

Notice of Public Meeting

Zoning By-law Amendment

FILE NUMBER(S): RZ 18-09.
Related File Number(s): SPA 18-090

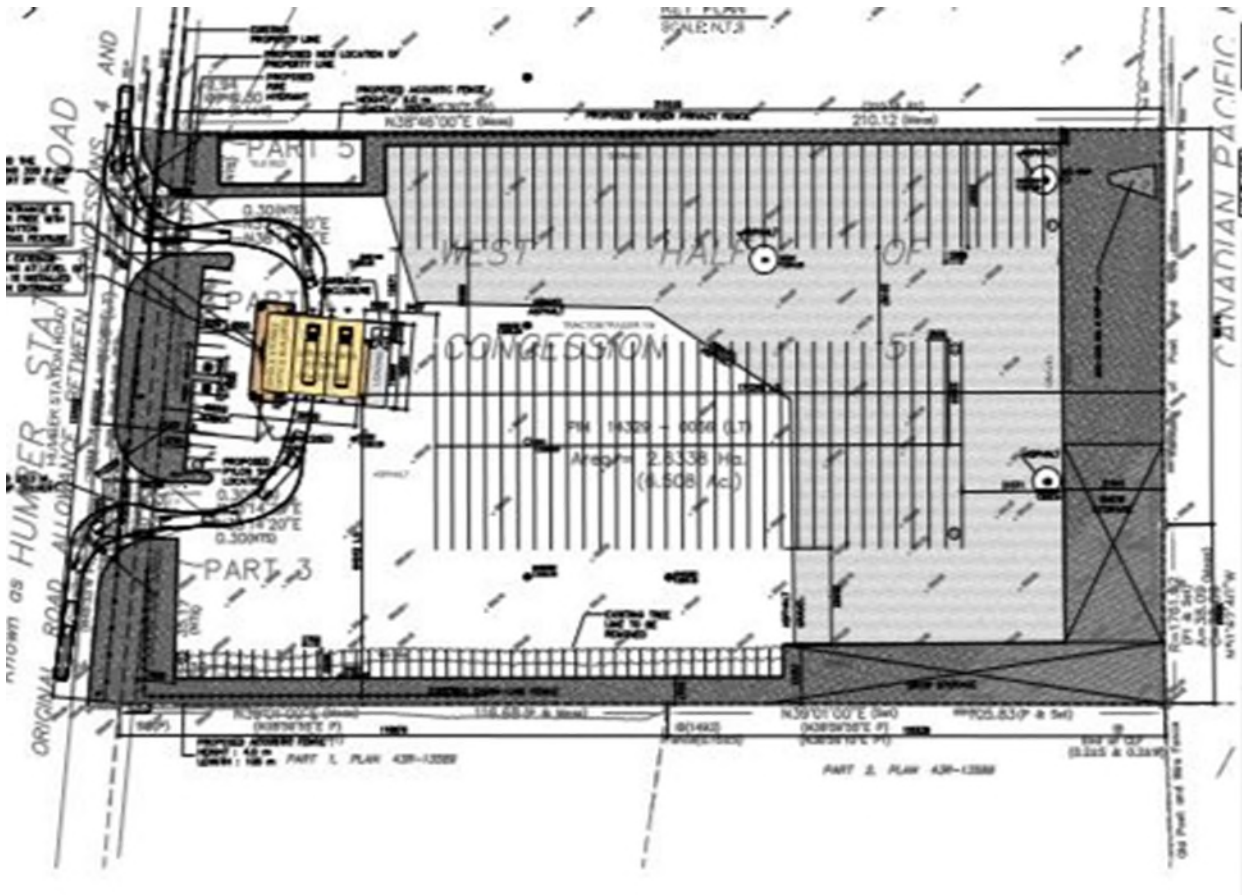
A Public Meeting will be held to consider a proposed Zoning By-law Amendment. Your input and insight will inform and shape plans that meet the needs of our community.

Meeting Date: March 19, 2019
Information Session Start Time: 6:00 p.m.
Public Meeting Start Time: 7:00 p.m.
Meeting Location: Council Chambers
Town Hall
6311 Old Church Road
Caledon East L7C 1J6

APPLICANT AND LOCATION:
Applicant: Gagnon Walker Domes Ltd. on behalf of Satwant Deol
Location: 0 Humber Station Road, Bolton
Part Lot 11 and 12, Concession 5 (Albion)
East side of Humber Station Road, north of King Street
Ward 4

PROPOSED CHANGES:

Gagnon Walker Domes Ltd. has applied for a **Zoning By-law Amendment** to develop this site for a single storey, transportation depot that includes a truck repair facility on site. The building includes an office fronting onto Humber Station Road with truck bays in the building for the truck repair facility and associated outdoor transportation trailer parking behind the building. A **Site Plan Control** application has also been submitted to facilitate the development.



**The illustration is a conceptual plan for information purposes and it is subject to change.
The application is currently under review by the Town of Caledon.*

**LEAD PLANNER:**

Melissa Mohr, Community Planner, Development
905.584.2272 x. 4024
melissa.mohr@caledon.ca

ADDITIONAL INFORMATION:

For more information about this matter, including a copy of the proposed Zoning By-law Amendment, additional information and material, please visit www.caledon.ca/notices or contact the Lead Planner at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m.

APPEAL PROCEDURE:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Clerk 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 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 be notified of the decision of the Town of Caledon on the proposed 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.

Multi-Tenant Landowners: Please post this notice in a visible location to all residents of the land.

Notice Date: February 21, 2019

Public Meeting Information Report

Community Services Department - Planning & Development

Public Meeting: March 19, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Gagnon Walker Domes Ltd. on behalf of Satwant Deol

File No.: RZ 18-09

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 0 Humber Station Road in Bolton. See Schedule "A" – Location Map, attached. The subject lands are approximately 2.64 ha (6.52 ac) in size and are currently vacant agricultural lands. The applicant has proposed to rezone these lands to facilitate the subject proposal. The surrounding land uses are vacant rural lands to the north, employment uses to the south, rural lands to the east and rural residential land 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 Dry Industrial on Schedule C – Bolton Land Use Plan. The subject lands are zoned Agricultural (A1) in Zoning By-law 2006-50, as amended.

