

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

August 7, 2025

File 10846

Attn: Muhammad Mughal, Senior Planner

RE: Planning Justification Report Addendum Letter
South Simpson Landowner’s Group Area
MESP, Official Plan Amendment, and Block Plan Submission (POPA-2024-0005)

1.0 Introduction

Weston Consulting is the planning representative for Simpson Road Landowners Group Inc., a landowner group comprised of five parcels located within “Phase 2” 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”).

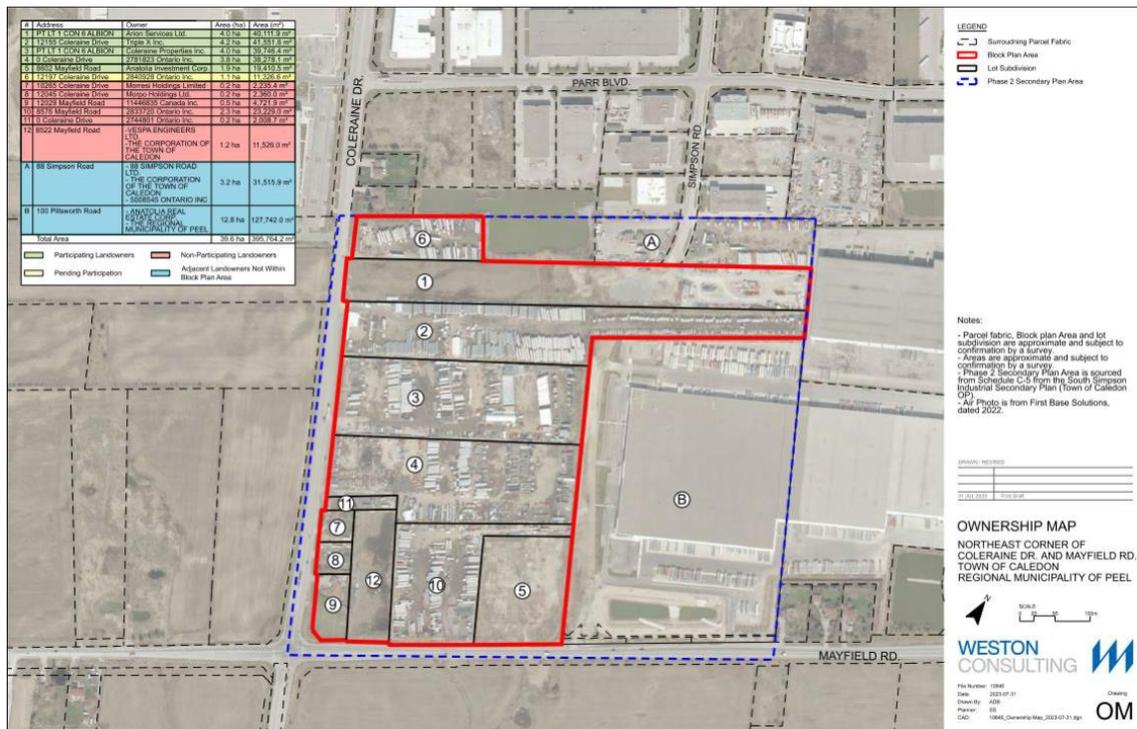


Figure 1: Ownership Map within the Subject Lands

On August 1, 2024, an updated Master Environmental Servicing Plan (MESP), Official Plan Amendment (OPA) application and Block Plan was submitted to enable the extension of Simpson Road south towards Mayfield Road and the channelization of a tributary of Rainbow Creek. Comments on the applications and supporting material were received throughout Q3 and Q4 of 2024.

The purpose of this Planning Justification Report Addendum (the “Addendum”) is to address comments received on the Planning Justification Report (PJR) dated June 2024 that was provided in support of the updated MESP, OPA application and Block Plan. This Addendum provides an overview of key changes to the OPA application and Block Plan since the original submission and captures the latest applicable policy from the Provincial Planning Statement and Future Caledon Official Plan. The findings and analysis contained in the June 2024 PJR remain relevant and accurate and should be read in conjunction with this addendum. Based on the analysis contained herein, it is our opinion that the proposed development represents good planning and continues to be consistent with Provincial Policy and conform to Provincial, Regional and Municipal Plans.

