

March 2024

**Comment Response Matrix**

12245 Torbram Road, Town of Caledon

Weston File: 10208

March 2024



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1. IMPACT ON LOCAL CONTEXT	
Comment	Response
We are against this enormous structure which will affect our way of life, with the high Traffic (more pollution, noise, traffic etc).	A Traffic report has been prepared by Crozier Engineering.
How will noise be addressed?	The Environmental Noise Impact Study prepared by Valcoustics confirms that sound barriers will mitigate sound levels for the proposed development. The Town of Caledon requires a maximum height of 2.4m to mitigate sound levels.
How will air quality be addressed?	An air quality study was not completed as it is not a required for development applications for the Town of Caledon. We are currently not proposing any manufacturing or uses on-site that would generate air quality issues beyond what is acceptable within MOE Standards.
How will vibration impacts be addressed?	Please refer to the Environmental Noise Impact Study.
Can the vibration assessment include pre-inspection of the surrounding dwellings?	Please refer to the Environmental Noise Impact Study.
Why didn't the adjacent properties get purchased and will Rice Group buy all the surrounding residential properties at market rate?	The adjacent properties are not included in the applications.
The acoustics report did not look at the actual decibel ratings of trucks.	The acoustics report does include the decibel ratings of trucks when at the loading docks unloading/loading and during idling.

## 1. IMPACT ON LOCAL CONTEXT

Is the developer willing to engage in discussions to purchase homes adjacent to their development?	If any residents were to list their properties on the market, Rice Group would review and engage in any appropriate discussions at that time. We are confident, like in many other municipalities and communities, we can find ways to co-exist with residents in the growing communities we become members of.
Was an air quality study done?	An air quality study was not completed as it is not a required for development applications for the Town of Caledon.
Is there any commitment to do on site air quality monitoring? The emissions from diesel trucks are a major concern.	An air quality study was not completed as it is not a required for development applications for the Town of Caledon. We are currently not proposing any manufacturing or uses on-site that would generate air quality issues beyond what is acceptable within MOE Standards. If there is an on-site condition that is causing major concerns with onsite air quality, we will work with the Town on a monitoring program and any appropriate mitigation measures that may be warranted.
How many trucks will be entering and exiting the site on a daily basis?	Refer to the traffic impact study prepared by Crozier.
How will Rice protect for the surrounding residents' use and enjoyment of their properties as well as the value of their lots?	Property value is determined by MPAC.
How will light pollution be addressed?	There will be a combination of light poles and wall mounted lights on this site. All light fixtures will be LED and "Dark Sky Compliant", so lighting is concentrated/directed to provide coverage on the site with no light spillage

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## 1. IMPACT ON LOCAL CONTEXT

occurring offsite. There will be no spillage form/light pollution beyond the property limits as dictated by the Town's by-law.

## 2. SITE DESIGN

Comment	Response
Why can't smaller vertical warehouses be built with 200 metre setbacks to the residential properties?	The proposed development represents market demand for warehouses.
What was the justification for the buffers and why aren't they larger?	The proposed buffers have been reviewed by Staff and technical agencies and have been deemed appropriate.
How large is this project?	The project is 202.914 hectares in size.
How large was the project when the first public meeting was held?	At the time of the first public meeting, the size of the lands would have been 149.374 hectares.
Is there any plan to have a 45-metre building on the site?	Please refer to the updated site plan prepared by Turner Fleischer.
This development does not appear to be providing additional setbacks above the minimum standards. This project should look different from other industrial developments and should use a made in Caledon approach.	The proposed setbacks have been reviewed are considered appropriate for the type of use proposed.

