



Principals

Michael Gagnon  
Lena Gagnon  
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March 17, 2024

**GWD File: 18.2573.00  
Caledon OP Review**

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

**Attention: Bailey Loverock, Senior Policy Planner, Official Plan Review Lead  
Lesley Gill Woods, Senior Policy Planner, Secondary Plans Lead**

**Subject: FORMAL PUBLIC INPUT  
Future Caledon Official Plan (February 2024 Draft)  
16673 Mount Pleasant Road  
Town of Caledon, Ontario  
Ward 4**

**Dear Bailey and Lesley:**

Gagnon Walker Domes Ltd. (GWD) acts as planning consultant for Mr. Jim Payne / Pashin Holdings, registered owner of the property known municipally as 16673 Mount Pleasant Road in the Town of Caledon; hereinafter referred to as the subject site. **Attachment # 1** is an air photograph of the subject site.

The subject site is located on the east side of Mount Pleasant Road, south of Hunsden Sideroad, and measures approximately 19.99 hectares (49.41 acres) gross, with a frontage of approximately 152.94 metres (501.77 feet) along Mount Pleasant Road. The subject site is occupied by a single detached dwelling, with the remainder of the subject site consisting of existing vegetation.

### **Proposal Overview**

The Owner is in the process of pursuing planning approvals to create ten (10) estate residential lots, on a Draft Plan of Subdivision. On March 21, 2022, a Preliminary (PARC) Review Pre-Consultation request was filed with the Town of Caledon Planning Department (Town File PRE-2021-0029). The meeting took place on April 7, 2022 where Town Staff provided preliminary comments on the proposal. Owing to the complex nature of applications in the Palgrave Estates Residential Community, and the numerous detailed technical works required, it is understood that a second PARC meeting will be required.

### **Future Caledon Draft Official Plan (February 2024)**

We have been monitoring the Town of Caledon's Official Plan Review process closely. We have been asked to review and provide comments, observations, and recommendations on

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the Draft Future Caledon Official Plan (February 2024). The following is an overview of the designations and overlays that apply to the subject site within the latest Draft:

Schedule A1 – Provincial Plan Areas

- *'Oak Ridges Moraine Conservations Plan Area'*

Schedule B1 – Town Structure

- *'Palgrave Estate Residential Community'*

Schedule B2 – Growth Management

- *'Palgrave Estate Residential Community'*

Schedule B3a – Land Use Designations Greenbelt Plan and Growth Plan for the Greater Golden Horseshoe

- *'Oak Ridges Moraine Conservation Plan'*

Schedule B3c – Land Use Designations Oak Ridges Moraine Conservation Plan

- *'Natural Linkage Area'*

Schedule B4 – Land Use Designations

- Palgrave Estate Residential Community – Refer to Part A Section 1.2

Schedule E1 – Rural System

- *'Palgrave Estate Residential Community'*

**Future Caledon Draft Official Plan – General Comments and Observations**

We have undertaken a review of the text to the Future Caledon Draft Official Plan, and offer the following comments, observations and recommendations:

1. It is noted that the updated policies with regard to the Palgrave Estate Residential Community will be undertaken in the future phases of the Future Caledon Official Plan process. As such, and as noted in **Section 1.2**, the current in-force Official Plan policies with regard to the Palgrave Estate Residential Community.
2. The draft Future Caledon Official Plan appropriately references in **Section 1.7** that it is important to recognize that the Plan is not a static document, and that there will be a need to review and revise policies over the 30-year period of the Plan, including, but not limited to, in response to Official Plan Amendment applications for specific site or areas.
3. **Section 9.4** references achieving the target of a minimum of 25% of all new housing developments in the Town to be rental housing, maintaining or increasing the supply of rental housing in the Town, and the encouragement of the construction of additional residential units and garden suites with regard to the pursuit of affordable housing. It is not clear from the policies of the draft Official Plan whether the implications of this from a market demand and cost perspective was considered. In addition, it can be interpreted that from an implementation perspective, 25% of every Secondary Plan area or individual draft plan is required to provide rental units. This could reflect a huge number of units. The prescriptive policies as drafted may result in unintended



consequences or reactions within the housing market. We recommend that the policy be revised to use progressive language such as 'encourage' and strive to provide'.

4. Similarly, **Section 9.2.6** contains additional minimum housing targets in terms of affordability and density. With regard to density, the policy indicates that 50% of all new units are to be in forms other than single detached and semi-detached. The target seems high, and doesn't account for market demand dictating the type and density. The prescriptive nature of the policy, combined with the high number of thresholds, may make this policy too ambitious, and may result in unintended consequences or reactions within the housing market. We recommend that the policy be perhaps revised to encourage builders to offer alternative designs for second units / garden suites
5. We request that Town Staff amend Schedule B3c (Land Use Designations) to revert back to the designations as delineated on Schedule P of the current in-force Official Plan, given that the policies of the current in-force Official Plan continue to apply to the Palgrave Estate Residential Community as per Schedule 4 and **Section 1.2**, consistent with my Client's proposal.