2.0 Description of Revised MESP, OPA and Block Plan

A comprehensive resubmission of the MESP, OPA, and Block Plan (the “resubmission”) implements the extension of Simpson Road south to Mayfield Road to facilitate future industrial development on the Subject Lands as well as removes the east west connection shown within the Secondary Plan area and provides permissions for a culvert extension and open channel of Rainbow Creek. Through meetings and discussions with Town of Caledon and TRCA staff, the Block Plan has been significantly revised to propose a culvert extension and open channel design parallel to the Simpson Road extension, which 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. An open channel is further aligned with the Ecosystem Planning and Management and South Simpson Industrial Secondary Plan policies in the in-force Caledon Official Plan.

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. Two shared driveway crossings are proposed for vehicular access and egress to these parcels, with each crossing incorporating a box culvert for channel flows.

The proposed open channel and culvert extension has been depicted on the updated Block Plan figure prepared by Weston Consulting, and has been assessed and analyzed in detail through multiple reports and figures enclosed in the resubmission, including but not limited to:

- Conceptual Flood Hazard Assessment and Natural Channel Design prepared by Greck Engineering;
- Updated South Simpson Master Environmental Servicing Plan prepared by GEI Consultants;
- Environment Impact Study prepared by SLR Consulting (Canada) Ltd.; and
- Fluvial Geomorphology Assessment prepared by SLR Consulting (Canada) Ltd.

3.0 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, replacing the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The PPS provides policy direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. At the time of the June 2024 PJR, the 2024 PPS was not in effect. The below is intended to replace the original policy analysis of the 2020 PPS and 2019 Growth Plan.

In general, the policies of the PPS enable municipalities to align development with infrastructure to build a strong and competitive economy, while supporting the efficient use and management of land and resources. The PPS promotes appropriate development while protecting resources of provincial interest, such as public health and

safety and the quality of the natural and built environment. All land use planning decisions in Ontario shall be consistent with the PPS.

Building Homes, Sustaining Strong and Competitive Communities

Section 2 of the PPS, “Building Homes, Sustaining Strong and Competitive Communities,” outlines policies which are supportive of efficient land use and development patterns. The policies recognize that the long-term prosperity of the Province depends on land use planning which wisely manages growth and development and provides for multiple different land uses.

2.1 Planning for People and Homes

- 2.1.1 *As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.*
- 2.1.2 *Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.*
- 2.1.3 *At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.*

The purpose of the Block Plan, MESP and OPA is to facilitate the overall development of the Subject Lands. The extension of Simpson Road to Mayfield Road and the realignment of Rainbow Creek will improve connectivity and facilitate future employment development of the individual parcels within the Subject Lands. This will support economic growth and contribute to the Town of Caledon’s employment forecast of 125,000 jobs by 2041 as identified in the Future Caledon Official Plan.

2.3 Settlement Areas

Section 2.3.1 of the PPS directs growth and development to designated settlement areas. The PPS aims to promote an efficient growth pattern within settlement areas, including the protection of existing resources. The following policies provide direction on growth management within settlement areas:

- 2.3.1.1 *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2.3.1.2 *Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) *efficiently use land and resources;*
 - b) *optimize existing and planned infrastructure and public service facilities;*
 - c) *support active transportation;**

- d) *are transit-supportive, as appropriate; and*
- e) *are freight-supportive.*

- 2.3.1.3 *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
- 2.3.1.5 *Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
- 2.3.1.6 *Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

The PPS encourages development patterns that efficiently use existing infrastructure and resources to meet the projected needs of the community. The Subject Lands are located within the Urban System and Bolton Settlement Boundary and are therefore considered an appropriate location for growth, development and infrastructure improvements in accordance with Policy 2.3.1.1. The realignment of Simpson Road and Rainbow Creek tributary will improve access to Mayfield Road and the surrounding area, which will enable the individual parcels to optimize existing transportation networks. The infrastructure improvements will further enable the development of employment type uses to support the achievement of a complete community in Town of Caledon.

2.8 Employment

Section 2.8 of the PPS provides policy direction related to employment and encourages economic development within designated employment areas.

