

November 20th, 2023

Our File: 1372-004

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

Attention: Mayor and Members of Council

Re: 4428 Old School Road (Roll #142970168)
Planning and Development Committee – Item 7.2
Town of Caledon
Regional Municipality of Peel
PRE 2023-0231

**PT LT 23 CON 3 EHS CHINGUACOUSY AS IN VS271737 EXCEPT
PT 1 43R6119, PT 1 43R16345, PTS 31, 32, 41 & 42 43R20416 TOWN
OF CALEDON**

Glen Schnarr & Associates Inc. (“GSAI”) are the planning consultants representing the owners and prospective purchasers of the above noted property municipally addressed as 4428 Old School Road, in the Town of Caledon, Regional Municipality of Peel (herein referred to as the “subject lands”). We are providing this comment letter in relation to the Provincial review of the Minister’s Decision and modifications to the Region of Peel Official Plan.

Through October and November 2023, the Ministry of Municipal Affairs and Housing issued announcements suggesting that Provincial modifications to the Region of Peel Official Plan would be rescinded. The subject lands were illustrated as an area to be Provincially modified and added to the Peel 2051 Urban Area in the Minister’s modified approval of the Region of Peel Official Plan of November 2022. However, we have learned that the subject lands were already included in the Peel 2051 Urban Area in the final form version of the April 2022 Region of Peel Official Plan. The subject lands were not added to the urban area through Provincial modification.

As such and the given the above, we support the continued inclusion of the subject lands in the 2051 Urban Area and in the Town of Caledon's draft Official Plan Urban Area and New Employment Areas. To date, we have advanced the initial planning work on this premise. We have held a PARC meeting with Town of Caledon staff and are proceeding with the planning process accordingly and on the basis that the subject lands will remain in the urban area.

Thank you for the opportunity to provide these comments. We respectfully request that our comments be considered by staff in formulating any final recommendations to the Province on this matter for the December 7th, 2023 deadline. If you have any questions or require clarification about any of the contents of this letter please contact the undersigned.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



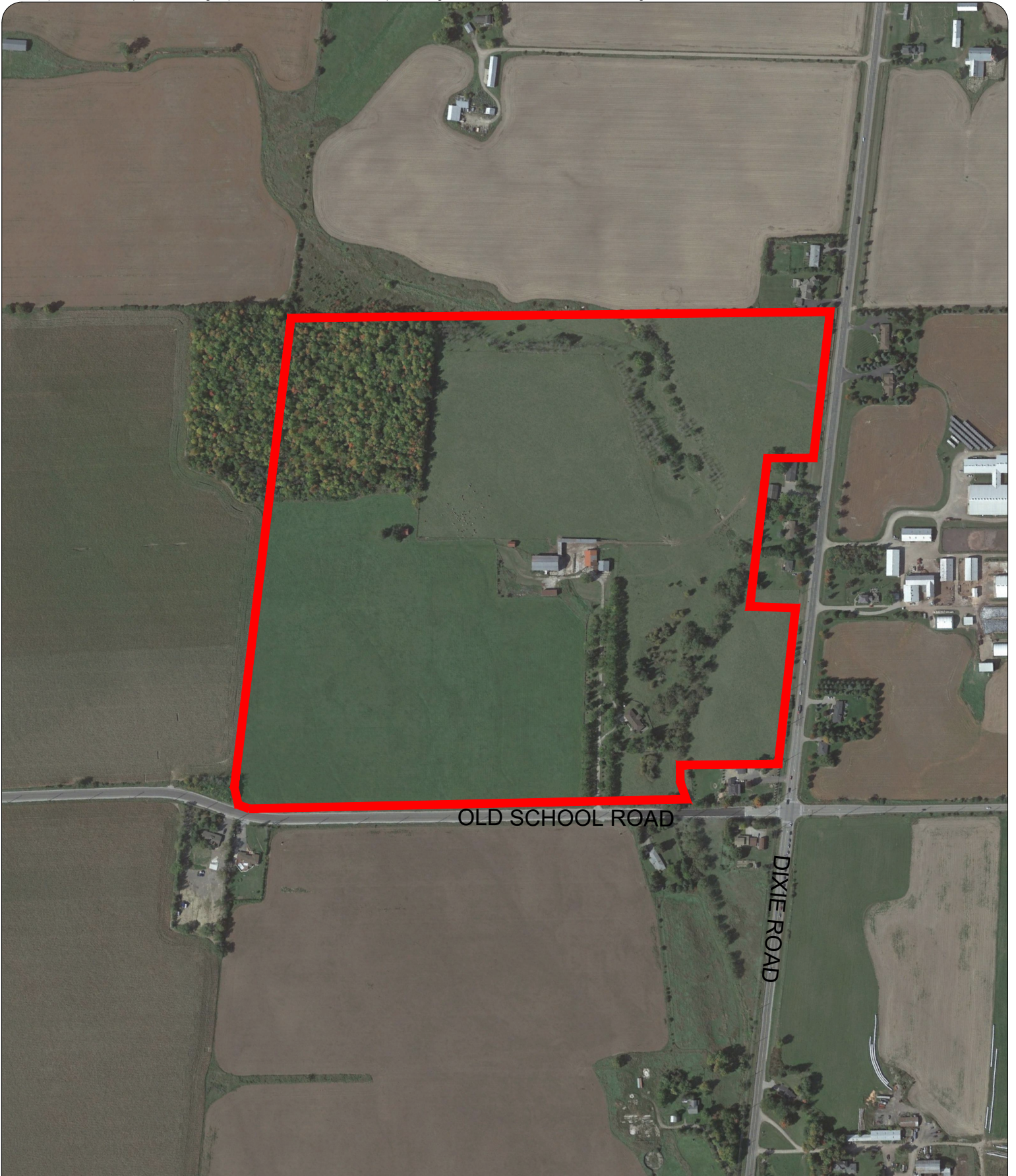
Bruce McCall-Richmond, MCIP, RPP
Senior Associate

cc. Carmen Caruso, Acting Director of Planning

Attachments:

