

# Public Meeting Information Report

## Community Services Department - Planning & Development

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**Public Meeting:** April 23, 2019 at 7:00 p.m. in Council Chambers, Town Hall

**Applicant:** n Architecture Inc. on behalf of Ragbir Gulathy

**File No.:** RZ 15-08

### **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 12544 Regional Road 50 in Bolton. See Schedule "A" – Location Map, attached. The subject lands are approximately 0.59 ha (1.46 ac) in size and are currently vacant commercial lands. The applicant has proposed to rezone these lands to facilitate the subject proposal. The surrounding land uses are developed commercial properties to the north, vacant commercial lands to the south, commercial lands to the east and industrial 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 Bolton Highway 50 Commercial on Schedule C – Bolton Land Use Plan. The subject lands are zoned Bolton Highway Commercial (CHB) and Prestige Industrial Exception-309 (MP-309) in Zoning By-law 2006-50, as amended.

### **Proposal Information:**

An Application for a Zoning By-law Amendment was submitted by n Architecture Inc. to the Town and deemed complete on December 22, 2015.

The applicants have applied for a **Zoning By-law Amendment** to permit a convenience/retail store with offices at the front of the property with a motor vehicle washing establishment and a motor vehicle body shop at the rear of the site. 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 December 22, 2015 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:

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- Region of Peel: A satisfactory Functional Servicing Report is required prior to Zoning By-law Approval.
- Toronto and Region Conservation Authority (TRCA): The draft By-law must be updated to reflect the Environmental Policy Lands and 10 metre setback from the Regional Floodline at the rear of the property and a resubmission is required to address technical concerns regarding the stormwater management report and Erosion and Sediment Control Plan.
- Town of Caledon, Community Services, Development Engineering: A resubmission of the application is required to address technical comments related to the grading and servicing plan and the erosion and sedimentation plan.
- Town of Caledon, Community Services, Open Space Design (Landscape): A resubmission is required to address clarification issues on the landscape plans and in the arborist report.
- Town of Caledon, Community Services, Urban Design: A resubmission is required to address concerns regarding the relationship between the building and road, the location of the propane tank, additional planting along the side lot line and building elevations.
- Town of Caledon, Community Services, Zoning: A resubmission is required to address changes to the draft By-law.
- Development Planning: A resubmission is required to address technical comments.

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

- Town of Caledon, Community Services Department, Policy & Sustainability, Heritage
- Town of Caledon, Community Services Department, Policy & Sustainability, Policy
- Bell Canada
- Peel District School Board
- Dufferin-Peel Catholic District School Board

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 March 28, 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.

