

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

June 26, 2024
File 10846

Attn: Carmine Caruso, Manager, Development Planning Department

**RE: Confirmation of Indigenous Engagement
South Simpson Landowner's Group Area
Town of Caledon**

Weston Consulting is the planning representative for Simpson Road Landowners Group Inc., which consists of five landowners located within the South Simpson Industrial Secondary Plan Area in the Town of Caledon. The Simpson Road Landowners Group Inc. is located within a Block Plan Area comprised of 12 individual landowners located at the northeast quadrant of the Mayfield Road and Coleraine Drive Intersection in the Town of Caledon (the "Subject Lands").

A Block Plan, Official Plan Amendment, and supporting material is being submitted to the Town of Caledon to facilitate the extension of Simpson Road to Mayfield Road and the channelization of Rainbow Creek. On February 2, 2023, a PARC meeting was held with Town Staff to discuss the proposed applications and determine the requirements for a complete application pursuant to the Planning Act. According to the PARC Checklist PRE-2022-0231, written confirmation to the satisfaction of the Town that meaningful consultation has occurred with Indigenous Communities is required.

The Town of Caledon is part of the Treaty Lands and Territory of the Mississaugas of the Credit First Nation, the traditional Territory of the Huron-Wendat, the Haudenosaunee, and the Anishnabek of the Williams Treaties. As part of Caledon's commitment to meaningful Indigenous engagement, proponents of development applications are encouraged to follow an established framework for best practices for Indigenous engagement. This framework includes the following:

- Establish Engagement Expectations
- Confidentiality
- Consistency
- Inclusiveness and consideration

On March 8, 2024, Weston Consulting sent "Invitation for Consultation Letters" to five Indigenous Groups on behalf of Simpson Road Landowners Group Inc. to advise of the proposed applications. The letters describe the Subject Lands, the proposed Block Plan Submission and seek interest for participation in further discussions regarding the Block Plan Submission in accordance with the established framework for best practices. Letters were sent to the following Indigenous Groups:

1. Six Nations of the Grand River
2. Mississauga's of The Credit First Nation
3. Huron-Wendat Nation
4. Haudenosaunee Confederacy of Chiefs
5. Métis Nation of Ontario

The letters, attached as **Appendix A**, were delivered by registered mail and e-mail in March 2024. Registered delivery confirmations are attached as **Appendix B**. The Métis Nation of Ontario could not be reached via registered mail, however **Appendix C** confirms email receipt.

To date, only the Six Nations of the Grand River have responded to the Invitation for Consultation. Pursuant to correspondence from Peter Graham, Consultation Supervisor at Six Nations of the Grand River, there is interest in the piping of Rainbow Creek, and they have requested additional information as it becomes available. This correspondence is attached to this letter as **Appendix D**. Weston Consulting, on behalf of the Simpson Road Landowners Group Inc, will continue to engage with the Six Nations of the Grand River, or other groups that may reach out, as the applications move forward and will provide additional details, and coordinate meetings as required. Should other Indigenous Groups respond to the “Invitation for Consultation Letters”, Weston Consulting is committed to following up in a timely manner as required.

We trust the enclosed satisfies the Town’s requirement for meaningful consultation in accordance with the Town of Caledon’s expectations for Indigenous engagement for proponent led development. We look forward to continuing to work collaboratively with the Indigenous Groups of Caledon as the Block Plan process proceeds. Should you have any immediate questions or require anything further at this time, please contact the undersigned.

Yours truly,

Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RPP
Vice President

c. Simpson Road Landowners Group Inc.

Encl.

Appendix A: Invitation for Consultation Letters

Appendix B: Registered Delivery Confirmation

Appendix C: Email Confirmation

Appendix D: Response from Six Nations of the Grand River

APPENDIX A
INVITATION FOR CONSULTATION LETTERS

Six Nations Central Administration
1695 Chiefswood Road
Ohsweken, ON, N0A 1M0

March 8, 2024
File 10846

ATTN: Six Nations of the Grand River, Central Administration

**RE: Invitation for Consultation
South Simpson Secondary Plan Area
Town of Caledon**

To Whom it May Concern,

Weston Consulting is the planning consultant for the Simpson Road Landowners Group Inc., which consists of the following landowners within the South Simpson Secondary Plan Area and corresponds with Figure 1:

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: Air Photo of the Subject Lands

The aforementioned properties in the Town of Caledon are herein referred to as the “subject lands”. We are currently in the process of collecting reports and materials for a Block Plan application submission to facilitate the extension of Simpson Road through the subject lands and the piping of Rainbow Creek.

