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DATE: October 3, 2006

SUBJECT: **PLANNING POLICY AND RESEARCH  
APPLICATION TO AMEND THE REGIONAL OFFICIAL PLAN (REGIONAL  
OFFICIAL PLAN AMENDMENT NUMBER 18) TO UPDATE POPULATION,  
HOUSEHOLD AND EMPLOYMENT FORECASTS - STATUS UPDATE**

FROM: Nick Tunnacliffe, Commissioner of Planning

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## **OBJECTIVE**

The purpose of this report is to provide a status update on the proposed Regional Official Plan Amendment Number 18.

### **REPORT HIGHLIGHTS**

- A draft amendment to the Regional Official Plan has been prepared to update the population, household and employment forecasts for the Rural System.
- A public meeting was held on September 7, 2006.
- Eight written submissions were received.
- The Town of Caledon requested Regional staff to postpone processing of the proposed Regional Official Plan Amendment Number 18 at this time.

## **DISCUSSION**

### **1. Background**

On August 3, 2006, Regional Council passed a resolution to hold the public meeting with respect to the proposed Regional Official Plan Amendment Number 18 on September 7, 2006. Regional Council directed staff to circulate the draft Regional Official Plan Amendment Number 18 to appropriate agencies, the Province of Ontario, the Cities of Brampton and Mississauga, and the Town of Caledon for their review.

A notice of public meeting was published in the Brampton Guardian, the Caledon Enterprise and the Mississauga News on August 16, 2006.

Regional staff circulated the draft Regional Official Plan Amendment Number 18 to appropriate agencies, the Province of Ontario, the Cities of Brampton and Mississauga, and the Town of Caledon for their review (see Appendix I for a copy of the circulation letter).

The statutory public meeting with respect to the proposed Regional Official Plan Amendment Number 18 was held on September 7, 2006. Ron Jaros, Planning Manager, Planning Policy and Research, made a presentation regarding the proposed ROPA 18. A number of written submissions were received prior the public meeting. Appendix II provides the written submissions received. There were no oral submissions.

**PLANNING POLICY AND RESEARCH  
APPLICATION TO AMEND THE REGIONAL OFFICIAL PLAN (REGIONAL OFFICIAL PLAN  
AMENDMENT NUMBER 18) TO UPDATE POPULATION, HOUSEHOLD AND EMPLOYMENT  
FORECASTS - STATUS UPDATE**

At a meeting of Regional and Caledon staff on October 3, 2006, Caledon staff requested a postponement of the proposed Regional Official Plan Amendment Number 18 (see Appendix III).

**2. Justification for postponing the amendment**

The majority of written comments received are related to implementation of the Provincial Places to Grow Growth Plan forecasts. Many of them indicate that the proposed Regional Official Plan Amendment Number 18 is premature, does not incorporate the Places to Grow Plan forecasts and does not use current data. Some of the comments are related to the distribution within the Region of Peel and particularly the allocation to the Rural System.

Caledon planning staff have asked the Region to postpone at this time processing of ROPA 18 so that they can provide input to the responses to written submissions. In addition, addressing conformity with the Places to Grow Plan will require release of the built boundary by the Ministry of Public Infrastructure Renewal so that work can commence on meeting the 40 per cent intensification target for the Region. A Region-wide analysis of intensification capability will also need to be undertaken and completed.

**3. Next steps**

Regional and Caledon planning staff will analyze and comment on the public submissions. Regional staff propose that the Technical Working Group composed of Regional and Area Municipal staff, continues working on this project. One of the possible solutions may be to re-define the scope of the amendment to incorporate the Urban System. It is also possible that the group will evaluate how to implement the Places to Grow forecasts including intensification targets. The group will consult the Regional Area Municipal Planning Commissioners at milestone points in the project. If consensus is reached, Regional staff will prepare a revised version of the draft Regional Official Plan Amendment Number 18 and report back to Regional Council. If the amendment is significantly re-scoped or revised, an additional statutory public meeting will need to be held.

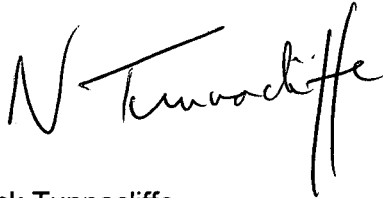
**CONCLUSION**

By postponing this amendment, Regional and Caledon planning staff will have a better opportunity to address the written comments received. This will also provide a chance to take the first step towards implementing the Places to Grow Growth Plan. A re-defined amendment will not only make the planning horizon for the Rural System consistent with that of the Urban System but also provide Region-wide updated forecasts. Regional staff will work collaboratively with Area Municipal staff to evaluate the possibility of achieving the Provincial Places to Grow Growth Plan residential and employment forecasts as well as intensification targets. This co-operation should provide a solution for achieving compatibility between Regional, provincial and local municipal forecasts.

October 3, 2006


PL-C3-3-

**PLANNING POLICY AND RESEARCH  
APPLICATION TO AMEND THE REGIONAL OFFICIAL PLAN (REGIONAL OFFICIAL PLAN  
AMENDMENT NUMBER 18) TO UPDATE POPULATION, HOUSEHOLD AND EMPLOYMENT  
FORECASTS - STATUS UPDATE**




Nick Tunnacliffe  
Commissioner of Planning

**Approved for Submission:**



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D. Swarc, Chief Administrative Officer

Authored By: Roman Kuczynski 

c. Legislative Services 

P-06-45

PL-C3-4



■ ■ ■  
Planning

August 25, 2006

Circulation to Agencies and Municipalities  
(See attached list)

**Re: Proposed Draft Regional Official Plan Amendment Number 18  
To Update Population, Household and Employment Forecasts**

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Please find enclosed for your information, a copy of the above noted proposed draft Regional Official Plan Amendment Number 18. The purpose of the Amendment is to update population, household and employment forecasts and amend the planning horizon for the Rural System in the Regional Official Plan from 2021 to 2031. A copy of our staff report to Regional Council on this draft amendment is also enclosed for your information.

The enclosed Draft Amendment Number 18 was prepared by staff of the Region of Peel. If you have any comments or concerns on the draft Regional Official Plan Amendment Number 18, please provide them to us by **Tuesday, September 5, 2006** so that we can bring them to the attention of Regional Council at the time of the statutory Public Meeting scheduled for September, 7, 2006.

Please direct your comments to the attention of Ron Jaros, Planning Manager. If you have any questions or concerns, please contact him at 905-791-7800, extension 4356.

