

April 8, 2025  
HPGI File: 22852

**Town of Caledon**  
**Planning and Development Services**  
6311 Old Church Road  
Caledon ON  
L7C 1J6

**Attn: Sagar Babbar, Community Planner**

**Re: Temporary Zoning By-law Amendment – 1<sup>st</sup> Submission**  
**13291 Airport Road**  
**Part of Lot 7, Concession 1 (ALB)**  
**Giampaolo Developments**  
**Town File: PRE 2024-0269**

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Humphries Planning Group Inc. (HPGI) is the planning consultant for the owner, Giampaolo Developments for property having legal address of Part of Lot 7, Concession 1 (ALB) which is municipally addressed as 13291 Airport Road, in the Town of Caledon ('Subject Site'). We seek to formally submit for a Temporary Use/Zoning By-law Amendment to permit the use of truck and trailer parking on the Subject Site.

### **Property Description**

The Subject Site is located north of Healey Road on the east side of Airport Road. The site has an area of 19.4 ha and a frontage of approximately 132 m along Airport Road. Currently existing on the site is a rural residential dwelling, barn, shed and agriculture fields. Vehicular access is provided from Airport Road.

### **Land Use**

Per the Town of Caledon Official Plan, Schedule A – Land Use Plan, the Subject Site is designated "Prime Agricultural Area" and "Environmental Policy Area." Airport Road is a High Capacity Arterial and is subject to a 36 metre right of way width in accordance with Caledon Official Plan Schedule J – Long Range Road Network and Schedule K – Road Right-Of-Way Widths. By-law 2006-50 zones the Subject Site "Agricultural (A1)" and "Environmental Policy Area 2 (EPA2)."

### **Proposal**

The Temporary Use/Zoning By-law Amendment application seeks to permit the use of truck and trailer parking on the Subject Site. The existing driveway is proposed to be relocated further south along its Airport Road frontage. Access to the parking spaces will be provided via an 8-metre-wide paved driveway extending from the site entrance at

Airport Road to a turnaround, located to the easterly limit of the Subject Site. Further, a 10-metre buffer is proposed adjacent to the flood hazard lands to mitigate any impacts.

### **Submitted Materials**

In support of the Temporary Use/Zoning By-law Amendment, the following materials are being submitted:

	Deliverable	Consultant	Date
1	Cover Letter	HPGI	April 8, 2025
2	Temporary Use - Zoning By-law Amendment Application	HPGI	April 8, 2025
3	Application Fee <b>(\$18,439.29)</b>	Owner	April 4, 2025
4	Planning Justification Report (PJR)	HPGI	April 2025
5	Draft Zoning By-law Amendment	HPGI	April 7, 2025
6	Site Plan	HPGI	March 21, 2025
7	Survey Plan	R-PE	December 3, 2024
8	Topography Plan	R-PE	November 8, 2024
9	Arborist Report & Tree Preservation Plan (Dwg. TP-1)	MBTW	April 7, 2025
10	- Stage 1 & 2 Archeological Assessment - Ministry Clearance Letter	ACC	December 16, 2024 February 6, 2025
11	Servicing and Stormwater Management Brief: <ul style="list-style-type: none"> <li>• Site Servicing &amp; Grading (SG-1);</li> <li>• Erosion &amp; Sediment Control Plan (ESC-1);</li> <li>• Pre-Development Drainage Area Plan (FIG.1);</li> <li>• Post-Development Drainage Area Plan (FIG.2);</li> <li>• Hydraulic Analysis (Appendix A); and</li> <li>• Functional Servicing Report</li> </ul>	Candevcon Group	April 2, 2025
12	Hydrogeological Investigation Report	GEMTEC	April 3, 2025
13	Geotechnical Investigation Report	GEMTEC	April 3, 2025
14	Phase One Environmental Site Assessment	GEMTEC	April 3, 2025
15	Environmental Noise Study	Valcoustics	April 7, 2025
16	Transportation Impact Study	Nextrans	April 7, 2025
17	Site Lighting & Photometric Plan (SL-1 & PHOT-1)	RTG	April 4, 2025
18	Landscape Working Drawings: <ul style="list-style-type: none"> <li>• Cover Page (Dwg. C-1);</li> </ul>	MBTW	April 7, 2025

	<ul style="list-style-type: none"><li>• Landscape Plan (Dwg. L-I); and</li><li>• Landscape Details (Dwg. D-I)</li></ul>		
19	Digital Submission	-	April 8, 2025

We trust that the above materials are in order and are sufficient for the Temporary Use/Zoning By-law Amendment application. Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**



Rosemarie Humphries BA, MCIP, RPP  
President

cc. *Giampaolo Developments*