

**TOWN OF CALEDON
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PLANNING JUSTIFICATION REPORT

TEMPORARY USE ZONING BY-LAW AMENDMENT

2203315 Ontario Corp.
10819 Highway 9
Town of Caledon

April 2020
GSAI File # 972-001

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**Planning Justification Report
Temporary Use Zoning By-law Amendment
10819 Highway 9
Town of Caledon**

1.0 INTRODUCTION

Glen Schnarr and Associates Inc. was retained by 2203315 Ontario Corp. to provide professional planning advice and assist in obtaining the necessary planning approvals to permit a temporary motor vehicle gas bar with an accessory retail store, and a restaurant for a period of three (3) years (here in referred to as the “proposed temporary uses”) on the lands municipally known as 10819 Highway 9 (here in referred to as the “subject property”). The subject property is located south of the Highway 9 and Tottenham Road intersection, in the Town of Caledon, as illustrated on *Figure 1 – Aerial Context Plan*.

The purpose of this report is to outline the details of the proposed temporary uses and to evaluate their consistency with the Provincial Policy Statement (2014), and conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Oak Ridges Moraine Conservation Plan (2017), the Greenbelt Plan (2017), the Region of Peel Official Plan (2016), and the Town of Caledon Official Plan (Office Consolidation April 2018).

2.0 SITE AND SURROUNDINGS

The following sections describes the subject property’s context, adjacent land uses, and the surrounding area.

2.1 SITE DESCRIPTION

The subject property is located at the t-intersection of Highway 9 and Tottenham Road, on the south side of Highway 9, along the Town’s municipal north boundary (refer to *Figure 1 – Aerial Context Plan*).

The subject property is legally described as:

Legal description: PT LT 26 CON 10 ALBION AS IN RO727124; CALEDON

Pin: 14340-0017


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FIGURE 1
10819 HIGHWAY 9
AERIAL CONTEXT PLAN

 Subject Property

 Scale: N.T.S.
May 16, 2019

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The subject property is a rectangular shaped parcel, with an area of 0.64 hectares (1.58 acres) and a frontage of approximately 100.1 meters (328.4 feet) along Highway 9. The subject property contains a vacant single-storey industrial building fronting Highway 9, a two-storey residential dwelling, and open space (refer to *Appendix I: Photo 1, 2, & 3*).

2.2 IMMEDIATE SURROUNDING AREA

Adjacent land uses include:

North: The property immediately to the north of the subject property (1008 Tottenham Road), is located in the town of New Tecumseth, and contains a single-storey residential dwelling. The residential dwelling is located on a corner lot which abuts Tottenham Road and Highway 9, it also backs onto a large woodlot which extends west (refer to *Appendix I: Photo 4 & 5*).

East and South:

The property immediately to the east and south of the subject property, 10839 Highway 9, is occupied by a two-storey industrial building with an accessory building. The buildings are substantially setback from the road with access by a paved driveway and are screened by natural features (refer to *Appendix I: Photo 6*).

West: The property immediately to the west of the subject property (10795 Highway 9), contains a two-storey office building fronting the street and an industrial building further setback within the property (refer to *Appendix I: Photo 7*).

2.3 SURROUNDING AREA

The subject property is located in the Palgrave Estate Residential Community, which contains a mix of residential, commercial, agricultural and industrial uses. The immediate surrounding area is characterized by large lots containing agricultural and industrial uses with the exception of Tecumseth Pines, a residential subdivision one (1) kilometre northeast of the subject property that contains small detached dwellings (refer to *Appendix I: Photo 8*).

Further east along Highway 9, the area remains primarily industrial with a mix of agricultural and commercial uses including a garden centre and a dog shelter (refer to *Appendix I: Photo 9, 10, 11*). Further west from the subject property contains a mix of residential dwellings along Old 9 Highway (*Appendix I: Photo 12 and Photo 13*), and industrial uses such as sand and a gravel supplier (refer to *Appendix I: Photo 14*). Further west along Highway 9 is characterized by large scale agricultural operations and industrial uses, such as an automotive salvage yard (refer to *Appendix I: Photo 15*).

Within the context of the Town, the subject property is located along Caledon's north boundary, fronting onto Highway 9, which is a designated as a "Major Road" and a "Transportation Corridor" by the Region. As such, Highway 9 is generally characterized by industrial and agricultural uses.

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3.0 HISTORICAL USE AND PREVIOUS APPLICATION

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In the year 1988 the subject property was used for a residential dwelling, a commercial garage with an accessory office, a confectionary stand and four (4) double gasoline pumps. In the year 1996 the previous owner discontinued the gasoline pumps, while the remaining uses continued to operate, and the underground storage tanks remained on the subject property. In the year 2009, 2203315 Ontario Corp. purchased the subject property with the intent of continuing the use of the gasoline pumps. As a result, a Legal Non-conforming Use application was submitted in 2015, which was refused by the Town as Staff determined that the motor vehicle gas bar use was interrupted, losing its Legal Non-conforming status. The proposed temporary use Zoning By-law amendment application is intended to reinstate the historical employment uses on the subject property for a temporary period.

4.0 PROPOSED DEVELOPMENT

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2203315 Ontario Corp. is proposing to renew the discontinued use of a motor vehicle gas bar with an accessory retail store, in addition to adding a restaurant use for a period of three (3) years through redeveloping the subject property (the “proposed development”) (refer to *Appendix II: Development Concept Plan*). To facilitate the proposed development both the existing residential dwelling and industrial building will be demolished to permit the new temporary single-storey commercial building with an area of 260 square metres (2,799 square feet) for the accessory retail store and restaurant, as well as upgrading the gasoline pumps as shown on *Appendix II: Development Concept Plan*. During the Site Plan application process 2203315 Ontario Corp. will explore options of temporary building material.

The proposed building provides a generous setback from the street frontage, providing clear sightlines of the temporary building and gasoline pumps along Highway 9. The development will have access through a proposed full moves access at the existing signalized intersection of Highway-9 and Tottenham Road. The layout has been designed with consideration of fire route turning radiuses and garbage collection for the proposed Earthbin Waste Collection system on site.

A summary of pertinent temporary development statistics is provided below:

Table 1: Temporary Proposed Development Statistics

Temporary Proposed Development Statistics		
<i>Site Statistics</i>		
Gross Lot Area	0.64 hectares (1.58 acres)	
<i>Temporary Proposed Development</i>		
Commercial Gross Floor Area	260 m ² (2,799 feet ²)	
Height (Storeys)	1-storey	
Gas Bar Pumps	3	
<i>Temporary Proposed Setback</i>		
Front Yard Setbacks	Commercial Building	18.0 metres
Side Yard (East)	Commercial Building	81.48 metres
Side Yard (West)	Commercial Building	7.5 metres
Rear Yard	Commercial Building	21.57 metres
<i>Temporary Proposed Parking</i>		
Total Parking Spaces Provided	13 parking spaces	
Accessible Parking Spaces Provided (included in total)	1 accessible parking space	
Loading Spaces Provided	1 loading space	

2203315 Ontario Corp. is seeking temporary use permissions on the subject property for a temporary period with the anticipation that the property may revert back to the permitted motor vehicle repair facility or a use in line with the Town's Official Plan designations.

4.1 PROPOSED TEMPORARY USE ZONING BY-LAW AMENDMENT

The subject property is currently zoned Rural Oak Ridges Moraine – Exception 450 “A2-450-ORM” and Rural Oak Ridges Moraine – Exception 450 Environmental Policy Area “A2-450-ORM-E” in the Town of Caledon Zoning By-law 2006-50. The Rural – Oak Rides Moraine – Exception 450 zone currently permits a motor vehicle repair facility. In order to permit the proposed temporary uses of a motor vehicle gas bar with an accessory retail store, and a restaurant use for a period of three (3) years, an amendment to the Town of Caledon Zoning By-law 2006-50 is required.

The proposed temporary Zoning By-law Amendments (the “ZBLA”) will provide the following zoning and site specific provisions:

1. Rezone the portion of the subject property from “A2-450-ORM” to “A2-450-ORM-T#” to permit the proposed motor vehicle gas bar with an accessory retail store, and a restaurant for temporary period of three (3) years;
2. Rezone the portion of the subject property from “A2-450-ORM-E” to “A2-450-ORM-E-T#” to permit the proposed temporary motor vehicle gas bar with an accessory retail store, and restaurant for a period of three (3) years;
3. Amend the minimum lot area;

The proposed zoning amendments are outlined in further detail in the Temporary Use Zoning By-Law Amendments contained in *Appendix III* of this Report. It should be noted that the proposed development incorporates the zoning standards from the Highway Commercial (HC) zone which best represents a zone for proposed temporary uses along a highway.

5.0 SUMMARY LIST OF APPLICABLE DESIGNATIONS

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Due to the complexity of the subject property and surrounding area, there are a number of different land use designations and identifiers that are referenced in this Report, which have their origins in several different applicable policy reports. Accordingly, for ease of reference, the following is a list of the subject property’s designations/identifiers in various applicable Provincial, Regional and Municipal documents. This is intended to be used a guide for reading this Report.

Table 2: Applicable Designations

Policy Document	Designations
Growth Plan (2019)	- Greenbelt Area
Oak Ridges Moraine Conservation Plan (2017)	- Natural Linkage Area - High Aquifer Vulnerability - Landform Conservation Areas (Category 2)
Greenbelt Plan (2017)	- Oak Ridges Moraine Conservation Plan Area
Region of Peel Official Plan (Office Consolidation 2016)	- Estate Residential Community - Natural linkage Area - High Aquifer Vulnerability
Town of Caledon Official Plan (Office Consolidation 2018)	- Palgrave Estate Residential Community - Oak Ridges Moraine Conservation Plan Area - Policy Area 4 - Environmental Zone 1 - Natural Linkage Area - High Aquifer Vulnerability - Landform Conservation Area Category 2 - Settlement Area

6.0 LAND USE POLICIES

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As required by Sections 2 and 3 of the *Planning Act*, the following sections demonstrates the proposed Temporary Use Zoning By-law Amendments' consistency with the Provincial Policy Statement (2014) and conformity with the Places to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Oak Ridges Moraine Conservation Plan (2017), the Greenbelt Plan (2017), the Region of Peel Official Plan (Office Consolidation 2016), and the Town of Caledon Official Plan (Office Consolidation April 2018).

6.1 Provincial Policies

6.1.1 Provincial Policy Statement (2014)

As set out in the Provincial Policy Statement, 2014 (the "PPS") Ontario's long-term prosperity depends on a coordinated approach for wisely managing change and promoting efficient development patterns that result in strong, healthy and complete communities. This is achieved by balancing the environment, public health, and safety while creating economically sustainable built environments (Section 1.0). In this regard, the PPS provides a high-level policy foundation that promotes and enhances the concept of a complete community.

The PPS promotes efficient development patterns by directing growth to settlement areas and discouraging unnecessary and inefficient expansion of these areas. It does so by encouraging the effective use of existing and planned infrastructure and by accommodating a mix of uses. The PPS includes the following relevant policies:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b. accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d. avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e. promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

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- f. *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g. *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h. *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The proposed Temporary Use By-law amendment is consistent with Section 1.1.1 of the PPS as it contributes to the provision of a range of employment uses that meet the long-term economic needs of the Town. The subject property is located in the Palgrave Estate Residential Community, in an area predominantly made up of industrial and agricultural uses (*Figure 2 Region of Peel – Schedule D – Regional Structure*). The proposed temporary motor vehicle gas bar use previously operated on the subject property and is therefore consistent with the uses and character of the surrounding area (refer to Section 2.0 Site and Surroundings of this Report). Moreover, as discussed in Section 3 of this Report, many of the proposed temporary uses also historically operated on the subject property. Therefore, the proposed temporary uses are consistent with the historical uses on the subject property, which operated without any adverse impacts, suggesting the proposed temporary uses would not impact the functionality of the area. In addition, the proposed temporary uses represent an efficient land use pattern of an underutilized parcel while maintaining an appropriate buffer to the natural features to the south. The proposed temporary uses are consistent with Policies 1.1.1 of the PPS.

Section 1.1.4 Rural Areas in Municipalities of the PPS includes the following relevant policies:

- 1.1.4.1 *Healthy, integrated and viable rural areas should be supported by:*
 - a. *Building upon rural character, and leveraging rural amenities and assets;*
 - b. *promoting regeneration, including the redevelopment of brownfield sites;*
 - d. *encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
 - e. *using rural infrastructure and public service facilities efficiently;*
 - f. *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management of resources;*
- 1.1.4.2 *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*
- 1.1.4.3 *When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural*

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characteristics, the scale of development and the provision of appropriate service levels.

The proposed temporary uses are consistent with the policy direction of Section 1.1.4 Rural Areas in Municipalities through the regeneration of an underutilized parcel that leverage existing services. The proposed temporary uses are intended to be serviced by a private well and septic system, which is consistent with how the property has historically operated. Furthermore, the proposed development will utilize the Region's existing road infrastructure. The proposed temporary uses will further diversify the economic base and employment opportunities of the area, while proposing an appropriate scale of development that is consistent with the rural character of the area.

Section 1.3 Employment and 1.7 Long Term Economic Prosperity of the PPS provides the following relevant policies:

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

1.7.1 Long-term economic prosperity should be supported by:

- a. promoting opportunities for economic development and community investment-readiness;*
- b. optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;*
- c. promoting the redevelopment of brownfield sites;*

The PPS outlines the importance of planning authorities promoting economic development and competitiveness, through the provision of an appropriate mix and range of employment uses. The renewal of a discontinued use and permission of supporting uses for a temporary period of three (3) years is consistent with these policies. The proposed temporary uses support and are consistent with promoting economic development within the Town, while the temporary nature will preserve the long-term availability of land for both future economic and environmental uses.

The proposed temporary uses will therefore support the economic development and contribute to providing a range of employment uses in the Region and the Town of Caledon. The proposed temporary uses represent an efficient use of land and services while preserving the long-term availability of the land for redevelopment for uses consistent with municipal polices. Therefore,

the proposed Temporary Use Zoning By-law Amendments are consistent with the policy directives of the PPS.

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6.1.2 The Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) is a long-term plan intended to manage growth through building complete communities, curbing sprawl and protecting the natural environment. The Growth Plan builds upon the previous Growth Plan (2017) and responds to the key challenges that the region will face over the coming decades with enhanced policy directions.