3. APPROVALS PROCESS	
Comment	Response
The MZO was not endorsed by Council, so why was the MZO approved with the former Mayor's endorsement?	We are unable to comment on the former Mayor's endorsement.
The grading should not have been approved.	Please refer to the grading plan prepared by Crozier.
Why is an OPA being submitted if the Zoning was already approved through an MZO? Is the applicant proposing to expand their development further?	An Official Plan Amendment still required to bring the Caledon Official Plan into conformity with the MZO. It does not contemplate expansion of the development.
Is this project approved and proceeding with construction?	The project is under review by Town of Caledon staff.
Was there a response from the minister related to the previous approval and the previous mayor's letter?	Please defer this question to Town Staff or the Minister's office.
Did Rice Group know about the previous Mayor's letter to Minister Steve Clark, which endorsed the MZO?	This is not a planning question.
How did the project area become larger?	Additional lands were acquired by the Owner.
We need a task force to come up with policies to avoid a process like this happening again. This process breached the council code of conducts and legal staff should attend the next public meeting.	Town of Caledon staff to respond.
Has indigenous consultation taken place, and if so, is there a report on the consultation?	Indigenous consultation has occurred and an agreement between the MCFN and applicant has been executed.

### 3. APPROVALS PROCESS

Why was the MZO pursued, and why wasn't the standard planning approvals process followed?	OPA, ZBA, and Draft Plan of Subdivision applications were originally submitted in 2021. Although an MZO has been approved, the OPA and Draft Plan are still being reviewed by Staff.
What type of control does the Town have over the site layout through the site plan process?	Site Plan Control will be used to evaluate certain site elements, such as walkways, parking areas, landscaping, and exterior design.
How many times has the site plan been changed?	The site plan has been subject to revisions based on feedback received from Town staff.
Will the public be informed about future site plan updates?	Additional information can be provided upon request to Town staff.
What land use designation was approved on these lands by Peel Region?	The lands are designated <i>Urban Area</i> in the Peel Region Official Plan and are part of the <i>2051 New Urban Area</i> .
Which building is being constructed first?	A Site Plan application has been submitted for Block 1.
Why is there so much detail in the approved MZO?	The MZO provides the approved zoning provisions for the Subject Lands. This level of detail is standard in a Zoning By-law.
Watson is currently undertaking an employment strategy for the Town. Will the strategy look at these lands?	The Subject Lands are part of the Urban Area and will facilitate the development of industrial lands.
Is there a town process for MZOs?	Town of Caledon to provide a response.

### 3. APPROVALS PROCESS

Will air quality impacts be addressed through the site plan process?	An air quality study is not required as part of the Site Plan Application process for the Town of Caledon. We are currently not proposing any manufacturing or uses on-site that would generate air quality issues beyond what is acceptable within MOE Standards. If there is an on-site condition that is causing adverse effects to onsite air quality, we will work with the Town on a monitoring program and any appropriate mitigation measures that may be warranted.
If the MZO is revoked, what will happen?	The MZO is currently in effect.
Will Rice Group meet with local residents to present the new site plan and to receive comments from residents?	A second statutory public meeting was held for the public on June 1 <sup>st</sup> , 2023.
Why didn't the residential properties get expropriated and added to the employment area?	An expropriation did not occur to facilitate the proposed development.
Why isn't council compensating people if they are redesignating or rezoning their lands?	Town of Caledon staff to provide a response.
Will the region comment on air quality?	The Region of Peel is a commenting agency and has been commenting on the applications.
Is this property still zoned Agricultural?	The lands are zoned <i>Prestige Industrial (MP)</i> in accordance with the approved MZO.



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### 3. APPROVALS PROCESS

Is the applicant allowed to start preliminary site works (stripping top soil) prior to approval of the zoning by-law amendment?	The Town permits top soil stripping during the planning process.
Is there an information session scheduled to discuss this project?	Two statutory public meetings were held for the proposed development of the Subject Lands. Please contact Town Staff for further information or if you have any questions.
What is the status of this application?	The application is under review by Town of Caledon staff.
What is the timeline for this development and how long will it take for hydro, waste and electricity servicing to be available for the project?	Applications are still under review. Site Plan applications will be submitted for individual blocks, which will determine the servicing and timing for each block.

