



# ZONING MEMORANDUM PLANNING & DEVELOPMENT

**DATE:** January 22, 2020

**RE: Application for Site Plan Approval (Full Stream)**  
 14027 Hurontario Street  
 2124.130.010.12500.0000  
 Our File: SPA 2019-0065

The subject property is zoned Village Commercial Exception 267 (CV-267), Agricultural Exception 347 (A1-347) and Agricultural (A1) by Zoning By-law 2006-50, as amended.

The applicant is proposing to construct four buildings, motor vehicle gas bar and associated site works. The applicant intends on operating a restaurant with accessory drive through service, a convenience store with additional restaurant uses and will use the 2 future buildings for an undefined use.

The applicant's proposal only includes buildings and structures on the portion of lands zoned CV-267. Since the buildings and structures relating to the proposed uses are solely on these lands, the most restrictive of lot area (min.) and lot frontage (min.) would be for the CV-267 zone (as per Section 4.19.3). There is no proposed use on the portion of lands zoned A1, therefore the zoning table below does not include any applicable zone standards or provisions. Septic systems do not count as a structure as per the Town's *structure* definition.

As per Section 4.17 of the By-law, nothing in this By-law shall prevent the installation and maintenance of a storm water management facility provided that the location has been approved by the Corporation of the Town of Caledon. Therefore, the location of the Stormwater management facilities in the A1-347 and A1 zones shall be permitted as long as the location is approved by Town staff.

General Comments to be addressed in the revised submission:

- Building 'A' shows two different Building Area calculations on Site Plan A0 and Floor Plans A-A-01. Please revise to show accurate building area for restaurant uses flanking Convenience Store. Revise zoning matrix as applicable.
- Plan A-A-01 should be labelled "Proposed Building A"
- Plan A-D-01 should be labelled "Proposed Building D"
- Label on Plan A0 stating "8 parking spaces" west of Building 'A' should be "9". Update zoning matrix as well.
- Plan A-A-01 shows 2 drive through windows on opposite sides of the building. This elevation drawing does not match the site plan.
- Confirm the proposed uses of Building 'C' and Building 'D'
- Confirm what the two boxes and pole on landscaping strip west of the garbage enclosure are
- Provide legend confirming the acronyms listed on the items north of the septic system. Please confirm if these items are above or below grade.
- Confirm what the box and pole east of truck parking spaces are

CV-267	Requirements	Applicant's Proposal
<u>Permitted Uses</u>	<ul style="list-style-type: none"> <li>- Drive-Through Service Facility Accessory to a Restaurant</li> <li>- Motor Vehicle Gas Bar</li> </ul>	Convenience Store <ul style="list-style-type: none"> <li>• Does Not Comply</li> </ul> Drive thru is for the restaurant



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	<ul style="list-style-type: none"> <li>- Motor Vehicle Repair Facility</li> <li>- Motor Vehicle Service Centre</li> <li>- Motor Vehicle Washing Establishment</li> <li>- Restaurant</li> <li>- Retail Store</li> </ul>	<p>Motor Vehicle Gas Bar/Service Centre</p> <ul style="list-style-type: none"> <li>• Staff seeking confirmation if applicant is operating Motor Vehicle Gas Bar or Motor Vehicle Service Centre</li> </ul> <p>Motor vehicle gas bar Drive Through Service Facility Accessory to a Restaurant</p> <ul style="list-style-type: none"> <li>• Complies</li> </ul> <p>Restaurant</p> <ul style="list-style-type: none"> <li>• Complies</li> </ul>
<b>Zone Standards</b>		
Lot Area (min)	1390m <sup>2</sup>	18200.8m <sup>2</sup>
Lot Frontage (min)	21m	189m (Hurontario Street) – Complies
Building Area (max)	50%	10.6% of CV-267 Zone 0% of A1 zone 0% of A1-347 zone
Front Yard (min)	7.5m	14m (closest point, Building C) – Complies
Exterior Side Yard (min) (a) From any other <i>side lot line</i>	7.5m	8.1m – Complies
Rear Yards (min) a) From a <i>lot line</i> abutting a Residential zone b) From any other <i>rear lot line</i>	10.5m 7.5m	Complies 81.5m to Gas Canopy; 116.5m to Building A
Interior Side Yards (min) a) From an <i>interior side lot line</i> abutting a Residential zone	10.5m	29.1m – Complies
Building Heights (max)	10.5m	Building A = 6.2m Building B = 7.35m Building C = 6.2m Building D = 6.2m  Complies
Motor Vehicle Gas Bar Setback (Min) a) From any lot line  b) From any sight triangle	4.5m (6)  3m (6) <b>(6)</b> Motor Vehicle Gas Bar setback – Where a motor vehicle gas bar includes a canopy or roof structure, the required setback shall be measured to	Complies  Gas Canopy 28m; Cardlock 75.3m Exceeds 3m