The Growth Plan policies that are relevant to the proposed Temporary Use Zoning By-law Amendments are found in Section 2.2.1 Managing Growth, 2.2.5 Employment and 2.2.9 Rural Areas, which includes the following:

- 2.2.1.2 *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
- a. *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities;*
 - b. *growth will be limited in settlement areas that:*
 - i. *are rural settlements;*
 - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. *are in the Greenbelt Area;*
- 2.2.5.1 *Economic development and competitiveness in the GGH will be promoted by:*
- a. *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
 - b. *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- 2.2.9.1 *Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses.*
- 2.2.9.3 *Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:*
- a. *the management or use of resources;*

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- b. resource-based recreational uses; and*
- c. other rural land uses that are not appropriate in settlement areas provided they:
 - i. are compatible with the rural landscape and surrounding local land uses;*
 - ii. will be sustained by rural service levels; and*
 - iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.**

The proposed temporary uses represent limited growth within the “Greenbelt Area” through proposing a temporary commercial building and associated gasoline pumps on the property. The proposed temporary uses will also promote the economic development and competitiveness of the area by proposing the redevelopment of an underutilized parcel of land adding to the Town’s employment densities. The proposed temporary uses will also contribute to a variety of economic opportunities within a rural area that will serve the needs of residents and local area businesses.

The Growth Plan also permits development outside of the settlement areas on rural lands provided the use and development is compatible with the local areas, and can be sustained by rural services while not adversely affecting the surrounding uses. The temporary nature, and the historical uses on the subject property, demonstrate that the proposed temporary uses are compatible with the area and appropriate for the property. Moreover, the Functional Servicing Report/Stormwater Management Report by C.F. Crozier & Associates Consulting Engineers determined that the proposed development can be serviced in accordance with the Town’s and Region’s requirement. Therefore, the proposed temporary uses conform with Policies 2.2.1 Managing Growth, 2.2.5 Employment and 2.2.9 Rural Areas.

The intent of the Growth Plan is to ensure there is a sufficient amount of land available for employment uses that support a diversified economy and meet the growth targets. The proposed temporary ZBLAs will enable a discontinued use and supporting uses to operate for a temporary period of three (3) years on an underutilized parcel and contribute to the Town’s employment opportunities. The temporary nature of the proposed uses will also enable the opportunity for future uses that align with the Town’s Official Plan designations. Therefore, the proposed temporary uses conform to the economic policies and rural area policies contained within the Growth Plan.

6.1.3 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine Conservation Plan (ORMCP) provides both land use and resource management direction for 190,000 hectares of land and water within the Moraine. The Moraine contains a unique concentration of environmental, geological and hydrological features that are vital to the south-central Ontario ecosystem. Municipal plans are required to be brought into conformity with the plan to be consistent.

Section 6 Existing uses, buildings and structures, Section 12 Natural Linkage Areas, and Section 30 Landform conservation area of the Oak Ridges Moraine Conversation Plan outlines policies related to proposed temporary Zoning By-law Amendments.

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Plan Objectives

- a. *protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area;*
- b. *ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Oak Ridges Moraine Area are permitted;*
- c. *maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and its other resources;*
- d. *ensuring that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;*
- e. *providing for land and resource uses and development that are compatible with the other objectives of the Plan;*
- f. *providing for continued development within existing urban settlement areas and recognizing existing rural settlements;*
- g. *providing for a continuous recreational trail through the Oak Ridges Moraine Area that is accessible to all including persons with disabilities; and*
- h. *providing for other public recreational access to the Oak Ridges Moraine Area; and, any other prescribed objectives.*

The proposed temporary uses conform with the Oak Ridges Moraine Conservation Plan objectives as it maintains the ecological and hydrological function of the area. Furthermore, the Functional Servicing Report/Stormwater Management Report by C.F. Crozier & Associates Consulting Engineers, noted through minor building rooftop controls the site's runoff can be maintained. The proposed temporary nature of the uses will also not prevent any future restoration or improvements to the subject property. The proposed development alters an existing developed area of the lot, which is already developed, therefore generally maintaining the existing natural landforms at the rear of the property. The subject property is not within an identified existing urban or rural settlement, however Highway 9 is characterized by industrial and agricultural uses, suggesting the proposed temporary uses are compatible with the surrounding uses (refer to Section 2.0 Site and Surroundings of this Report).

Section 6 Existing uses, buildings and structure of the ORMCP contains the following relevant policies:

6. (1) *Nothing in this Plan applies to prevent,*

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- a. *the use of any land, building or structure for a purpose prohibited by this Plan, if the land, building or structure was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or*
 - b. *the erection or use for a purpose prohibited by this Plan of a building or structure for which a permit has been issued under subsection 8 (2) of the Building Code Act, 1992 on or before November 15, 2001 if,*
 - i. *the permit has not been revoked under subsection 8 (10) of the Building Code Act, 1992, and*
 - ii. *the building or structure when erected is used and continues to be used for the purpose for which it was erected*
6. (2) *Nothing in this Plan applies to prevent the expansion of an existing building or structure on the same lot, if the applicant demonstrates that,*
- a. *there will be no change in use; and*
 - b. *the expansion will not adversely affect the ecological integrity of the Plan Area.*
6. (6) *Nothing in this Plan applies to prevent the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion,*
- a. *will bring the use into closer conformity with this Plan; and*
 - b. *will not adversely affect the ecological integrity of the Plan Area*

The proposed temporary uses and temporary proposed development generally conforms with the intent of Section 6 of the ORMCP as Policy 6. (1) permits a prohibited use if it existed prior to November 15th, 2001, it should be noted the proposed temporary uses did operate on subject property prior to 2001 with the exception of the restaurant use, and in 1996 the gasoline pumps were discontinued, however the use remained on the property with underground storage tanks. Policy 6. (2) of the ORMCP permits the expansion of the existing building if the use does not change, though the proposed temporary uses are different they operate and function similarly to the existing motor vehicle repair facility. Moreover, Policy 6. (6) states an existing use can be converted to a similar use if it brings the use closer to conformity with the plan and does not adversely affect the ecological integrity of the area. Though the proposed temporary uses do not bring the property into greater conformity with the plan the uses are temporary and do not prevent the property to be redeveloped in the future in accordance with the plan. In addition, the proposed temporary uses would not adversely affect the ecological integrity of the plan area as similar uses previously operated on the subject property and the supporting infrastructure remained on property.

Section 12. Natural Linkage Areas of the ORMCP contains the policies for maintaining and where possible improving the ecological integrity of the Plan Area. A portion of subject property is designated "Natural Linkage Area" by the ORMCP, relevant policies include:

12. (1)
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The purpose of Natural Linkage Areas is to maintain, and where possible improve or restore, the ecological integrity of the Plan Area, and to maintain, and where possible improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors, by,

- a. maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key heritage features, hydrologically sensitive features and the related ecological functions;*
- b. maintaining, and where possible improving or restoring natural self-sustaining vegetation over large parts of the area to facilitate movement of plants and animals;*

12. (2)

Natural Linkage Areas also have the objectives of,

- a. accommodating a trail system through the Plan Area and trail connections to it;
a1. conserving cultural heritage resources;
a2. contributing to a regional network of green infrastructure; and*
- b. providing for limited economic development that is compatible with clauses (a) to (a.2) and subsection (1).*

12. (3)

The following uses are permitted with respect to land in Natural Linkage Areas, subject to Parts III and IV:

- 1. Fish, wildlife and forest management.*
- 2. Conservation projects and flood and erosion control projects.*
- 3. Agricultural uses.*
- 4. Transportation, infrastructure, and utilities as described in section 41, but only if the need for the project has been demonstrated and there is no reasonable alternative.*
- 5. Home businesses.*
- 6. Home industries.*
- 7. Bed and breakfast establishments.*
- 8. Farm vacation homes.*
- 9. Low-intensity recreational uses as described in section 37.*
- 10. Unserved parks.*
- 11. Mineral aggregate operations.*
- 12. Wayside pits.*
- 13. Uses accessory to the uses set out in paragraphs 1 to 12*

To facilitate the proposed temporary uses, a new temporary commercial building is proposed on the subject property with approximately the same total gross floor area as the two existing buildings on the property. Moreover, the proposed site design will also maintain the existing regional-scale open space linkages on subject property and surrounding area by including a ten

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(10) metre drip line setback from woodlot at the rear of the property. Though the proposed temporary uses are not permitted uses within the “Natural Linkage Areas” designation, the uses are temporary in nature enabling the future opportunity for improvements to connections within the “Natural Linkage Areas” when it is more appropriate.

Section 29 Areas of High Aquifer Vulnerability provide specific policies for the permitted uses which the proposed temporary uses conform with. Applicable policies include:

29. (1) *Despite anything else in this Plan except subsection 6 (1) and subsection (1.1) of this section, the uses listed in subsection (5) are prohibited with respect to land in areas of high aquifer vulnerability, as shown on the map entitled “Reference Map for Ontario Regulation 140/02 (Oak Ridges Moraine Conservation Plan) made under the Oak Ridges Moraine Conservation Act, 2001” dated March, 2002, on file in the offices of the Ministry of Municipal Affairs at Toronto.*
29. (5) *Subsection (1) applies to the following uses:*
- 1. Generation and storage of hazardous waste or liquid industrial waste.*
 - 2. Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities.*
 - 3. Underground and above-ground storage tanks that are not equipped with an approved secondary containment device.*
 - 4. Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.*

The proposed temporary uses conform with the ORMCP Areas of High Aquifer Vulnerability policies through proposing uses that are not prohibited by Policy 29. (1). In addition, the existing underground storage tanks on the subject property will be upgraded creating an opportunity to provide an approved secondary containment device.

Section 30 Landform conservation areas of the ORMCP contain policies related to the “Landform Conservation Areas (Category 2)” designation, which a portion of the subject property is designated by the ORMCP. Relevant policies include:

30. (6) *An application for development or site alteration with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including,*
- a. maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*

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- b. *limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site; and*
- c. *limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.*

The proposed Amendments generally conform with Policies 30. (6) of the ORMCP as the proposed temporary uses alter developed areas of the property and preserves the landform features at the rear with proposed 10-metre setback. The proposed development generally conforms with the ORMCP policies related to developable area by proposing less than 50 per cent of the property to be temporarily developed, and permeable pavement outside of the proposed canopy gas bar will be considered during the Site Plan process to reduce impervious surfaces.

The intent of Oak Ridges Moraine Conservation Plan provides policies for the conservation and management of both land and water within the moraine. The proposed temporary ZBLAs enable historical uses to operate for a temporary period, with minor changes to the conditions on the property, while preserving the natural features of the property. The proposed temporary uses generally conform with the plan's objectives as well as the policies for Existing Uses, Natural Linkage and Landform Conservation area of the Oak Ridges Moraine Conservation Plan.

6.1.4 Greenbelt Plan (2017)

The subject property is located within the Greenbelt Area but remains designated within the Oak Ridges Moraine Area. Section 2.1 Lands within the Oak Ridges Moraine Area in the Greenbelt Plan states that the Oak Ridges Moraine Conservation Act, 2001, continues to apply and that the Protected Countryside policies do not apply to lands within the Oak Ridges Moraine Area.

- 2.1 *Lands within the Oak Ridges Moraine Area
The requirements of the ORMCP (Ontario Regulation 140/02), made under the Oak Ridges Moraine Conservation Act, 2001, continue to apply and the Protected Countryside policies do not apply, with the exception of section 3.3.*

Therefore, the policies of the Greenbelt Plan do not apply to the proposed temporary use ZBLAs.

6.2 Regional Policies

6.2.1 Region of Peel Official Plan (Office Consolidation December 2016)

The Region of Peel Official Plan (the "Regional Plan") provides Regional Council with a long-term strategic policy framework for guiding growth and development in Peel. The plan also focuses on the protection of the environment, managing renewable and non-renewable resources, and outlining a regional structure that manages growth in the most efficient manner (1.1). The

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Regional Plan must be consistent and conform with the policies of the PPS and the Growth Plan, respectively.

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The subject property is located within the Palgrave “Estate Residential Community” designation as shown on *Figure 2 – Regional of Peel Schedule D*. The General Objectives and Policies of the “Estate Residential Community” that are relevant to the proposed temporary uses include:

5.4.4.1.2 To provide estate residential housing lifestyle options in Peel.

The proposed temporary uses generally align with the objectives of the “Estate Residential Community” designation as it will provide additional services and amenities for a growing residential population within the Palgrave “Estate Residential Community”. The Regional Official Plan has directed the Town of Caledon to consider only new residential development in Palgrave Estate Community, suggesting there will be a growing need for services, which the proposed temporary uses will meet. The proposed temporary ZBLAs contribute to services and amenities in the community and conform with the Policy Objective 5.4.4.1 of the Regional Plan.

The subject property is also located within the “Natural Linkage Areas” designation of the Oak Ridges Moraine Conservation Plan, as shown on *Figure 3 – Region of Peel Schedule D1 – Oak Ridges Moraine Conservation*. Policy 2.2.9.3.7 provides the following policy direction regarding the “Natural Linkage Areas” designation:

2.2.9.3.7 Identify the boundaries of the land use designations on Schedule D1 and to recognize that the boundaries may be further refined by the Town of Caledon when the Town’s Official Plan and Zoning By-law are amended in accordance with Sections 9 and 10 of the Oak Ridges Moraine Conservation Act, 2001.

The following policies indicate the general purpose and intent of each of the ORMCP land use designations, and provide general direction regarding permitted uses. These policies are to be supported by detailed policies in the Town of Caledon Official Plan.

Existing uses are allowed to continue and a single dwelling can be built on an existing lot of record, where permitted by the Town of Caledon’s Zoning By-law prior to November 15, 2001. Uses and structures accessory to existing uses are allowed subject to all applicable provisions of the Town of Caledon Official Plan and the ORMCP.

- b. Natural Linkage Areas - Maintain, and where possible, improve or restore ecological integrity and open space linkages between Natural Core Areas, river valleys, and stream corridors. New permitted uses include those that are permitted in Natural Core*

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*Area's as well as mineral aggregate operations and wayside pits,
subject to other provisions in the ORMCP."*

The Regional Official Plan states that "Natural Linkage Areas" are intended when possible to improve or restore the ecological integrity and open space linkages of natural core areas, river valleys and stream corridors. The proposed temporary uses would not hinder the future opportunity of the subject property to improve the ecological integrity as the uses are temporary in nature. The proposed temporary uses are also similar in function and operation to the permitted motor vehicle repair facility use. As noted above the proposed temporary Amendments conform with Policy 2.2.9.3.7 of the Regional Plan.

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HIGHWAY 9

SUBJECT
PROPERTY

MOUNT WOLFE ROAD

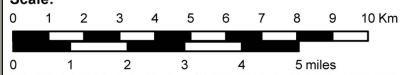
ALBION TIL

STATE

Legend

- Urban System
- Rural System
- Conceptual Urban Growth Centre
- Rural Service Centre
- Estate Residential Community
- Airport
- Urban Area outside Peel Region
- Study Area Boundary *(Refer to Policy 5.4.3.2.7)
- Area with Special Policies (Refer to Figure 2)
- Conceptual Strategic Infrastructure Study Area (Conceptual SISA under appeal and before the OMB.)
- Regional Intensification Corridor (Conceptual)
- Railway
- Regional Urban Boundary
- Ninth Line Lands **
- North West Brampton Urban Development Area
- Mayfield West Phase 2 Settlement Area

* Study Area Boundary was established by Ontario Municipal Board Decision/Order No. 0719 on August 1, 1997.
 ** These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.