Yours truly,

Ron Jaros  
Planning Manager  
Planning Policy & Research

Tel: 905-791-7800, Ext. 4356  
Fax: 905-791-7920  
Email: [ron.jaros@peelregion.ca](mailto:ron.jaros@peelregion.ca)

RJ:nb  
Attachment

PL-C3-5

ROPA 18 – To Update Population, Household and Employment Forecasts North West  
Brampton Expansion, circulation to:

John Corbett, City of Brampton, Planning  
Kathy Zammit, City of Brampton, Clerks  
Ed Sajecki, City of Mississauga, Planning  
Chrystal Greer, City of Mississauga, Clerks  
John Leach, City of Vaughan, Clerks  
Marco Ramunno, City of Vaughan, Planning  
Alexandre Beaudin, Conseil Scolaire de District Catholique Centre-Sud  
Gary Murphy, Credit Valley Conservation  
Beth Bjarnason, Dufferin-Peel Catholic District School Board  
Robert Milne, Enbridge Consumers Gas  
Ann Newman, Enbridge Pipelines Inc.  
Mike Wolczyk, GO Transit  
Dave Haddock, Hydro One Brampton  
Les Hart, Hydro One Networks Inc.  
Victor Doyle, Ministry of Municipal Affairs and Housing  
Steven Hare, Peel District School Board  
Monica Wallenfels, Region of Halton, Clerks  
Peter Crockett, Region of Halton, Planning & Transportation  
Denis Kelly, Region of York, Corporate Services  
Mary Hall, Town of Caledon, Planning  
Cheri Cowan, Town of Caledon, Clerks  
Bruce MacLean, Town of Halton Hills, Planning  
Karen Landry, Town of Halton Hills, Clerks  
Bev Wilton, Union Gas  
Michelle George, Union Gas  
Bryan Tuckey, York Region, Planning  
Geoff Wood, CN Railway Properties  
Naren Doshi, Greater Toronto Airport Authority  
Paul Dockrill, Hydro One Networks Inc.  
Ken Whitbread, Niagara Escarpment Commissioner  
Paul Lane, Sun Canadian Pipeline Co  
Colleen Mitchell, Imperial Oil Enterprises  
Walter Watt, Trans Northern Pipelines Inc.  
Darlene Truax, Meridian Planning Consultants Limited  
Brenda Colquhoun, Township of Adjala-Torsorontio, Clerks  
Chris Somerville, Township of King, Clerks  
Keith McNenly, Town of Mono, Clerks  
Patricia Middlebrook, Town of New Tecumseth, Clerks  
Cheryl Jones, Town of Orangeville, Clerks  
Glen Knox, County of Simcoe, Clerks  
Brian Denney, Toronto & Region Conservation Authority  
Linda Dean, County of Dufferin, Clerks  
Susan Stone, Township of East Garafraxa  
Kathryn Ironmonger, Town of Erin, Clerk  
Ulli Watkiss, City of Toronto, Clerks  
Scott Wilson, Wellington County, Clerks  
Brenda Axon, Halton Region Conservation  
Nathan Wukasch, Bell Canada

PC-C3-6 (6.b)-i-1

APPLICATION TO AMEND THE REGIONAL OFFICIAL PLAN (REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 18) TO UPDATE POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS - STATUS UPDATE

**Weston Consulting Group Inc.**  
'Land Use Planning Through Experience and Innovation'

August 11, 2006

WCGI File # 2006/0422

LEGISLATIVE SERVICES	
COPY TO:	FOR:
Chair	Committee
CAO	Sept 7/06
Corp. Services	ROPA 18
Finance	Public mtg
Health	Council
Housing & Prop.	
Peel Living	
Planning	File
Public Works	
Soc. Services	
HR	

**Development Planning Services**  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, Ontario, L6T 4B9

**ATTENTION: Mr. Kennedy Self, Manager of Planning**

Dear Mr. Self:

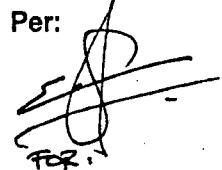
**RE: Notification Request**  
**ROPA 18 - Town of Caledon Population and Employment Forecasts**

Weston Consulting Group Inc. (WCGI) is the planning consultant for several landowners in the Bolton North Hill area. On June 12, 2006, we submitted the attached letter to the Town of Caledon's Mayor and Members of Council expressing our clients' interests with respect to the Town of Caledon's Draft OPA 203 (Population & Employment Forecasts). We are providing a copy of this letter to you for your records.

We respectfully request that we be given notice of all public meetings and the adoption of ROPA 18. Further, please include us on the mailing list for any other pertinent information that may be released on this matter.

If you have any questions, please contact Eric Shaw (ext. 236) or me directly.

Yours truly,  
**Weston Consulting Group Inc.**

Per: 

Alan Young, MCIP RPP  
Associate

AUG 14 2006

PLANNING DEPT.

cc. Bolton North Hill Landowners

REFERRAL TO Planning  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED \_\_\_\_\_




Celebrating  
Years in Business

1981-2006

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 Weston Consulting Group Inc.

'Land Use Planning Through Experience and Innovation'

June 12, 2006  
WCGI File: 2838/3122

Mayor Marolyn Morrison and Members of Council,  
Town of Caledon,  
6311 Old Church Road, Box 1000,  
Caledon East, ON  
L0N 1E0

Dear Mayor Morrison and Members of Council:

**RE: Town of Caledon - Population and Employment Forecasts – Draft OPA 203**

We are planning consultants to several owners of land located on the North Hill in Bolton. Last year we made a submission to the Town requesting the designation of the lands north of Columbia Way as Bolton's future expansion area.

We note in Report PL-2006-36 that the Town proposes to reallocate population from the Villages and the Palgrave Estate Residential Area to infill development within the existing settlement area of Bolton (1500 residents), and to greenfield development in Mayfield West (3900 residents). Staff have noted that ROPA 17 has the effect of directing this additional growth in Mayfield West to the area located across Highway 10/410 from Valleywood.

We were disappointed that the report did not weigh the relative merits of allocating this greenfield development potential to an urban expansion of Bolton, and in particular Bolton North Hill, as opposed to Mayfield West.

The Mayfield West Peer Review team recognized that the greenfield lands located across from Valleywood lack pedestrian connectivity to the existing and future Mayfield West settlement area and its planned village centre.