The purpose of this letter is to advise of the details of the application and to request your input on the future development of these subject lands.

Description of Subject Lands

The subject lands are generally located in the northeast corner of Coleraine Drive and Mayfield Road, have a combined approximate area of 17.98 hectares (44.42 acres) and have existing street frontages along Coleraine Drive and Mayfield Road. The subject lands are largely vacant and contain industrial uses, namely trailer storage. The subject lands are surrounded by commercial, industrial and office uses to the north and east, and agricultural lands to the west and south.

The subject lands are partially located within the Toronto and Region Conservation Authority’s (TRCA) *Regulated Area*, with Rainbow Creek running adjacent to the eastern Block Plan boundary. The existing Town of Caledon Official Plan identifies the subject lands as being part of the South Simpson Industrial Secondary Plan Area. The Secondary Plan designates the subject lands as *Prestige Industrial*. This designation permits a variety of employment uses.

The Town of Caledon Zoning By-law 2006-50 zones the lands as *Serviced Industrial (MS)* and *Prestige Industrial (MP)*. The *Serviced Industrial* zone permits the following uses: bulk storage facilities; warehouse; contractor’s facility; accessory open storage; and other uses. The *Prestige Industrial (MP)* zone permits the following uses: business office; industrial use; training facility; and other uses.

Block Plan Application

A Block Plan application is required in order to determine the location of the Simpson Road southerly road extension and the natural heritage feature alignment for Rainbow Creek. A Master Environmental Servicing Plan (MESP) is being completed in conjunction with the Block Plan for the subject lands and the Secondary Plan area. Individual site plan application submissions will be completed at a later date, once the Block Plan process has been completed.

This MESP process would effectively replace the current Secondary Plan proposal to construct an open channel system along the future Simpson Road right-of-way. As part of the Block Plan application, Rainbow Creek is proposed to be channelized through the subject lands. The attached Block Plan prepared by Weston Consulting is conceptual in nature, demonstrating how the lands will be served by the future road alignment and the impact of the piped channel. This Block Plan has yet to be formally submitted to the Town of Caledon.

Invitation for Consultation

We are seeking your interest to participate in further discussions regarding the above-mentioned Block Plan application process and request that you contact the undersigned with any questions and/or comments. We would be happy to meet with you to provide any additional information you may require.

Should you have any questions or require anything further at this time, please contact Sabrina Sgotto at extension 243 or Paul Tobia at extension 290.

Yours truly,
Weston Consulting

Per:



Sabrina Sgotto, HBA, MCIP, RPP
Vice President



Paul Tobia, BURPL, MCIP, RPP
Senior Planner

- c. Ryan Guetter, Weston Consulting
Helen Mihailidi, Brattys LLP
Simpson Road Landowners Group Inc.

APPENDIX B
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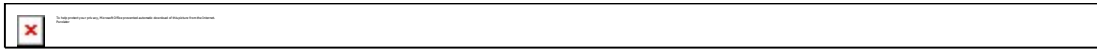
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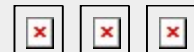


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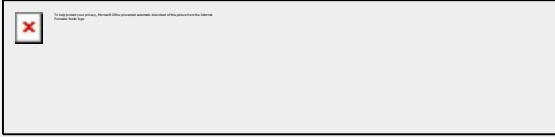


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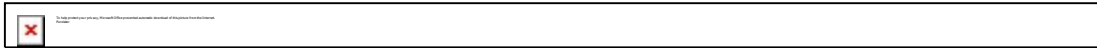
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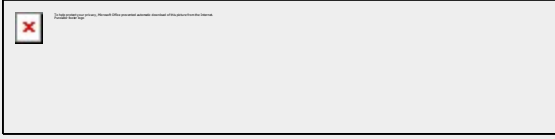


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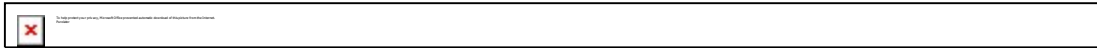
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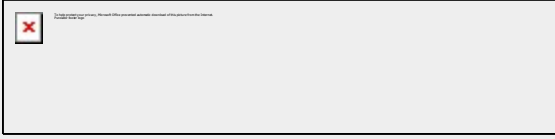


