

**TOWN OF CALEDON  
PLANNING  
RECEIVED**

**June 18, 2020**

**6809 Healey Road, Caledon (Part Lot 5, Concession 2 (ALB))**

**File: RZ 2020-0002**

**Related File: SPA 2019-0008**

**COMMENT RESPONSE MATRIX – RESUBMISSION #1**

Commenter	Comment	Response	Reference Material
<p><b>Town of Caledon, Development Section, Planning</b></p>	<p>The property is designated as Prime Agricultural Area and Environmental Policy Area in the Town of Caledon’s Official Plan, Schedule A – Town of Caledon Land Use Plan</p>	<p>Acknowledged.</p>	<p>None</p>
	<p>Based on the comments outlined by the Town’s internal departments and external review agencies, a resubmission is required. Please see the attached comments from Town staff and external agencies. Please note, all not all review comments have been received from external agencies. Once these outstanding comments have been received, they will be forward to you via e-mail. Their recommendations will need to be addressed within your resubmission.</p>	<p>Acknowledged.</p>	<p>All relevant materials provided herein:</p> <ul style="list-style-type: none"> <li>- Comment response matrix</li> <li>- Planning Justification Report (revised)</li> <li>- Site Plan (revised)</li> </ul>
	<p>Please submit a comment matrix within the resubmission. The comment matrix will need to outline how all the comments provided by internal and external agencies have been addressed within your resubmission.</p>	<p>Acknowledged and provided.</p>	<p>Subject document.</p>
	<p>The Town requires a Temporary Use Agreement between the applicant and the Town of Caledon to be executed and registered on title. The agreement will explain the temporary use permitted on the lands and will provide details on the requirement to revert the land back to agricultural and rural residential uses at the time the Zoning By law no longer permits the use. All legal, financial obligations, securities etc. will need to be completed to the Town’s satisfaction.</p>	<p>Acknowledged.</p> <p>Town Staff have prepared temporary use agreement. At this time, due to the circumstances and Town restrictions, we hope to be able to finalize the agreement and settle the securities when possible.</p> <p>We are committed to working with staff on timelines to satisfy their requirements and appreciate the cooperation and understanding in the interim</p>	<p>Temporary Use Agreement</p>
	<p>Please note, the Town’s Fees By-law requires a recirculation fee of \$1,000.00 for any resubmission after</p>	<p>Acknowledged.</p>	<p>None.</p>

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<b>Town of Caledon, Development Section, Planning</b>	<p>the third (3rd) submission. You are encouraged to address all comments before the 3rd submission</p>	<p>We do not anticipate any further issues following this resubmission and look forward to working with staff in order to process the application and attend a statutory public meeting, as required. At this point, we defer to staff on this matter but we remain optimistic that we will either be on a first agenda for Planning Committee (upon its return)/ host a Public Meeting in short order (be it virtually or otherwise).</p> <p>We are cognisant of the timing associated with the lapse of the in effect temporary Zoning By-law approval. We'd request confirmation from staff that our client will be able to continue his business operation in the interim since we have clearly demonstrated that we are taking the necessary steps to obtain the land use approvals as best we can in light of circumstances to continue said operation. We request staff allow this until such a decision is made by Council regarding the Temporary Zoning By-law approval.</p>	
	<p>Should you have any questions or require clarification on the information provided, a comment summary meeting can be arranged with the appropriate internal departments and external commenting agencies. Please advise once you have had an opportunity to review the enclosed comments and I can coordinate a comment review meeting, if required.</p>	<p>Acknowledged.</p> <p>We thank staff for the opportunity to meet with them. We have taken steps to clarify comments by way of email correspondence, as required.</p> <p>We have previously requested to meet with planning staff on the active, Town initiated Zoning By-law review as it is relevant to our clients site (and others like it) and still do request this meeting to be held in the future.</p>	<p>None.</p>

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<b>Town of Caledon, Development Section, Planning</b>	Please update the Planning Justification Report (PJR) as follows:		
	<p>a) Demonstrate that the application is consistent and conforms with the new Provincial Policy Statement (PPS), May 1, 2020.</p> <p>b) Update 1.1.5.2 on page 15 to accurately reflect the PPS policy.</p> <p>c) On page 16, 1.1.5.8 &amp; 1.1.5.9 (remove) are labelled incorrectly. Please update accordingly.</p> <p>d) On page 17, Section 2.3.6.1 b) is incorrectly referenced. Please update.</p> <p>e) On page 18, Section 2.2.9.2 is labelled incorrectly and should refer to Section 2.2.9.3 and its subsections in the PPS.</p> <p>f) Include reference and discussion of 3.2.5 Infrastructure Corridors, in particular Section 3.2.5 b) of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe. We recognize some commentary/discussion is directed towards these policies (e.g. 4.1, 7.1, 8.3.2.) within the PJR.</p> <p>g) On page 19, policies 2.2.1.1. and 2.2.1.2 should be updated to be 3.2.1.1. and 3.2.1.2 of the Region of Peel Official Plan.</p> <p>h) Section 3.2.2.8 is quoted on page 20 and page 21. Please update to remove duplication.</p> <p>i) Page 41 is missing signatures from both Maurice Luchich and Sarah Clark. Please sign accordingly.</p>	<p>a) PPS updated from previously in effect 2014, to 2020 version as requested.</p> <p>b) revised (PPS, 2020)</p> <p>c) revised (PPS, 2020)</p> <p>d) revised (PPS, 2020)</p> <p>e) Page 18 references the GPGGH. Unclear on staff request</p> <p>f) We acknowledge this comment and have added in some discussion. This Section in particular speaks to a municipalities role in preserving lands for infrastructure.</p> <p>g) revised</p> <p>h) revised</p> <p>i) provided. Hard copy submissions had signatures.</p>	<p>All revisions requested to the Planning Justification Report have been made, where appropriate. The Planning Justification Report (dated June 2020) provided as a part of this resubmission is an update to the previously submitted Report, and weaves in the revisions requested by staff.</p>
	<p>The PJR outlines that the operation will not adversely impact traffic as the maximum number of vehicles per hour (once in the morning and once in the afternoon) is approximately 20 additional vehicles arriving/leaving the subject lands. As per the Town’s Finance and Infrastructure Services (FIS) Department request, please</p>	<p>We confirm that the number noted in the PJR is the correct number of vehicles coming/leaving the site per day. There is no change to the previous trends associated with the traffic or vehicles entering/exiting the site (since the business operation has begun). We’ve also noted in the</p>	<p>Traffic operations, parking etc is outlined in the Planning Justification Report. We encourage staff to reach out to us should they have any further questions or comments on the traffic generated by the business operation.</p>

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<b>Town of Caledon, Development Section, Planning</b>	<p>reconfirm the number of vehicles entering/leaving the site per day.</p>	<p>past there may be minor fluctuations in those movements (winter versus summer) but generally the numbers remain the same as they are based on vehicle availability. The site and adjacent road have not experienced to date, nor do we anticipate any adverse impacts in the future resultant of the vehicular traffic.</p>	
	<p>Within the PJR, can you please provide the business' strategy and future plans on finding a property that can accommodate the use on a permanent basis.</p>	<p>Our client has in the past (as shown in the tables attached as an Appendix to the PJR) visited and in some cases pursued different properties throughout the Peel Region. Our client is committed to exploring options to operate his business elsewhere so long as the Town of Caledon requests the same of him. This is also outlined in the Planning Justification Report. That said, our client is also quite content to remain in Caledon as a centralized base for business and employees. We note for staff however, that there is an opportunity through the current ZBL and OP reviews to evaluate other limited commercial uses (i.e. contractors facilities as a permitted use in Agricultural zones, due to their non-invasive nature. <del>processes</del>. We encourage the Town to explore this option and will be providing further commentary (formally) to Town staff specific to this matter.</p>	<p>Discussion provided as a part of the Planning Justification Report UPDATE.</p>
<b>Town of Caledon, Development Section, Zoning</b>	<p>Zoning staff have undertaken a review of the subject property and the proposed development in accordance with the Town of Caledon Zoning By-law, 2006-50, as amended. Based on staff's review, it appears there are items which do not meet the provisions of the Zoning By-law and Town staff are seeking confirmation and/or revisions. Please review the two attached zoning</p>	<p>Acknowledged. We have had discussions with Town of Caledon Zoning staff and have resolved items below whether it be through correspondence (email only), or through a revision to the site plan.</p>	<p>Email correspondence with Zoning/Municipal Numbers staff have been provided as required.</p> <p>Site Plan has been updated as required.</p>

