



Principals

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November 21, 2023

GWD File: PN 3190.00  
MTSA

The Corporation of the Town of Caledon  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6

**Attention: Mayor and Members of Council  
Legislative Services  
Lesley Gill Woods, Senior Planner, Town of Caledon  
Steve Burke, Manager, Strategic Policy Planning, Town of Caledon**

**Subject: Public Input – November 21, 2023 Planning & Development Committee  
Item 8.4 - Bolton GO Station Area Dry Industrial Lands Review  
(2822700 Ontario Inc.)**

**Dear Mayor, Members of Council and Town Staff:**

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to 2822700 Ontario Inc. (our "Client") the Registered Owner of 7865 King Street, in the Town of Caledon (hereinafter referred to as the "Subject Site"). The Subject Site is located in the Bolton GO Station MTSA and the Dry Industrial area.

The Subject Site is a triangular shaped parcel which measures approximately 1.94 ha (4.80 ac) in size, with approximately 119.33 m (391.40 ft) of frontage on King Street. The Subject Site is currently developed and operates as a Mini-Storage facility. The Mini-Storage facility consists of three (3) existing buildings which occupy the northeast portion of the Subject Site (see attached Air Photos of the Subject Site and Surrounding Area).

By way of background, our client has met with Town Staff regarding PARC Meeting Application PRE 2023-0094 on June 22, 2023 for the proposed development of the Subject Site for a Transportation Terminal and Warehouse/Public Self Storage Facility. Our Client is currently retaining sub-consultants to prepare required Reports/Studies/Plans in support of a subsequent development application for the Subject Site.

**Bolton GO Station Area Dry Industrial Lands Review**

On behalf of 2822700 Ontario Inc., we have reviewed the Town of Caledon Staff Recommendation Report dated November 21, 2023, along with the Bolton GO Station

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**GAGNON WALKER DOMES LTD.**

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Area Dry Industrial Lands Review Presentation dated November 15, 2023 and offer the following comments, observations and recommendations.

### Future Amendment Application

The Subject Site is located in the Dry Industrial area in the current Town of Caledon Official Plan (see attached Schedules). Our Client is currently in the process of preparing an Amendment Application in order to utilize the Subject Site for a Transportation Depot, in addition to the existing Warehouse/Public Self Storage Facility. The existing Warehouse/Public Self Storage Facility is proposed to remain. Vehicular access to the Subject Site is proposed from the existing driveway from King Street.

While our Client generally supports the future Bolton GO Station and the Bolton GO Station Area Dry Industrial Lands Review, our Client opposes any negative impacts that the Bolton GO Station Area Dry Industrial Lands Review may have on the submission and review of our Client's Amendment Application. We respectfully request that our Client's development proposal (which is permitted by the approved and in-force Official Plan) be incorporated into the Bolton GO Station Area Dry Industrial Lands Review and Analysis.

### Recommendation Report and Meridian Planning Conversion and Land Use Compatibility Analysis

The purpose of the Town's Staff Report is to request Council direction regarding a potential Employment Land Conversion of the Dry Industrial area near the future Bolton GO Station. An Employment Land Conversion would remove the lands from the Employment Area designation in the Region of Peel Official Plan redesignating them to a Mixed-Use designation allowing for a broad range and mix of uses including residential.

The introduction of Bill 150, proposes to reverse the changes made to municipal Official Plans in the Province of Ontario (including the Region of Peel) which expanded the lands intended for development. In this regard, has the Town of Caledon confirmed that the Dry Industrial lands will not be required in the future to meet the future Employment Land projections of the Provincial Policy Statement, Growth Plan, Region of Peel Official Plan and Town of Caledon Official Plan? The Region of Peel Official Plan forecasts a population of 300,000 and 125,000 jobs within the Town of Caledon by the year 2051.

As part of the Dry Industrial Land Conversion Review, Meridian Planning was retained by the Town of Caledon to prepare the Conversion and Land Use Compatibility Analysis as a component of the Caledon Major Transit Station Areas Study. The Conversion and Land Use Compatibility Analysis recommends the conversion of the Dry Industrial Employment Area to a Residential/Mixed Use Area in order to complement the adjacent Caledon GO Station area.

