

Belfountain Commercial Development Guidelines
(October 20, 2003)

The following guidelines were developed on the policy basis of the official planning documents for the Belfountain Community including the Niagara Escarpment Plan, the Regional Official Plan and the Town of Caledon Official Plan, and in consultation with the Belfountain Community. The guidelines will be subject to review on a five year basis unless specific triggers warrant an earlier review. The purpose of the Development Guidelines is to provide direction with respect to the future commercial growth and development within the Belfountain community. Presently, no construction or development can occur within Belfountain, unless the Niagara Escarpment Commission exempts the development pursuant to Ontario Regulation 828/90, or issues a Development Permit. The Town of Caledon does not exercise zoning by-law control under The Planning Act with respect to these types of applications. Often, where a Development Permit is approved by the Niagara Escarpment Commission, the Town of Caledon is able to enter into Site Plan Approval, and potentially an Agreement, in addition to applying additional conditions to approval.

It is proposed that these Guidelines will be endorsed by the Town of Caledon Council and the Niagara Escarpment Commission. These Guidelines may be amended from time to time based upon further review and study. Any changes to the Guidelines would only be formalized by additional endorsement by these bodies.

The Guidelines will assist the Niagara Escarpment Commission, the Region of Peel, the Town of Caledon, and the Belfountain Community in their respective assessments of future commercial applications.

While it is intended that these Guidelines will form the basis for review of future Development Permit applications, it is noted that applicants must also comply to:

1. Niagara Escarpment Plan policies and Development Criteria and specifically Sections 1.6 Minor Urban Centres Objectives and Development and Growth Objectives (see Appendix A);
2. The Region of Peel Official Plan; and
3. The Town of Caledon Official Plan policies and specifically Sections 4.3.4 Population Allocations and Table 4.4, 5.4.3 Commercial-General Policies, 5.4.8 Village Commercial, 5.4.9 General Design Policies, 5.10.2 & 5.10.3 Settlements and 5.10.6 Hamlets.

Applicants should have regard to:

1. The Town of Caledon Comprehensive Zoning By-law 87-250; and
2. The Town of Caledon Site Plan Control Manual.

The commercial development guidelines should only apply to future new commercial development and changes to existing commercial establishments. It is important to note

that under the application of these guidelines, there is opportunity for growth and the addition of new appropriate activities to the community. The guiding principle is intended to preserve the vision that the Belfountain Community Planning Organization (BCPO) and the Belfountain Business Community (BBC) has for the community of Belfountain. The growth to maximum total available commercial space capacity will not compromise this position.

It is the expectation that the commercial development guidelines are to advise the Town of Caledon, Region of Peel, Credit Valley Conservation and Niagara Escarpment Commission processes for assessment of future commercial applications in Belfountain.

Vision Statement

All future commercial development must adhere to the intended spirit of the following vision statement:

“Create a neighbourhood where residents and merchants can thrive in a mutually supportive sustainable community. The values of this community are founded on awareness, sensitivity and nurturing of our environment and cultural heritage”.

Planning Principles

1. The Belfountain settlement area will continue to function as a Minor Urban Centre as defined by the Niagara Escarpment Plan. The Town of Caledon Official Plan sets out the planned commercial function to be primarily to service the needs of residents of Belfountain, as well as a certain amount of tourist-related activity.

Belfountain is currently a popular tourist destination and traffic has a significant impact on area roads and the quality of life for residents. In addition, Belfountain is a vital, viable social village of mixed uses, and over commercialization of the Village poses a danger. All future commercial development is to be assessed on its potential Community impact. It is not intended that commercial facilities and services will be significantly expanded.

2. There are a limited number of existing commercial enterprises located within Belfountain. The Belfountain Business District (BBD) has been established and geographically defined on Map 1 (attached).

It is not intended that this commercial area will expand geographically and, within the BBD, future commercial floor space will be limited in size to what is “Existing Commercial Space” plus what is currently considered commercial by “Historical or Eligible Commercial Space” in Belfountain.

3. “Existing Commercial Space” and “Historical or Eligible Commercial Space” is defined on Map 1.
4. The heritage characteristics of Belfountain will be enhanced and preserved through the sensitive re-use and adaptation of any existing heritage structures.

New structures will be compatible with the heritage character of the core area, and architectural/concept drawings may be required.

5. The unique environmental attributes of the hamlet including streams, groundwater, and vegetation will be preserved and protected. Specific studies on these issues will be required, as appropriate, to support applications, and the Credit Valley Conservation Authority will be consulted.
6. Generally, site design will have regard to local conditions and context in order to achieve compatibility with adjacent land uses and maintain community characteristics.
7. Site Plan approval will be required for all commercial applications including the signing of a Site Plan Agreement. No changes will be made to site plans without the approval of the Niagara Escarpment Commission, the Credit Valley Conservation Authority (as required), the Region of Peel (as required), and the Town of Caledon.
8. Generally, commercial operations should be limited to daytime hours and comply with all the Town noise by-laws.

