

IBI GROUP

300 – 8133 Warden Avenue
Markham ON L6G 1B3 Canada
tel 905 763 2322
ibigroup.com

February 21, 2023

Mayor and Members of Council
Town of Caledon
6311 Old Church Road
Caledon East, Ontario
L7C 1J6

Dear Mayor and Members of Council:

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS, 12505 HEART LAKE ROAD, WARD 2

Arcadis IBI Group on behalf of Caledon HL Developments Inc., c/o Berkshire Axis Developments, owners of the lands municipally known as 12505 Heart Lake Road (“subject site”), are in receipt of the February 21, 2023 Planning and Development Committee report entitled *Proposed Official Plan Amendment and Zoning By-law Amendment Applications, 12505 Heart Lake Road, Ward 2*, and would like to provide the following comments.

It is our position that we fundamentally disagree with Planning Staff’s position that the proposed applications are premature and incomplete and are not consistent with the Provincial Policy Statement, A Place to Grow: Growth Plan, Greenbelt Plan, Region of Peel Official Plan and the current Town of Caledon Official Plan. As further detailed within the Planning Justification Report submitted to the Town on August 16, 2022, based on IBI Group’s analysis of the subject site, the surrounding lands, supporting studies, and the applicable policy frameworks, the proposed development, Zoning By-law Amendments and Official Plan Amendments are consistent with and conform to Provincial planning policies and objectives including those of the Provincial Policy Statement, the Growth Plan, the Greenbelt Plan, as well as the policies of the Region of Peel, Town of Caledon and Toronto and Region Conservation Authority. It is our position that the proposed development represents an efficient use of land and expedites planned infrastructure and public service facilities while maintaining the protections in place for the natural heritage resources, and planned infrastructure on the site.

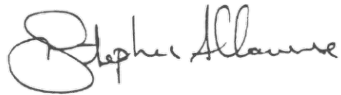
For background, Arcadis IBI Group had made a submission to the Town of Caledon on August 16, 2022 following a DART meeting held on December 16, 2021. The proposal seeks to develop six industrial warehousing buildings on what will be two separate lots to be created by way of the Proposed GTA West 410 Extension. The development would include a total Gross Floor Area (GFA) of 1,085,991 sq. ft.

Since the date of the DART meeting, IBI Group has made several efforts to coordinate and work collaboratively with the Town in the development of 12505 Heart Lake Road.

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We do not agree with Planning Staff's recommendation to refuse these applications based on the understanding that the development of these lands is premature.

Nevertheless, we trust you will take these comments into consideration and we look forward to future opportunities to discuss and work collaboratively with the Town of Caledon. If you have any questions or comments, please do not hesitate to contact the undersigned.

A handwritten signature in black ink that reads "Stephen Albanese". The signature is written in a cursive style with a large, stylized initial 'S'.

Stephen Albanese MCIP RPP
Arcadis IBI Group
Associate Director - Practice Lead, Planning