REGIONAL STRUCTURE

SCHEDULE **D**

February 2016

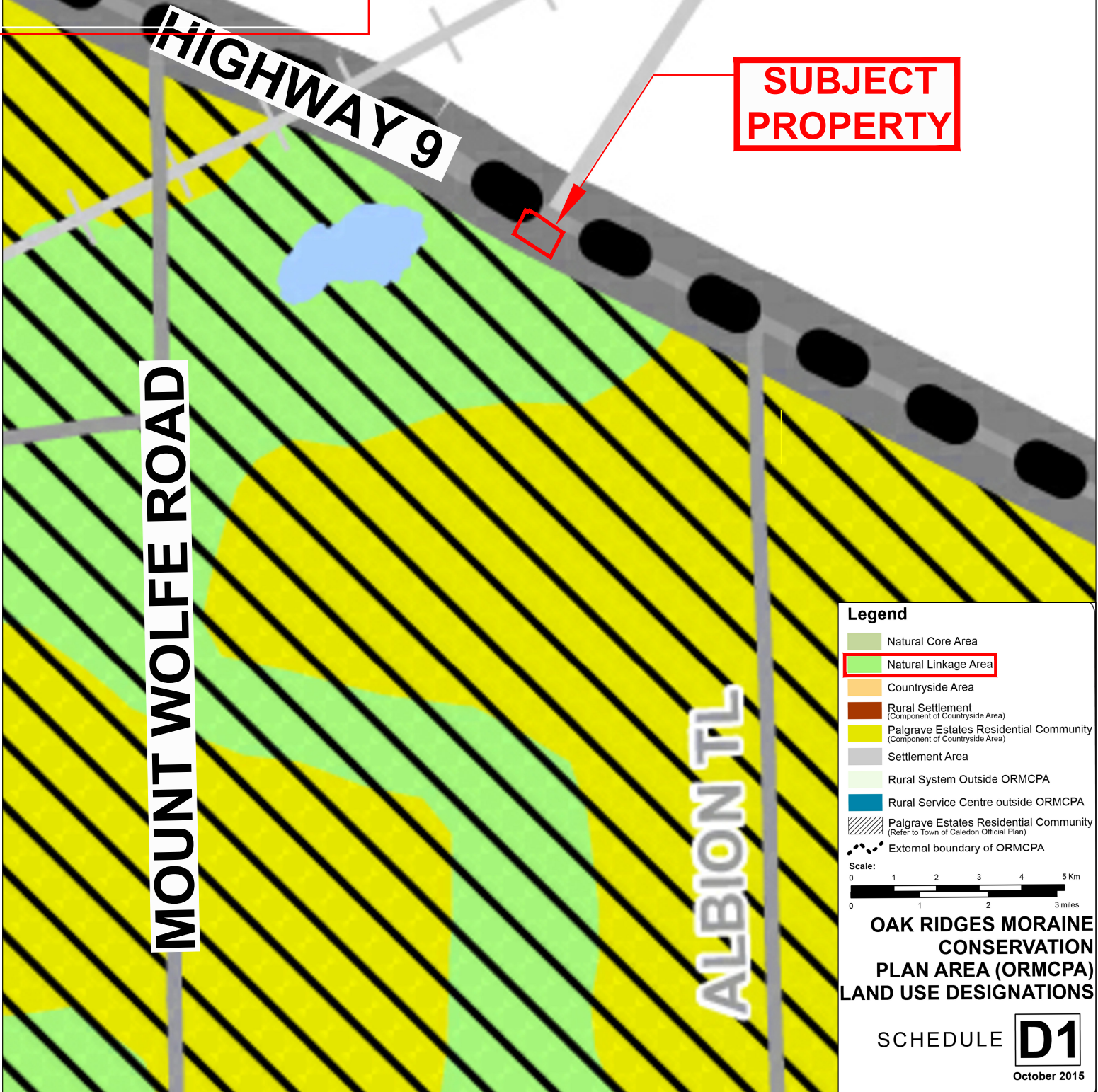
FIGURE 2
REGION OF PEEL - SCHEDULE D
REGIONAL STRUCTURE

Subject Property

Scale: N.T.S.
 May 16, 2019

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**SUBJECT
PROPERTY**

MOUNT WOLFE ROAD

HIGHWAY 9

ALBION TL

Legend

- Natural Core Area
- Natural Linkage Area**
- Countryside Area
- Rural Settlement
(Component of Countryside Area)
- Palgrave Estates Residential Community
(Component of Countryside Area)
- Settlement Area
- Rural System Outside ORMCPA
- Rural Service Centre outside ORMCPA
- Palgrave Estates Residential Community
(Refer to Town of Caledon Official Plan)
- External boundary of ORMCPA

Scale:
0 1 2 3 4 5 Km
0 1 2 3 miles

**OAK RIDGES MORAIN
CONSERVATION
PLAN AREA (ORMCPA)
LAND USE DESIGNATIONS**

SCHEDULE **D1**
October 2015

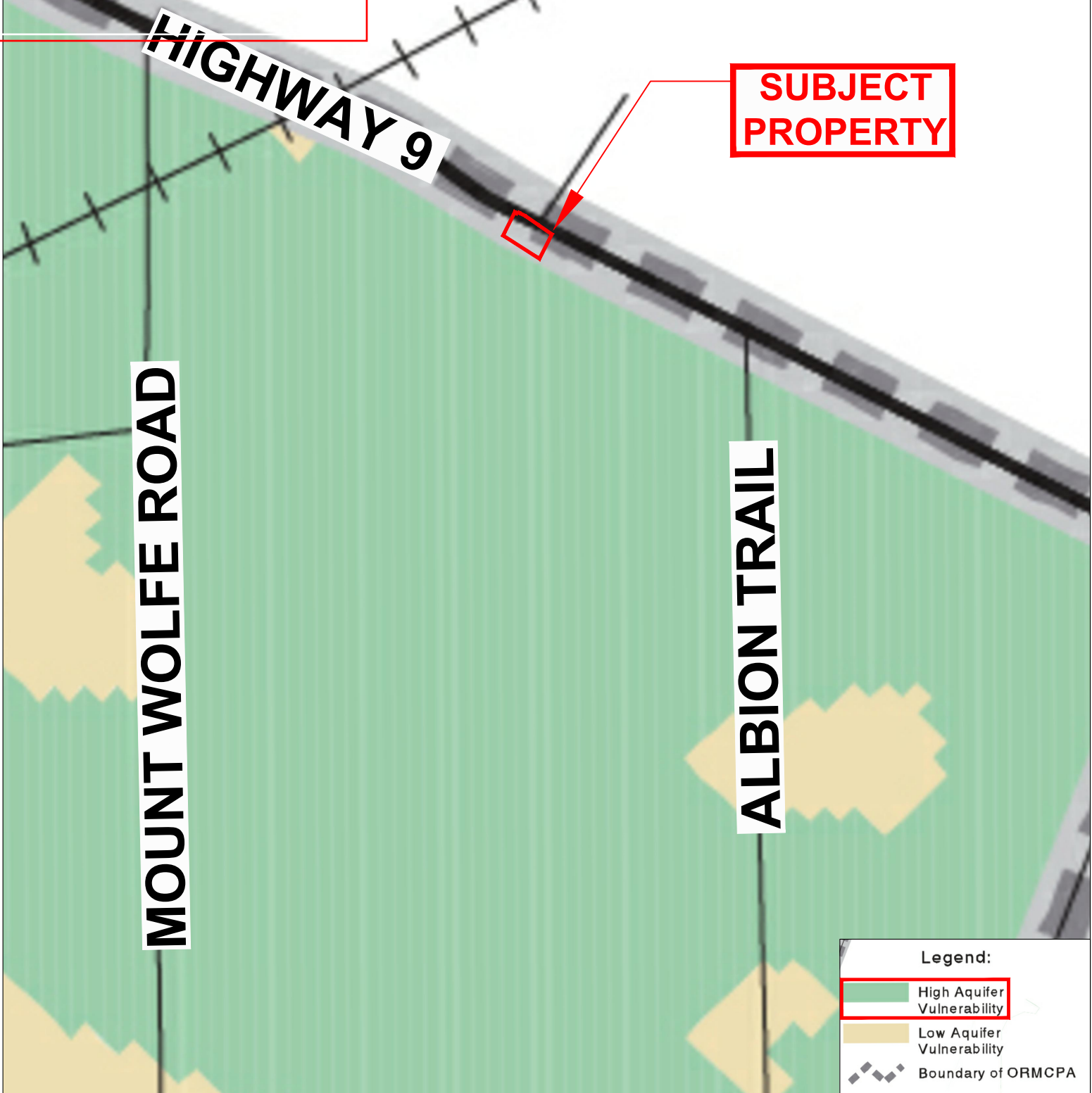
FIGURE 3
REGION OF PEEL - SCHEDULE D1
OAK RIDGES MORAIN CONSERVATION
PLAN AREA (LAND USE DESIGNATIONS)

— Subject Property

Scale: N.T.S.
May 16, 2019

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Legend:

- High Aquifer Vulnerability
- Low Aquifer Vulnerability
- Boundary of ORMCPA

FIGURE 4
REGION OF PEEL - SCHEDULE D2
AQUIFER VULNERABILITY AREAS IN PEEL FOR THE
OAK RIDGES MORAINÉ CONSERVATION PLAN AREA

— Subject Property

Scale: N.T.S.
May 16, 2019

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In addition to the “Natural Linkage Areas” designation, the subject property is within the “High Aquifer Vulnerability” designation by the Regional Plan, as shown on *Figure 4 – Region of Peel Schedule 22 Aquifer Vulnerability Areas in Peel for the Oak Ridges Moraine Conservation Plan Area*. This designation indicates the area’s ground water is susceptible to contamination from both human activity and natural resources. Policy 2.2.9.3.30 of the Regional Official Plan provides the following direction:

2.2.9.3.30

Direct the Town of Caledon to prohibit, except in accordance with Section 6 (1) of the ORMCP and subject to jurisdictional limitations, in areas of high aquifer vulnerability within the ORMCPA, the generation and storage of hazardous waste or liquid waste; waste disposal sites and facilities, organic conditioning sites, and snow storage and disposal facilities; underground and above ground storage tanks that are not equipped with an approved secondary containment device; and storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

The proposed temporary uses will not store any hazardous waste or liquid waste, or be used as waste disposal site. In addition, underground storage tanks already exist on the subject property, which will be upgraded and will incorporate a secondary containment device. This will likely improve the soil condition and reduce the likelihood of any contamination. As such, the proposed uses conform with Policy 2.2.9.3.30 of the Regional Plan.

As discussed above the proposed temporary Amendments conform with the Regional Plan’s policies through proposing temporary uses that are complementary to the area, support the Region’s economy, while the temporary nature preserves the land for natural uses in the future when it is more appropriate. As such, the proposed Temporary Use Zoning By-law Amendments are consistent with the area and conforms to the Regional Official Plan’s policy directives for the Palgrave “Estate Residential Community”, “Natural Linkage Areas” and areas of “High Aquifer Vulnerability” designations.

6.3 Municipal Policies

6.3.1 Town of Caledon Official Plan (Consolidated April 2018)

The Town of Caledon’s Official Plan (the “Official Plan”) was originally adopted in 1979 and has been systemically reviewed and amended to conform with Provincial Policies. The most recent amendment, Official Plan Amendment 226 was adopted on June 8, 2010, and included the revision of policies for key topic areas that brought the Town’s Official Plan into conformity with Provincial policies and the Region of Peel’s latest Official Plan. The Town of Caledon’s Official Plan sets out the principles, goals, and objectives for how the town should grow within the Greater Toronto Area. The Official Plan must be consistent and conform with the policies of the PPS,

Growth Plan, Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Regional Official Plan.

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5.3.1.1 Strategic Direction

The Official Plan recognizes that the Town has evolved from a rural-based economy to one being influenced by adjacent urbanized areas, while maintaining strong agricultural and aggregate extraction industries. In recognizing the Town’s rural character and natural features the Official Plan provides the goals for the Town’s growth, relevant goals include:

2.2.3 Goals

- *To establish a growth pattern for the Town, including rates and location of population and employment growth that maximizes the overall quality of life for Caledon’s residents.*
- *To protect and steward ecosystems in the Town.*
- *To provide residents with a quality of community life that provides access to community based services in a manner that best responds to the need for employment, learning, shopping, culture, recreation and social opportunities.*
- *To preserve, expand and diversify the Town’s employment base.*

The proposed temporary use ZBLAs conform to the Town’s growth goals through proposing temporary uses that support the growth of employment within the Town, while the temporary nature preserves and protects the town’s ecosystem. Moreover, the proposed temporary uses will provide services that responded to and support the growth of the Palgrave “Estates Residential Community”. Therefore, the proposed temporary ZBLAs conform to the Strategic Direction’s goals of the Official Plan.

6.3.1.2 Town Structure and Land Use

The Town’s structure provides a hierarchy of settlements as a growth management strategy outlining where growth shall occur. The subject property is located within the Palgrave “Estate Residential Community” and within “Oak Ridges Moraine Conservation Plan Area” as illustrated on *Figure 5 – Town of Caledon Official Plan Schedule A1*. In Accommodating the Town’s growth and recognizing the demand for Rural Estate Residential development, the Palgrave “Estate Residential Community” population is expected to increase by 9.4% from 2021 to 2031.

Section 5.3 Rural Estate Residential of the Official Plan provides general policies that apply to land within the Palgrave “Estate Residential Community”, applicable policies include:

- 5.3.2.1 *The predominant use of land outlined as Rural Estate Residential Area on Schedule F, is single-family dwellings on large lots. Apartments-in-houses as per Section 3.4.3.6 of this Plan, shall be permitted in Rural Estate Residential. Garden Suites as per Section 6.2.13.3 of this Plan, shall be*

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permitted in Rural Estate Residential. The emphasis is on minimum disturbance of the natural setting and environment offering a distinctly "rural" atmosphere to those people not wishing to live in continuously built-up urban areas.

Policy 5.3.2.1 demonstrates the Town's focus of accommodating residential growth within the Palgrave "Estate Residential Community". The proposed temporary uses conform through providing amenities that will serve the community and support the local economy. The proposed temporary uses will revitalize an area of the subject property that is already developed, minimizing the disturbance of the surrounding natural environment. Section 5.0 Land Use Policies of the Official Plan does not contain any policies for the "Oak Ridges Moraine Conservation Plan Area" designation that are relevant to the proposed temporary uses.