The greenfield lands north of Columbia Way in Bolton, on the other hand, offer an opportunity for a logical extension of an existing neighbourhood. Future residents in the Bolton North Hill area would be within walking distance of the Caledon Centre for Recreation and Wellness, the future separate high school, and existing parks and schools. Additional population in this area would enhance the prospects of securing a viable neighbourhood commercial centre on the North Hill, convenient to existing as well as new residents. Finally, the Bolton by-pass will enhance the accessibility of the North Hill area, and will facilitate journeys to work.

Consistent with the Provincial Policy Statement, the available greenfield potential should be allocated in a manner that minimizes the number and length of vehicle trips, and that optimizes the use of infrastructure and public service facilities. In our opinion, the Town

25

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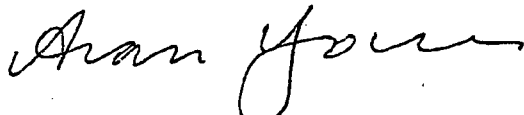
www.westonconsulting.com

should attempt to take full advantage of the opportunity presented by the Bolton North Hill area, in order to achieve provincial objectives and to create a compact, walkable community.

In conclusion, we would request that options for the re-allocation of the available pre-2021 greenfield development potential be assessed comprehensively against a full range of criteria, and that the Bolton North Hill area be included in that assessment.

We hereby request notice of the adoption of Official Plan Amendment 203.

Yours truly,  
**Weston Consulting Group Inc.**  
Per:



Alan Young, MCIP RPP  
Associate

cc. Greg Sweetnam, James Dick Construction  
Frank Carogioiello, Oakbank Estates Incorporated  
Tony DiPede, Marhome Ventures Inc.  
Anthony Maida, Georgian Group  
Frank and Tony DeRose, Pacific Homes  
Piero Carbone  
Christina Pilon

PL-23-9  
lob)-ii

# AIRD & BERLIS LLP

Barristers and Solicitors

Steven A. Zakem  
Direct: 416.865.3440  
E-mail: szakem@airdberlis.com

August 16, 2006

Our File #91788

VIA FACSIMILE (905.791.7920)

Clerk  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, ON L6T 4B9

Bryan Hill  
Planning Manager  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, ON L6T 4B9

LEGISLATIVE SERVICES	
COPY TO:	FOR:
Chair	Committee
CAO	Sept 7/06
Corp. Services	2024 18
Finance	Public meeting
Health	Council
Housing & Prop.	
Peel Living	
Planning	File
Public Works	
Soc. Services	
HR	

Dear Clerk and Mr. Hill:

Re: South Albion/Bolton Community Plan

We act on behalf of Loblaw Properties Limited ("Loblaws") with respect to the above-noted matter. We understand that the Town of Caledon has initiated a series of studies with respect to the South Albion/Bolton Community Plan. We are monitoring the progress of these studies on behalf of Loblaws. We understand that the Town of Caledon has recently adopted Population and Employment Forecasts and Allocations which require an amendment to the Regional of Peel's Official Plan. We understand that the Region is currently in the process of considering these Population and Employment Forecasts and Allocations.

Would you kindly provide the undersigned with notification of any public meetings held with respect to the above-noted matter. Would you also provide us with notification of any official plan amendment adopted by the Region of Peel arising from these studies.

Should you have any questions with respect to the foregoing, please do not hesitate to contact me or my partner, Tom Halinski at 416.865.7767.

Yours very truly,

AIRD & BERLIS LLP



Steven A. Zakem  
SAZ/sr

cc: Jonathan Rodger, Zelinka Priamo Ltd. (via fax)  
Tom Halinski

REFERRAL TO Planning  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED \_\_\_\_\_

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**THE LAW OFFICE OF LYNDIA TOWNSEND**

LEGISLATIVE SERVICES	
Chair	Committee
CAO	Public Mtg
Corp. Services	ROPA 18
Finance	Sept 7/06
Health	Council
Housing & Prop.	
Peel Living	
Planning	File
Public Works	
Soc. Services	
HR	

August 31, 2006

Region of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Attention: Ms. Ava Macintyre, Acting Regional Clerk

**RECEIVED**

SEP 01 2006

Dear Ms. Macintyre:

REGION OF PEEL  
LEGISLATIVE SERVICES

**Re: Proposed Official Plan Amendment No. 18 (ROPA 18)**

Please be advised that I am counsel to Solmar Development Corp. (Solmar) with respect to lands in which it has an interest in the Town of Caledon. My client's lands are located in the vicinity of Bolton.

On August 3, 2006 Regional Council received a report from Planning and Policy Research staff recommending the setting of a public meeting for Thursday September 7, 2006 regarding proposed Regional Official Plan Amendment No. 18. This proposed amendment would update the Region's Official Plan by changing the population, household and employment forecast for the rural system to the year 2031.

This report comes forward to Regional Council as a result of the Town of Caledon proposed Official Plan Amendment No. 203 which would modify Caledon's growth projections to the year 2031. There is a companion Town of Caledon Official Plan Amendment No. 208 which modifies the population and housing forecasts as they pertain to Caledon and which also selects certain growth boundaries for the Mayfield West community to 2021. Official Plan Amendment No. 208 for the Town of Caledon was adopted in early July, 2006 and my client and several others have appealed this document based on (amongst other matters):

- Its prematurity and its lack of conformity to the Places to Grow Plan.
- The method of forecasting and the data being used to support the assumptions.
- The continued use of a trinodal strategy in the face of the limitations of Caledon East.
- The inconsistencies between the Regional Official Plan projections, Places to Grow projections and Town of Caledon projections in both Official Plan Amendment Nos. 203 and 208.
- The serious shortfall of population allocation to Caledon is in contravention of targets set out by the Places to Grow Plan within the Region of Peel. Given that the City of Mississauga has absorbed its share and Brampton is working to do the same, it is our position that Caledon must also absorb its fair share of the Region of Peel allocated population. It is not doing so with the projections found in the

SUITE 2, 1400 CORNWALL ROAD, OAKVILLE, ONTARIO L6J 7W5  
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lyn.townsend@on.aibn.com

REFERRAL TO Planning  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED \_\_\_\_\_

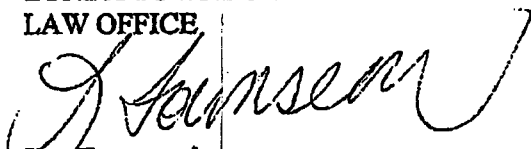
Region staff report dated July 20, 2006 offered as support for proposed ROPA 18.

On June 26, 2006 we provided a submission to the Town of Caledon outlining our concerns with respect to the Town of Caledon Official Plan Amendment No. 203. A copy of that submission was also forwarded to the Region staff who were working on population projections. We attach a copy for your ease of reference.

