



Principals

Michael Gagnon  
Lena Gagnon  
Andrew Walker  
Richard Domes

March 17, 2024

**GWD File: 20.2694.00  
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' and 15707 McLaughlin Road  
Town of Caledon, Ontario  
Ward 1**

**Dear Bailey and Lesley:**

Gagnon Walker Domes Ltd. (GWD) acts as planning consultant for Ms. Susan Graham, registered owner of the properties known municipally as '0' McLaughlin Road and 15707 McLaughlin Road in the Town of Caledon; hereinafter referred to as the subject site. The subject site consists of three (3) separate and distinct parcels, physically separated by the Orangeville Brampton Railway (OBRY) corridor and the Caledon Trailway (CT). The subject site is generally bounded by the existing Riverdale Subdivision to the north, McLaughlin Road to the west and the Credit River to the east. **Attachment # 1** is an air photograph of the subject site.

The subject site measures approximately 29.02 hectares (71.71 acres) gross. The parcel labelled as 'Area A' has a site area of approximately 1.67 hectares (4.41 acres), with 67.65 metres (221.95 feet) of frontage along McLaughlin Road. It is located within the limits of the Inglewood Village 2021 Settlement Boundary and is known municipally as 15707 McLaughlin Road.

The parcels labelled as 'Area B' and 'Area C' have a combined site area of approximately 27.35 hectares (67.57 acres). More specifically, 'Area B' measures approximately 3.31 hectares (8.18 acres) and 'Area C' measures 24.04 hectares (59.39) acres. 'Area B' and 'Area C' are both located outside of the limits of the Inglewood Village 2021 Settlement Boundary are known as '0' McLaughlin Road and '15707McLaughlin Road, respectively.

The Region of Peel owns and operated a Wastewater Treatment Plant (WTP), known municipally as 15705 McLaughlin Road. The WTP is accessed via a driveway entrance from McLaughlin Road which services the subject site. There is a formal easement in favour of

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7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790  
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the Region of Peel reflecting and accommodating the aforementioned access, as well as servicing infrastructure.

### **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 A1 – Provincial Plan Areas**

- *'Niagara Escarpment Plan Area'*

#### **Schedule B1 – Town Structure**

- *'Agricultural and Rural Areas'*
- *'Village'* (Inglewood)
- *'Caledon Trailway'*

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

- Portion of property *'Rural Settlement Area'*

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

- *'Niagara Escarpment Plan'*

#### **Schedule B3b – Land Use Designations Niagara Escarpment Plan**

- *'Minor Urban Centre'*
- *'Escarpment Rural Area'*
- *'Escarpment Natural Area'*

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

- *'Rural Lands'*
- Inglewood – Refer to Part A Section 1.2

#### **Schedule E1 – Rural System**

- *'Rural Lands'*
- *'Villages and Hamlets'*

**Our Client respectfully requests that consideration be given to including the lands identified as 'Area B', 'Area B-1' and 'Area B-2' on Attachment 1 within the expanded limits of the Inglewood Village Settlement Area.**

'Area B-1' is owned by the Town of Caledon, is subject to an easement in favour of the Inglewood Villages Estates Limited (the Riverdale Subdivision lands), is developed with a stormwater management pond, and has an area of approximately 0.86 hectares (2.14 acres).

'Area B-2' is owned by the Region of Peel, is developed with a Water Pumping Station and has an area of approximately 0.048 hectares (0.12 acres).



Our Client's position is that the aforementioned 'Area B', 'Area B-1', and 'Area B-2' should be included within the limits of an expanded Inglewood Village Settlement Area (Village). The following is a summary of the rationale in support of our Client's position:

1. The request for the expansion of the Village would be consistent and compatible with the existing Town of Caledon Official Plan designations which apply to that portion of our Client's lands identified as 'Area A'. More specifically, 'Area A' is designated '*Mixed-Use, Residential and New Residential Neighbourhood Area*'
2. The expansion would facilitate the inclusion of existing municipal (Region and Town) utility and servicing infrastructure; including, the existing stormwater management pond (owned by the Town of Caledon) and the existing/proposed WTP (owned by the Region of Peel) within the limits of the Village. In addition, the proposed expansion would include the CT which acts as a logical and physical boundary/limit to the Settlement Area. The expansion of the Village to include these lands could also facilitate modest residential development, which would contribute to accommodating projected residential growth.
3. Future growth should be directed to both the new 2051 Urban Area, but also the smaller existing Villages, thereby contributing to the latter's continued viability and sustainability.
4. The subject site is not located within the designated Greenfield Area and the quantum of land is small, such that it will not have a negative impact on the phasing of the development of the 'new' designated Greenfield Areas, nor the achievement of the overall Region of Peel Official Plan intensification and density targets for the Town of Caledon and the Region of Peel as a whole.
5. The natural environment and associated resources in this area of the Municipality are disturbed by existing municipal servicing infrastructure and it is not anticipated that the inclusion of the subject lands will exacerbate this situation. To the greatest extent possible, and in accordance with current best practices, future development applications would be required to demonstrate how the natural environment would be protected.
6. The proposed expansion represents a logical and efficient expansion of the Village limits, which would utilize existing and/or planned infrastructure. It is anticipated that the expansion would not negatively impact the finances of the Town of Caledon nor the Region of Peel as a whole.

