

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

August 1, 2024
File 10846

ATTN: Carmine Caruso, Manager
Development Planning Department

RE: South Simpson Landowner's Group Area
MESP, Official Plan Amendment, and Block Plan Submission (PRE-2022-0231)

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 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

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 Rainbow Creek.

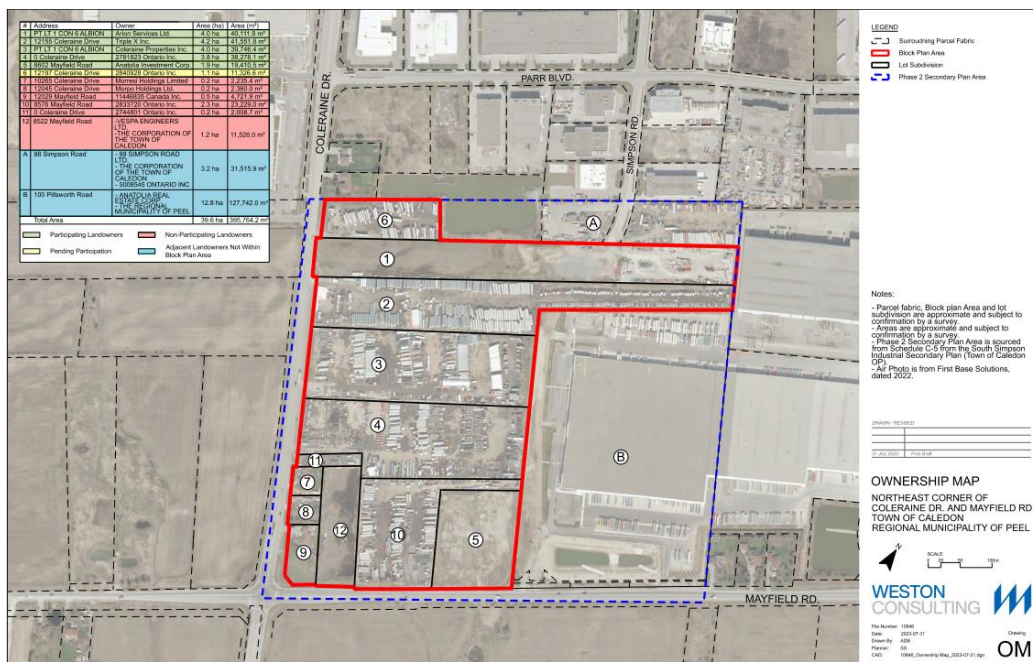


Figure 1: Ownership Map within the Subject Lands

Description of Subject Lands

The Subject Lands are located within the northeast quadrant of the Mayfield Road and Colerain 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 Subject Lands are currently occupied by various truck and transportation uses, residential uses, and a former garden supply store. The Subject Lands are surrounded by commercial, industrial and office uses to the north and east, and agricultural lands to the west. A portion of the Subject Lands are located within the Toronto and Region Conservation Authority's (TRCA) Regulated Area as Rainbow Creek runs adjacent to the eastern Block Plan Area boundary.

The Subject Lands are designated Prestige Industrial according to the in-force Town of Caledon Official Plan, designated Prestige Industrial in the South Simpson Industrial Area Secondary Plan, and zoned Serviced Industrial (MS) and Prestige Industrial (MP) according to the Town of Caledon Zoning By-law 2006-50.

Description of Applications

A Block Plan, updated MESP and Official Plan Amendment are being submitted to the Town in order to facilitate the overall development of the Subject Lands. The Block Plan contemplates the extension of Simpson Road south towards Mayfield Road, which will provide improved vehicular connectivity and access to the Subject Lands. The extension of Simpson Road will traverse the two northernmost parcels of the Block Plan Area (parcels 1 and 2) and along the eastern edge of parcels 3 to 5. Potential access points are identified in six locations within the Block Plan area. A new storm sewer bypass will be located under the Simpson Road Extension, which will effectively replace the current Secondary Plan proposal to construct an open channel system along the future Simpson Road.

An Official Plan Amendment is required to facilitate changes to the exiting Secondary Plan and bring the development of the Subject Lands into conformity with the exiting Town of Caledon Official Plan, the new Town of Caledon Official Plan and the Secondary Plan. The application seeks to modify the previously approved Simpson Road extension and Rainbow Creek alignment to streamline the road alignment, channelize the creek and maintain the employment land use permissions throughout the Secondary Plan area.

An update to the MESP has been submitted to evaluate development applications and provide for a comprehensive servicing solution for the Subject Lands in support of the Block Plan and OPA.

Submission Material

A Pre-Applications Review Committee (PARC) meeting was held with Staff on February 2, 2023 to determine the requirements for a 'complete' application (PRE 2022-0231). The following materials are provided in support of the updated MESP, Block Plan, and Official Plan Amendment application in accordance with the PARC checklist:

#	Document Name	Consultant
1	Official Plan Amendment Application Form	Weston Consulting
2	Completed Official Plan Amendment Application Form	
3	Draft Official Plan Amendments & Schedules	
4	Block Plan- Fully Piped Alignment	
5	Planning Justification Report	
6	Indigenous Engagement Summary	
7	Parcel Abstracts	
8	Updated South Simpson Master Environmental Servicing Plan <ul style="list-style-type: none"> - Natural Heritage Report - Functional Servicing Report - Stormwater Management Report - Hydrology Report 	GEI Consultants
9	Hydrogeological Investigation	
10	EIS Memorandum	Palmer Environmental
11	Simpson Rd Extension and Rainbow Creek Culvert Feasibility Study	Greck and Associates Ltd.
12	Transportation Impact Study	LEA Consulting Ltd.
13	Transportation Letter- Feasibility of Proposed E-W Road	
14	Phase I Archaeological Assessment (Parcels 1-4) and associated Ministry of Citizenship and Multiculturalism (MCM) compliance letter	AMICK Consultants Ltd.
15	Phase I and II Archaeological Assessment (Parcel 5) and associated Ministry of Citizenship and Multiculturalism (MCM) compliance letter	

We trust that these materials satisfy the requirement for a formal *Planning Act* submission and request the material be circulated at the earliest opportunity. 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
Vice President

- c. South Simpson Landowners Group Inc
Ryan Guetter, Weston Consulting
Tanjot Bal, Town of Caledon