

**TOWN OF CALEDON
PLANNING
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PLANNING JUSTIFICATION REPORT
Zoning Bylaw Amendment (Temporary use)

Prepared for:
55 Simpson Road, Caledon, ON

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1.0 Introduction, Site Location & Site Description:

The following Planning Justification Report has been prepared in support of a proposed Zoning By-law Amendment Application for temporary use.

The lands subject to the proposed Zoning By-law Amendment are municipally addressed as 55 Simpson Road, Caledon ("Subject Lands").

The lands located east of Simpson Road extension are referred to as 55 Simpson Road and legally described as Part of the West Half of Lot 3, Concession 6, Albion per PIN 14350-0736 (LT) with the same Tax assessment Roll No. 2124 010 003 11000 0000.

The Subject Lands have a total Site Area of 10,891.26 Square metres (1.089 ha), the "55 Simpson Road" parcel fronts onto Simpson Road with existing municipal services.

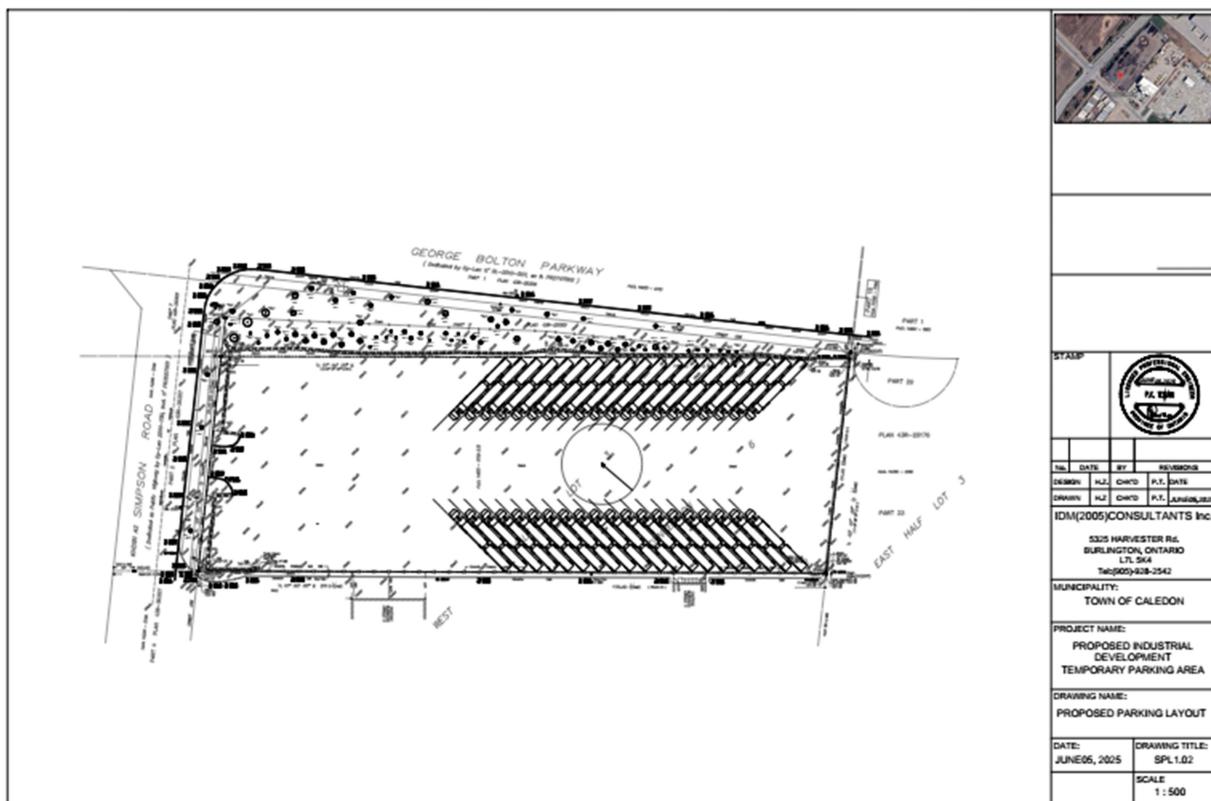


Figure 1: Site Location, 55 Simpson Road, Caledon, Ontario

2.0 Property Context & Surrounding Land Uses:

The Subject Lands are located within Bolton Rural Service Centre, forming part of the South Simpson Industrial secondary planning area.

Being within an industrial area, the Subject Lands are surrounding by industrial uses including remaining agricultural and rural residential lands uses. Further, the Subject Lands are also in proximity to new community areas including the Coleraine West Employment Area and Bolton Residential Expansion Area.

