

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

August 8, 2025
File 10846

ATTN: Muhammad Mughal, Senior Planner
Planning Development Department

RE: South Simpson Landowner’s Group Area
Master Environmental Servicing Plan, Official Plan Amendment and Block Plan Submission
(POPA 2024-0005)

Weston Consulting is the planning representative for Simpson Road Landowners Group Inc., a landowner group comprised of five parcels located within the “Phase 2” area of the South Simpson Industrial Secondary Plan Area in the Town of Caledon. Simpson Road Landowners Group Inc. is located within a Block Plan Area comprised of 12 individual landowners as shown on Figure 1 (the “Subject Lands”). The Subject Lands are located within the northeast quadrant of the Mayfield Road and Coleraine Drive intersection and are approximately 23.6 hectares (58.32 acres) in size with approximately 352 metres of frontage along Mayfield Road and approximately 598 metres of frontage along Coleraine Drive.

The following landowners are participating members of the Landowners Group.

1. Arion Services Ltd, PT LT CON 6 ALBION;
2. Triple X Inc, 12155 Coleraine Drive;
3. Coleraine Properties Inc, PT LT 1 CON 6 ALBION;
4. 2781823 Ontario Inc, 0 Coleraine Drive;
5. Anatolia Investments Corporation, 8602 Mayfield Road

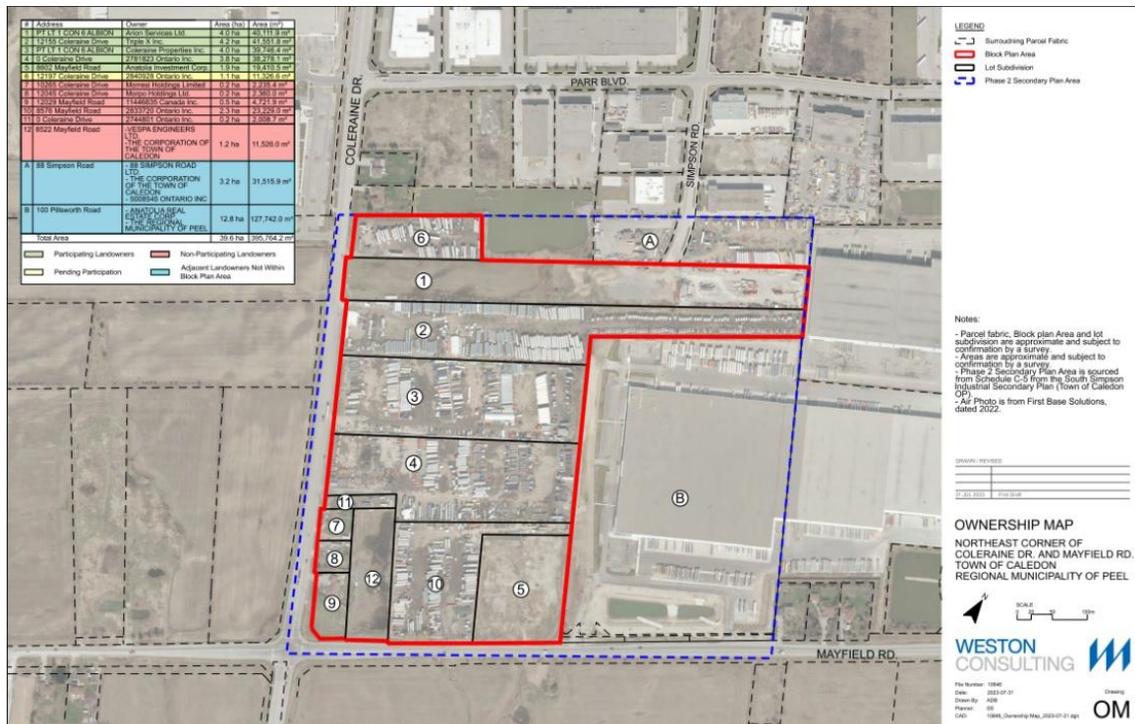


Figure 1: Ownership Map within the Subject Lands

We are pleased to submit an updated Master Environmental Servicing Plan (MESP), Official Plan Amendment (OPA) application and Block Plan to enable the extension of Simpson Road south towards Mayfield Road and the channelization of a tributary of Rainbow Creek.

Description of Applications

A comprehensive resubmission of the MESP, OPA, and Block Plan is being submitted to implement the extension of Simpson Road south to Mayfield Road which will facilitate future industrial development on the Subject Lands. The initial submission of the MESP update, OPA application and Block Plan was made on August 1, 2024. This resubmission is in response to comments received in Q4 2024 by the Town of Caledon, Region of Peel, Toronto and Region Conservation Authority (TRCA), and other commenting agencies.

Following the initial submission in August 2024 and receipt of comments, working sessions were held with Town of Caledon and TRCA Staff and local representatives to discuss comments and specific aspects of the proposal. The following meetings were held:

- January 7, 2025 – Meeting with Town of Caledon and TRCA
- February 10, 2025 – Working Session with Town of Caledon
- February 14, 2025 – Working Session with TRCA
- February 28, 2025 – Follow-up Working Session with the Town of Caledon and TRCA
- March 26, 2025 – Meeting with Mayor Annete Groves and Councilor Mario Russo
- May 23, 2025 – Meeting with TRCA

As a result of these meetings and discussions, the Block Plan has been significantly revised to propose an open channel parallel to the immediate west of the Simpson Road extension, which includes a culvert extension at the north end that refines and builds on the approved 2012 Environmental Study Report prepared by AMEC Environment & Infrastructure. This revised proposal has now been endorsed in principle by both Town of Caledon and TRCA Staff as part of the above noted meetings.

The channel is proposed to convey flows from a new outfall at the stormwater management plan north of the subject lands. The channel will traverse underground approximately 120 metres beneath Parcels 1 and 2 of the Block Plan, before daylighting into a new open channel along the eastern edge of Parcels 3, 4, 5, and 10. Shared driveway crossings are proposed over the open channel to these parcels. The channel will ultimately discharge beneath Mayfield Road through a new box culvert.

The following materials are being submitted to support a technical review of the updated MESP, OPA and Block Plan in accordance with the endorsement in principle:

#	Document Name	Consultant
1	Updated Draft Official Plan Amendments & Schedules	Weston Consulting
2	Updated Block Plan	
3	Planning Justification Report Addendum Letter	
4	Comment Response Matrix	
5	Updated South Simpson Master Environmental Servicing Plan	GEI Consultants
6	Updated Hydrogeological Investigation	
7	Updated Geotechnical Investigation	
8	Environmental Impact Study	SLR Consulting (Canada) Ltd.
9	Fluvial Geomorphology Assessment	

10	Conceptual Flood Hazard Assessment and Natural Channel Design	Greck and Associates Ltd.
11	Transportation Impact Study Update	LEA Consulting Ltd.
12	Phase I and II Archaeological Assessment (Parcel 1)	AMICK Consultants Ltd.
13	Phase I Archaeological Assessment (Non-participant lands)	

We trust that the above is in order and that you have all the materials required to complete your review of the MESP, OPA and Block Plan resubmission. Should you have any immediate questions or require anything further at this time, please contact the undersigned at ssgotto@westonconsulting.com or Darrin Cohen at dcohen@westonconsulting.com.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RPP
Partner, Planning Lead

- c. South Simpson Landowners Group Inc.
Carmine Caruso, Manager, Development Planning Department
Darrin Cohen, Weston Consulting
Nicholas Klymciw, Weston Consulting