In review of the Conversion and Land Use Compatibility Analysis which is appended to the Staff Report, Meridian Planning has not mentioned nor factored in the effects of Bill 150. Has Meridian Planning confirmed that the Dry Industrial lands will not be required in



order to meet the future Employment Land projections of the Provincial Policy Statement, Growth Plan and Town of Caledon Official Plan?

The Staff Report also indicates that the Dry Industrial lands, which are currently in limited supply, and support specialized employment uses in Caledon, will be accommodated at appropriate locations within the Town's new Employment Areas over the 2051 planning horizon. At this time, the Town of Caledon has not identified the 'appropriate' locations of where these uses could be accommodated. It is recommended that, prior to Council's approval, the Town of Caledon circulate to the Public for review and comment mapping indicating where the Dry Industrial uses are planned or could be accommodated.

Although the Bolton Secondary Plans Review, which is intended to consolidate the six (6) existing Bolton Secondary Plans into a single 'new' Secondary Plan, is underway, no definitive date has been provided to identify its completion. According to Town of Caledon Staff Report 2023-0292 - Proposed Terms of Reference for the Bolton Secondary Plans Review, dated May 16, 2023, the 'new' Bolton Secondary Plan is anticipated on being completed by September-December 2024. To-date, the Town of Caledon has not provided any Schedules pertaining to the 'new' Bolton Secondary Plan. It is respectfully requested that the Town of Caledon provide the Public for review and comment Schedules as to where the Dry Industrial uses are planned be accommodated.

### **Closing Remarks**

Thank you for the opportunity to provide comments on the Bolton GO Station Area Dry Industrial Lands Review. Our Client reserves the right to provide further comments as necessary prior to Council approval of the Official Plan Amendment.

Kindly accept this letter as our formal request to be notified of all future Open Houses, Public Meetings, Planning Committee and Council meetings to be held in connection with the Bolton GO Station Area Dry Industrial Lands Review. Lastly, we request notification of the passage of any and all By-laws and/or Notices on this matter.

Should you have any questions, please contact the undersigned.

**Yours truly,**

**Andrew Walker, B.E.S., M.C.I.P., R.P.P.**  
**Partner and Principal Planner**


**Anthony Sirianni, B.A.,**  
**Associate Planner**

cc: **2822700 Ontario Inc.**  
**Michael Gagnon, Gagnon Walker Domes Ltd.**  
**Harjap Singh, Gagnon Walker Domes Ltd.**



**KING STREET**

Ariel Image - Subject Site  
 7865 King Street  
 Bolton, Town of Caledon  
 Region of Peel

 Subject Site

P.N.: 22.3190.00	Date: October 3, 2023	<b>AF</b>
Scale: N.T.S	Revised:	
Drawn By: H.S.	File No.: PN 3190_Air Photo	




