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TOWN OF CALEDON
PLANNING
RECEIVED
July 30, 2021

July 29, 2021

Rob Hughes
Manager, Planning Services
Town of Caledon
6311 Old Church Road,
Caledon, ON, L7C 1J6

Relevant File: PRE 2020-0162
POPA 2021-0008
RZ 2021-0014

Subject: Official Plan and Zoning By-law Amendment Applications
Airfield Developments Inc., Airfield II Developments Inc.
PT LT 1 CON 1 ALBION AS IN RO829323; CALEDON & PT LT 1 CON 1 ALB, DESIGNATED AS
PART 1, 43R34197 TOWN OF CALEDON

Dear Mr. Hughes,

BACKGROUND

On behalf of Airfield Developments Inc. and Airfield II Developments Inc., we are pleased to submit the enclosed Official Plan and Zoning By-law amendment applications to permit industrial / employment uses and site-specific development standards on the Subject Lands for the development of two one-storey industrial buildings. The Subject Lands are legally known as PT LT 1 CON 1 ALBION AS IN RO829323; CALEDON & PT LT 1 CON 1 ALB, DESIGNATED AS PART 1, 43R34197 TOWN OF CALEDON ("Site").

The Site is comprised of 23.31-acres, bounded by Mayfield Road to the south, Airport Road to the west, adjacent industrial uses to the north, and industrial/agricultural lands to the east. The Site is currently vacant and unimproved.

The majority of the Site is designated "Highway Commercial" with a strip of lands at the northeast corner designated "General Industrial" under the Official Plan. Additionally, the Site is subject to OPA 239. Under the Zoning By-law the majority of the Site is zoned "CH-556-H19" (Highway Commercial), with the northwestern end zoned "CH-480-H13" (Highway Commercial) and the northeastern end zoned "MS-483-H13" (Service Industrial). This application seeks to modify and amend the existing designations in order to expand the range of uses permitted on site and introduce appropriate development standards in keeping with the proposed development.

PROPOSAL DESCRIPTION

The proposal for the Site consists of two large-scale industrial buildings envisioned to service the greater surrounding area. The buildings will have a total gross floor area of 23,482 m² and 21,053 m² respectively (44,535 m² / 479,776 square feet combined), including accessory office spaces totaling approximately 2,034 m².

The building will include 83 dock-high doors and 4 grade-level doors for loading. Additionally, the proposal contains 426 at-grade parking stalls including 12 barrier free parking spaces to serve all employees, visitors and users. A full-move access to the site is planned to on Airport Road, with an additional access on Airport Road, and Mayfield Road.

Please refer to Appendix A for a complete list of material submitted for your review. As always, we look forward to working with you and Staff on this application. Should you have any questions or require additional copies of the items, please feel free to contact me at 416-795-0959 or at glabile@smartcentres.com

Respectfully Submitted,
SmartCentres



Giordano Labile
Development Associate

APPENDIX A

We are pleased to submit the following materials as part of our Application:

Forms, Letters, and Reports

- Cover Letter, dated July 29, 2021
- Functional Servicing and Stormwater Management Report, prepared by WSP, dated July 22, 2021
- Preliminary Geotechnical Investigation, prepared by EXP Services Inc., dated July 23, 2021
- Phase One Environmental Assessment, prepared by EXP Services Inc., dated July 23, 2021
- Stationary Noise Feasibility Assessment, prepared by Gradient, dated July 23, 2021
- Transportation Impact Study and Demand Management Plan prepared by WSP, dated July 29, 2021
- Planning Justification Report, prepared by MHBC, dated July 2021
 - Draft Zoning By-Law Amendment, prepared by MHBC
 - Draft Official Plan Amendment, prepared by MHBC
- Tree Inventory and Preservation Plan Report, prepared by Jackson Arboriculture Inc., dated July 14, 2021

Drawings:

- Site Plan, prepared by Ware Malcomb, dated July 26, 2021
- Conceptual Grading and Servicing Plans, prepared by WSP, dated July 22, 2021
- Tree Protection Plan and Conceptual Landscape Plan, prepared by Adesso Design Inc, dated July 26, 2021
- Electrical Illumination Plan and Details, prepared by Ellard-Willson Engineering Ltd, dated July 26, 2021
- Draft Reference Plan, prepared by David J. Pesce, dated July 2011