Proposal Information:

An Application for a Zoning By-law Amendment was submitted by Gagnon Walker Domes Ltd. to the Town and deemed complete on January 7, 2019.

The applicants have applied for a **Zoning By-law Amendment** to develop this site for a single storey, transportation depot that includes a truck repair facility on site. The building includes an office fronting onto Humber Station Road with truck bays in the building for the truck repair facility and associated outdoor transportation trailer parking behind the building. A **Site Plan Control** application has also been submitted to facilitate the development.

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 January 17, 2019 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

- Town of Caledon, Community Services, Policy & Sustainability: The subject lands are directly across the street from Option 3 within the BRES study area. In addition, the subject lands are indicated as the future Bolton Go station location. A private transportation depot is incompatible with the future residential land use.
- Metrolinx: the subject lands fall entirely within the preferred location of the proposed Bolton Go Station as per the Regional Transportation Plan approved by the Metrolinx Board of Directors on March 8, 2018. The application should consider the potential impact of a future station and the Bolton Commuter Rail Feasibility Study for the site.
- Canadian Pacific Railway (CPR): CPR does not have any concern with the setback of the building. The CPR has concerns with respect to pedestrian trespass and safety issues because of trespass. It is recommended that a 1.83-metre-high chain link fence be constructed and maintained along the common property line of the Railway and the development by the developer at his expense. Any proposed alterations to the existing drainage pattern affecting railway property including but not limited to acceleration of surface runoff must receive prior concurrence from the Railway and be substantiated by a drainage report. In this case, CPR requires that the stormwater management plan be reviewed by our service providers before we provide final clearance. We request that the applicant be advised to contact CPR directly for submission guidelines.
- Toronto and Region Conservation Authority (TRCA): The application is premature in nature pending the applicant address comments related to the stormwater management scheme proposed, the plant material proposed, and the compensation scheme proposed through the Environmental Impact Study. The TRCA has concerns with the Erosion and Sediment Controls proposed on site.
- Town of Caledon, Community Services, Development Engineering: The grading, servicing, Stormwater Management and erosion and sediment controls proposed do not meet Town standards. More specifically, the applicant has not provided quality controls on site.
- Town of Caledon, Community Services, Open Space Design (Landscape): The landscape scheme proposed does not meet Town Design standards in terms of quantity and quality of plant material.
- Town of Caledon, Community Services, Urban Design: The development proposal does not reference the Town Wide Design Guidelines and is inconsistent with the direction of the Town Wide Design Guidelines regarding build form, materials and colours proposed. Urban Design staff request a strong building presence along the street. Additional attention to urban design has been requested from a streetscape and surrounding built form context.
- Development Planning: based on technical comments provided to date, a resubmission is required to further assess the application.

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



Public Meeting Information Report

Community Services Department - Planning & Development

- Ontario Provincial Police (Caledon Detachment)
- Rogers Communications Canada Inc.
- Town of Caledon, Community Services, Policy & Sustainability, Heritage
- Enbridge

Comments from the following agencies/departments remain outstanding:

- Region of Peel
- MPAC

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 February 21, 2019 and posted on the Town's website.

Next Steps:

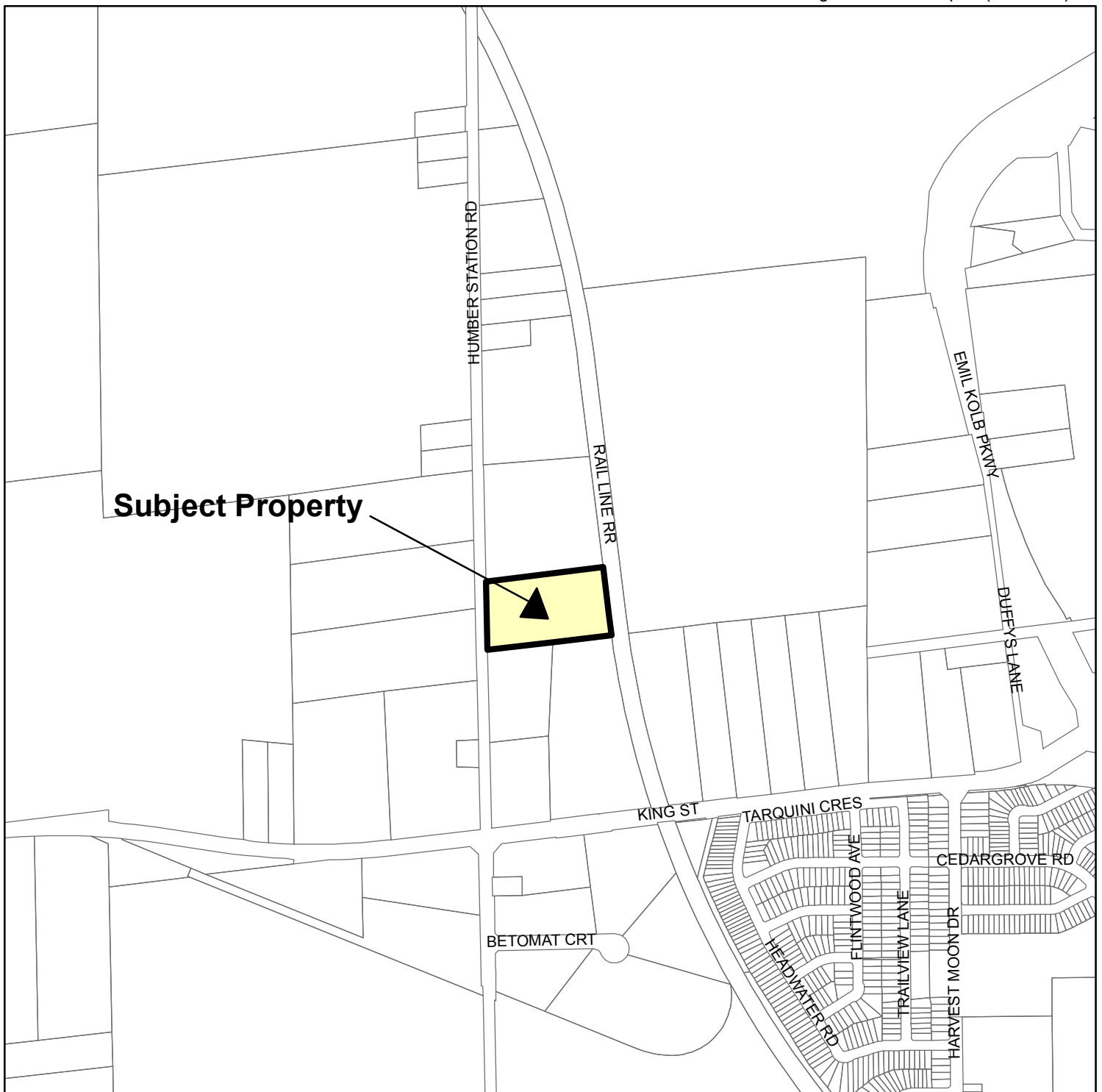
If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment, the person or public body may not be added as a party to the hearing 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 Melissa Mohr, Community Development Planner at 905-584-2272 ext. 4024 or Melissa.mohr@caledon.ca

Attachments:

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



Zoning By-law Amendment

RZ 2018-0009

Gagnon Walker Domes Ltd.

0 Humber Station Road

West Half of Lot 11 & 12, Concession 5 (ALB)

LOCATION MAP



Date: March 19, 2019

File No.: RZ 2018-0009



Zoning By-law Amendment
RZ 2018-0009
Gagnon Walker Domes Ltd.

0 Humber Station Road
 West Half of Lot 11 & 12, Concession 5 (ALB)

LOCATION MAP



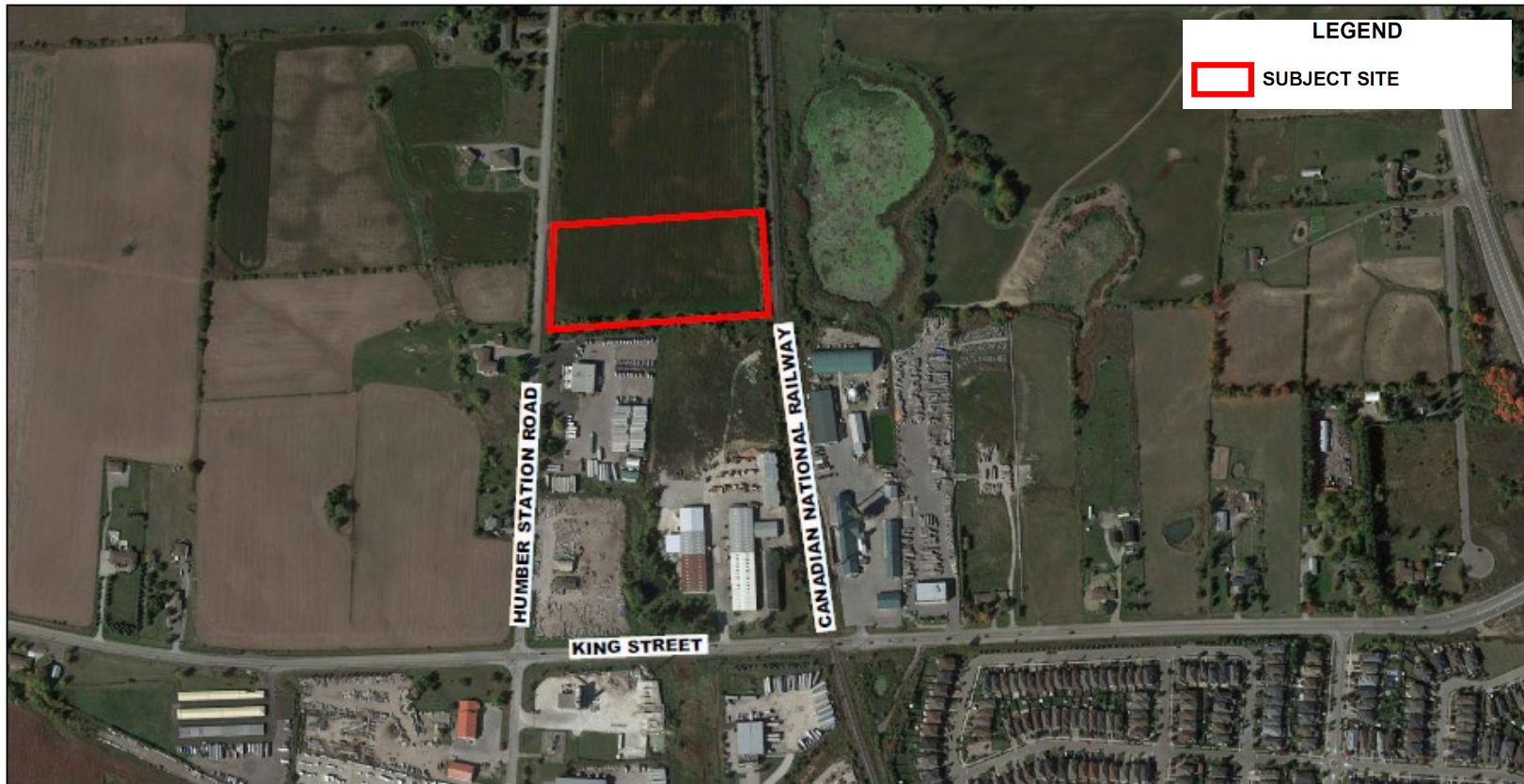
Date: March 19, 2019

File No.: RZ 2018-0009

**Proposed Zoning By-law Amendment
'0' Humber Station Road
Part of West Half of Lot 11, Concession 5
Town of Caledon
Town File: RZ 18-09**

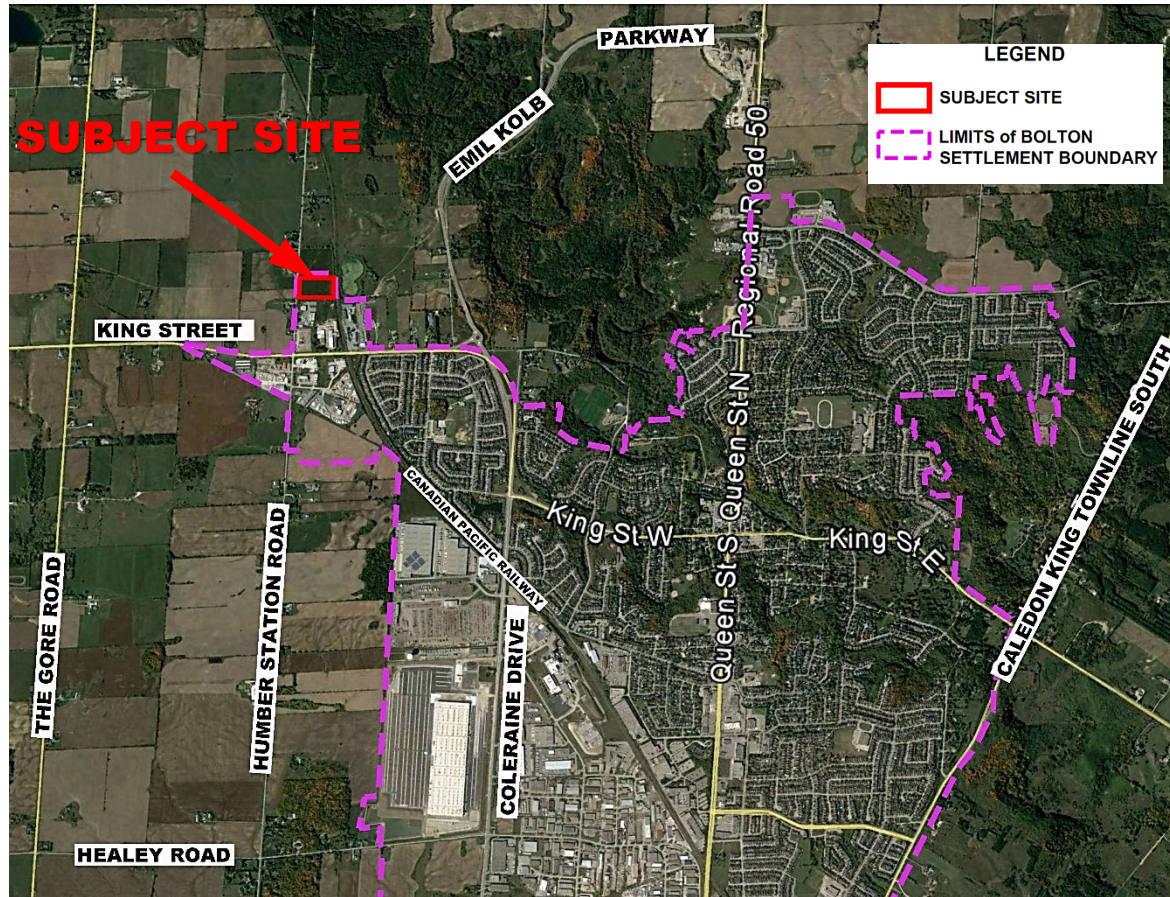


SUBJECT SITE



- **Legal Description:** Part of West Half of Lot 11, Concession 5, Town of Caledon
- **Site Area:** 2.64 ha. (6.53 ac.)
- **Depth:** 215.47 m. (706.92 ft.)
- **Frontage:** 121.89 m. (399.90 ft.) (Along Humber Station Road)

SURROUNDING AREA



- **NORTH:** Agricultural;
- **SOUTH:** Tractor Trailer Terminal and Assorted Industrial Employment;
- **EAST:** Industrial, Agricultural and the Bolton Settlement Area; and
- **WEST:** Rural Residential and Agricultural.

AMENDMENT APPLICATION

List of Plans, Reports/Studies Filed:

- Planning Justification Report
- Urban Design Brief
- Site Plan
- Elevations
- Roof Plan and Floor Plan
- Landscape Plan, Landscape Cost Estimate and Landscape Architect's Letter of Conformance
- Functional Servicing/Stormwater Management Report
- Site Servicing and Grading Plans
- Erosion and Sediment Control Plans
- Engineer's Letter of Conformance and Engineers Cost Estimate
- Tree Inventory and Preservation Plan Report and Plan
- Geotechnical Investigation
- Hydrogeological Assessment
- Stage 1-2 Archaeological Assessment and MTCS Letter
- Noise Impact Feasibility Study
- Traffic Impact Study
- Environmental Impact Study
- Boundary Survey
- Draft R-Plan
- Ontario Building Code Matrix

DEVELOPMENT PROPOSAL

'Tractor Trailer Transportation Facility/Yard and Truck Repair'

