



December 2, 2022

Ministry of Municipal Affairs and Housing  
Municipal Services Office – Central Ontario  
13th Floor, 777 Bay Street  
Toronto, ON M7A 2J3

**Re: Environmental Registry of Ontario Posting 019-6216  
Proposed Amendments to the Greenbelt Plan**

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The Remington Group (Remington) applauds the Province for taking bold steps to implement the More Homes, Built Faster Plan in order to address the housing crisis in Ontario. As detailed in ERO Posting 019-6216, the Province is currently reviewing areas of the Greenbelt that could be re-designated to accommodate approximately 50,000 homes by the year 2025. The Greenbelt Plan, together with the Growth Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, builds on the Provincial Policy Statement to establish a land use planning framework for the Greater Golden Horseshoe that supports a thriving economy, a clean and healthy environment and social equity. We commend the Province on recognizing that there are locations where adjustments to the Greenbelt Plan boundaries are logical and important in achieving these goals.

Remington would like to take this opportunity to bring to the Province's attention lands that we own in the Town of Caledon that are currently located within the Greenbelt Plan area. These lands can also contribute to the Province's goals by re-designating a portion of the lands to permit the development of a range of housing types including long-term care facilities with supporting uses, a mix of employment as well as community uses, while also protecting important natural heritage features. The proposed uses are adjacent to existing development as well as existing transportation and servicing infrastructure.

As shown on Figure 1, Remington owns approximately 170 hectares (420 acres) of land along the Town of Caledon/Town of Orangeville boundary. The lands are located within the Protected Countryside designation of the Greenbelt Plan and a portion of them are located within the Greenbelt Plan Natural Heritage System (refer to Figure 2). Figure 3 shows that these lands are designated as Environmental Policy Area and Rural Lands in the Town of Caledon Official Plan. The objective of the Environmental Policy Area is to support Caledon's Ecosystem Strategy that protects Natural Core Areas, Natural Corridors, Supportive Natural Systems and Natural Linkages. Figure 4 shows that Caledon's Environmental Policy Area is reflective of Peel's Greenland Core Areas, which also highlights important areas for protection of the natural environment. Based on the Town of Caledon and Region of Peel mapping, the proposal is to keep the Remington lands designated as Environmental Policy Area in the Town of Caledon Official Plan within the Greenbelt Plan area and remove the lands designated as Rural.

The proposed development is presented on Figure 5. It provides an opportunity to create a truly complete community consisting of a variety of housing and retail uses as well as employment uses. The inclusion of a long-term care site will contribute to a complete housing continuum; offering residents access to transitional senior's housing and the ability to age in their community. The location of employment close to population not only provides opportunities for people to live and work in the same community, it is also attractive for companies looking to be close to their markets, as has been the growing trend in "just in time" warehousing and logistics. This development provides an opportunity for Caledon and Orangeville to be competitive in attracting new employers.

The objective for these lands is to also provide residents with access to opportunities that promote healthy and active lifestyles. This is accomplished with the inclusion of dedicated community centre lands as well as its proximity to the Orangeville-Brampton Railway, which was jointly purchased by Peel, Brampton, Caledon and Mississauga and is envisaged as an active transportation spine between the municipalities.

Finally, the development of these lands represent a logical extension of the existing neighbourhood to the north, which include stub roads into the Remington lands, as well as efficient use of Dufferin Road 109. Based on a review of the current and planned water and wastewater infrastructure in the area, we are confident that construction on this site will be initiated prior to 2025.

The proposal put forward not only contributes to the Province's objective of increasing housing supply and choice, it also contributes to the Province's objective of creating more jobs and attracting more businesses to the area. Simultaneously, it provides recreational uses, retail services and continued environmental protection of important natural heritage features. Ultimately, it balances multiple Provincial objectives to create a desirable and complete community.

Thank you for the opportunity to provide these comments and we look forward to continued discussions.

Sincerely,

A handwritten signature in black ink, appearing to read 'JS', with a long, sweeping horizontal line extending to the right.

