

October 10, 2025
HPGI File: 22852

**TOWN OF CALEDON
PLANNING
RECEIVED**

October 10th, 2025

**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 – 2nd Submission
13291 Airport Road
Part of Lot 7, Concession 1 (ALB)
Giampaolo Developments
Town File: RZ 2025-0011**

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 provide the 2nd and hopefully final submission 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 an existing entrance off of 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 the 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 has been implemented adjacent to the flood hazard lands to mitigate any impacts at the request of TRCA.

The proposed plan includes a northbound deceleration right-turn lane to provide more efficient and safe vehicular movement on Airport Road for inbound trucks turning right into the Subject Site. The applicant would like to further collaborate with the Town and Region regarding the timing and sequencing for the planned widening of Airport Road (2 lanes south and 2 lands north); as it affects the movement of trucks in and out of the Subject Site.

Submitted Materials

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

	Deliverable	Consultant	Date
1.	Cover Letter	HPGI	October 10, 2025
2.	Comment Response Matrix	HPGI	October 2025
3.	Planning Justification Report (PJR)	HPGI	October 2025
4.	Draft Zoning By-law Amendment	HPGI	October 7, 2025
5.	Site Plan	HPGI	October 1, 2025
6.	Landscape Plan & Details (Dwg. L-1)	MBTW	October 8, 2025
7.	Landscape Cost Estimate	MBTW	October 8, 2025
8.	Arborist Report • Tree Inventory and Preservation Plan (Dwg. TP-1)	MBTW	October 2, 2025
9.	Servicing and Stormwater Management Brief: • Erosion & Sediment Control Plan (ESC-1); • Post-Development Drainage Area Plan (FIG.2); • Site Servicing & Grading (SG-1);	Candevcon Group Inc.	October 8, 2025
10.	Right Turn Access Existing Condition and Proposed Construction (Dwg. RW-1)	Candevcon Group Inc.	September 19, 2025
11.	Hydrogeological Investigation Report	GEMTEC	October 10, 2025
12.	Transportation Impact Study Addendum	Nextrans	October 7, 2025
13.	Site Lighting & Photometric Analysis (SL-1 & PHOT-1)	RTG	October 8, 2025
14.	Digital Submission	-	October 10, 2025

13291 Airport Road
Temporary Zoning By-law Amendment
October 10, 2025

Page 3 of 3

We trust that the above materials are in order and are sufficient for the approval of 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*