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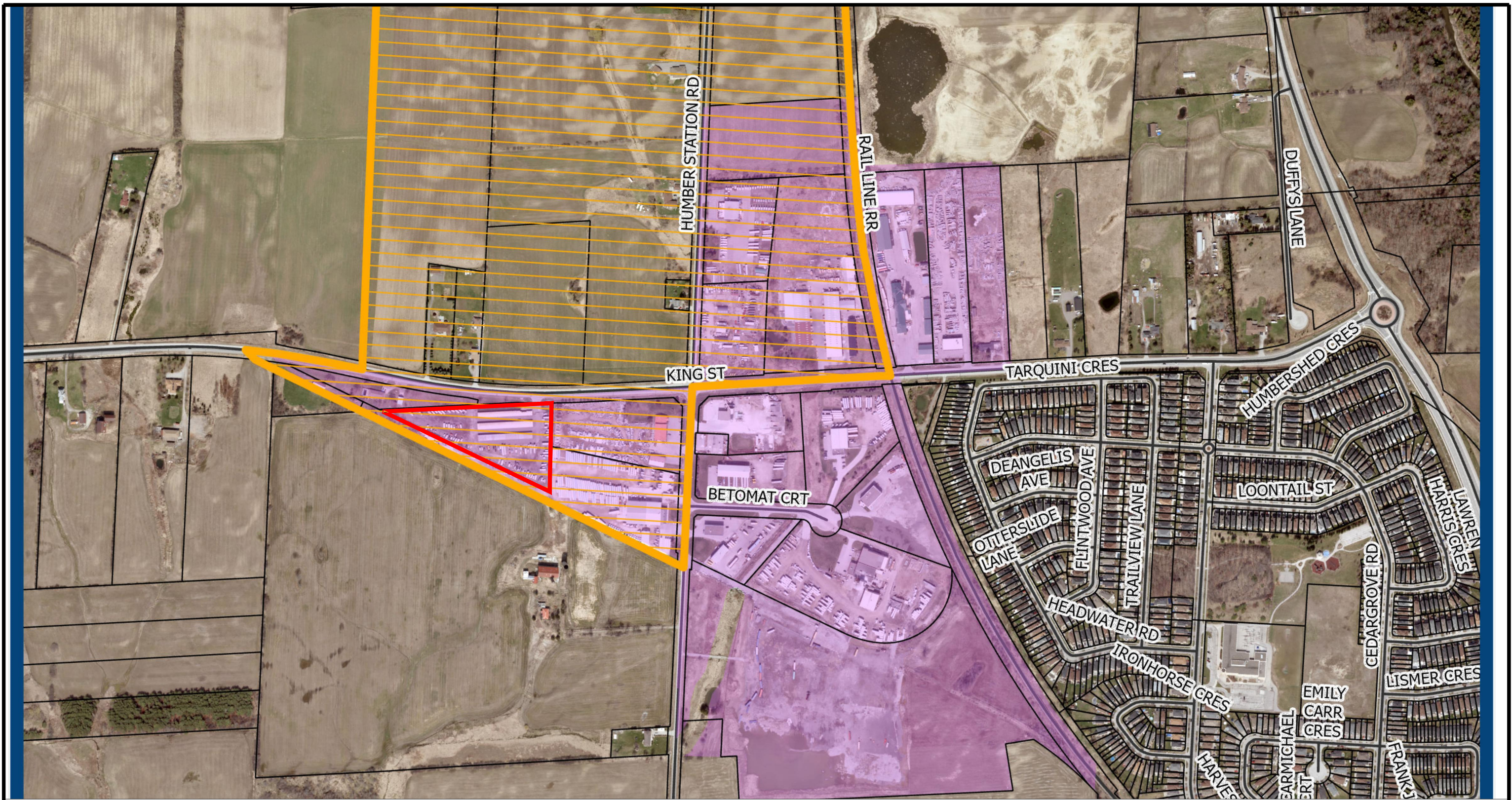
Ariel Image - Context Map  
 7865 King Street  
 Bolton, Town of Caledon  
 Region of Peel

 Subject Site



P.N.: 22.3190.00	Date: November 20, 2023	<b>AF</b>
Scale: N.T.S	Revised:	
Drawn By: H.S.	File No.: PN 3190_Air Photo	




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**BOLTON GO STATION AREA MAP**  
 7865 King Street  
 Bolton, Town of Caledon  
 Region of Peel