### 4. ENVIRONMENT IMPACTS

Comment	Response
What happened to the 2021 EIS, why is it no longer on the Town's website?	An EIS is included as part of the applications. Town of Caledon Staff to provide a response.
Species at risk will be harmed by this development.	Please refer to the Environmental Impact Study, prepared by GEI Consultants. Habitat for endangered or threatened species are protected from harm legally. The report also states that no harmful alterations will be made to fish habitats.

#### 4. ENVIRONMENT IMPACTS

Too many trees are being removed.	Please refer to the tree preservation plan. A total of 20 trees will remain on the lands. Tree clearance is required in order to facilitate the proposed development, which will provide Employment uses in accordance with the Region of Peel Official Plan and draft Caledon Official Plan.
Will the applicant plant trees, and if so, how many per hectare? Planted trees should be trees, not saplings.	Trees will be provided. Detailed landscape plans will be submitted with each Site Plan application.
Will there be an updated environmental assessment that includes the entire property including the area added to the application in the approved MZO?	The revised material includes the entirety of the site, including the lands approved by the MZO.
Was the department of Oceans and Fisheries, or any other ministry consulted before the grading permits were issued?	Town of Caledon Staff to confirm if this Ministry is circulated the application.
Is the woodlot a significant woodlot?	The Greenbelt lands in Block 11 of the Draft Plan are not being developed. The woodlot in the north of the Subject Lands are not deemed as a significant woodlot.
Will groundwater protection be addressed in the approvals process?	Please refer to the Hydrogeological Investigation, prepared by Toronto Inspections Ltd. This report explores the impacts to groundwater protection and control measures.
Can this development be revised to be a green development?	Sustainable development standards will be determined through the Site Plan application process.
This development is paving over east tributaries of the West Humber River.	Please refer to the CEISMP prepared by GEI Consultants.

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#### 4. ENVIRONMENT IMPACTS

There is a lack of TRCA input on this project.	TRCA has provided comments throughout the submission process.
We are in a climate crisis and can't risk losing any of our current protected green spaces, including farmland, forests and species at risk.	The Subject Lands are designated for future growth and development, according to Peel Region and Town of Caledon. These lands are being developed for employment uses, which is permitted per the Peel Region Official Plan and the new draft Caledon Official Plan. An Official Plan Amendment is being completed to permit the proposed development in accordance with the in effect Official Plan.
Runoff from this development will compromise the surrounding Greenbelt lands.	Please refer to the Stormwater Management facility, prepared by Croziers.
When we are in a global ecological and environmental crisis why are our governments turning a blind eye to the necessities of land like the green belt for our future sustainability.	Town of Caledon to respond.

#### 5. TRANSPORTATION IMPACTS

Comment	Response
A 2023 TIS should be submitted.	A TIS was submitted by Crozier.

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## 5. TRANSPORTATION IMPACTS

How is the new central north-south road classified?	The central north-south road will be classified as a collector road.
Where is parking being proposed?	Various parking methods are proposed throughout the various buildings on site. Parking for vehicles and trucks are allocated per building. See the Site Plan prepared by Turner Fleischer.
Where will this development's truck traffic be directed?	Traffic will be directed to the internal road network and towards Torbram Road, Mayfield Road and Airport Road.

## 6. SERVICING

Comment	Response
The 2022 staff report noted that the Fire department identified a gap in fire suppression services. How will this be addressed and who will pay for required upgrades?	Applications have been revised in response to all comments, including from the Fire Department.
Will there be transit on the site?	Discussions between the owner and Brampton Transit have taken place in order to determine the location for public transit services.
Who will pay for the new transit line?	Town of Caledon to respond.

