

November 17, 2025

GSAI File: 1517-001

Planning & Economic Development Department  
Town of Caledon  
6311 Old Church Road  
Caledon, ON  
L7C 1J6

**Attention:** Simone Fiore, MCIP, RPP  
Senior Planner

**RE: Green Development Standards Summary  
Application for Zoning By-Law Amendment and Site Plan Application  
Broccolini Airport Road Limited Partnership  
Broccolini Airport Road GP Inc. ('Broccolini')  
0 Airport Road  
Town of Caledon, Region of Peel**

Glen Schnarr & Associates Inc. ('GSAI') are the Planning Consultant for Broccolini Airport Road Limited and Broccolini Airport Road GP Inc. ('Broccolini'). We are pleased to submit the Green Development Standards ('GDS') in relation to the application for a Zoning By-law Amendment ("ZBA") and Site Plan Application ('SPA') to permit an industrial warehouse development within the Tullamore North West Secondary Planning Area in the Town of Caledon.

Caledon Council adopted the Green Development Standards ('GDS') on July 1, 2024. The GDS were to be implemented as one-year pilot phase starting July 1, 2024 to gather feedback on the metrics and implementation process and make minor adjustments, if necessary. During this phase, applicants will be required to submit the full GDS checklist and supporting documentation; however, there may be flexibility on meeting specific targets if appropriate justification is provided.

On June 5, 2025, Bill 17 received Royal Assent. Bill 17 limits municipalities' ability to enforce green development standards that exceed the Ontario Building Code ('OBC'). Through consultation with Caledon Planning Staff we understand that an updated GDS is being developed that will be in compliance with Bill 17. We have completed the current GDS understanding that flexibility will be offered.

We look forward to working with Planning Staff on the Green Development Standards as the guidelines evolve. Please contact the undersigned at [ethanb@gsai.ca](mailto:ethanb@gsai.ca) if you require additional information or wish to clarify anything contained in this application.



Yours very truly,  
**GLEN SCHNARR & ASSOCIATES INC.**

Ethan Bohnert  
Ethan Bohnert, MCIP RPP  
Planner

cc. J. Kwan, Broccolini  
T. Wodzicki, Broccolini  
C. Chung, Glen Schnarr & Associates Inc.  
M. Condello, Glen Schnarr & Associates Inc.