

COMMITTEE OF ADJUSTMENT

NOTICE OF HEARING **CONSENT APPLICATION**

WEDNESDAY JULY 8, 2020

File No.: B 008 -20

Location of Subject Property: 460 Queen Street South

Property Owner: Husky Injection Molding Systems Ltd. (Agent: J. Kenny)

Purpose and Effect of Consent: The applicant is requesting to sever an area of approximately 19,381.67 square metres with a lot frontage of approximately 146.88 metres to create a day nursery and easements for sanitary, storm and servicing.

You are receiving this Notice as you are either the applicant, an owner of land within 60 metres of the subject land, or a person or public body who has requested to be notified.

Due to continuing efforts to contain the spread of COVID-19 and to protect individuals, Town Hall will not be open to the public to attend Committee of Adjustment Hearings until further notice.

Applicants

The applicant or any authorized person acting on behalf of the applicant may participate in the hearing through the electronic method provided by the Secretary-Treasurer/Legislative Services.

Public

Members of the public may access the meeting details on the above noted hearing date and time on the Town's website at <https://calendar.caledon.ca/meetings> or by telephone at 416-216-5643 Canada Toll (Toronto)
Meeting Access Code: 132 966 5501#
416-216-5643 Canada Toll (Toronto)
Meeting Access Code: 132 120 1889 #

Delegations

If you wish to speak to an application referenced on the agenda package, please visit the **Town's website (CofA page)** to submit the online delegation request form. https://forms.caledon.ca/do.aspx?interviewID=E000005_EngageCouncil&lang=en&AppName=E000005_EngageCouncil

Written Comments

In accordance with Ontario Regulation 197/96, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by regular mail or e-mail prior to the above-noted hearing date. Such written comments will form part of the public record.

Additional Information

Additional information regarding the application can be obtained by contacting the Secretary-Treasurer(s) of the Committee of Adjustment. Staff Reports can be made available on the Friday before the hearing date.

If you wish to be notified of the Decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer, Committee of Adjustment by mail or email to COFA.Agenda@caledon.ca.

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it approves or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca
T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

Local Planning Appeal Tribunal

The applicant, the Minister or any other person or public body who has an interest in the matter may, within TWENTY DAYS (20) of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the committee a Notice of Appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 207, as payable on an appeal from a committee of adjustment to the Tribunal. For more information on the prescribed fee and to obtain a copy of the appeal from, please visit the LPAT website at <http://elto.gov.on.ca>.

Staff note a cheque is required to be submitted payable to the Town of Caledon for\$209 for the preparation of the file materials to be forwarded to LPAT.

The land which is the subject of the application is also the subject of an application under the *Planning Act* for:

Official Plan Amendment:	Not Applicable
Zoning By-law Amendment:	Not Applicable
Consent:	B 009-20
Minor Variance:	Not Applicable

DATED AT THE TOWN OF CALEDON THIS 18th DAY OF JUNE, 2020.

Additional information regarding this notice may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday by calling 905-584-2272 ext. 4265/4291 or COFA.Agenda@caledon.ca.



6311 Old Church Road
Caledon, ON L7C 1J6
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T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

RECEIVED

JUN 05 2020



Personal information on this form is collected pursuant to the Planning Act and will be used in the processing of the application. Applicants are advised that the Committee of Adjustment is a public process in which all material provided may be considered public information and may be made available upon request. Questions should be forwarded to the Municipal Freedom of Information Coordinator at 905-584-2272.

Note: Pursuant to subsection 53(2) of the PLANNING ACT, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material, and the required fee(s) are received.

File Number: B 008 - 20

TAX ASSESSMENT ROLL NUMBER:

2124-020-025-03100-000

1. NAME OF OWNER

HUSKY INJECTION MOLDING SYSTEMS LTD

NAME OF AUTHORIZED AGENT

JEFF KENNY

STREET & NUMBER

460 QUEEN ST. S

STREET & NUMBER

2620 BRISTOL CIRCLE #100

CITY

BOLTON

POSTAL CODE

L7E 5S5

CITY

OAKVILLE

POSTAL CODE

L6H 6T7

TELEPHONE

E-MAIL

JEFF@HUSKY-CAD05-809-2544 x.15

TELEPHONE

E-MAIL

KENNY@STRATEGY.M...

2. The type and the purpose of the proposed transaction, such as: a transfer for the creation of a new lot; a lot addition; an easement; a charge; a lease or a correction of title. Please specify:

- LOT CREATION FOR THE PURPOSE OF A TRANSFER (SALE)
OF THE SEVERED LANDS

- GRANT SANITARY EASEMENT IN FAVOR OF HUSKY ACROSS
COPPER HILL PROPERTY

- MUTUAL INTEREST THROUGH SHARED SEWERAGE AGREEMENT (SSE)

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

ELM ACQUISITIONS CORP

4. LEGAL DESCRIPTION -

PART

Lot Lot 6 Concession 6 Former Township ALBION
OR DESIGNATED K2 PARTS 1-9 ON H3R-XXXXX
Lot Registered Plan

5. Are there any easements or restrictive covenants affecting the subject land?
 Yes ☒ No ☐

Specify: EASEMENTS ARE PROPOSED - SEE APPLICATION #2

6. DESCRIPTION OF LAND TO BE SEVERED: Dimensions of land (metric units):

Frontage: <u>146.88</u>	Depth: <u>176.34</u>	Area: <u>19,381.675</u>
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Existing Use: EX. VACANT BUILDING Proposed Use: DAY NURSERY

Number and use of buildings and structures (both existing and proposed) on the land to be severed:

(existing)	<u>1</u>
(proposed)	<u>1 (LND CHANGE PROPOSED)</u>

Access will be by:	Existing	Proposed		Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road – Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>	Private Right-of-way	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>			