SITE STATISTICS

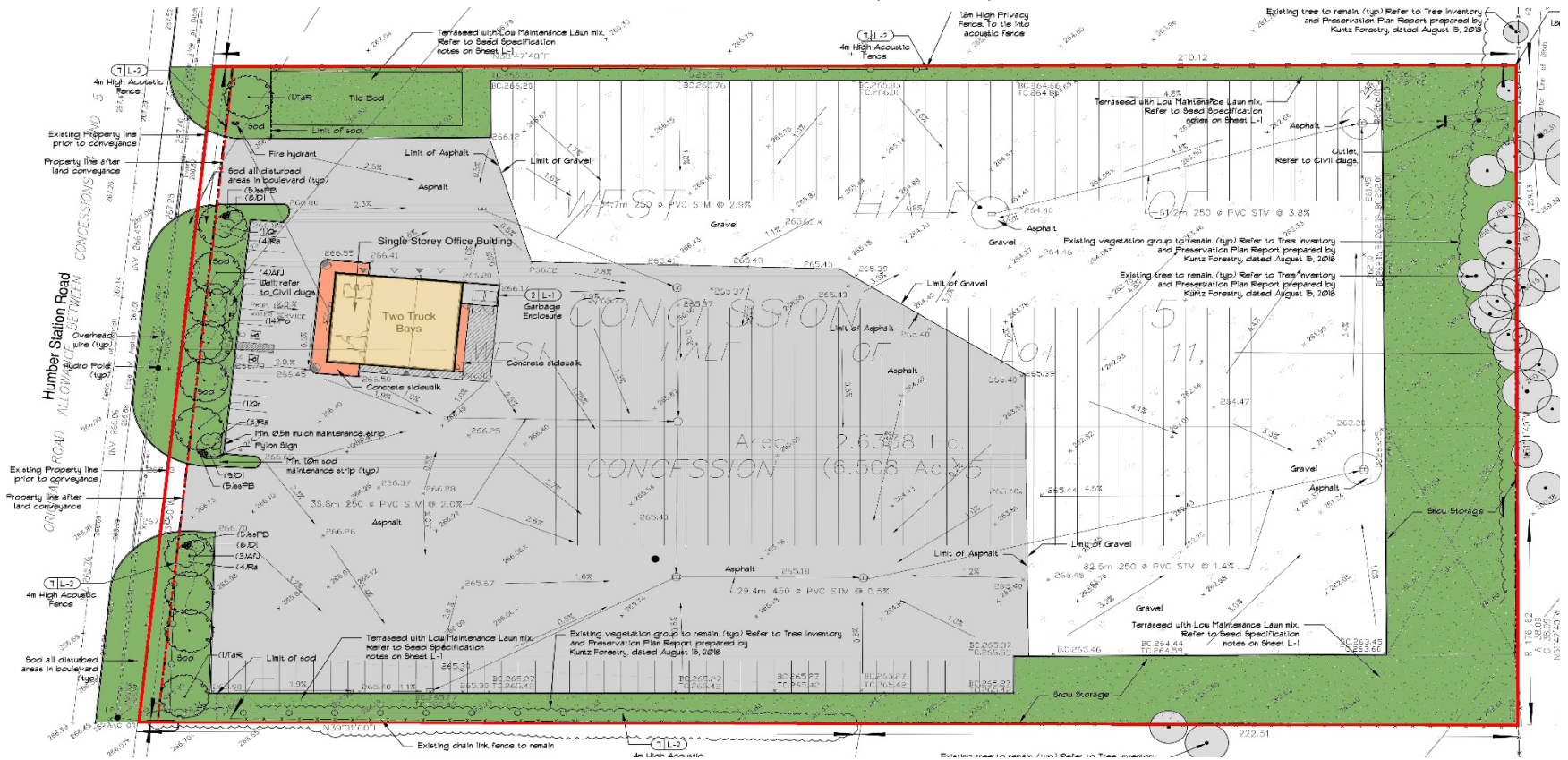
Total Site Area	2.63 ha. (6.50 ac.)
Proposed Office	100 m ² (3,186 ft ²)
Proposed Truck Repair Centre	237 m ² (3,972 ft ²)
Total GFA	337 m² (3,627 ft²)

