



Principals

Michael Gagnon
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March 17, 2024

**GWD File: 22.3190.00
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)
7865 King Street
Town of Caledon, Ontario
Ward 5**

Dear Bailey and Lesley:

Gagnon Walker Domes Ltd. (GWD) acts as planning consultant for 2822700 Ontario Inc., registered owner of the property known municipally as 7865 King Street 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 south side of King Street, west of Humber Station Road, and measures approximately 2.01 hectares (4.97 acres), with a frontage of approximately 222.62 metres (730.38 feet) along King Street. The subject site is currently developed and operates as a mini-storage facility, consisting of three (3) buildings, with the remainder of the property utilized for open storage where assorted motorized vehicles are parked.

Proposal Overview

The Owner is in the process of pursuing planning approvals to develop the subject site for a Transportation Depot, in addition to the existing warehouse/public self-storage facility.

The formal Pre-Consultation Meeting (PARC) meeting was held on June 22, 2023 under Town File PRE-2023-0094.

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:

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Schedule B1 – Town Structure

- ‘Urban Area’
- ‘Primary Major Transit Station Area
- ‘Urban Corridor’ (King Street)

Schedule B2 – Growth Management

- ‘New Urban Area 2051’

Schedule B4 – Land Use Designations

- Bolton – Refer to Part A, Section 1.2

Schedule F1 – Urban System

- Bolton – Refer to Part A, Section 1.2

Schedule F2b – Preliminary Community Structure Plan

- Bolton – Refer to Part A, Section 1.2

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*’. The Land Use Designations Schedule and the Preliminary Community Structure Schedule note that the subject site is located in the Bolton Area, which is subject to the current in-force Official Plan Policies (**Section 1.2**). As noted in the Staff Report accompanying the Draft Future Caledon Plan to the March 5, 2024 Statutory Public Meeting, the Bolton Secondary Plan update will be undertaken in a future phase of the Official Plan process and we reserve the right for future comments at that time to ensure that the plan is aligned with the application currently being processed.
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,

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


cc: 2822700 Ontario Inc.
M. Gagnon, Gagnon Walker Domes Ltd.
A. Sirianni, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.



ATTACHMENT 1



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	AF
Scale: N.T.S	Revised:	
Drawn By: H.S.	File No.: PN 3190_Air Photo	




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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	AF
Scale: N.T.S	Revised:	
Drawn By: H.S.	File No.: PN 3190_Air Photo	



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