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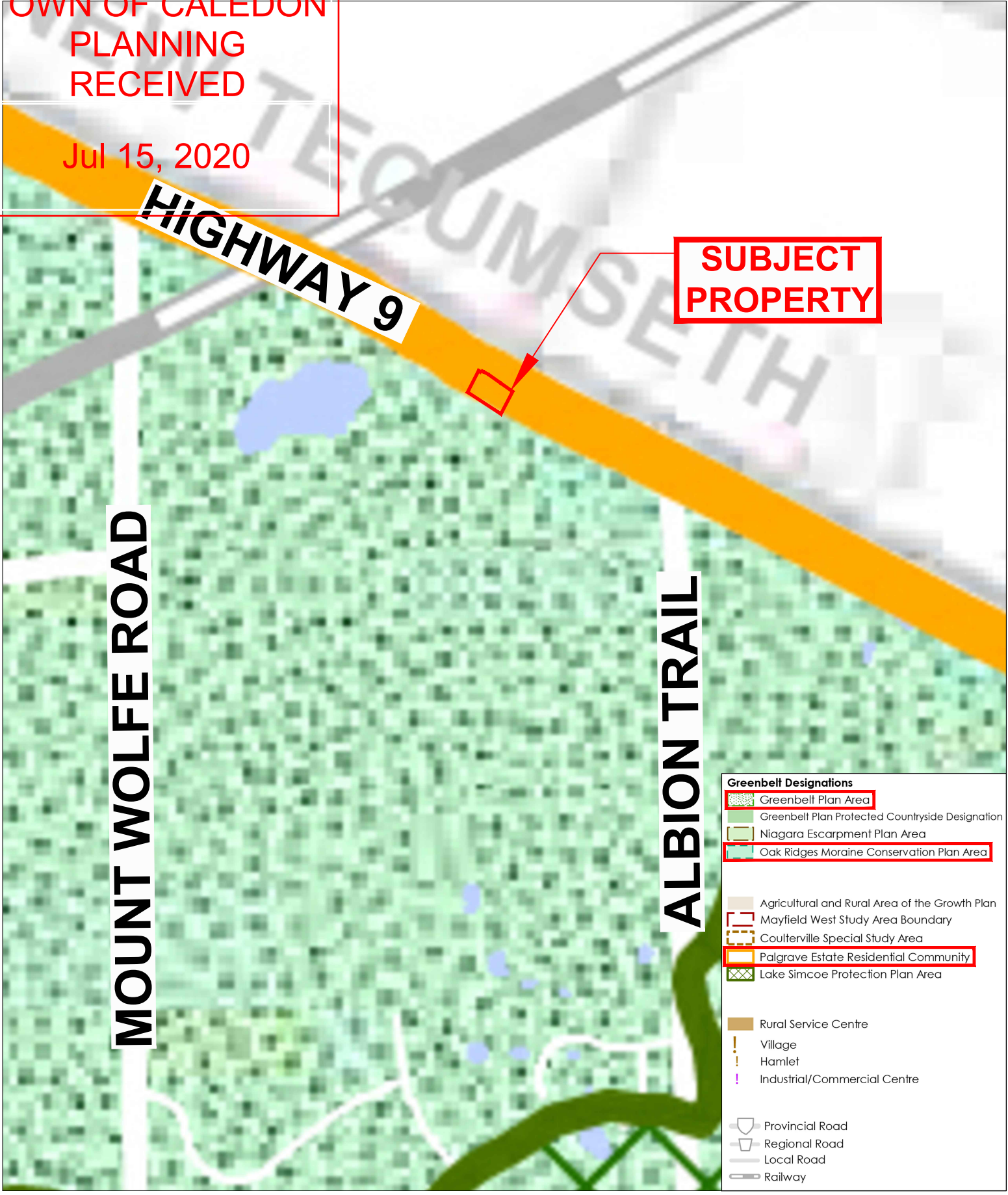
Jul 15, 2020

HIGHWAY 9

**SUBJECT
PROPERTY**

MOUNT WOLFE ROAD

ALBION TRAIL



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
- Couterville 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

**FIGURE 5
TOWN OF CALEDON - SCHEDULE A1
TOWN STRUCTURE**

Subject Property

Scale: N.T.S.
May 16, 2019

6.3.1.3 Secondary Plans and Other Detailed Area Policies

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Section 7 of the Official Plan provides Secondary Plan Policies that relate to specific areas within the town. The subject property is located within the “Palgrave Estate Residential Community” specifically designated “Policy Area 4”, “Settlement Area”, and the “Environmental Zone 1” (refer to *Figure 6 – Town of Caledon Schedule G – Palgrave Estate Residential Community*, and *Figure 7 – Town of Caledon Schedule I – Palgrave Estate Residential Community Environmental Zoning*).

Section 7.1 outlines the Town of Caledon Official Plan land use policies for the “Palgrave Estate Residential Community”, which is intended to ensure orderly development within the boundaries while considering the environmental framework. Applicable policies include:

7.1.2 *Planning Principles*

7.1.2.2 *The rural character of the landscape and the community shall be maintained as new development occurs*

7.1.2.3 *Woodlots and wetlands and other ecologically significant areas, including valley and stream corridors, shall be protected from development.*

7.1.2.11 *The environmental impacts of construction and development should be minimized.*

7.1.2.13 *Mount Wolfe, lowland landforms and ORMCP Natural Core and Natural Linkage Areas shall not be developed*

The proposed temporary uses maintain the existing rural character of Highway 9 within the Palgrave Estate Residential Community by proposing a temporary building that will incorporate a built form consistent with the area. Moreover, a motor vehicle gas bar previously existed on the subject property demonstrating that the proposed temporary uses are compatible with the existing rural character, while offering the flexibility of not being a permanent use should the area’s character change. The proposed uses would not negatively impact any woodlots, wetlands or other ecological significant areas, rather reestablish previous uses on the subject property in addition to introducing a restaurant.

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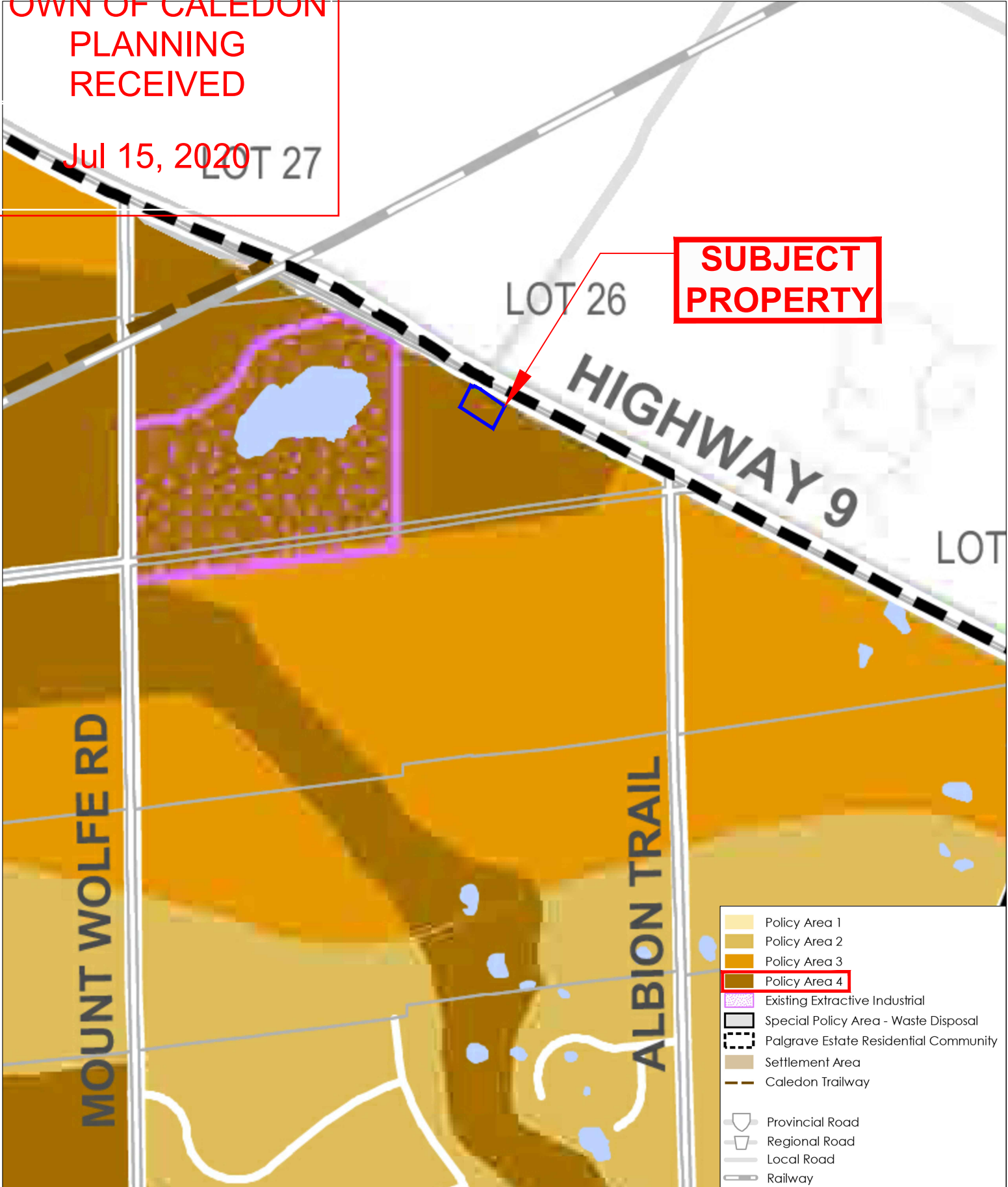


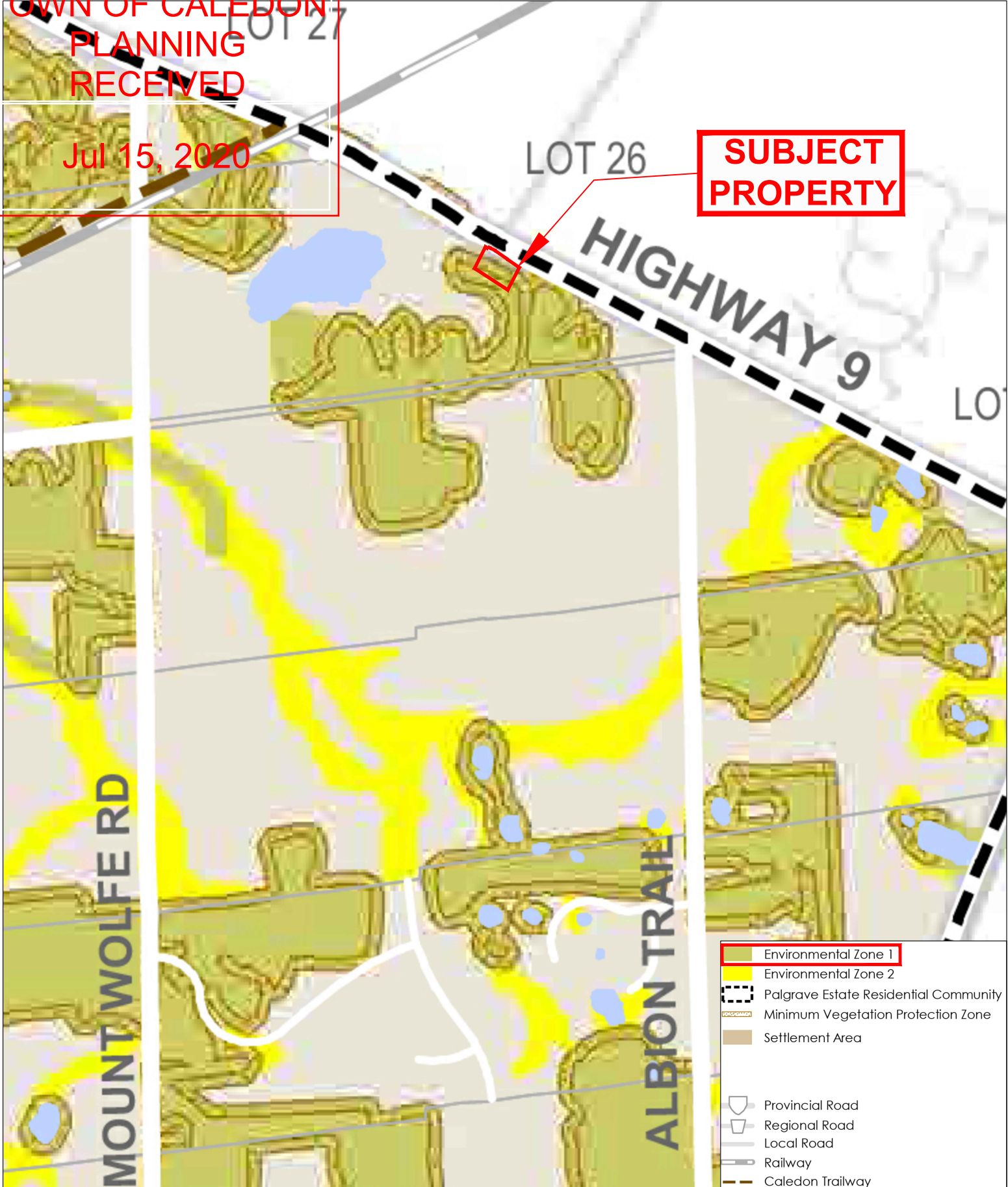
FIGURE 6
TOWN OF CALEDON - SCHEDULE G
PALGRAVE ESTATE RESIDENTIAL COMMUNITY

— Subject Property

Scale: N.T.S.
May 16, 2019

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**SUBJECT
PROPERTY**



- Environmental Zone 1
- Environmental Zone 2
- Palgrave Estate Residential Community
- Minimum Vegetation Protection Zone
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway
- Caledon Trailway

FIGURE 7
TOWN OF CALEDON - SCHEDULE I
PALGRAVE ESTATE RESIDENTIAL COMMUNITY
ENVIRONMENTAL ZONING

— Subject Property

Scale: N.T.S.
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Relevant polices related to the “Environmental Zone 1” and “Policy Area 4” designation include the following:

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7.1.2 *Planning Principles*

7.1.3.4 *The uses permitted on lands designated Policy Areas 1, 2 and 3 on Schedule G, exclusive of lands designated EZ 1 on Schedule I, of the Palgrave Estate Residential Community, will be agriculture and associated residential uses, rural estate residential uses, conservation, open space, non-intensive recreation, intensive recreation, including golf courses, residential uses on existing lots of record and new lots created by consent, legally existing uses, home occupations, small scale institutional uses, and presently licencing extractive industrial uses.*

The uses permitted within Policy Area 4 of the Palgrave Estate Residential Community shall include all of the uses permitted within Policy Areas 1, 2 and 3, except for rural estate residential uses, intensive recreation and small scale institutional uses, which shall not be permitted. The above-noted uses shall only be permitted if they meet all applicable provisions of this Plan.

