

DPS Comment 20e

The existing use of all adjoining lands was not clearly labeled on the draft plan, please update in accordance with section 51(17)(e) of the Planning Act.

Response to Comment 20e

The Draft Plan of Subdivision has been updated accordingly.

Public Comments

Throughout the planning process of the proposed development, a number of comments have been received by the public. The questions received from the public cover a range of topics, which are addressed in the table below. Some of the questions received from the public do not pertain to the planning process, or are questions to be directed to Town staff for additional information.

Comments Received from September 2021 – October 2023	Response to comment
We are against this enormous structure which will affect our way of life, with the high Traffic (more pollution, noise, traffic, etc.)	The subject lands are located within a designated Employment Area and the proposed use is permitted and appropriate for the designation. A Traffic Impact Study by Crozier Consulting Engineers and a Noise and Vibration by Valcoustics demonstrate how traffic, noise, and vibration will be mitigated..
How will noise be addressed?	Please refer to the Noise and Vibration report prepared by Valcoustics in support of the proposed development. Sound barriers have been proposed throughout the site.
How will air quality be addressed and was an air quality assessment done?	Technical material has been provided to the Town and Region in accordance with the PAC checklist.
Why can't smaller vertical warehouse be built with 200 metre setbacks to the residential properties? What is the justification for the buffers?	The subject lands are located within a designated Employment Area. The proposed use and built form is permitted and aligns with the Ministerial Zoning Order issued on September 9, 2022.
How large is this project?	The lands are approximately 203 hectares in size, with approximately 138 hectares allocated to industrial warehouse development. Approximately 26 hectares of land are lands contained as part of the Greenbelt.
How large was the project when the first public meeting was held?	The original development application submitted to the Town of Caledon contemplated approximately 104 hectares of industrial warehouse lands as part of a total site of approximately 149 hectares.
Is there any plan to have a 45 metre building on the site?	The proposed development will conform to the Ministerial Zoning Order issued on September 9, 2022.
This development does not appear to be providing additional setbacks above the minimum standards. This project should look different from other industrial	The setbacks for the proposed development have been approved by the Ministerial Zoning Order issued on September 9, 2022. The MZO provides a minimum front yard setback of 9 metres, an exterior

developments and should use a made in Caledon approach.	side yard setback of 7.5 metres, minimum interior side yard setback of 6 metres and minimum rear yard setback of 7.5 metres.
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 OPA is required in order to bring the proposed into conformity with the Zoning Bylaw that was approved through the MZO. An amendment is required to permit the Prestige Industrial designation.
Is this project approved and proceeding with construction?	Official Plan Amendment and Draft Plan of Subdivision applications are under review by Staff. Individual Site Plan Applications will be submitted and reviewed for each building.
How did the project area become larger?	The area became larger through the acquisition of lands to the north.
Has indigenous consultation taken place, and if so, is there a report on the consultation?	Indigenous consultation has occurred and is ongoing.
How many times has the site plan been changed?	The Town of Caledon has formally received two iterations of the site plan. A third reconfiguration is pending.
What land use designation was approved on these lands by Peel Region?	The subject lands are currently designated as part of the Urban System and part of the 2051 New Urban Area designation.
Which building is being constructed first?	Building A will be constructed first.
Why is there so much detail in the approved MZO?	The MZO outlines the appropriate performance standards that are commonly referenced in a zoning by-law.
Is this property still zoned Agricultural?	Ministerial Zoning Order changed the Zoning to Prestige Industrial.
Is there an information session scheduled to discuss this project?	A statutory public meeting was held on June 13, 2023.
What is the status of this application?	The application is under review by the Town of Caledon.
Will the applicant plant trees, and if so, how many per hectare? Planted trees should be trees, not saplings.	20 trees are intended for protection, according to the Arborist report prepared in June 2021.
Will there be an updated environmental assessment that includes the entire property including the area added to the application in the approved MZO?	An updated Comprehensive Environmental Impact Study and Management Plan is being prepared for the Town of Caledon's review.
Was the department of Oceans and Fisheries, or any other ministry consulted before the grading permits were issued?	Town Staff will circulate applications to appropriate departments and agencies for review and comment, including the Region, TRCA, and Province.
Will groundwater protection be addressed in the approvals process?	Groundwater protection is being addressed throughout the approvals process in conjunction with the Town of Caledon and TRCA.
Can this development be revised to be a green development?	The proposed development will incorporate a number of green development standards as detailed in Ecovert's Zero Carbon v2 Hybrid Design Package standards. These standards include zero carbon

	buildings standards related to the construction of the building envelope, building structure, building mechanics and electrical system. Public transit will also exist on the lands, thus reducing the need for private automobiles and reducing greenhouse gas emissions.
This development is paving over east tributaries of the West Humber River.	Environmentally sensitive lands, including Salt Creek, the woodlot in the north of the plan, Greenbelt lands and Environmental Protection areas will be preserved.
There is a lack of TRCA input on this project.	TRCA has provided comments on the proposed development throughout the planning 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.	As per the draft Caledon Official Plan, the subject lands are designated as New Employment Area, which permits employment type uses. Significant sustainable design features will be incorporated into the development.
Runoff from this development will compromise the surrounding Greenbelt lands.	A stormwater management report, prepared by Crozier's Engineering has been prepared in support of the proposed development. Stormwater runoff from the controlled blocks and right-of-ways on site will be conveyed to the SWM facilities for quantity, quality and erosion control. The facilities will provide the active storage volume and control required to release the stormwater at the Humber River Watershed unit flow rates.
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.	The Greenbelt lands are being preserved as part of the development of the lands.

In our opinion, the revised proposed development continues to represent good planning and is in the public interest. We trust that the responses and analysis contained herein are sufficient. Should you have any questions, please do not hesitate to contact the undersigned at extension 329 or James Todd at extension 345.

Yours truly,
Weston Consulting
Per:



Darrin Cohen, RPP, MCIP
Senior Planner

Cc: Tullamore Industrial GP Limited