In assessing the appropriateness of the proposed Zoning By-law Amendment application, the surrounding land-use context has been considered. Existing land uses surrounding the Subject Lands include:

- Existing and Proposed Industrial uses with Outdoor Storage in the form of manufacturing facilities and outdoor storage lots abut the Subject Lands.
- Existing Industrial, Commercial and Outdoor Storage uses are located further North to Healy Road and Mayfield Rd.
- Existing Commercial uses with Outdoor Storage in the form of Automobile Dealerships exist east and south of the subject property.
- Existing Agricultural uses in the form of working and non-working Farmlands exist west of the Subject Lands.

The surrounding land use context is in keeping with a growing Industrial neighbourhood character, generally consisting of Industrial, Commercial and Agricultural land uses with Outdoor Storage facilities.



Source: Google Earth

Figure 2: Surrounding Land Use Context

3.0 Existing Land Use Policies & Regulations

The Subject Lands are governed by various Provincial Plans and Policies including the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

The Subject Lands are located within the Growth Plans' delineated Built-Up Area, being the urban area subject to intensification growth.

The Subject Lands are designated as 'Rural Service Centre' per Schedule 'D' (*Regional Structure Schedule*) of the *Region of Peel Official Plan (2018)*.

The Subject Lands are designated 'Prestige Industrial' per Schedule 'C' (*Bolton Land Use Plan*) and Schedule 'C-5' (*South Simpson Industrial Secondary Plan*) of the *Town of Caledon Official Plan (2018)*

