

Notice of Public Meeting Proposed Official Plan Amendment and Zoning By-law Amendment

FILE NUMBER(S): POPA 18-02 & RZ 18-04

Community Involvement:

The Town has received proposed Official Plan Amendment and Zoning By-law Amendment applications. This is your way to offer input and get involved.

Applicant and Location:

Applicant: MJJJ Developments Inc.

Location: 12415 Coleraine Drive, Bolton
Part Lot 3, Concession 6 (Albion)
East side of Coleraine Drive, south of George
Bolton Parkway and north of Parr Boulevard
Ward 5

Site Area: 2.78 ha (6.87 ac)

Please visit the Town's website at www.caledon.ca/development or contact the Development Planner to obtain a copy of the location map.

What are the Proposed Changes?

To amend the **Official Plan** to site-specifically permit an asphalt plant as a permitted use in the Prestige Industrial designation and to amend **Zoning By-law 2006-50** from an Agricultural (A1) Zone to a site specific Prestige Industrial (MP-XX) Zone to permit an asphalt plant consisting of a 2-storey, 1,042 m² office building fronting onto Coleraine Drive and a hot mix asphalt plant with associated open storage and 1-storey, 46 m² seasonal office building accessed from Simpson Drive.

Additional Information

A copy of the proposed Zoning By-law Amendment and Official Plan Amendment and additional information and material about the proposed applications are available to the public at the Planning and Development Section at Town Hall. Office hours are Monday to Friday from 8:30 a.m. to 4:30 p.m.

Appeal Procedure:

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 proposed Official Plan Amendment is passed and/or the Zoning By-law Amendment is adopted, the person or public body is not entitled to appeal the decision of The Corporation of the Town of Caledon to the Local Planning Appeal Tribunal.

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 proposed Official Plan Amendment is passed and/or the Zoning By-law Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

How to Stay Informed:

If you wish to stay informed of the project described above, or if you wish to be notified of the decision of The Corporation of the Town of Caledon in respect of the proposed Plan of Subdivision, Official Plan Amendment and/or Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

Accessibility

If you require an accessibility accommodation to attend or participate in this Public Meeting, or to access any materials related to this item in an alternate format please contact Legislative Services by phone at 905-584-2272 x.2366 or via email at accessibility@caledon.ca. Requests should be submitted at least 10 days before the Public Meeting.



When and Where:

Tuesday January 15, 2019

Info Session: 6:00 p.m.

Public Meeting: 7:00 p.m.

Council Chamber, Town Hall,
6311 Old Church Road,
Caledon East, L7C 1J6



Additional Information:

Contact Mary T. Nordstrom,
Senior Development Planner
at 905.584.2272 x.4223 or
mary.nordstrom@caledon.ca



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

Notice Date: December 20, 2018



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

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: January 15, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: MJJJ Developments Inc.

File No.: POPA 18-02, RZ 18-04

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 and to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not be commenting on the proposal or making any recommendations at the Public Meeting. A Planning Report may 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 on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject lands are located at 12415 Coleraine Drive in Bolton. See Schedule "A" – Location Map, attached. The subject lands are approximately 2.78 ha (6.87 ac) in size and currently accommodate a single-detached residential dwelling that the applicants have advised will be demolished to facilitate the subject proposal. The surrounding land uses are rural residences to the north, employment uses to the east and south and agricultural uses to the west. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as Rural Service Centre. The Town's Official Plan designates the lands as Prestige Industrial on Schedule C-5 – South Simpson Industrial Secondary Plan. The subject lands are zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

Proposal Information:

Applications for Official Plan Amendment and Zoning By-law Amendment were submitted by MJJJ Developments Inc. to the Town and deemed complete on July 18, 2018.

The applications are proposing to amend the Official Plan to site-specifically permit an asphalt plant as a permitted use in the Prestige Industrial designation and to amend Zoning By-law 2006-50 from Agricultural (A1) to a site-specific Prestige Industrial (MP-XX) Zone to permit an asphalt plant consisting of a 2-storey, 1,042 m² office building fronting onto Coleraine Drive and a hot mix asphalt plant with associated open storage and 1-storey, 46 m² seasonal office building accessed from Simpson Drive.

