

MTO ERO
Environmental Policy Office
438 University Ave
Toronto, ON
M7A 1N3

January 7, 2024
File 8714-1

Attn: Ministry of Transportation

**RE: Highway 413 Focused Analysis Area (ERO number 019-9453)
12595 Airport Road, Caledon**

Weston Consulting is the planning consultant for the registered owner of property municipally addressed as 12595 Airport Road in the Town of Caledon (herein referred to as the “Subject Property”). The Subject Property is legally described as:

PT LT 4 CON 1 ALBION AS IN RO1137456; TOWN OF CALEDON (PIN 14348-0009 (LT))

In December 2024, the Province released the updated alignment and Focused Analysis Area (FAA) for the proposed Highway 413. This letter has been prepared in response to the updated FAA as it pertains to the Subject Property, and it is being submitted to the Environmental Registry of Ontario (ERO) before the deadline of January 8, 2024.

The Subject Property is located southeast of the intersection of Airport Road and Healey Road. The Subject Property is primarily vacant with a storage structure at the rear of the property (Figure 1). The Subject Property and adjacent properties have recently been included in the Urban Area of York Region and Town of Caledon. The Subject Property has an approximate area of 10.30 hectares (25.45 acres) and an approximate frontage of 152.4 metres along Airport Road. The Subject Property is partially located within the Toronto and Region Conservation Authority’s (TRCA) Regulated Area. The Subject Property is within less than 600 m distance from the Secondary Plan Area of Tullamore and is surrounded by multiple employment development applications in the surrounding.

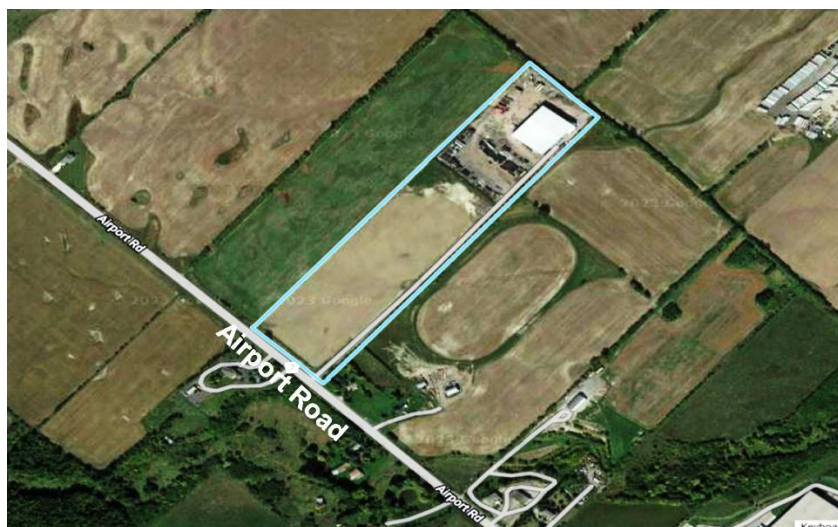


Figure 1: Aerial Photo of Subject Property

Highway 413 Alignment and Focused Analysis Area

The proposed Highway 413 (the “project”) will be a 52-kilometre (km) provincial highway, extending from Highway 400 in the east (between Kirby Road and King-Vaughan Road) to the Highway 401/407 ETR interchange in the west, linking the regional municipalities of York, Peel, and Halton. The project also includes a 4 km extension to Highway 410 and a 3 km extension to Highway 427, creating a total corridor length of 59 km. This new highway is designed to alleviate traffic congestion within the Greater Golden Horseshoe Region.

The Focused Analysis Area (FAA) refers to the zone surrounding the preferred route of Highway 413, encompassing properties that may be directly affected by the proposed transportation corridor.

We have been closely monitoring updates on Highway 413 and changes to the FAA as they relate to the Subject Property. We understand that the 2024 Draft FAA for Highway 413 was updated in December 2024 to incorporate key design changes and environmental considerations, reflecting targeted refinements to better address potential impacts. The Province is seeking feedback on the latest draft mapping, which will be reviewed and integrated as appropriate before the finalized FAA is released in 2025.

The purpose of this letter is to provide a formal response regarding the newly released alignment of Highway 413 and its FAA as it pertains to the Subject Property. The Subject Property is located approximately 1.3 km south of the proposed Highway Interchange Way at Airport Road and is within the Route Design Study Area. However, it is not included in the 2024 FAA (Figure 2), based on the interactive mapping available on the Highway 413 website.