- 2.8.1.1 *Planning authorities shall promote economic development and competitiveness by:*
 - a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long term needs;*
 - b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 - c) *identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
 - d) *encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
 - e) *addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*
- 2.8.2.1 *Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.*

2.8.2.2 *Planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.*

2.8.2.3 *Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:*

- a) *planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;*
- b) *prohibiting residential uses, commercial uses, public service facilities and other institutional uses;*
- c) *prohibiting retail and office uses that are not associated with the primary employment use;*
- d) *prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and*
- e) *including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.*

The Subject Lands are an appropriate location for future employment development in the vicinity of numerous arterial roadways. While no change in land use is being proposed at this time, the Subject Lands are currently underdeveloped. The extension of Simpson Road will facilitate the development of underutilized employment lands by providing safe and efficient access to the lands, while the updated Master Environmental Servicing Plan provides preliminary designs for water, sanitary and stormwater infrastructure to support future development. Future Site Plan applications will contemplate employment uses consistent with Section 2.8 of the PPS.

Infrastructure and Facilities

Section 3 of the PPS “Infrastructure and Facilities” outlines policies to deliver infrastructure efficiently, sustainably and safely, including transportation infrastructure.

3.1 General Policies for Infrastructure and Public Service Facilities

3.1.1 *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) *are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) *leverage the capacity of development proponents, where appropriate; and*
- c) *are available to meet current and projected needs.*

3.1.2 *Before consideration is given to developing new infrastructure and public service facilities:*

- a) *the use of existing infrastructure and public service facilities should be optimized; and*
- b) *opportunities for adaptive re-use should be considered, wherever feasible.*

3.1.3 *Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public*

health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.

A revised MESP prepared by GEI Consultants provides a preliminary design and framework for providing municipal sanitary sewers, storm drainage, water supply and distribution systems, stormwater management, site grading and road design in an efficient manner. The strategies discussed in the MESP will inform future development within the Subject Lands through individual Site Plan Approval applications. The MESP ensures that servicing can be provided both safely and effectively in the context of the future Simpson Road connection and Open Channel Design.

3.2 Transportation Systems

Section 3.2 of the PPS outlines policies that promote safe and efficient transportation infrastructure to ensure a high quality of life and strong economic development. The following policies are relevant:

- 3.2.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.*
- 3.2.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

The Block Plan, MESP and OPA will implement the extension of Simpson Road south to Mayfield Road as outlined in the 2012 Environmental Assessment prepared by AMEC Environment & Infrastructure. This will allow for safe and efficient access and egress to future industrial development in the Block Plan Area and the surrounding existing road network. The Traffic Impact Study prepared by LEA Consulting confirms that there will be an acceptable impact on the road network operations in the surrounding area following the implementation of Simpson Road and the future development of the Subject Lands with industrial employment uses. Additionally, it has been demonstrated that the propose east west connection from Coleraine Drive to the proposed Simpson Road extension is not required for traffic flow or connectivity, which supports the removal of this connection.

3.3 Transportation and Infrastructure Corridors

Section 3.3 of the PPS outlines policies to protect infrastructure corridors and ensure they are compatible with surrounding development. The protection of transportation and infrastructure corridors is critical to the long-term viability of the Ontario's current and future communities and economic development. The following policies are relevant:

- 3.3.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.*
- 3.3.2 Major goods movement facilities and corridors shall be protected for the long term.*
- 3.3.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.*

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate negative impacts on and adverse effects from the corridor and transportation facilities.

3.3.5 The co-location of linear infrastructure should be promoted, where appropriate.

The extension of Simpson Road south to Mayfield Road is established in the adopted Future Caledon Official Plan schedules and will facilitate the overall development of the Subject Lands, as outlined in the in-force South Simpson Industrial Secondary Plan. The Block Plan, MESP and OPA implements the road and the parallel tributary channel by dedicating private lands to the municipality to ensure the road and channel corridor are protected for the long term.