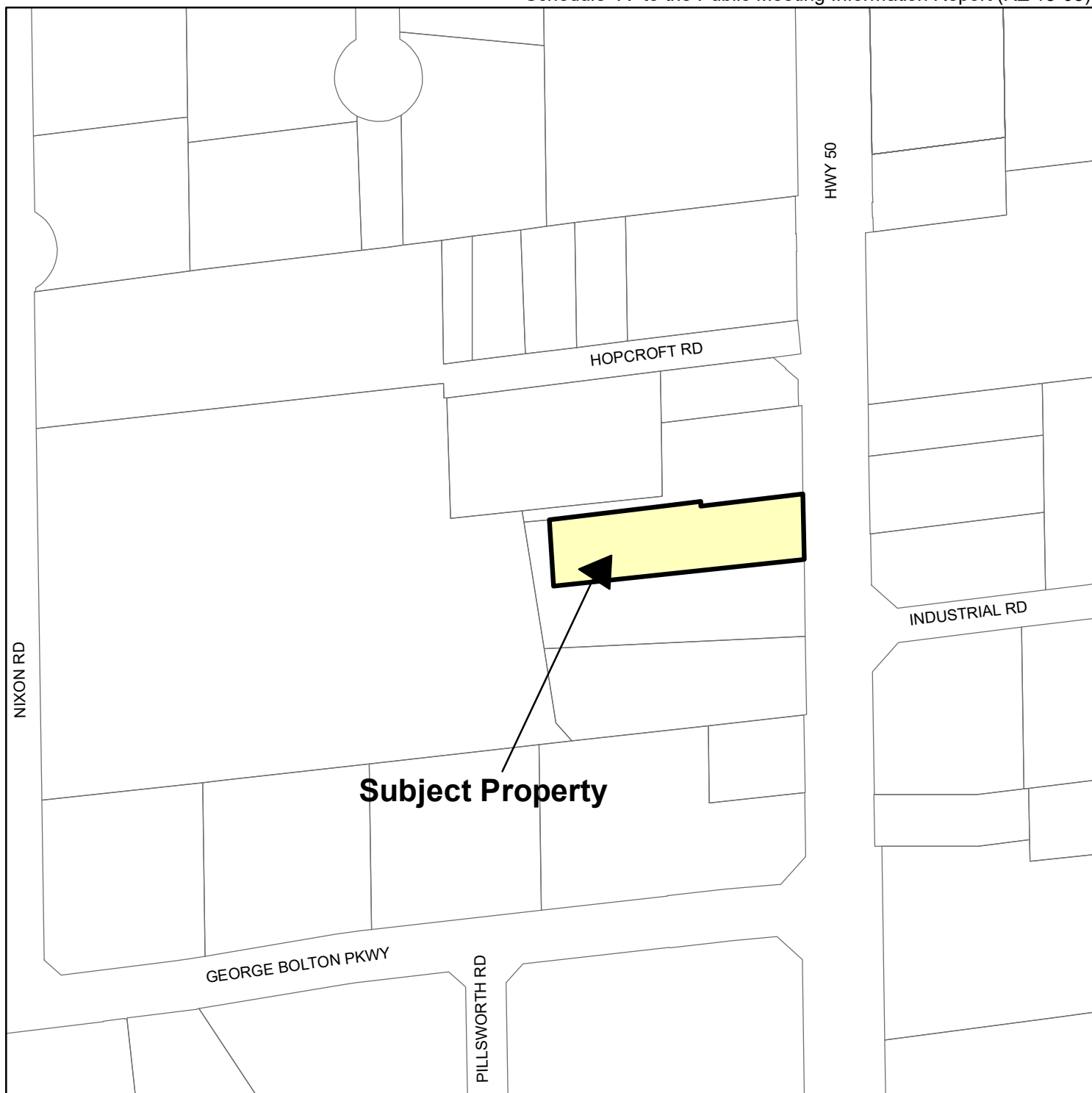
### **Contact:**

For further information, please contact Melissa Mohr, Community Development Planner at 905-584-2272 ext. 4024 or [Melissa.mohr@caledon.ca](mailto:Melissa.mohr@caledon.ca)

### **Attachments:**

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





## Zoning By-law Amendment

RZ 15-08

n Architecture Inc.

12544 Highway 50

Part of Lot 3, Concession 6 (ALB)

## LOCATION MAP



Date: March 28, 2019

File No.: RZ 15-08



## Zoning By-law Amendment

RZ 15-08

n Architecture Inc.

12544 Highway 50

Part of Lot 3, Concession 6 (ALB)

## LOCATION MAP



Date: March 28, 2019

File No.: RZ 15-08

# Proposed Gas Station Development: 12544 Highway 50, Bolton, Ontario

## Public Meeting



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# Executive Summary and Site Description

## Executive Summary

n Architecture has applied for a Zoning By-law Amendment to permit a convenience/retail store with offices at the front of the property with a motor vehicle washing establishment and a motor vehicle body shop at the rear of the site. A Site Plan Control application has also been submitted to facilitate the development.

In support of the Zoning By-law Amendment application, several reports and technical documents such as a Traffic Impact Study, Stormwater Management Report, Planning Justification Report and other technical reports were submitted to Municipal Staff for review.

The Proposal is consistent with Planning policies and is desirable within the existing urban fabric. Concomitantly, the Traffic Impact Study prepared by LMM Engineering anticipates negligible impact on the existing intersection and recommends that the entrance be stop sign controlled.

