

By e-mail only to growthplanning@ontario.ca

Honourable Minister Paul Calandra
Ministry of Municipal Affairs and Housing
Provincial Land Use Plans Branch
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3

Dear Minister Calandra:

**Re: ERO Posting No. 019-8462
Review of Proposed Policies for a New Provincial Planning Policy Instrument
Comments of Aecon Infrastructure Management Inc.**

Aecon Infrastructure Management Inc. (“**Aecon**”) is the owner of multiple aggregate operations in the Province, including the Aecon Caledon Pit located in the vicinity of Highway 10 and Charleston Sideroad in the Town of Caledon (the “**Caledon Pit**”).

Aecon has turned its attention to the productive reuse of the Caledon Pit which is proximate to the Caledon Village Settlement Area and has a total area of approximately 572 hectares (1,413 acres).

Aecon’s vision for the Caledon Pit aligns with that of the Town of Caledon as expressed in its Rehabilitation Master Plan (“**RMP**”), which contemplates future development for community uses on portions of the aggregate sites surrounding Caledon Village. By virtue of the land area available, considerable contributions could be made to the provincial housing supply and other provincial land use priorities.

Aecon wishes to express support for the proposed Provincial Planning Statement (the “**PPS**”), which is intended to simplify existing planning policies and speed-up approvals. That said, we see potential for further planning policy improvements which would help communities navigate change, particularly in relation to long-term planning for rehabilitated aggregate sites.

Support for the Town of Caledon as a Large and Fast-Growing Municipality

Having strong roots in the Town of Caledon through both its operations and employees, Aecon sees the Town’s incredible growth potential. Aecon is pleased to see that potential recognized by the Province through the proposed Large and Fast-Growing Municipality designation – acknowledging the Town’s important role in accommodating growth in the Province through its many different communities which are well suited to meeting the lifestyle needs of all Ontarians.

More Land Supply for Homes and Businesses on Rehabilitated Aggregate Sites

We believe there is an opportunity to increase the residential land supply through a more flexible approach to rehabilitation of aggregate sites that permits residential and other community land uses as an option.

As you are aware, changes proposed in the new PPS would remove the requirement for settlement areas to be expanded or established only through the long and relatively infrequent process of a municipal comprehensive review. Instead, the proposed new policies will allow for such expansions to be proposed and considered through Official Plan Amendments initiated at any time on the basis of more suitable, stream-lined criteria. Aecon is supportive of these policy changes, which will help to ensure that land is available when needed to bring new homes and jobs on stream quicker.

Rehabilitated aggregate sites represent a unique opportunity for community building.

Aggregate sites are often large landholdings located nearly adjacent to existing settlement areas. As a result, they are well suited to accommodating large scale growth. Given their unique nature, the potential to expand settlement areas onto rehabilitated aggregate sites should not be constrained by provincial policy. Increased flexibility could be achieved by allowing settlement area expansion onto rehabilitated aggregate sites, regardless of their status in any given provincial plan, provided environmental areas remain protected.

Conclusion

With the Town of Caledon being recognized as a Large and Fast-Growing Municipality, special efforts will be required to accommodate growth. This may necessitate settlement boundary expansions across the Town's various settlements to ensure the diverse needs of Ontarians can be met. Allowing flexibility for the reuse of former aggregate sites and establishing a policy framework to integrate them into settlement areas, where feasible, will allow the Province to create significant new options for building more homes faster, while minimizing new disturbance of lands in order to accommodate expected growth. Furthermore, this approach will contribute to the growth of the Caledon Village community by providing additional facilities and amenities to support its evolving needs.

We thank you for the opportunity to provide comments on this initiative and for your consideration of Aecon's comments. We would be pleased to discuss this submission further.

Sincerely,



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