



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: November 29, 2021

Lead Planner: Toula Theocharidis, Meridian Planning

Proposed Zoning By-law Amendment (Temporary Use)
Glen Schnarr and Associates Inc. on behalf of Nucon Property Development Inc.
10795 Highway 9
Part of Lot 26 Concession 10 (ALB)
File Number: RZ 2020-0001

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

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance Department, Finance – March 23, 2020

For property tax purposes, 10795 Highway 9 is currently assessed as mostly Residential. Any future development would be subject to the applicable Town of Caledon development charges, as well as current Regional and School Board development charges in effect.

Engineering Services Department, Development Engineering – April 24, 2020

Staff is concerned that existing site conditions do not meet existing standards and/or zoning provisions and improvements to site conditions are required in support of the proposed temporary rezoning for the property. Existing Conditions Plan is not reflective of the actual ground conditions at the site with regards to the parking requirements. It is not clear whether the required parking, as shown in the plans submitted with the Site Plan Control Application (SPA 06-63) was ever implemented on the site. Parking deficiencies are noted.

The rear parking area has been continually topped up and expanded over the past 20 years. Air photos appear to show significant ponding and wet areas at the granular surface. It is not clear what standards the granular parking area was constructed to in terms of grading and drainage requirements. It is not clear if the granular parking area would conform to the Town's Development Standards with regards to the lot being a "stable surface which is treated so as to prevent dust or loose particles".

The proposed limits of the contractor's yard and open storage area(s) as shown in the Existing Conditions Plan are significantly greater than the limits of the granular parking area. This would appear to indicate that the existing landscaped areas and drainage features are to be used as open storage, and potentially, that the granular parking area will be expanded in the future. Air photos show material has been stored previously in the area adjacent to the east property limits noted as a drainage feature on the Grading Plan. Open storage areas are not to encroach into landscaped areas or drainage features. Any areas proposed to be used for open storage are consist of a stable engineered surface.

Revised plans, reports, and studies will be required by the Town to note the existing site works to be maintained and all new site works required for the site. Any proposed works will need to address Town, Regional, and Provincial technical requirements. The environmental impacts of any proposed works will need to be addressed in the appropriate technical studies.



Engineering Services Department, Transportation

As Highway 9 is a Provincial Highway under the jurisdiction of the Ministry of Transportation (MTO), MTO was circulated on the application.

Planning Department, Zoning – April 7, 2020

Additional information was requested including a complete zoning matrix which includes both zones, along with applicable zoning provisions to address the site-specific provisions and the proposed measurements with the site plan, including accessible parking standards.

Planning Department, Landscape – March 24, 2020

A Minimum 9.0 m landscape strip shall be provided on frontage to enhance the streetscape for the temporary use of business office on site. A landscape strip (1.5 m minimum wide) shall be provided along all interior side lot lines on where there is no existing planting buffering within the property. The proposed Contractor's Facility, Accessory Open Storage Area and Gasoline Pump Island Accessory on the subject property shall have the effect of screening as set out in the zoning bylaw.

Building & Municipal Law Enforcement Services Department, Building – March 28, 2020

Additional information was requested, including an Ontario Building Code (OBC) matrix, spatial separation calculations for both structures conforming to OBC regulations, location of hydrant, and water service, confirming details of the proposed septic system.

Planning Department, Urban Design – April 14, 2020

The Town of Caledon has Industrial /Commercial Design Guidelines, which must be adhered to by the applicant. Further information is needed which demonstrates appropriate landscaping throughout the site and acceptable screening for the proposed Contractor's Facility, Accessory Open Storage Area and Gasoline Pump Island Accessory.

Planning Department, Municipal Numbers – March 20, 2020

Based on the submitted site plan, it appears the location of the driveway is not changing and therefore the existing municipal number will remain the same.

Planning Department, Heritage – October 26, 2021

If there is any grading/ground disturbance proposed as part of the application, an archaeological assessment should be completed, as the property still retains archaeological potential.