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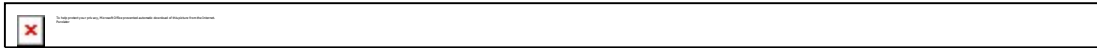
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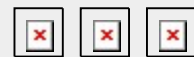


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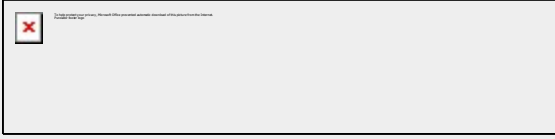


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APPENDIX C
EMAIL CONFIRMATION

Nicholas Klymciw

From: Consultations <Consultations@metisnation.org>
Sent: March 12, 2024 4:59 PM
To: Nicholas Klymciw
Subject: Automatic reply: Invitation for Consultation- South Simpson Secondary Plan Area, Caledon (Weston File no. 10846)

Follow Up Flag: Follow up
Flag Status: Completed

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The MNO is adjusting standard work practices due to the Covid-19 outbreak and to better enable staff to work remotely. **Please note that the MNO's Lands, Resources and Consultations (LRC) Branch will no longer review hard copy consultation notices mailed to MNO offices.** The LRC Branch will review all electronic notices and process them in accordance with our standard operating procedures. All consultation notices must be sent electronically to consultations@metisnation.org.

The Métis Nation of Ontario's LRC Branch acknowledges your information notice. The MNO reserves the right to request additional information, meetings and consultations in respect of the project should the MNO deem it to be necessary.

For additional information pertaining to consulting with Ontario Métis please visit the MNO web site at: <https://www.metisnation.org/programs-and-services/lands-resources-consultations/duty-to-consult/>

APPENDIX D
RESPONSE FROM SIX NATIONS OF THE GRAND RIVER

Nicholas Klymciw

From: Peter Graham <LRCS@sixnations.ca>
Sent: March 20, 2024 12:46 PM
To: Nicholas Klymciw
Subject: RE: Invitation for Consultation- South Simpson Secondary Plan Area, Caledon (Weston File no. 10846)

You don't often get email from lrCS@sixnations.ca. [Learn why this is important](#)

Hi Nicholas,

Thank you for notifying us. Please send future notices to both myself and dlaforme@sixnations.ca.

We're particularly concerned about the proposed piping of Rainbow Creek. Please send me more information as it becomes available.

Peter Graham
Consultation Supervisor

From: Tayler Hill <tayler.hill@sixnations.ca>
Sent: Wednesday, March 13, 2024 3:00 PM
To: Daylon Gee <lrLuo2@sixnations.ca>; Peter Graham <LRCS@sixnations.ca>
Subject: FW: Invitation for Consultation- South Simpson Secondary Plan Area, Caledon (Weston File no. 10846)

From: Shelby Jacobs <shelbyj@sixnations.ca>
Sent: Wednesday, March 13, 2024 1:33 PM
To: Sherri-Lyn Hill <SNGR.Chief@sixnations.ca>; Tayler Hill <tayler.hill@sixnations.ca>
Cc: Linda Parker <SNCOS@sixnations.ca>; Clairissa Pietron <HTPA@sixnations.ca>; Lonny Bomberry <lonnybomberry@sixnations.ca>; Marcie Sandy <LRLSO@sixnations.ca>
Subject: FW: Invitation for Consultation- South Simpson Secondary Plan Area, Caledon (Weston File no. 10846)

FYI

Thank you & have an awesome day, *Ms Shelby Jacobs (White) - Reception*

Six Nations of the Grand River Elected Council (SNGREC) - Central Administration

1695 Chiefswood Rd, PO Box 5000 Ohsweken, ON N0A 1M0

P: 519-445-2201 E: shelbyw@sixnations.ca W: www.sixnations.ca F: 519-445-4208



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From: Nicholas Klymciw nklymciw@westonconsulting.com

Sent: Wed Mar 13, 2024

To: Shelby Jacobs shelbyj@sixnations.ca

Cc: Paul Tobia ptobia@westonconsulting.com ; Sabrina

Sgotto ssgotto@westonconsulting.com

Hi Shelby,

Further to our phone conversation, on behalf of Simpson Road Landowners Group Inc., please accept the attached Invitation for Consultation Letter for the South Simpson Secondary Plan Area in the Town of Caledon.

Please confirm receipt of the attached, and we look forward to hearing from you soon. Thank you.

Kind regards,

NICHOLAS KLYMCIW, BURPL

PLANNER

HE/HIM

OFFICE 905.738.8080 X382

WWW.WESTONCONSULTING.COM

