



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: August 10, 2021

Lead Planner: Toulia Theodoridis, Meridian Planning

Proposed Zoning By-law Amendment Application (Temporary Use)

Blackthorn Development Corp. on behalf of Darzi Holdings Ltd

12423 Coleraine Drive and 0 Simpson Road

Part Lot 3, Concession 6 (ALB)

File Number: RZ 21-04

Related File Numbers: SPA 21-06 and SPA 21-07

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

EXTERNAL AGENCY COMMENTS

Enbridge – April 26, 2021

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

M. Behar Planning & Design Limited (Urban Design Review) – June 2, 2021

The site is in two parcels bisected by Simpson Road. The lands located west of the Simpson Road extension are addressed as 12423 Coleraine Drive and the lands located east of Simpson Road extension are referred to as 0 Simpson Road.

The parcel fronting onto Coleraine Drive has existing structures, located within the property boundaries, including: an existing single detached dwelling, a concrete structure (salt dome), and a one storey garage.

The application is for the Zoning Bylaw Amendment for temporary use and Site Plan Approval to allow a Contractor's Facility, including a detached dwelling with an accessory garage, vehicular parking, a salt dome, and open storage. The drawings also indicate the following around the site perimeters:

- 12423 Coleraine Drive: The existing 2.4m high concrete fence and 2.4m high metal fences and gates are being retained. The existing 1.8m high wood fence is being retained in part and relocated in another section along the George Bolton Parkway frontage.



- 0 Simpson Road: The existing 1.8m high wood fence is being retained and relocated along with an existing stone retaining wall. The existing metal gate along the Simpson Road frontage is being retained along with the existing concrete acoustic fence. An existing 1.8m high wood fence on concrete base is being retained along the east property line.
- A large number of existing trees are located, with some berming, on the north side of the site on the municipal right of way. New deciduous trees are proposed at the edge of the parking lots.

The subject site is designated Prestige Industrial in the Town of Caledon Official Plan - Schedule 'C-5', South Simpson Industrial Secondary Plan (Section 7.9). In addition to General Design Policies in Section 5.5.7 of the Official Plan, this Secondary Plan promotes high quality industrial development along arterial roads and George Bolton Parkway. Policies under 7.9.5.5 Prestige Industrial Uses specifically identify Coleraine Drive and require attractive developments with a high standard of community design.

Caledon's Comprehensive Town-Wide Design Guidelines, under Section 11.0, deals with Industrial & Employment Lands. These guidelines promote the development of attractive, well designed sites, buildings and streetscapes and include standards, requirements and practices for buildings and sites with high exposure to the public realm.

The proposal is located in a Prestige Industrial are of the Town of Caledon where attractive and high-quality community design is a primary objective. However, the urban design scope for our review for this application is limited as the proposal requires the retention of a few existing structures, the retention or changes to the location of perimeter fencing, and some new tree plantings. Furthermore, this is a temporary use application, which maintains the potential for a future development application.

Therefore, our primary urban design related recommendation is for the applicant to increase the number of new trees to be planted within the northwest portion of the site at 12423 Coleraine Drive in the area adjacent the daylight triangle and north of the access driveway from Coleraine Drive.

Region of Peel – June 16, 2021

The Region of Peel offers the following comments pertaining to the proposed Zoning By-law Amendment application for 12423 Coleraine Drive, particularly with respect to the proposed access off Coleraine Drive:

Traffic Development – 12423 Coleraine Drive Site

Traffic Development have completed the review of the Traffic Impact Study and wish to offer the following comments:

- The TIS proposes two full-movement accesses onto Coleraine Drive; one existing for the residential dwelling and one for the proposed open storage and industrial equipment parking lot; it must be noted that are not compliant and do not meet the spacing requirement for this section of Coleraine Drive within the Region's Road Characterization Study (RCS), which characterizes this section as an 'Industrial Connector' which calls for a minimum of 450 metres spacing for a full-movement access or a 100 metre spacing for a right-in/right-out access from



the intersection of Coleraine Dr. at George Bolton Parkway (the proposed accesses have a spacing of 18 metres and 36 metres);

- Additionally, every access proposed on an Industrial Connector is to be equipped with auxiliary turn lanes with the appropriate storage and taper lengths. Guidance for providing auxiliary lanes (left turn and right turn) at access connection points are summarized in Table 4 and 5 of the RCS;
- As such, it is the Region's preference that the access(es) be moved to George Bolton Parkway. At most, the Region can support a restricted right-in/right-out access into the residential dwelling, however access for the industrial equipment storage/parking lot must be relocated to George Bolton Parkway.

Waste Management

- Waste collection will be provided through a private waste hauler.

Notes

- All servicing and grading drawings shall reflect the Region's and Local Municipality's road widening requirements. Existing private services can be relocated to the new property line or a licensing agreement will be required with the Town of Caledon or an encroachment agreement with the Region of Peel.
- Unused services shall be disconnected and abandoned to Regional standards and specifications.
- Please indicate if the developer will be pursuing LEED certification.
- Final site servicing approvals are required prior to the local municipality issuing a building permit.
- The subject land is to be serviced according to the Ontario Building Code (OBC) and current Region of Peel standards.
- Confirmation of approval by the Town of Caledon for fire protection is required prior to site servicing approvals.
- The site servicing drawings have been received and assigned to a site servicing technician for review. Detailed engineering comments will be sent directly to the consultant.
- Should the tenure change to condominium, the Region will require that the servicing drawings be revised to reflect the local Municipality's Requirements for the Ontario Building Code and we may have additional comments and requirements.
- For questions related to site servicing application submission requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca
- For the location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
- For Underground Locate Requests please go to the following link:
<https://www.ontarioonecall.ca/portal/>
- Please refer to our Standard Drawings to determine which standards are applicable to your project found at the following link: <http://www.peelregion.ca/pw/other/standards/linear/drawings/>



- Please refer to the Region's Storm Water Management Report Criteria found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please refer to the Latest Fees Bylaw found on-line at:
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-67-2019.pdf>
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow Prevention by-laws
<https://www.peelregion.ca/council/bylaws/archive.asp>

The following agencies have no concerns:

- Dufferin-Peel District School Board – April 6, 2021
- Hydro One – April 9, 2021
- Ontario Provincial Police – April 1, 2021
- Peel District School Board – May 7, 2021
- Rogers Communications Canada Inc. – May 17, 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 – May 11, 2021

All engineering issues related to the above-noted Zoning By-law Amendment application will be appropriately addressed through the review of the related SPA files (SPA 21-06 and SPA 21-07). In this regard, Development Engineering has no additional comments at this time.

Engineering Services Department, Transportation – May 3, 2021

The Transportation Study states "the site will have very minimal and sporadic inbound and outbound truck/snow plow activities daily" without quantifying the impact. Considering the provision of 310 parking spaces (151 spaces for trucks/storage and 159 spaces for employees) and the Region's restriction on access via Coleraine Drive, a full Transportation Impact Study will be required for this application.

The Planning Justification Report states the proposed uses include an additional 19,560m² contractor facility with 274 parking spaces. The Transportation Study should quantify the existing and proposed future uses as well as existing and future traffic generation for the site.

The TIS should provide more clarity on the existing and proposed site operations, especially during peak hours, distribution of trips between the accesses and the interaction/connection of operations between the two sites. The TIS should also speak to potential truck activities during the peak hours.

The TIS should include a parking review of by-law requirements, future demand and the proposed supply. This should include barrier-free accessible spaces.

Page 4 of the Transportation Study provides a list of parking designations. Please provide a mark-up of the Site Plan illustrating the parking designations.

Section 2 of the Transportation Study states that the 24-hour total traffic passing the count station located 300m north of Mayfield Road is 6221 vehicles distributed over four lanes. Based on the ATR data provided in Appendix B, this value corresponds to the 2017 southbound volume; the northbound volume was not considered. Typically, 24-hour ATR volumes are not used to determine gap availability. The review of Coleraine Drive will be deferred to the Region.

Figure 3 should illustrate the lane configuration of the west access on Simpson Road.

Planning Department, Zoning – June 1, 2021

The following preliminary zoning comments are provided:

The proposed Zoning By-law Amendment seeks to permit the following for a temporary period (3 years):

- *Contractor's Facility* for the parking of employees and contractor motor vehicles;
- *Accessory Garage, Private* structure, which is proposed to be an accessory use to the existing, Single Detached Dwelling and will house privately owned motor vehicles;
- *Accessory Building*, for the storage of salt (e.g., Salt Dome), which is accessory to the proposed Contractor's Facility; and



- *Accessory, Open Storage Areas* including, Snow Plough Storage Area and Equipment Accessory Storage Area, which is accessory to the proposed Contractor's Facility.

The zoning review considered the development as two independent parcels, as per the drawings provided. Please also note that 12423 Coleraine Drive becomes a through-lot, with the access onto Simpson Road, for zoning purposes.

Please confirm that all lot areas are reflective of their final sizes after any allowances, if any are to be taken. As such, any zoning standard based on percentage on a lot may change.

Please provide floor plans of the existing detached dwelling to confirm the use. If any portion of the dwelling is used for the Contractor's Facility, please identify the areas of the dwelling used and provide a percentage based on the gross floor area utilized.

Please note that the Open Storage Area on the Simpson parcel must be accessory to a use that is located on the same lot. As such, further relief is required as Open Storage Area, Accessory will not permit the use as proposed. A contractor's facility, by definition, requires a building to be located on site.

Regarding the proposed Open Storage Area(s), please review the comments on the draft zoning by-law with respect to separation of these areas and parking areas, maximum sizes, etc. Please note that where equipment or un-plated vehicles are stored, they must be located in an Open Storage Area and not within a parking area.

Please note that an interior side yard setback for the dwelling was captured on the draft zoning by-law (2.37 m).

Please ensure all parking or storage spaces are appropriately described/identified on both lots.

Please confirm the required parking on site, based on floor areas/uses as per Section 5.2.3.

Please provide barrier-free parking spaces, if any, based on the requirements of 2015-058. Please label each barrier free parking space as Type (A or B) and provide the dimensions on the drawing and within the zoning schedule.

Please review the planting strip width and location requirements in Table 8.2 for all yards and widths. Please ensure all widths along lot lines are dimensioned at the minimum widths on the site plan and zoning schedule. Where relief is required, please discuss with the lead planner and add to the draft zoning by-law as required.

Please dimension the width of planting strip abutting Simpson Road on both parcels.

Please dimension the setback of the driveway to the interior lot line. The minimum width is 1.5m along the interior lot line.

Please dimension the setback from any parking space to the front or other lot lines, on both parcels and indicate the minimum setbacks on the zoning schedule. Parking space setbacks are 6 metres from any front lot line and 3 metres from any other lot lines.



Please dimension the entrance setbacks from the intersection of the front and exterior lot lines. Minimum requirement is 9 metres.

Please dimension all entrance widths at their widest point at the street line (property line). Please review Sections 4.3.4, 4.3.5 and 4.3.6. Please note that the entrance for the Simpson parcel exceeds 12.5 metres.

Please ensure typical dimensions are provided for any space used for parking a motor vehicle. See Section 5.2.12 for minimum size of parking spaces.

Applicant to confirm compliance with Section 4.35.3 by indicating any existing livestock facility or manure storage facility located within the Minimum Distance Separation guidelines.

Please confirm the location of any private garbage enclosures, as per Section 4.11.

Please confirm the surface treatment for parking spaces, areas and all driveways in accordance with Section 5.2.16.

Please dimension the minimum setback of the parking area between the garage and salt dome. Parking areas shall be setback a minimum of 2 metres from any building or structure.

Please note that loading spaces are not required for the subject property as the building associated with the Contractor's Facility is under 300m².

A draft zoning by-law template (word document) has been provided for review. Once comments have been addressed for the next submission, please add all amendments required with tracked changes enabled for review.

The following departments have no concerns

- Fire and Emergency Services Department – April 13, 2021
- Planning Department, Landscape – April 23, 2021

Comments from the following departments/agencies have not been received:

- Bell Canada
- Canada Post