

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

April 14, 2023
File No. 10208

Attn: Stephanie McVittie, Manager, Planning Services

RE: Official Plan Amendment – First Submission
Draft Plan of Subdivision (21T-21002) – Second Submission
0 & 12245 Torbram Road

**TOWN OF CALEDON
PLANNING
RECEIVED**

April 14, 2023

Weston Consulting is the planning consultant for Tullamore Industrial GP Limited, the registered owner of the lands municipally known as 0 & 12245 Torbram Road in the Town of Caledon (herein referred to as the “Subject Lands”). We are pleased to submit the enclosed material in support of applications for an Official Plan Amendment and Draft Plan of Subdivision to permit the development of approximately 562,381 square metres of employment area contained within an Industrial Park that will provide significant employment opportunities within the Town of Caledon.

Description of Subject Lands

The Subject Lands are generally located within the block west of Airport Road, north of Mayfield Road and east of Torbram Road and are approximately 194 hectares (480 acres) in size with approximately 1,690 metres of frontage along Torbram Road, 1,030 metres of frontage along Mayfield Road, and 478 metres of frontage along Airport Road. The Subject Lands are legally described as:

Description of Proposed Development

The Proposed Development contemplates approximately 562,381 square metres of industrial/warehouse/distribution space contained within nine buildings as shown on the Conceptual Site Plan prepared by Turner Fleischer Architects dated March 24, 2023. Three new roads are contemplated that will provide connectivity to the surrounding areas.

Two tributaries of the West Humber River flow through the Subject Lands. The West Tributary found near Torbram Road is located within the Greenbelt Planning Area and is part of the Natural Heritage System. The proposed development will avoid the West Tributary and no impacts are anticipated on this significant valleyland feature. A proposed SWM block is proposed on the East Tributary within valleylands that will be restored and enhanced. The proposed development plan respects the Greenbelt Planning Area and the West Tributary, with a 30-metre vegetated buffer being recommended to enhance and protect natural heritage features’ form and function.

History and Description of Planning Applications

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were originally submitted to the Town of Caledon on August 11, 2021, September 3, 2021, and September 13, 2021 pursuant to Section 22(4), Section 34(10), and Section 51(16) of the Planning Act. A Notice of Complete Application was received in a letter from the Town dated September 15, 2021.

In November 2022, the new Region of Peel Official Plan was approved by the Ministry of Municipal Affairs and Housing and the Subject Lands were identified within the 2051 New Urban Area and the Urban System and designated as an Employment Area. Additionally, a Ministerial Zoning Order (“MZO”) was granted for the Subject

Lands on September 9, 2022 which rezoned a portion of the Subject Lands to the Prestige Industrial Zone. An Amendment to the Town of Caledon's Official Plan is now required to bring the Subject Lands into the Town's settlement area boundary in alignment with the Regional Official Plan and the approved MZO.

Submission Material

The following material is being provided in support of a complete application in accordance with the PARC form dated December 8, 2022:

Material	Prepared by
1. Draft Plan of Subdivision	Weston Consulting
2. Official Plan Amendment	
3. Urban Design Brief	
4. Planning Justification Report	
5. Healthy Development Assessment	
6. Environmental and Engineering Summary Report	
7. Concept Plan	Turner Fleischer Architects
8. Grading Plan(s)	Crozier Consulting Engineers
9. Servicing Drawings	
10. Stormwater Management Report	
11. Traffic/transportation Impact Study	
12. Functional Servicing Report	
13. Erosion and Sediment Control Report	
14. Slope Stability Assessment	GEI Consultants
15. Arborist Report and Tree Preservation Plan	
16. Landscape Cost Estimate	
17. Landscape Letter of Conformance	
18. Landscape Plans	
19. Landscape Restoration Plans	
20. Environmental Implementation Report/Environmental Impact Study	
21. Comprehensive Environmental Impact Statement and Management Plan	
22. Water Balance Assessment	
23. Wetland Water Balance Risk Evaluation	
24. Environmental Management/Reforestation Plan	
25. Environmental Management/Reforestation Report	
26. Environmental Summary Map	Earthworks Archaeological Services
27. Archaeological Assessment	
28. Heritage Impact Assessment	Goldsmith Borgal and Company Ltd.
29. Heritage Conservation Plan	
30. Environmental Site Assessment – Phase 1 and 2	Toronto Inspection Ltd.
31. Geotechnical Report	
32. Hydrogeological Study	
33. Noise Study	Valcoustics Canada Ltd.
34. Draft Reference Plan	Young and Young
35. Topographical Survey	

We trust the enclosed information is in order and we request the application material be circulated to the appropriate departments for comment. Should you have any questions, or require any additional information, please contact the undersigned at extension 241 or James Todd at extension 345.

Yours truly,
Weston Consulting
Per:

Ryan Guetter, BES, MCIP, RPP
Executive Vice President

Cc: Tullamore Industrial GP Limited

