

# Public Meeting Information Report

## Community Services Department - Planning & Development

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

**Applicant:** Zelinka Priamo Ltd. on behalf of BoltCol Holdings North Inc. and BoltCol Holdings South Inc.

**File No.:** RZ 19-06 (Related File: SPA 19-44)

### **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 to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal 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 located at 0, 12300, 12400 and 12592 Coleraine Drive, opposite George Bolton Parkway in Bolton's Coleraine West Employment Area. See Schedule "A" – Location Map, attached. The subject lands are approximately 77.1 ha (190.55 ac) in size and approximately 23.75 ha (58.69 ac) of the land is under development for three industrial buildings totaling 118,983 m<sup>2</sup> (1,280,718 ft<sup>2</sup>) in size, including the MARS Canada Inc.'s new Distribution Centre. Surrounding land uses include industrial uses under development to the north, industrial uses to the east and rural and agricultural uses to the south and west. Please see Schedule "B" – Aerial Photograph, attached.

The Region of Peel's Official Plan designates the lands as "Rural Service Centre" (Schedule D – Regional Structure) and "Designated Greenfield Area" (Schedule D4 – The Growth Plan Policy Areas in Peel). The Town's Official Plan designates the portion of the property subject to the proposed application "Prestige Industrial", "General Industrial" and "Environmental Policy Area" within the Coleraine West Employment Area (Schedule C – Bolton Land Use Plan, Schedule C7 – Coleraine West Employment Area Land Use Plan).

The property is currently zoned Prestige Industrial – Exception 580 (MP-580), Serviced Industrial – Exception 579 (MS-579) and Environmental Policy Area 1 (EPA1) in the Town of Caledon's Zoning By-law 2006-50, as amended ("Zoning By-law").

### **Proposal Information:**

On September 4, 2019, a complete application for Zoning By-law Amendment was submitted by Zelinka Priamo Ltd. on behalf of BoltCol Holdings North Inc. and BoltCol Holdings South Inc.

The purpose of the application is two-fold: to refine the limits of the EPA1-Zone in accordance with recent environmental analysis and to rezone a portion of the subject lands to new Prestige Industrial Exception (MP-XX) and Serviced Industrial Exception (MS-XX) Zones to allow for a reduced parking ratio for warehouses with a Gross Floor Area greater than 25,000 square metres in size. The application does not alter the boundary of the Prestige Industrial Zone or the permitted uses in either the Prestige Industrial or Serviced Industrial Zones. Please see Schedule "C" – Proposed Concept Plan, attached.



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### **Consultation:**

Notice of this application was mailed to all landowners within 120 m (393.7 ft.) of the subject lands and publicized in the Caledon Enterprise and Caledon Citizen on October 3, 2019. Signage was also installed on the Coleraine West frontage inviting public comment.

The application has been circulated to external agencies and internal departments for review and comment. Comments received are briefly outlined below for your information:

- **TRCA:** No objection in principal to the proposed removal (rezoning) of the EPA1 lands provided the applicant quantifies the proposed compensation for the removal and encroachment area and gratuitously dedicates the revised EPA1 lands into public ownership (TRCA).
- **Region of Peel:** The Region has no objection to the proposed rezoning and has provided comments on the concurrent Site Plan application.
- **Town of Caledon, Finance and Infrastructure Services, Finance:** The property is currently assessed as farmland. 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.

The following agencies/departments have no concerns with the proposed Zoning By-law Amendment application:

- Region of Peel
- Hydro One
- Dufferin-Peel Catholic School Board
- Peel District School Board
- Ontario Provincial Police – Caledon Detachment
- Town of Caledon, Corporate Services, Legislative (Accessibility)
- Town of Caledon, Community Services, Fire Prevention
- Town of Caledon, Community Services, Policy & Sustainability (Heritage)
- Town of Caledon, Community Services, Building (Signage)
- Town of Caledon, Community Services, Development – Engineering
- Town of Caledon, Community Services, Open Space Design
- Town of Caledon, Finance & Infrastructure Services, Transportation

Comments from the following agencies/departments remain outstanding:

- MPAC
- Enbridge
- Bell Canada
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- Town of Caledon, Community Services, Planning & Building & Zoning

In accordance with the *Planning Act*, Notice of this Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject site and posted in the Caledon Enterprise and Caledon Citizen on October 24, 2019.



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### **Next Steps:**

If you wish to be notified of the passing of the proposed Zoning By-law Amendment or of the refusal of the request to amend the Zoning By-law, 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 does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

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 before the By-law is passed, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal; and/or 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 Mary T. Nordstrom, Senior Development Planner at 905-584-2272 ext. 4223 or [mary.nordstrom@caledon.ca](mailto:mary.nordstrom@caledon.ca).

### **Attachments:**

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: Proposed Concept Plan