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August 15, 2022

Antonietta Minichillo
Chief Planner
Town of Caledon
6311 Old Church Rd
Caledon ON L7C 1J6

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS
12505 HEART LAKE ROAD, CALEDON, ONTARIO

IBI Group Professional Services Inc. (IBI Group) on behalf of Caledon HL Developments Inc., c/o Berkshire Axis Developments, owners of the lands municipally known as 12505 Heart Lake Road ("subject site"), are pleased to submit the required materials to seek approval for Official Plan Amendment and Zoning By-law Amendment applications.

As part of the Pre-Consultation (DART) Meeting held on December 16, 2021, Town staff provided a Submission Requirements Checklist – see attached. The Submission Requirements Checklist details the plans and supporting documentation required in order to provide the Town with a complete application for Official Plan, Zoning By-Law Amendment, and Site Plan Approval applications. It should be noted that a Site Plan Approval application will be submitted at a later date.

In support of this submission for the Official Plan Amendment and Zoning By-Law Amendment please find enclosed the following materials:

Reports, studies, and memos:

- One (1) digital copy and one (1) hardcopy of the Planning Justification Report;
- One (1) digital copy and one (1) hardcopy of the Survey;
- One (1) digital copy and one (1) hardcopy of the Site Plan;
- One (1) digital copy and one (1) hardcopy of the Functional Servicing & Stormwater Management Report (Preliminary Site Servicing and Grading, and ESC therein);
- One (1) digital copy and one (1) hardcopy of the Hydrogeological Report and Water Balance;
- One (1) digital copy and one (1) hardcopy of the Traffic Impact Analysis and Parking Justification Report;
- One (1) digital copy and one (1) hardcopy of the Environmental Impact Study and Management Plan;
- One (1) digital copy and one (1) hardcopy of the Archaeological Resource Assessment;
- One (1) digital copy and one (1) hardcopy of the Cultural Heritage Impact Statement;
- One (1) digital copy and one (1) hardcopy of the Noise Opinion Letter;

- One (1) digital copy and one (1) hardcopy of the Geotechnical Report; and
- One (1) digital copy and one (1) hardcopy of the Phase 1 ESA.

Other:

- One (1) digital copy and one (1) hardcopy of the Development Application Form;
- One (1) digital copy and one (1) hardcopy of the Zoning Matrix;
- One (1) digital copy and one (1) hardcopy of the Draft Zoning By-law Amendment;
- One (1) digital copy and one (1) hardcopy of the Memo prepared by Denise Baker of WeirFoulds LLP.
- One (1) digital copy and one (1) hardcopy of the Draft Official Plan Amendment; and,
- One (1) hardcopy of the Applicable Fees.

In preparation of this submission, IBI Group has made efforts since the December 16, 2021 DART meeting to coordinate a sufficient submission with the Town, however we have been unsuccessful in receiving required information on many occasions. Due to this, the application is being submitted as a hardcopy as the standard online application process was not made available. A list of our efforts to coordinate with the Town has been summarized in a chronological timeline and forms part of this submission as an attachment to the Memo prepared by Denise Baker of WeirFoulds LLP.

As detailed in the Submission Requirements Checklist, the following additional materials will be provided for as part of the Site Plan Approval application at a later date:

- A completed Site Plan and Site Plan Amendment Application Form and applicable fees;
- OBC Matrix;
- Architectural and Urban Design Guidelines;
- Photometric Plan;
- Construction Management Plan;
- Elevation Drawings;
- Floor Plans;
- Landscape Plans;
- Arborist Report/Tree Inventory Analysis;
- Site Servicing and Grading Plan;
- Engineering & Landscape Letters of Conformance;
- Engineering & Landscape Cost Estimates; and
- Waste Management Plan.

Current Proposal

The proposal seeks to develop six industrial warehousing buildings on what will be two separate lots to be created by way of the Proposed GTA West 410 Extension. The development would include a total Gross Floor Area (GFA) of 1,085,991 sq. ft, broken down as follows:

- Lot 1 (West Lot) – 621,958 sq.ft (57,782 m2)

- Lot 2 (East Lot) – 464,033 sq.ft (43,110 m2)

The proposal also includes the following details:

- A total of 1090 parking spaces between both lots; and,
- A total of 218 loading spaces between both lots.

The proposal conforms with the direction of the Adopted Peel 2051 Regional Official Plan and Draft Caledon Official Plan work as the lands are planned to be brought into the *Urban Area* and designated as *Employment Area*. Nevertheless, at the time of writing this report, the Caledon Official Plan Review has not yet been finalized, thus an Official Plan Amendment is being submitted to redesignate the lands as *Prestige Industrial*. The proposed development of the subject site will also require an amendment to the Caledon Zoning By-Law 2006-50, to permit the employment uses. This development supports Provincial, Regional, and Municipal direction utilize these employment lands within the GTHA, assist with achieving job targets, while maintain both planned major transportation routes and existing natural heritage features.