3.6 Sewage, Water and Stormwater

Section 3.6 provides policy direction regarding the efficient integration and/or installation of sewage, water, and stormwater infrastructure. The Block Plan, OPA and MESP provides direction for servicing the land parcels. The following policies are applicable:

3.6.1 Planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) ensure that these services are provided in a manner that:*
 - 1. can be sustained by the water resources upon which such services rely;*
 - 2. is feasible and financially viable over their life cycle;*
 - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and*
 - 4. aligns with comprehensive municipal planning for these services, where applicable.*
- c) promote water and energy conservation and efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process;*
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*

3.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

3.6.8 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*

- c) *minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces;*
- f) *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

The revised MESP prepared by GEI Consultants provides the framework for how sanitary, water supply and stormwater servicing will be implemented for the future industrial development for the Subject Lands. The Subject Lands will be adequately serviced through both existing and approved watermains and sanitary sewers on Mayfield Road, Coleraine Drive, and the future Simpson Road connection. Stormwater flows will be collected efficiently and effectively through an approved storm network along Simpson Road, the outlet extension from the existing Stormwater Management Pond north of the Subject Lands, the proposed open channel, and existing storm sewers on Mayfield Road. On-site controls will be proposed within each of the site plans to meet the quantity, quality and erosion requirements before discharging to the proposed Extended SWMP Outlet, proposed channel, or existing storm sewer system.

Wise Use and Management of Resources

Section 4 of the PPS provides direction related to the wise use and management of resources. Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

4.1 Natural Heritage

Section 4.1 of the PPS provides policy direction on identifying and protecting Natural Features and ensuring that land development is compatible with these features. A critical component of the Block Plan Application is channelizing a tributary of Rainbow Creek which traverses through the eastern half of the Subject Lands. The following policies are applicable:

- 4.1.1 *Natural features and areas shall be protected for the long term.*
- 4.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 4.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 4.1.4 *Development and site alteration shall not be permitted in:*
 - a) *significant wetlands in Ecoregions 5E, 6E and 7E1; and*
 - b) *significant coastal wetlands.*

- 4.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 4.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The updated MESP, OPA and Block Plan include a realigned, naturalized meandering low-flow channel of the Rainbow Creek tributary and its encompassing floodplain. This open channel enhances the existing natural feature and incorporates additional natural features such as pools, riffles, and riparian plantings to accommodate fish passage and long-term lateral adjustments. The Environmental Impact Study prepared by SLR Consulting documents existing natural heritage features and functions in and around the Subject Lands, and recommends various mitigation measures to minimize potential impacts from the construction of Simpson Road and the realignment of the Rainbow Creek tributary channel, as well as future industrial development on the Subject Lands.

4.2 Water

Section 4.2 of the PPS addresses the quality and quantity of water in both ground and surface water features. The Rainbow Creek tributary traverses the Subject Lands and is a permanent and intermittent stream. Accordingly, the following policies are applicable:

- 4.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
- using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*
 - minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
 - identifying water resource systems;*
 - maintaining linkages and functions of water resource systems;*
 - implementing necessary restrictions on development and site alteration to:*
 - protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;*
- 4.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.*
- 4.2.3 *Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.*
- 4.2.4 *Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier municipality shall undertake watershed planning in partnership with lower-tier municipalities, including lower-tier large and fast-growing municipalities.*

4.2.5 All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.

The revised MESP, OPA and Block Plan applications incorporate an open channel for the Rainbow Creek tributary on the western edge of the Subject Lands, which is intended to protect the hydrologic function and the quantity and quality of water of the surface water feature. By extension, this helps protect the broader watershed of Rainbow Creek, which eventually drains into the Humber River several kilometres downstream. The Conceptual Flood Hazard Assessment and Natural Channel Design prepared by Greck Engineering provides a detailed analysis of how the proposed meandering low-flow channel meets all regulatory requirements from a hydrological and hydraulic perspective. Additionally, in accordance with the revised MESP prepared by GEI Consultants, on-site controls are proposed within each of the site plans to meet the quantity, quality and erosion requirements before discharging to the proposed open channel to ensure water quality is protected, as discussed in Policy 4.2.3 of the PPS. The open channel proposal for the Rainbow Creek tributary has been endorsed in principle by both Town of Caledon and TRCA staff, as it protects a 33-metre-wide strip of land from development and site alteration.

Summary

Based on our review of the applicable policies of the PPS, it is our opinion that the proposed Block Plan, OPA and MESP, which contemplates the realignment of Simpson Road and channelization of Rainbow Creek, and removal of the East West local connection is consistent with the PPS as it promotes efficient development on a site that is located within an existing settlement area. A Block Plan and MESP are being submitted to facilitate the future development of the Subject Lands for employment type uses in an area designated for this type of development. Currently the Subject Lands are underutilized and located in an area intended to accommodate future employment growth and infrastructure.