Planning Department, Development and Design – July 13, 2020

Throughout the Planning Justification Report (PJR), there are inconsistent references to land use designations. More clarity and analysis was requested. Staff requested the applicant to provide a business strategy and future plans on finding a property that can accommodate the use on a permanent basis. Further, the legal description of the property throughout the draft by-law and all schedules thereto should read "Part Lot 26, Concession 10 (Albion) designated as Part 1 on 43R-17925; Town of Caledon; Regional Municipality of Peel".

EXTERNAL AGENCIES - COMMENTS

Region of Peel – March 24, 2020

The subject land is located within a Natural Linkage Area designated under Policy 12.3 of the Oak Ridge Moraine Conservation Authority (ORMCA) and Regional Official Plan (OPA), Section 2.2.9.3.7 (b). The proposed uses (Contractor Facility, Accessory Open Storage Area, Gasoline Pump Island Accessory) are identified as Not Permitted. As the proposed uses are not permitted within the Provincial Plan,



Regional staff are not in a position to recommend approval of this application. Should this application proceed to approvals, final approval of this application requires all environmental concerns to be addressed to the satisfaction of the NVC Authority.

Nottawasaga Valley Conservation Authority (NVCA) – September 4, 2020

A cursory review of dated aerial photographs show that the existing woodlot on the property has remained intact and untouched during these two decades. Furthermore, the temporary use does not propose any changes to the existing development footprint. Therefore, it is staffs opinion that the application does not offend the policies within the PPS. The contiguous woodland feature located on the subject property has been identified in local and provincial policy documents as a natural heritage feature. It is the opinion of NVCA staff that the feature constitutes a Key Natural Heritage Feature as it meets ORM criteria outlined in ORM's Technical Paper 7 for designation as a Significant Woodland.

Staff acknowledge that the proposed temporary use is not expanding the existing development footprint. However, there is an opportunity to bring the property closer into conformity with the Plan by maintaining a minimum 30m vegetation protection zone from the existing woodland to the proposed use. This would require the relocation of some storage areas to other portions of the property that is currently available, and it is staff opinion that this can be achieved without negatively impacting the operation and function of the proposed business.

Due to the size and scale of the development, the NVCA is prepared to defer the detailed review of functional servicing, stormwater and drainage to the Town of Caledon. Technical staff supports the conclusion of 'based on the findings of this hydrogeological impact assessment, the proposed zoning amendments to support the existing use of the site are not expected to result in significant impacts to the groundwater level, baseflow, or infiltration at the site.

In summary, NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Canadian Pacific Railway – August 24, 2021

Notwithstanding that stated above, commercial developments should still meet certain recommendations based upon site specific conditions and intended use. CP continues to recommend that all proposed developments follow the 2013 Proximity Guidelines (Prepared for The Federation of Canadian Municipalities and The Railway Association of Canada). It is incumbent upon the developer to incorporate these safety measures to a degree that satisfies the requirements of the relevant agencies issuing building and development permits.

Ministry of Transportation (Permitting) – September 29, 2021

Highway 9 is a Provincial Highway under the jurisdiction of the Ministry of Transportation (MTO). MTO comments indicate that there is no objection to the temporary use by-law for a temporary period of three years if everything is existing on-site.

Town of New Tecumseth – October 22, 2021

During the site plan control application, it is requested that there is consideration for the mitigation of noise, dust and light pollution to the two residential properties located in the northwest corner of Tottenham Road and Highway 9 given their close proximity to the subject lands.

The following departments/agencies have no concerns:

1. Hydro One – April 2, 2020
2. Fire & Emergency Services Department, Fire – March 6, 2020



3. Corporate Services Department, Accessibility – March 20, 2020
4. Peel District School Board – February 28, 2020
5. Enbridge – March 2, 2020
6. Dufferin-Peel Catholic District School Board – March 2, 2020
7. Canada Post – August 23, 2021
8. Bell Canada August 30, 2021
9. Township of Adjala-Tosorontio – August 30, 2021
10. Rogers Communications Canada Inc. – September 15, 2021

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

- Ministry of Municipal Affairs and Housing
- Simcoe County
- Ministry of the Environment, Conservation and Parks
- Ontario Provincial Police (Caledon Detachment)
- Town of Caledon, Planning Department, GIS