Jason Sheldon  
Executive Vice President, Land Development

Cc: Christopher Bratty, President, The Remington Group



Figure 1

Remington Lands



Orangeville/Caledon boundary      Remington land



Figure 2

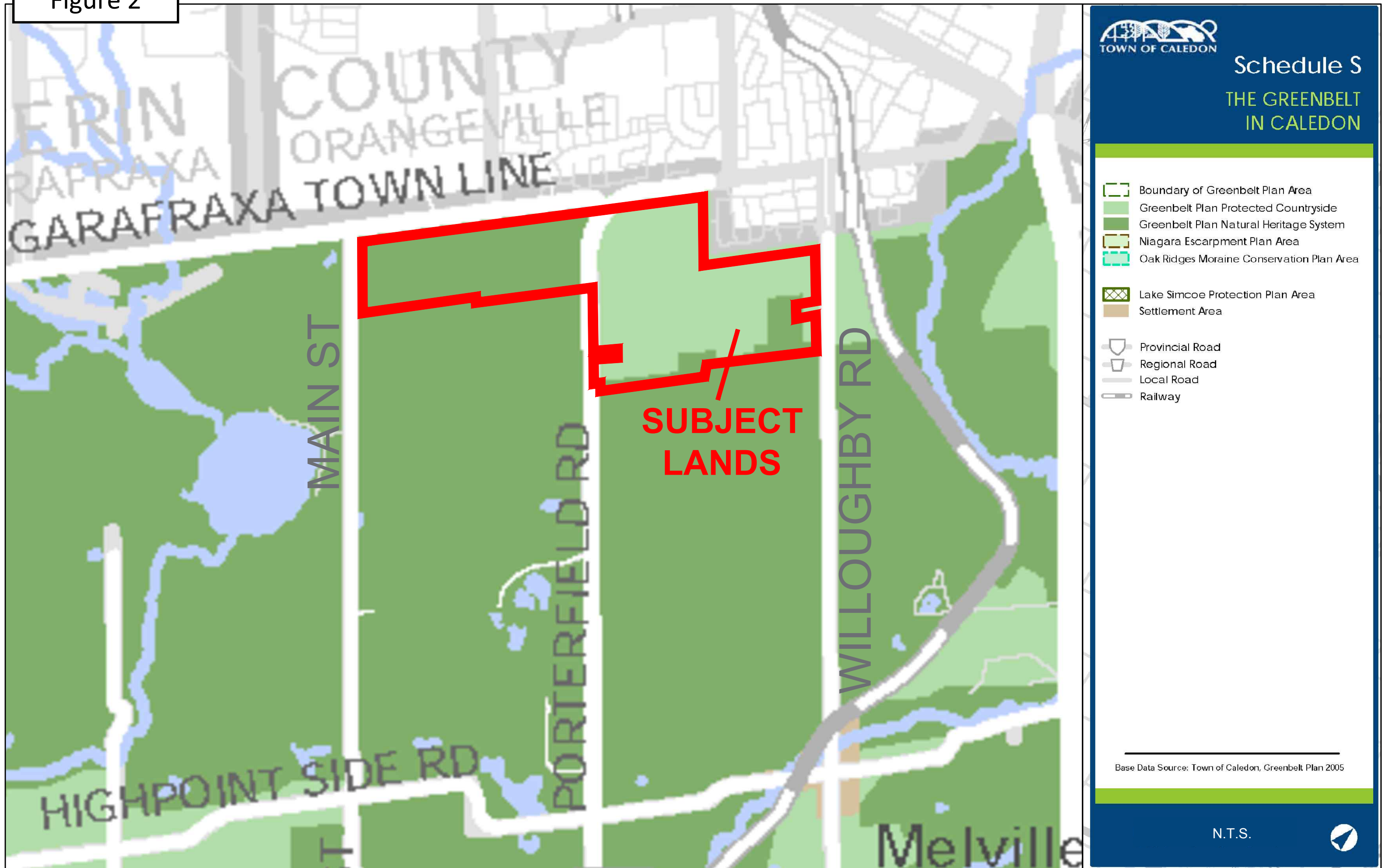


Figure 3

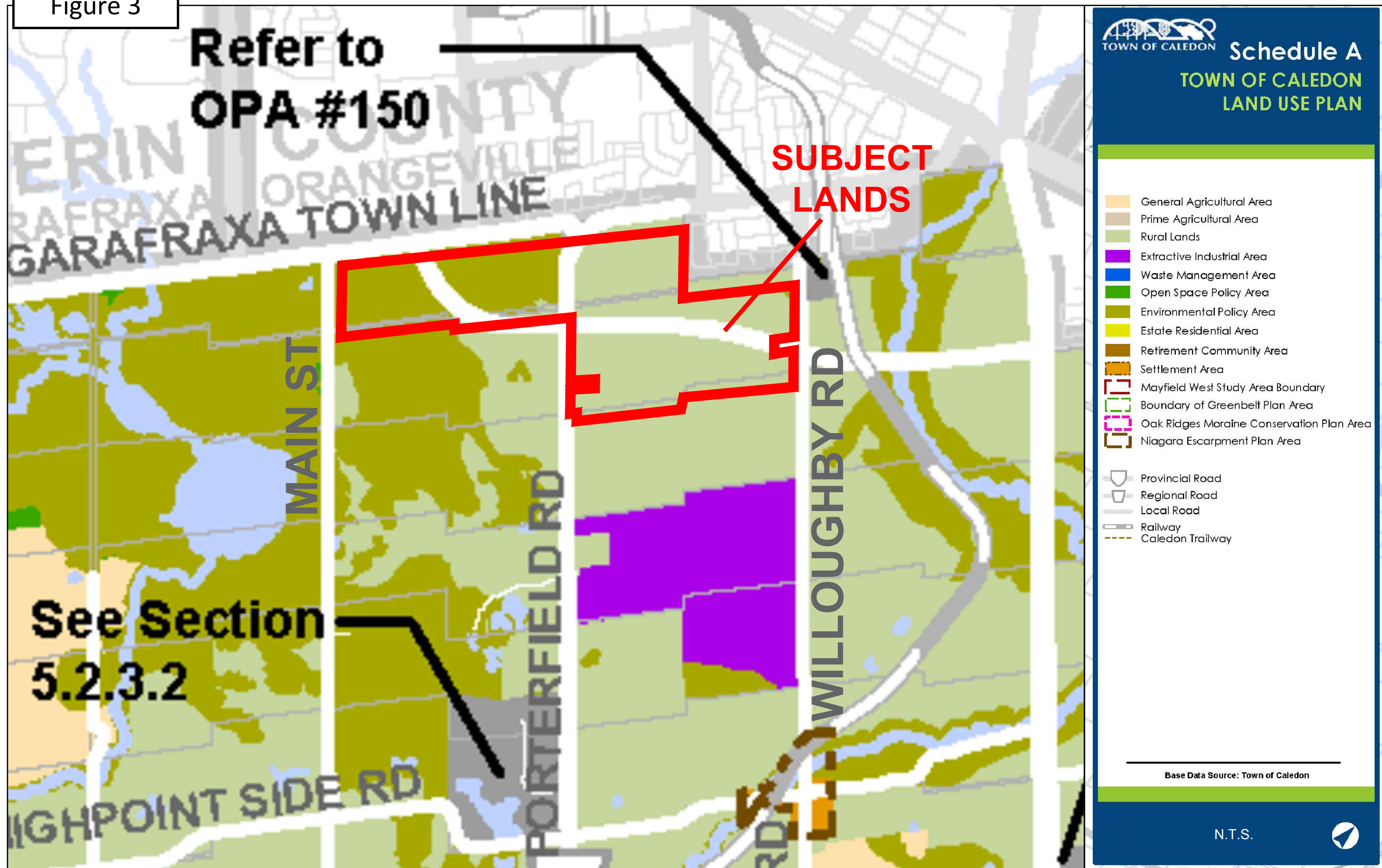




Figure 4

Official **Plan**

**CORE AREAS OF  
THE GREENLANDS  
SYSTEM IN PEEL**

**SCHEDULE** **A**





September 2021

# A

## September 2021

# SUBJECT LANDS

### Legend

-  Core Areas of the Greenlands System
-  Core Areas Outside Peel
-  Area with Special Policies (Refer to Figure 2)
-  2031 Regional Urban Boundary



N.T.S.