Notwithstanding any other provisions of this Plan, within lands designated EZ 1 on Schedule I permitted uses shall only include those uses permitted in EPA, in accordance with Section 5.7.3.1.2.

5.7.3.1.2 *The uses permitted in EPA shall be limited to: legally existing residential and agricultural uses; a building permit on a vacant existing lot of record; portions of new lots; activities permitted through approved Forest Management and Environmental Management Plans; limited extractive industrial; non-intensive recreation; and, essential infrastructure. Detailed policies with respect to each of these permitted uses are provided in Sections 5.7.3.2 to 5.7.3.7 inclusive. Within the ORMCPA or the Greenbelt Protected Countryside designation, permitted uses are also subject to the provisions of Sections 7.10 and 7.13, as applicable. Refer to Section 6.6.3.3 of this Plan for further policies respecting conflicts between the policies of this Plan and the PPS and Provincial Plans.*

7.1.5 *Development Patterns*

7.1.5.4 *Policy Area 4 is unsuitable for estate residential development and no density will be allocated to it. Notwithstanding the development pattern depicted on Schedule G, applications that were commenced but not decided upon as of November 17, 2001, in accordance with Section 15 of the Oak Ridges Moraine Conservation Act, 2001, shall be considered for approval*

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subject to the provisions prescribed in Section 48 of the Oak Ridges Moraine Conservation Plan, and the policies of Section 7.1 that would have been applicable on November 16, 2001. In the case of conflict between the provisions of the ORMCP and Section 7.1, the more restrictive policies shall apply.

- 7.1.5.5 *Policy Areas 1, 2 and 3 correspond to the ORMCP Countryside Area designation on Schedule P, and Policy Area 4 corresponds to the ORMCP Natural Core Area and Natural Linkage Area designations on Schedule P. Within the ORMCPA, the boundaries of the Policy Areas 1, 2, 3 and 4, as delineated on Schedule G, have been further defined in accordance with the applicable provisions of the ORMCP. No further amendments to the Policy Areas 1, 2, 3 and 4 on Schedule G will be considered until the time of the ten (10) year review of the ORMCP.*

Permitted uses in the “Policy Area 4” and “Environmental Zone 1” generally include legally existing residential and agricultural uses, as well as activities permitted through an approved Forest Management and Environmental Management Plan, limited extractive industrial, and non-intensive recreation uses. Though the proposed temporary uses are not listed as permitted uses within the “Policy Areas 4” and “Environmental Zone 1” designations, the proposed temporary uses will operate and function similar to historical uses on the subject property. Moreover, Policy 7.1.5.4 states that the “Policy Area 4” designation is not suitable for residential development, as such the Amendments propose temporary uses that are similar in nature to the permitted motor vehicle repair facility use. Therefore, though not explicitly permitted, the temporary uses are similar in function to the permitted motor vehicle repair facility and generally conform to the intent of the “Policy Area 4” policies.

Relevant environmental policies related to the “Environmental Zone 1” designation include:

- 7.1.9 *Environmental Policies*
- 7.1.9.1 *Schedule I, Palgrave Estate Residential Community Environmental Zones, establishes the following Environmental Zones based on existing natural features of the area and based on the applicable policies of the Oak Ridges Moraine Conservation Plan:*
- 7.1.9.1a) *Environmental Zone 1 (EZ 1): EZ 1 includes more sensitive biological communities; valley and stream corridors and their associated floodplains; native upland and lowland woodlands; natural waterbodies; Provincially and locally significant wetlands; and, Environmentally Significant/Sensitive Areas (Note: these areas were formally identified as EZ 1, 2 and 3 on Schedule I prior to the adoption of Official Plan Amendment 186). EZ 1 also includes all ORMCP Key Natural Heritage*

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7.1.9.2

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Features and Hydrologically Sensitive Features, and their related Minimum Vegetation Protection Zones.

The general locations of EZ 1 and EZ 2 are shown on Schedule I, however the individual EZ 1 and EZ 2 features are not shown separately on the Schedule. The specific type(s) of individual EZ 1 and EZ 2 features and refinements to their boundaries shall be determined through detailed studies, such as a Natural Heritage Evaluation and/or Hydrological Evaluation, or the requirements of Section 7.1.18 where applicable.

Minor changes and refinements to EZ 1 and EZ 2 shown generally on Schedule I, based on updated information from the Province or as a result of detailed studies, such as those noted above, will not require an amendment to this Plan. However, where the feature is a wetland, an Area of Natural and Scientific Interest and/or significant portions of the habitat of endangered, rare and threatened species, or their related Minimum Vegetation Protection Zones, proposed refinements to the boundary or the extent of the feature requires formal confirmation from the Province or delegated authority prior to any development

7.1.9.13

Environmental protection and management measures should focus on the Environmental Zones on the property and priority should be given to the reforestation of heights of land, steep slopes, soil barrens, low land depressional topography and other parts of lots external to structural envelopes and grading and servicing disturbance areas as identified in the Preliminary Engineering Report required by Section 7.1.18.8. Reforestation shall generally be planted in contiguous blocks of 2.0 hectares (5.0 acres) or greater.

7.1.9.48

Every application for development or site alteration shall identify planning, design and construction practices that ensure that no buildings or other site alterations impede the movement of plants and animals among key natural heritage features, hydrologically sensitive features and adjacent lands within ORMCP Natural Core Areas and Natural Linkage Areas.

7.1.9.49

Every application for development or site alteration shall ensure that natural self-sustaining vegetation is maintained or restored for the long-term protection of any key natural heritage feature or hydrologically sensitive feature on the lot or lots created.

The Official Plan states that the “Environmental Zone 1” designation includes more sensitive environmental features and that environmental protection measures should be a focus. As such, the proposed development proposes to alter an area previously disturbed by development from historical uses. This minimizes the impact on nearby environmental features and ensures that key natural connections are maintained in the area. As well, the Functional Servicing Report/

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Stormwater Management Report by C.F. Crozier & Associates Engineers noted that through minor rooftop controls on the proposed temporary building the property's runoff will be maintained. In addition, the temporary nature of the uses will enable future opportunities for reforestation and environmental improvement on the subject property. Therefore, the temporary uses generally maintain the subject property's existing conditions conforming to the environmental policies, while the temporary nature provides opportunities for future uses that are more in line with the environmental policies.

6.3.1.3.1 Oak Ridge Moraine Conservation Plan

The Town's Official Plan adopted amendments to conform with the Oak Ridges Moraine Conservation Plan. The Town of Caledon is the only municipality in the Region of Peel that contains lands within the Oak Ridges Moraine Conservation Plan, which influences the Town's growth strategy and areas such as the "Palgrave Estate Residential Community". The subject property is within the Oak Ridges Moraine Conservation Plan Area, designated "Natural Linkage Area" within an "High Aquifer Vulnerability" and "Landform Conservation Area Category 2" of the Oak Ridges Moraine Conservation Plan (refer to *Figure 8 – Town of Caledon Schedule S – The Greenbelt in Caledon*, *Figure 9 – Town of Caledon Schedule P – Oak Ridges Moraine Conservation Plan Land Use Designations*, *Figure 10 – Town of Caledon Schedule P-1 – Oak Ridges Moraine Conservation Plan Aquifer Vulnerability Areas*, & *Figure 11 – Town of Caledon Schedule P-2 – Oak Ridges Moraine Conservation Plan Landform Conservation Areas*).

Section 7.10 of the Official Plan contains policies related to the "Natural Linkage Area" Designation, relevant policies include:

7.10.4.7 Oak Ridges Moraine Natural Linkage Areas

7.10.4.7.1 *The purpose of the Natural Linkage Area designation is to maintain, and where possible, improve or restore, regional-scale open space linkages between Natural Core Areas and along river valleys and stream corridors. Additional purposes and objectives for Natural Linkage Areas are also found in Sections 12(1) and (2) of the ORMCP.*

Permitted uses shall include all uses permitted in the underlying land use designation, subject to all other applicable provisions of this Plan and subject to the following restrictions:

- a) Notwithstanding any other policy of this Plan, new intensive recreational uses are not permitted within Oak Ridges Moraine Natural Linkage Areas; and,*
- b) Notwithstanding any other policy of this Plan, agriculture-related industrial and commercial uses are not permitted within Oak Ridges Moraine Natural Linkage Areas.*

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The proposed Amendments include minor alterations to the subject property to permit the temporary uses, while preserving the natural features along the property boundaries with the incorporation of a 10 metres setback from the dripline. As such, the proposed temporary uses and development will not prohibit the objectives of “Natural Linkage Areas” and maintains the existing open space linkages surrounding the subject property.

Though the proposed uses are not permitted within the “Natural Linkage Areas” designation, the proposed uses operate and function similarly to the permitted motor vehicle repair facility use. In the context of the Town’s transportation network the subject property fronts onto Highway 9, which is identified as a “High Capacity Arterial”, suggesting the portion of the subject property fronting onto Highway 9 would not be suitable for an open space linkage with the high volume of traffic. Moreover, the proposed uses are temporary in nature and enable the opportunity to improve connections at a later date when it is more appropriate for the area. Therefore, though not explicitly permitted, the proposed temporary uses are similar to the motor vehicle repair facility use and generally conforms to the intent of the “Natural Linkage Area” designation policies.

Section 7.10 of the Official Plan also contains policies for the “High Aquifer Vulnerability” designation, applicable polices include:

7.10.5.5 Areas of High Aquifer Vulnerability

7.10.5.5.1 Within the ORMCP, notwithstanding any other provision of this Plan, except for uses that legally existed on or before November 15, 2001, the following uses are prohibited with respect to land in Areas of High Aquifer Vulnerability as identified on Schedule P-1:

- a. Generation and storage of hazardous waste or liquid industrial waste;*
- b. Waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;*
- c. Underground and above-ground storage tank*
- d. s that are not equipped with an approved secondary containment device; and,*
- e. Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.*

The proposed temporary uses are similar in terms of function and compatibility to the vehicle repair facility use, and the temporary nature will enable the future redevelopment of the land for uses that align with the policies of the “High Aquifer Vulnerability” designation. In addition, the proposed temporary uses will not contain any of the prohibited waste and the existing underground storage tanks will be upgraded creating an opportunity for a implementing a secondary containment device. As such, the proposed Amendments enable temporary uses to operate on the subject property for a period of three (3) years while generally conforming to the policies of 7.10.5.5.1 of the Official Plan.

Section 7.10.5.6 Oak Ridges Moraine Conservation Plan of the Official Plan also provides policy direction for “Landform Conservation Areas”, relevant policies include:

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7.10.5.6.1 *In accordance with Section 30 of the ORMCP, Schedule P-2 of this Plan identifies Landform Conservation Areas Category 1 and Category 2.*

7.10.5.6.3 *With respect to Oak Ridges Moraine Natural Core Areas, Natural Linkage Areas, and Countryside Areas, not including estate residential development in the Palgrave Estate Residential Community, an application for development with respect to land in a landform conservation area (Category 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:*

- a. Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;*
- b. Limiting the portion of the net developable area of the site that is disturbed to not more than 50 percent of the total area of the site; and,*
- c. Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 percent of the total area of the site.*

7.10.5.6.7 *With respect to Oak Ridges Moraine Natural Core Areas, Natural Linkage Areas, and Countryside Areas, not including estate residential development in the Palgrave Estate Residential Community, an application for development that does not constitute major development, with respect to land in a landform conservation area of either category, shall be accompanied by a site concept plan that:*

- a. Identifies the areas within which all building, grading, and related construction will occur;*
- b. Demonstrates that buildings and structures will be located within the areas referred to in clause a) so as to minimize the amount of site alteration required; and,*
- c. Provides for the protection of areas of natural and scientific interest (earth science) in accordance with Section 7.10.5.6.9.*

The proposed temporary Amendments would result in a minor site alteration to developed areas of the subject property to support the redevelopment for a temporary building and upgrading the existing underground storage tanks. The proposed development generally conforms with the ORMCP policies related to developable area by proposing less than 50 per cent of the property to be temporarily developed, and permeable pavement outside of the proposed canopy gas bar will be considered during the Site Plan process to reduce impervious surfaces. As mentioned above the proposed temporary uses and development conforms with the policies for “Landform Conservation Areas” through proposing minor site alterations, which will generally maintain the subject property’s natural features and providing a ten (10) metre setback from the drip line.

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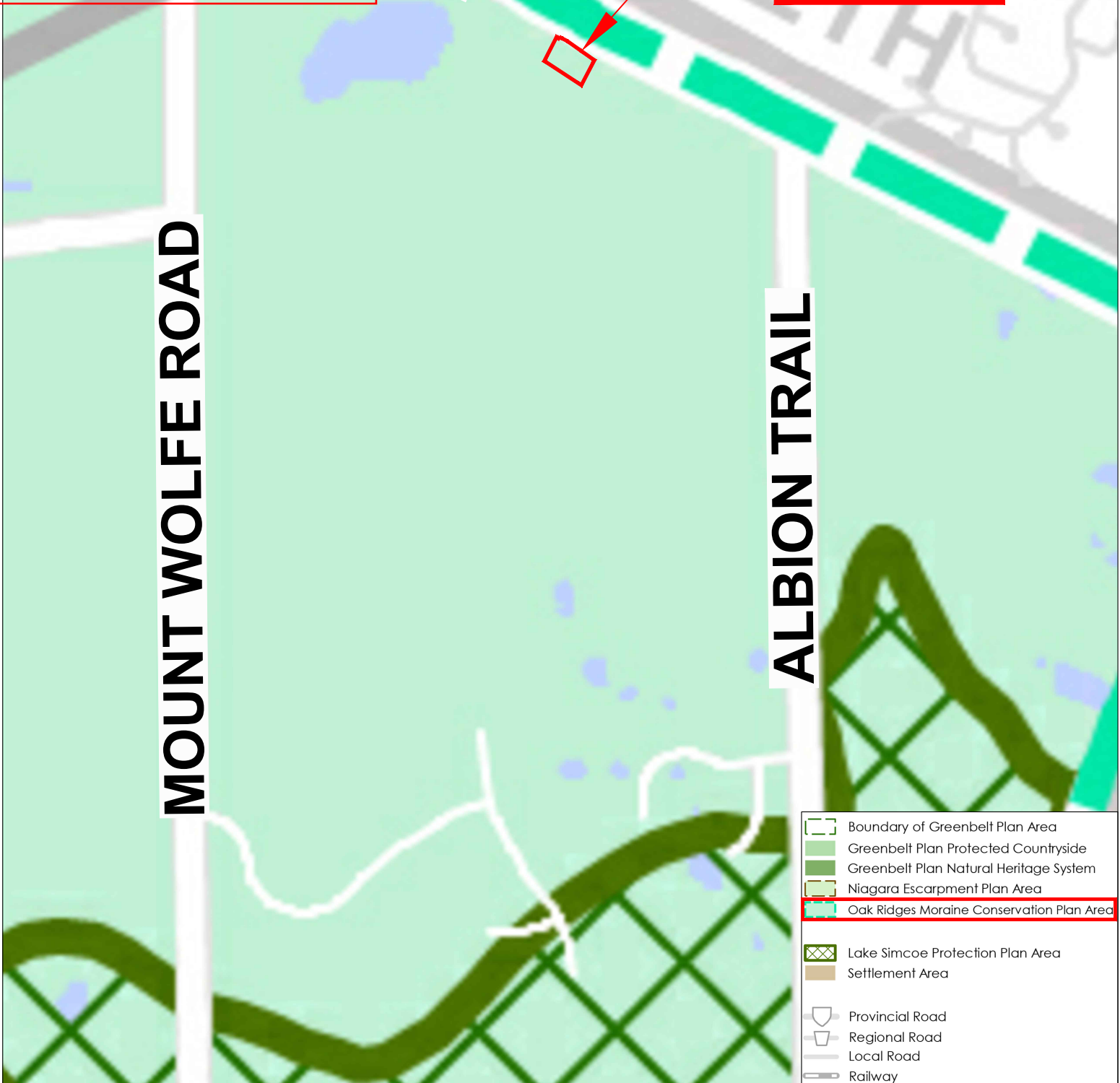
Jul 15, 2020