The proposed road extension of Simpson Road will enhance the Town and Region's transportation infrastructure network and the channelization of the Rainbow Creek tributary will allow for the protection of the natural feature and protect the future industrial uses from the risk of flooding. The proposed road extension will also enhance economic development, by creating new employment developments with connections to the existing road network and connection to the future Highway 413.

4.0 Future Caledon Official Plan – Natural Environment System

As per comments from the Town of Caledon, Parks and Natural Heritage Department (dated December 12, 2024) it was indicated that Section 13- Natural Environment System of the Future Caledon Official Plan ("Future OP") is absent from the PJR submitted as part of the initial MESP, OPA and Block Plan Application. The following section of the Addendum assesses this section of the Future OP as it relates to the resubmission of the MESP, OPA and Block Plan. It is acknowledged that at the time of this Addendum, the Future OP has been adopted by the Town of Caledon Council as of March 2024 and is currently awaiting approval from the Ministry of Municipal Affairs and Housing prior to becoming into full force and effect.

Section 13- Natural Environment System in the Future OP is intended to promote a systems approach to identify, protect, enhance, and restore the Natural Environment System. The policies of this chapter apply to recognized, potential and unidentified components of the Natural Environment System.

13.1 Objectives

13.1 The planning objectives for the Natural Environment System are as follows:

- a) *maintain, restore, or where possible, enhance the diversity and connectivity of natural features and areas in the Town, and the long-term ecological function and biodiversity of the Natural Environment System recognizing linkages between and among natural features and areas and supporting features and areas;*
- b) *recognize the important role the Natural Environment System plays in mitigating the impacts of climate change by protecting and enhancing natural features and areas, ecological functions, and connections within the system;*
- c) *establish a resilient, inter-connected Natural Environment System that preserves and enhances natural features and areas, ecological functions and native biodiversity, contributes to healthy watersheds, recognizes the important role the agricultural and rural landscape plays in the system, and maintains the unique natural landscape and geography of the Town for future generations;*
- f) *maintain linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas, and surface water features;*
- g) *encourage the acquisition of land within the Natural Environment System by public authorities or non-profit land trusts for conservation purposes;*
- h) *provide the tools to properly assess the impacts of development applications located within and in proximity to the Natural Environment System;*
- i) *ensure that development mitigates identified impacts on the Natural Environment System and is appropriately setback and buffered from components of the Natural Environment System;*

The resubmission of the MESP, OPA and Block Plan proposes to convey land to public authority to establish a 33-metre-wide open channel for the Rainbow Creek tributary, which builds upon the open channel proposed through the 2012 Environmental Assessment prepared by AMEC Environment & Infrastructure. The proposal recognizes the importance of this natural feature which as per current conditions documented in the Environmental Impact Study (EIS) prepared by SLR, shows limited to no riparian vegetation, frequent garbage/debris, and asphalt and fill frequently abutting the western bank. A reconstructed open channel will preserve and significantly enhance the natural feature.

13.3 Natural Features and Areas

While no environmental features are outlined within the Subject Lands in the Future OP schedules, Schedule H33d of the Draft Bolton Secondary Plan designates the Rainbow Creek tributary as *Natural Features and Areas*. Once adopted by Council, the Draft Bolton Secondary Plan is proposed to be incorporated into the Future OP. The following policies are relevant as it pertains to the Subject Lands:

13.3.3 *Development and site alteration within the Natural Features and Areas designation is not permitted except for:*

- a) *forest, fish and wildlife management;*
- b) *conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;*
- c) *essential infrastructure exempted, pre-approved or authorized under an environmental assessment process;*
- d) *passive recreation;*
- e) *minor development and minor site alteration;*
- f) *existing uses, buildings or structures;*

- g) *expansions or alterations to existing buildings or structures;*
- h) *accessory, uses, buildings, or structures;*

13.3.4 *Where a development or site alteration approval for any of the uses permitted in accordance with Policy 13.3.3 is proposed within the Natural Features and Areas designation, the development and site alteration will only be permitted if it has been demonstrated to the satisfaction of the Town, that there will be no negative impacts on the natural feature or their ecological function, and that:*