We continue to take the position that ROPA 18 is inappropriate and should instead be founded on appropriate populations using current data and a current policy regime.

Please add us to the list to receive notice of any actions taken by Regional Planning Committee and Council.

Yours truly,  
LYNDA TOWNSEND  
LAW OFFICE



Lyn Townsend

c: Jim Kennedy  
David MacAdam  
Jeannette Gillezeau  
Nick Tunnaciffe

R-13-12

6 b) iii - 3

**THE LAW OFFICE OF LYNDIA TOWNSEND RENAUD**

June 26, 2006

Town of Caledon  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6

Attention: Ms. Kathie Kurtz

Dear Ms. Kurtz:

**Re: Proposed Official Plan Amendment 203  
Other Municipal Initiatives**

As you are aware, I am counsel to Solmar Development Corp. ("Solmar") with respect to lands in which it has an interest in South Albion. I have been in attendance at various public meetings that have occurred over the last two months at the Town of Caledon pertaining to a variety of initiatives that are underway analysing the population and employment forecasts, allocation and distribution. Caledon is proposing Official Plan Amendment No. 203 which would amend the tables to the Official Plan to allow for a revised population and employment allocation not only to 2021, but also to 2031. As a part of this process, the staff and consultants have indicated that there shall be growth in population of 1500 people in the Bolton area with no settlement boundary expansion. However, growth is planned for both to 2021 and 2031 horizons in the Mayfield West community. As I understand the Official Plan Amendment No. 203, 2031 forecasts cannot be adopted and approved until such time as the Regional Official Plan is amended and the population, housing and employment forecasts are adjusted for Caledon for the period to 2031. Therefore, while the municipality is receiving comment on draft Official Plan Amendment No. 203, these comments will be forwarded to a task force at the Region of Peel which has been struck to review the population, housing allocation and employment forecasts for Caledon. It is anticipated that the Region will approve an amendment to its Official Plan in the fall of this year, making adjustments to the population forecasts, housing allocations and employment projections for Caledon. Subsequently, Official Plan Amendment No. 203 will be adopted by Caledon Council in a form which conforms to the Region of Peel Official Plan Amendment.

In addition, Caledon is proposing Official Plan Amendment No. 208 which pertains to the settlement area known as Mayfield West. Mayfield West is currently designated as a study area within the Caledon Official Plan and this is the first of a variety of amendments that will lead to development of the community of Mayfield West. Official Plan Amendment No. 208 presumes that the Region and the Town will adopt Official Plan Amendment No. 203 and the concordant Regional amendment.

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In addition, the Town is considering an amendment to its employment lands by creating an additional employment area within the South Albion community. A staff report with respect to this proposed amendment is expected sometime in the early fall, 2006. Presumably this additional employment area finds its basis in Official Plan Amendment No. 203 and the employment forecasts.

These various initiatives cannot be treated as silos. In other words, they are all interdependent. The foundation document for all of these amendments is Official Plan Amendment No. 203. Official Plan Amendment No. 203 is also captured by the Places to Grow Plan which is effective June 16, 2006. The municipality is required to conform to this Plan by revising its Official Plan within the next three years. This process includes the discussion with stakeholders of growth options to accommodate the Places to Grow forecasts. Section 2.2 of the Plan sets out the growth forecasts to which conformity is required. Schedule 3 sets out the upper tier population and employment forecasts that are to be used for planning and managing growth. The Region of Peel planning forecasts are found in Schedule "3".

There is, as we have indicated previously, a significant shortfall of housing within the Region of Peel and, given the makeup of the Region of Peel, Caledon is the sole remaining municipal entity that can accommodate the majority of this shortfall. Attached hereto is a letter to me from our consultants, Clayton Research, which reiterates the position which we advanced to you in our correspondence dated May 2, 2006. The June 23, 2006 letter was prepared after a review of the C.N. Watson documentation released to the public on June 16, 2006. As set out in detail in both of these submissions, not only does Official Plan Amendment No. 203 not conform to the Places to Grow Plan, but it also does not conform to the policies of the Provincial Policy Statement and nor does it conform to the forecasting published in the Hemson Ltd. report *The Growth Outlook for the Greater Golden Horseshoe*, which was released in January, 2005. The Town of Caledon quite simply cannot opt out of the provincial policy regime. Nor can it opt out of the provisions of the Town of Caledon Official Plan. The Town of Caledon Official Plan requires that the municipality provide continuous supply of residential units. Given the existing and future shortfall situation within the Town, Official Plan Amendment No. 203 as presently framed, does not conform.

With the exception of Bolton, the Town of Caledon has been designated a rural area in the schedules to the Places to Grow Plan. Bolton, has been designated as "built up area". Mayfield West does not have a similar designation, but instead is rural. Further discussions with the province are required and are anticipated in the Places to Grow Plan regarding the boundary of the "built up area". This will include discussions of population and housing allocation and the relative benefits of development of Mayfield West and concurrent development in South Albion.

While it is understood and appreciated that some of the residents of Caledon do not wish that their municipality change in its character, it is our submission that Caledon must accept its share of population allocation while striving to maintain its character. The

work of CEAC and references made by staff to the provincial population projections and allocations for Caledon accept the fact that there is a substantial amount of population to be allocated to Caledon. Rather than accept the allocation the conclusions of the provincial work were resisted and the view expressed that prior to finalization thereof an approach be made to the province that the allocations must be changed. Now that the Places to Grow Plan has been issued, there is no further opportunity to challenge these allocations. They form Schedule "3" to the document and must be accepted by the municipality. Therefore, it is no longer appropriate to take the position that these numbers must change. It is now prudent and responsible that the municipality accept these numbers and move forward to plan accordingly. If the municipality chooses not to do so, then it only leads itself into a situation where its decisions will be challenged in the future.