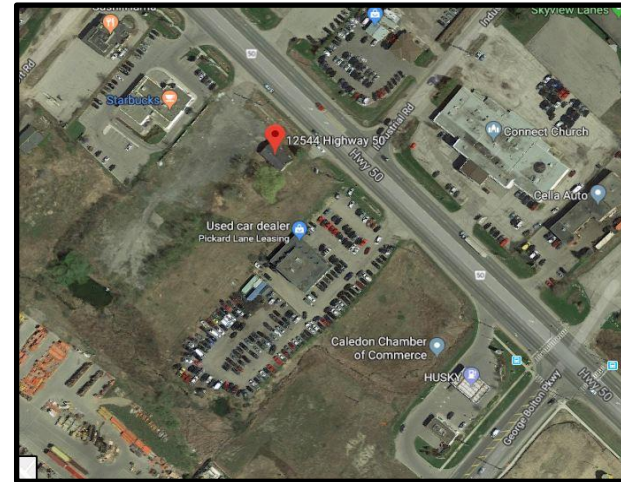


Figure 1: Site Context

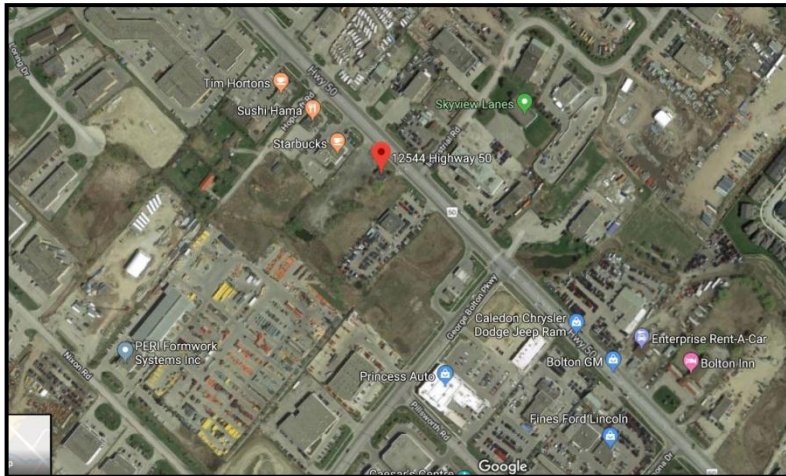


Figure 2: Area Context

## Site Description

The subject site is located on the west side of Highway 50 in Bolton as shown in Figure 1. The property is approximately 0.58 ha in area and rectangular in shape. The property has a lot frontage on Highway 50 of approximately 38.75 meters. And a dept of 150m. The subject site is currently largely open and undeveloped and it is used to park transport trailers.

Figure 1 shows the subject lands in the context of the surrounding area and nearby development. Adjacent and nearby uses on Highway 50 consist primarily of commercial uses including retail stores, restaurants, motor vehicle sales and similar uses. Lands to the west are developed for industrial uses including outside storage.



# Planning Policy Analysis

This proposal has analyzed the relevant Planning Policies to show conformance and compliance with these Policies.

## Provincial Policy Statement 2014

The 2014 Provincial Policy Statement (“the PPS”) came into effect on April 30, 2014. Under the PPS, municipal decisions on development proposals “shall be consistent with” the policy statement issued under the Planning Act.

The proposed development is consistent with Section 1.0 of the 2005 PPS, Building Strong Communities. The proposed commercial development:

- Contributes to the municipality having an appropriate range and mix of commercial employment to meet needs (Section 1.1.1(b));
- Locates new growth in a settlement area and regenerates an inactive commercial site (Section 1.1.3.1);
- Supports a land use pattern within a settlement area that efficiently uses land and services (Section 1.1.3.2 (a)(i));
- Promotes economic development by providing an appropriate mix of employment uses (Section 1.3.1 (a)).

## Growth Plan for the Greater Golden Horseshoe

• Policy 2.2.2.1.(i) of the Growth Plan directs new growth to built-up areas such as the designated settlement areas of municipalities. The subject site is located within Bolton in the Town of Caledon which is a settlement area. It conforms to the direction of the Growth Plan for the location of new growth in municipalities.

• Policy 2.2.9 of the Growth Plan encourages settlement areas located in rural areas to provide a variety of economic opportunities to serve the needs of rural residents and area businesses. The subject lands are designated Rural Service Area in the Region of Peel Official Plan.

The proposed development is consistent with the policies of the Growth Plan for the Greater Golden Horseshoe.

## Region of Peel Official Plan / Town of Caledon Official Plan

The Region of Peel Official Plan designates Bolton as a Rural Service Centre. It is intended to be a focus of growth within the Region of Peel’s Rural System and provide opportunities for a wide range and mix of land uses and activities. This includes commercial land uses serving those living and working in the Rural System.