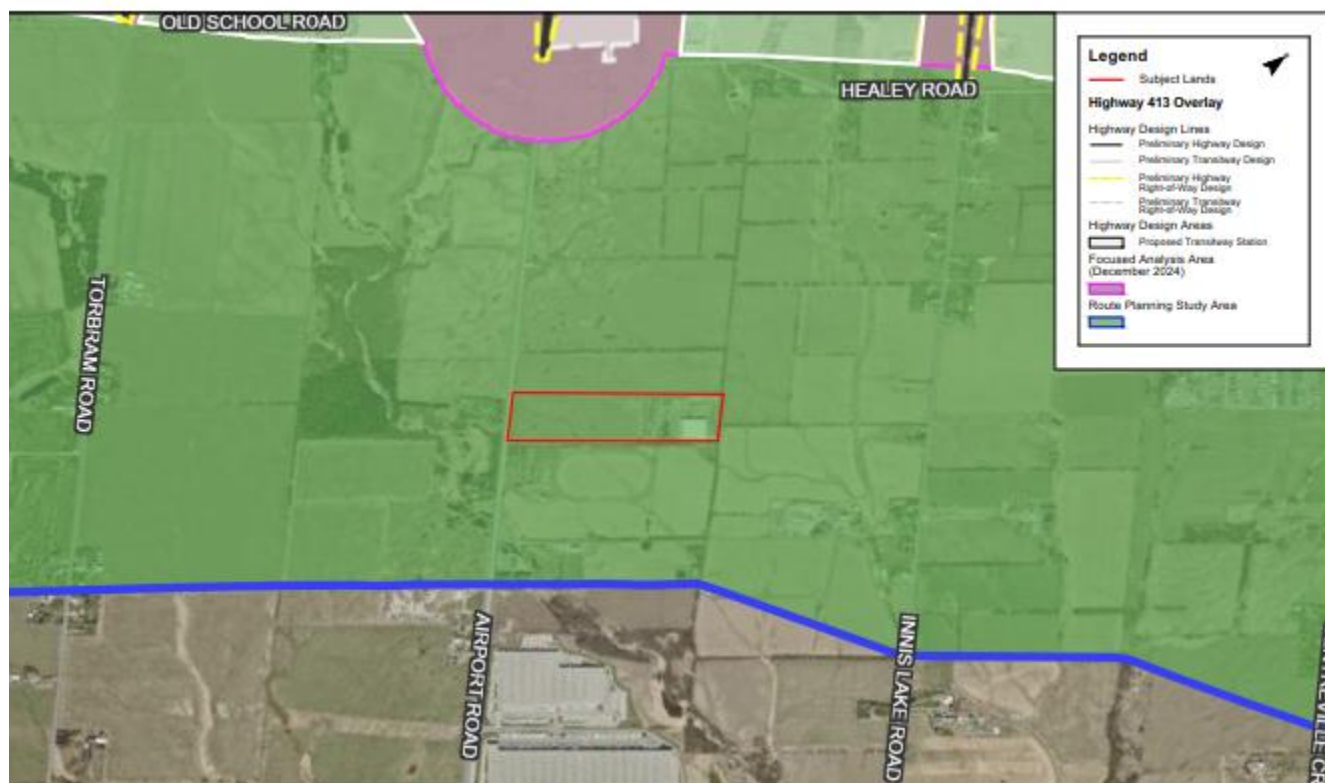


Figure 2: Highway 413 Alignment – Interactive Mapping

It is worth noting that the Subject Property is located in close proximity to the Tullamore Secondary Plan, which is intended for Prestige Employment. It has also been designated as an Employment Area by Future Caledon Official Plan, adopted by Town of Caledon Council in March 2024. With the recently approved MZO application for the properties addressed as 0 and 12245 Torbram Road, and 12542 Airport Road, Town of Caledon, to permit the development of a Business Park, along with other recent development applications, it is anticipated that the Subject Property and surrounding lands will contribute to the future employment area for the Town of Caledon and York Region. Therefore, the location of Highway 413 will facilitate truck and vehicle access to these sites, supporting employment growth.

We support not including the Subject Property in the FAA, so that it can serve the employment and job creation targets for York Region and, ultimately, the Province.

We will continue to monitor and participate in the Highway 413 Route Analysis process on behalf of the landowner and request to be notified of any additional or updated mapping, future reports, and/or upcoming meetings regarding this matter.

Thank you for the opportunity to provide comments. We reserve the right to provide additional comments in the future. Please do not hesitate to contact the undersigned at ext. 335 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate