



**WESTON  
CONSULTING**

planning + urban design

Town of Caledon  
Planning Department  
6311 Old Church Road  
Caledon, Ontario, L7C 1J6

June 17, 2022  
File 9368

**Attn: Stephanie McVittie  
Manager, Development and Design**

**RE: Resubmission of Official Plan + Zoning By-law Amendment & Site Plan Approval  
16054, 16060 and 16068 Airport Road  
POPA 19-07, RZ 19-10, and SPA 2019-0066**

Weston Consulting is the planning consultant representing Ganni Properties Inc., the owner of the lands located at 16054, 16060 and 16068 Airport Road in the Town of Caledon (the "subject lands"). The enclosed resubmission of the Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications is provided in support of the revised development proposal seeking permissions for one storey restaurant with drive-through service facility, and two retail/commercial units. The revised proposed includes the consolidation of 3 separate parcels as the existing applications have now been expanded to include an additional lot at 16068 Airport Road.

The subject lands have a newly combined lot area of approximately 3,017 square metres, with a total lot frontage of approximately 49.85 metres along the west side of Airport Road. Based on the technical comments received, and the public comments heard at the Statutory Public Meeting on September 15, 2020, the following is a brief list of the major changes made to the development proposal since the initial submission:

- Increase to the lot area to include an additional (third) parcel;
- Confirmation of the widening and access requirements with the Region of Peel;
- Reconfiguration of the site layout to fully screen the drive-through facility within the rear of the development;
- Improve the streetscape and amend the building façade/overall design to complement the traditional character of Caledon East;
- Add (2) new retail/commercial units to provide greater commercial opportunities to the growing community;
- Increase the parking supply and improve vehicular and pedestrian circulation;
- Improve and screen garbage storage/collection;
- Reconfigure the drive-through to add an escape lane and relocate functional aspects of the service; and,
- Respond to technical comments

In support of the proposed revisions and in response to the technical comments received, the following is a list of all revised reports, studies and plans that are enclosed in this submission:

No.	Deliverable	Consultant
1	Cover Letter	Weston Consulting
2	Comment Response Matrix	
3	Revised Draft Zoning By-law Amendment	
4	Revised Draft Official Plan Amendment	
5	Planning Justification Report Addendum	
6	Urban Design Brief Addendum	
7	Zoning By-law Matrix	
8	Tertiary Access Plan	
9	Architectural Drawing Set <ul style="list-style-type: none"> <li>- Site Plan</li> <li>- Floor Plan</li> <li>- Elevations/Renderings</li> <li>- Materials Board</li> </ul>	Dillion Consulting
10	Landscape Plans and Details	
11	Landscape Architect Letter of Conformance	
12	Landscape Cost Estimate	
13	Signage Details	
14	Heritage Impact Assessment	Golder Associates
15	Engineering Letter of Conformance	A.M. Candaras Associates Inc.
16	Engineering Cost Estimate of Internal Works	
17	Engineering Cost Estimate of External Works	
18	Stormwater Management and Functional Servicing Report	
19	Civil Engineering Drawing Set <ul style="list-style-type: none"> <li>- Site Grading and Servicing Plan</li> <li>- Notes and Details</li> <li>- Erosion and Sediment Control Plan</li> </ul>	
20	Noise Feasibility Study	HGC Engineering
21	Lighting Site Plan	e-Lumen International Inc.
22	Tree Preservation Plan	7 Oaks
23	Arborist Report	
24	Air Quality Assessment	SLR
25	Traffic Impact Study /Traffic Operations Assessment	NexTrans
26	Topographical Plan	Fiddes Clipsham Inc.

It is noted that the Salt Management Plan, Geotechnical Report, Hydrogeological Report and Revised Draft R-Plan are technical documents that will be provided as part of the Site Plan Approvals process once general support/comments on the revised site plan configuration has been received. It is our opinion that these documents have no bearing on the advancement of the OPA and ZBA applications for the purposes of facilitating further public engagement.

As previously discussed, and in acknowledgement of the limited availability of Council dates in advance of the Fall election, we would like to move forward with a developer-led Public Open House to share and obtain further feedback from the public on the revised development proposal. We request that staff provide direction on available dates so that a meeting can be coordinated at the earliest available opportunity. We are committed to the public engagement commitments made at the initial public meeting and are happy to assist in as much capacity as may be required to facilitate this second meeting.

We request that the enclosed materials be circulated at the earliest opportunity for review and comment. Upon initial processing, we request that staff confirm any required additional fees so that payments can be made by the developer.

Should you have any questions or require any additional information, please contact the undersigned at extension 252 or Raj Lamichhane at extension 330.

Yours truly,

**Weston Consulting**

**Per:**

A handwritten signature in black ink, appearing to read 'M. Vani', with a long horizontal flourish extending to the right.

Michael A. Vani, BURPI, MCIP, RPP  
Associate

c. Ganni Properties Inc.