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 placed in the Caledon Enterprise and Caledon Citizen on July 26, 2018 and signage posted on the property.

The subject applications were circulated to external agencies and internal departments for review. A summary of the technical comments received to date include, but are not limited to the following:

Public Meeting Information Report

Community Services Department - Planning & Development

- Concerns about potential impacts of the proposed asphalt plant related to traffic, noise, air quality and groundwater;
- Concerns with the proposed use from policy, urban design, engineering, landscape, transportation and economic development perspectives;
- Concerns about potential to retain and attract prestigious industries and investment to a planned prestige industrial area;
- Proposed grading and walls (retaining/noise/screening) do not meet Town standards; and
- Concerns about non-compliance with applicable Provincial, Regional and Town policies.

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 of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on December 20, 2018 and posted on the Town's website.

Next Steps:

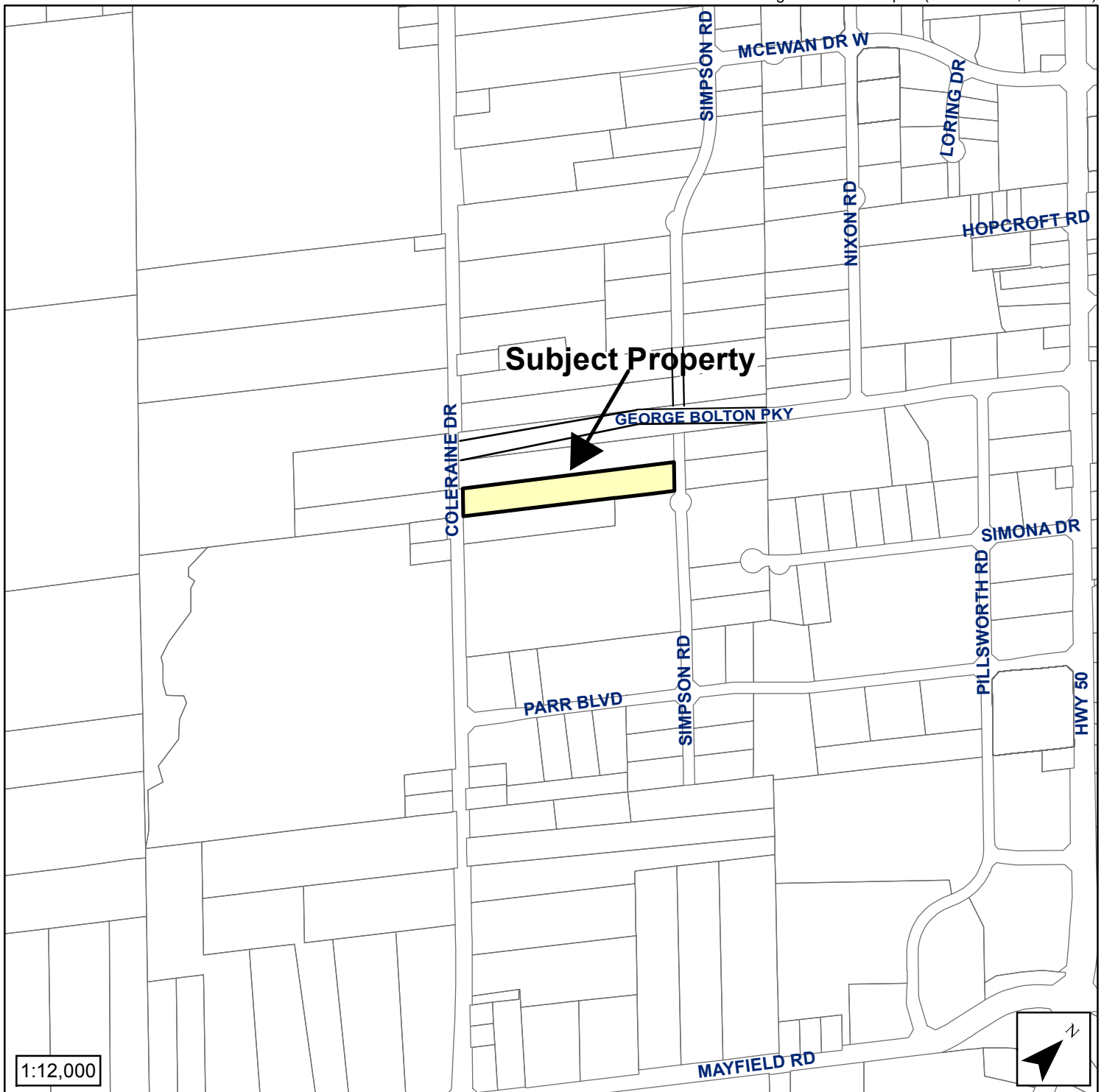
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of the appeals before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or mary.nordstrom@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph



**Proposed Zoning By-law and Official Plan
Amendment Applications
POPA 18-02 & RZ 18-04
M-J-J-J Developments Inc.**

12415 Coleraine Drive
Part Lot 3 Concession 6 (ALB)

LOCATION MAP



Date: January 04, 2019

File No.: POPA 18-02 & RZ 18-04



Official Plan & Zoning By-law Amendment Application

POPA 18-02 & RZ 18-04

M-J-J-J Developments Inc.

12415 Coleraine Drive

Part of Lot 3, Concession 6 (ALB)

LOCATION MAP



Date: December 11, 2018

File No.: POPA 18-02 & RZ 18-04

January 15, 2019

12415 COLERAINE DRIVE



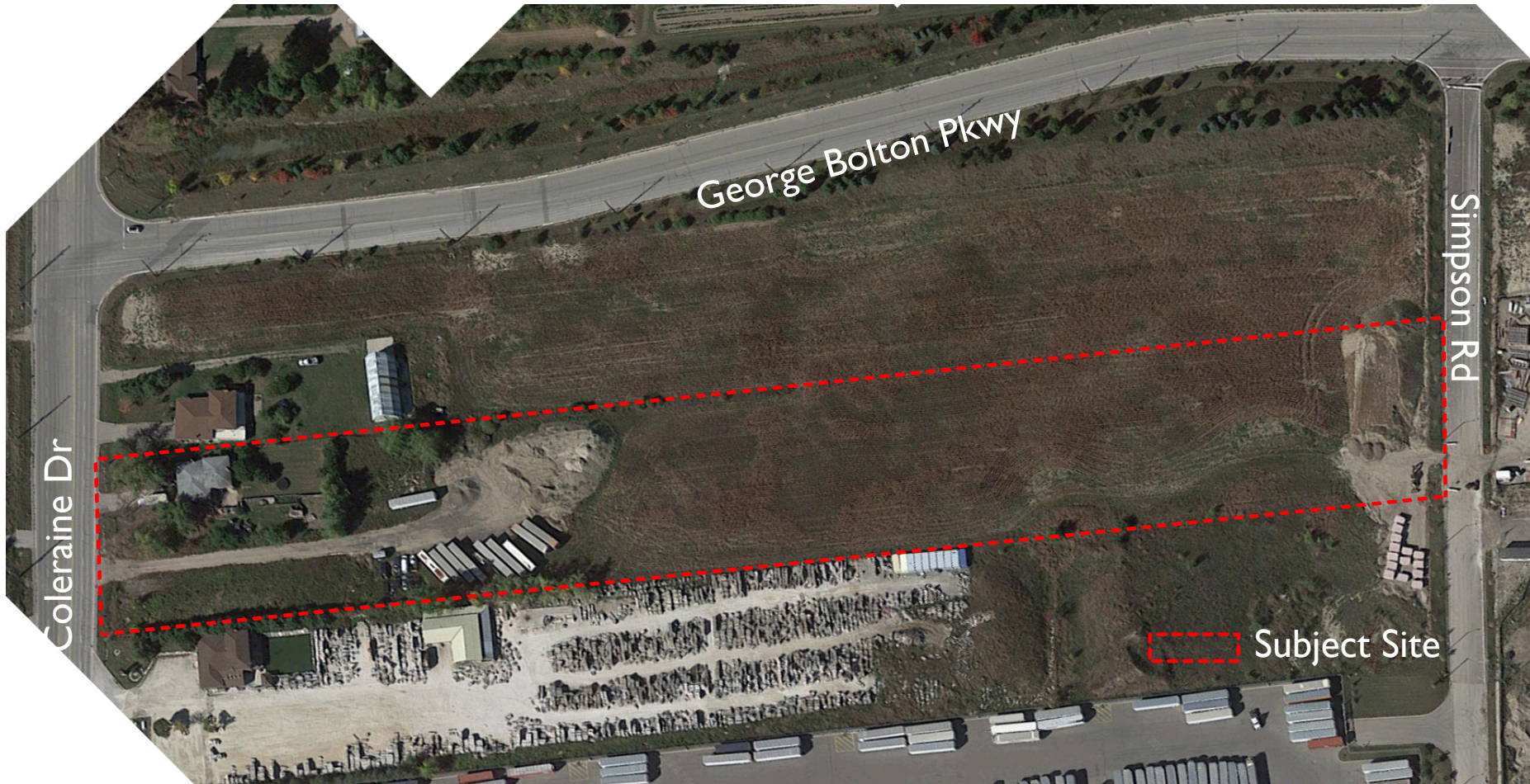
PROPOSAL – 12415 COLERAINE DRIVE

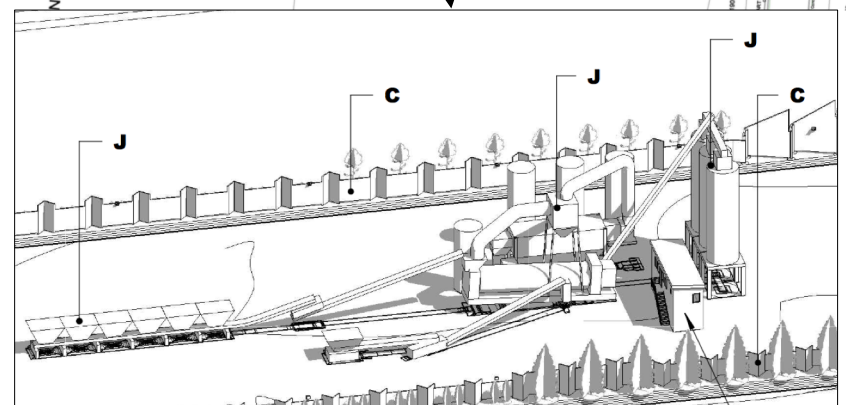
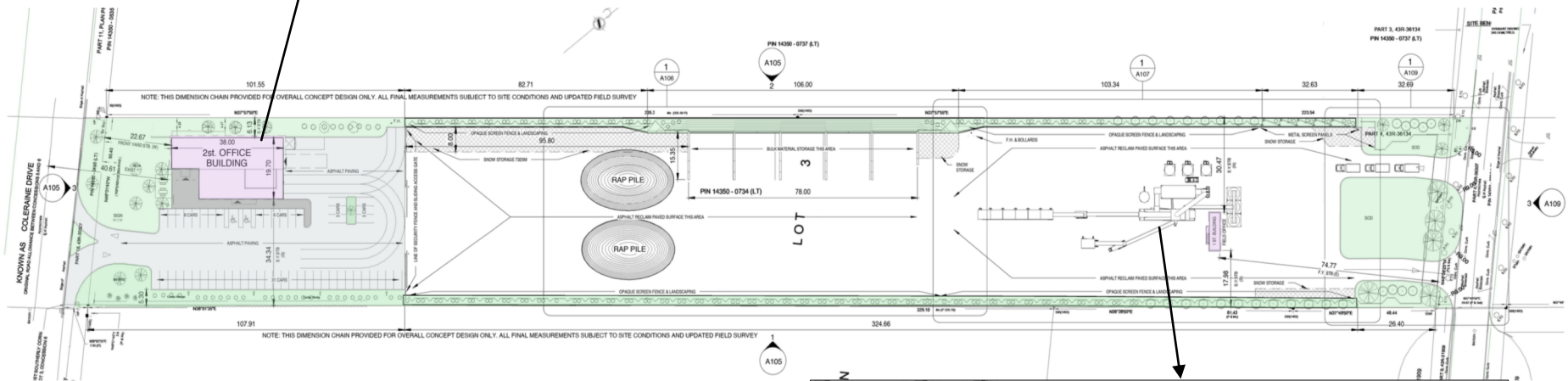
- Office use and asphalt plant proposed in Employment Designation
- Located east side of Coleraine Drive, north of Mayfield Road, south of George Bolton Parkway



