



December 12, 2019

Refer to File: 1238-001

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

Attention: Rob Hughes, RPP
Manager of Development – West

**Re: Application for Site Plan Approval
BVD Holdings Caledon Inc.
14027 Hurontario Street, Town of Caledon
East side of Hurontario Street, North of King Street**

Glen Schnarr & Associates Inc. are the authorized agents and planning consultants for BDV Holdings Caledon Inc., the owner of the lands municipally known as 14027 Hurontario Street, Caledon (herein referred to as the ‘subject property’). We are pleased to submit the enclosed Site Plan Application to facilitate the development of the subject property.

Subject Property and Site Context

The subject property is located within the ‘*Settlement Area*’ boundary as shown on Schedule A Land Use Plan, and designated ‘*Greenbelt Plan Protected Countryside*’ and ‘*Industrial/Commercial Centre*’ as shown on Schedule A1 Town Structure in the Town of Caledon Official Plan. Furthermore, the subject property is located within the ‘*Victoria*’ Industrial/Commercial Centre, as shown on Figure 14 - Victoria in the Town’s Official Plan. Zoning By-law 2006-50 zones the subject property *Village Commercial – Exception 267 (CV-267)*, *Agricultural – Exception 347 (A1-347)*, and *Agricultural (A1)* which permits a variety of commercial uses. The property has a total site area of 3.22 hectares (7.95 acres) and has vehicular access provided off Hurontario Street. Surrounding land uses include an agricultural use to the north, residential uses to the east/south, and commercial uses to the west, across Hurontario Street.



Background Information

In 2008, an application for Site Plan Approval was conditionally approved on the subject property (Town File No. SPA 05-74). The conditionally approved Site Plan contemplated the permissions for *Motor Vehicle Gas Bar, Retail Store, and Restaurant with an Accessory Drive-Through Service Facility* uses. We note for staff's information that the Site Plan (SPA 05-74) never received formal approval as the conditions associated with the application were never fulfilled.

In 2015, our client purchased the subject property with the intention of advancing a new Site Plan Application which reflects slight revisions to the site layout and proposed uses. As discussed below, the uses being proposed in the revised Site Plan are permitted as of right under the existing zoning on the subject property. Town of Caledon staff have advised a full stream Site Plan Application would be required to pursue the development of our client's new proposal. We are pleased to submit the enclosed Site Plan Application to facilitate the development of our client's revised commercial plaza (herein referred to as the 'proposed development').

Proposed Development

The proposed development has been designed to comply with the applicable *Village Commercial – Exception 267 (CV-267), Agricultural – Exception 347 (A1-347), and Agricultural (A1)* zoning standards. The uses contemplated in the proposed development include a *Motor Vehicle Gas Bar, Restaurant, Retail Store Accessory, Parking Area Accessory, and Drive Through Service Facility Accessory*. These uses are permitted as of right in the existing zoning on the subject property. The proposal features four (4) single storey commercial buildings and two (2) gasoline pumps canopy structures. As shown on the Site Plan, one of the gasoline pump structures will be used as a cardlock gas station. Access to the proposed development will be provided through two entrances, one located at the northwest portion of the subject property along Hurontario Street, and one located on the south east portion of the subject property along King Street.

The proposed development will include a total commercial floor area of 1,516.5 square meters (16,323.5 square feet). The total number of parking spaces being proposed is 153 spaces, which includes 142 standard parking spaces, 6 barrier free parking spaces, and 5 truck parking spaces. The truck parking provided in the proposed development is an accessory use to the *Motor Vehicle Gas Bar*. Parking of the trucks is a permitted use in the *Village Commercial – Exception 267 (CV-267)* and *Agricultural – Exception 347 (A1-347)* zones where the truck parking spaces are located on the Site Plan. The truck parking spaces are being provided so the truck drivers who are travelling through the area can utilize the services which are being provided in the proposed development.



Submission Material:

In support of the application, we have enclosed the following materials:

Item	Materials
1.	Twenty (20) copies of the Site Plan Application Cover Letter;
2.	Twenty (20) copies of the Completed Application Form;
3.	Twenty (20) copies of the Pre-Consultation (DART) Meeting Form;
4.	Seven (7) copies of the Survey Plan (Provided for Draft R-Plan), prepared by GTA Surveying Inc., dated August 26, 2019;
5.	Twenty-eight (28) copies of a Full Size, Scalable Site Plan Drawing (including Zoning Matrix) prepared by Antrix Architects, dated November 26, 2019;
6.	Five (5) copies of the Floor Plan and Elevation Drawings (Building A, B, C, and D – including OBC Matrix) prepared by Antrix Architects, dated November 26, 2019;
7.	Eleven (11) copies of the Site Servicing and Stormwater Management Report prepared by Flora Design Inc., dated November 26, 2019;
8.	Twelve (12) copies of the Site Servicing Drawings and Erosion and Sediment Control Plan prepared by Flora Design Inc., dated November 26, 2019;
9.	Twelve (12) copies of the Site Grading Plan prepared by Flora Design Inc., dated November 26, 2019;
10.	Twelve (12) copies of the Engineering Notes and Details prepared by Flora Design Inc., dated November 26, 2019;
11.	Seven (7) copies of the Landscape Plan prepared my MSLA, dated November 28, 2019;
12.	Seven (7) copies of the Landscape Cost Estimate prepared my MSLA, dated December 5, 2019;
13.	Seven (7) copies of the Landscape Letter of Conformance prepared my MSLA, dated December 6, 2019;
14.	Seven (7) copies of the Geotechnical Report prepared by A&A Environmental Consultants Inc., dated October 25, 2019;

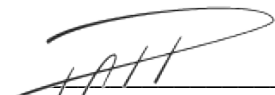


15.	Two (2) copies of the Engineering Cost Estimate prepared by Flora Design Inc., dated December 5, 2019;
16.	Eleven (11) copies of the Hydrogeological Impact Assessment (Including Permeability Testing Report) prepared by A&A Environmental Consultants Inc., dated November 29, 2019;
17.	Three (3) copies of the Noise and Vibration Study prepared by Novus Environmental, dated November 28, 2019;
18.	Eight (8) copies of the Traffic Impact Study prepared by C.F. Crozier & Associates Inc., dated November, 2019;
19.	Three (3) copies of the Photometric Plan prepared by DAR Engineering and Design dated November 17, 2019;
20.	Two (2) copies of the Urban Design Brief prepared by Glen Schnarr & Associates Inc., dated December, 2019;
21.	Two (2) copies of the Parcel Abstract for the subject property.
22.	One (1) cheque in the amount of \$17,095.78 made payable to the Town of Caledon for the Site Plan Application Fee;
23.	Four (4) digital copies of the above noted submission material.

We look forward to your circulation and review of these materials at your soonest opportunity. Please do not hesitate to contact me at (905) 568-8888 x 266 or patrickp@gsai.ca if you have any questions or require any additional information.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Patrick Pearson
Planner