

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

February 13, 2026
File 6716-2

Attn: Sagar Babbar, Community Planner – Development

RE: First Official Plan and Zoning By-law Amendment Submission

Related File: DART 2024-0013 and DART 2024-003

14 Station Road, Town of Caledon

Weston Consulting is the authorized planning agent for King Station GP Inc. and King Station Facility Inc., the owner of the lands municipally known as 14 Station Road in the Town of Caledon (the “Subject Lands”). The Subject Lands are located on the southeast corner of King Street West and Station Road and form part of a larger block comprised of the Sorrento Retirement Residence and Amalfi Ridge townhouse development. We are pleased to provide the enclosed material in support of a formal submission under the Planning Act for Official Plan and Zoning By-law Amendment applications associated with the above noted DART files.

Pre Consultation (DART) Official Plan and Zoning By-law Amendment applications were submitted to the Town in March 2024 to permit the development of a surface parking lot comprised of 96 parking space to support the Sorrento Retirement Residence (the “Proposed Development”). Comments from the Town and Region were received between June and August 2024, however formal comments from the Toronto Region Conservation Authority (TRCA) were withheld due to concerns regarding the potential valley feature and erosion hazard on the Subject Lands. In December 2024, a partial submission was filed with the Town to address TRCA concerns and since that time, the Owner has been working closely with the TRCA to address their concerns and the enclosed submission material has been revised to address key matters raised by the TRCA.

The Proposed Development has been revised and a formal submission under the Planning Act is now being provided to address comments received on the DART submission and move the applications forward through the formal review process.

Revised Proposed Development

The Proposed Development has been revised to reduce the overall number of surface parking spaces and improve the ecological features (the “Revised Proposed Development”). The Revised Proposed Development is comprised of 96 parking spaces, inclusive of two barrier-free spaces. The design of the parking lot has been reconfigured to improve east-west ecological connectivity. Vehicular access to the parking lot from Station Road has been shifted north and the last row of parking spaces has shifted to the east. The new layout enables the creation of an east-west corridor across the southern edge of the Subject Lands to create a continuous connection between two larger ecological systems to the east and west. According to the scoped Environmental Impact Study (EIS) prepared by GEI Consultants, this connection will enable urban-adapted wildlife to move across the Subject Lands in the post-development scenario.

A landscape area with seating is located along the northern edge of the parking lot to provide additional outdoor amenity space for the Retirement Residence. Pedestrian access to the Retirement Residence from the parking lot is gained by a staircase located on the west side of this landscape area and a potential access directly to the Retirement Residence is located on the east side of the landscape area.

The Revised Proposed Development will be an accessory to the Retirement Residences and provide additional parking for its visitors, employees and residents. Accordingly, the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) seek to extend the existing land use designation and Zone category of the Retirement Home to include the parking lot.

Submission Materials

The following materials are being submitted to the Town of Caledon as part of the formal submission under the Planning Act for Official Plan and Zoning By-law Amendment applications.

No.	Deliverable	Consultant	Date		
0	Cover Letter	Weston Consulting	February 13, 2026		
1	Commissioned Application Form				
2	Comment Response Matrix				
3	Planning Justification Report				
4	Planning Justification Addendum Letter				
5	Draft Official Plan Amendment				
6	Draft Zoning By-law Amendment				
7	Site Plan and Landscape Drawings <ul style="list-style-type: none"> Zoning Matrix 	Budrevics	February 3, 2026		
7a	Landscape Letter of Conformance				
8	Landscape Cost Estimate				
9	Stormwater Management Report	GEI	February 4, 2026		
10	Civil Engineering Drawings <ul style="list-style-type: none"> Existing Conditions and Removals Plan Site Grading and Servicing Plan Erosion and Sediment Control Plan Notes and Details Plan Retaining Wall Plan 				
11	Retaining Wall Feasibility Review			Ferro Structural Engineering	September 23, 2024
12	Geotechnical Investigation			WSP	March 4, 2024
13	Valleyland and Geotechnical Memo				February 10, 2026
14	Slope Stability Assessment	September 29, 2017			
15	Geotechnical Investigation	Stantec	June 26, 2014		
16	Environmental Impact Study	GEI	February 11, 2026		
17	Arborist Report and Tree Preservation Plan		February 12, 2026		
18	Traffic Operations Assessment	NexTrans	February 9, 2026		

19	Photometrics Plan	E-Lumen	February 13, 2026
20	Topographic Survey Plan	Schaeffer Dzaldov Purcell Ltd.	November 21, 2023
21	Landscape Restoration Plans	Stantec	October 22, 2019
22	Email Confirmation 1 – Hydrogeological Assessment not Required	-	August 24, 2023
23	Email Confirmation 2 – Combined Site Plan		June 22, 2023
24	PARC Meeting Form and Checklist – OPA		May 25, 2023
25	PARC Meeting Form and Checklist – ZBA		

We trust that the enclosed materials are satisfactory and request that they be circulated to all relevant departments and external agencies at the earliest opportunity for review and comments. Please do not hesitate to contact the undersigned (ext. 329) or Rupneet Mangat (ext. 277) should you require additional information.

Yours Truly,
Weston Consulting
Per:



Darrin Cohen, MCIP, RPP
Senior Planner

c. King Station GP Inc. and King Station Facility Inc.,