PROPOSAL – 12415 COLERAINE DRIVE

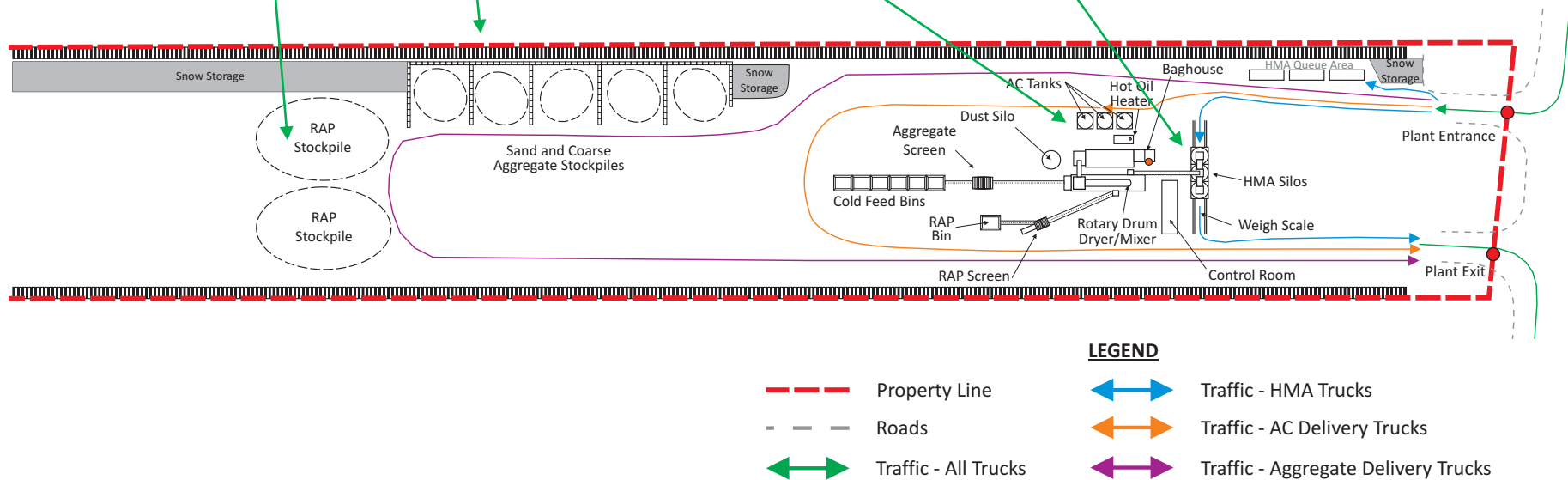
- 2.78 hectare property





ASPHALT PRODUCTION

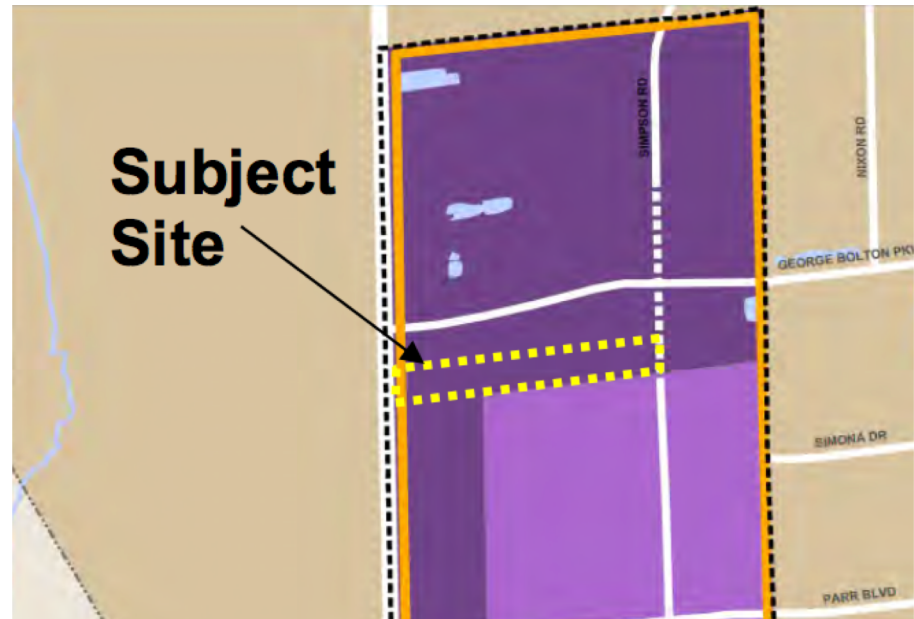
Reclaimed Asphalt Pavement (RAP) +
Sand and Gravel Aggregate +
Liquid Asphalt Cement (AC)
= Hot Mix Asphalt (HMA)



- Typical operation hours from 7am to 7pm but may operate outside these hours

OFFICIAL PLAN & ZONING

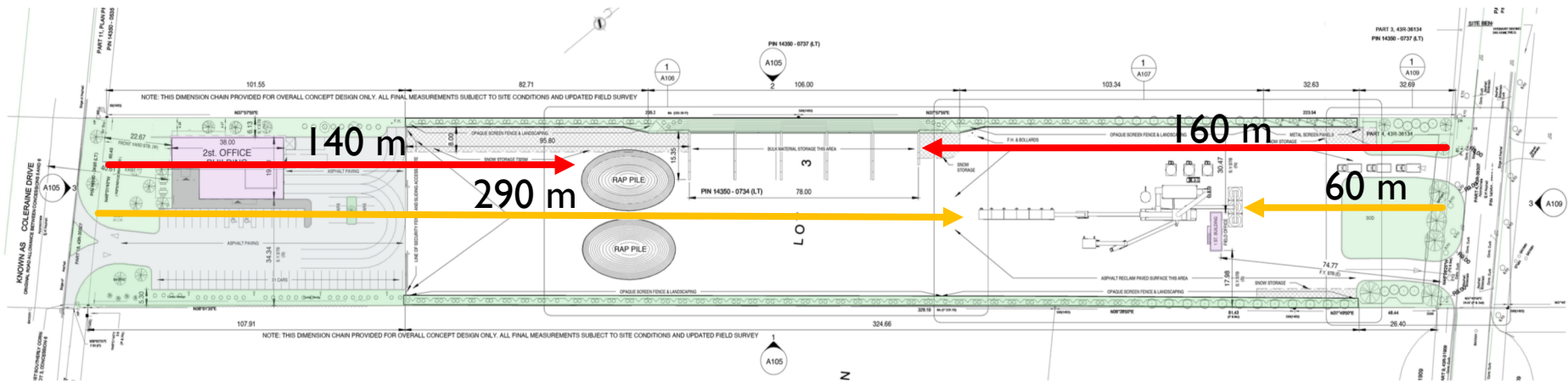
- Designated Prestige Industrial
- Office already permitted
- Official Plan Amendment proposes site-specific permission to allow an asphalt plant
- Zoning Amendment Rezones from AI to MP-XX to permit the asphalt plant and office use
- Site Plan Control to confirm the layout of the site



- Prestige Industrial
- General Industrial
- Secondary Plan Area
- Phase 1: Secondary Plan Area
- Phase 2: Secondary Plan Area
- Bolton Settlement
- Conceptual Road Network
- Regional Road
- Local Road

