

May 16, 2025

GSAI File: 1517-001

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

Attention: Carmine Caruso, MCIP, RPP
Manager, Development

**RE: Application for Official Plan Amendment
Tullamore North West Secondary Plan
Broccolini Airport Road Limited Partnership (“Broccolini”)
South of Old School Road, West of Airport Road, East of Torbram
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”). In this regard, we are pleased to submit the enclosed Application for an Official Plan Amendment to establish the Tullamore North West Secondary Plan on behalf of Broccolini.

The Secondary Plan Area was included in the Regional Urban Boundary as identified on Schedule E-1 in the new Region of Peel Official Plan, which was adopted by Regional Council in April 2022 and approved by the Province in November 2022. The Secondary Plan Area is bounded by the Mayfield Tullamore Secondary Plan area to the west, which is proposed as a future residential community, the Tullamore Employment Study Area to the south, which includes employment lands approved by a Minister Zoning Order (“MZO”) and future employment lands to the north and east.

The Tullamore North West Secondary Plan Area will reinforce and strengthen Tullamore as a centre for business and economic growth in Caledon, providing for a mix of industrial, business, and office uses within Prestige Employment Area and General Employment Area designations. Development of the Tullamore North West Secondary Plan Area will be essential in achieving Caledon’s employment forecasts and contributing to complete communities.

In keeping with our ongoing discussions with Town Staff and as communicated through the Pre-Application Review Committee (PARC) process and within the included Secondary Plan Terms of Reference, the purpose of the Tullamore North West Secondary Plan is to establish a base policy

framework to establish employment land uses and guiding policies to direct development within the Tullamore North West Secondary Plan Area. It is understood all technical requirements for development will be provided and reviewed on a site-specific basis. The submission requirements and scope of the technical submissions accompanying the Tullamore North West Secondary Plan were confirmed through the PARC process and acknowledged by Town Staff on November 22, 2024.

Our team has also indicated our preference not to participate in the Town's DART process and is proceeding with filing a formal Official Plan Amendment Application. It is recognized, the DART process was originally introduced to help the Town manage the impacts of the More Homes for Everyone Act, 2022 (Bill 109), which legislated fee refunds for various planning applications. However, in light of Bill 185 the requirement for fee refunds has now been repealed. Without the need to issue refunds, the purpose for which DART was introduced no longer applies. Further, Bill 185 has also removed the authority for councils to pass a by-law requiring applicants to consult with the municipality before submitting certain planning applications. With the understanding that DART is part of the Town's consultation process, we believe there is an opportunity for the Town to accept this application without a prior DART process. On this basis, we respectfully request that the Town accept our formal Official Plan Amendment application.

In support of the OPA application submission, we enclose the following items:

No.	Submission Requirements
1.	Completed Pre-Application Review Committee (PARC) Meeting Form, processed under File PRE 2024-0177
2.	Comment Response Matrix responding to the PARC comments
3.	Draft Official Plan Amendment Policy Document (Draft Secondary Plan) and Land Use Schedule; prepared by Glen Schnarr & Associates, dated May 2025
4.	Completed Official Plan Amendment Application Form
5.	Indigenous Engagement Memo, prepared by Glen Schnarr & Associates, dated May 2025
6.	Planning Justification Report, prepared by Glen Schnarr & Associates, dated May 2025, which includes the Secondary Plan Terms of Reference
7.	Agricultural Impact Assessment, prepared by Colville Consulting, dated May 2025

8.	Healthy Development Assessment and Cover Letter; prepared by Broccolini, dated May 2025
9.	Transportation Impact Study, prepared by Crozier, dated May 2025
10.	Master Environmental Servicing Report (MESR), prepared by Crozier and GEI, dated May 2025
11.	Development Concept Plan (Preliminary Demonstration Plan), prepared by Glen Schnarr & Associates Inc.


Further details regarding the satisfaction of the PARC Checklist are contained within the enclosed Comment-Response Matrix and the redlined Submission Summary Checklist. We can confirm that below fees have been submitted:

Town of Caledon	<ul style="list-style-type: none"> ○ Pre-Consultation Submission/Review Fee \$24,455.87 ○ Major Official Plan Amendment Fee \$16,231.77
Region of Peel	<ul style="list-style-type: none"> ○ Official Plan Amendment Fee \$9,455.63
Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ○ Application Fees \$180,309


Transmittals of the submissions can be provided upon request.

We trust this is sufficient to satisfy the requirements to deem the Application complete. Please contact the undersigned at ethanb@gsai.ca if you require additional information or wish to clarify anything contained in this application.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.



Mark Condello, MCIP, RPP
Senior Associate



Ethan Bohnert, MCIP RPP
Planner



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