-  Major Transit Station Area
-  Dry Industrial Lands

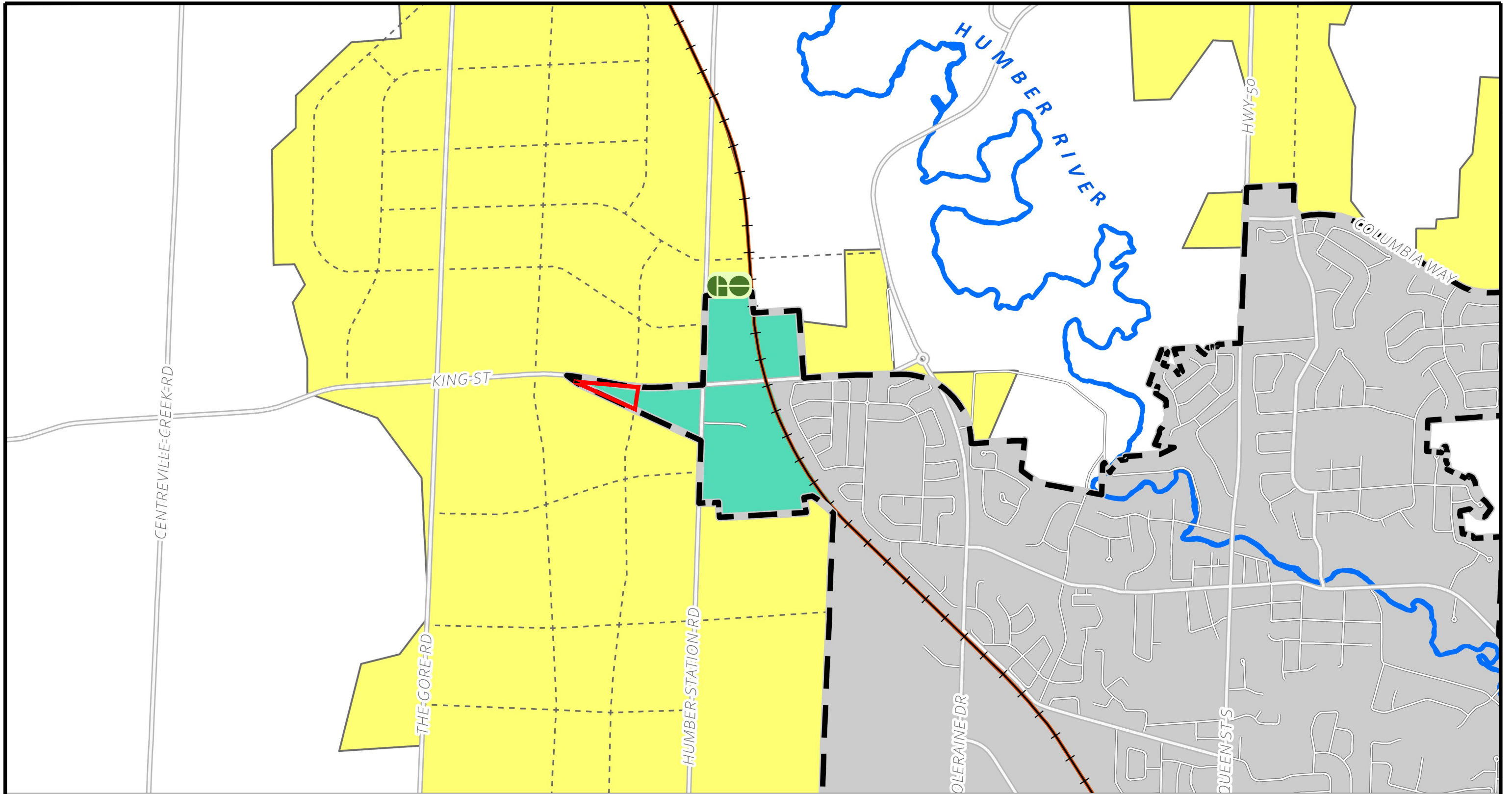
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# Bolton GO Station Area Dry Industrial Lands