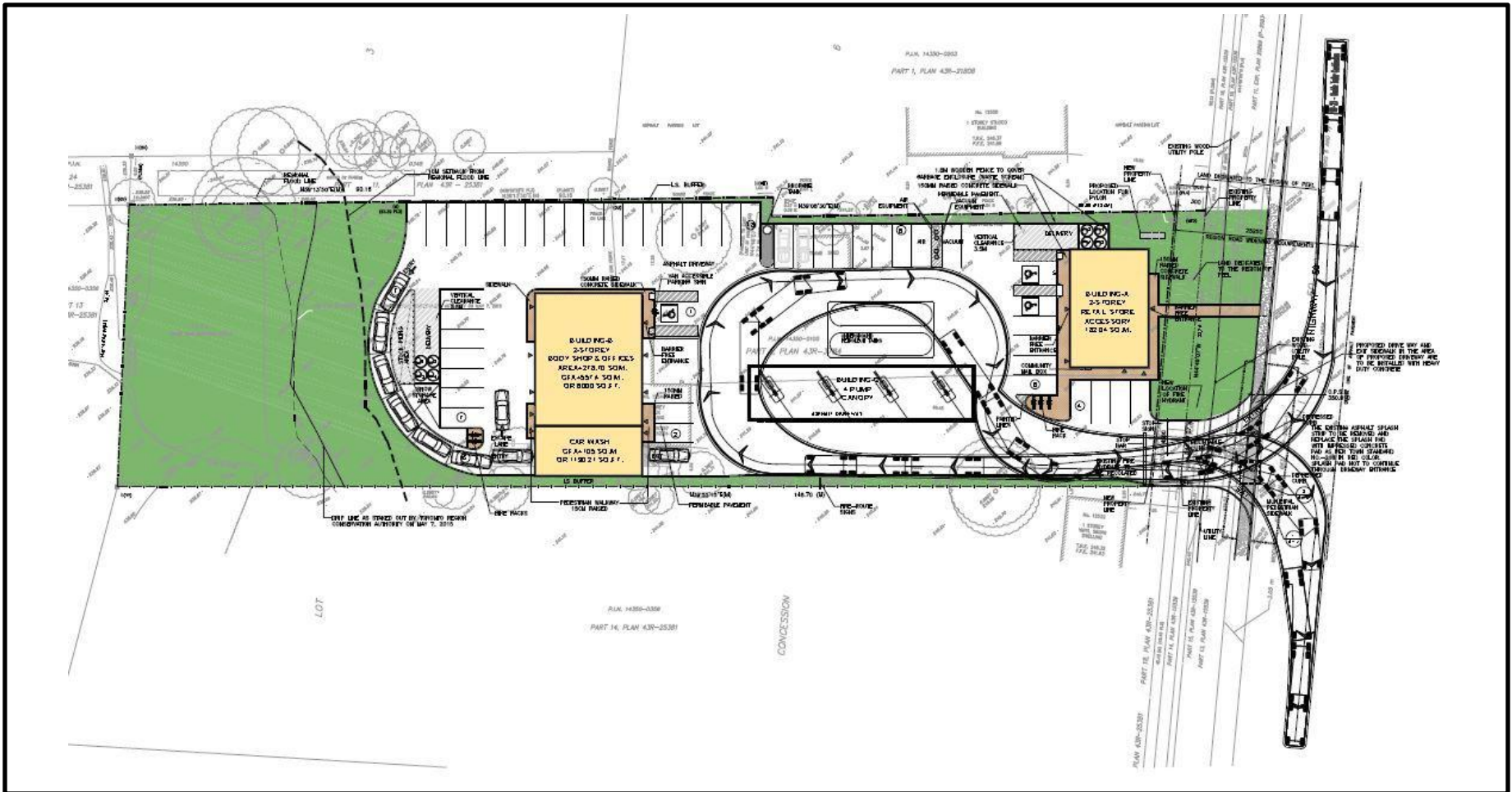
The Town of Caledon Official plan designates the subject lands Highway Commercial on Schedule ‘C’ Bolton Land Use Plan. The subject lands are located in the Bolton Highway 50 Commercial Area.



