



ZELINKA PRIAMO LTD
A Professional Planning Practice

**TOWN OF CALEDON
PLANNING
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July 31, 2020

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Planning and Development Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Mr. Aidan Pereira, Community Planner, Development

Dear Mr. Pereira:

**Re: Application for Zoning By-law Amendment
Proposed Environmental Protection Area Boundary Refinement
8281 Healey Road GP Limited c/o ONE Properties
8281 and 0 Healey Road
(Bolton) Town of Caledon, Ontario**

**Our File: HRP/CAD/-19-01
Town File: RZ 2020-0007**

On behalf of 8281 Healey Road GP Limited c/o ONE Properties, Zelinka Priamo Ltd. is pleased to submit materials for a Zoning By-law Amendment for the above-noted lands in the Town of Caledon, Ontario (the "Subject Lands").

BACKGROUND

The subject lands collectively comprise approximately 13.56 ha (33.51 ac) in size and are generally located on the south side of Healey Road, west of Coleraine Drive, in the Town of Caledon.

Under the Town of Caledon Official Plan, the subject lands are designated Prestige Industrial, General Industrial and Environmental Policy Area within the Coleraine West Employment Area Secondary Plan. The subject lands are zoned Prestige Industrial Exception-580 (MP-580), Serviced Industrial Exception 579 (MS-579), and Environmental Policy Area 1 (EPA1).

PROPOSAL

8281 Healey Road GP Limited c/o ONE Properties are proposing to develop the subject lands within the context of the permitted uses under the MP-580 and MS-579 zones under the Town of Caledon Zoning By-law 2006-50, as amended. However, prior to finalizing the details of development, refinements to the EPA1 Zone Boundary that extends through the subject lands are proposed. The proposed zone boundary refinement is based upon additional environmental analysis of the Clarkway Tributary Corridor. The proposed boundary refinement will continue to maintain the ecological integrity of the Clarkway Tributary Corridor, while making efficient use of the surrounding lands by creating a more developable parcel. Site design matters are to be finalized following the refinement of the zoning boundaries proposed by the Zoning By-law Amendment application.

The scope of the proposed Zoning By-law Amendment is limited to boundary refinements of existing established zones, including the EPA1, MP-580, and MS-579 zones and no provisions are to be modified, added, or removed. Pursuant to Section 42(1.4) of the Planning Act, we request that as part of consideration of the proposed Zoning By-law Amendment, Council declare a resolution that authorizes applications for Minor Variance in respect of the land, building, or structure before the second anniversary of the day of the Zoning By-law Amendment. The request will facilitate an application for Minor Variance in the event that further changes are required to accommodate the operation of the buildings on-site during the two-year period

A pre-consultation meeting was held on March 12, 2020 in which planning and other departmental comments were received, and a list of required reports and studies conveyed in relation to the proposed development.

PROPOSED ZONING BY-LAW AMENDMENT

A Zoning By-law Amendment for the subject lands is proposed as follows:

- To remove a portion of the Environmental Policy Area 1 (EPA1) and extend the Serviced Industrial Exception-579 (MS-579) and the Prestige Industrial Exception-580 (MP-580);
- To remove a portion of the Serviced Industrial Exception-579 (MS-579) and extend the Environmental Policy Area 1 (EPA1); and
- To remove a portion of the Prestige Industrial Exception-580 (MP-580) and extend the Environmental Policy Area 1 (EPA1).

SUBMISSION PACKAGE

As confirmed by the Minutes from the Pre-Consultation (DART) Meeting Form dated March 25, 2020, please find enclosed the following materials as part of the digital submission:

- A Cover Letter dated July 31, 2020;
- The completed ZBA application form;
- A copy of the parcel registers;
- A copy of the completed Pre-Consultation (DART) Meeting Form dated March 25, 2020;
- A copy of a Plan of Survey;
- A copy of the Concept Site Plan (in accordance with the Town of Caledon's digital submission standards), which includes the Zoning Matrix (including Sections 4, 5 and the site specific zone provisions), but not an OBC Matrix as no building is proposed;
- A copy of the Environmental Impact Study and Management Plan dated July 30, 2020, prepared by MTE Consultants;
- A copy of the Planning Justification Report dated July 31 2020, prepared by Zelinka Priamo Ltd.;
- A copy of the Draft Zoning By-law Amendment and Schedule;
- A copy of the Functional Servicing and Stormwater Management Report (including the Floodplain Analysis/Cut Fill Balance/Hydraulics Report and Erosion and Sediment Control Plan) dated July 31, 2020, prepared by the Odan Detech Group;

- A copy of the Preliminary Grading Plan;
- An email dated April 8, 2020 from Town Staff noting the deferral of the Traffic Impact Study to a future Site Plan Approval application; and
- An email dated April 9, 2020 from Town Staff noting the deferral of the Draft R-Plan to a future Site Plan Approval application.

The application fees have been couriered separately to the digital submission, along with a copy of this cover letter, as follows:

- A cheque in the amount of \$13,112.00 made payable to the Town of Caledon for the ZBA (Minor) fee; and
- A cheque in the amount of \$8,950.00 made payable to the Toronto Region Conservation Authority for the applicable review fee.

As confirmed via emails dated April 8, 2020 and April 9, 2020, submission of the requested Traffic Impact Study is deferred to a future site plan approval application, when the extent of development is refined.

We trust that the enclosed information is satisfactory and we look forward to working with Staff on this file. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



FOR Jonathan Rodger, MScPI, MCIP, RPP
Senior Associate

cc. 8281 Healey Road GP Limited c/o ONE Properties