



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: August 10, 2021

Lead Planner: Adam Wendland, Community Planner

Proposed Zoning By-law Amendment Application
Zelinka Priamo Ltd. on behalf 8281 Healey Road GP Ltd.
8281 and 0 Healey Road
Part Lot 5, Concession 5 (Albion)
File Number: RZ 2020-0007

The following comments were received regarding the above-noted Zoning By-law Amendment application.

EXTERNAL AGENCY COMMENTS

Region of Peel – July 22, 2021

Please be advised that the subject land contains a watercourse and is located within Generic Regulation Limit of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulation area in Peel and their potential impacts on the natural environment. We therefore request that town staff consider comments from the TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the TRCA. Provided the TRCA is satisfied with the proposal, the Region has no further concerns with the proposed adjustment of the EPA 1 Zone Boundary.

The following comments shall be considered and addressed through future development applications:

General Servicing Comments

Servicing to this site will require an extension of services applicant's own cost. There is an existing 525 mm sanitary sewer on Coleraine Drive at intersection of Healey Road and Coleraine Drive. There are currently no existing sanitary sewer connections to the site.

The existing 525 mm sewer on Coleraine Drive, at intersection of Healey Road is a shallow sewer and also there is a creek and culvert crossing located on Healey Road which limits the ability to provide a gravity servicing to the proposed development.

The Region of Peel has proposed a future capital project along Humber Station Road west and Healey Road, providing possibility for gravity servicing of the subject property.

It is proposed that this development to be serviced through the existing 525 mm sewer on Coleraine Drive. Extension of this sewer will be required on Healey Road to service this development.



Region of Peel staff have no concern with regards to the capacity of the existing 525 mm sewer on Coleraine Drive provided additional technical details are provided to the satisfaction of the Region.

FSR Comments – Water Servicing

There is an existing 200mm water main located on Healey Road looped from Coleraine Drive to Humber Station Road and 750mm dia. water main on Coleraine Drive.

It is proposed to utilize the existing 200mm water main for both domestic and firefighting services to the proposed Industrial lands.

The existing 200mm watermain on Healey Road doesn't have adequate capacity to provide the fire flow requirement for this site.

The existing 200mm watermain can supply the domestic demand for this development. However, the fire flow requirement cannot be met using the 200mm watermain on Healey Road. It is also mentioned in our guideline that the mainline for the industrial/commercial development should be a minimum 300mm watermain to provide an adequate supply.

Infrastructure Planning has objection to the proposed water servicing for this development. This will be addressed at the site plan stage.

The following agencies have no concerns:

- Bell Canada – July 21, 2021
- Canada Post – October 12, 2020
- Enbridge – September 15, 2020
- Hydro One – September 17, 2020
- Ministry of Transportation (GTA West) – May 5, 2021
- Rogers Communications Canada Inc. – April 13, 2021
- Toronto and Region Conservation Authority – April 22, 2021

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance Department – May 5, 2021

As of May 5, 2021, the tax accounts for the two properties were determined to be current (12423 Coleraine Drive and 0 Simpson Road).

If the proposed development (temporary zoning for 3 years to permit parking, open storage of construction building material, equipment and trucks), were to proceed as planned, the property's taxable assessment value may change to reflect the developments that would have taken place.

Any additional buildings that will be included in these developments will attract Development Charges at the Non-Residential (Industrial) rates, which will be:

Town of Caledon: \$58.41 per m² of new or added industrial floor space;
 Region of Peel: \$174.92 per m² of new or added industrial floor space; and,
 Education: \$9.69 per m² of new or added industrial floor space.



For the purposes of Development Charges, the term 'industrial floor space' should comply with the definition of an 'industrial building', as outlined in the Town's By-law No. 2019-31, or as amended. If compliance is not met, then the Non-Residential (Other) rates will apply.

The Development Charges comments and estimates above are as of May 5, 2021 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.

Engineering Services Department, Development Engineering – July 20, 2021

Development Engineering understands that the rezoning application is to refine the limits of the EPA lands for a more developable footprint and that the property is already zoned Serviced Industrial - Exception 579 (MS-579) and Prestige Industrial - Exception 580 (MP-580).

Please note that Healey Road permits local deliveries, but the roadway is not designed for long term heavy truck traffic. It was previously discussed with the applicant that through the Site Plan process, Development Engineering will require a geotechnical investigation demonstrating the current condition of Healey Road and if it has sufficient structural capacity to support the extended truck use of the proposed development to the satisfaction of the Town. The report shall outline the current condition of the road, recommended road upgrades, and infrastructure improvements, if required. The required road improvements are to also be coordinated and included/discussed within the TIS. Based on the outcome of the investigation, road improvements on Healey Rd may be required.