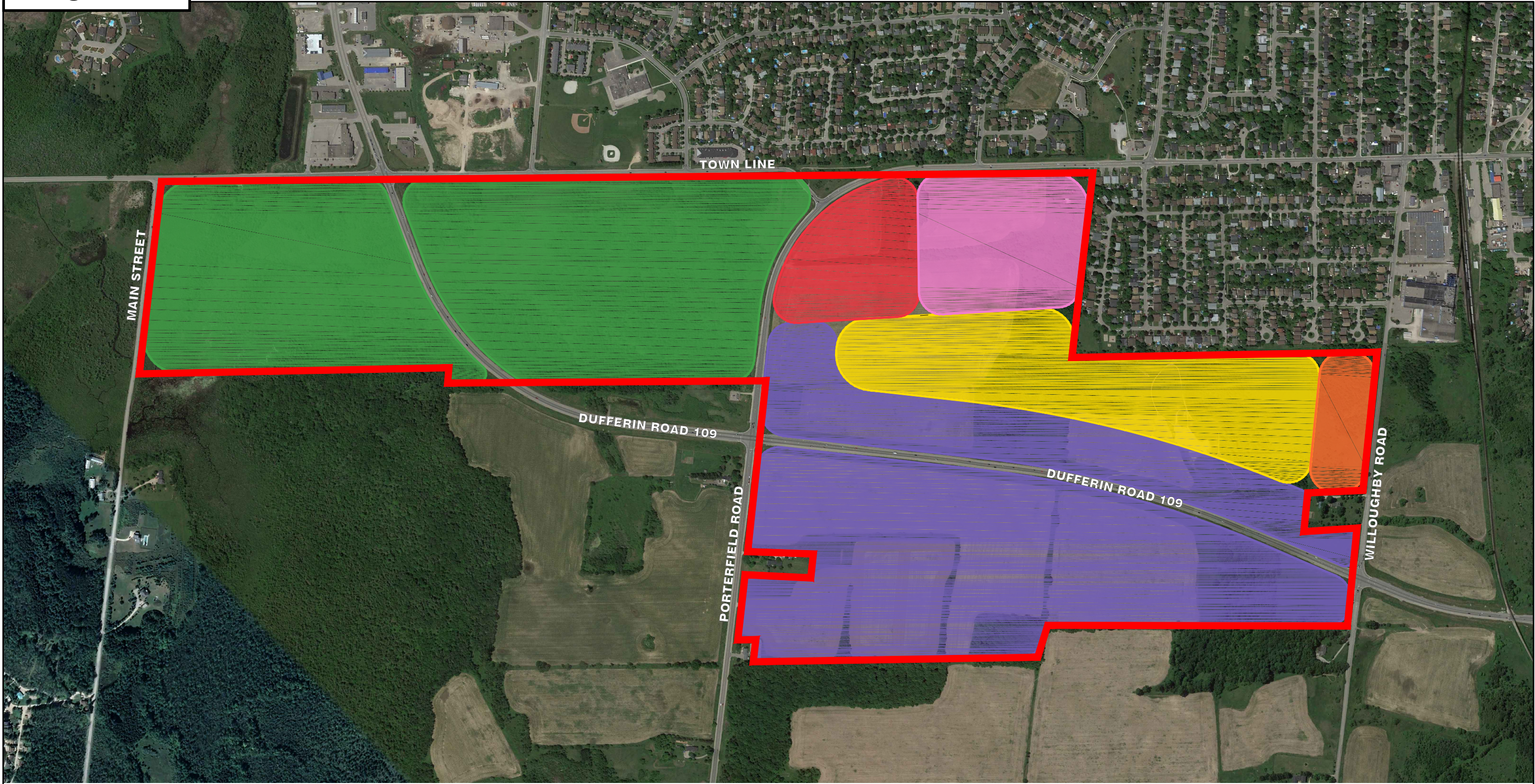
This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.








Figure 5



**LEGEND**

- |   |   |
|---|---|
|  Community Use Lands: ±11 ha |  Mixed Use: ±4 ha                  |
|  Employment: ±61 ha          |  Protected Greenbelt Lands: ±60 ha |
|  Long Term Care: ±8 ha       |  Residential: ±22 ha               |

Scale - N.T.S.  
November 29, 2022

