

March 18, 2024

By E-Mail Only to: kevin.klingenberg@caledon.ca

And to: agenda@caledon.ca

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

Attention: Kevin Klingenberg, Municipal Clerk

Dear Mayor Groves and Members of Town Council:

**Re: Planning and Development Committee Meeting | March 19, 2024
Item # 7.1 | Caledon Official Plan Review (OPR) and draft Official Plan (OP)
Site Specific Comments
Registered Estate Residential Lots within Plans 43M-860, 43M-1575 (the
Subject Properties)**

Golden Estates Limited has participated during the OPR by commenting specifically for the abovementioned Subject Properties for which it is the registered owner and on the behalf of its related member groups including Eton Homes Limited.

We thank staff for receiving our comments and for providing a comment matrix; that dialogue is truly important during the massive undertaking of an OPR.

We would respectfully request Council NOT adopt the new OP as it is today and defer its decision to a later date. There have been a plethora of comments and objections to this document and we also have concerns.

From the first iteration of the OP to the fourth iteration, which is now being recommended for adoption by Town Staff, we note the changes to mapping and policies as it relates to the Subject Properties. Notwithstanding Staff's comments, we continue to have concerns with respect to the impacts that the new OP may have on the Subject Properties given the Subject Properties' uniqueness in both planning approvals and services with some infrastructure already assumed. We also have concern when any desktop mapping is used as a proxy for field mapping combined with rigidity in policies which consequently necessitate burdensome official plan amendments to correct Town-made problems.

Alongside the Town's OPR, there have been numerous changes to other planning legislation or impending changes which also includes changes to the conservation authorities (CA's) role. For that reason, all matters relating to the CA's including feature mapping and polices should be reviewed. We would prefer a proscriptive approach such that an environmental impact statement would study the area and determine the best course to protect studied significant features versus a prescriptive approach with rigid policies uploaded from other document books which may be subject to change.

Taking into consideration the foregoing and our continued review of the document and changes in other policies, we reserve the right to provide further comments on the OP.

Similarly, we would have concerns should there be future changes to the OP made after the Town Council's adoption.

We request to be notified when the OP is later adopted by the Town of Caledon and approved by the Region of Peel.

Thank you for the consideration of our comments and we would be available to discuss further.

Yours Truly,

GOLDEN ESTATES LIMITED

Frank Orsi