We trust the material provided herein satisfies the Town's requirements to proceed with a review. If you have any questions or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

IBI Group Professional Services Inc.



Jennifer Jaruczek

Attachment 1: December 16, 2021 Pre-Consultation Consolidated Comments and Checklist

Pre-Consultation (DART) Meeting Form

Date: December 16, 2021

Development Team: Zoning & Client Services

File Number: PRE 2021-0224

Lead Planner: Rob Hughes

Project Information

Project Name:

Proposal:

Proposed GFA:

Berkshire Axis Development

Proposed industrial development (6 buildings around proposed Hwy 410)

Approximately 100,900 m²

Applicant Information

Applicant Name:

Telephone Number:

Email Address:

Jennifer Jaruczek, IBI GROUP

(905) 763-2322 ext. 63473

jennifer.jaruczek@ibigroup.com

Owner Name:

Caledon HL Development Inc. (Cation lands)

Property Information

Municipal Address:

Legal Description:

12505 Heart Lake ROAD;

Part of Lot 20, Concession 3 EHS, Part 1 RP 43R32253

2124130007087060000;

PIN: 123577 Site Area: 29.47 ha

Planning Documents

Provincial Documents:

Region of Peel Official Plan:

Town of Caledon Official Plan:

Zoning By-law:

Conservation Authority:

Provincial Policy Statement: ☒

Oak Ridges Moraine Conservation Plan: ☐

See Regional comments

Prime Agricultural Area, Environmental Policy Area

2006-50: Agricultural (A1), Environmental Policy Area 2 (EPA2)

TRCA: ☒ CVC: ☐ NVCA: ☐ LSRCA: ☐

Places to Grow Plan: ☒

Greenbelt Plan: ☒

Existing Planning Applications on the Property

File Number	Type/Stream	Status
PRE 2021-0224	Preliminary Meeting	PreConsultation

Required Planning Approvals

Plan of Subdivision:	Regular Stream: <input type="checkbox"/>	Palgrave Estates Stream: <input type="checkbox"/>
Plan of Condominium:	Conversion: <input type="checkbox"/>	Leasehold Stream: <input type="checkbox"/> Freehold Stream: <input type="checkbox"/>
	Standard: <input type="checkbox"/>	Common Elements: <input type="checkbox"/> Phased: <input type="checkbox"/> Vacant Land: <input type="checkbox"/>
Official Plan Amendment:	Regular Stream: <input checked="" type="checkbox"/>	Expansion of Settlement Area: <input checked="" type="checkbox"/>
Zoning By-law Amendment:	Regular Stream: <input checked="" type="checkbox"/>	Lifting of 'H': <input type="checkbox"/> Temporary Use: <input type="checkbox"/>
Site Plan Approval:	Full Stream: <input checked="" type="checkbox"/>	Development Agreement Required: <input type="checkbox"/>
	Amendment: <input type="checkbox"/>	Scoped: <input type="checkbox"/> Fast Track: <input type="checkbox"/>
	FIT Facility Protocol: <input type="checkbox"/>	Telecommunication Facility Protocol: <input type="checkbox"/>

