

# Public Meeting Information Report

## Planning Department

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**Public Meeting:** May 3, 2022 at 7:00 p.m., Hybrid / Council Chamber, Town Hall

**Applicant:** SmartCentres on behalf of Airfield Developments Inc., and Airfield II Developments Inc.

**File No.:** POPA 2021-0008 and RZ 2021-0014

**Address:** 0 Airport Road and 6034 Mayfield Road, Ward 2

### **The Purpose of a Public Meeting:**

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information to the Lead Planner. Please be advised that your contact information will form part of the public record for these applications.

### **Property Information:**

The subject land is located at 0 Airport Road and 6034 Mayfield Road, at the northeast corner of Airport Road and Mayfield Road. See Schedule "A" – Location Map, attached. The property is 9.4 ha (23.2 ac) in size and is currently vacant. The surrounding land uses are commercial uses transportation depot uses to the east, north and west, and vacant land and a residential subdivision within the City of Brampton to the south. Please note that some of the existing transportation depot uses in the immediate area may not be permitted uses. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the A Place to Grow: Growth plan for the Greater Golden Horseshoe. The Region of Peel's Official Plan designates the lands as Rural System on Schedule "D" Regional Structure. The Town's Official Plan designates the lands as Industrial/Commercial Centre on Schedule "A-1" Town of Caledon, Town Structure, and specifically designated Highway Commercial on Schedule "N: Tullamore Land Use Area. The property is zoned Highway Commercial - Exception 556 – Holding 19 (CH-556-H19), Highway Commercial – Exception 480 – Holding 13 (CH-480-H13) and Serviced Industrial – Exception 483 – Holding 13 (MS-483-H13) in Zoning By-law 2006-50, as amended. The properties are subject to a Holding provision related to the provision of necessary infrastructure (roads storm, water and wastewater servicing), submission of required technical studies and to require the owner to enter into any necessary agreements to implement Tullamore Secondary Plan Study.

### **Proposal Information:**

On July 30, 2021, September 8, 2021 and October 20, 2021, the Town of Caledon received proposed Official Plan Amendment (POPA 2021-0008) and Zoning By-law Amendment (RZ 2021-0014) applications from SmartCentres on behalf of Airfield Developments Inc., and Airfield II Developments Inc. for the subject lands. The applications were deemed complete on January 21, 2022. Please see Schedule "C" – Supporting Material, for a list of material submitted in support of the applications. This material is also available for viewing on the Town's website.

The applicant is proposing to two large-industrial buildings. The buildings will have a total gross floor area of 23,482 m<sup>2</sup> and 21,053 m<sup>2</sup> respectively (44,535 m<sup>2</sup> or 479,776 ft<sup>2</sup> combined), including accessory office

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spaces totaling approximately 2,034 m<sup>2</sup>. The buildings will include 83 dock-high doors and 4 grade-level doors for loading. Additionally, the proposal contains 426 at-grade parking stalls including 12 barrier free parking spaces to serve all employees, visitors and users. A full-movement access would be located on Airport Road, with additional access on Airport Road, and Mayfield Road. Please see Schedule “D” – Concept Plan, Schedule “E” – Draft Official Plan Amendment and Schedule “F” – Draft Zoning By-law Amendment, attached.

The applicant recently confirmed with Town staff that they wish to eliminate the portion of the collector road network on the subject lands that is required by Tullamore Secondary Plan.

### **Consultation:**

In accordance with the *Planning Act*, a Notice of Application was placed in the Caledon Citizen, Caledon Enterprise and Brampton Guardian on February 3, 2022. The Notice was also mailed to all landowners within 120 m (393.7 ft) on February 3, 2022 and a sign was posted on the property on March 3, 2022. In addition, the Notice was posted on the Town’s website.

In accordance with the *Planning Act*, a Notice of Public Meeting was placed in the Caledon Citizen, Caledon Enterprise and Brampton Guardian on April 7, 2022. The Notice was also mailed to all landowners within 120 m (393.7 ft) on April 7, 2022 and the sign was updated to include the date of the public meeting on March 17, 2022. In addition, the Notice was posted on the Town’s website.

The subject application was most recently circulated to external agencies and internal departments for review and comment on February 3, 2022. Comments received are briefly outlined below for your information:

- Town of Caledon, Corporate Services, Accessibility
  - Provided comments with respect to universal barrier free design, AODA requirements and accessible parking that will be required at the site plan stage.
- Town of Caledon, Finance Department
  - The subject properties at 0 Airport Rd and 6034 Mayfield Rd are currently assessed as Farmland and Residential (\$523,800 CVA). The Town’s share of taxes levied, based on current value assessment is approximately \$2,000. As at March 8, 2022, the property tax accounts are determined to be current.
  - If the proposed developments (to include two large industrial buildings) were to proceed as planned, the properties’ taxable assessment values would change to reflect the developments that would have taken place.
  - Development Charges will be levied at the rates that were in effect on the date when the zoning by-law amendment application was deemed complete, i.e. January 21, 2022. Those rates were:
    - Town of Caledon: \$71.15 per m<sup>2</sup> of new or added industrial floor space.
    - Region of Peel: \$179.49 per m<sup>2</sup> of new or added industrial floor space.
    - Education: \$9.69 per m<sup>2</sup> of new or added industrial floor space.
  - Interest on Development Charges will apply for the period January 22, 2022 through to the date on which those charges are received by the Town.
  - For the purposes of Development Charges, the term ‘industrial floor space’ should comply with the definition of an ‘industrial building’, as outlined in the Town’s By-law No. 2019-31, or as amended. If compliance is not met, then the Non-Residential (Other) rates will apply.
  - The Development Charges comments and estimates above are as at March 8, 2022 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications

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dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.

- Town of Caledon, Fire & Emergency Services Department
  - Provided comments related to water flow and firefighting requirements that will be addressed at the H-removal and/or site plan stage.
- Town of Caledon, Planning Department, Municipal Numbering and Street Naming
  - Street names are required to be approved and identified on the plan prior to draft plan approval.
  - Requested standard conditions of draft approval.

The following agencies/departments have no concerns with the application:

- Bell Canada
- Dufferin Peel Catholic School Board
- Peel District School Board
- Enbridge
- Hydro One
- Rogers

Comments from the following agencies/departments remain outstanding:

- City of Brampton
- Region of Peel
- Toronto and Region Conservation Authority
- Town of Caledon, Community Services Department, Parks
- Town of Caledon, Engineering Services Department, Development Engineering
- Town of Caledon, Engineering Services Department, Transportation Engineering
- Town of Caledon, Fire and Emergency Services Department
- Town of Caledon, Planning Department, Development and Design
- Town of Caledon, Planning Department, Heritage
- Town of Caledon, Planning Department, Landscape
- Town of Caledon, Planning Department, Urban Design

### **Next Steps:**

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment and/or the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6 or [planning@caledon.ca](mailto:planning@caledon.ca).

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### **Appeal Procedures:**

If a person or public body would otherwise have an ability to appeal the decision of Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed official plan amendment is adopted and/or the Zoning By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon before proposed official plan is adopted and/or the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **Contact:**

For further information, please contact Sean Kenney, Senior Planner at 905.584.2272 x. 4199 or [sean.kenney@caledon.ca](mailto:sean.kenney@caledon.ca).

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: List of Supporting Material
- Schedule D: Concept Plan
- Schedule E: Draft Official Plan Amendment
- Schedule F: Draft Zoning By-law Amendment