Figure 1 – Aerial Context Plan

Figure 2 – Region of Peel Official Plan – Regional Structure (E1)



OLD SCHOOL ROAD

DIXIE ROAD

FIGURE

1

AERIAL CONTEXT PLAN

LEGEND

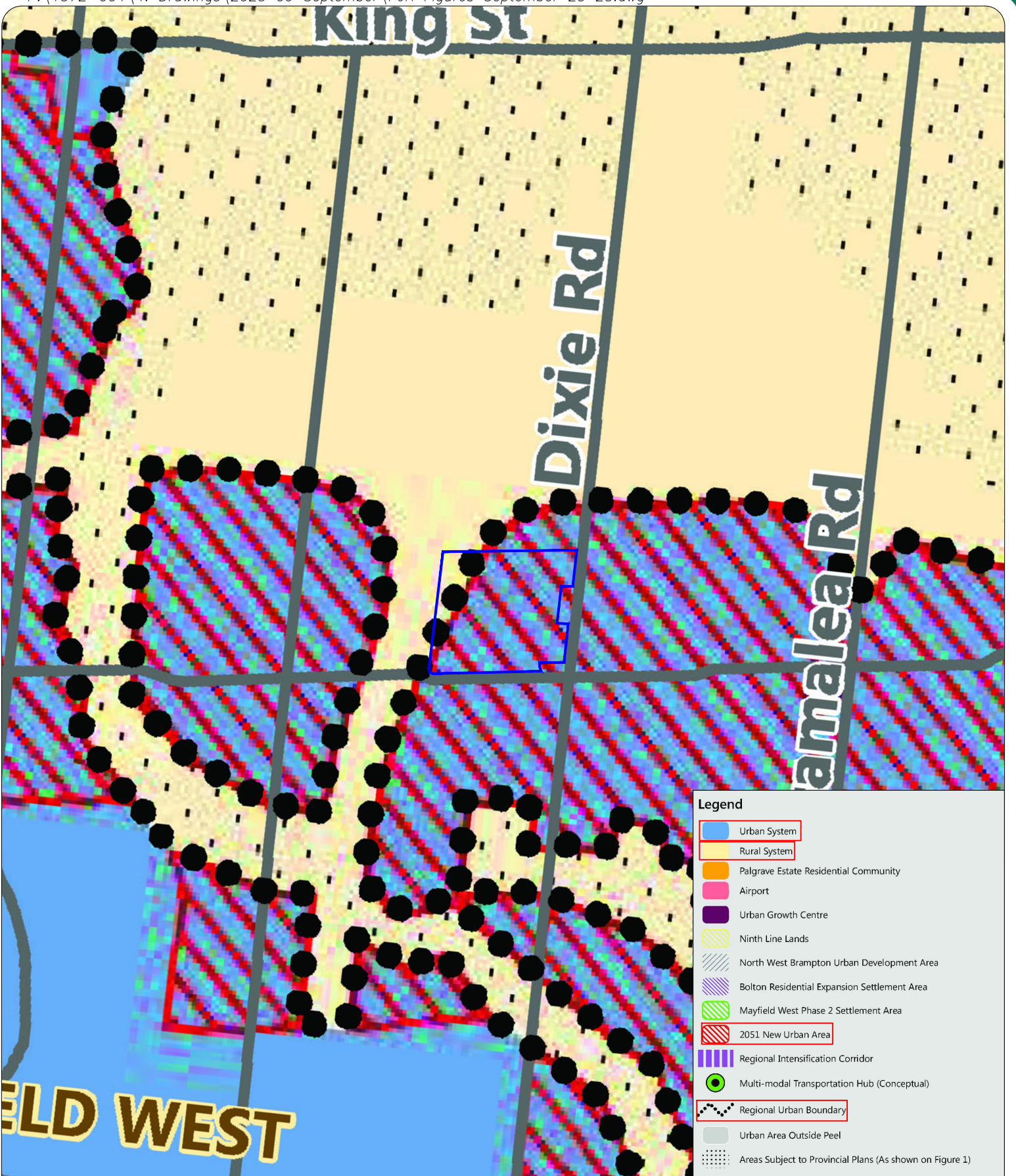
 Subject Lands

4428 OLD SCHOOL ROAD.
PART OF LOT 23, CONCESSION 3 EHS,
TOWNSHIP OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
SEPTEMBER 25, 2023





Legend

- Urban System
- Rural System
- Palgrave Estate Residential Community
- Airport
- Urban Growth Centre
- Ninth Line Lands
- North West Brampton Urban Development Area
- Bolton Residential Expansion Settlement Area
- Mayfield West Phase 2 Settlement Area
- 2051 New Urban Area
- Regional Intensification Corridor
- Multi-modal Transportation Hub (Conceptual)
- Regional Urban Boundary
- Urban Area Outside Peel
- Areas Subject to Provincial Plans (As shown on Figure 1)

FIGURE 2 REGION OF PEEL OFFICIAL PLAN
SCHEDULE 'E1' - REGIONAL STRUCTURE

LEGEND

Subject Lands

4428 OLD SCHOOL ROAD,
PART OF LOT 23, CONCESSION 3 EHS,
TOWNSHIP OF CALEDON,
REGIONAL MUNICIPALITY OF PEEL



SCALE NTS
SEPTEMBER 25, 2023