## 6. SERVICING

How will this site be serviced?	The site will be serviced via municipal infrastructure servicing for water and wastewater.
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## 7. ECONOMIC DEVELOPMENT

Comment	Response
What are the proposed development charge credit agreements?	Town of Caledon to comment
What are the detailed financials on this project?	Town of Caledon to comment
What is the tax benefit of this project?	Town of Caledon to comment
How many jobs will this development create? Specifically, how many people will actually work on this site once it is developed?	The proposed development will create employment opportunities and contribute to the economic development of the Town of Caledon. A memo prepared by Urban Metrics in 2021 stated that approximately 2,092 to 3,348 full time jobs will be generated from this project.
Will the truck traffic be compensated by taxes on the industrial developments?	Town of Caledon to provide a response

## 8. PARKLAND

Comment	Response
Why is a park proposed at the corner of Mayfield Road and Torbram Road? This is not a safe location for children.	A park is no longer proposed at this intersection.
Who will maintain the park and what is its purpose?	A park is no longer proposed at this intersection.

## 9. OTHER CONCERNS

The Town was previously working on an air quality by-law. What happened to that by-law?	Town of Caledon to comment.
This development will destroy farmland and the ability of future generations to feed themselves.	The proposed development is situated in an Urban Area designation, which will accommodate the proposed development.
Caledon is developing at “warp speed” rates without adequate consideration of the long-term consequences such as flood risk, loss of water quality, loss of farmland, loss of habitat, loss of green space and vibrant communities, noise, air and light pollution.	Town of Caledon to comment
In light of the Region’s Municipal Comprehensive Review, the Town should initiate a Local Official Plan Amendment and Zoning By-law Amendment for the Tullamore Industrial/Commercial Centre.	Town of Caledon to comment.

## 10. CONCERNS SENT OVER EMAIL

Damage was done to someone's crops while putting out the sign for redevelopment and has requested compensation.	<u>Town Response:</u>  Thanks Adam, I was able to speak with Robert and was able to give [blank] contact information.
Is that land still zoned as Agricultural?  I noticed preliminary work being done on the land, such as digging up top soil, and I noticed a bunch of construction equipment on site. Are they allowed to start this preliminary work as they are in the boundary and have applied for a zoning change?	<u>Town Response:</u>  Please be aware that the Town of Caledon does permit initial grading works to commence during the planning applications process.
I wish to be kept informed of this development as it moves forward.	<u>Town Response</u>  The Town has scheduled a Public Meeting for June 13, 2023 at 7:00pm related to application POPA 21-07 and 21T-21002C. The notice was in the Caledon Citizen and Caledon Enterprise newspapers today.
Could the following email addresses please be added to the any communication pertaining to the RICE Group project.	<u>Town Response</u>  These residents have been added to the Request for Notification Excel Sheet saved in the same folder.
Without the updated Development application and all the updates needed to address a completely different layout as well as an additional 200 acres, how come they can start levelling the property? The MZO does not mean that	Grading works are permitted to commence during the planning approval process.

## 10. CONCERNS SENT OVER EMAIL

they can bypass the appropriate processes and ensure that the public and the Town has all the appropriate updated information.	
Original plan is paving over east tributaries of the West Humber river, now the expanded inappropriately sought MZO includes an additional 200 acres.	Please refer to the Comprehensive Environmental impact Management Study, prepared by GEI.
The OPA has not been done and these lands require an OPA to switch the zoning to permit a massive almost 6,000,000 sq ft warehousing spaces and thousands of trucks impacting over 500 acres	The OPA process is ongoing.
The traffic plan is from 2021, this is not current to the additional impact to having this development	Please see the revised Traffic Impact Study from Crozier engineering.
Lack of TRCA input	TRCA has provided comments throughout the planning process.
Lack of a current Environmental Impact Assessment to address all these changes	Please see the updated CEISMP prepared by GEI Consultants.
The lack of servicing to the property	The site will be fully serviced.
The lack of disregard and notification to the home owners unaware about this monster warehousing, climate change gobbling use of our prime agriculture and EPA lands	Homeowners in the vicinity of the subject lands would have been notified of the Statutory Public Meeting.
The lack of another Community/Public Meeting to share with the public this secret MZO and the impact to residents and lack of updates to myself as a previous delegate to this application	Two statutory public meetings have been held for the Subject Lands.



