



May 2, 2022

Town of Caledon
Planning and Development Committee C/O
Deputy Town Clerk
6311 Old Church Road
Caledon, ON
L7C 1J6

Attention: Ms. Jordyn Lavecchia, Deputy Clerk

RE: Written Comments
Proposed Official Plan Amendment POPA 2021-0008 and
Zoning By-law Amendment RZ 2021-0014
0 Airport Road and 6034 Mayfield Road
Town of Caledon, Regional Municipality of Peel

Dear Ms. Lavecchia,

I write on behalf of the 6086 Mayfield Inc., being the Registered Owner of lands municipally addressed as 6086 Mayfield Road and located immediate east of the above captioned lands, which are the subject of a Public Hearing to consider a proposed Official Plan Amendment and Zoning By-law Amendment to permit a development, generally consisting of two large-industrial buildings, with a total gross floor area of 44, 535 Square Metres including accessory office spaces of approximately 2,034 Square Metres.

Access to the proposed industrial development includes two (2) accesses from Airport Road including a proposed full-movement access and an additional access from Mayfield Road, located immediately adjacent to our Client's lands.

As the Technical Review of the proposed Official Plan Amendment and Zoning By-law Amendment applications continue, we respectfully request consideration and review of the proposed access from Mayfield Road be undertaken, noting the distance to our Client's existing access, which is proposed to remain. Further, the Region's Capital Plan for Mayfield Road including transportation improvements should also be considered when reviewing the proposed access from Mayfield Road.

BLACKTHORN DEVELOPMENT CORP.

Perhaps a Tertiary Plan demonstrating how both sites can be accessed would aid the Technical Review of the applications.

Moving forward, our Client intends to redevelop its lands to include a Corporate Office for Falcon Xpress Transportation Group Inc. and additional office and industrial units with associated parking and landscaping with the existing access from Mayfield Road to remain.

Our Client has retained our office to advance their long-range plans through the standard *Planning Act* process which include Pre-Consultation with the Town of Caledon and External Commenting Agencies.

Accordingly, our Client wishes to ensure the development of the lands subject to the above captioned applications will not adversely impact their existing land uses, access, and future plans.

Lastly, we respectfully request given our Client's vested interested, we respectfully request Notice of any future meetings, updates and Decisions related to the above captioned applications.

We appreciate the opportunity to provide these comments and look forward to future opportunities in participating throughout the processing of the Applications.

Please ensure the above Written Comments are provide to Members of the Planning & Development Committee as part of the Public Hearing record.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:
Mr. Sean Kenney, Senior Planner, Town of Caledon
Client