



Principals

Michael Gagnon  
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March 17, 2024

**GWD File: 20.2744.00**  
**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)**  
**'0' Dixie Road**  
**Town of Caledon, Ontario**  
**Ward 2**

**Dear Bailey and Lesley:**

Gagnon Walker Domes Ltd. (GWD) acts as planning consultant for 2476998 Ontario Inc., registered owner of the property known municipally as '0' Dixie 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 Dixie Road, north of Mayfield Road, and measures approximately 9.07 hectares (22.41 acres), with a frontage of approximately 64.52 metres (211.67 feet) along Dixie Road. The subject site is currently vacant. In addition, a tributary of the West Humber River and associated open space corridor traverses the subject site.

### **Proposal Overview**

The Owner is in the process of pursuing planning approvals to develop the western portion of the subject site as a modern Transportation Depot with Truck Parking. It is envisaged that 1.17 hectares (2.89 acres) of the western portion of the subject site, outside of the Greenbelt lands and along Dixie Road, will be utilized for the proposed development.

A Preliminary Meeting with Town Staff was held on January 12, 2021 under file PRE-2021-0001, and the formal Pre-Consultation Meeting (PARC) was held on June 17, 2021. In response to the comments and checklist received, the various background plans and reports were prepared the formal submission was made on August 17, 2023.

In response thereto, Town Staff requested a second PARC Pre-Consultation be undertaken. The Second PARC Meeting request was filed on August 29, 2023, and the meeting was held

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on September 28, 2023 under Town Files PRE-2023-0204 and PRE-2023-0205. The updated plans and reports are being prepared and a DART Submission is imminent.

### **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 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 B1 – Town Structure**

- '*Urban Area*'
- '*Natural Features and Areas*'
- '*Agricultural Area and Rural Lands*'

#### **Schedule B2 – Growth Management**

- '*New Urban Area 2051*'

#### **Schedule B4 – Land Use Designations**

- '*New Employment Area*'
- '*Prime Agricultural Area*'
- '*Natural Features and Areas*'
- '*New Community Areas*'

#### **Schedule F1 – Urban System**

- '*New Employment Area*'
- '*New Community Area*'

#### **Schedule F2a – Preliminary Community Structure Plan**

- '*New Employment Area*'
- '*New Community Area*'
- '*Greenbelt Plan Boundary*'

### **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 subject site continues to be identified within the '*New Urban Area 2051*' and more specifically the '*New Employment Area*' within the Town of Caledon. The preliminary policies support the proposed development of the subject site.
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.



## **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. While our Client wishes to express its general support, 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: 2476998 Ontario Inc.**  
**M. Gagnon, Gagnon Walker Domes Ltd.**  
**A. Sirianni, Gagnon Walker Domes Ltd.**  
**H. Singh, Gagnon Walker Domes Ltd.**




# ATTACHMENT 1



**AIR PHOTO - CONTEXT PLAN**  
**'0' DIXIE ROAD**  
**TOWN of CALEDON**  
**REGION of PEEL**

**LEGEND**

 **SUBJECT SITE**

P.N.: 20.2744

Date: June 14, 2023

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2744\_Aerial\_Images\_JUN\_2023




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