Parking Required

Automobile Parking 4 spaces

Parking Provided

Automobile Parking 61 spaces
Tractor/Trailer Parking 105 Spaces

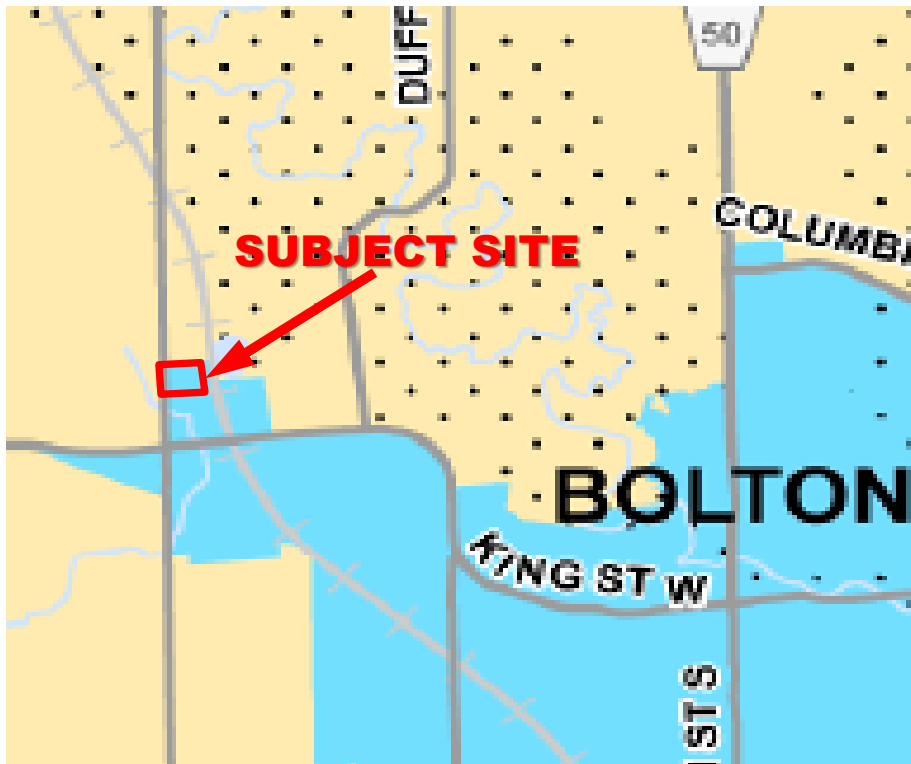


March 19, 2019

REGION of PEEL OFFICIAL PLAN

LAND USE DESIGNATIONS

Extract from Region of Peel Official Plan
 Schedule D – Regional Structure



 Rural Service Centre

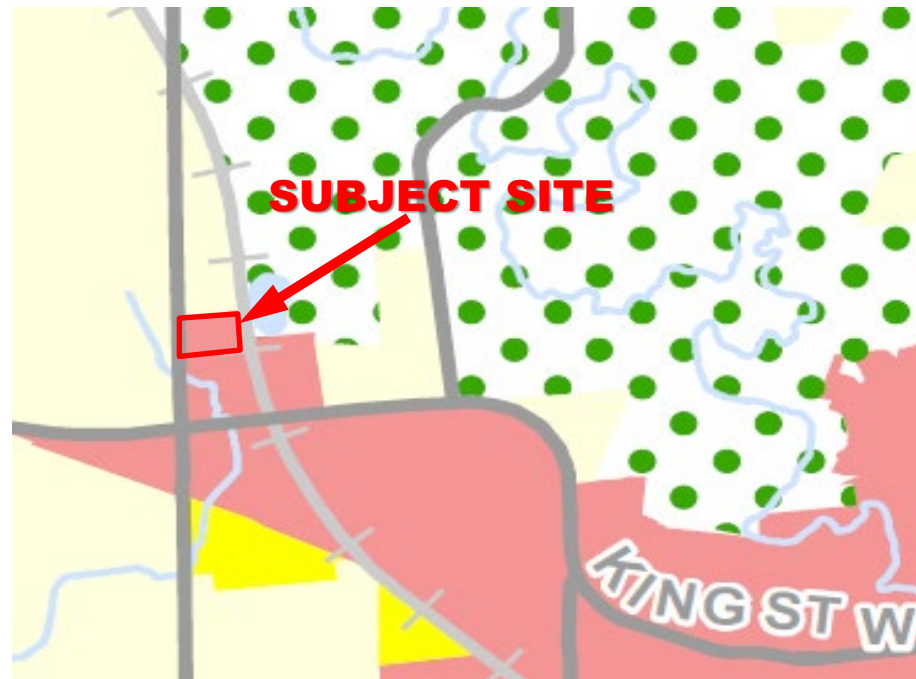
Permitted Uses:


- A range and mix of residential, commercial, recreational and institutional land uses and community services.


REGION of PEEL OFFICIAL PLAN

LAND USE DESIGNATIONS (Continued)

Extract from Region of Peel Official Plan
 Schedule D4 – The Growth Plan Policies in Peel



 Built-up Area

 Designated Greenfield Area

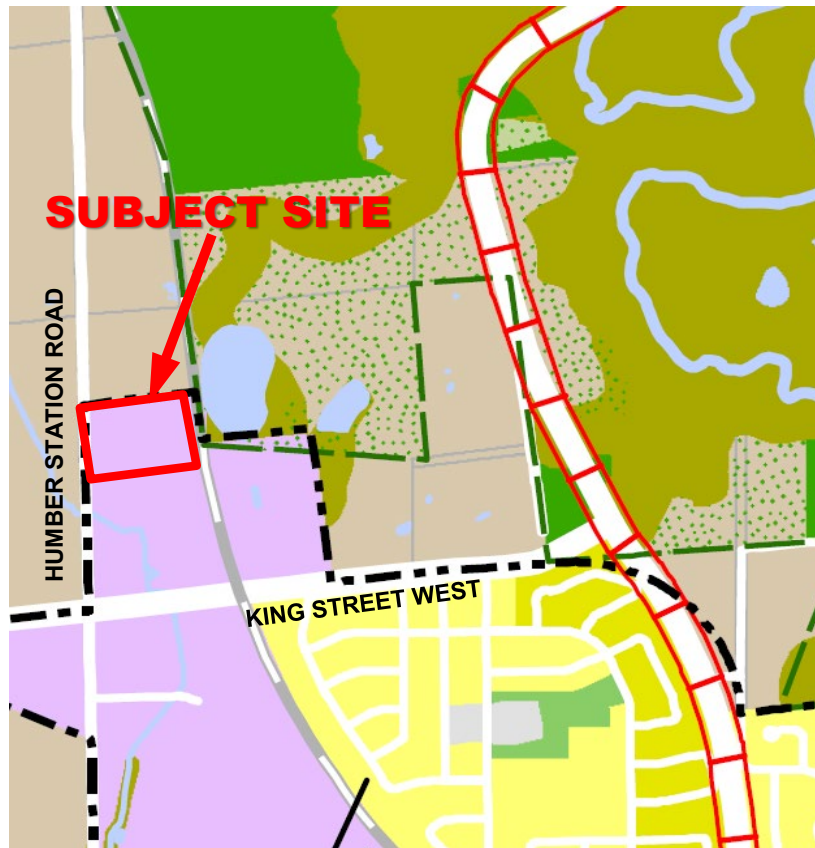
It is the policy of the Region of Peel Official Plan to optimize the use of the existing land supply of the Region by directing a significant portion of growth to the '*Built-Up Areas*' through intensification.

In accordance with the Growth Plan, a significant portion of new growth shall be directed to '*Built-Up Areas*'. Municipalities shall promote compact urban form, intensification and redevelopment.

