

January 5, 2022

**Public Comment Response**

**Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment 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, 21T-21002C and RZ 2021-0013**

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**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).**

Response:

The Region of Peel is currently undertaking a Municipal Comprehensive Review as part of the Regional Official Plan Review, and this review will confirm where the appropriate locations are for settlement area boundary expansions. The proposed development will not be considered for approval until such time as the Region's Municipal Comprehensive Review is complete and the Peel 2051 Official Plan is approved and in effect.

The current draft mapping documents for the Region's Municipal Comprehensive Review and Settlement Area Boundary Expansion identify the subject lands as a possible location for Draft Employment Area and Draft Conceptual Settlement Area Boundary Expansion Employment Area (September 2021) uses. These documents are currently available through the Region of Peel website and are available for the purpose of public consultation. It should be noted, that any decision on this application must be made in accordance with the Regional Official Plan.

Until such time as the subject lands are brought into the Region of Peel's settlement area boundary, the proposed Official Plan Amendment to redesignate the subject lands to permit industrial land uses will not be advanced before Council.

The Toronto and Region Conservation Authority (TRCA) regulates the area and also acts as technical advisor to the Town on environmental matters. The TRCA has reviewed the development proposal, and has requested a wetland evaluation and updates to the development's Comprehensive Environmental Impact Study and Management Plan to ensure that the development does not negatively affect the area's wetlands or wildlife.

The applicant has submitted a Traffic Impact Study (TIS) which has been reviewed by the Region of Peel and Town of Caledon Transportation Engineering staff. The development is being considered on the basis of existing transportation infrastructure and updates to the TIS have been requested, specifically to analyze the developments integration with active transportation infrastructure and transit, accommodation of accessible infrastructure, and trip generation. The development will not be approved until the Town and Region are satisfied that the development can be appropriately supported by transportation infrastructure in the area.

The applicant has submitted an Environmental Noise Impact Study which will be subject to a peer review. The development will need to meet the province's D-6 Compatibility between Industrial Facilities Guidelines.