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	the nearest part of the canopy or roof structure.	
Gross Floor Area (max) a) Retail Store	925m <sup>2</sup>	None proposed at this time. If applicant is proposing Retail Store than compliance to be determined upon revised submission. Retail < 925 sqm
Landscaping Area (min)	20%	21.2% as per Site Plan – Complies
Planting Strip Widths (min) a) Along a front lot line or exterior side lot line b) Along an interior side lot line	1.5m 3m	6m along front lot line; 3m along exterior side lot line 6m along northern interior side lot line Complies
Planting Strip Location	A planting strip shall be required along any portion of a front lot line and exterior side lot line which abuts a Provincial Highway and along any portion of an interior side lot line which abuts a Residential zone or which abuts a lot containing a Residential use.	Noted above.
Driveway Setbacks (min) a) from a lot line abutting a Residential zone b) from any other lot line	4.5m 1.5m	N/A 13.5m (min.) – Complies
Parking Space Setbacks (min) a) From any street line b) From any lot line abutting a Residential zone	1.5m 4.5m	6m (min.) – Complies N/A
Restaurant Capacity (max.)	110 seats	Please provide restaurant design capacity for each restaurant use on site. Capacity provided
<b>A1-347</b>		
<u>Permitted Uses</u>	- Parking Area accessory to a permitted CV-267 use - Water Recycling System accessory to a permitted CV-267 use	Parking Area accessory to a permitted CV-267 use – Complies
Driveway Setbacks (min)	3m	6m – Complies
Parking Space Setbacks (min)	3m	6m – Complies
<b>General Provisions</b>		
4.2.5 Accessory Office	The maximum net floor area for an accessory office is 15% of the total net floor area of the	Please confirm location and size of office components to Buildings A, B, C, and D. If none proposed



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	unit or <i>building</i> containing the permitted <i>use</i> to which it is <i>accessory</i>	<p>please confirm.</p> <p>Office only in building C and D</p>	
4.3.3 Entrance Setback (min)	9m	100.5m (min.) – Complies	
4.3.4 Entrance Separation (min)	22.5m	Complies	
4.3.5 & 4.3.6 Entrance Widths -minimum -maximum	6m (one way entrance) 12.5m	<p>Hurontario Entrance: 5.9m; 7m – Does Not Comply revised to &gt; 6.0 mt</p> <p>King Street Entrance: 5.3m; 5.6m – Does Not Comply revised to 6.0</p>	
4.7 Drive Through Service Facilities		Building 'A'	Building 'B' mt
4.7.3	A maximum of two (2) <i>queuing lanes</i> shall be permitted for each <i>drive-through service facility</i> .	2 proposed – Complies	2 proposed – Complies
4.7.4	All queuing spaces shall have a minimum length of 6 metres and a minimum width of 3 metres.	Revise Site Plan to show queuing spaces as boxes rather than cars	Revise Site Plan to show queuing spaces as boxes rather than cars
4.7.5	The <i>queuing lane</i> leading to the last point of the <i>order station</i> shall accommodate minimum <i>queuing space</i> requirements as set out in Table 4.1 plus one space for each point of service delivery. <i>Restaurant 8 spaces</i>	11 spaces required; 9 spaces provided – Does Not Comply Will go for Minor variance	12 spaces required; 8 spaces provided – Does Not Comply Franchise requirement of double lane-13 spaces provided
4.7.6	Queuing lanes shall only be located in the rear yard or side yard and not between the drive-through service facility and a street.	Queuing spaces in front yard – Does Not Comply Front yard is along King Street, hence it complies	Queuing spaces in front yard – Does Not Comply
4.7.7	Queuing lanes shall be clearly delineated by a curbed barrier and shall be independent of any parking, loading or delivery area.	Complies	Complies
4.7.8	An <i>escape lane</i> is required where there are more than 10 <i>queuing spaces required</i> except where the <i>drive-through service facility</i> has 2 <i>queuing lanes</i> .	2 queuing lanes provided – N/A	2 queuing lanes provided – N/A

