

WESTON CONSULTING

planning + urban design

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

July 20, 2021
File 10208

Attn: Rob Hughes, Manager, Planning Services

**RE: Official Plan Amendment (2021-0007), Zoning By-law Amendment (2021-0013)
and Draft Plan of Subdivision (21T-21002) – First Submission
0 & 12245 Torbram Road
Town of Caledon**

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, Zoning By-law Amendment, and Draft Plan of Subdivision. The applications would permit the development of approximately 458,475 square metres of employment area contained within an Industrial Park which would include 12 buildings providing 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 150 hectares (370 acres) in size with approximately 1,070 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:

PT LT17, CON 6EHS CHINGUACOUSY BRAMPTON; RDAL BTN LTS 17 & 18 CON 6EHSCHINGUACOUSY; PT LT 18, CON 6EHS CHINGUACOUSY; PT LT 19, CON 6EHS CHINGUACOUSY; PT LT 20 CON 6EHS CHINGUACOUSY AS IN VS22285; EXCEPT PTS7-18, 43R9315, PT 1, 43R12084, PTS 1,2, 43R1832, PTS 1,2,3,4, 43R5852,PTS 1,3,4,9, 43R1415, PTS 1,2, 43R13428, PTS 1,2,3,4, 43R15152, PT 1, 43R15403, PTS 1,2, 43R18964, PTS 3,5, 43R19786, PT 1, 43R27937, PTS 1,2, 43R29084, PTS 1, 2, 4, 5, EXPROPRIATION PL PR2385790; S/T THE INTEREST OF THE REGIONAL MUNICIPALITY OF PEEL; BRAMPTON/CALEDON



Figure 1: Air Photo

Two tributaries of the West Humber River flow through the Subject Lands. The West Tributary located near Torbram Road is located within the Greenbelt Planning Area and is part of the Natural Heritage System. An East Tributary is located within the valleylands at the southeast corner of the Site. It should be noted that there is no development proposed within the Greenbelt Plan Area.

Description of Proposed Development

The Proposed Development contemplates approximately 458,475.3 square metres of industrial/warehouse/distribution space contained within 12 buildings, including 1,081 loading spaces, 3,877 car spaces, and 1,233 trailer parking spaces as shown on the Conceptual Site Plan prepared by Turner Fleischer Architects dated June 11, 2021. The Conceptual Site Plan contemplates four development Blocks, two roads with a 26.0 metre Right-of-Way, and one stormwater management pond. The first road runs east-west and connects to Torbram Road on the west and Airport Road on the east. The second road runs north-south and connects to Mayfield Road at the south and extends to the north property limit and ends with a cul-de-sac.

A proposed Stormwater Management (SWM) block is proposed on the East Tributary within the valleylands and will service the entire site and a 10-metre-wide channel is provided to rout stormwater runoff flow through the Site before it discharges to the existing culvert under Mayfield Road.

Description of Planning Applications

The Subject Lands are currently designated *Prime Agricultural Area* and *Environmental Policy Area* according to Schedule A (Land Use Plan) of the Town of Caledon Official Plan. Zoning By-law 2006-50 Zones the Subject Lands *Agricultural (A1)* and *Environmental Protection (EPA2)*. Portions of the Subject Lands are identified as *Protected Countryside* and *Natural Heritage System* within the Greenbelt Plan, however no development is proposed within the Greenbelt Plan Area of the Subject Lands and adequate buffering has been provided to ensure these areas are protected. Details of the buffering are provided in the enclosed Comprehensive Environmental Impact Study and Management Plan prepared by GEI Consultants.

The Region of Peel is considering the removal of the Subject Lands from the *Prime Agricultural Area* and incorporating them within the urban area boundary for Employment purposes. A local municipal Official Plan Amendment is required to permit the proposed development.

The enclosed Official Plan Amendment seeks to amend Schedule A and Schedule N (Tullamore Industrial Area) of the Caledon Official Plan to redesignate the Subject Lands *Prestige Industrial*, *General Industrial*, and *Environmental Policy Area* pursuant to the Region's MCR process. The enclosed Zoning By-law Amendment seeks to rezone the Subject Lands *Prestige Industrial* with site specific exemptions.

Region of Peel Municipal Comprehensive Review

The Region of Peel is undertaking a Municipal Comprehensive Review (MCR) and has completed technical studies that currently propose an Urban Boundary Expansion to incorporate the Subject Lands as identified in Figure 2 below. The supporting material enclosed with this application will provide additional support to the Regional MCR and demonstrates the appropriateness of the Subject Lands being within the Tullamore Settlement Area pursuant to the local Official Plan Amendment.