7865 King Street  
 Bolton, Town of Caledon  
 Region of Peel

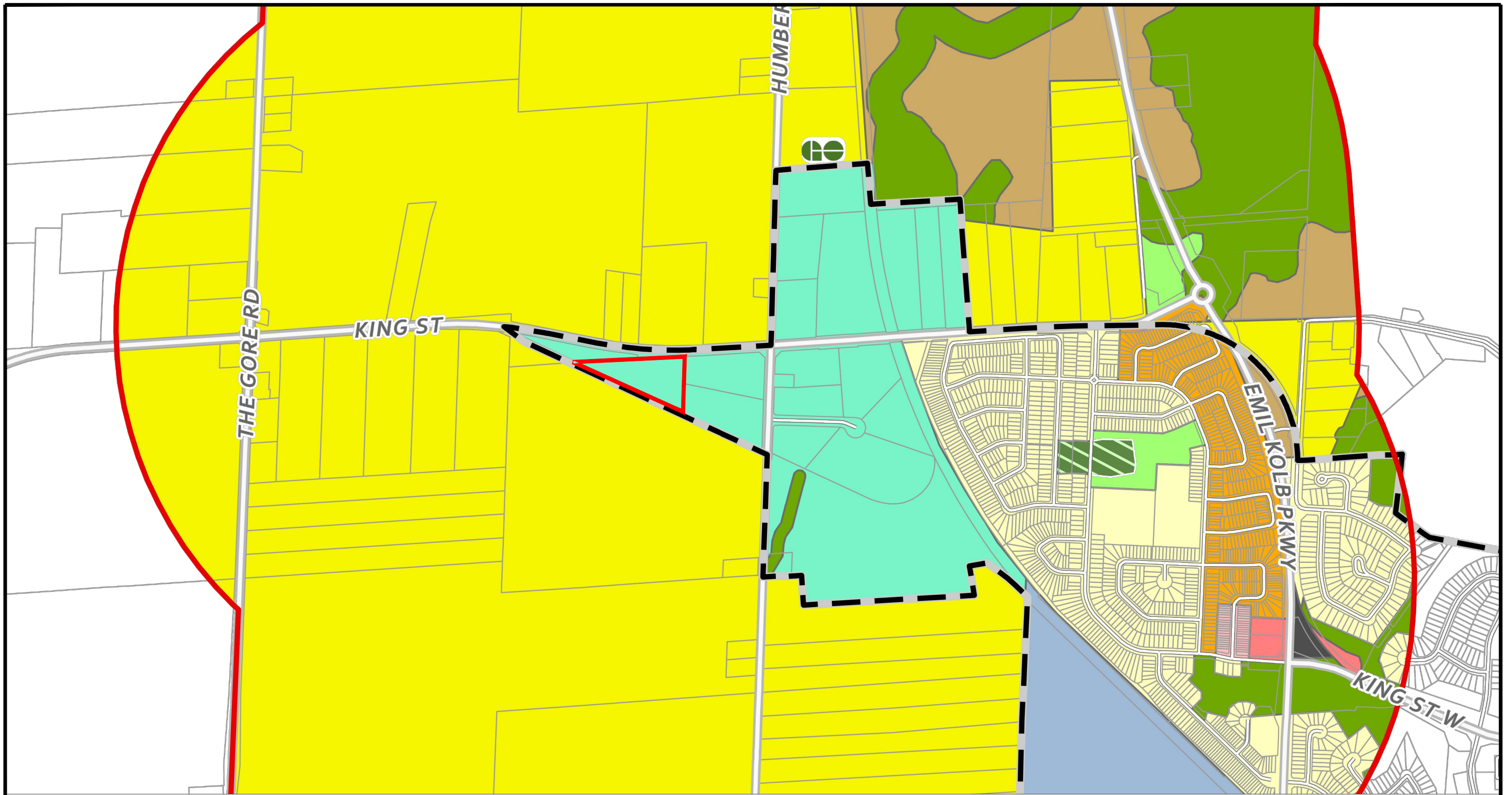
-  Future Bolton GO Station
-  Railway
-  Arterial/Collector Road
-  Local/Private Road or Laneway
-  Conceptual Collector Road
-  Subject Site
-  Humber River
-  Dry Industrial Land Use
-  New Community Area
-  Existing Bolton Settlement Area

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**CURRENT OFFICIAL PLAN & NEW COMMUNITY AREA**  
**Dry Industrial Lands in the Area of Proposed GO Station**  
 7865 King Street, Bolton, Town of Caledon  
 Region of Peel

- |                          |                            |                        |              |
|--------------------------|----------------------------|------------------------|--------------|
| Study Area Boundary      | Low Density Residential    | Tableland Forest       | Subject Site |
| Future Bolton GO Station | Medium Density Residential | Open Space Policy Area |              |
| Property Boundary        | High Density Residential   | General Commercial     |              |
| Bolton Settlement Area   | Environmental Policy Area  | General Industrial     |              |
| Dry Industrial           | Rural Lands                | Future Development     |              |
| Prestige Industrial      | Prime Agricultural Area    | New Community Area     |              |
| Policy Area - Industrial |                            |                        |              |

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