In addition to the general comments above there are a few points that I wish to make in response to various specific concerns that I have heard through the discussions pertaining to both Official Plan Amendment Nos. 203 and 208:

1. The Town of Caledon is not restricted in growing solely in the area of Mayfield West. The Town of Caledon can grow at a reasonable pace in both Mayfield West and South Albion.
2. The C.N. Watson population forecasting results in the population for the Town decreasing by 1.5% annually over current growth rates in an area which is targeted to accept a significant amount more population than has been included in Official Plan Amendment No. 203. Even by the year 2031 the number of housing units in Caledon is insufficient to meet targets using this current forecasting.
3. The tri-nodal growth scenario that was adopted by the Ontario Municipal Board in 1997 is no longer workable. First the role of the province in determining population and housing allocation has changed. Second, Caledon East has been restricted in its growth potential due to the greenbelt and Oakridges Moraine legislation. Therefore, the only two realistic communities that can grow are Mayfield West and Bolton/South Albion. Therefore, the structure and the forecasting methods put forward at the Ontario Municipal Board are outdated and do not form a sound basis for Official Plan Amendment No. 203.
4. The "adaptive management" process adds nothing new to the way in which growth is assessed in a municipality. In my view it merely reflects existing Official Plan policy.
5. The analysis done by C.N. Watson with respect to the impacts of growth in Mayfield West versus Bolton/South Albion show that there is a neutral effect and neither community shows distinct advantages or disadvantages. When seen from the point of view of servicing, the South Albion community offers significant advantages. Also in terms of critical mass for transit and the ability to attract

employment, the Bolton community offers significant advantage. The costs required to bring on infrastructure to create a new community are substantial and the fact that this infrastructure already exists in an existing community cannot and should not be ignored.

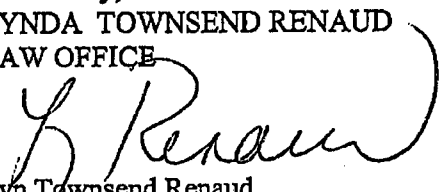
The Places to Grow Plan speaks to the notion of complete communities. As we have indicated to Council, we believe that in order for Bolton to achieve the status of a complete community additional residential housing is required to offer to employers the ability to access a local employment market from the residential community.

6. In the work that has been done, dated June 16, 2006 by C.N. Watson, various statements are made with respect to the lack of transitional regulations in the Provincial Growth Plan and thus some justification for proceeding without conformity thereto. However, we now have the *Act* and the Plan. As noted at page 11 of the C.N. Watson work, there are 52,000 people who remain unaccommodated in the Region of Peel. While we think the number is more substantial than the 52,000 reported by C.N. Watson, this in and of itself is a significant amount of growth that has not been allocated for and it is inappropriate for Caledon to proceed with Official Plan Amendment No. 203 as it does not address this shortfall.

In closing, I offer the comment that in the view of the consulting team retained by Solmar, Official Plan Amendment No. 203 is premature and should be integrated with other initiatives by the municipality that are directly relevant thereto. It is our respectful submission that Official Plan Amendment No. 203 does not conform to the Places to Grow Plan, the Provincial Policy Statement or the Town of Caledon Official Plan policies as they pertain to population, housing and employment forecasting.

Thank you for considering this submission.

Yours truly,  
LYNDA TOWNSEND RENAUD  
LAW OFFICE

  
Lyn Townsend Renaud

c: David MacAdam  
Jim Kennedy  
Jeannette Gillezeau  
Region of Peel Task Force - Caledon Population, Housing & Employment  
Forecasts (including May 2, 2006 submission)

PL-C3-16

6 b) iii - 7

**CLAYTON  
RESEARCH**

1580 Kingston Road  
Toronto, Ontario M1N 1S2  
Tel: 416-699-5645  
Fax: 416-699-2252  
www.clayton-research.com

June 23, 2006

Ms. Lynda J. Townsend Renaud,  
Lynda J. Townsend Renaud Law Office  
1400 Cornwall Road, Suite 2  
Oakville, Ontario L6J 7W5

Dear Ms. Townsend Renaud:

**Subject: Caledon – Population and Employment Report**  
**Our File P- 3629-01**

---

I have reviewed the *Town of Caledon Draft Phase 3 Report* regarding *Population and Employment Allocations*. My comments regarding the approach and methodology used in the report are outlined below.

### **Provincial Policy Statement**

The approach and methodology are not consistent with the 2005 Provincial Policy Statement policies regarding Coordination.

According to section 1.2.1 of the Provincial Policy Statement:

*"A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:*

*a) managing and/or promoting growth and development;*

.....

*f) population, housing and employment projections, based on regional market areas."*

*Urban and Real Estate Economists*



Ms. Lynda J. Townsend Renaud  
 June 23, 2006  
 Page 2

According to section 1.2.2:

*"Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:*

*a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist...."*

Coordinated and comprehensive population, housing and employment projections have been prepared for the Greater Golden Horseshoe and its constituent upper-tier municipalities. The projections were published in the Hemson Consulting Ltd. report, *The Growth Outlook for the Greater Golden Horseshoe*, which was released in January 2005. The preparation of the forecasts involved provincial ministries, regional and county governments and separated cities, including Peel Region.

The provincial growth plan for the Greater Golden Horseshoe sets out population and employment projections for Peel Region (and other upper and single-tier municipalities) consistent with the "Compact" scenario forecast in *The Growth Outlook for the Greater Golden Horseshoe*.

The approach and methodology used in the preparation of the population and employment forecasts for the Town of Caledon was not coordinated or integrated with the comprehensive population, housing and employment forecasts prepared for Peel Region and the rest of the Greater Golden Horseshoe. The growth options set out in the Draft Phase 3 Report are "Caledon-based" and do not reflect the role the Region of Peel is expected to play in meeting the needs of demographic and economic growth in the Greater Golden Horseshoe to 2031.

The approach and methodology are not consistent with the Housing policies in the 2005 Provincial Policy Statement and the Caledon Official Plan.

According to Section 1.4.1 of the *2005 Provincial Policy Statement*:

*"To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area identified in policy 1.4.3, planning authorities shall:*

*a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

Ms. Lynda J. Townsend Renaud  
June 23, 2006  
Page 3

*b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

According to Policy 1.4.2:

*"Where planning is conducted by an upper-tier municipality:*

*a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and*

*b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist."*

As a "planning authority", Caledon has a responsibility to help meet the housing requirements of the housing market area (Peel Region). Caledon's role in meeting the Region's housing requirements must reflect the allocation of housing units by Peel Region. Peel Region's housing unit allocation must reflect the provincial plan (*Places to Grow*).

The *Town of Caledon Official Plan* also includes a housing supply policy:

*"In order to ensure that an adequate supply of housing is available at all times, the Town will:*

*a) maintain at all times at least a ten year supply of land designated and available for residential development and residential intensification; and*

*b) endeavour to maintain a minimum three year continuous supply of residential units with servicing capacity in draft approved or registered plans." (Section 3.4.3.2)*

The approach and methodology used in the preparation of population and employment forecasts for the Town of Caledon did not address the role the Town is obliged to play in meeting the future housing requirements of Peel Region. The Town's assessment of growth options did not consider Caledon's responsibility to "maintain at all times" at least a ten year supply of land designated and available for residential development and three years continuous supply with servicing capacity in draft approved or registered units.