## 10. CONCERNS SENT OVER EMAIL

<p>This project should not be given a priority or not allowing shovels into the ground until this application is updated, the public is notified and all the requisite materials needed are updated and circulated to the public.</p>	<p>The Town of Caledon permits grading during the planning process.</p>
<p>Please advise what is the status of this application and can you send me the most updated plan? Since the OP of peel region received their approvals last week, where do they stand with this project?</p>	<p><u>Town Response:</u></p> <p>A Ministers Zoning Order (MZO) was approved for the subject lands on September 9, 2022. Information about the MZO is available on the Ministers website here: Ontario Regulation 483/22 Zoning Order in the Town of Caledon Environmental Registry of Ontario. The Town has not received any revised or new planning applications from the applicant. With an MZO in place, the only planning approval required for the development of the MZO area is Subdivision and Site Plan approval, which we have not received any updates from the applicant on.</p> <p><u>Applicant Response:</u></p> <p>The proposed development is under review by Town of Caledon staff for approval.</p>
<p>We would like to know what is the timeframe for the development - how long will it take for hydro, waste and electricity servicing to be available?</p>	<p><u>Town Response:</u></p> <p>We don't have a specific development timeline for this project, for this type of information you will need to contact the applicant directly. Specific information related to how services are proposed to be extended to the subject lands is included in the Functional Servicing Report submitted by the applicant and available on the Town's project webpage here: 12245 Torbram Road - Town of Caledon the</p>

## 10. CONCERNS SENT OVER EMAIL

	applicant information is also available on the project webpage. If you are looking for specific details about municipal water and wastewater facility expansions you'll need to reach out to the Region of Peel, as Peel is responsible for water and wastewater infrastructure in the region.
Ontario does not need more warehouses to import food and goods from other parts of the world. We have the means to provide for our growing population right here in this rich and beautiful part of the province. Support Ontario agriculture not aggregate extraction and cement mixing.	The proposed uses will facilitate the economic development in the Town of Caledon and Peel Region.
Please accept this letter protesting the proposal to the Official Plan Amendment to expand the settlement boundary and redesignate the lands from Prime Agricultural Area and Environmental Policy Area to Prestige Industrial, General Industrial and Environmental Policy Area. This is requested by Rice Commercial Group on behalf of Tullamore Industrial GP Limited, for 12245 Torbram Road, Ward 2. We do NOT need more industrial/warehousing land. We need to keep our farmland for the growing of crops and food, and retain our natural resources for our own human good and very survival as a species. This has been argued recently over and over again with the monster of urban sprawl we are facing. Caledon is redeveloping at "warp speed" rates without adequate consideration of the long term consequences. These include flood risk, loss of habitat, loss of green space and vibrant communities. Once this land is gone, it is gone forever.	<p><u>Town Response:</u></p> <p>Thank you for providing comments on the below mentioned applications relating to 12245 Torbram Road in the Town of Caledon. Your comments will be considered by town staff and will be provided to the applicant for review and response.</p> <p><u>Applicant response:</u></p> <p>The proposed development will contribute to economic development in the Town of Caledon and Peel Region.</p>
Please stop issuing MZO's. The public has the right to be involved in how our land is used. Especially our greenbelt. With such limited amounts of green	<u>Town Response:</u>

## 10. CONCERNS SENT OVER EMAIL

space remaining in the GTA and surrounding areas, we all must do our part to protect what remains from the rabid appetites of developers.

Thank you for providing comments on the below mentioned applications relating to 12245 Torbram Road in the Town of Caledon. Your comments will be considered by town staff and will be provided to the applicant for review and response. Please note, the below mentioned property is also subject to a proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application, which are identified as applications POPA 2021-0007, 21T-21002C and RZ 2021-0013.