HIGHWAY 9

**SUBJECT
PROPERTY**

MOUNT WOLFE ROAD

ALBION TRAIL



- Boundary of Greenbelt Plan Area
- Greenbelt Plan Protected Countryside
- Greenbelt Plan Natural Heritage System
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Lake Simcoe Protection Plan Area
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway

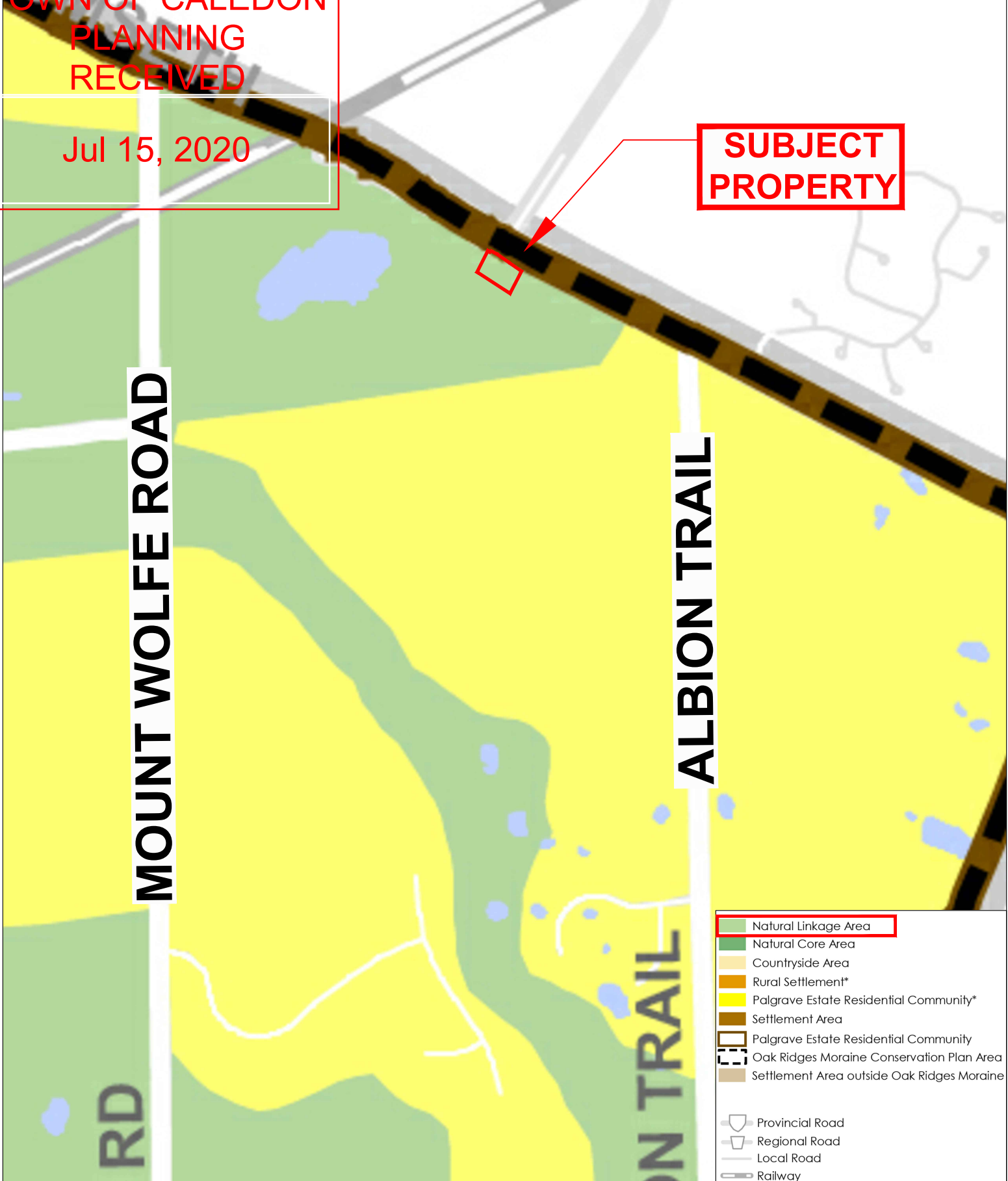
FIGURE 8
TOWN OF CALEDON - SCHEDULE S
THE GREENBELT IN CALEDON

Subject Property

Scale: N.T.S.
May 16, 2019

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PROPERTY**



- Natural Linkage Area
 - Natural Core Area
 - Countryside Area
 - Rural Settlement*
 - Palgrave Estate Residential Community*
 - Settlement Area
 - Palgrave Estate Residential Community
 - Oak Ridges Moraine Conservation Plan Area
 - Settlement Area outside Oak Ridges Moraine
-
- Provincial Road
 - Regional Road
 - Local Road
 - Railway

FIGURE 9
TOWN OF CALEDON - SCHEDULE P
OAK RIDGES MORaine CONSERVATION PLAN
LAND USE DESIGNATIONS

— Subject Property

Scale: N.T.S.
May 16, 2019



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SUBJECT
PROPERTY

MOUNT WOLFE ROAD

CON 10

CON 11

BION TRAIL

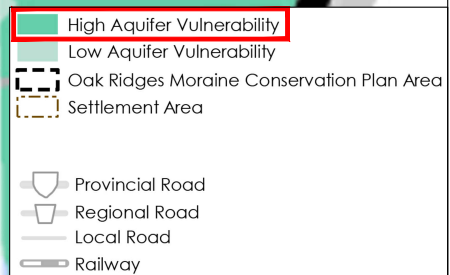


FIGURE 10
TOWN OF CALEDON - SCHEDULE P-1
OAK RIDGES MORaine CONSERVATION PLAN
AQUIFER VULNERABILITY AREAS

Subject Property

Scale: N.T.S.
May 16, 2019



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SUBJECT
PROPERTY

MOUNT WOLFE ROAD

BION TRAIL

CON 10

CON 11

	Landform Conservation Area Category 1
	Landform Conservation Area Category 2
	Oak Ridges Moraine Conservation Plan Area
	Settlement Area
	Provincial Road
	Regional Road
	Local Road
	Railway

FIGURE 11
TOWN OF CALEDON - SCHEDULE P-2
OAK RIDGES MORaine CONSERVATION PLAN
LANDFORM CONSERVATION AREAS

Subject Property

Scale: N.T.S.
May 16, 2019

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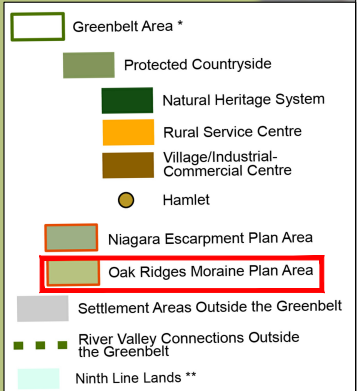
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HIGHWAY 9

**SUBJECT
PROPERTY**

MOUNT WOLFE ROAD

ALBION TL



Subject Property

**FIGURE 12
REGION OF PEEL - SCHEDULE D3
GREENBELT PLAN AREA
LAND USE DESIGNATIONS**



Scale: N.T.S.
May 16, 2019



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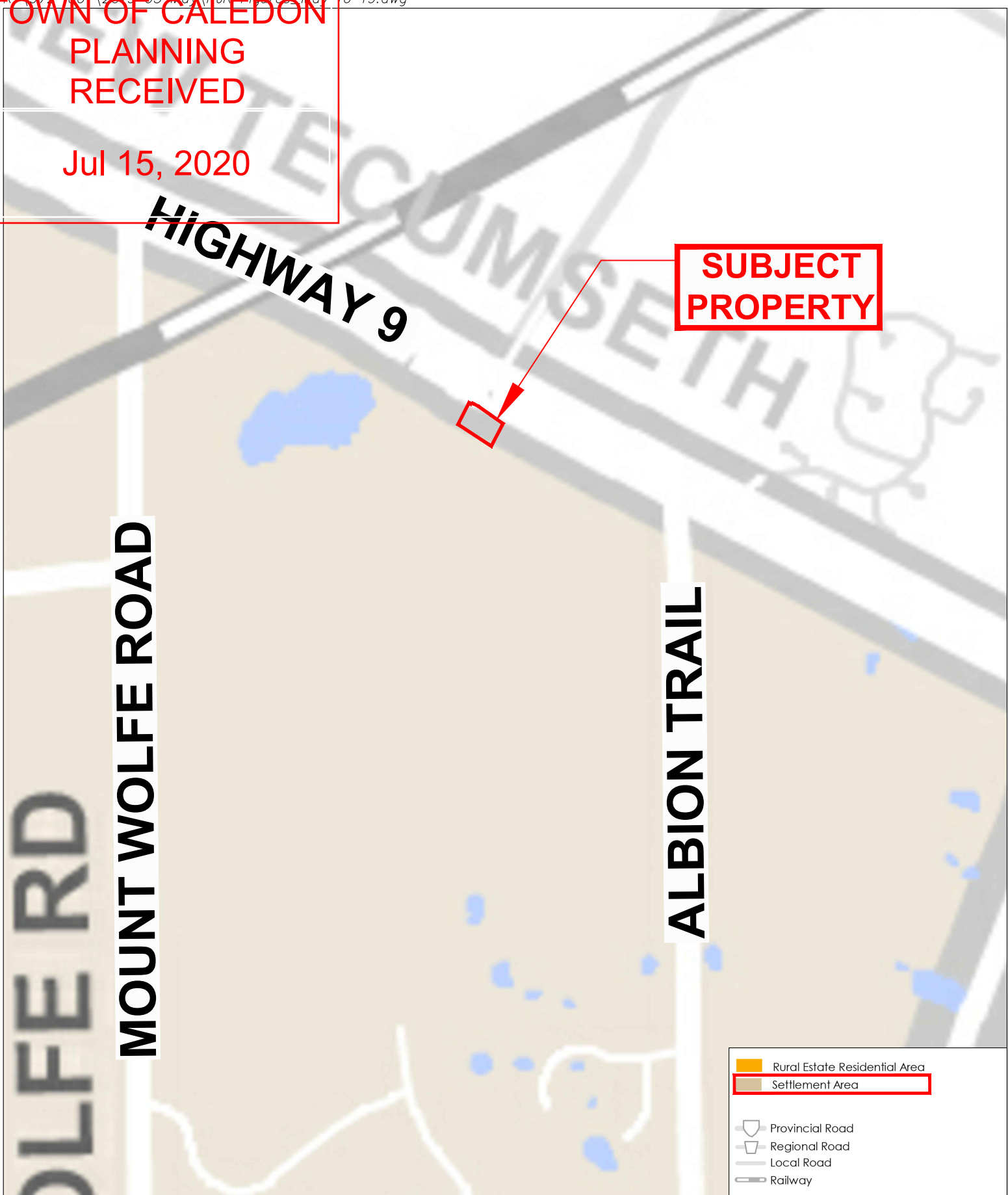


FIGURE 13
TOWN OF CALEDON - SCHEDULE F
RURAL ESTATE RESIDENTIAL AREAS

— Subject Property

Scale: N.T.S.
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The proposed temporary uses are appropriate and compatible for the area, representing temporary uses that support the economic growth in the area and are similar to the permitted motor vehicle repair facility use on the subject property. The proposed temporary development will maintain a private septic system and servicing system that is appropriate for the area, while preserving the ecological features at the rear of the subject property. As such, the proposed temporary uses and proposed development generally conforms with the General Infrastructure Policies through proposing uses that support modest economic growth with minimal impact on the surrounding natural features.

6.3.1.4 Implementation and Administration

Section 6 of the Official Plan provides guidance for implementing the objectives and policies of the Official Plan. Section 6.2.13 Temporary Use By-Laws provides specific policies for the short term uses of land, buildings or structures that apply to the proposed temporary use Amendments. Section 6.2.13.2 of the Official Plan contains the conditions that the Town shall consider when evaluating and enacting a Temporary Use Zoning By-law.

The applicable criteria state:

6.2.13.2 a. That it is compatible with neighbouring land use activities;

The subject property is located along the north boundary of Caledon in the Palgrave Estate Residential Community, specifically fronting onto Highway 9, however it is not located in a residential area (as shown on *Figure 6 – Town of Caledon - Schedule G – Palgrave Estate Residential Community*). As demonstrated in Section 2.0 of this Report the surrounding area is generally characterized by large agricultural and industrial operations. Neighbouring land uses predominantly consists of industrial uses with large setbacks, such as: outdoor storage, and aggregate extraction. With the various industrial and commercial uses in the area the proposed motor vehicle gas bar with an accessory retail store and restaurant would not impact the neighbouring land use activities, rather it would be a complementary use.

In addition, the Noise Feasibility Study by HGC Engineering, determined the predicted noise levels created from the proposed temporary uses on adjacent properties met the Ministry of Environment, and the Conservation and Parks (MECP) guidelines. Moreover, a motor vehicle gas bar, confectionary stand and automotive service station historically operated on the property, further highlighting the proposed temporary uses compatibility in the area. The proposed temporary uses will serve the growing residential area as well as the industrial and agricultural industries. Therefore, the proposed temporary uses are compatible and will not create any adverse impacts on the land or neighbouring land uses.

6.2.13.2 b. That adequate parking can be provided;

Under the Town of Caledon's Zoning By-law 2006-50, the proposed temporary use of the motor vehicle gas bar requires one (1) parking space per twenty (20) square metres of net floor area, one

Jul 15, 2020

(1) parking space per twenty (20) square metres of net floor area for the accessory retail use, and a restaurant use requires one (1) parking space per fifteen (15) square metres of net floor area. The proposed building has a net floor area of 260 square metres (2,799 square feet). The proposed development includes a total of thirteen (13) parking spaces, one (1) accessible space and one (1) loading space. Therefore, a sufficient amount of parking is provided on the subject property to support the proposed temporary uses and conforms with the Town of Caledon's Zoning By-law 2006-50 parking requirements.

