

April 20, 2026

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

TOWN OF CALEDON
PLANNING
RECEIVED
April 20, 2026

Attention: Sandra DeMaria
Director of Planning and Development /Chief Planner

RE: Temporary Use By-law Application
4848 Mayfield Road, Caledon
12341433 Canada Inc.
PARC File No.: PRE-2022-0203
DART File No.: 2023-0007
Candevcon File No.: W25031

Owner: 12341433 Canada Inc.
4848 Mayfield Road
Caledon, Ontario
L7C 0Z4

Dear Sandra,

On behalf of 12341433 Ontario Inc., we are submitting the enclosed documents in support of an application for a Temporary Use By-law. The application aims to allow the operation of a Truck Parking Facility for a maximum of three (3) years from the date of final approval, in line with Section 39 of the *Planning Act*. The documents included in this submission are in accordance with the February 16, 2023, PARC meeting requirements (PRE-2022-0203) and DART File 2023-007.

Background

The legal description of the subject property is Part Lot 18 Concession 4, EHS(Ching), as in VS88235 S7E Parts 1 to 4, Expropriation Plan PR1387136, and it is municipally recognized as 4848 Mayfield Road. The property is located on the north side of Mayfield Road, between Bramalea Road to the west and Dixie Road to the east within the Town of Caledon. The site is approximately 2.8 hectares (6.9 acres) in size with a lot depth of approximately 226.57 metres (743.34 feet) and frontage on Mayfield of approximately 122 metres (400.26 feet).

Two Pre-consultation meetings were held with the Town of Caledon alongside the previous planning firm GSAI. Per the October 2023 letter filed by GSAI to the town, it was mentioned that staff from the Toronto Region Conservation Authority (TRCA) conducted a site visit, following the Pre-consultation meeting, during which it was discovered that unauthorized fill was placed on the property encroaching in the Natural Heritage System (NHS) area. The TRCA presented three options for remediation of the site to restore the NHS area to GSAI. Dillon Consulting was initially retained as the client's environmental consultant and reviewed the remediation options provided by the TRCA. It was concluded that the environmental

protection area would be mapped and all unauthorized fill removed in this NHS area. Details of the environmental mapping is found in the Dillon Environmental Impact Study, as part of this submission.

The Region of Peel has expropriated a portion of the property. The lands acquired by the region need to be included in the site plan and we have assisted the landowner in retaining a surveyor to complete this work. The landowner's traffic consultant, upon confirmation of town staff, will determine whether there will be any impact of the regional road widening on the site requiring an improvement to the road design.

Proposal

The application seeks permission to permit a Truck Parking Facility. In March 2021, and May 15, 2025, the landowner received Notices to Comply from the Town of Caledon informing them that the current Truck and Trailer Parking use was not permitted. The temporary use by-law amendment would legalize the truck parking facility.

It is the intention of the landowner that no development will occur on the site. The existing dwelling will continue to serve as an accessory office use and the two accessory buildings will remain. The only modification to the site pertains to the Truck parking area which will be reduced due to the environmental mapping and removal of the unauthorized fill. The truck parking area will no longer encroach into the environmentally sensitive area. The TRCA has been consulted and will continue to be involved throughout this process. It is the landowner's intention to secure the necessary TRCA approval during the DART process with the assistance of its environmental consultant and will adjust the site plan as needed.

With regards to the subject site, we are submitting the following items in support of the Temporary Use By-law application, which has been completed online:

1. Agricultural Impact Study, prepared by Orion, dated October 27, 2022
2. Archaeological Assessment Stage 1 and 2, prepared by AMICK, dated Sepyember 2023
3. Stormwater Management and Servicing report, (includes Erosion & Sediment Control Plan, Site Grading Plans, Engineering Letter of Conformance, Engineering Cost Estimate), prepared by TYLin, dated September 2023
4. Arborist Report, prepared by Strybos, dated October 25, 2023
5. Traffic Impact Study, prepared by TraffMobility, dated October 17, 2023
6. Noise Study, prepared by SLR, dated July 19, 2023
7. Geotechnical Report, prepared by Soils Engineers, dated October 24, 2023
8. Site Plan (includes Zoning Matrix and OBC Matrix) prepared by Mara Cervini, Architect Inc., dated October 2023
9. Topographic Survey, prepared by TMK, dated November 18, 2022
10. Environmental Impact Study, prepared by Dillion, dated October 2023
11. Landscape Plan (includes Landscape Restoration Plan, Landscape Cost estimate, Landscape Letter of Conformance), prepared by MSLA, dated September 2023
12. Photometrics Plan, prepared by Spline, dated September 25, 2023
13. Cultural Heritage Impact Study, prepared by LHC, dated October 2023
14. Planning Justification Report, prepared by GSAI, dated October 25, 2023
15. By-law Amendment – Temporary Use, prepared by GSAI, dated October 25, 2023

We trust that the submission materials are satisfactory for the review of the Temporary Use By-law application. We look forward to your response upon review of the materials. Should you require additional information or have any questions/concerns feel free to contact us at your earliest convenience.

Sincerely,

CANDEVCON GROUP INC.



Maria Jones MCIP RPP
Senior Planner

Cc: Loreto Tersigni, P.Eng.
Steven Giankoulas
12341433 Canada Inc.