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

Water supply will be by:	Existing	Proposed		Existing	Proposed
Publicly owned and operated water system SERVICES EXIST. BUT WILL BE MODIFIED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)		



Sewage disposal will be by:	Existing	Proposed		Existing	Proposed
Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>	Other (Specify)		

7. DESCRIPTION OF LAND TO BE RETAINED: Dimensions of land (metric units):

Frontage: 350m Depth: 584m Area: 202,220.20

Existing Use: MANUFACTURING Proposed Use: MANUFACTURING (10 CHUCKS)

Number and use of buildings and structures (both existing and proposed) on the land to be retained:

(existing) 5

(proposed) 0

Access will be by:	Existing	Proposed		Existing	Proposed
Provincial Highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road – Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>	Private Right-of-way	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>			

If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

Water supply will be by:	Existing	Proposed		Existing	Proposed
Publicly owned and operated water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify)		



Sewage disposal will be by:	Existing	Proposed		Existing	Proposed
Publicly owned and operated sanitary sewage system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>	Other (Specify)		

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning:	MS (EX) / MP (PROP)	MS + MS-317

Official Plan Designations:

Town of Caledon	PRESTIGE INDUSTRIAL	PRESTIGE + GENERAL INDUSTRIAL
Region of Peel	BUILT UP AREA - RURAL SERVICE CENTRE	BUILT UP AREA - RURAL SERVICE CENTRE

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act, or consent under section 53 of the Act? ☐ No ☒ Yes

If yes and if known, please provide the file number of the application and the decision on the application.

File # B-16-10 Decision: PASSED BUT CONDITIONS NOT FULFILLED

10. Has any land been severed from the parcel originally acquired by the owner of the subject land? ☒ No ☐ Yes

If yes, provide date of transfer: N/A Land Use: N/A

Name of Transferee: N/A

11. Is the subject land consistent with the Provincial Policy Statement? Yes ☒ No ☐

If NO, please explain 1



12. Is the subject land within an area of land designated under any provincial plan or plans?

No ☐ Yes ☒

If YES, does the application conform to or does not conflict with the applicable provincial plan or plans?

N/A

13. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

Plan of	File Number	Status		File Number	Status
Subdivision			Official Plan Amendment		
Minor Variance	A-053/10	PASSED	Zoning By-law Amendment	RZ-19-04	
Minister's Zoning Order	A-054/10		Consent	B-08-10	PAS
Approval of Power of Sale			Validation of the Title		Section 9

14. PERMISSION TO ENTER PROPERTY:

By completing the Declaration of Owner or Authorized Agent, I / We hereby acknowledge and authorize the members of the Town of Caledon Committee of Adjustment and staff as well as any other government body or agency, to enter upon the lands subject to this application for the purpose of conducting a site inspection and agree that no discussion shall take place with the Committee members during the site inspection.

AK Initials AK Initials

15. PRELIMINARY MEETING

Which municipal departments/agencies (if any) have you pre-consulted with in regard to this application? Please attach any relevant correspondence or briefs.

ALL - SEE ZBL & SPA COMMENTS FOR RZ 19-04 & SPA 19-0039



16. REGISTERED PROPERTY OWNER(S) APPOINTMENT AND AUTHORIZATION TO AN AGENT:

I / We, the undersigned, being the registered property owner(s) of the subject lands hereby authorize OFF KERRY STRATEGY LINK to act on my/our behalf
(Authorized agent's name)
with respect to making a consent application(s) to the Town of Caledon.

[Signature]
OWNER / SIGNING OFFICER

[Signature]
OWNER / SIGNING OFFICER



I have authority to bind the corporation.

HUSKY INJECTION MOLDING SYSTEMS LTD
NAME OF CORPORATION

MICHAEL NICHOLAS VP STRATEGY DEVELOPMENT
Print - FULL NAME AND POSITION

JUNE 5/2020

NOTE: i) If the owner(s) is a corporation, this appointment and authorization shall include the statement that the person signing this appointment and authorization has authority to bind the corporation or alternatively, the corporate seal is affixed over the signature.
ii) If there is more than one owner, all owners shall complete and sign this or affix an additional appointment/authorization form.
iii) If the agent is a corporation, specify by name the person(s) who is appointed on its behalf.

17. SIGN POSTING AND PROPERTY STAKING AGREEMENT:

I / We hereby acknowledge receipt of the Notice Sign from Town staff and agree that such Notice Sign shall be posted at least 14 days before the hearing on an application for a consent and clearly visible and legible from a public highway or other place to which the public has access, at every separately assessed property in the area to which the application applies or, where posting on the property is impractical, at a nearby location chosen by the Secretary-Treasurer.

I / we hereby acknowledge that failure to adequately post and maintain such sign may result in the deferral of the hearing of the application by the Committee of Adjustment and a deferral fee may be required to be paid to the Town by the Applicant at a cost established by By-law by the municipality.

[Signature]

Initials

[Signature]

Initials



18. DECLARATION OF OWNER OR AUTHORIZED AGENT

I, JEFF WENNY of the CITY of BURLINGTON

in the Region of HALTON:

Solemnly declare that all above statements and the statements contained in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Information is being collected under the authority of the *Planning Act*, R.S.O. 1990, CHAPTER P.13. In accordance with that Act, the Town of Caledon provides public access to all *Planning Act* applications, supporting information, and comments submitted to the Town for review. In submitting the information to the Town, the submitter acknowledges that the information contained in this application and any supporting information including reports, studies and drawings provided by the owners, agents, consultants or solicitors, and any comments received from the public, together constitute public information and will become part of the public record. In accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, copies of the application and any of its supporting information, documents or comments may be released or made available to the general public through the Town's website or by any other means.