### **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. 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.



2. **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'.
3. 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
4. We request that Town Staff consider the request to amend Schedule B2 (Growth Management) as well as Schedule B3b (Land Use Designations) the include the areas identified as 'Area B', 'Area B-1' and 'Area B-1' within the Inglewood Village Settlement Boundary, 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,

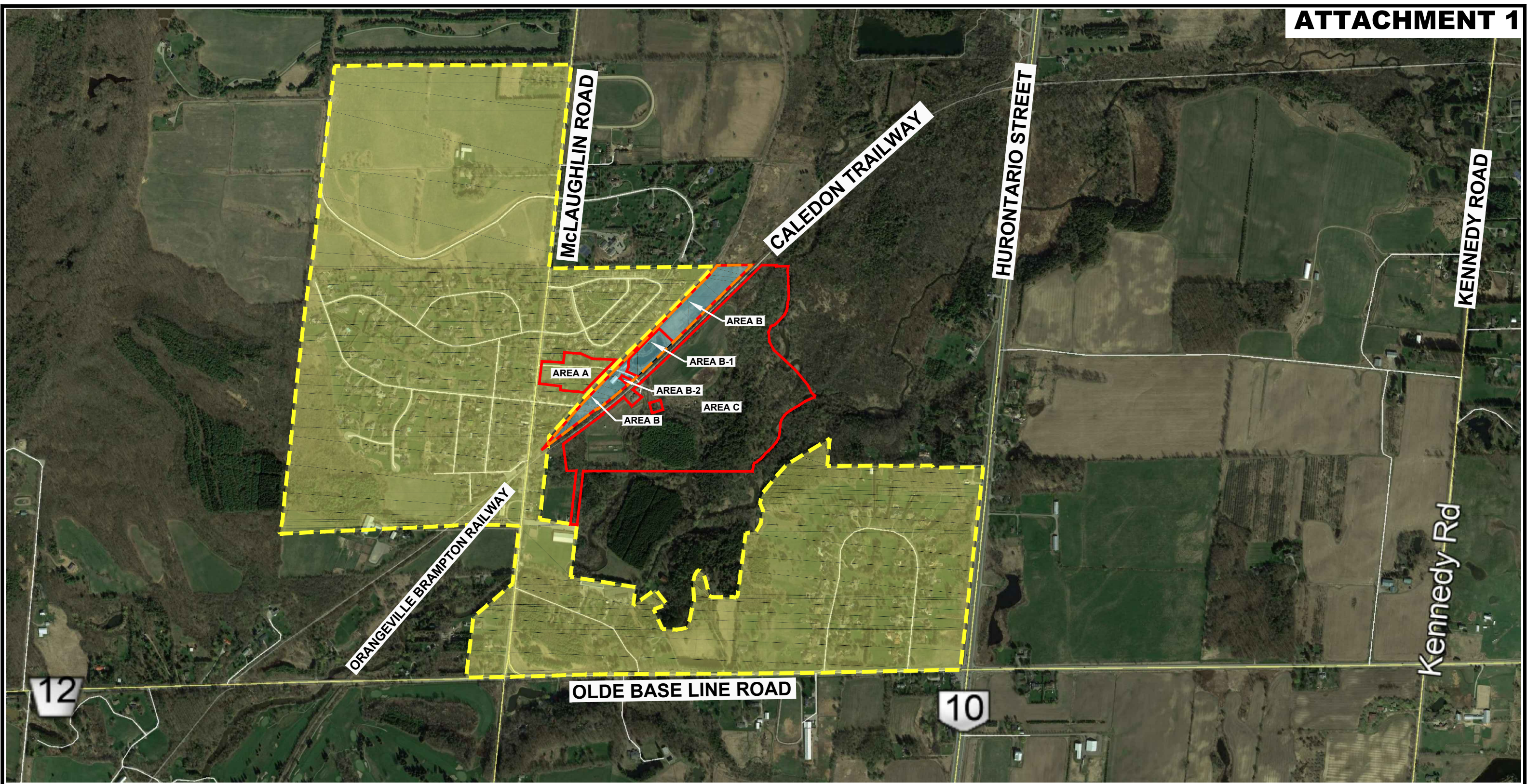
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**Andrew Walker, B.E.S., M.C.I.P., R.P.P.**  
**Partner, Principal Planner**

cc: **S. Graham**  
**M. Gagnon, Gagnon Walker Domes Ltd.**  
**A. Sirianni, Gagnon Walker Domes Ltd.**  
**H. Singh, Gagnon Walker Domes Ltd.**






# ATTACHMENT 1



**AIR PHOTO - CONTEXT PLAN  
15707 and '0' McLAUGHLIN ROAD  
TOWN of CALEDON  
REGION of PEEL**

**LEGEND**

-  SUBJECT SITE (AREAS: A, B, and C)
-  INGLEWOOD VILLAGE 2021 SETTLEMENT BOUNDARY
-  LANDS to be ADDED to INGLEWOOD VILLAGE SETTLEMENT BOUNDARY

|                |                                 |
|----------------|---------------------------------|
| P.N.: 20.2694  | Date: November 9, 2020          |
| Scale: N.T.S   | Revised:                        |
| Drawn By: D.S. | File No.: PN 2694 Aerial_Images |

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|  | BRAMPTON<br>21 Queen Street East<br>Suite 500<br>Brampton, ON<br>L6W 3P1<br>P (905) 796 - 5790 |  | Gagnon Walker Domes<br>PROFESSIONAL PLANNERS<br>Toll Free<br>1 (855) 771-7266<br>www.gwdplanners.com | MARKHAM<br>3601 Highway 7 East<br>Suite 310<br>Markham, ON<br>L3R 0M3<br>P (905) 477 - 6556 |
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