



WESTON CONSULTING

planning + urban design

The Town of Caledon
Planning and Development Division
6311 Old Church Road
Caledon, ON
L7C 1J6

March 1, 2021
5576-1

Attn.: Sylvia Kirkwood

Dear: Madam,

RE: Third Submission in Support of Application for Temporary Use By-law PRE 2020-0087
7904 Mayfield Road, Town Caledon
Tarpa Construction Co. Limited

Weston Consulting has been retained by Tarpa Construction Co. Limited to provide professional planning services relating to 7904 Mayfield Road (Subject Property) in the Town of Caledon. The Subject Property is located on the north side of Mayfield Road, west of Humber Station Road in the Town of Caledon. It is legally described as Part of Lot 1, Concession 4, Town of Caledon, Regional Municipality of Peel, with a lot area of approximately 3.9 hectares and a lot frontage of approximately 93 metres.

Since the planning approvals of these lands, no fundamental site changes/ alterations have occurred. The previously submitted/ approved plans and technical studies remain relevant and applicable to this application. The Subject Property have been developed for the approved commercial nursery and garden supply centre use. The approved structures, landscaping, grading, and land conveyances have since been erected and implemented.

In September 2020 a submission was made to for a Zoning By-law Amendment, for the purposes of *refreshing* Temporary Use By-law 2017-42, which permits a commercial nursery and garden supply centre at 7904 Mayfield Road. The application was deemed complete on September 22, 2020. Comments on the second submission were received in February 2021.

The following re-submission materials addresses said comments:

Documents:	Prepared By:	Date:	Copies:
Cover Letter	Weston Consulting	February 26, 2021	Digital
Comments Response Matrix	Weston Consulting	February 2021	Digital
Draft Temporary Use By-law Amendment	Weston Consulting	n/a	Digital
Revised Approved Site Plan (Drawing S4)	Weston Consulting	Revised February 26, 2021	Digital

The Subject Property has since been developed for the approved commercial nursery and garden supply centre use. Since the approval of the Temporary Zoning By-law of these lands, no fundamental site changes/alterations have occurred. The submitted plans and technical studies remain relevant and applicable. We are of the opinion that the continued uses of a commercial nursery and garden supply centre remain an appropriate use of land, while representing good planning.

We trust the above information is in order and constitutes a complete application under the *Planning Act*. We ask that formal notice of same be issued and that the application be circulated to the appropriate agencies and department for review and comment.

We understand that the matter is intended to be scheduled for the April 20, 2021 Planning and Development Committee Meeting and subsequent approval at the April 27, 2021 Council Meeting, which we will be happy to participate in.

Should you have any questions or need additional information please do not hesitate to contact the undersigned at (416) 459-5537.

Yours truly,

Weston Consulting

Per:



Kevin Bechard, BES, M.Sc., RPP.
Senior Associate

CC. Adam Wendland, Planner, Town of Caledon
Armando Rosano, Tarpa Construction Ltd.
Dan Kraszewski, D.J.K. Land Use Planning