Other Approvals/Requirements

Niagara Escarpment Plan Amendment: ☐

Region of Peel Official Plan Amendment: ☒

Building Permit: ☒

Development Charges: ☒

Securities: ☒

Niagara Escarpment Development Permit: ☐

Conservation Authority Approval: ☒

Fill Permit: ☐

Cash-in-Lieu of Parkland:* ☒

Other: _____ ☐

* May require peer review at the Applicant's cost



Complete Application Requirements

Document	Required Number of Copies	Document	Required Number of Copies
Completed Application Form	X	Fee(s)	See Fees By-law
Pre-Consultation (DART) Meeting Form	X	Cover Letter	X
OBC Matrix	X (SPA)	Zoning Matrix	X
Scalable Concept Plan		Survey Plan	
Full-Size, Scalable Site Plan Drawings	X	Draft Zoning By-Law Amendment	X
Plan of Subdivision		Draft Official Plan Amendment	X
Plan of Condominium		Agricultural Impact Assessment	
Aggregate Resource Impact Study		Archaeological Resource Assessment (Stage 1-2)	X
Air Quality Assessment		Architectural Design Plan	
Architectural Design Guidelines	X	Commercial Impact Study	
Built Heritage and Cultural Heritage		Cultural Heritage Impact Statement	X
Comprehensive Broader Scale		Elevation Drawings	X (SPA)
Demarcation of Areas Regulated by a Conservation Authority		Erosion and Sediment Control Plan	X
Environmental Impact Study and Management Plan		Fiscal Impact Analysis	X
Facility Fit Plan		Fiscal Market Study	
Floodplain Analysis		Floor Plan Drawings	X (SPA)
Functional Servicing Report	X	Geotechnical Reports	X
Heritage Conservation Plan		Housing Distribution Analysis	
Hydrogeological Impact Assessment	X	Landscape Plan	X
Neighbourhood Concept Plan		Noise Study	X
On-street Parking Analysis		On-street Utilization Plan	
Pedestrian Circulation and Trail Plan		Phase 1 Environmental Site Assessment	X
Planning Justification Report	X	Rehabilitation Plan	
Site Grading Drawings	X	Site Servicing Drawings	X
Soil Stability Report		Stormwater Management Report	X
Traffic Impact Study (ToR required in advance)	X	Arborist Report/Tree Inventory Analysis	X
Urban Design Brief	X	Visual Impact Report	
Water Balance / Budget Analysis (see Region comments)	X	Woodlot Edge Hazard Risk Assessment	
Photometrics Plan	X	Engineering & Landscape Letters of Conformance	X (SPA)
Construction Management Plan	X	Engineering & Landscape Cost Estimates	X (SPA)
Draft M/R Plans	X	PINS/Parcel Extract	X
Record of Site Condition	X	Waste Management Plan	X
CEISMP (see TRCA comments for details)	X		



Pre-Consultation (DART) Meeting Form

Confirmation

For Official Plan amendment and/or Zoning By-law Amendment applications, templates will be forwarded to you electronically. Please sign below to confirm that you have received and reviewed the following documents:

Official Plan Amendment Template:

Name

Date

Zoning By-law Amendment Template:

Name

Date

Where design guidelines are applicable, the documents below are to be reviewed, consulted and addressed through the proposed application. All documents can be found on the Town’s website. Please sign below to confirm that you have consulted with the necessary guidelines.

Industrial/Commercial Design Guidelines ☒

Belfountain Commercial Development Guidelines ☐

Bolton

Camp Villas Corporation Architectural Design Guidelines ☐

Bolton Landscape and Streetscape Plan ☐

Northeast Bolton Secondary Plan (Residential Policy Area “B”) Landscape Standards and Design Guidelines ☐

Regional Road 50 Landscape Master Plan ☐

South Bolton Shopping Centre Design Guidelines ☐

Tertiary Plan Area Landscape Standards and Design Guidelines ☐

West Bolton Secondary Plan Area (Residential Policy Area “:A”) Landscape Standards and Urban Design Guidelines ☐

Caledon East

Community Design and Architectural Design Guidelines ☐

Streetscape Study Architectural Guidelines ☐

Streetscape Study Design Concept ☐

Streetscape Study Addendum ☐

Inglewood Community Design Guidelines ☐

Mayfield West

Fernbrook Subdivision (Snell’s Hollow) Architectural Vision and Design Guidelines ☐

Fernbrook Subdivision (Snell’s Hollow) Community Design Guidelines ☐

Mayfield West Community Design Plan ☐

Tullamore Secondary Plan Community Design Guidelines ☐

Name

Date

Notes

This form addresses only those items that are required in order for the Town to deem that application complete and be able to begin the review process. If an application does not contain the items noted above along with the items included in the appropriate process manual, the application will be deemed incomplete and will not be accepted by the Town of Caledon. As a result of comments received during the processing of the application(s), amendments, addendums, and/or additional studies and material may be required.



Consultation

Is further consultation required? Yes ☒ No ☐

If yes, please explain: See below

* The applicant is to request further consultation, unless otherwise described above, upon addressing the issue to be discussed.

Consultation Notes:

- 1. A portion of the lands are subject to the policies, provisions and requirements of the Greenbelt Plan.
- 2. The lands are included within the GTA West Transportation Corridor Study Area and subject to all applicable policies and requirements. Development may not be able to proceed pending resolution of matters connected with the approval of the proposed route.
- 3. The subject lands are located outside of an established Settlement Boundary Area. Submission of development applications is premature pending the fulsome completion of Town of Caledon and Region of Peel Official Plan Review processes (see Region comments for additional information).

Expiration

As per By-law No. 2008-118, a new Pre-Consultation Meeting will be required should the application not be submitted by the expiry date. If additional consultation is required, it should be held prior to the expiry date to ensure all matters have been addressed and the application submission is complete.

Pre-Consultation (DART) Meeting Expiry Date: July 31, 2022 (approx. 6 months from date of meeting)

Agreement of Complete Application Requirements


The proposal as described on this form has been reviewed during the Pre-Consultation Meeting and both the applicant and Town of Caledon staff are in agreement that the terms checked on the list contained in this Form identify all material that will be required for the indicated application to be deemed complete.

Applicant

Name: _____ Signature: _____ Date: _____

Lead Planner

Name: Rob Hughes

Signature: 

Date: January 7, 2022