Questions about this collection should be directed to the FOI Co-ordinator, Town of Caledon, 6311 Old Church Road, Caledon, ON L7C 1J6, telephone 905-584-2272 ext. 4168 or by email at records@caledon.ca.

Note: The signature of an applicant or authorized agent must be witnessed by a Commissioner, etc. A Commissioner is available at Town Hall, if needed.

DECLARED ^{by video before} before me at the
City of Toronto
in the Province
of Ontario
this 5 day of June 2020.

Signature of Commissioner, etc.

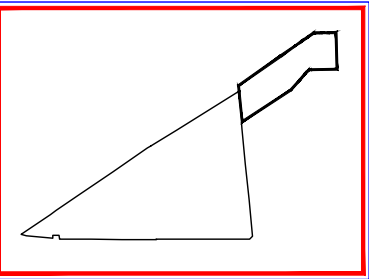
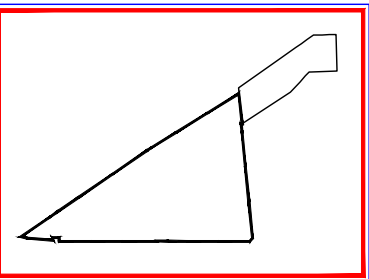
JOHN BOADWAY

Signature of Applicant/Agent/Owner

FLOOR AREAS		
MACHINE OPERATIONS		
Ground Floor	14,868 m ²	160,041 sq.ft
Mezzanine Floor	2,644 m ²	28,458 sq.ft
Floor Areas	17,512 m ²	188,499 sq.ft
MOLD OPERATIONS		
Ground Floor	13,731 m ²	147,797 sq.ft
Second Floor	4,229 m ²	45,522 sq.ft
Mezzanine Floor	182 m ²	1,958 sq.ft
Basement / Tunnel	865 m ²	9,311 sq.ft
Floor Areas	19,007 m ²	204,588 sq.ft
ADVANCED MANUFACTURING CENTER		
Ground Floor	9,864 m ²	106,175 sq.ft
Second Floor	4,034 m ²	43,426 sq.ft
Mezzanine Floor	937 m ²	10,087 sq.ft
Basement	1,220 m ²	13,133 sq.ft
Floor Areas	16,055 m ²	172,821 sq.ft
ROBOTICS DIVISION		
Ground Floor	3,418 m ²	36,790 sq.ft
Second Floor	1,435 m ²	15,451 sq.ft
Mezzanine Floor	90 m ²	969 sq.ft
NORTH PLANT EXPANSION		
Ground Floor	2,073 m ²	22,311 sq.ft
Floor Areas	7,016 m ²	75,521 sq.ft
DAYCARE CENTER		
Ground Floor	1,314 m ²	14,142 sq.ft
Second Floor	119 m ²	1,283 sq.ft
Basement	753 m ²	8,102 sq.ft
Floor Areas (excluding Basement)	1,433 m ²	15,425 sq.ft
GATE HOUSE		
Ground Floor	71 m ²	765 sq.ft
COMPONENTS BUILDING		
Ground Floor	16,958 m ²	182,541 sq.ft
Second Floor	1,370 m ²	14,747 sq.ft
Mezzanine Floors	723 m ²	7,783 sq.ft
Floor Areas	19,051 m ²	205,071 sq.ft
GROSS FLOOR AREAS	80,144 m ²	862,690 sq.ft

SITE STATISTICS BUILDING AREAS (Foot Print)			
MACHINE OPERATIONS			
Ground Floor	14,868 m ²	160,041 sq.ft	
MOLD OPERATIONS			
Ground Floor	13,731 m ²	147,797 sq.ft	
ADVANCED MANUFACTURING CENTER			
Ground Floor	9,864 m ²	106,175 sq.ft	
ROBOTICS DIVISION			
Ground Floor	3,418 m ²	36,790 sq.ft	
NORTH PLANT EXPANSION			
Ground Floor	2,073 m ²	22,311 sq.ft	
DAYCARE CENTER			
Ground Floor	1,314 m ²	14,142 sq.ft	
GATE HOUSE			
Ground Floor	71 m ²	765 sq.ft	
COMPONENTS BUILDING			
Ground Floor	16,958 m ²	182,541 sq.ft	
TOTAL BUILDING AREAS (Foot Print)	62,297 m ²	670,562 sq.ft	
SITE AREAS			
LOTS 5 AND 6	18.064 ha	44.63 Acre	180,639 m ²
Paved Areas			±73,264 m ²
Landscaped Areas			±52,947 m ²
Undeveloped Area			±8,089 m ²
COMPONENTS BUILDING SITE	3.70 ha	9.14 Acre	37,006 m ²
Paved Areas			±13,687 m ²
Landscaped Areas			±6,361 m ²
TOTAL SITE AREAS	21.764 ha	53.77 Acre	217,645 m ²
			2,342,797 sq.ft

PARTS OF LOTS 5 AND 6 CONCESSION VI AND
PART ALLOWANCE FOR ROAD BETWEEN LOTS 5 AND 6 CONCESSION VI AND
PART OF THE WEST HALF OF LOT 6 AND
PART OF THE EAST HALF OF LOT 7 CONCESSION 6 AND
BLOCK B,
REGISTERED PLAN 593
AND
PART OF LOT A, BLOCK 6
PLAN BOL-7
TOWN OF CALEDON
(FORMERLY IN THE TOWNSHIP OF ALBION, COUNTY OF PEEL)
REGIONAL MUNICIPALITY OF PEEL



ROBOTICS

AMC

COMPONENTS

MOLDS

MACHINES

DAYCARE

REV.	DESCRIPTION	DATE	BY

THIS DRAWING IS THE PROPERTY OF INTERMORTH CONSTRUCTION COMPANY LIMITED AND IS SOLELY ISSUED FOR THE USE OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF INTERMORTH CONSTRUCTION COMPANY LIMITED.

