

**WESTON
CONSULTING**

planning + urban design

Ministry of Municipal Affairs and Housing
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3

September 20, 2022
File 10206

**Attn: Jennifer Le, Planner, Community Planning and Development (West), Municipal Services Office – Central Ontario
Ministry of Municipal Affairs and Housing**

Dear Ms. Le;

**Re: Environmental Registry of Ontario - Region of Peel Official Plan April 2022
12600 Bramalea Road (Banty's Roost Golf Course)
Town of Caledon**

Weston Consulting is the planning consultant for Anatolia Investments Corp., the owner of the property municipally addressed as 12600 Bramalea Road in the Town of Caledon (herein referred to as the "Subject Property"). The purpose of this letter is to provide comments in support of the new Region of Peel Official Plan ("RPOP") which was adopted by Regional Council on April 28, 2022 through the passing of By-law 20-2022. We support the new RPOP as adopted, specifically the designation of the Subject Property as *2051 New Urban Areas* and *Designated Greenfield Areas*. This letter is intended as a follow-up to our May 10, 2022 letter to the Ministry of Municipal Affairs and Housing ("MMAH").

Site Description and Existing Uses

The subject property is located south of Old School Road, west of Bramalea Road. The property has an approximate lot area of 75 ha (185 acres) and is slightly irregular in shape. The site is currently used as a golf course known as Banty's Roost Golf Course and Country Club. There are a number of small rural residential lots adjacent to, and surrounded by the site. Two man-made waterbodies that are part of the golf course landscape and drainage features occupy the central portion of the site. A small wooded area is present at the southeast corner of the site. Surrounding uses include a combination of agricultural lands, open space and natural heritage features. The community of Mayfield is within 2 km of the property.



Figure 1 – Air Photo of the Subject Property

Region of Peel Municipal Comprehensive Review

Weston Consulting assisted the owner of the Subject Property in participating in the Region's Municipal Comprehensive Review (MCR) process which resulted in the adoption of the new RPOP. The Provincial Policy Statement 2020 ("PPS 2020"), through policy 1.1.2, requires that planning authorities ensure sufficient land is made available to accommodate an appropriate range and mix of land uses to meet projected needs up to a 25-year horizon. Pursuant to this, the Growth Plan for the Greater Golden Horseshoe (2020) requires planning authorities to plan and manage residential and employment growth up to the 2051 planning horizon per Policy 2.2.1.1 and Schedule 3. If sufficient opportunities to accommodate growth and meet market demand are not available through intensification, redevelopment, and in designated greenfield areas, PPS Policy 1.1.3.8 and Growth Plan Policy 2.2.8.2 permit settlement area boundary expansions to achieve these objectives through a municipal comprehensive review process.

Region of Peel Settlement Area Boundary Expansion (SABE)

Further to the above and as part of the MCR process, background studies, reports and consultation programs/workshops were conducted by the Region of Peel to plan for forecasted growth up to 2051. This included a review and analysis of the existing urban boundary and to determine, if and where it is to be expanded. With this lens, the Region prepared draft boundary expansion mapping documents known as the *Regional Settlement Area Boundary Expansion (SABE)* that identified locations for settlement area boundary expansions to accommodate employment and residential growth up to the 2051 planning horizon.

Weston submitted three letters of record as input into the Regional MCR process in March 2021, September 2021, and April 2022, which requested the inclusion of the Subject Property within the *Regional SABE* to permit urban-type residential uses on the site, along with planning justification to support this request.

The Subject Property was ultimately included within the Region's March 2022 SABE mapping as *SABE Community Area*. Refer to Figure 2 below.

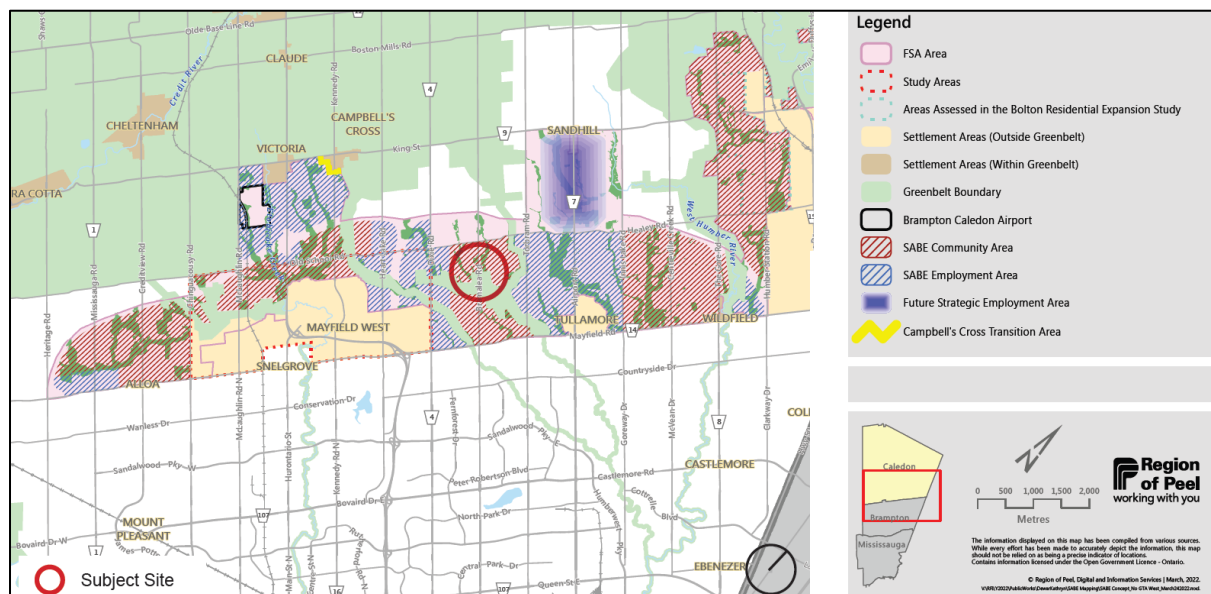


Figure 2 – Peel Region Settlement Area Boundary Expansion, March 2022

Region of Peel Official Plan - Adopted April, 2022

Following the finalization of the SABE mapping, on April 28, 2022, Region of Peel Council passed By-Law 20-2022 to adopt the new RPOP under Sections 17, 21, and 26 of the *Planning Act* and repeal the 1996 Region of Peel Official Plan By-Law 54-96. A Notice of Decision regarding this adoption was provided by the Office of the Regional Clerk on May 9, 2022. The Regional Council adopted version of the RPOP incorporates the *SABE* mapping and identifies the Subject Property as *2051 New Urban Area* within Schedule E-1 (Regional Structure) and *Designated Greenfield Area* within Schedule E-3 (The Growth Plan Policy Areas in Peel).

We are supportive of the new RPOP as adopted by Regional Council in April 2022. Weston Consulting supports the designation of the property as *2051 New Urban Areas* and *Designated Greenfield Areas* and the associated policies, specifically Sections 5.6.20 and 5.6.20.15. This designation and associated policies will permit the future development of the Subject Property for residential uses that will assist the Town in meeting the Region’s density target of 70 residents and jobs combined per hectare across the *Designated Greenfield Areas*. The expansion represents a logical, appropriate, and contiguous extension of the urban boundary that will permit the Subject Property to be utilized to its highest potential.

The adopted RPOP provides an appropriate hierarchy of land uses and associated policies to direct the Town of Caledon’s Official Plan Review process. We are particularly supportive of Policy 5.6.20.14.9.d) which requires municipalities to outline a policy framework that requires the development of “*compact, mixed-use, sustainable, transit-supportive communities*”.

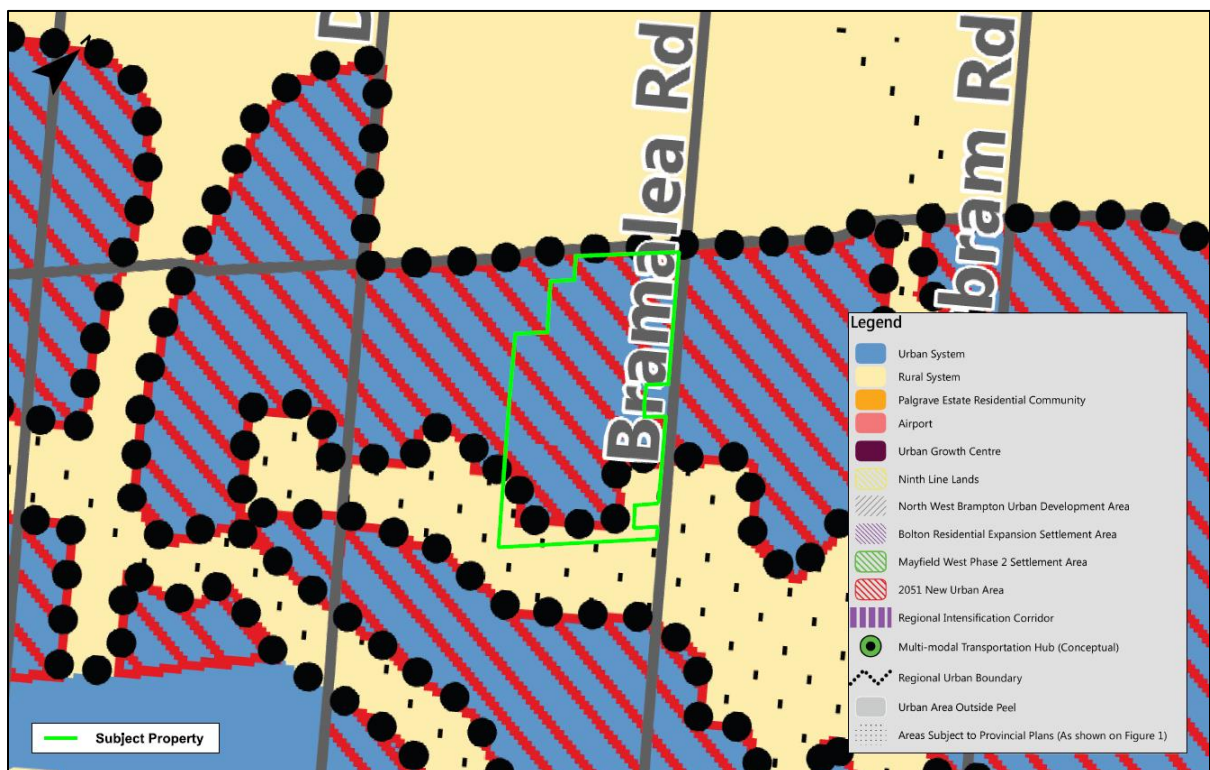


Figure 3 – Adopted Peel Region Official Plan (April 2022 Consolidation) Schedule “E-1”, Regional Structure