### **Closing Remarks**

The latest 'Track-Changed' version of the Draft Future Caledon Official Plan was released on February 14, 2024 for public review. While our office has been monitoring the Future Caledon Official Plan process, the non-statutory deadline of March 7, 2024 to submit public input, a mere two (2) days after the March 5, 2024 Public Meeting, is inadequate given the magnitude and broadness of the planning exercise as it pertains not only to our Client, but also all other landowners and stakeholders in the Town of Caledon.

We understand that Town of Caledon Planning Staff intend to table a Recommendation Report inclusive of the Final Official Plan at the March 19, 2024 Planning and Development Committee Meeting. In the spirit of meaningful and appropriate consultation, we believe that Town of Caledon Planning Staff should extend the commenting period until May 2024 and defer the consideration of a Recommendation Report subsequent thereto.

Thank you for the opportunity to provide public input. We reserve the right to provide further comment as necessary prior to Council's adoption and the Region of Peel's Final Approval.

We respectfully request to be notified of any and all future Open House and Statutory Public Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee and Council related to the *Future Caledon Draft Official Plan*, including receiving all Notices of Decision in connection with *Future Caledon*.

**Yours truly,**

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

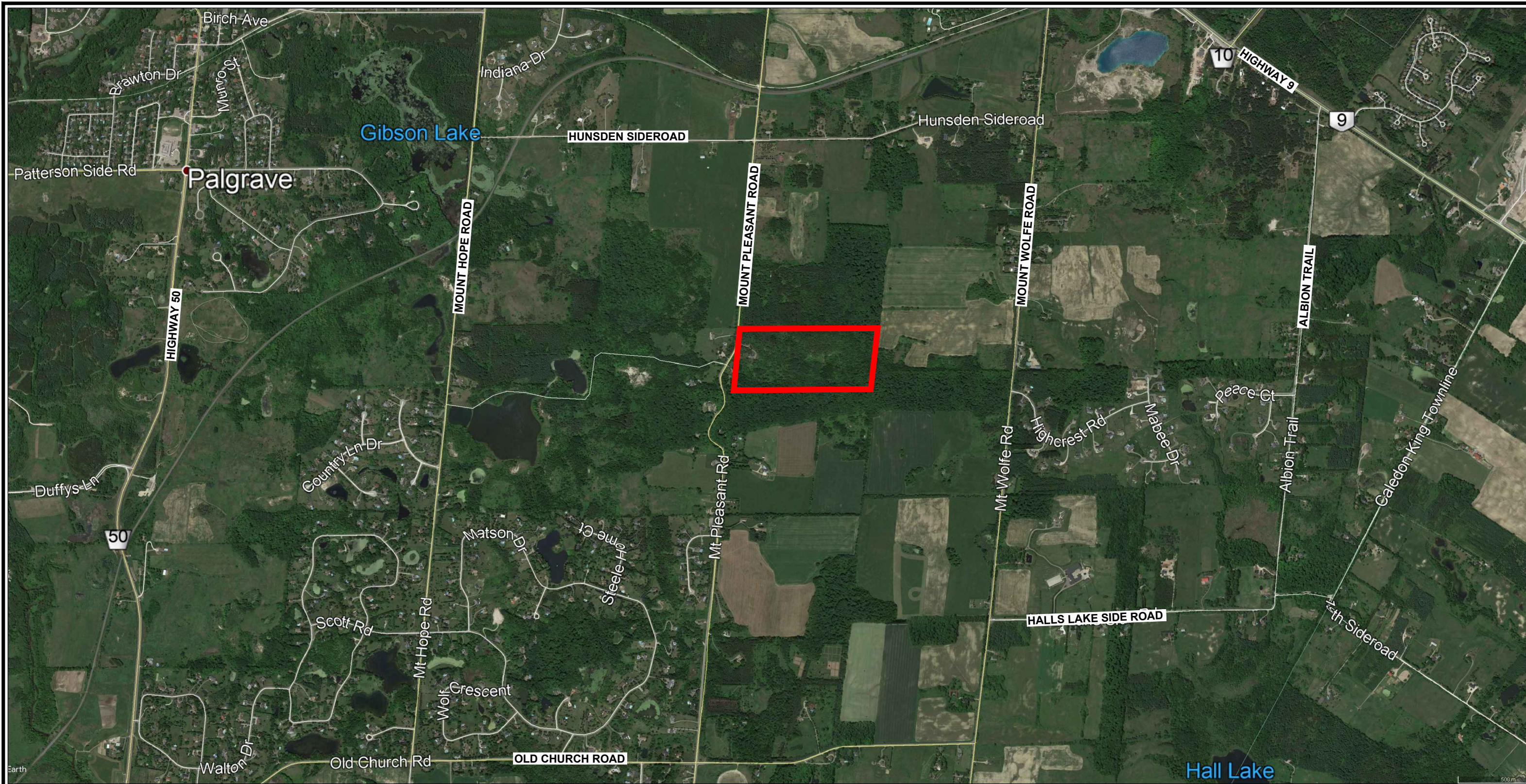


**cc: J. Payne, Pashin Holdings**  
**M. Gagnon, Gagnon Walker Domes Ltd.**  
**A. Sirianni, Gagnon Walker Domes Ltd.**  
**H. Singh, Gagnon Walker Domes Ltd.**