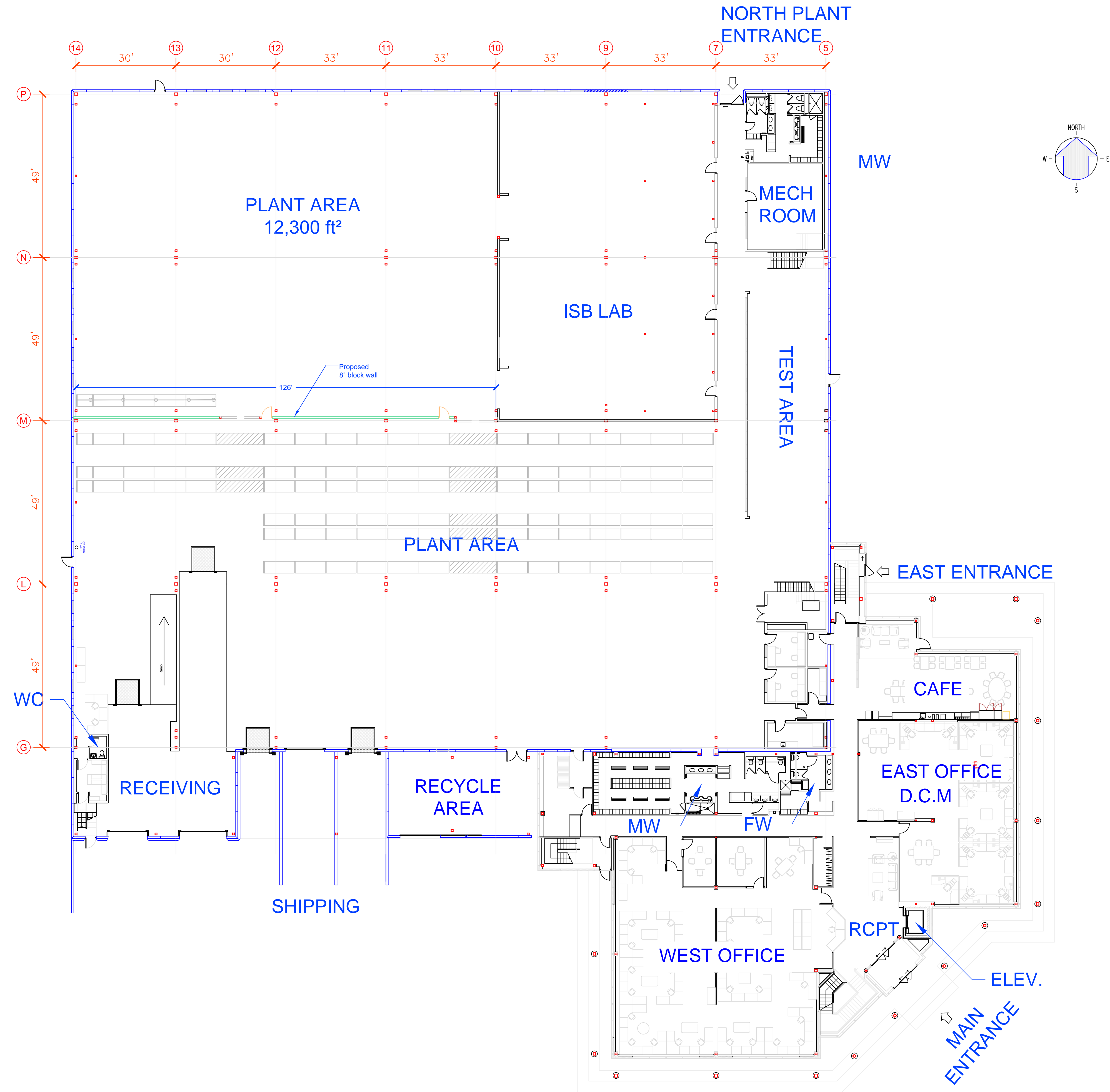
CHECK SCALE
(print may be photo-reduced)
0 1 2 m
0 1 2 ft

COMPONENTS BUILDING
for
HUSKY INJECTION
MOLDING SYSTEMS L.TD.
BOLTON ONTARIO

Intermorth
Intermorth Construction Company Limited
Mississauga, Ontario
Telephone: (905) 625-7120
Fax: (905) 625-1841

BUILDING AND
SITE STATISTICS

DATE	MAR. 12, 1997
DRAWN BY	APL
SCALE	1 : 1000 Metric
DRWG. No.	PROJECT No.
ST1A	6815
	E96036



NO.	ISSUED/REVISED	DATE
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STAMP

HUSKY
INJECTION MOLDING SYSTEMS LTD.