Boxes Shown





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4.34 Sight Triangles 4.34.1 4.34.2	15 metres for Regional Road Within any area defined as a <i>sight triangle</i> , the following uses shall be prohibited: (a) a <i>building, structure</i> or <i>use</i> which would obstruct the vision of drivers of vehicles; (b) a fence, tree, hedge, bush or other vegetation, the top of which exceeds 1 meter in height above the elevation of the <i>street</i> ; (c) any portion of a <i>parking space</i> ; (d) a berm or other ground surface which exceeds the elevation of the <i>street</i> by more than 0.5 metres; (e) a sign, the body of which is less than 4 metres above the elevation of the <i>street</i> .	Complies as per Site Plan A0 Complies as per Site Plan A0
4.35.1 Special Setbacks Provincial Highway Setbacks	<i>Buildings and structures</i> shall be <i>setback</i> a minimum of 14 metres from the boundary of a Provincial Highway Right-of-Way	14m (min.) – Complies
<b>Parking Loading &amp; Delivery Standards</b>		
5.2.3 Non-Residential Parking Requirements	Convenience Store 1 <i>parking space</i> per 20m <sup>2</sup> of <i>net floor area</i> or portion thereof  Motor Vehicle Gas Bar 1 <i>parking space</i> per 20 m <sup>2</sup> or portion thereof of <i>net floor area</i> exclusive of fuel dispensing spaces  Motor Vehicle Service Centre 3 <i>parking spaces</i> per service bay plus 1 <i>parking space</i> per 20 m <sup>2</sup> or portion thereof of <i>net floor area</i> for the office and any retail use.  Drive Through Service Facility Accessory to a Restaurant N/A  Restaurant	149 parking spaces provided plus 5 parking spaces for tractor trailer parking. Tractor trailer parking spaces to be redlined on final plan to address short-term parking restrictions on spaces.  Please confirm uses of all buildings on the property to ensure parking requirements are calculated correctly.  Uses of all building stated in Site plan



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	1 <i>parking space</i> per 15 m <sup>2</sup> of <i>net floor area</i> or portion thereof	
5.2.6 Barrier Free Parking	Shall be provided in accordance with the Town of Caledon's barrier free access requirements (By-law 2015-058)	<p>4 Type A spaces provided; 2 Type B spaces provided.</p> <p>Please confirm floor areas for each use as this will dictate barrier-free parking requirements.</p> <p>Refer to Schedule K of By-law 2015-058 (Traffic By-law) for parking space sizes. Accessible aisles of 1.5m must be on both sides of barrier-free parking space. Type A parking space is 3.4m with 1.5m accessible aisles on both sides; Type B parking space is 2.75m with 1.5m accessible aisles on both sides.</p>
5.2.12	Size Of Parking Spaces 2.75m x 6m	Complies as per Site Plan A0
5.2.16	Surface Treatment: All required parking spaces and parking areas and all driveways to any parking area or parking lot shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.	<p>Please confirm on site plan.</p> <p>Heavy duty asphalt (HDA)</p>
5.2.18 Parking Area Location on a Non-Residential Lot	must be setback a minimum of 2m from any building or structure	Complies
5.2.19 Illumination	Where <i>parking areas</i> are illuminated, the lighting fixtures shall be provided in accordance with the following provisions: i) No part of the lighting fixture shall be more than 9 metres above grade and no closer than 4.5m to any <i>lot line</i> ; and,  ii) Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected	Please confirm on site plan.

Revised



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	below the lamp and onto the <i>lot</i> the lighting is intended to serve.	
5.3.2 Loading Spaces	0 required as per current uses.	0 loading spaces required; 1 space provided. Please confirm if Loading Space is necessary for proposal. None provided
5.4.2 Delivery Spaces	1 per <i>building</i> per <i>lot</i>	4 delivery spaces required; 2 spaces provided – Does Not Comply Four delivery spaces provided
5.4.3 Size of Delivery space	9 metres long, 3.5 metres wide and have a vertical clearance of at least 3 metres	Complies as per Site Plan A0
5.4.6 Location of Delivery Spaces	a) 3m setback from any street line b) 6m setback from Residential zone	Complies
5.4.7 Surface Treatment	All required <i>loading spaces</i> and all <i>driveways</i> to any <i>loading space</i> shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.	Please confirm on site plan. HDA proposed

Section 4.18 Lots containing more than one use – refer to By-law  
 Section 4.19 lots divided into more than one zone – refer to By-law  
 Section 4.35 Special Setbacks – refer to By-law

  
 Adam Wendland  
 Intermediate Planner