# ATTACHMENT 1





**AERIAL IMAGE - CONTEXT PLAN**  
**16673 MOUNT PLEASANT ROAD**  
**TOWN of CALEDON**  
**REGION of PEEL**

**LEGEND**

 **SUBJECT SITE**

P.N.: 18.2573.00

Date: May 18, 2021

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2573\_ Aerial\_Images\_MAY\_2021

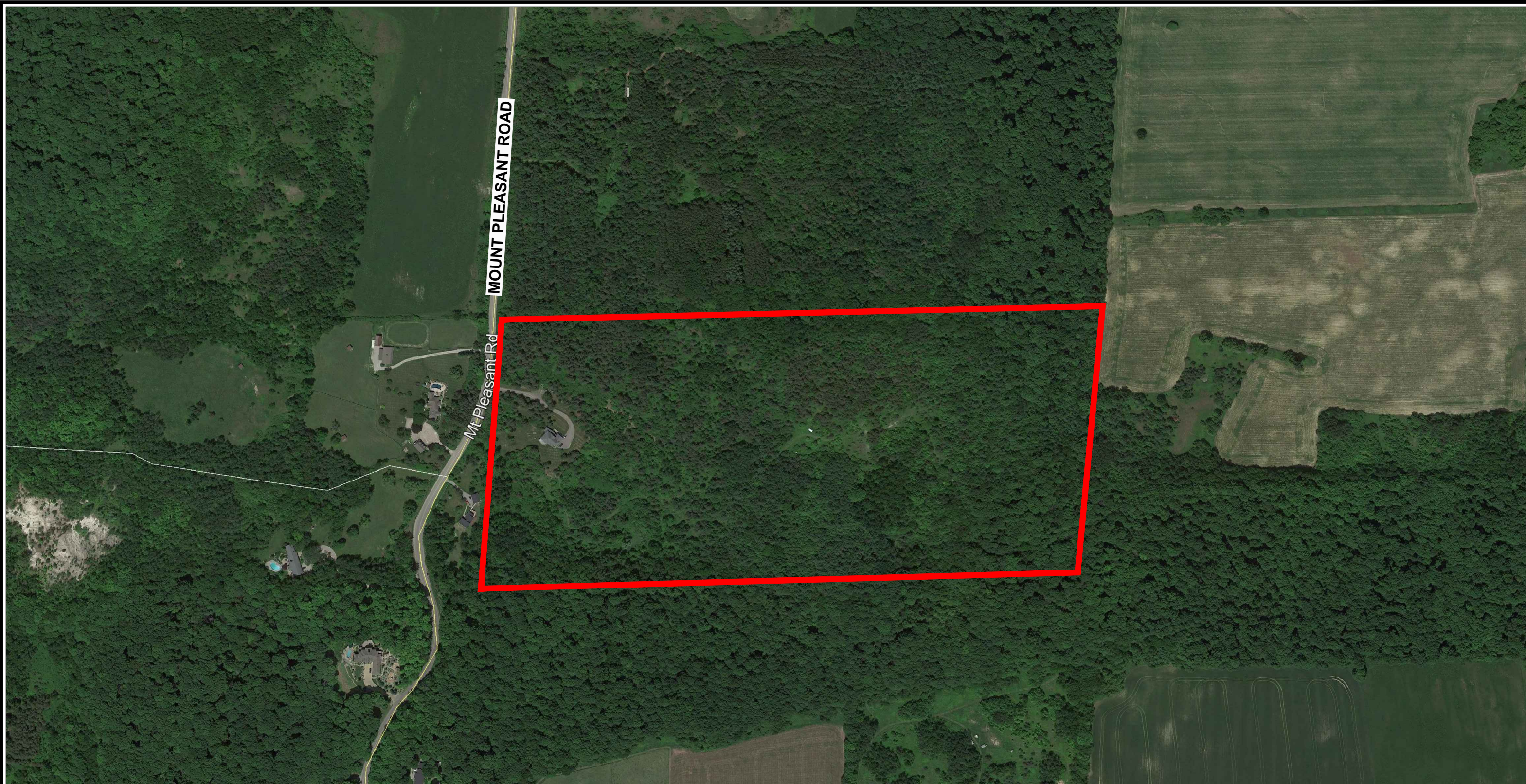


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