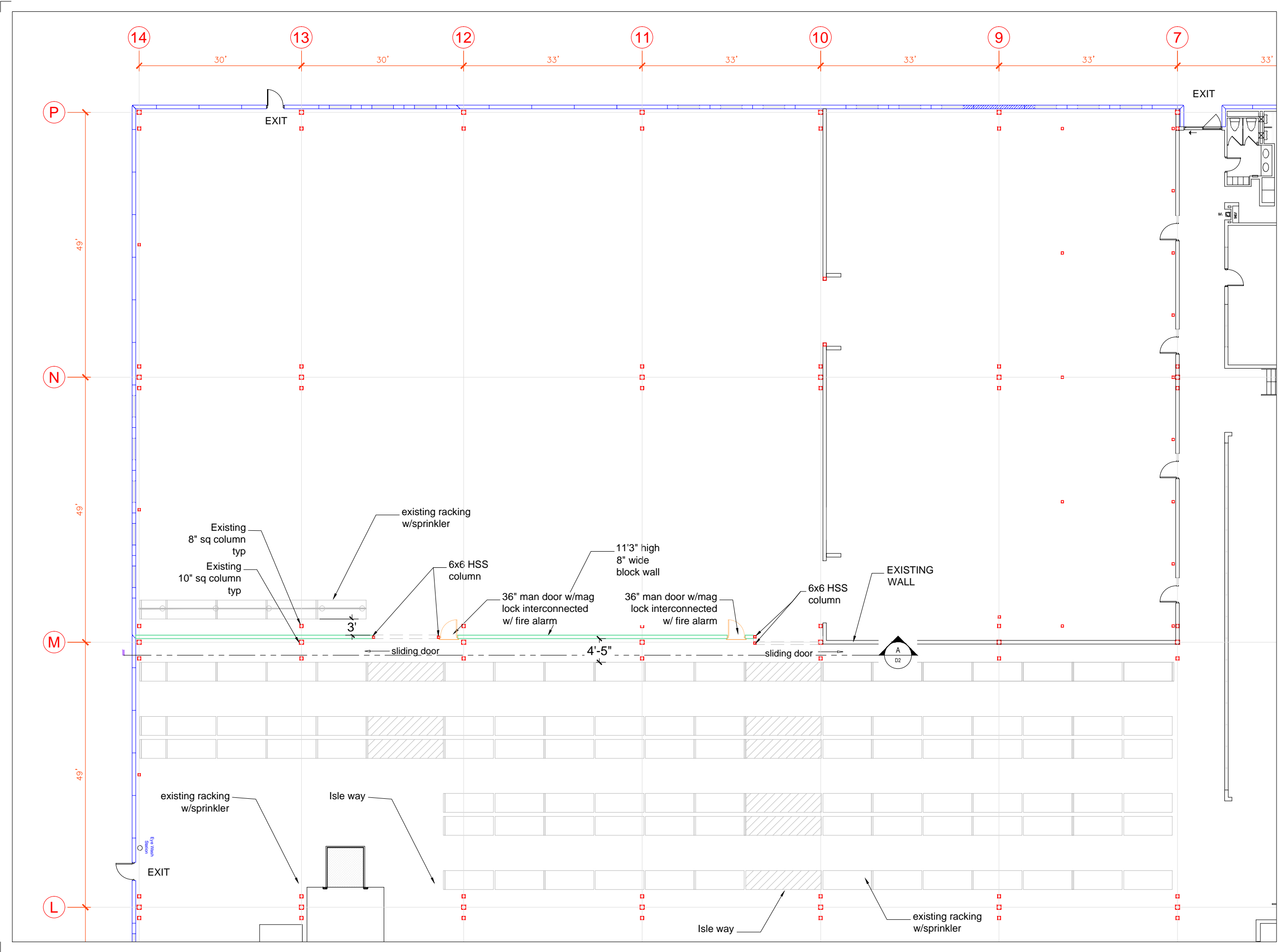
FACTORY PLANNING GROUP
480 QUEEN STREET
BOLTON, ON. CANADA L7E 5S5
TEL: (905)951-5000 FAX: (905)951-5387

PROJECT:
Husky Injection
Molding Systems
Bolton Campus

PROJECT NO. MP7035

DRAWING TITLE:
BDC Plant Floor
Proposed wall
Building Plan View

DATE	SCALE	DRAWING NO.
04/08/11	1/16"=1'	G1
DRAWN W.A	CHECKED J.F	



NOTE

NO.	ISSUED/REVISED	DATE
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STAMP

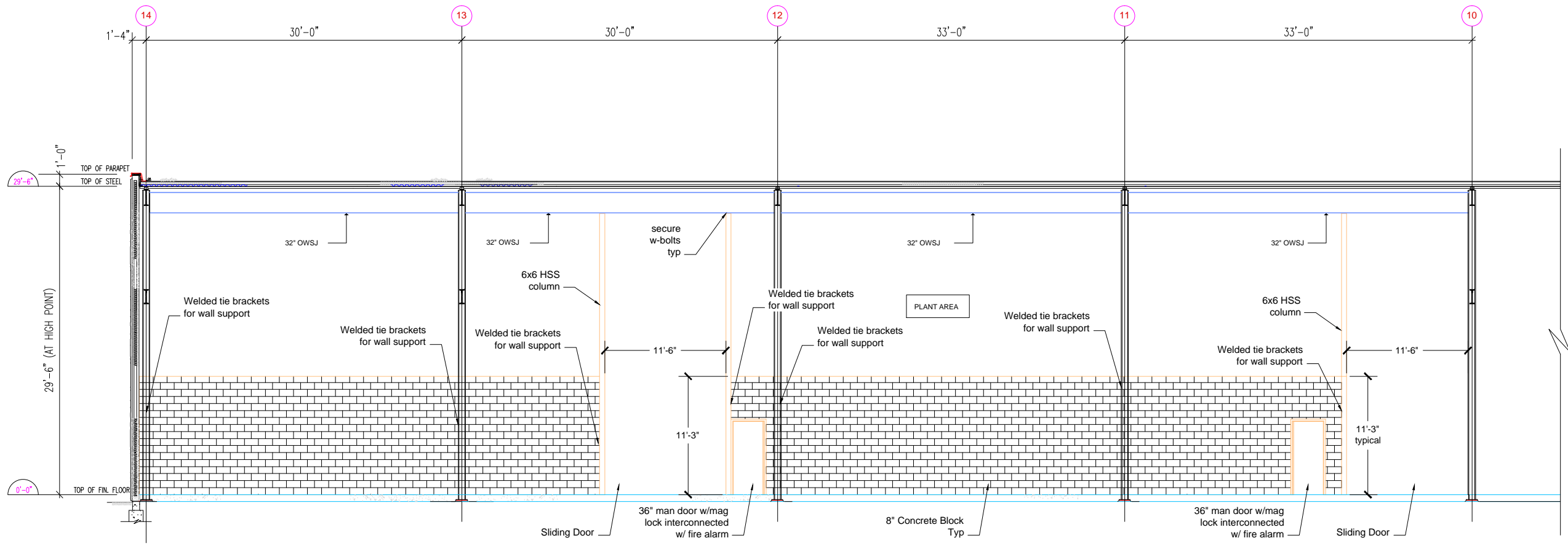
HUSKY
INJECTION MOLDING SYSTEMS LTD.
FACTORY PLANNING GROUP
480 QUEEN STREET
BOLTON, ON, CANADA L7E 5S5
TEL: (905)951-5000 FAX: (905)951-5387