6.2.13.2 c. *That an adverse impact on traffic will not be created;*

C.F. Crozier & Associates Inc. was retained to undertake a Traffic Impact Study for the proposed development. The intersection analysis of traffic volumes indicates that the intersection at Highway 9 and Tottenham Road is expected to operate at an overall satisfactory level of service and that the additional site traffic is expected to be minimally impact traffic operations. The report concluded that the he proposed development can be supportable from a traffic operations perspective. Therefore, the proposed development is not anticipated to create any adverse impacts on traffic in the area.

6.2.13.2 d. *That the construction of a permanent building or structure is not encouraged;*

The proposed development alters developed areas of the subject property, and the proposed temporary uses previously operated on the subject property with the exception of a restaurant. The small size of the proposed temporary building (260 square metres) enables it to be altered for alternative future uses or removed if necessary. In addition, temporary building material will be explored during the Site Plan process. The gross floor area of the proposed building is also similar to the existing buildings total gross floor area on subject property, therefore maintaining a similar condition on the subject property. As such, the proposed Amendment generally conforms to policy 6.2.13.2 d. as it proposes to upgrade the existing gasoline pump infrastructure and introduce a building of a similar size to the existing buildings. In addition, the policy states buildings are discouraged and are not prohibited.

6.2.13.2 e. *That the use cannot become permanent and difficult to terminate; and,*

The proposed temporary motor vehicle gas bar historically operated on the subject property and could similarly be decommissioned at the end of the temporary period, while upgrading the underground tank would reduce the risk of soil contamination. The proposed building would not be used for industrial uses, preserving the future opportunity for the building to be retrofitted for an alternative use that aligns with the Official Plan policies. Moreover, the temporary building material will be explored for the proposed building during the Site Plan process. As such, the proposed temporary uses will relatively maintain the existing conditions of the subject property for a temporary period of three (3) years enabling historical uses to operate on the property until an appropriate time for its redevelopment. The proposed temporary uses generally conform by

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proposing uses that are not difficult to terminate or preclude the subject property from future environmental uses.

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6.2.13.2 f.

That adverse environmental impacts will be avoided, minimized or mitigated.

The proposed temporary uses alter developed areas of the property minimizing the disturbance and impact on both the surrounding and existing environmental features. Furthermore, upgrading the underground storage tanks enable a secondary containment device to be installed providing greater amounts of security and safety. Upgrading the underground storage tanks will likely improve the existing conditions of the site and reduce the likelihood of contamination. In addition, the development will utilize planning design and construction methods that will minimize the impact on the subject properties for the construction of the temporary structures, as outlined in the Functional Servicing Report/Stormwater Management Report prepared by C.F. Crozier & Associates Consulting Engineers.

6.3.2 Zoning By-law 2006-50 (October 19, 2006)

The subject property is currently zoned 'A2-450-ORM' and 'A2-450-ORM-E' Rural Oak Ridges Moraine in the Town of Caledon Zoning By-law 2006-50 (refer to *Figure 14 – Town of Caledon Zoning Map 43*).

The Rural Oak Ridges Moraine zone only permits the following uses:

- Agricultural Uses (ORM)
- Animal Agriculture (ORM),
- Bed and Breakfast Establishment (permitted in a detached dwelling only),
- Bunkhouse Accessory (permitted on lots having a minimum lot area of 6 hectares)
- Dwelling Accessory (ORM)
- Dwelling Detached (permitted only on a vacant lot of record where a single detached dwelling would have been permitted as of November 15, 2001 and accessory uses thereto)
- Environmental Management
- Farm Equipment Storage Building
- Farm Produce Outlet, Accessory
- Farm Vacation Home (ORM)
- Forest Management
- Gasoline Pump Island, Accessory
- Home Business (ORM)
- Home Industry (ORM)
- Livestock Facility
- Nursery, Horticultural
- Open Storage, Accessory
- Produce Storage Building

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The site specific exception (A2-450-ORM) permits a motor vehicle repair facility, while the suffix 'E' identifies the lands as designated 'Environmental Policy Area' in the Official Plan. Though a gasoline pump island, accessory use is permitted, it permits dispensing gasoline solely to vehicles owned or leased by the occupant. However, it should be noted the proposed temporary uses will operate and function similarly to the permitted gasoline pump island, accessory in regards the required infrastructure.

A Temporary Use Zoning By-law Amendment is required to permit the proposed temporary uses on the subject property. It should be noted that the proposed development's design incorporates the zoning standards from the Highway Commercial (CH) zone which represents an appropriate zone for the proposed temporary uses and the property's location. A draft Temporary Use Zoning By-law Amendment is appended to this report.

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LOT 27

SUBJECT
PROPERTY

LOT 26

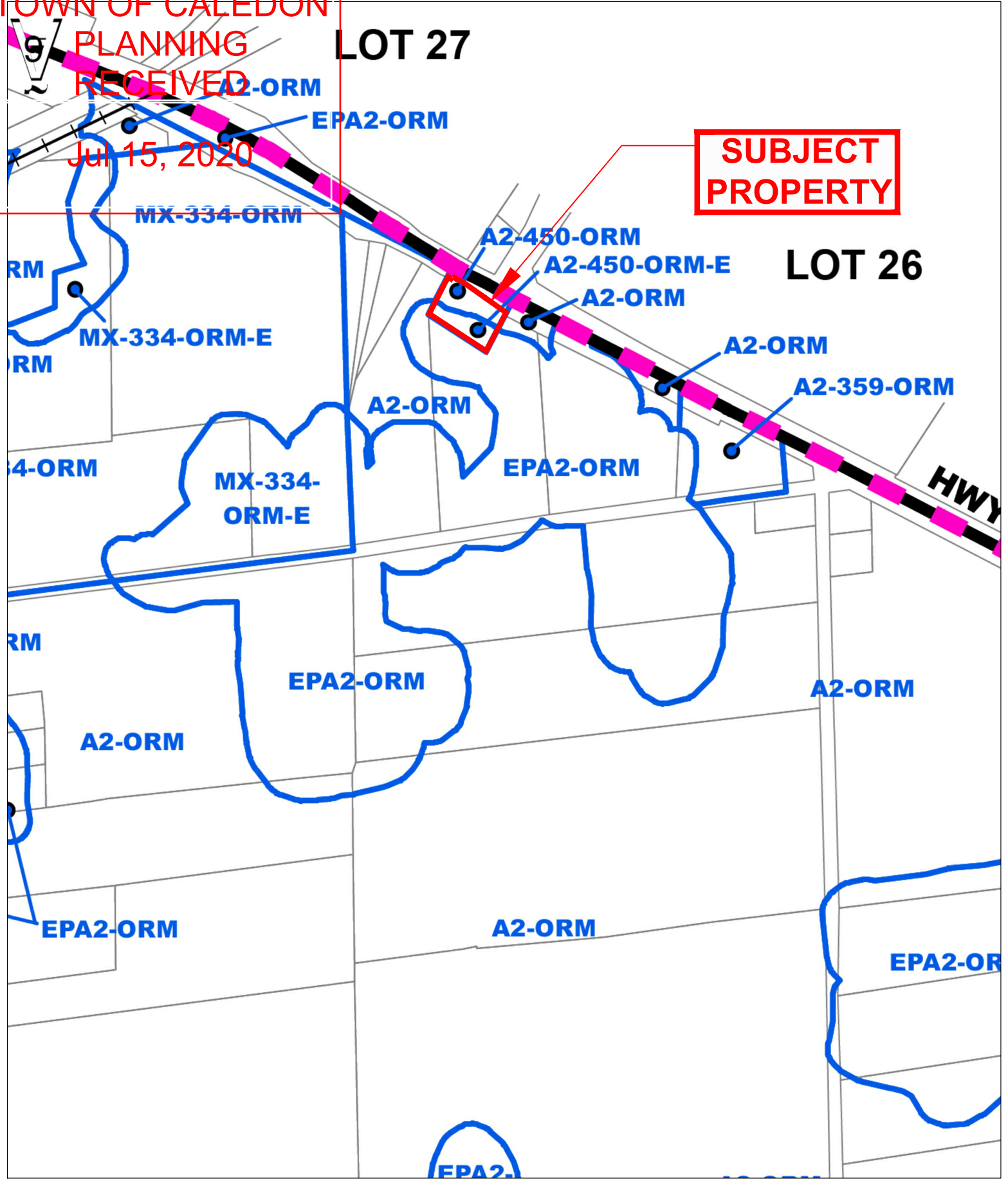


FIGURE 14
TOWN OF CALEDON - ZONING MAP 43
BY-LAW 2006-50

— Subject Property



Scale: N.T.S.
 May 16, 2019

7.0 SUPPORTING STUDIES

7.1 ~~Functional Servicing and Stormwater Management Report~~

C.F. Crozier & Associates Consulting Engineers prepared a Functional Servicing and Stormwater Management Report, to demonstrate that the proposed site can be developed in accordance with the Town and Region's guidelines.

The report notes the site is currently serviced by a septic system that will be decommissioned prior to construction. The proposed septic system will be designed with a capacity of 7500 L/day as well included an anaerobic digester tank with a pump chamber, a Waterloo Biofilter treatment system, and a Type A dispersal bed. The internal sanitary plumbing was designed in accordance with the Ontario Building Code. In regards to water servicing, the existing on-site well conflicts with the proposed development plan, as such it will be decommissioned and the site will be serviced by a new well. The proposed drainage will utilize catch basins at the north end of subject property and discharge to the existing culvert beneath Highway 9. For stormwater management, the predevelopment runoff coefficient was determined to 0.46, and the post development runoff coefficient was determined to be 0.43. As a result of the site grading constraints, rooftop control measures will be used to control the flow rate. The report also outlines that erosion and sediment controls will be implemented prior to construction activities, such as heavy duty silt fencing and a rock mud mat. In conclusion the report determined that the proposed development can be serviced for water, sanitary and stormwater in accordance with the Town of Caledon and Region of Peel requirements.

7.2 Noise Feasibility Study

A Noise Feasibility Study, prepared by HGC Engineering, evaluated the potential noise impact of the proposed temporary uses on adjacent properties. The study included an analysis of noise generated from rooftop mechanical equipment on the nearest residence, in accordance with the Ministry of Environment, and the Conservation and Parks (MECP) guidelines. The noise predictions indicated the sound levels at the adjacent properties were within the noise guidelines limits of the MECP. As such, no noise mitigation is required for the subject property.

7.3 Phase II Environmental Site Assessment

Safetech Environmental Ltd., prepared a Phase I and II Environmental Site Assessments. Through the Phase I, it determined Areas of Potential Environmental Concern, which included three areas within the property generally related to the garage building, septic bed, storage tanks. As such a Phase Two Environmental Site Assessment was recommended.

The Phase II was completed in general accordance with the Canadian Standards Association (CSA) Phase II ESA Standard (Z769-00), as updated. The Phase II determined that the site is generally

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made up of moist sand with traces of silt until borehole termination depth of BH/MW2, BH/MW3 and BH4. Gravely sand and sandy gravel were observed starting at 6.86m. As well, ground water generally appeared to flow in a northeast direction. The report noted no visual evidence of free products were observed, and all soils samples were reported as non-detectable, or with concentrations below the 2011 MECP Table 2 SCS, with the exception of PHC F3, PHC F4 and Chloroform in MW/BH1A which exceeded the 2011 MECP Table 2 SCS.

7.4 Traffic Impact Study

C.F. Crozier & Associates Inc. was retained to undertake a Traffic Impact Study for the proposed development. Crozier's Traffic Impact analysis determined that the proposed development will generate approximately 76 and 84 trips in the weekday a.m. and p.m. peak hours, respectively. The intersection analysis of traffic volumes indicates that the intersection at Highway 9 and Tottenham Road is expected to operate at an overall satisfactory level of service and that the additional site traffic is expected to be minimally impact traffic operations. The report concluded that the proposed development can be supportable from a traffic operations perspective.

8.0 CONCLUSION

It is our opinion that the proposed Temporary Zoning By-law Amendment is justified and represents good planning for the following reasons:

1. The proposed Temporary Use Zoning By-law Amendment is consistent with the polices of the Provincial Policy Statement, by contributing to a range of employment uses that meet the long-term economic needs of the Town and represents an efficient use of existing services;
2. The proposed temporary uses conform to the Growth Plan and Regional Plan, by enabling historical employment uses to operate for a temporary period, and preserve the supply of land for future environmental uses;
3. The proposed temporary uses conform with the Oak Ridges Moraine Conservation Plan through proposing uses that have historically operated on the subject property, will not adversely affect the surrounding area's ecological integrity, and will function similar to the permitted motor vehicle repair facility use;
4. The proposed temporary use Zoning By-law Amendment generally conforms to the Town of Caledon's Official Plan through providing uses that meet the needs of Palgrave community residents. The proposed uses are not listed as a permitted use for the "Natural Linkage Areas" designation, the proposed uses are temporary in nature enabling the future opportunity for improvement to connections within the Natural Linkage Areas when it is more appropriate.