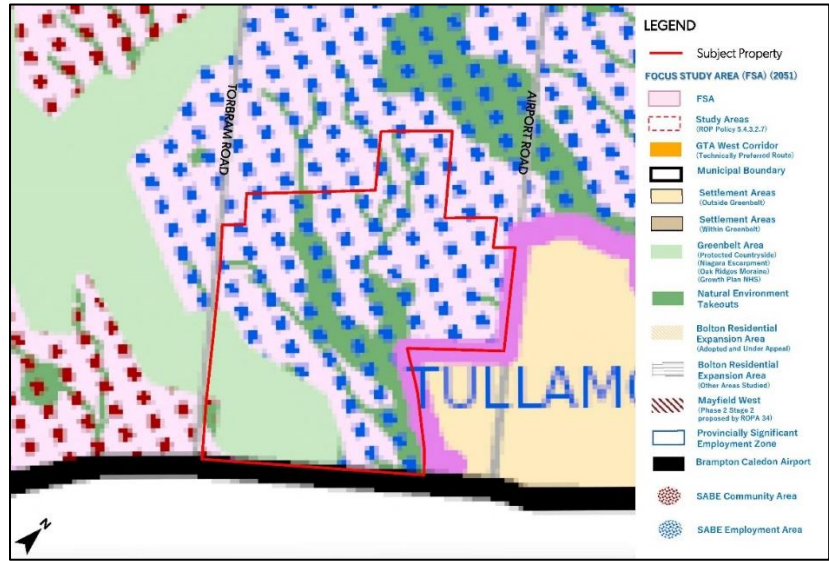


Figure 2: Future Strategic Employment area mapping

The Tullamore Industrial/Service Centre presents a logical and appropriate opportunity for expansion to the surrounding area. The Focus Study Areas (FSA) identified by the Region contain two urban settlement areas and several Industrial/Service Centres, including the Tullamore Industrial/Service Centre located immediately east of the Subject Lands. An expansion of the Tullamore Industrial/Service Centre to include the Subject Lands is being sought pursuant to the Region’s MCR. However, it is noted that alternative methods to expand the Tullamore Settlement Area are provided under Policy 2.2.8.6 of the Growth Plan, which states that, “for a settlement area boundary expansion undertaken in accordance with policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares.” The Proposed Development in its entirety is greater than 40 hectares.

The Region of Peel has provided initial comments dated April 26, 2021, that acknowledge the Subject Lands are not currently within the Regional Urban Boundary or within an existing Rural Service Centre. Accordingly, the initial comments from the Region state the proposal is premature until the MCR is complete and approved by the province. At a Pre-Consultation (DART) meeting dated April 22, 2021, Caledon Planning Staff confirmed that the applications would be received and reviewed concurrently Region’s MCR and SABE study.

The supporting material and technical studies provided herein will provide additional support to the Town’s evaluation of the Urban Boundary Expansion and are intended to be reviewed and evaluated concurrently with the Region and Town processes.

Submission Material

In accordance with the Pre-Consultation (DART) checklist dated April 22, 2021, the following material are enclosed in support of this Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision submission.

Report	Prepared by
Planning Justification Report	Weston Consulting
Master Urban Design Brief	
Draft Official Plan Amendment	
Draft Zoning By-law Amendment	
Zoning Matrix	
Draft Plan of Subdivision	
Environmental and Engineering Summary	
Site Plan	Turner Fleischer Architects
Elevations	
Phasing Plan	
Comprehensive Environmental Impact Study and Management Plan	GEI Consultants
Landscape Plan	
Vegetation Assessment	
Cultural Heritage Impact Statement	Goldsmith Borgal & Company Ltd.
Grading Plan	Crozier Consulting Engineers
Functional Servicing Plan	
Stormwater Management Plan	
Traffic Impact Study	
Parking and Loading Review	
Conceptual Servicing Plan	
Survey	Young & Young Surveying Inc.
Archaeological Resource Assessment	Earthworks Archaeological Services
Noise and Vibration Study	Valcoustics Canada Ltd.
Phase 1 Environmental Site Assessment	Toronto Inspection
Hydrological Impact Assessment	

We note the DART checklist indicates that an Official Plan Amendment and Zoning By-law Amendment are being sought for the Subject Lands. However, correspondence with Planning Staff dated June 3, 2021 (Attachment 1), confirms that the requirements for Draft Plan of Subdivision have been included in the Checklist and can be submitted concurrently with an Official Plan Amendment and Zoning By-law Amendment, which is being done.

We trust the enclosed material satisfied the requirements for the submission and request that the application be circulated for review and a notice of complete application be provided. Please do not hesitate to contact the undersigned at ext. 241 or Darrin Cohen at ext. 277 should you have any questions.

Yours truly,
Weston Consulting
Per: 

Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c. Client