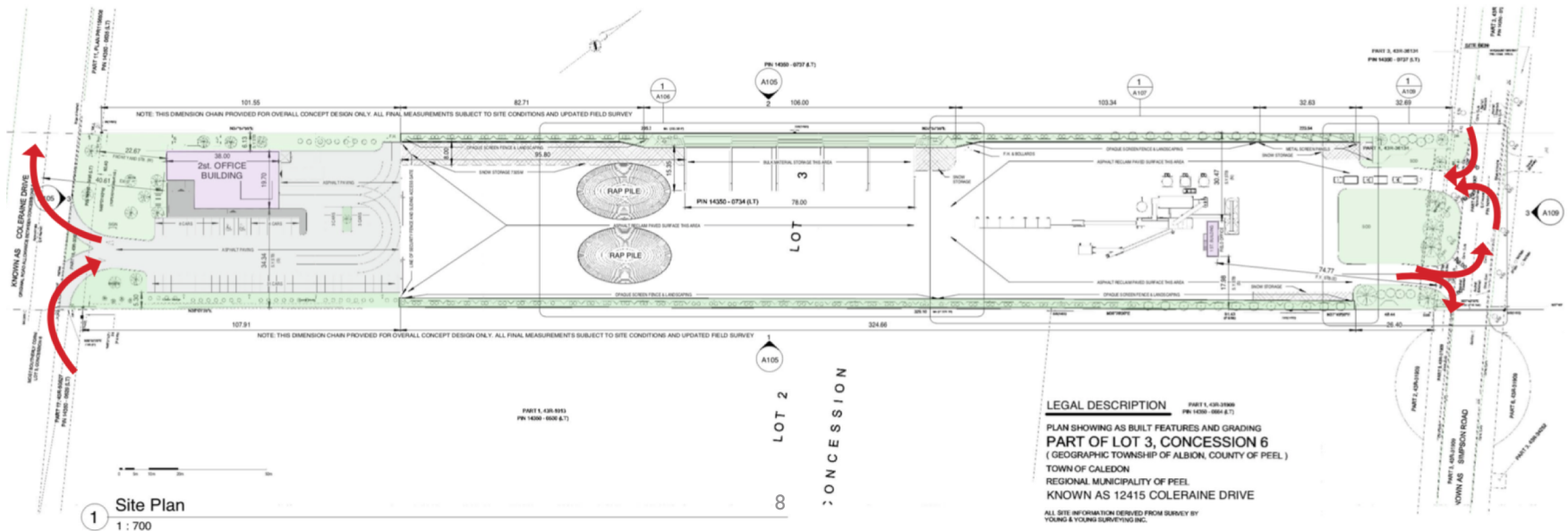
- Zoning Amendment will specify:

- Open Storage min. 140m from Coleraine Dr & min. 160m from Simpson Rd
- Asphalt plant min. 290m from Coleraine Dr & min. 60m from Simpson Rd



TRAFFIC

- Access to site on Coleraine via right-in, right-out driveway for passenger cars to office building
- 2 full move accesses on Simpson Road for trucks
- Operating at full capacity and if all daily supply trucks occurred in the same hour, 31 trucks would enter and exit in the peak hour
- George Bolton Parkway and Coleraine, and George Bolton and Simpson to be signalized
- Intersections to operate at appropriate levels of service



NOISE

- Aercoustics Engineering Limited undertook an Acoustic Assessment Report and recommended a number of noise controls:
 - Acoustic barriers to shield noise;
 - Limiting sound of equipment through noise controls such as rubber screens, enclosures or silencers;
 - No idling at night of trucks picking up asphalt product; and
 - No truck delivery between 11pm and 7 am.
- With the noise controls, noise emissions predicted to be within sound level limit set by the Province.

AIR QUALITY

- The Air Quality study found no potential health impacts i.e. the air concentrations at the closest sensitive receptors are well below the Ministry's standards.
- Provided that Best Management Practices are implemented, air quality-related nuisance impacts are not expected.
- Best Management Practices include:
 - Aggregate will be received washed (i.e. low dust);
 - All aggregate stockpiles will be contained in three-sided enclosures;
 - Site entrance and primary truck route will be paved;
 - Paved and unpaved areas will be regularly controlled using water and dust suppressants;
 - Daily onsite inspections to monitor and manage dust; and
 - Staff training