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5. The proposed Temporary Use Zoning By-law Amendments conform to the implementation criteria set out in policy 6.2.13.2 of the Official Plan for a Temporary Use By-law;
6. The proposed temporary use will operate and function similar to the permitted motor vehicle repair facility and gasoline pump island accessory in the Town's Zoning By-law;
7. The subject property and surrounding area have historically been used for agricultural and industrial uses and remained relatively stable with little to no development changing the character. The proposed temporary uses are therefore consistent with the rural character of area.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



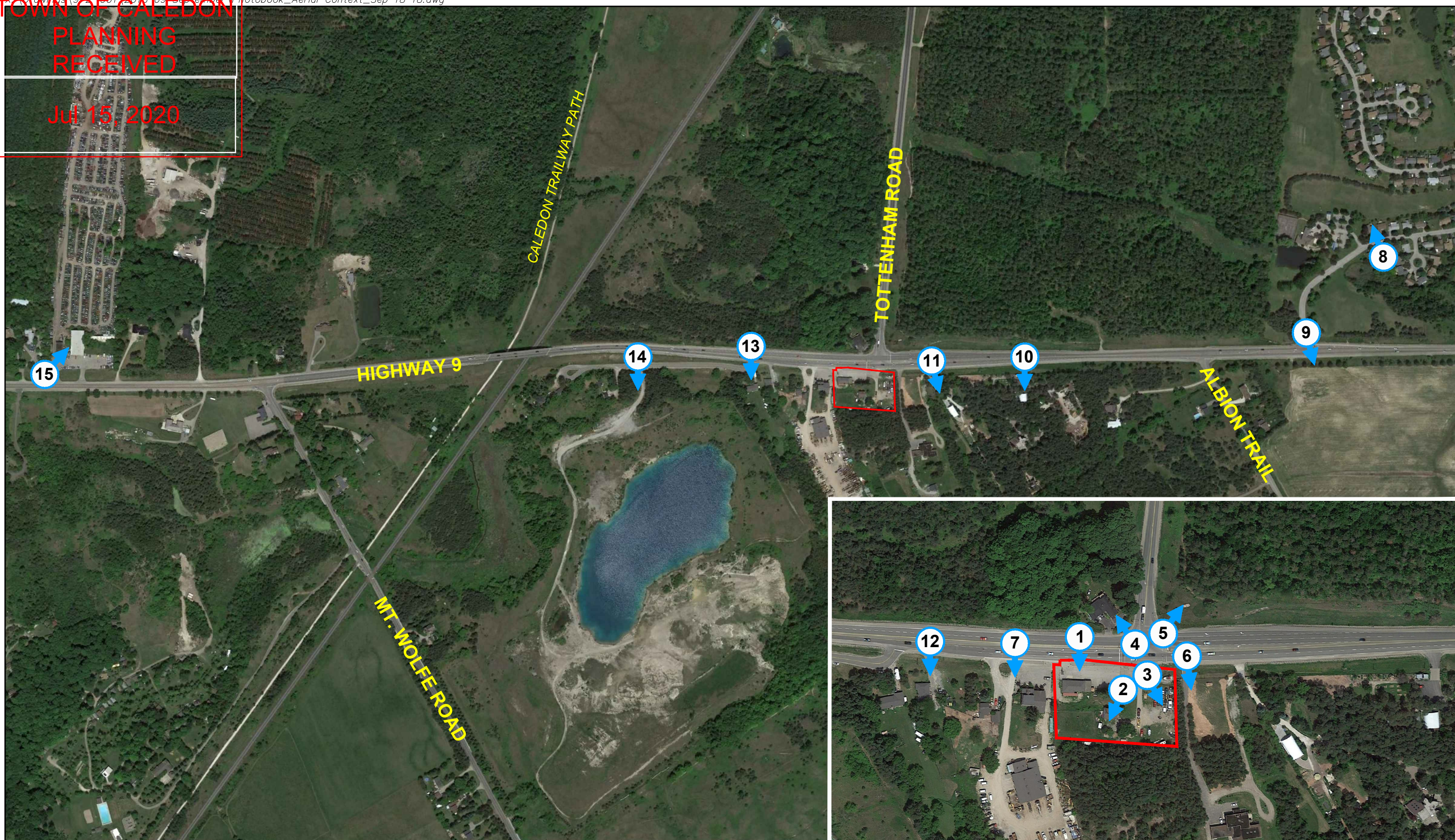
Colin Chung, MCIP, RPP
Partner

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Appendix I: Photo Book

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AERIAL CONTEXT PLAN

-  Subject Property
-  Direction of Photo

1 Subject Site

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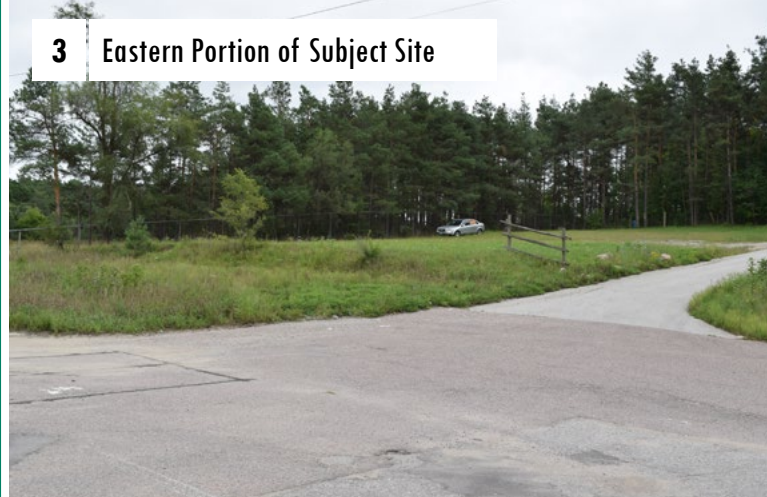
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2 Southern Portion of Subject Site



3 Eastern Portion of Subject Site



4 1008 Tottenham Road



5 Simcoe County Forest Tottenham Tract



6 10839 Highway 9

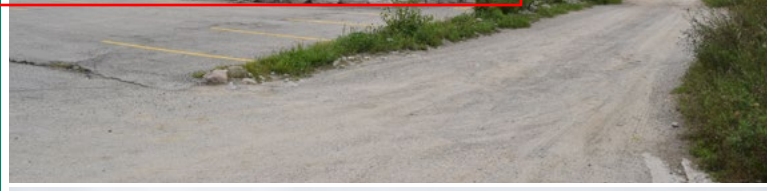


SITE PHOTOS

TOWN OF CALEDON

7 Highway 9
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8 Tecumseth Pines Reserial Dwelling



9 Agricultural Lands



10 The Town Bloom Garden Centre



11 Doberman Rescue Dog Shelter



12 Old Highway 9 Residential Dwelling



SITE PHOTOS

2 of 3
September 2018

13 Highway 9
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14 Brock Aggregates



15 #9 Truck & Auto Parts



SITE PHOTOS

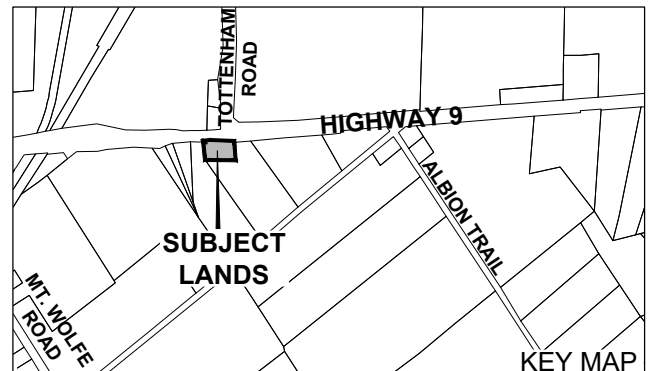
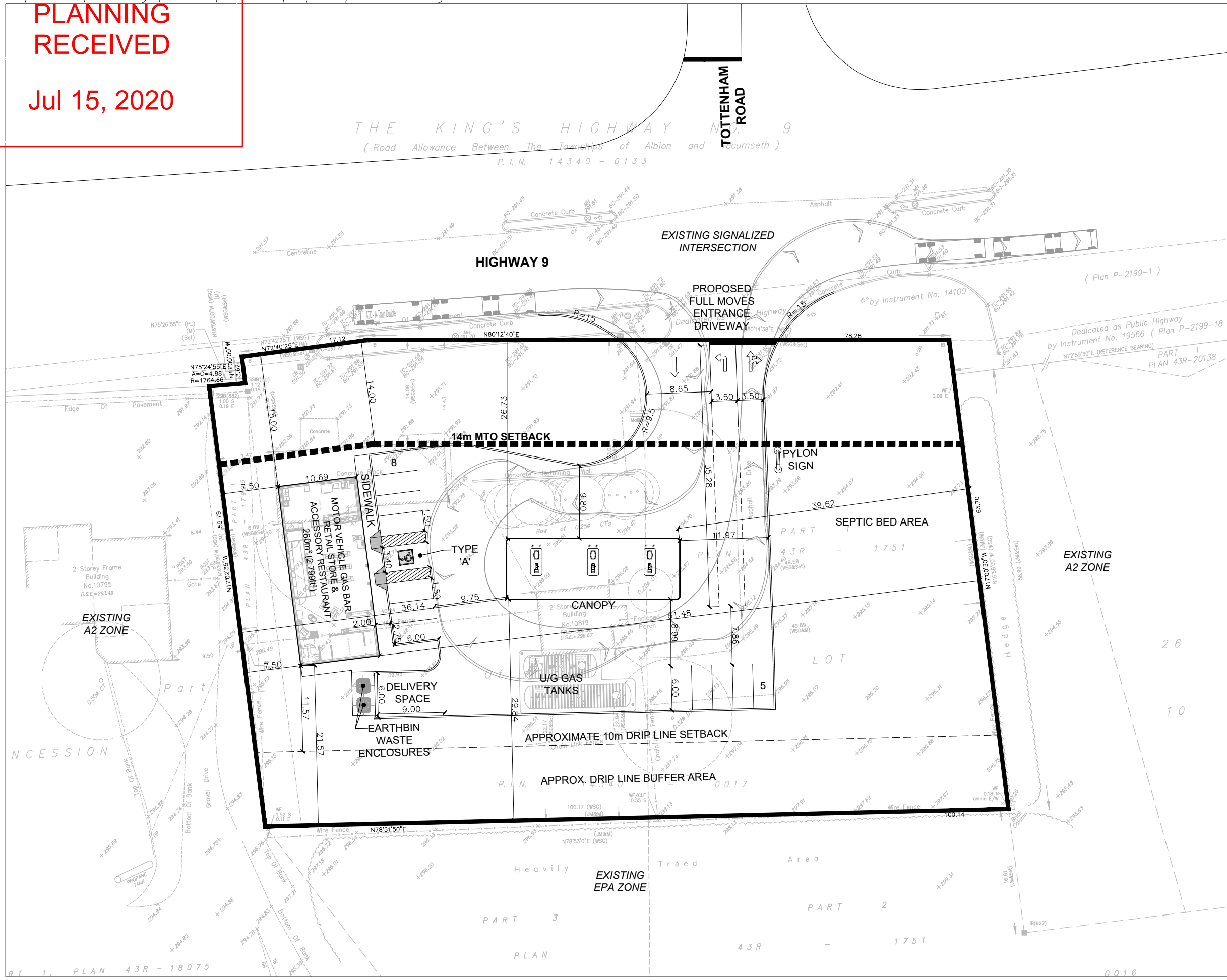
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Appendix II: Development Concept

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P:\972-001\7. Drawings\7.1 GSAI\2020\04 April\DCP April 21 2020.dwg



**DEVELOPMENT CONCEPT PLAN
 PROPOSED GAS BAR**

10819 HIGHWAY 9
 PART OF LOT 26,
 CONCESSION 10 (ALBION)
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

DEVELOPMENT STATISTICS

TOTAL SITE AREA:	0.64ha (1.58ac)
TOTAL DRIP LINE BUFFER AREA*:	0.09ha (0.22ac)
TOTAL 14m MTO SETBACK AREA:	0.14ha (0.35ac)
NET DEVELOPABLE AREA:	0.41ha (1.01ac)

TOTAL SITE LANDSCAPED AREA %:	0.31ha (48%)
LANDSCAPED AREA % EXCL. MTO SETBACK:	0.20ha (40%)

BUILDING STATISTICS

TOTAL GROSS FLOOR AREA:	260m ² (2,799ft ²)
BUILDING COVERAGE:	4%
BUILDING COVERAGE EXCL. MTO SETBACK:	5%

PARKING STATISTICS (1 SPACE PER 20m²):

GAS BAR PARKING REQUIRED:	13 SPACES
GAS BAR PARKING PROVIDED:	13 SPACES

- NOTES:**
- * NHS AREA & BUFFER LIMITS TO BE CONFIRMED BY TRCA
 - SEPTIC AREA TO BE CONFIRMED BY ENGINEER
 - POTABLE WATER WELL TO BE CONFIRMED



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 April 21, 2020



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Appendix III: Draft Temporary Use Zoning By-law

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**THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2020-xxx**

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to PT LT 26 CON 10 ALBION AS IN RO727124; CALEDON, Town of Caledon, Regional Municipality of Peel, municipally known as 10819 Highway 9.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS Section 39 of the Planning Act, as amended, permits the councils of local municipalities, in a by-law passed under Section 34 of the Planning Act, as amended, to authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to pass a zoning by-law to permit the use of PT LT 26 CON 10 ALBION AS IN RO727124; CALEDON, Town of Caledon, Regional Municipality of Peel, for a motor vehicle gas bar, convenience store and a restaurant purposes.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50, as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

1. The following is added to Table 13.4:

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
A2-450-ORM-T#	- motor vehicle gas bar - accessory retail store - restaurant	Month, 2023	- Minimum Lot Area of 0.64 ha

Zone Designation	Temporary Uses Permitted	Expiry	Special Provisions
A2-450-ORM-E -T#	- motor vehicle gas bar - accessory retail store - restaurant	Month, 2023	- Minimum Lot Area of 0.64 ha

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2. Schedule "A", Zone Map zone map 43 of By-law 2006-50, as amended is further amended for PT LT 26 CON 10 ALBION AS IN RO727124; CALEDON, Town of Caledon, Regional Municipality of Peel, from < A2-450-ORM to A2-450-ORM-**T#** and A2-450-ORM-E to A2-450-ORM-E **-T#**.

Read three times and finally passed in open Council on the XX day of XXXXXX, 20XX.

Allan Thompson, Mayor

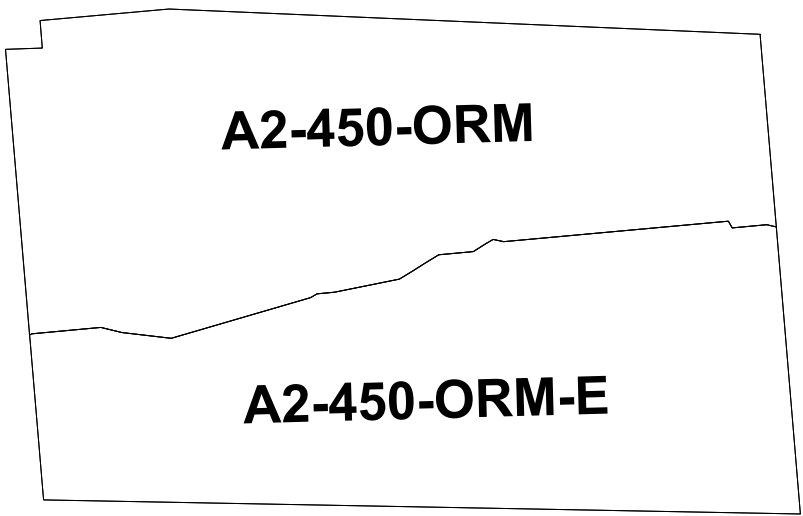
Amanda Fusco, Clerk

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HIGHWAY 9



**SCHEDULE "A"
ZONING BY-LAW
No. 2020-XX**

2203315 Ontario Corp.

Part of Lot once
 in
Town of
County of

Legend



to be re-zoned from
 M and M to
 M and M



DRAWN BY: GSAI	FILE NO:
CHECKED BY:	DATE: 04/21/20
SCALE: 1:1000	REVISED:

PLANNING & DEVELOPMENT DEPARTMENT