



TOWN OF CALEDON
PLANNING
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June 18, 2020

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GSAI FILE: 911-001

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

Attention: Aidan Pereira
Community Development Planner

**RE: Temporary Use By-law Application (Renewal) – RESUBMISSION #1
6809 Healey Road
Tolias Landscaping and Plowing Inc.
South side of Healey Road, west of Centreville Road
Town File No.: RZ 20-02**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit revised materials in support of an application for a Temporary Use Zoning By-law (Renewal) on behalf of our client, Tolias Landscaping & Plowing Inc. This application is being pursued in order to continue the operation of the existing contractors yard (landscape/plowing/property maintenance business) for a maximum of three years from the final approval date, in line with Section 39 of the Planning Act.

General Commentary

We are confident that the comments received through the first submission for the renewal of the Temporary Use By-law are satisfied through this round of revisions, save and except for the administrative matters/items noted by Town of Caledon, Finance & Infrastructure Services staff.

We note for staff that there were items flagged by both Town of Caledon, Community Services, Municipal Numbers (comments dated March 19, 2020) and Town of Caledon, Development Section, Zoning (comments dated March 13, 2020) which have been resolved by way of email correspondence. For further details on this, please refer to the Comment Matrix attached which provides a brief description of the resolution and reference material (where applicable).



Town of Caledon Ongoing Official Plan and Zoning By-law Review (Town Initiated)

We understand that, at this time the Town of Caledon is undertaking an Official Plan and Zoning By-law review. We note for staff that GSAI has submitted formal comments on the Town initiated Zoning By-law review (RZ 19-08) on December 3, 2019 (submitted to C. Herd, Clerk, via email only). We have attached a copy of the letter in this submission (for information purposes only), so to ensure that our client's business operation is protected from any non-compliance or any zoning deficiency that may result from the Town's review and passage of the Zoning By-law, as amended. In summary, GSAI had specific comments on the interpretation of "Motor Vehicle, Commercial". Due to the nature of the vehicles used for the business operation (i.e. gators, skid steers, etc..) and the potential ambiguity of the proposed definition of "Motor Vehicle, Commercial" (found in the Draft Zoning By-law), GSAI has requested confirmation from staff what vehicles are captured under this definition. Several meetings were set up in December 2019 and January 2020 however never were formally held. Further, we seek clarification on how staff will address the storage or parking of these types of vehicles (gators, skid steers, etc) since it is not clear if storage of these vehicles (which may or may not have "valid stickers" per the proposed amendment to the definition of "Parking Area") will be permitted. It is our position that there may be an opportunity for staff to explicitly include these types of vehicles in Section 4.36 Storage of Special Vehicles (likely under subsection 4.36.3).

In the near future, GSAI intends to submit comments on the Official Plan Review which will explore opportunities for limited commercial use expansion within agricultural lands. As always, we thank staff for the opportunity to provide comments on their in-house review processes.

Timing of Approval and Current Situation

We thank staff for their prompt review of the application and their understanding and cooperation moving forward as we work through finalizing the Zoning By-law Application renewal and wrapping up the legalities and securities associated with the site plan agreement. Specific to the zoning application matter, Town staff had tentatively scheduled/targeted this application to have both a Public Meeting and final recommendation report to Council before the lapsing of the existing temporary use period. Unfortunately, due to the COVID-19 health crisis, this timing was significantly compromised. We trust that permission to continue our client's use (in the interim) is justified and acceptable by staff in light of the current situation, notwithstanding the upcoming lapse of the previously approved Temporary Use By-law. We confirm that GSAI has been actively supporting our client in obtaining site plan and building permit. As such, due to the unforeseen circumstances associated with Town restrictions imposed by way of COVID-19, we trust that Town (or other) staff allow our client (Tolias Landscaping & Plowing Inc.) to continue the existing business operation beyond the temporary period without any legal proceedings or other ramifications that may result from the non-compliance, until such a decision can be made by staff and Council, with regard to the Temporary Zoning By-law Application currently in process (Town of Caledon File No.: RZ 20-02). Irrespective of the current situation, we are endeavouring through this early resubmission, to finalize the site Temporary Rezoning Application as far as we can in light of Town restrictions.

We defer to staff for further direction from staff regarding the potential dates for a future Public Information Meeting. Alternatively, we would also gladly offer up suggestions if requested to Town staff on how a public meeting may proceed in light of the current situation that could be meaningful and safe for all parties involved as we look to have this application processed expeditiously, while maintaining statutory Planning Act requirements.



Submission Deliverables

In support of the Temporary Zoning By-law Amendment application, we have enclosed the following items as noted on the table attached.

The submission deliverables included herein are limited to the following:

- Planning Justification Report – Addendum (UPDATE) as prepared by Glen Schnarr & Associates Inc. dated June 2020
- Site Plan as prepared by Glen Schnarr & Associates Inc. revision dated June 11, 2020;
- Comments Matrix as prepared by Glen Schnarr & Associates dated June 2020

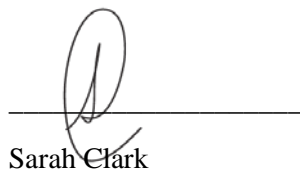
The above noted deliverables are in accordance with the comments issued as of March 2020 and with discussions with staff to date. For staff's information, we have not included a revised Zoning By-law (Draft) since discussions with Zoning staff concluded that no revisions to the proposed Zoning By-law (Draft) were required from GSAI.

We trust that the enclosed revised material is sufficient in satisfying the Town requirements. Due to the uncomplicated nature of the proposed extension, we respectfully request that should it be possible in light of the current restrictions, this application proceed expeditiously to the Committee of Whole – Planning and Development if virtual meetings are being considered for non-contentious items or on the soonest possible date.

Please do not hesitate to contact the undersigned at 905-568-8888 x237, or my colleague, Maurice Luchich at 905-568-8888 x267 if you have any questions related to the request.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark

Planner

Enclosure (as noted above)

c: P. Tolias, (Tolias Landscaping and Plowing)