PROJECT:
Husky Injection
Molding Systems
Bolton Campus

PROJECT NO. MP7035

DRAWING TITLE:
BDC Plant Floor
Proposed wall
Detail View 1

DATE	SCALE	DRAWING NO.
04/08/11	1/8"=1'	D1
DRAWN W.A	CHECKED J.F	



NOTE

NO.	ISSUED/REVISED	DATE
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STAMP

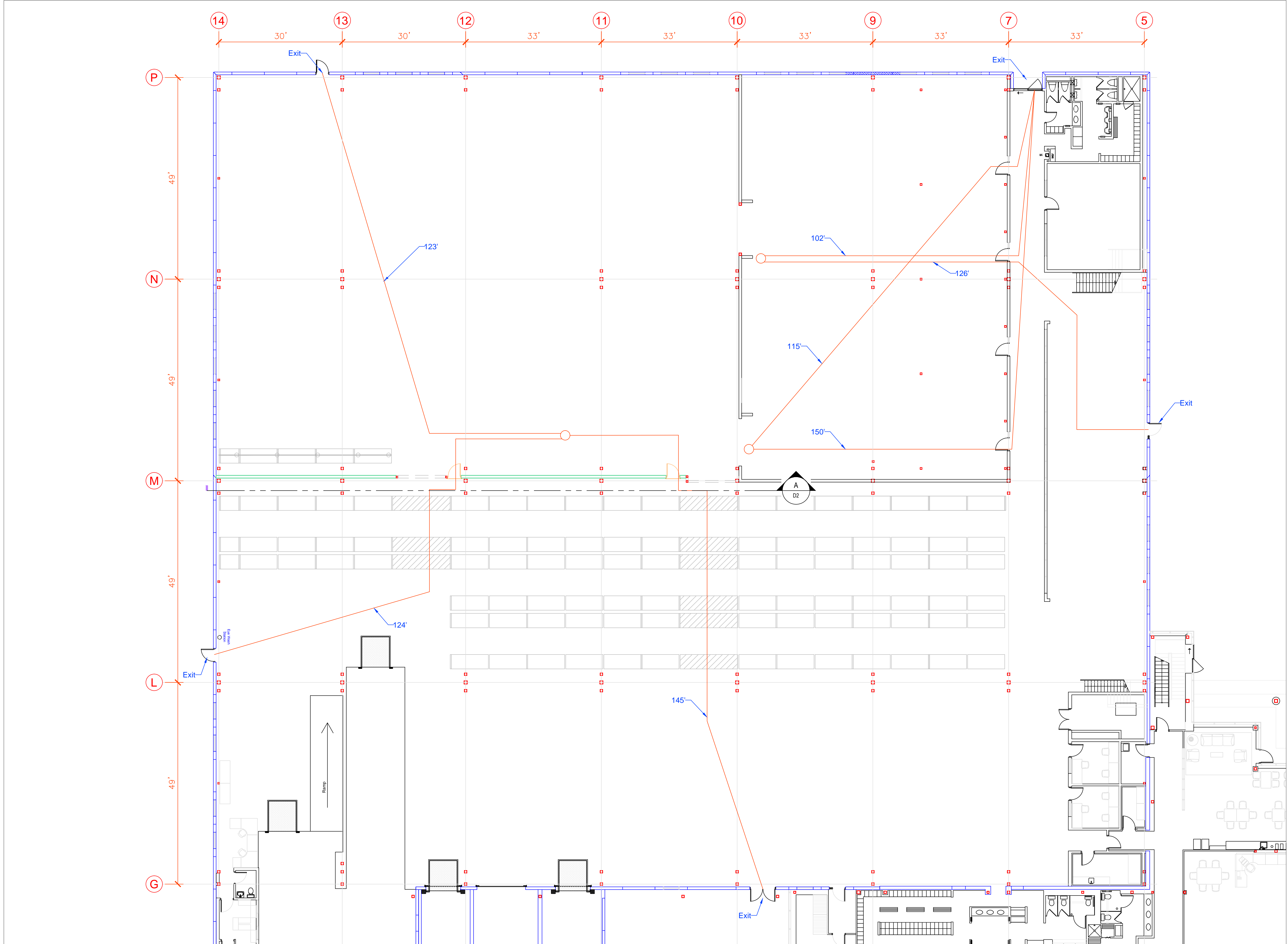
HUSKY
INJECTION MOLDING SYSTEMS LTD.
FACTORY PLANNING GROUP
480 QUEEN STREET
BOLTON, ON, CANADA L7E 5S5
TEL: (905)951-5000 FAX: (905)951-5387

PROJECT:
Husky Injection
Molding Systems
Bolton Campus

PROJECT NO. MP7035

DRAWING TITLE:
BDC Plant Floor
Proposed wall
Elevation View

DATE	SCALE	DRAWING NO.
04/08/11	3/16"=1'	D2
DRAWN W.A	CHECKED J.F	



NOTE

NO.	ISSUED/REVISED	DATE
-----	----------------	------

STAMP

HUSKY
INJECTION MOLDING SYSTEMS LTD.