The Town and its consultants did not coordinate the housing growth projections in the draft report with the Peel Region's 2011 and 2021 housing forecasts for Caledon which are included in ROPA 15.

Ms. Lynda J. Townsend Renaud  
June 23, 2006  
Page 4

Currently, there are fewer than 700 residential units in draft approved and registered plans of subdivision in Caledon, far less than a three years supply. Because the Town allowed the housing supply in Bolton to be almost completely depleted before moving forward with plans for Mayfield West, the supply of land designated for residential development was allowed to fall below the ten year minimum supply.

### **Implications for Projection and Allocation of Growth**

The projection and allocation of population and employment growth in Caledon must be based on the coordinated and comprehensive projections prepared for Peel Region and the rest of the Greater Golden Horseshoe. Caledon must assume its share of the responsibility of meeting the the full range of future housing needs in Peel Region. Caledon cannot "opt out" of the *Provincial Policy Statement*.

Analysis undertaken by Clayton Research and submitted to the Town of Caledon in December 2005 found that Caledon will have to play a much larger role in meeting the future need for single and semi-detached and row houses in Peel Region. The shortfall will amount to approximately 25,000 units by 2031. This analysis was based on the coordinated, integrated and comprehensive forecasts of housing needs prepared for the Greater Golden Horseshoe.

There is limited potential to cover the shortfall in single, semi and row housing through intensification, and the settlement area boundaries of Mississauga and Brampton cannot be expanded. This will have significant implications for the rate of growth in Caledon and should be reflected in the Town's forecasts for 2021 and 2031. Therefore, the population forecast for Caledon should be significantly higher than the forecast recommended in the Draft Phase 3 Report.

The allocation of growth to Caledon's urban service centres should reflect the need to maintain "at all times" a ten year supply of land designated and available for residential development and a three year supply in draft approved and registered plans of subdivision. The planning and approval process for settlement area expansions and secondary plans can take many years. For example, no lands are approved for residential development in Mayfield West today although OPA 114, which provided for the tri-nodal distribution of growth in Caledon, was approved in 1997. Caledon cannot wait until 2011 to start the planning process needed to designate additional residential land in the Bolton-South Albion area. The Town must start the planning process now to ensure a continuous ten year supply of housing over the period until additional residential lands are approved.

Planning for concurrent growth in all three rural service centres will help avoid housing supply bottlenecks, such as that currently caused by the combination of servicing constraints in Caledon East and the exhaustion of the residential land supply in Bolton.

PL - C3 - 20

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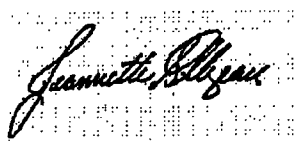
Ms. Lynda J. Townsend Renaud

June 23, 2006

Page 5

Therefore, the amount of growth allocated to the Bolton-South Albion rural service centre should be significantly higher than the allocation recommended in the Draft Phase 3 Report.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeannette Gillezeau". The signature is written in black ink on a white background.

Jeannette Gillezeau, MA  
Vice President

Document 5

6 b) - iv

PL - C3-21



LEGISLATIVE SERVICES	
COPY TO:	FOR:
Chair	Committee
CAO	ROPA 18
Corp. Services	Public Mtg
Finance	Sept 7/06
Health	Council
Housing & Prop.	
Peel Living	
Planning	File
Public Works	
Soc. Services	
HR	

August 31, 2006

Chairman & Members of Regional Council  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, Ontario  
L6T 4B9

Dear Members of Council:

**Proposed ROPA 18**

I am writing this letter on behalf of Coscorp Inc. and Monarch Developments Limited who are the primary developers with respect to the Mayfield West Community Development Plan Area (OPA 209) within the Town of Caledon. In this context we provide the following comments with respect to ROPA 18.

1. The 2031 population projections contained in draft ROPA 18 are based on the **Population and Employment Forecasts Study** undertaken by the Town. This study is described by the Town as based on "local considerations" rather than "Provincial forecasts". We would encourage the Region to base ROPA 18 on Provincial Forecasts as required by Section 5.4.2.2.a) of the Provincial **Places to Grow Growth Plan**. We note that on a Regional basis the projections contained in ROPA 18 result in a shortfall of approximately 100,000 people from the Provincial targets established in the Growth Plan for Peel Region. This should be addressed through ROPA 18.
2. In addition, the 2021 population projections for Caledon should be updated through ROPA 18. We believe it is evident from the Town's study that the Town's present 2021 population target may be reached well before 2021 in fact potentially 10 years earlier. In this regard the Regional 2021 forecasts are approximately 65,000 people below the **Places to Grow** population allocation.

I trust these comments are of assistance to the Region and we look forward to continuing to work with Council and staff on this important planning initiative.

Yours truly,

IBI GROUP

Randy M. Grimes  
Director

RMG/dd

REFERRAL TO Planning **RECEIVED**  
RECOMMENDED  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED \_\_\_\_\_ AUG 31 2006

REGION OF PEEL  
CLERKS DEPT.

- cc: Ava Macintyre, Acting Regional Clerk, Region of Peel  
Nick Tunnacliffe, Commissioner of Planning, Region of Peel  
Mary Hall, Director of Planning, Town of Caledon  
Elizabeth Sawicki, Monarch Corporation  
Tom Baskerville, Coscorp Inc.  
John Stevens, J.H. Stevens, Planning & Development Consultants

J:\10665\2.2 Comm-Extern\PTLregionofpeel\council\2006-08-31.doc\2006-08-31\DD

5th Floor, 230 Richmond Street West, Toronto, ON, M5V 1V6, Canada (416) 596-1930, FAX (416) 596-0644

IBI is a group of companies providing professional services and is affiliated with IBI Group Architects.