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<b>Town of Caledon, Development Section, Zoning</b>	comments and address accordingly within your resubmission	No new Zoning By-law DRAFT was submitted as a part of this resubmission since all items were resolved.	
	Side Lot Line Planting Strip Width: Staff seek confirmation - please include the proposed 2m wide sod buffer along the southwestern property line on the site plan as indicated on the landscape plan.	Provided. Please see Site Plan	The proposed 2m wide sod buffer along the southwestern property line on the site plan (as indicated on the landscape plan) has now been included. Please refer to Landscape Plan as prepared by Glen Schnarr & Associates Inc., dated June 11, 2020.
	Entrance Width: (EAST&WEST) Staff seek confirmation - the submitted site plan indicates a western entrance width of 7.4m. The draft Zoning By-law Amendment must be revised to reflect this width.	No further action required. Resolution by way of email dated 08/05/2020 with B Kashin.	Email correspondence provided as a part of this resubmission.
<b>Town of Caledon, Finance and Infrastructure Services, Finance</b>	<p>For property tax a purpose, this property (6809 Healey Road) is currently assessed as mostly Commercial (\$860,000 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$6,250. The property tax account as at March 12, 2020 is determined to be current.</p> <p>If the proposed development were to proceed as planned, (landscape contractor's facility) the property's taxable assessment value would change to reflect the developments that would have taken place.</p> <p>The applicable Development Charges, as supported by current By-laws will be: • Town of Caledon: \$57.10 per m<sup>2</sup> of added floor space. • Region of Peel: \$230.11 per</p>	Acknowledged.	None at this time.

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<p align="center"><b>Town of Caledon, Finance and Infrastructure Services, Finance</b></p>	<p>m<sup>2</sup> of added floor space. • Education: \$9.69 per m<sup>2</sup> of added floor space.</p> <p>The Development Charges comments and estimates above are as at March 12, 2020 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge Bylaws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application</p>		
<p align="center"><b>Town of Caledon, Community Services, Municipal Numbers</b></p>	<p>The Town’s current records identify that a municipal number of 6809 was issued for this property. This address was issued in relation to the current driveway configuration and location. Based on the submitted materials, it appears the location of the driveway is not changing and therefore the existing municipal number will remain the same. A new municipal number will be issued for the contractor’s facility, since it will share the existing driveway. Numbers issued will be issued in increments of ten (10).</p> <p>Town staff has cross referenced Google Maps and it appears the current municipal number does not meet the Municipal Numbering By-law and Guidelines. The applicant will be required to purchase two (2) green signs (one for the existing number and an additional sign for the new address) and install them at the entrance to</p>	<p>No further action required. Resolution by way of email dated 12/05/2020 with Municipal Numbers, C Meehan.</p> <p>Acknowledged. We will get a new sign (one) per correspondence with Municipal Numbers staff. This is shown on the site plan and will be fulfilled as part of that approval process.</p>	<p>Email correspondence provided as a part of this resubmission.</p> <p>Email correspondence provided as a part of this resubmission.</p>

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	<p>the property. Poles can also be purchased at an additional cost. The green sign will be provided to the applicant at their expense and it is their responsibility to have the sign installed in accordance with the Municipal Numbering By-law and Guidelines.</p>		
<p align="center"><b>Town of Caledon, Finance and Infrastructure Services, Traffic</b></p>	<p>Please reconfirm the total number of vehicles (daily) entering/exiting the property and if there are any heavy trucks involved with the operation.</p>	<p>Please see our response above to Development Section, Planning confirming the vehicle count. Also, all the vehicles are associated with the landscape business and are not typically considered heavy trucks such as tractor/trailer combinations.</p>	<p>Traffic operations, parking etc is outlined in the Planning Justification Report. We encourage staff to reach out to us should they have any further questions or comments on the traffic generated, or types of vehicles employed by the business operation.</p>
<p align="center"><b>TRCA</b></p>	<p>TRCA planning staff have previously reviewed the proposed works through the related Site Plan Application SPA 19-0008 and indicated it has no further concerns. From our review of the currently submitted materials, we have no objection to the proposed Zoning By-law subject to the following condition:</p> <p>1) That the applicant provides the required \$2950.00 fee for TRCA’s review of Zoning By-law Application RZ 20-0002.</p>	<p>Correspondence with TRCA has confirmed their reconsideration of the fee and propose an alternative acceptable-fee. TRCA will receive fee payment in short order.</p>	<p>None. To be resolved directly with TRCA</p>

*\*Please be advised that the Region of Peel, Ministry of Transportation and Toronto, Region Conservation Authority (beyond fee payment) and all other Town departments who have no further issues or comments on the application have not been included in this Matrix. This Matrix only outlines comments which needed to be resolved prior to this resubmission for Temporary Rezoning Approval.*