FACTORY PLANNING GROUP
480 QUEEN STREET
BOLTON, ON, CANADA L7E 5S5
TEL: (905)951-5000 FAX: (905)951-5387

PROJECT:
Robotics Plant Area
ISB lab
Wall Expansion

PROJECT NO. MP7035

DRAWING TITLE:
Fire Exit
Path of Travel
Layout

DATE	SCALE	DRAWING NO.
04/7/11	3/32"=1'	T1
DRAWN W.A	CHECKED J.F	

PLAN OF SURVEY OF
PART OF LOT 6, CONCESSION 6
(FORMERLY TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:750

5 0 5 10 15 25 50 metres

YOUNG & YOUNG SURVEYING INC.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE				
PART	PART OF LOT	CONCESSION	PART OF PIN	AREA M ²
1	6	6	14325-0090 (LT)	17132.135
2				36.967
3				255.218
4				794.747
5				0.913
6				6.079
7				491.010
8				664.539

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE

FRANK MAURO, B.Tech
ONTARIO LAND SURVEYOR

PLAN 43R-

RECEIVED AND DEPOSITED

DATE

REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF PEEL (No. 43)

REGISTERED PLAN No. 593

WILTON DRIVE

BY REGISTERED PLAN No. 593
PIN 14235-0227 (LT)

PART 2, PLAN 43R-16523
PIN 14235-0143 (LT)

0.3 Reserve
Reg'd Plan 593

MOST NORTHERLY ANGLE
LOT 6, CON. 6

SEE DETAIL
'A'

PART 8

PART 5

LOT

CONCESSION

PART 1, PLAN 43R-34245
PIN 14325 - 0090 (LT)

PART 1

PART 4

PART 4, PLAN 43R-34245

THE KING'S HIGHWAY No.50
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7
PIN 14353-0012 (LT)

DETAIL 'A'
NOT TO SCALE

WILTON DRIVE

MOST NORTHERLY ANGLE
LOT 6, CON. 6

PART 7

PART 8

PART 5

PART 3

PART 2

PART 4

PART 4, PLAN 43R-34245

PART 4, PLAN 43R-16523

PIN 14325-0144 (LT)

CENTRELINE OF ORIGINAL ROAD ALLOWANCE

THE KING'S HIGHWAY No.50

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE DAY OF 2020

DATE

FRANK MAURO, B.Tech.,
ONTARIO LAND SURVEYOR

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (1997).
COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
A	4858403.140	602233.928
B	4858116.846	602007.486

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL)
(1997.0).

DISTANCE NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999694

LEGEND

- DENOTES FOUND BAR
- DENOTES PLANTED BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- Ms DENOTES MEASURED
- WIT DENOTES WITNESS
- 1446 DENOTES J.K. YOUNG, OLS
- 1493 DENOTES J.F.G. YOUNG, OLS
- P DENOTES PLAN 43R-34245
- P1 DENOTES PLAN 43R-16523
- NTS DENOTES NOT TO SCALE



**YOUNG & YOUNG
SURVEYING INC.**
A Subsidiary of Mauro Group Inc.

2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.youngsurveying.ca - info@youngsurveying.ca

PARTY CHIEF: BP DRAWN BY: IG/JA CHECKED BY: FM
CLIENT: HUSKY INJECTION MOLDING SYSTEMS LTD.
PATH: F:\PROJECTS\2019\B7304\MSCAD\B7304_P_v7.DWG

PROJECT No. 19-B7304

PLOT DATE: MARCH 30, 2020

COMMITTEE OF ADJUSTMENT

Application for Consent

July 8, 2020

‘B’ 008-20, Husky Injection Molding Systems Limited, 460 Queen Street S, Ward 5

RECOMMENDATION

Staff is of the opinion that the proposal conforms to Section 51(24) of the Planning Act, as amended, R.S.O. 1990. Planning Staff recommend approval of consent application File No: ‘B’ 008-20 subject to the below conditions:

1. That the Secretary-Treasurer receive written confirmation from Legal Services that ‘B’ 009-20 is registered prior to the Certificate for ‘B’ 008-20 is issued.
2. That the Secretary-Treasurer receive written confirmation that Zoning By-law Amendment RZ 19-04 is in full force and effect.
3. That the Secretary-Treasurer receive confirmation from Legal Services indicating that the Applicant has provided the following items:
 - a. Draft Transfer prepared to the satisfaction of Legal Services for the subject consent application;
 - b. Signed Solicitor’s Undertaking to provide the registered documents listed in (a) immediately after registration of the same.
4. That the Secretary-Treasurer receives a letter from the Zoning Administrator confirming that both the severed and retained parcels satisfy all applicable zoning by-law standards. The owner/agent must submit a development plan/draft reference plan (drawn to scale in metric) certified by an Ontario Land Surveyor showing sufficient detail for staff to assess compliance with all the applicable standards.
5. That the Secretary-Treasurer receive confirmation from the Town’s Landscape Architect that Cash in lieu of parkland be paid in accordance with Town of Caledon by law BL-2013-104.
 - a. The applicant shall be required to submit an AACI long for appraisal for review by the Town. The appraisal is required to be drafted by an AACI accredited appraiser. If the appraisal is required to be peer reviewed it shall be at the applicants cost.
6. That the Secretary-Treasurer receives confirmation from the Region of Peel that the applicant has made satisfactory arrangements with the Region, Public Works with respect to the location of existing and installation of new services and/or possible required private service easements.