08/31/06 THU 13:40 [TX/RX NO 9511]

PL-C3-22



# GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LEGISLATIVE SERVICES CONSULTANTS

PRINCIPAL:  
**GLEN SCHNARR, M.C.I.P., R.P.P.**

ASSOCIATES:  
**CARL BRAWLEY, M.C.I.P., R.P.P.**  
**GLEN W. BROLL, M.C.I.P., R.P.P.**  
**JEFF R. DUNCAN, A.C.S.T.(A), C.P.T.**  
**COLIN CHUNG, M.C.I.P., R.P.P.**

September 6, 2006

Region of Peel  
 10 Peel Centre Drive  
 Brampton, ON  
 L6T 4B9

TO:	FOR:
	Committee
G/O	Sept 7/06
Corp. Services	ROPA 18
Finance	Public Mtg
Health	Council
Housing & Prop.	
Peel Living	
Planning	File
Public Works	
So. Services	
HR	

Our File 400-001

# RECEIVED

SEP 07 2006

REGION OF PEEL  
LEGISLATIVE SERVICES

Attention: Mr. Nick Tunnacliffe  
 Commissioner of Planning

Dear Mr. Tunnacliffe

**Re: Proposed Regional Official Plan Amendment 18 (ROPA 18)**

We are the planning consultants for the Mayfield Station Group who own lands west of Highway 10 in the Mayfield West Study Area. ROPA 17 directs that any additional growth in Mayfield West be directed to these lands. We have several concerns with proposed ROPA 18:

- ROPA 18 is incomplete and premature in that it does not identify the land area to accommodate the proposed population and employment growth. This is inconsistent with the Region's approach in ROPA 15;
- There appears to be insufficient rationale for this amendment in the absence of allocating the proposed growth to specific locations;
- We do not understand the basis for increasing the population projections in Table 1 by 13,000 between 2011 and 2021, and the subsequent increase of 25,000 between 2021 and 2031. This is almost double the increase in population over the same time period of ten years. Unless there is a specific reason, we believe the growth projections should not be skewed to later years;
- We disagree with the proposed amendment to Section 5.4.3. ROPA 17 has already provided for the location of additional growth in Mayfield West. A comprehensive study is not required similar to Bolton. The planning principle of 'compact growth' need only be applied to outline the urban boundary expansion west of Highway 10 required to accommodate the proposed population projections;
- We disagree with the proposed amendment to Section 5.4.3.2.2 for the same reasons outlined in the preceding bullet point;

REFERRAL TO Planning  
 RECOMMENDED \_\_\_\_\_  
 DIRECTION REQUIRED \_\_\_\_\_  
 RECEIPT RECOMMENDED \_\_\_\_\_

10 KINGSBRIDGE GARDEN CIRCLE  
 SUITE 700  
 MISSISSAUGA, ONTARIO  
 L5R 3K6  
 TEL (905) 568-8888  
 FAX (905) 568-8894  
 WEBSITE www.gsoi.ca



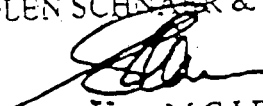
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**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

- The proposed policy in Section 5.4.3.2.5 should be revised to reflect a 2031 boundary for Mayfield West;
- The proposed amendment to Section 7.9 only provides further justification for establishing the Mayfield West urban boundary expansion area through this ROPA;
- The proposed amendment to Section 7.9.2.8 is also not justified, since a comprehensive analysis is not required to determine the 2031 Mayfield West urban boundary as Policy 5.4.3.2.9 of ROPA 17 has already made this determination. Some basic planning analysis is required to fit the proposed population to an urban boundary land area, and to confirm compliance with Provincial Policy. Compliance with Section 7.9.2.8 has already been confirmed through previous planning studies which were used as the basis to justify the Mayfield West urban boundary expansion area in ROPA 17. Certainly, the requirement for a comprehensive analysis is not justified.

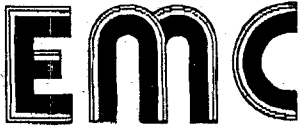
We would like the opportunity to meet with Regional staff to discuss the Region's approach to proposed ROPA 18, our concerns in this regard, and the opportunity for resolution of our concerns prior to adoption of ROPA 18 by Regional Council.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.

  
G.A. Schnarr, M.C.I.P., R.P.P

Cc: Mayfield Station Group  
Ms. Jane Pepino

PL-C3-23



GROUP LIMITED

Engineers  
Planners  
Project Managers

EMC File No.: 206138-PL  
September 7, 2006

Regional Municipality of Peel  
Clerk's Department  
10 Peel Centre Drive, 5<sup>th</sup> Floor  
Brampton, ON L6T 4B9

Attention: **Ava Macintyre**  
**Acting Regional Clerk**

Dear Madam:

Re: **Proposed Regional Official Plan Amendment No. 18**  
**Town of Caledon Population and Employment Forecasts**  
**(Draft Town Official Plan Amendment No. 203)**

Via Fax 1 (905) 791-1693 Page 1

LEGISLATIVE SERVICES	
COPY TO:	FOR:
Chair	<input checked="" type="checkbox"/> Committee
CAO	<input checked="" type="checkbox"/> ROPA 18
Corp. Services	Public mtg
Finance	Sept 7/06
Health	Council
Housing & Prop.	
Peel Living	
Planning	<input checked="" type="checkbox"/> File
Public Works	
Soc. Services	
HR	

Pursuant to our attendance at the September 7, 2006 statutory Public Meeting convened to consider proposed Regional Official Plan Amendment (ROPA) No. 18, please be advised that we act as land development planning consultants on behalf of Sorrento Developments Limited, the owner of approximately 141 acres of land situated on the north-side of Columbia Way (described as Part of East Half Lot 11, Concession 7, Albion) within the Town of Caledon.

As part of local municipal and Town Council deliberations related to proposed Town of Caledon Official Plan Amendment (OPA #203), we submitted the attached letter expressing Sorrento's interests related to same. For the public record, we are tabling the same letter with the Regional of Peel as input related to ROPA #18.

As this point in time, we respectfully ask to be added to your mailing list database in order to receive advance notice of scheduled dates for General Committee (tentatively scheduled for October 19, 2006) and Regional Council consideration of the ROPA, any additional background information related to the Regional Amendment, as well as a copy of the formal 'notice of decision' associated with the adoption / approval of ROPA #18.

Should you have any questions or require additional information, we ask that you please advise accordingly.

Thank you very much for your cooperation with respect to our request.