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# Proposed Site Plan



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# Public Realm, Urban Design & Cultural Heritage

## Public Realm Enhancement

The overarching aim of the public realm concept is to create a safe space around and between buildings that are publicly accessible, and supports public life and social interaction. The proposed development would revamp the public realm and create a safe and accessible public space.



## Urban Design Policy Context

Section 5.4.9 General Design Policies of the Official Plan require ".. a high standard of the site and building architectural design, appropriate buffering from possible adjacent residential uses, a safe and efficient design for internal and external vehicular/ pedestrian circulation, and an adequate supply of parking/loading facilities.."

The Proposed development meets the urban design intents of the Official Plan. Landscape and urban design staff are in support of the store building being located in close proximity to the front property line.

## Cultural Heritage

Dan Schneider Heritage Consulting was retained to prepare a Cultural Heritage Impact Statement. The existing farm house on the subject property was demolished in 2016. Based on the research undertaken for this CHIS and the evaluation of heritage value, the property at 12544 Highway 50 retains no discernible cultural heritage values. Redevelopment of the site therefore has no cultural heritage impacts.

# Environmental Sustainability

## Toronto and Region Conservation Authority

The subject site is bounded by the Robinson Creek on the North side of the site, and a portion of the subject property is regulated by the TRCA under Ontario Regulation 166/06 and is subject to the policies within TRCA's Living Cities Policies.

As described in TRCA's LCP, development within a regulated area must be setback 10m from the Regulatory Floodplain. The proposed development meets these requirement and is consistent with TRCA's Living Cities Policies.

TRCA have identified the potential for Red-side Dace in the adjacent pond within the site boundary as per the Endangered Species Act. The Ministry of Natural Resources and Forestry have confirm that they have no concerns with this proposal.



## Landscape and Arborist

Bruce Tree Expert Company Ltd. was retained by n Architecture Inc. in November of 2015 to complete an Arborist Report and Tree Protection Plan for 12544 Highway 50, Bolton. The report successfully established species, size and condition of trees located on and adjacent to the subject land, while providing a prescription for the protection/removal of trees during the project.

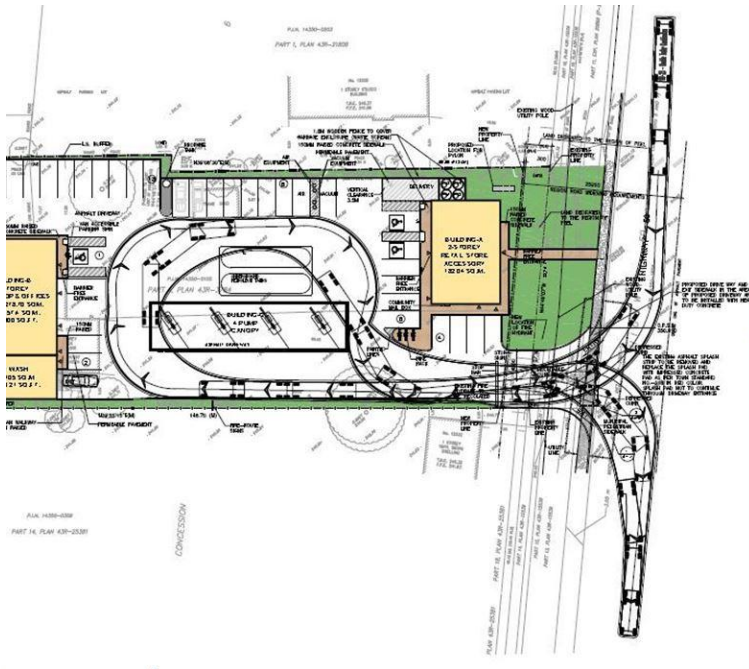
Currently, there are 25 trees located on and adjacent to the subject land. To create buildable space for the proposed development, 5 trees will be removed and more trees planted to replace the trees removed.

# Traffic Impact Analysis

## Traffic Impact Study

LMM Engineering was retained to prepare Traffic Impact Study to evaluate the traffic impacts of the proposed service station development located on the northwest corner of Highway 50 / Industrial Road intersection in Bolton, Peel Region, Ontario. The TIS recommends that-

- The site entrance be stop sign controlled with a stop sign and stop bar for exiting traffic.
- Traffic signals are not warranted at the intersection at any horizon. The proposed development has negligible impact on the existing intersection.
- Appropriate traffic signage and traffic control should be implemented to provide pedestrian / vehicular accessibility safety and maneuverability with minimum conflicts throughout the site.



