

Public Meeting Information Report

Planning and Development Services Division

Public Meeting: September 8, 2020 at 7:00 p.m. (Electronic/Virtual Meeting)

Applicant: Glen Schnarr & Associates Inc. on behalf of Tolia Landscaping and Plowing Inc.
File No.: RZ 2020-0002
Address: 6809 Healey Road, Ward 4

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 or the Clerk of the Town of Caledon. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject land is located at 6809 Healey Road, on the south side of Healey Road and west Centreville Creek Road. The lands are legally described as Part Lot 5, Concession 2 (Albion). See Schedule "A" – Location Map, attached. The property is 2.67 ha (6.62 ac) in size and is currently occupied by an existing detached dwelling used solely as an office (386 m²), a metal storage building (380.90 m²), covered gasoline pump island (approximately 32 m²), a garbage enclosure (23 m²), a concrete precast and covered area for storage of materials and salt (approximately 784 m²), metal shed (43.74 m²) and associated uses. These buildings and structures currently exist on the subject property with the exception of the garbage enclosure and a barrier-free ramp to the existing office which are proposed through the associated Site Plan application (SPA 2019-0008). The surrounding land uses are primarily agricultural and rural residential. Please see Schedule "B" – Aerial Photograph, attached.

The subject property falls within the A Place to Grow Plan: Growth Plan for the Greater Golden Horseshoe area. 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 Prime Agricultural Area and Environmental Policy Area as shown on Schedule "A", Town of Caledon Land Use Plan. The property is zoned Small Agricultural Holdings (A3) and Environmental Policy Area 2 Zone (EPA2) in Zoning By-law 2006-50, as amended.

Proposal Information:

On January 17, 2020, the Town of Caledon received a proposed Zoning By-law Amendment (Temporary-Use) application (RZ 2020-0002) from Glen Schnarr & Associates Inc. on behalf of Tolia Landscaping and Plowing Inc. for the subject lands. The application was deemed complete on February 27, 2020. Please see Schedule "C" – Supporting Material, for a list of material submitted in support of the application. This material is also available for viewing on the Town's website.

The applicant is proposing to amend the Zoning By-law for the subject lands from Small Agricultural Holdings (A3) and Environmental Policy Area 2 Zone (EPA2) to Small Agricultural Holdings (A3), Small Agricultural Holdings – Temporary X (A3-TX) and Environmental Policy Area 1 Zone – Temporary X



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(EPA1-TX) to permit a contractor's facility with an accessory business office, accessory gasoline pump island and an accessory open storage area for a period of three (3) years. Please see Schedule "D" – Concept Plan, and Schedule "E" – Draft Zoning By-law Amendment, attached.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Enterprise and Caledon Citizen on March 5, 2020.

As required by the *Planning Act*, a sign was posted on the property on March 5, 2020.

In accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft). In addition, the Notice was posted on the Town's website and placed in the Caledon Enterprise and Caledon Citizen on August 13, 2020.

The subject application was most recently circulated to external agencies and internal departments for review and comment on June 19, 2020. Comments received are briefly outlined below for your information:

- Town of Caledon, Community Services Department, Development Planning: The Official Plan review process is currently underway, and the compatibility of land uses is a key focus for the Town. The purpose of Temporary Use By-laws is to permit a specific use on a site for a period of up to three years in accordance with the provisions of the Planning Act. Temporary Use By-laws are not to be used in a way that will prevent the use of land for its intended purpose. Temporary Use By-laws facilitate a way to zone lands where the specific use is appropriate in the short-term. Should the By-law be supported by Council, the applicant must be cognizant that the use as proposed may not be the land use intended for the lands upon completion of the Official Plan Review. Any Temporary Use By-law must conform to Section 6.2.13 of the Town of Caledon Official Plan.
- Ministry of Transportation (GTA West): The proposed site is located within the GTA West Study Area, but outside of the 2019 "Draft" Focused Analysis Area (FAA). As such, the lands identified are still subject to the outcome of the study including the determination of the preferred transportation solution. MTO recommends that the temporary use permissions be provided for not more than three years and advise the property owner against making substantial improvements to the property during this period of time. (*Note: Pending Updated Comments to Reflect the New Refinement of the GTA West Corridor*).
- Region of Peel: Generally, Regional staff would not encourage landscaping and plowing uses that are not an on-farm diversified use associated with an active farm operation to be permitted in a Prime Agricultural Area. Should the Town be satisfied as to the conformity of the proposed Temporary Use By-law application with the Town's Official Plan, Regional staff have no objection.

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

- Town of Caledon, Community Services Department, Building Services
- Town of Caledon, Community Services Department, Development Engineering
- Town of Caledon, Community Services Department, Fire and Emergency Services
- Town of Caledon, Community Services Department, Open Space (Landscape)
- Town of Caledon, Community Services Department, Municipal Numbers
- Town of Caledon, Community Services Department, Urban Design
- Town of Caledon, Community Services Department, Zoning



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- Town of Caledon, Corporate Services Department, Accessibility
- Town of Caledon, Finance and Infrastructure Services Department, Transportation
- Dufferin-Peel Catholic District School Board (DPCDSB)
- Peel District School Board (PDSB)
- Enbridge
- Hydro One
- Toronto and Region Conservation Authority (TRCA)
- Ontario Provincial Police (OPP)

Comments from the following agencies/departments remain outstanding:

- Municipal Property Assessment Corporation (MPAC)
- Bell Canada
- Canada Post
- Rogers Communications Canada Inc.

Next Steps:

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6.

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 the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Municipal Board.

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 the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Contact:

For further information, please contact Aidan Pereira, Community Planner at 905-584-2272 ext. 4504 or aidan.pereira@caledon.ca.

Attachments:

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