TOWN of CALEDON OFFICIAL PLAN

LAND USE DESIGNATIONS

Extract from Town of Caledon Official Plan
Schedule C – Bolton Land Use Plan



Dry Industrial

Permitted Uses:

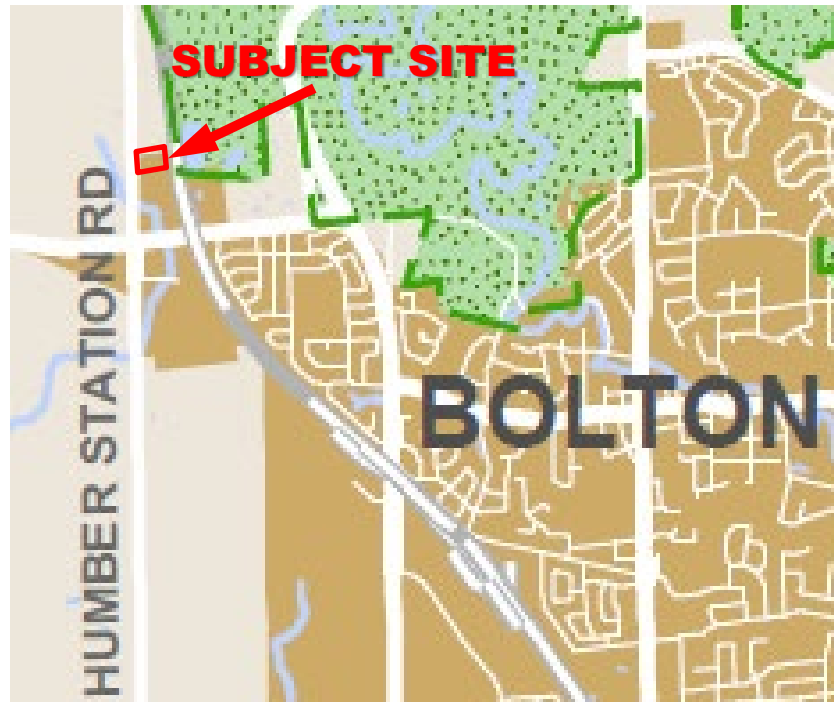
- Manufacturing, fabricating, printing, processing, and packaging operations;
- Warehousing and wholesale operations;
- Transportation terminals;
- Contractor's yard, auctioneer's facility;
- Open Storage;
- Public uses and utilities; and
- Automotive.

	Prime Agricultural Area		Special Provisions
	Rural Lands		Open Space Policy Area
	Low Density Residential		Environmental Policy Area
	Medium Density Residential		Boundary of Greenbelt Plan Area
	High Density Residential		Oak Ridges Moraine Conservation Plan Area
	Special Residential		2021 Settlement Boundary
	General Industrial		100 Year Floodline Limit
	Dry Industrial		Regional Floodline Limit
	Prestige Industrial		Special Policy Area Boundary
	Policy Area - Industrial		Site Specific Area
	Bolton Highway 50 Commercial Area		Bolton Arterial Road Network
	Bolton South Hill Commercial Area		Regional Road
	Bolton North Hill Commercial Area		Local Road
	Rural Uses		Railway
	Institutional		

TOWN of CALEDON OFFICIAL PLAN

LAND USE DESIGNATIONS (Continued)

Extract from Town of Caledon Official Plan
Schedule S – The Greenbelt in Caledon



Rural Service Centre

Permitted Uses:

- A wide range of residential, commercial, employment, recreational, institutional, and other uses and community services.

Greenbelt Designations

- Greenbelt Plan Area
- Greenbelt Plan Protected Countryside Designation
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Agricultural and Rural Area of the Growth Plan
- Mayfield West Study Area Boundary
- Coulterville Special Study Area
- Palgrave Estate Residential Community
- Lake Simcoe Protection Plan Area

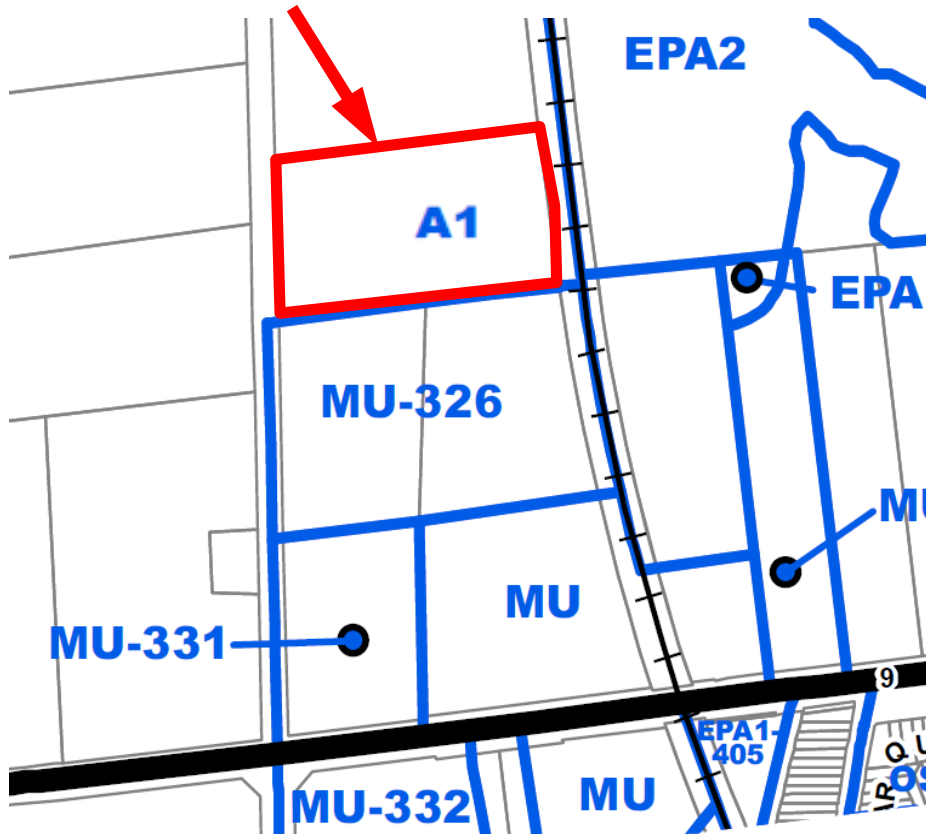


- Rural Service Centre
- Village
- Hamlet
- Industrial/Commercial Centre
- Provincial Road
- Regional Road
- Local Road
- Railway