Applicant response:

The Province issued an MZO for the lands on September 6<sup>th</sup>, 2022. No development is occurring on the Greenbelt portion of the Subject Lands. The lands are currently designated for employment land uses.

We do NOT need more industrial/warehousing land. We need to keep our farmland for the growing of crops and food, and retain our natural resources for our own human good and very survival as a species. This has been argued recently over and over again with the monster of urban sprawl we are facing.

Caledon is developing at “warp speed” rates without adequate consideration of the long term consequences. These include flood risk, loss of water quality, loss of farm land, loss of habitat, loss of green space and vibrant communities, noise, air and light pollution. Once this land is gone, it is gone forever.

The Subject Lands are designated for future growth and development, according to Peel Region and Town of Caledon. These lands are being developed for employment uses, which is permitted per the Peel Region Official Plan and the new draft Caledon Official Plan. An Official Plan Amendment is being completed to permit the proposed development in accordance with the in effect Official Plan.

## 10. CONCERNS SENT OVER EMAIL

As you're aware, we're currently in the midst of a climate crisis, and cannot risk losing any of our currently protected green spaces, including farmland, forests, and species at risk.

### Town Response

Thank you for providing comments on the proposed development in the Town of Caledon. Based on your description below, it sounds like you are referring to the Request for a Ministerial Zoning Order (MZO) for 12245 Torbram Road in the Town of Caledon. Your comments will be considered by town staff and will be provided to the applicant for review and response.

### Applicant Response

The Subject Lands are designated for future growth and development, according to Peel Region and Town of Caledon. These lands are being developed for employment uses, which is permitted per the Peel Region Official Plan and the new draft Caledon Official Plan. An Official Plan Amendment is being completed to permit the proposed development in accordance with the in effect Official Plan.

It would appear that the plan with this MZO is to pretty much surround the Greenbelt with warehouses, concrete and SWMPs. Citizens MUST be included in discussions about zoning and OP amendments and especially when it concerns the Greenbelt. This plan is NOT acceptable and I urge you to reject it. MZOs undermine the process of public consultation and render our voices mute. Please reject this application and others like it that erase our prime agricultural land and compromise our Greenbelt with runoff from the surrounding concrete.

### Town Response

Thank you for providing comments on the below mentioned applications relating to 12245 Torbram Road in the Town of Caledon. Your comments will be considered by town staff and will be provided to the applicant for review and response.

### Applicant response

## 10. CONCERNS SENT OVER EMAIL

Please see the revised SWMP report prepared by Crozier. No development will take place in the Greenbelt lands.

It is devastating to me that with all the scientific knowledge available and available examples of what deforestation and resource extraction can do development in the green belt is even in the table. These areas are ecologically sensitive areas. They are home to wild life, plants and oxygen producing old growth trees. A new tree planted will never equal the same benefits an old growth tree can. When we are in a global ecological and environmental crisis why are our governments turning a blind eye to the necessities of lands like the green belt to our future sustainability? What kind of world are we leaving for the children yet to be born if we pave over everything for housing? Especially when there are so many ways to rejuvenate areas within city limits to hold the same amount of homes? Sure not everyone gets a back yard but guess what? Not everyone gets what they want right away. However this isn't really about that it is? It's about raising those tax dollars. Built upon land generates income for the city. Bottom line. We do not need to appease an entitlement generation. We do however need to save them from their own entitlement. Some of them may have to live in apartments or town homes. Until a time comes they can move up in the world. Not everyone will get that dream backyard. But they can play in one if we keep the green belt alive and well. No to urban sprawl. No to development in block 7. Only when the land is gone and the rivers run dry and fires ravage the earth will we realize we can't eat money.

### Town Response:

Thank you for providing comments on the proposed development in the Town of Caledon. Based on your description below, it sounds like you are referring to applications POPA 2021-0007, RZ 2021 0013 and 21T-21002C relating to 12245 Torbram Road in the Town of Caledon. As the application numbers and address were not quoted in your email below, please confirm that this is the correct application you are providing comments on. Your comments will be considered by town staff and will be provided to the applicant for review and response.