## Fuel Truck Turning and Vehicular Traffic

n Architecture Inc has provided a BVR plan showing the turning movement of the fuel truck. The fuel truck can safely navigate through the site. We anticipate no traffic issues based on the internal configuration of the site.

41 regular parking and 3 barrier free parking spaces are provided on the site. The provision for barrier free parking meets the Town of Caledon's barrier free access requirement.



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# Stormwater Management/ Site Servicing and Grading

## Storm Water Management Criteria

The proposed development shall follow the respective criteria/guidelines of the Town of Caledon (Town of Caledon - Development Standards, Policies & Guidelines, and January 2009) and Toronto and Region Conservation Authority (TRCA) Stormwater Management Criteria. The criteria for small new developments are summarized below:

**Water Quantity Control** – Required control post-development peak flows to pre-development levels for all storms up to and including the 100 year storm (i.e. 2, 5, 10, 25, 50, and 100 year storms) for Robinson Creek;

**Water Quality Control** - Water quality treatment will be required for all new development within the Town of Caledon to ensure a long-term average removal of 80% of total suspended solids (TSS) on an annual loading basis from a minimum 90% of the runoff volume runoff leaving the site;

**Water Balance** –As per TRCA Stormwater Management Criteria – retain first 5mm from each rainfall through on-site infiltration, filtration, evapo-transpiration and rainwater reuse.

**Erosion and Sediment Control During Construction** - The erosion potential of the study area to assessed using methods described in the Development Standards, Policies & Guidelines prepared by the town of Caledon public works & engineering department version 4 January 2009.

## Site Servicing and Grading

The site has a falling gradient from middle to South-East and North-West with an elevation difference of approximately 2m from the North side to the South side. Under the existing condition, the east portion of the subject site (Catchment 101 - 0.29ha) drains to the Highway 50 roadside ditch and the balance of the site drains into the creek .

The site is serviced by one municipal watermain . The 300mm diameter watermain is located along the west side of the Hwy 50 ROW.

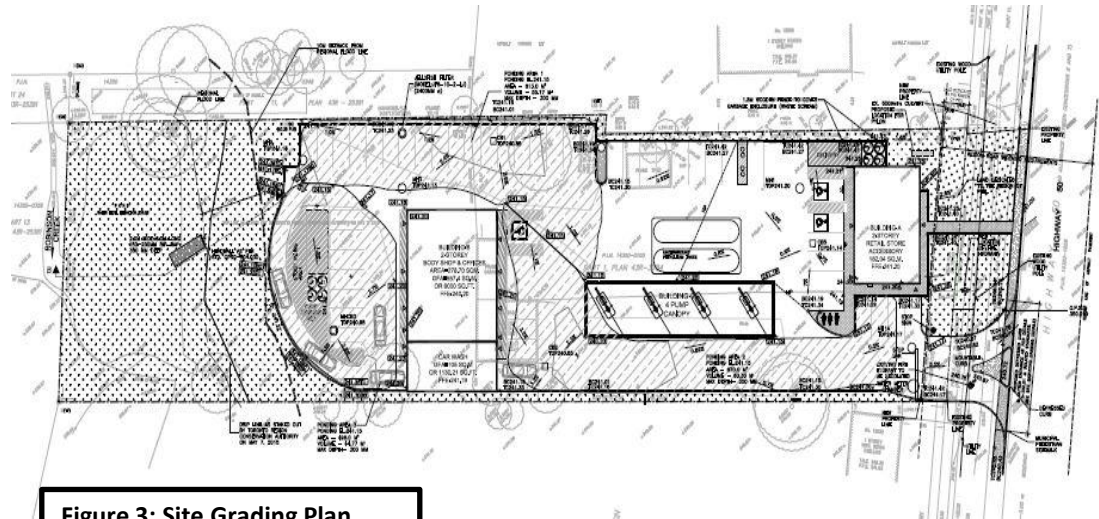


Figure 3: Site Grading Plan

# 3d Renderings



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