PROPOSAL

The applicant is proposing to sever lands approximately 19,381.75m² in area with a lot frontage of approximately 146.88m for the creation of a new lot for a day nursery. An associated consent application under file 'B' 009-20 has been submitted for consideration of easements for sanitary, storm and servicing.

ANALYSIS

Town of Caledon Official Plan

The subject property is designated Prestige Industrial and General Industrial on Schedule 'C' – Bolton Land Use Plan in the Town of Caledon Official Plan.

Uses permitted in the Prestige Industrial designation includes, among others, Corporate Offices, Offices related to Industrial uses and Day care facility. Uses permitted in the General Industrial designation includes, among others, Warehousing, Manufacturing and Offices related to Industrial uses. The proposed severance is located within the Prestige Industrial Designation.

Zoning By-law 2006-50, as amended

The subject property is zoned Serviced Industrial (MS) and Serviced Industrial Exception 317 (MS-317) by Zoning By-law 2006-50, as amended.

Uses permitted in the Serviced Industrial Exception 317 (MS-317) zone include an Industrial Use. Uses permitted in the Serviced Industrial (MS) zone includes, among others, Industrial and Warehouse use. The proposed severance is located within the MS zone.

The applicant has a concurrent Zoning By-law Amendment Application (RZ 19-04) under review by the Town in which the applicant is proposing a site-specific zone to permit a Day Nursery (Day Care) as a standalone use, no longer accessory to a permitted primary use. Further, there is also a concurrent Site Plan Application (SPA 19-39) to establish site design and detail.

Both the severed and retained parcels will meet the minimum lot area and minimum lot frontage in their respective zones and in compliance with the Zoning By-law.


Staff note that the lands adjacent to the subject lands are similar configuration and size, thus keeping with the character of the surrounding area.

The Region of Peel has reviewed the proposed consent and advises that severing the lands may adversely affect the existing location of the water and sanitary sewer services. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements. Review of the draft easement document is required by the Region of Peel.

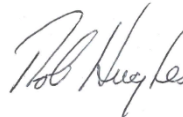
CONCLUSION

Based on the above, it is the opinion of Development staff that the proposed severance to create two industrial lots is consistent with the Town's Official Plan and Zoning By-law and therefore staff recommend approval of 'B' 008-20.

Respectfully submitted by,



Cristina Di Benedetto
Community Planner



Rob Hughes
Manager, Planning Services

COMMITTEE OF ADJUSTMENT

DRAFT CONDITION(S)

File Number: B 008-20

1. That the Secretary-Treasurer's Certificate fees shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate.
2. That the Secretary-Treasurer receive draft reference plan(s) for approval by the Development and Legal Section;
3. That the Secretary-Treasurer and Legal receive the required number of prints of the resultant deposited reference plan(s);
4. That the Secretary-Treasurer receive a letter from the Zoning Administrator confirming that both the severed and retained parcels satisfy all applicable zoning by-law standards. The owner/agent must submit a development plan (drawn to scale in metric) certified by an Ontario Land Surveyor showing sufficient detail for staff to assess compliance with all the applicable standards.
5. That the Secretary-Treasurer receive written confirmation that Rezoning RZ 19-04 is in full force and effect, if required.
6. That the Secretary-Treasurer receive a cheque made payable to the Town of Caledon for cash-in-lieu of parkland in accordance with Section 53(13) of the Planning Act and Town By-Law 2013-104. The amount of cash-in-lieu of parkland dedication owed to the Town will be determined through the submission of an AACI long form appraisal per lot provided by the applicant to the Town. If the appraisal is required to be peer reviewed it shall be at the applicants cost.
7. That the Secretary-Treasurer receive confirmation from Legal Services indicating that the Applicant has provided the following items:
 - a. Draft Transfer prepared to the satisfaction of Legal Services for the subject consent application; and,

- b. Signed Solicitor's Undertaking to provide the registered documents listed in (a) immediately after registration of the same.
- 8. That the Secretary-Treasurer receive confirmation from the Region of Peel, Public Works that satisfactory arrangements shall be made with respect to the location of existing and installation of new services and/or possible private service easements.
- 9. That the Secretary-Treasurer receive confirmation from Town's Corporate Services department that there are no outstanding financial obligations.
- 10. That the Secretary-Treasurer receive written confirmation from Legal Services that B 009-20 is registered before Certificate B 008-20 is issued.

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

June 24, 2020

Cindy Pillsworth, Secretary-Treasurer
Committee of Adjustment,
Town of Caledon
6311 Old Church Road
Caledon, ON, L7C 1J6

Re: Caledon Committee of Adjustment – B 008-20 & B 009-20 – 460 Queen Street

Dear Ms. Pillsworth,

Regional Planning staff have reviewed the above noted consent applications and offer the following comments and conditions:

Regarding Consent File - B 008-20

Servicing – Iwona Frandsen (905) 791-7800, extension 7920

Comments:

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. Review of the draft easement document is required by the Region of Peel.

Condition:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Regarding Consent File - B 009-20

Servicing – Iwona Frandsen (905) 791-7800, extension 7920

Comments:

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. Review of the draft easement document is required by the Region of Peel.

Condition:

Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Public Works

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tel: 905-791-7800

peelregion.ca

For further questions or concerns please contact the undersigned at 905-791-7800, extension 7921, or by email at: dylan.prowse@peelregion.ca

Yours truly,



Dylan Prowse
Junior Planner
Development Services