### Applicant Response

Please refer to the CEISMP prepared by GEI Consultants.

Has RICE submitted an application in the Town of Caledon?

Information about the applications can be found on the Town's website here: 12245 Torbram Road - Town of Caledon





# MEMORANDUM

**REGARDING:** Tullamore Lands – Torbram Road Residents Engagement  
**MEETING DATE & TIME:** Wednesday, September 20, 2023 @7pm  
**MEETING LOCATION:** 12419 Torbram Rd, Caledon, L7C2T4  
**ATTENDEES:** Rice Group: Michael Rice, John McGovern, Aarthi Thaya & Yanique Brent-Harris  
Consultants: Shelley Lohnes from GEI Consultants  
**ATTENDING RESIDENTS:** 12361 Torbram Rd, Caledon, L7C2T4 - Michael & Clara Balzano  
12381 Torbram Rd, Caledon, L7C2T4 - Narinderjit Randhawa  
12399 Torbram Rd, Caledon, L7C2T4 - Prince & Harjit Sehmi  
12409 Torbram Rd, Caledon, L7C2T4 - Vincenzo & Maria Capuano  
12419 Torbram Rd, Caledon, L7C2T4 - Sukhjinderpal Makh & Amandeep Saran  
12429 Torbram Rd, Caledon, L7C2T4 - Maria Madalena & Antonio Jose Cravo

## Summary of General Questions & Responses

### Construction Management:

**Question:** When will earthworks finish and when will building construction commence and continue for?

**Response:** Earthworks will finish in Late 2027 for the entire development. Construction of Building A is planned to commence in Spring of 2025. Construction of the building shell of Building A will be completed in 18 months. Once the shell of the building is complete, the interior fit-out and integration will take another 18 months.

### Berm / Noise Attenuation Fence:

**Question:** There is currently a temporary berm in place. When will the installation/construction of the ultimate berm and noise fence occur?

**Response:** The ultimate berm and noise fence will be installed once the Town has reviewed and approved the detailed design of the site. It will be installed during the construction process of Building A.

**Question:** How tall is the noise fence? Where will it be installed(setback from the residential property boundary)?

**Response:** Currently the noise fence is 2.4m high as per Town of Caledon design requirements. The noise fence will be installed on top of the ultimate berm that will be used as a sound and visual barrier as well. The sound barrier (fence & berm) is presently in the design phase and will be reviewed by the Town and its peer reviewers to ensure height and setback from residential property boundary are optimal for proper visual and sound attenuation to minimize disruption to the residences.

### Drainage:

**Question:** How will the current drainage pattern located at the rear of the residential homes be affected by the ongoing earthworks and eventual building construction?

**Response:** The drainage of the site will be maintained through an engineered diversion channel/swale that was reviewed and approved by the Conservation Authority and Town. It will not be impacted by any ongoing earthworks or building construction.

### Servicing & Utilities

**Question:** Will natural gas & servicing connections be provided to residents?

**Response:** Currently, the Region is contemplating servicing the development project via the internal roads connecting the site to Airport and Mayfield Road respectively. We will explore options with Enbridge if any temporary/permanent gas connections can be provided to residents during that time. When the Town & Region begins the process of conducting improvements to Torbram Road, there may (should) be opportunities for residents to gain the desired utility and servicing connections.



## **Privacy**

**Question:** Can additional landscaping be introduced to further buffer or conceal the industrial buildings and sound barriers (berm & wall) from backyard views? Can residents provide input?

**Response:** Yes, additional landscaping can be introduced to provide a more visual buffer from the development and backyard view. We are working with our landscaping consultant, the Town, and its peer reviewers to ensure adequate landscaping is being implemented in our site design to soften the visual impact as well as reduce noise. Once the landscape plans have been detailed in consultation with Town Staff, we will share them with the residents for review and input.