- a) *there is no reasonable alternative location outside of the Natural Feature and Areas designation and the use, development or site alteration is directed away from the Natural Feature and Areas designation to the greatest extent possible;*
- b) *if avoidance is not possible, the impact to the feature is minimized;*
- c) *any impact to the feature or its function is mitigated through restoration or enhancement to the greatest extent possible; and,*
- d) *where ecosystem compensation is determined to be appropriate and feasible, including for essential infrastructure, it may be considered in accordance with Town ecosystem compensation guidelines and applicable Conservation Authority requirements.*

The revised OPA proposes to designate the lands associated with Rainbow Creek as Environmental Policy Area (in the in-force Official Plan) to protect the Rainbow Creek tributary for the long term, and future Site Plan Applications on the Subject Lands will ensure that development is prohibited in this natural feature. As part of the proposed channel, two shared driveway crossings are proposed, however these crossings are essential to the overall vehicular flow of the Block Plan area. Site access from Simpson Road is necessary due to the restrictions for access and egress to and from Mayfield Road and Coleraine Drive, which are under Regional jurisdiction. The channel design with shared access driveways has been endorsed in principle by Town and TRCA staff.

13.10 Water Resources System

Section 13.10 of the Future OP provides policy direction for the broader water resource system in the Town of Caledon, including permanent and intermittent streams. The Rainbow Creek tributary on the Subject Lands has been identified as a watercourse feature pursuant to correspondence from Town and TRCA staff and has been identified as a *Permanent and Intermittent Stream* on Schedule H33s of the Draft Bolton Secondary Plan. The following policies are relevant as it relates to the Subject Lands:

- 13.10.2 *Development or site alteration will not be permitted in the water resource system unless it can be demonstrated, to the satisfaction of the Town and relevant approval authorities, that it will not have negative impacts on:*
- a) *the quantity and quality of water in key hydrologic areas, key hydrologic features, sensitive surface water features, and sensitive groundwater features;*
 - b) *the hydrologic functions of key hydrologic areas, key hydrologic features, sensitive surface water features, and sensitive groundwater features;*
 - c) *the interaction and linkage between key hydrologic areas, key hydrologic features, sensitive surface water features, and sensitive groundwater features and other components of the Natural Environment System;*
 - d) *the natural hydrologic characteristics of watercourses such as base flow, form and function, and headwater drainage areas;*
 - e) *natural drainage systems and shoreline areas; and,*
 - f) *flooding or erosion.*

- 13.10.3 *Mitigative measures and/or alternative development approaches may be required to protect, improve, or enhance the water resource system. The Town or the Conservation Authority may require establishment of appropriate development conditions and monitoring programs through the development approval process.*

The revised MESP, OPA and Block Plan applications incorporates a 33-metre-wide open channel for the Rainbow Creek tributary on the western edge of the Subject Lands, which is intended to protect the hydrologic function and the quantity and quality of water in the proposed low flow channel. The Conceptual Flood Hazard Assessment and Natural Channel Design prepared by Greck Engineering provides a detailed analysis of how the proposed meandering low-flow channel meets all regulatory requirements from a hydrological and hydraulic perspective. Furthermore, the Fluvial Geomorphic Assessment prepared by SLR Consulting assesses how the open channel will provide a net benefit to the area from a natural heritage perspective, and outlines design considerations towards this end. The open channel proposal for the Rainbow Creek tributary has been endorsed in principle by both Town of Caledon and TRCA staff, as it protects land from development and site alteration that would be harmful to the overall water feature.

13.12 General Policies

The following general policies on the Natural Environment System are relevant as it relates to the Subject Lands:

- 13.12.2 *Changes to the Limits or Classification of Individual Features and Areas*
- a) *Changes to the limits or classification of individual features or areas of the identified Natural Environment System may be considered through the submission of an environmental impact study and/or hydrologic evaluation, submitted in association with a Planning Act application, and based on terms of reference approved by the Town, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate. If the change to the limit or classification of an individual feature or component of the Natural Environment System identified can be justified to the satisfaction of the Town in accordance with the policies of this Plan, an amendment to this Plan will not be required.*
 - d) *Where lands are mapped or identified as two or more features or components of the Natural Environment System, the policies which provide the highest level of environmental protection will apply in the event of any conflict.*
- 13.12.4 *Transfer of Components of the Natural Environment System into Public Ownership*
- b) *Where deemed appropriate by the Town, gratuitous conveyance of all lands with natural heritage attributes will be required through the development approval process.*
 - c) *Arrangements for the gratuitous conveyance of key natural heritage features, key hydrologic features and/or natural features and areas into public ownership, where feasible will be undertaken before or concurrent with the approval of development applications through the development approval process.*

The Environmental Impact Study prepared by SLR Consulting identifies the Natural Features and Areas on the Subject Lands, and concludes that with the implementation of the recommended mitigation measures provided, the proposed natural channel design alongside future industrial development connecting to a future Simpson Road extension is environmentally feasible, resulting in positive outcomes for natural heritage within the Subject Lands. Further, as part of the extension of Simpson Road and future development of the

Subject Lands, land for the open channel system will be gratuitously conveyed to the Town of Caledon or TRCA for the long term stewardship and maintenance of the proposed open channel.

Summary

The updated MESP, OPA and Block Plan conform to Section 13 of the Future Caledon Official Plan. A 33-metre-wide open channel for the Rainbow Creek tributary is now proposed, which builds upon the open channel proposed through the 2012 Environmental Assessment prepared by AMEC Environment & Infrastructure. The proposal recognizes the importance of this natural feature and will significantly enhance the natural feature, which through this process will be conveyed to the Town of Caledon or TRCA for long-term stewardship and maintenance. The revised OPA proposes to designate the lands associated with Rainbow Creek as Environmental Policy Area, and future Site Plan Applications on the Subject Lands will ensure that development is prohibited in this natural feature.

The Conceptual Flood Hazard Assessment and Natural Channel Design prepared by Greck Engineering demonstrates how the proposed meandering low-flow channel meets all regulatory requirements from a hydrological and hydraulic perspective, while the Fluvial Geomorphic Assessment prepared by SLR Consulting assesses the open channel from a natural heritage perspective, and outlines design considerations towards providing a net natural heritage benefit for the Subject Lands and surrounding area. The open channel proposal for the Rainbow Creek tributary has been endorsed in principle by both Town of Caledon and TRCA staff.

5.0 Draft Bolton Secondary Plan

The Town of Caledon is in the process of updating and consolidating six secondary plans from in and around the Bolton community into a single, comprehensive Secondary Plan to guide intensification and land use in area (“Draft SP”). The South Simpson Industrial Secondary Plan is one of the six Secondary Plans being consolidated.

At the time of writing, the latest version of the Draft SP is dated May 2025. Schedule H33a of the Draft SP designates the Subject Lands *Prestige Employment*, consistent with the in-force South Simpson Industrial Secondary Plan. As mentioned in Section 4 of the Addendum, Schedule H33d of the Draft SP also designates the Rainbow Creek tributary as *Natural Features and Areas*. The Bolton SP defers to the Future Caledon Official Plan for policy on natural areas, which is discussed in Section 4 of this Addendum.

It is understood that the Draft SP will go to Town Council in Q4 2025 for adoption. It is our intent that the proposed Block Plan and OPA will implement the intent of the Draft Bolton Secondary Plan through the *Prestige Employment* and *Natural Features and Areas* designations. The proposed OPA also contemplates the removal of the east west collector road and the submitted TIS demonstrates that this connection is not required for the development of the Subject Lands. Weston Consulting will continue to work with Town Staff to ensure that the revised MESP, OPA and Block Plan are aligned with the goals, vision and policy framework of the Draft SP.

6.0 Conclusion

The MESP, OPA and Block Plan have been revised to address Staff comments on the first submission. This Addendum captures the changes to the Block Plan and the latest applicable policy from the Provincial Planning Statement and Future Caledon Official Plan, which is also reflected in the supporting material. The revised MESP, OPA and Block Plan are consistent with the Provincial Planning Statement, and conforms with the Region of Peel Official Plan, Town of Caledon Official Plan (in-force), and Future Caledon Official Plan

(adopted). It is our opinion that the revised MESP, OPA and Block Plan represents good planning and should be approved.

We trust that the above analysis supplements the original analysis provided in the June 2024 Planning Justification Report provided by Weston Consulting and that the recommendations therein, along with the above, in support of the revised MESP, OPA and Block Plan support the extension of Simpson Road and the proposed open channel and culvert extension.

Yours truly,

Weston Consulting

Per:



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

cc: Simpson Road Landowners Group Inc.
Darrin Cohen, Weston Consulting
Nicholas Klymciw, Weston Consulting