



June 21, 2022

Refer to File: 314-013

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
Orlando Corporation**

On behalf of our client, Orlando Corporation, we wish to provide, herein, comments on Caledon’s Future Growth Concept as per Town Staff Report 2022-0303.

We wish to advise that it is Orlando Corporations belief that the proposed Future Growth Concept put forward in this report is not in the Town’s or Region’s best interests as it relates to employment growth.

We understand 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 that only a portion of the Region’s proposed Employment Area designation on the east side of Highway 10 north of the GTA West Corridor Preferred Route remain as Employment Land (Area 5) while the remaining lands (Area 6) serve as a Future Strategic Employment Reserve.

Under this scenario, lands within the Future Strategic Employment Reserve area would remain part of the Rural System for an indefinite amount of time and may not be re-considered for employment use until the next growth allocation beyond 2051.

From a financial perspective, when the Region extends municipal infrastructure to service the Employment lands in this area, it is imperative to optimize the use of those services in order collect as much development charge revenue needed to cover the cost of the servicing investment. Maintaining the Employment Area on the east side of Hurontario Street, as per the Region’s Official Plan will allow the optimization of the infrastructure and ensure a cost-effective servicing investment.

We wish to add that all the lands on both the east and west side of Hurontario Street are suitable to be prioritized for development as they are capable of and appropriate for employment use development in the short term for the following reasons:



- Good access to existing transportation infrastructure (without the need for major road infrastructure improvements or upgrades) including:
 - Highway 10 with direct connection to Highway 410;
 - Existing Public Transit including GO Bus Route;
- Relatively large, flat and contiguous land parcels in order to accommodate land-intensive industrial facilities. Existing employment-designated lands in Peel with these topographical characteristics are very limited.
- Serviceable, as per the Water and Wastewater Studies prepared in support of the SABE;
- Good access to a significant existing labour source in north Brampton and southern Caledon; and
- Significant amount of lands presently owned by an active industrial land developer.

Maintaining the Employment Area on the east side of Hurontario Street, as per the Region's Official Plan provides choice of location and configuration to accommodate the various types of uses that locate on employment land. The Town should not be concerned about designating additional Employment Land as the growth plan targets are not considered to be definitive.

We kindly request the Town's consideration of our comments and for Council to not endorse the report as presented. Please keep us informed of the decision of Council.

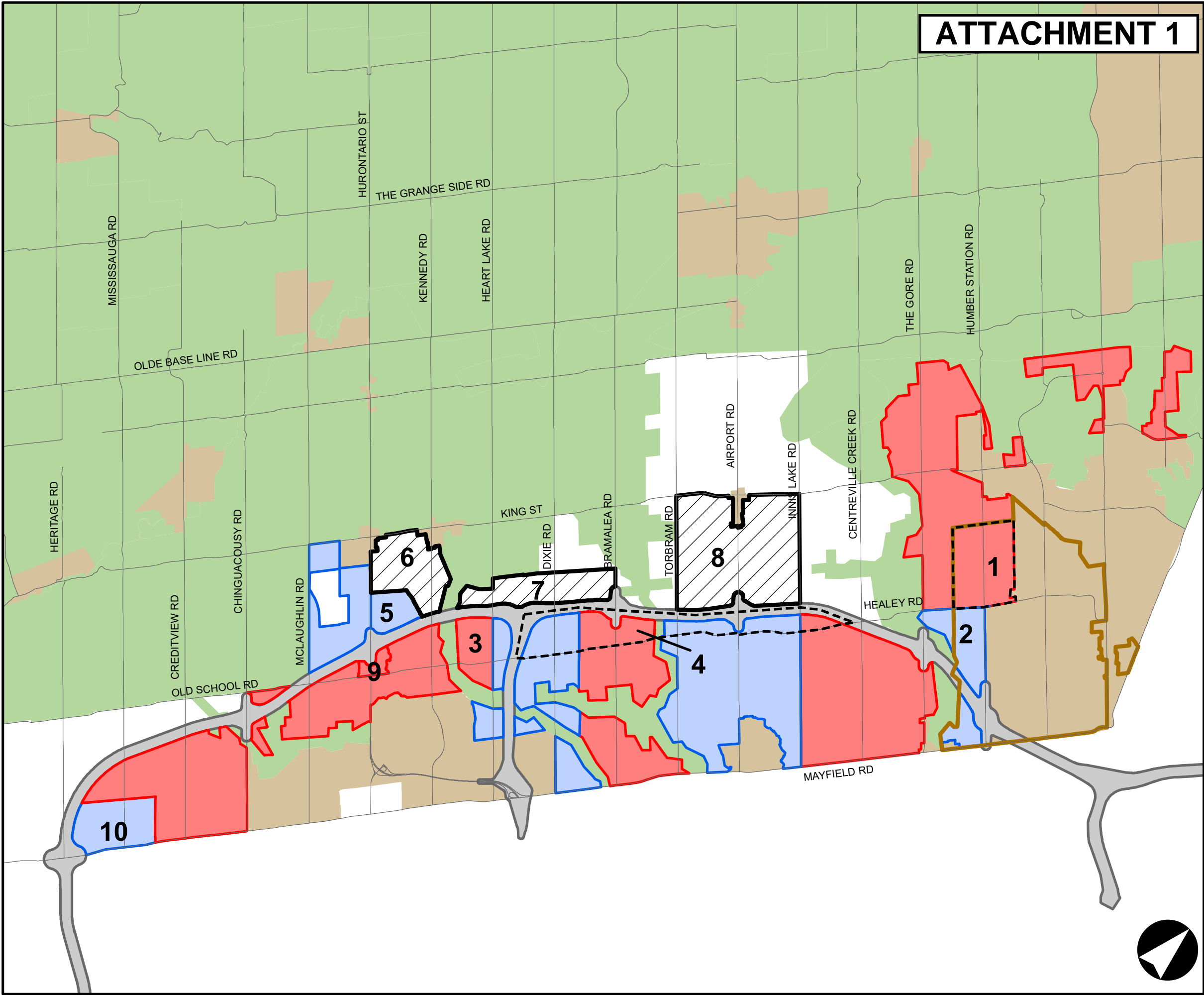
Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, MCIP RPP
Partner
encl.

- c. Antonietta Minichillo, Chief Planner
Steve Burke, Manager, Strategic Policy Planning
Phil King, Orlando Corporation
Colin Chung, GSAI

ATTACHMENT 1



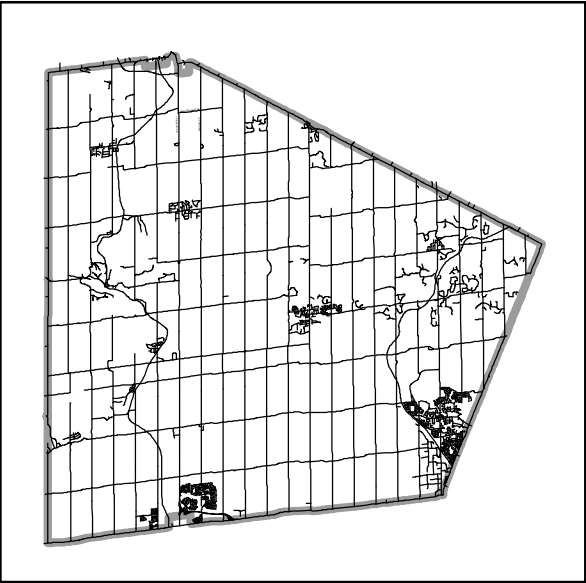
Schedule A to Staff Report 2022-0303

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: