and North in the evening. Pushing away residents to go find jobs in different townships.
1. Retain jobs in Caledon
- Extra revenue from the city in the form of tax money

What is a PSEZ?

- I request clarity from the town of Caledon, in regards to the PSEZ lands located on Humberstation Option 4/5 Hybrid.
- The town has mentioned that there will employment or high density residential which is very unclear for us.
- Why not just label clearly either residential or employment?

Key Changes - Bolton



Area 1

- Appropriate for a mixed-use area to bring a critical mass to support the GO Station
- Potential for a Knowledge/Innovation Area along the Knowledge/Innovation corridor connecting the GO Station to Highway 413
- An Employment Area designation limits the options for the area, a Community Area can target the area for significant employment use as intended by the PSEZ identification, while permitting a broader range of uses

Area 2

- Proximity to future Highway 413, including a proposed interchange, make it appropriate for employment uses.
- Area can be developed as part of an overall employment land block together with the Option 6 lands