Yours truly,  
EMC GROUP LIMITED

Yours truly,  
Michael Pelech, MA(Pl), MCIP, RPP  
Senior Planner

c.c. Ron Jaros, Peel Planning (Fax #1-905-791-7920)  
Kathy Kurtz, Caledon Planning (Fax #1-905-584-4325)  
Sorrento Developments Limited (Fax #1-905-791-3288)

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RECEIVED

SEP 07 2006

REGION OF PEEL  
LEGISLATIVE SERVICES

REFERRAL TO Planning  
RECOMMENDED  
DIRECTION REQUIRED  
RECEIPT RECOMMENDED



PL-C3-24  
**GROUP LIMITED**

Engineers  
Planners  
Project Managers

EMC File No.: 206138-PL  
June 26, 2006

*Via Fax 1 (905) 584-4325 (2 pages)*

**Town of Caledon**  
6311 Old Church Road  
Box 1000  
Caledon East, Ontario  
L7C 1J6

**Attention: Mayor Marolyn Morrison and Members of Council**

Dear Mayor Morrison and Town Council:

**Re: Proposed Official Plan Amendment No. 203  
Town-wide Population and Employment Projections (POPA 04-02)  
Sorrento Developments Limited  
Part of East Half Lot 11, Concession 7, Albion  
North-side Columbia Way  
Town of Caledon**

Please be advised that we act as planning consultants on behalf of Sorrento Developments Limited, the owner of approximately 141 acres situated on the north-side of Columbia Way, within the Town of Caledon. We understand that over the years, the property owner has requested that the municipality designate lands along the north-side of Columbia Way as part of the future settlement expansion area for the Community of Bolton. It is further understood that the Bolton North Hill Landowners Group has expressed a similar request.

Pursuant to our attendance at the Monday, June 12, 2006 Public Information Meeting convened to consider the above-noted study initiative and proposed local Official Plan Amendment No. 203, coupled with a review of various background studies and reports related to same, including the South Albion-Bolton Community Plan initiative, please be advised as follows with respect to the land use planning merits of such a designation:

1. Report #2006-36, wherein staff indicate that the municipality proposes to merely reallocate population comprised of infill development (i.e. 1500 persons) within the existing settlement area of Bolton, while any expansion of the current Bolton settlement area will not occur prior to 2021, lacks a vision for the future of Bolton;
2. the analysis fails to consider the relative merits of allocating identified 'greenfield development' potential to an expansion of the urban settlement area of Bolton, given that same has been previously identified as 'expansion options' (i.e. Options #1 and #2) within the analysis undertaken as part of the South Albion-Bolton Community Plan study;
3. the 'greenfield' lands along the north-side of Columbia Way represent a logical and efficient extension of urban development within a designated future expansion of the Bolton settlement boundary;

PL - C3 - 25

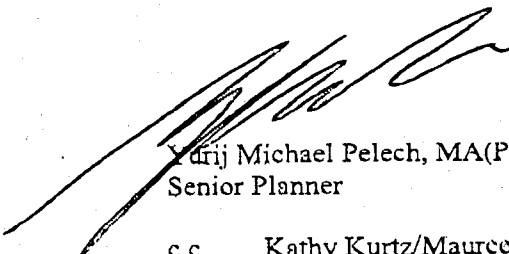
File No. 206138  
Caledon Council  
June 26, 2006  
Page 2

4. full municipal servicing infrastructure is readily available for the subject lands from the developed areas along the south-side of Columbia Way;
5. the north-side of Columbia Way demonstrates a strong physical and spatial relationship with the existing Bolton settlement area and specifically exhibits close proximity and connectivity with existing residential neighbourhoods located immediately to the south;
6. the lands are easily accessible by the existing transportation network and will be further enhanced with major transportation initiatives focused on north-area development;
7. the north-side of Columbia Way lands are partially situated within the identified 'whitebelt' assigned for future urban growth and represent potential 'greenfield development' with strong connections and integration with the existing settlement area from a community design perspective;
8. the inclusion of the lands would provide urban designations for much-needed community services and associated land uses such as retail/commercial uses; and
9. the lands located along the north-side of Columbia Way represent a more orderly and logical accommodation and extension of 'greenfield development' potential and urban expansion than other areas being considered elsewhere within the Town.

As such, we respectfully request that in the Town's consideration of Official Plan Amendment No. 203, along with the background documentation prepared in support of same, the municipality evaluate the options for the allocation and distribution of the available 'greenfield development' potential equally for all areas within the broader context of the municipality in the pre-2021 planning horizon period. Secondly, we ask that the Town undertake a comprehensive assessment based on identified and established criteria to assess the merits of 'greenfield' expansion and population allocation, and that the subject lands situated along the north-side of Columbia Way be included as part of such a comprehensive review.

Thank you very much for your consideration of our submission, and we ask that you please provide advance notice as to when Council is scheduled to consider this matter, as well as a copy of the formal 'notice of decision' related to the adoption of Official Plan Amendment No. 203.

Yours truly,  
**EMC GROUP LIMITED**



Yurij Michael Pelech, MA(Pl), MCIP, RPP  
Senior Planner

c.c. Kathy Kurtz/Maurcen Baker, Planning Department (Fax 1-905-584-4325)  
Domenic Majda, Sorrento Developments Limited (Fax 1-905-791-3288)

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PL-C3-26



TOWN HALL  
6311 Old Church Road, Caledon, ON L7C 1S1  
905.584.2272 | 1.888.CALEDON | FAX 905.584.4325 | www.caledon.ca

Appendix III, October 3, 2006  
APPLICATION TO AMEND THE REGIONAL  
OFFICIAL PLAN (REGIONAL OFFICIAL PLAN  
AMENDMENT NUMBER 18) TO UPDATE  
POPULATION, HOUSEHOLD AND EMPLOYMENT  
FORECASTS - STATUS UPDATE

October 4, 2006

Nick Tunnacliffe  
Commissioner of Planning  
Region of Peel  
10 Peel Centre Drive  
Brampton, ON  
L6T 4B9

Dear Mr. Tunnacliffe,

**Re: Regional Official Plan Amendment No. 18 ("ROPA 18")**

It is the Town's understanding that the Region has received several letters expressing concerns with regard to the population and employment numbers for the Town of Caledon which are contained in ROPA 18 and that the Region will need to address these concerns. In particular, we understand that the IBI Group challenged the population and employment numbers, that the IBI Group has now provided the methodology for their analysis and that you have now, in turn, provided that information to us.

The Town wants to be involved in how Regional Staff would propose to address the various comments received with respect to ROPA 18 and, in particular, we would like to participate in any discussions that might result in changes to ROPA 18.

We are currently reviewing the IBI methodology and the other comment letters. In order to complete this review and meet with Regional Staff it appears that more time is required than would be available given the deadline for reports associated with the October 19, 2006 Regional Council meeting.

Accordingly, I am requesting that the Region delay considering the approval of ROPA 18 until early in 2007.

If you have any questions, please contact me.

Yours truly,

Mary Hall,  
Director of Planning and Development

MH/ai

Planning & Development Department