

October 17, 2023

Public Comment Response

Official Plan Amendment and Draft Plan of Subdivision Applications

Rice Commercial Group on behalf of Tullamore Industrial GP Ltd.

12245 Torbram Road

Part of Lot 17, Concession 6 (EHS), Road Allowance Between Lots 17 & 18, Concession 6 (EHS), Part of Lot 18, Concession 6 (EHS), Part of Lot 19, Concession 6 (EHS), Part of Lot 20, Concession 6 (EHS), Except Parts 7 - 18 of Plan 43R-9315, Part 1 of Plan 43R-12084, Parts 1 & 2 of Plan 43R-1832, Parts 1,2,3 & 4 of Plan 43R-5852, Parts 1,3,4 & 9 of Plan 43R-1415, Parts 1 & 2 of Plan 43R-13428, Parts 1,2,3 & 4 of Plan 43R-15152, Part 1 of Plan 43R-15403, Parts 1 & 2 of Plan 43R-18964, Parts 3 & 5 of Plan 43R-19786, Part 1 of Plan 43R-27937, Parts 1 & 2 of Plan 43R-29084, Parts 1,2,4 & 5 Expropriation Plan PR-2385790

File No.: POPA 2021-0007 and 21T-21002C

The comments included in this document were received over email between September 2021 and October 2023. This document also includes comments received at the June 13, 2023 Public Meeting.

1. Impact on Local Context

We are against this enormous structure which will affect our way of life, with the high Traffic (more pollution, noise, traffic etc).

How will noise be addressed?

How will air quality be addressed?

How will vibration impacts be addressed?

Can the vibration assessment include pre-inspection of the surrounding dwellings?

Why didn't the adjacent properties get purchased and will Rice Group buy all the surrounding residential properties at market rate?

The acoustics report did not look at the actual decibel ratings of trucks.

How will Rice Group compensate local residents?

Was an air quality study done?

Is there any commitment to do on site air quality monitoring?

The emissions from diesel trucks are a major concern.

How many trucks will be entering and exiting the site on a daily basis?

How will Rice protect for the surrounding residents' use and enjoyment of their properties as well as the value of their lots?

How will light pollution be addressed?

2. Site Design

Why can't smaller vertical warehouses be built with 200 metre setbacks to the residential properties?

What was the justification for the buffers and why aren't they larger?

How large is this project?

How large was the project when the first public meeting was held?

Is there any plan to have a 45 metre building on the site?

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.

3. Approvals Process

The MZO was not endorsed by Council, so why was the MZO approved with the former Mayor's endorsement?

The grading should not have been approved.

**Why is an OPA being submitted if the Zoning was already approved through an MZO?
Is the applicant proposing to expand their development further?**

Is this project approved and proceeding with construction?

Was there a response from the minister related to the previous approval and the previous mayor's letter?

Did Rice Group know about the previous Mayor's letter to Minister Steve Clark, which endorsed the MZO?

How did the project area become larger?

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.

Has indigenous consultation taken place, and if so, is there a report on the consultation?

Why was the MZO pursued, and why wasn't the standard planning approvals process followed?

What type of control does the Town have over the site layout through the site plan process?

How many times has the site plan been changed?

Will the public be informed about future site plan updates?

What land use designation was approved on these lands by Peel Region?

Which building is being constructed first?

Why is there so much detail in the approved MZO?

Watson is currently undertaking an employment strategy for the Town. Will the strategy look at these lands?

Is there a town process for MZOs?

Will air quality impacts be addressed through the site plan process?

If the MZO is revoked, what will happen?

Will Rice Group meet with local residents to present the new site plan and to receive comments from residents?

Why didn't the residential properties get expropriated and added to the employment area?

Why isn't council compensating people if they are redesignating or rezoning their lands?

Will the region comment on air quality?

Is this property still zoned Agricultural?

Is the applicant allowed to start preliminary site works (stripping top soil) prior to approval of the zoning by-law amendment?

Is there an information session scheduled to discuss this project?

What is the status of this application?

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?

4. Environment Impacts

What happened to the 2021 EIS, why is it no longer on the Town's website?

Species at risk will be harmed by this development.

Too many trees are being removed.

How will truck emissions be managed?

Will the applicant plant trees, and if so, how many per hectare? Planted trees should be trees, not saplings.

Will there be an updated environmental assessment that includes the entire property including the area added to the application in the approved MZO?

Was the department of Oceans and Fisheries, or any other ministry consulted before the grading permits were issued?

Is the woodlot a significant woodlot?

Will groundwater protection be addressed in the approvals process?

Can this development be revised to be a green development?

This development is paving over east tributaries of the West Humber River.

There is a lack of TRCA input on this project.

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.

Runoff from this development will compromise the surrounding Greenbelt lands.

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.

5. Transportation Impacts

A 2023 TIS should be submitted.

Why doesn't the TIS use real data instead of the projections?

How is the new central north-south road classified?

Where is parking being proposed?

Where will this development's truck traffic be directed?

6. Servicing

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?

Will there be transit on the site?

Who will pay for the new transit line?

How will this site be serviced?

7. Economic Development

What are the proposed development charge credit agreements?

What are the detailed financials on this project?

What is the tax benefit of this project?

How many jobs will this development create? Specifically, how many people will actually work on this site once it is developed?

Will the truck traffic be compensated by taxes on the industrial developments?

8. **Parkland**

Why is a park proposed at the corner of Mayfield Road and Torbram Road? This is not a safe location for children.

Who will maintain the park and what is its purpose?

9. **Other**

The Town was previously working on an air quality by-law. What happened to that by-law?

This development will destroy farmland and the ability of future generations to feed themselves.

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.

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.