Development Engineering understands that currently there are no sanitary services on Healey Rd fronting the site and the applicant is proposing at the Site Plan stage to install an interim sanitary connection to support the proposed development, consisting of a private forcemain in the Towns ROW under the shoulder of Healey Rd that connects to a gravity sanitary sewer on Healey Rd and ultimately connects to the existing sanitary sewer on Coleraine Drive.

- Wastewater is a Regional service and is to be reviewed and approved by the Region. The applicant shall contact the Region and confirm the ability, further details and requirements of entering into appropriate agreements with the Region for the interim (temporary) sanitary forcemain. As the forcemain is located in the Towns ROW, the Town will be party to the agreement with sections of the agreement speaking to providing access on Town lands, decommissioning of the forcemain and restoration to Town lands. Securities may be required.
- The Town understands that this is only a temporary measure and interim solution. According to discussions with the applicant and the Region, the site can ultimately be adequately serviced from the west by a future gravity sanitary sewer on Healey Rd from Humber Station Rd, which is anticipated to be constructed in 2026, however the timeline for this is subject to change. Confirmation from the Region that the site can ultimately be serviced by a gravity sanitary sewer from Humber Station Rd down Healey Rd and the applicant entering into appropriate agreements



for the construction, maintenance, restoration, timelines, securities, etc. is required prior to the Town allowing the interim solution in the Towns ROW. Should the applicant wish to proceed with development prior to the ultimate sanitary servicing in place, it is at their own risk.

Development Engineering understands that the SWM proposal is to utilize available capacity from an existing downstream SWM pond on the private property to the south at 12724 Coleraine Drive for both stormwater quantity and quality control. A storm connection is proposed through the floodplain beneath the wetland drainage feature to convey stormwater from the site to the existing downstream SWM pond on the private property to the south. Alterations to the inlet and outlet structure and appurtenances of the existing SWM Pond and an amendment to the ECA may be required. Permission from the adjacent property owner (12724 Coleraine Dr)) will be required for any proposed works on the adjacent property including but not limited to grading, storm sewers, restoration of lands etc. Additionally, drainage easements will be required over the adjacent private property (12724 Coleraine Drive) for the conveyance of stormwater to the existing SWM pond and outlet. The Functional Servicing Report and Stormwater Management Design Brief prepared by the Odan/Detech Group Inc. is to be revised and refined through detailed design as part of the Site Plan Application once further site details and building are known. As the site ultimately outlets to a TRCA regulated area, review and approval of the FSR and SWM Report for both quantity and quality control is required from the TRCA.

The Fluvial Geomorphology and Erosion Hazard Assessment, floodplain analysis (ditch realignment, cut/fill) and the stormwater connection beneath the wetland feature is to be reviewed and approved by the TRCA.

As part of the Site Plan Application, a road widening of 13m from the CL of Healey Rd is required as Schedule "K" of the Towns Official Plan designates Healey ROW as a 26m ROW.

Planning Department, Heritage – July 28, 2021

The subject lands are not listed as a non-designated property on the Town of Caledon Heritage Register or designated under Part IV of the *Ontario Heritage Act*.

The subject lands are not immediately adjacent or near to any properties listed or designated on the Town of Caledon Heritage Register.

The proponent submitted a Stage 2 Archaeological Assessment as part of the second submission and a Stage 3 Archaeological Assessment as part of the third submission. Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) compliance letters associated with these assessments have been received.

The recommendations of the MHSTCI require a Stage 4 Archaeological Assessment and measures to protect a portion of the site.

Given that there are no further concerns for impacts to archaeological sites within the majority of the property, ARA also makes a recommendation for partial clearance. A partial clearance is intended to accommodate the need for a development to be able to proceed while outstanding concerns for alterations to archaeological sites continue to be addressed.

The development proponent shall follow all of the recommendations included in the MHSTCI letter associated with the Stage 3 Archaeological Assessment.



The completion of the Stage 4 Archaeological Assessment shall be required as part of a complete site plan application; however, the proponent should complete this assessment as soon as possible.

Planning Department, Zoning – July 14, 2021

Zoning staff have no further comments until such time a detailed site plan is submitted for review. In lieu of a detailed site plan, the applicant should look to satisfy themselves that the uses proposed on site will comply with the amendments respecting open storage and tractor trailer parking in Zoning By-law 2006-50 (By-law 2021-055).

The following departments have no concerns:

- Engineering Services Department, Transportation – October 1, 2020
- Fire and Emergency Services Department – October 1, 2020
- Planning Department, Landscape – July 12, 2021