TOWN of CALEDON ZONING BY-LAW

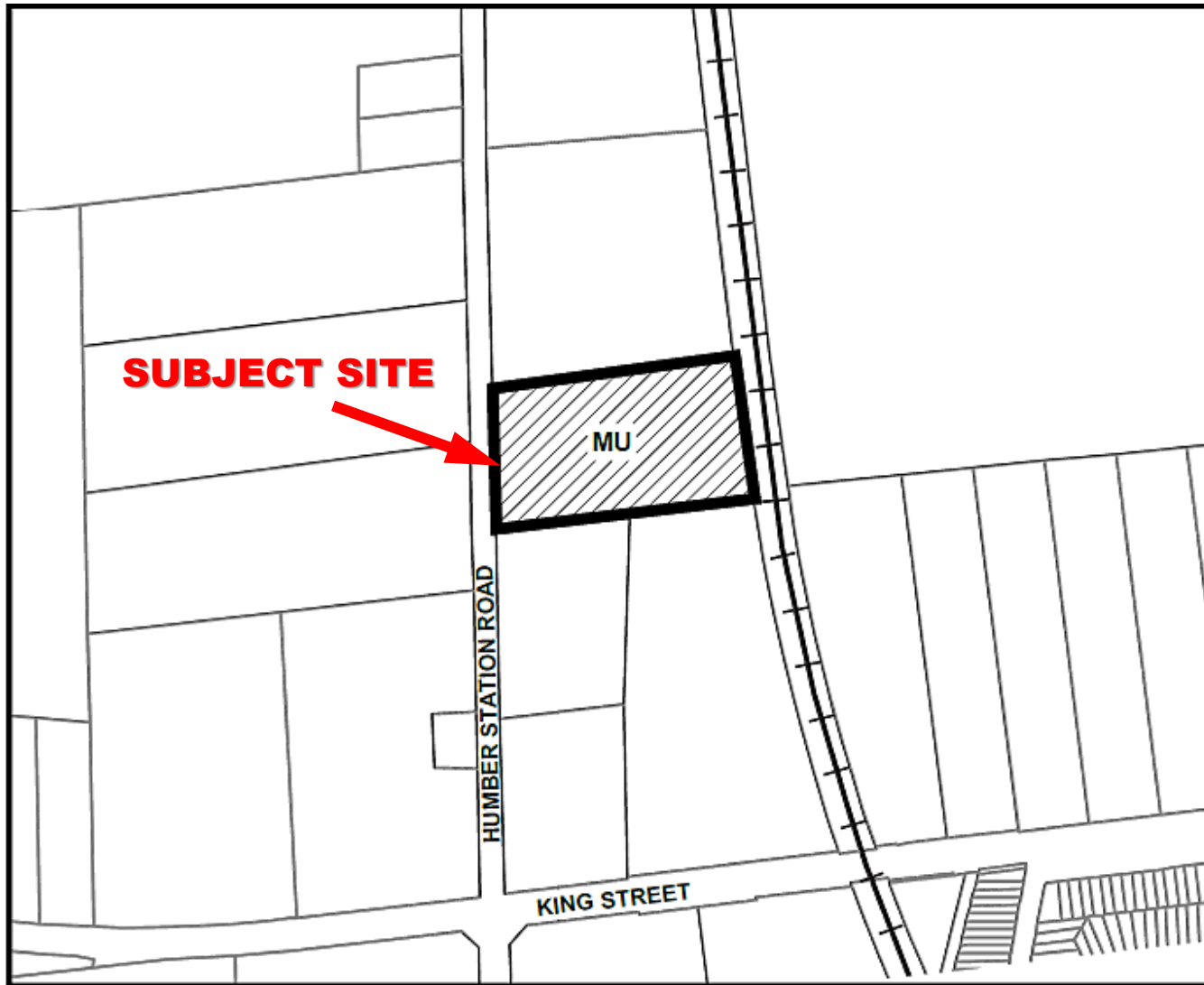
“Agriculture (A1)”

SUBJECT SITE



- **Permitted Uses Agricultural (A1) Zone:**
 - Agricultural-related Commercial Use;
 - Agricultural-related Industrial Use;
 - Agri-Tourism Use;
 - Apartment, Accessory;
 - Bunkhouse, Accessory;
 - Dwelling, Accessory;
 - Dwelling, Detached;
 - Farm;
 - Farm-based Alcohol Production Facility;
 - Farm Equipment Storage Building;
 - Farm Produce Outlet, Accessory;
 - Gasoline Pump Island, Accessory;
 - Home Occupation;
 - Livestock Facility;
 - Nursery, Horticultural;
 - On Farm Diversified Use;
 - Open Storage, Accessory; and
 - Produce Storage Building.


PROPOSED ZONING BY-LAW AMENDMENT



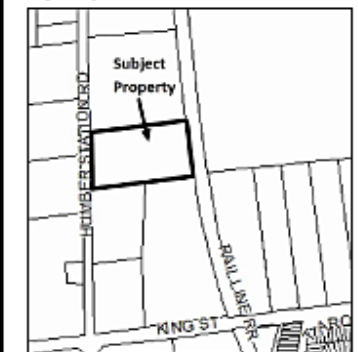
Schedule A By-law 2018-XXX

0 Humber Station Road
West Half of Lot 11, Concession 5
Town of Caledon

Legend

 Lands Subject to Rezoning
from Agricultural (A1) to
Unserviced Industrial (MU)

Key Map



Date: November 23, 2018

File: RZ _____

GWD File: PN 2370



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THANK YOU