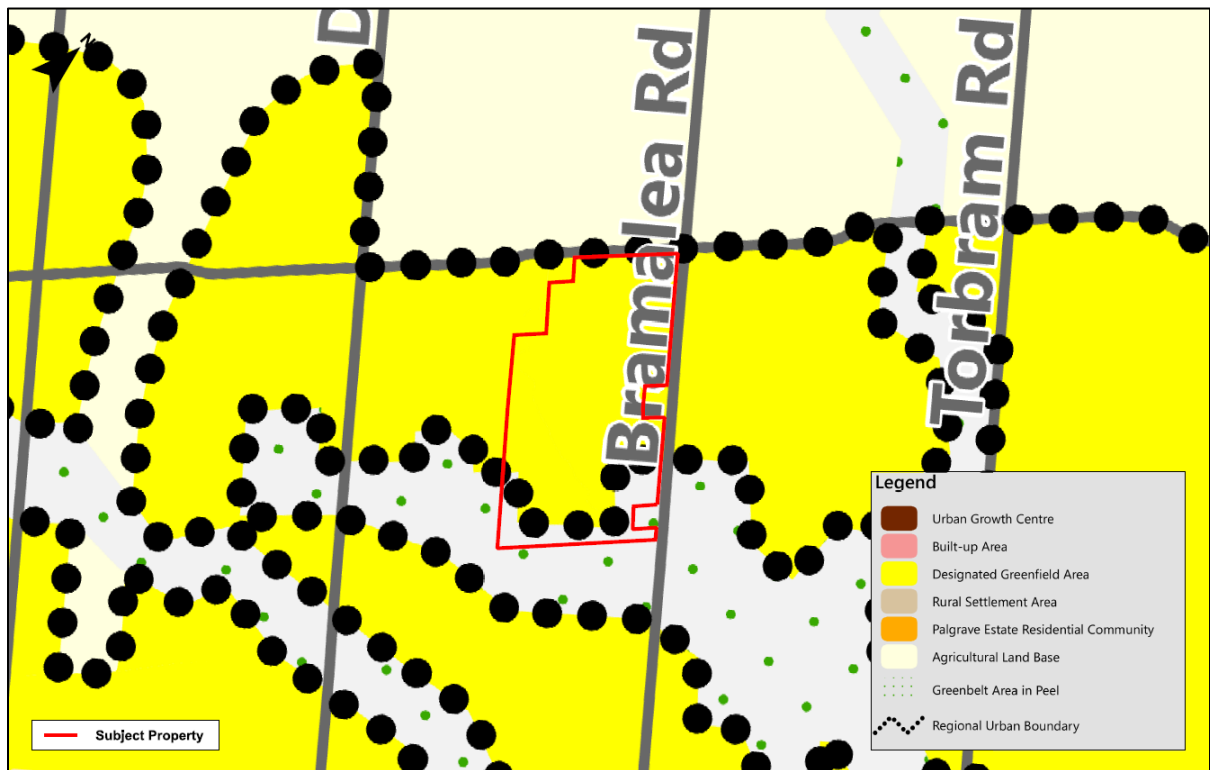


Figure 4 – Adopted Peel Region Official Plan (April 2022 Consolidation) Schedule “E-3”, The Growth Plan Policy Areas in Peel

We note that Schedule E-1 *Regional Structure* of the new RPOP has been incorporated in the Town of Caledon’s Draft Official Plan which identifies a *Neighbourhood Centre* designation at the northeast corner of the Subject Property and an *Urban Corridor* designation along the eastern lot line per Schedule A1 (Town Structure). These designations are intended for intensification and transit-oriented development to facilitate an efficient use of land and transit/servicing infrastructure.

Closure

We request that the comments contained herein be kept on record within the Environmental Registry of Ontario posting number 019-5535. We also request to be notified of any further studies, revisions, approvals and/or notices applicable to this posting and reserve the right to provide further comments as more information becomes available.

Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 308) or Kevin Bechard (ext. 236).

Yours truly,

Weston Consulting

Per:



Alfiya Kakal, HBA, MPI, RPP
Senior Planner

- c. Josh Berry, Anatolia Investments Corp.
Kevin Bechard, Senior Associate, Weston Consulting

List of Attachments

- Weston Consulting Letter of Record to Regional Planning Staff dated April 13, 2022;
- Weston Consulting Letter of Record to Regional Planning Staff dated September 28, 2021;
- Weston Consulting Letter of Record to Regional Planning Staff dated March 18, 2021;
- Adopted Region of Peel Official Plan (April 2022 Consolidation) Schedules E-1 (Regional Structure) and E-3 (The Growth Plan Policy Areas in Peel).