Guidelines

1. Acceptable Commercial Development

Acceptable Commercial Development (ACD) is defined as a future development that adheres to the spirit of the Vision statement and is compatible with the size, scope and character of the existing residential and business community. It does not disrupt the community and will not add significantly to the traffic and noise within the community. ACD should complement the character, cultural heritage, and diversity of the community and be sensitive to the natural and social environment. The following operations are considered to be ACD:

- Small Scale Commercial*¹;
- Bed and Breakfasts*²; and
- Home occupation and cottage industry*³.

Home occupations and cottage industries are limited to 20% of the gross floor area of the dwelling on the lot. They are operated by the residents of the lot and are limited to two additional employees. Goods and services must be produced on the lot, not imported to the property and be of limited public retail sales.

¹ Small Scale Commercial is defined as those commercial uses that are of a scale similar to commercial activities currently in the Village and would include uses such as personal service shops (eg. a spa), offices, café/restaurants and retail. Owner operated commercial uses in the Village are encouraged in order to promote an enriched social community.

² As defined by the Niagara Escarpment Plan

³ As defined by the Niagara Escarpment Plan.

New ACD will be allowed within the BBD, but development applications must continue to follow existing assessment and approval processes as set out by the Town of Caledon, Credit Valley Conservation Authority, the Region of Peel, and the Niagara Escarpment Commission. ACD marked with an asterisk (*) will also be allowed outside the BBD but still within the settlement area, subject to the aforementioned assessment and approvals processes.

Any new commercial development should be minor only, relative to the size, scope and capacity of the settlement to absorb new growth. It should be compatible with the pre-existing village character and so that disruption is minimized. It should take place as a logical extension of existing development in form of planned groups, where expansion in depth rather than linear extension is favoured.

2. Prohibited Commercial Development

Prohibited Commercial Development (PCD) is defined as future development that does not adhere to the Vision statement or is not in keeping with the size, scope and character of the existing residential and business community. Such development has the potential to severely disrupt the community, as it is likely to adversely increase traffic volume and noise. The following operations, and similar operations are considered PCD:

- Fast food restaurants and bars;
- Commercial support services (such as dry cleaners, pet hospitals, etc.);
- Hotels⁴ (except Bed and Breakfasts as defined by the Niagara Escarpment Plan)
- Commercial garages; and
- Service stations/gasoline retailing.

This list is not intended to be comprehensive and may be amended as required. Development applications for operations not on the PCD or ACD list will be assessed at the beginning of the application process.

3. The total amount of available commercial space will be capped as the combined total of "Existing Commercial Space" (10782.45 ft² (1001.69 m²)) as well as those buildings identified as "Historical or Eligible Commercial Space" (2360.17 ft² (219.26 m²)) for a total square footage of 13,200 (1220 m²). Generally, current residential space will not be converted to commercial use (excepting home business under the NEP rule). The preferred location for any future commercial space will be within buildings identified as "Historical or Eligible Commercial Space". No substantial addition to the above cap will be permitted without a similar reduction in the existing floor space inventory, (as of July 2003) except for minor additions to existing commercial businesses (to a maximum of a one time 10% increase). Large scale demolition and replacement of buildings will be

⁴ The Niagara Escarpment plan defines a Bed & Breakfast as sleeping accommodation for the travelling public within a single dwelling, which is owned by and is the principle residence of the proprietor. It is limited to a maximum of three guest rooms and may provide meals and other services for guests only. Anything outside this definition is considered a hotel.

discouraged.

4. The Village Commercial Zone (CV) regulations and applicable general provisions as set out in the Town of Caledon's Comprehensive Zoning By-law 87-250 will be used as a guideline for building coverage, building set-backs, gross floor area and landscaped area.
5. The heights of commercial buildings will not exceed two storeys.
6. Parking will generally be provided on the basis of 1 space per 20m² of commercial square footage. Parking areas will preferably not be paved and will be situated where it is most compatible with adjacent uses and in consideration of streetscape objectives. Screening of large parking areas will be required where they abut residential uses. Motorcycle parking will generally be discouraged.
7. No neon, back-lit or flashing signs will be permitted. Signs will reflect the heritage character of Belfountain.
8. No outside storage will be permitted. All garbage must be stored within the building or in an accessory structure proposed for such a purpose.
9. Small scale home occupation and cottage industries⁵ uses will be permitted within a residential dwelling outside of the commercial area as long as the area devoted to home occupation and cottage industry use is no greater than 20% of the gross floor area of the dwelling. No large scale signage will be permitted, and new signage will be in accordance with the Town's Sign By-law, subject to the lighting limitations noted above.
10. Limited outdoor display of a temporary nature may be temporarily permitted for special events and seasonal promotions.

⁵ As defined by the Niagara Escarpment Plan