

Public Meeting Information Report

Community Services Department – Planning & Development

Public Meeting: October 22, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Strategy 4 (c/o Jeff Kenny) on behalf of Husky Injection Molding Ltd.

File No.: RZ 19-04 (related file: SPA 19-39)

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for the applicant to present their proposal to the public and Council and to receive comments and questions concerning the proposal.

Staff and Council will not make a recommendation or decision on the proposed Zoning By-law Amendment at a Public Meeting. A Planning Report will 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 municipally known as 460 Queen Street South in Bolton, south west of Regional Road 50 and Wilton Drive. Refer to Schedule 'A' – Location Map, attached. The subject lands are approximately 21.97 ha (54.29 ac) in size and is currently occupied by an existing vacant building formerly used as a Day Nursery which was accessory to the current Industrial Use (Husky Injection Molding Ltd.) with associated parking. The surrounding land uses are industrial to the south and west, residential to the north and commercial to the east. Refer to Schedule 'B' – Aerial Photograph, attached.

The Region of Peel designates the subject lands as Rural Service Centre, Schedule 'D' – Regional Structure. The Town's Official Plan designates the lands as Prestige Industrial, Schedule 'C' – Bolton Land Use Plan and are zoned Serviced Industrial (MS) and Serviced Industrial Exception 317 (MS-317) by Zoning By-law 2006-50, as amended. The portion of the lands subject to this amendment is completely zoned Serviced Industrial (MS).

Proposal Information:

An application for a Zoning By-law Amendment was submitted by Strategy 4 on behalf of Husky Injection Molding Ltd. to the Town and deemed complete on July 16, 2019.

The applicants have applied for a Zoning By-law Amendment on a portion of the lands (Copper House) to rezone this portion from Serviced Industrial (MS) to a site specific Prestige Industrial Exception MP-XX) to establish a Day Nursery and Prestige Industrial uses and remove various Industrial uses. The applicant is also proposing a new access from Wilton Drive to access the lands. Further, at an appropriate time in the process the applicant will apply for a consent application to sever the lands located at 460 Queen Street South (Copper House). The remainder

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of the lands for Husky Inject Molding Ltd. will remain unchanged. The proposed changes are contained within Schedule 'C' – Draft Zoning By-law Amendment, attached. The applicant has also concurrently submitted a Site Plan Control application (SPA 19-39) to facilitate the development.

Consultation:

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 metres (393.7 feet). The Notice was placed in the Caledon Enterprise and Caledon Citizen on July 25, 2019, signage posted on the property and advertised on the Town's Website.

Further, in accordance with the *Planning Act*, a Notice of Public Meeting was mailed to all landowners within 120 metres (393.7 feet), placed in the Caledon Enterprise and Caledon Citizen on September 26, 2019 and advertised on the Town's Website.

The subject applications were most recently circulated to external agencies and internal departments for review and comment on July 18, 2019, 2019. A summary of the technical comments include:

- Town of Caledon, Corporate Services, Accessibility: Comments provided pertain to compliance with By-law 2015-058 for accessible spaces, travel routes, lighting, signage, outdoor play spaces and public use areas.
- Town of Caledon, Community Services, Building: The proposed development will be reviewed under the Ontario Building Code through the review of the Building Permit application.
- Town of Caledon, Community Services, Development Engineering: The applicant is required to provide a resubmission to address grading, servicing, erosion and sediment control, stormwater management requirements. Further a consent applicant to sever the lands and create easements for sanitary servicing, stormwater and overland flow. Further comments will be provided upon the resubmission. A shared servicing agreement will be required following the consent application.
- Town of Caledon, Finance & Infrastructure Services, Finance: The property is currently assessed as Industrial. Any future development would be subject to the applicable Town of Caledon development charges, Region of Peel development charges and Education development charges as per the respective development charge by-laws.
- Town of Caledon, Community Service, Fire: Staff require a resubmission to review the revised site plan for the fire department route, signage, sprinkler connection and principal entrance.
- Town of Caledon, Community Services, Open Space Design (Landscape): The applicant is required to provide a resubmission to review the tree preservation plan and fence details, arborist report, and landscape plans and details.

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- Town of Caledon, Corporate Services, Legal: The applicant is required to revise the draft zoning by-law for legal description accuracy.
- Town of Caledon, Community Services, Policy & Sustainability: Policy staff require a revised Planning Justification Report to reflect the current Provincial policy changes, including Places to Grow, 2019, and the Provincial Policy Statement, 2019. Further, the site is identified as a Provincially Significant Employment Zone (PSEZ) and the Planning Justification Report should be amended to include this designation and rationale.
- Town of Caledon, Finance & Infrastructure Services, Traffic: Traffic staff have no concern as the intersection of Wilton Drive and Regional Road 50 is under the jurisdiction of the Region. (Region staff have advised that they have no further comment as it relates to the Traffic Impact Study).
- Town of Caledon, Community Services, Zoning: Staff require a revised site plan and zoning matrix to confirm the site specific provisions that include driveway width, planting strip location and width etc. in order to finalize the By-law.
- Town of Caledon, Community Services, Municipal Numbers: A resubmission is required to confirm the location of the new driveway from Wilton Drive and assign a new municipal number.
- Town of Caledon, Community Services, Development Planning: Additional information in the next resubmission is needed to ensure the proposing Zoning By-law standards will be met and that all policies have been addressed in the Planning Justification Report.
- Region of Peel: The Region offers no further requirements to be completed by the applicant for clearance towards the Zoning By-law Amendment application. The Region requires the applicant to revise the site plan, grading plan, servicing plan, stormwater management report and landscape plans to address comments for the Site Plan Control application.

Comments from the following agencies have no concern:

- Canada Post
- Canadian Pacific Railway
- Dufferin Peel Catholic district School Board
- Enbridge Gas Inc.
- Ontario Provincial Police (Caledon Detachment)

Comments from the following agencies remain outstanding at this time:

- Bell Canada
- GO Transit
- Hydro One
- Municipal Property Assessment Corporation
- Rogers Communications



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Next Steps:

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. 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.

Contact:

For further information, please contact Cristina Di Benedetto, Community Development Planner at 905-584-2272 x. 4064 or cristina.dibenedetto@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Site Plan