**Question:** How far is Building A setback from the property boundary?

**Response:** Building A's setback along the west property line (Torbram) and the warehouse building face varies approximately between 516 feet and 578 feet.

## **Real Estate**

**Question:** Is the developer willing to engage in discussions to purchase homes adjacent to their development?

**Response:** If any residents were to list their properties on the market, Rice Group would review and engage in any appropriate discussions at that time. We are confident, like in many other municipalities and communities, we can find ways to co-exist with residents in the growing communities we become members of.

## **Building A Design & Site Operations**

**Question:** How will the trucks be navigating this site, and will any truck traffic be on Torbram Rd?

**Response:** Trucks will be navigating through the site by accessing the new roads constructed within the development off Mayfield and Airport Road. Truck movements will not occur on Torbram Road and will be restricted to cars and light truck deliveries if any.

**Question:** What are the site operation hours?

**Response:** Building A is anticipated to operate 24 hours/day.

**Question:** Are there any waste facilities located on the site?

**Response:** Yes, there will be 2 enclosed garbage rooms for waste and recycling. Exterior bins will not be placed outside of the building footprint.

**Question:** Will lights fixtures be downward facing, or wall mounted? How much spread will the lights installed for Building A have across the residential properties?

**Response:** There will be a combination of light poles and wall mounted lights on this site. All light fixtures will be LED and "Dark Sky Compliant", so lighting is concentrated/directed to provide coverage on the site with no light spillage occurring offsite. There will be no spillage form/light pollution beyond the property limits as dictated by the Town's by-law.

**Question:** Can site operations, trailer parking/docking be rearranged on site so that noise impact on residents can be reduced?

**Response:** When designing Building A, consideration was given to residents on Torbram Road, and the possible noise impacts caused by site operations. The majority of Trailer Parking and Loading Docks have been placed on the east side of the building away to minimize disruption to the residents. The engineered berm and fence and its associated landscaping forming the sound barrier will reduce any impacts.

**Question:** How high is Building A?

**Response:** The south portion of the warehouse will have a height of approximately 33m high; the north portion will have a height of approximately 26m high.



**Question:** How far up on Building A will the lights be placed?

**Response:** Wall mount light fixtures will be placed at 13.7m high from grade as per Town of Caledon design standards.

**Next Steps & Future Correspondence:**

**Question:** Will there be future open houses / public engagements as major milestones for this development occur?

**Response:** Yes, we will continue to work with and communicate with Town Staff and residents regarding this project and its associated processes, construction, and updates.

**Question:** Can a memo be issued outlining discussed items and proposed solutions?

**Response:** Yes, this memo outlining our responses will be circulated to the Town Staff and Residents.

**Resident Specific Requests & Responses**

**12361 Torbram Road**

**Request:** Existing Farmer's fence abutting their property lines is broken down and area is overgrown with weeds preventing removal & cleanup. Residents are requesting removal of this fence.

**Response:** Yes, we will have our Construction Team inspect this fence and arrange for its removal and any overgrown weeds or vegetation will also be removed as part of these works.

**12409 Torbram Road**

**Request:** Requesting Evergreen Tress be planted along property boundary for continuous year around coverage.

**Response:** Yes, this request will be accommodated for. Any further trees or plantings on the resident's side of the property line can be provided upon request. Upon detailed design of the landscaping, we will arrange another meeting with residents to review design.

**12429 Torbram Road**

**Request:** Requesting periodic updates on the design of Building F and its potential noise impacts.

**Response:** Yes, we are happy to provide updates as the design of Building F progresses through staff or direct inquiries.

**Request:** Requesting anything to limit refrigeration as part of building operations is appreciated.

**Response:** The operational uses of Building F will ultimately be determined by its tenant and will comply with all application Zoning By-Laws and all noise impacts will be measured and mitigated to MECP standards through the implementation of the recommendations in the Noise Report. We will keep you updated on the tenant and its operations upon confirmation.