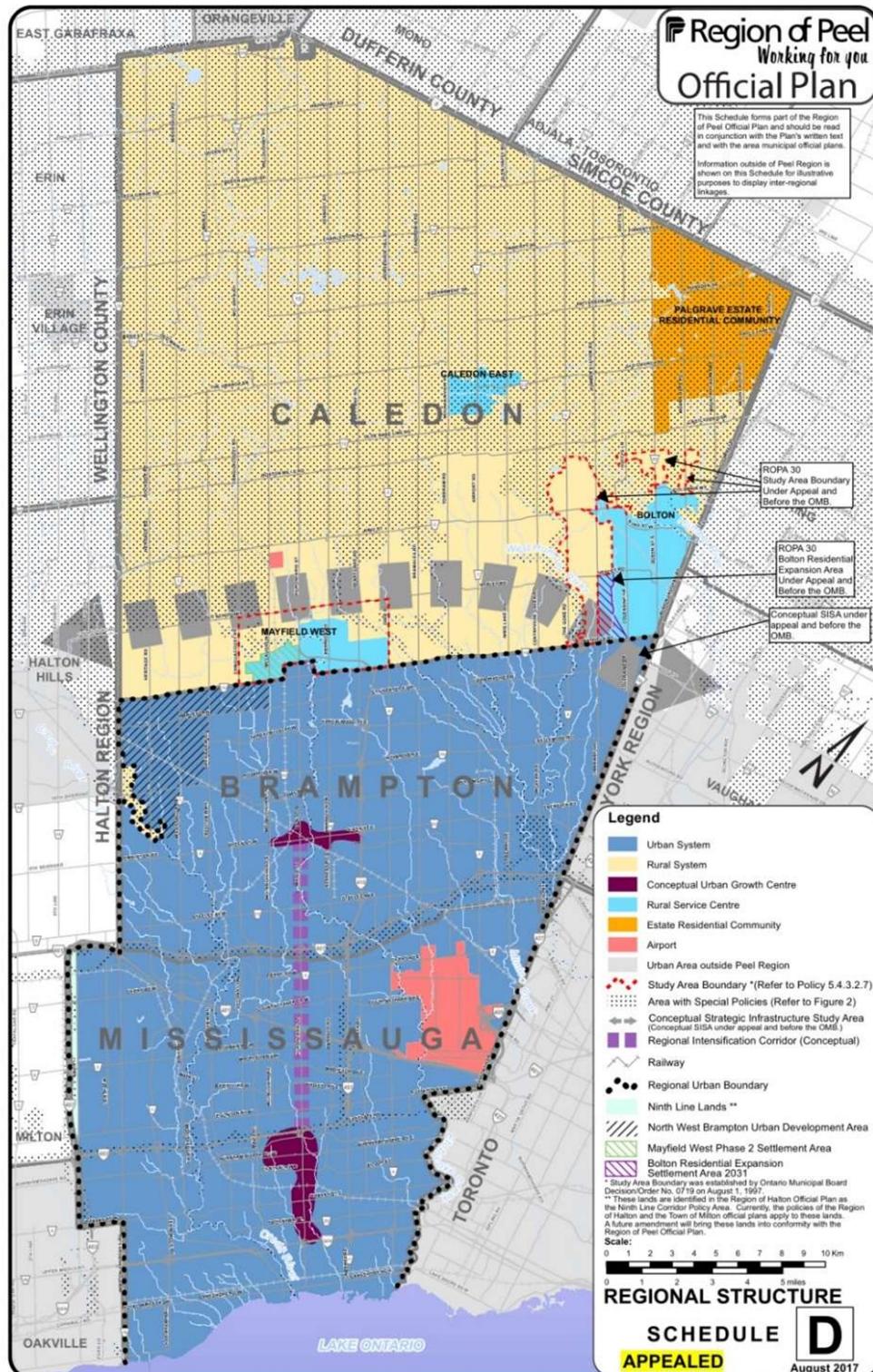
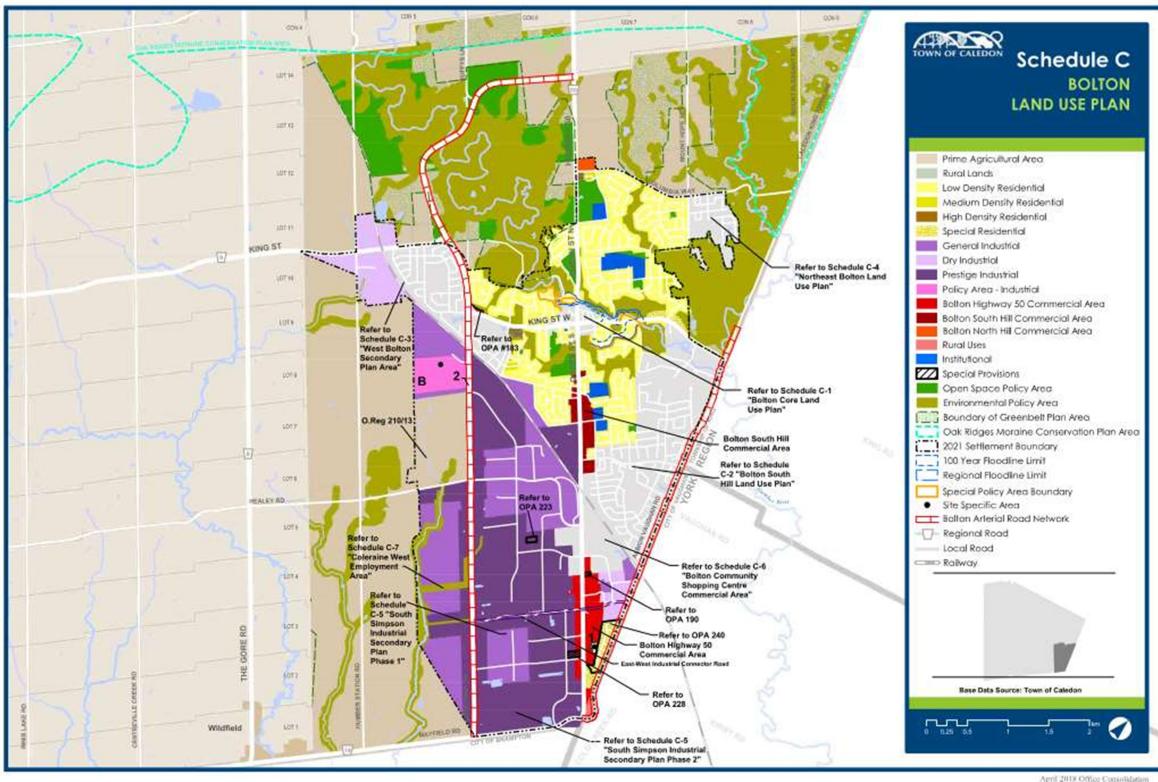


Figure 3: Region of Peel Official Plan: Regional Structure



Source: Town of Caledon Official Plan

Figure 4: Town of Caledon Official Plan: Bolton Land Use Plan

Being within a secondary planning area, the Subject Lands have an established policy basis to preserve, expand and diversify the Town's employment land base. The Town's secondary planning area includes a range of industrial land uses, permitting both prestige and general industrial uses, with the prestige uses focused along Coleraine Drive, Mayfield Road and George Bolton Parkway. Together, the Prestige Industrial and General Industrial designations are intended to provide for a mix of high-quality industrial uses that contribute to the Town's employment base, through orderly development on full municipal services.



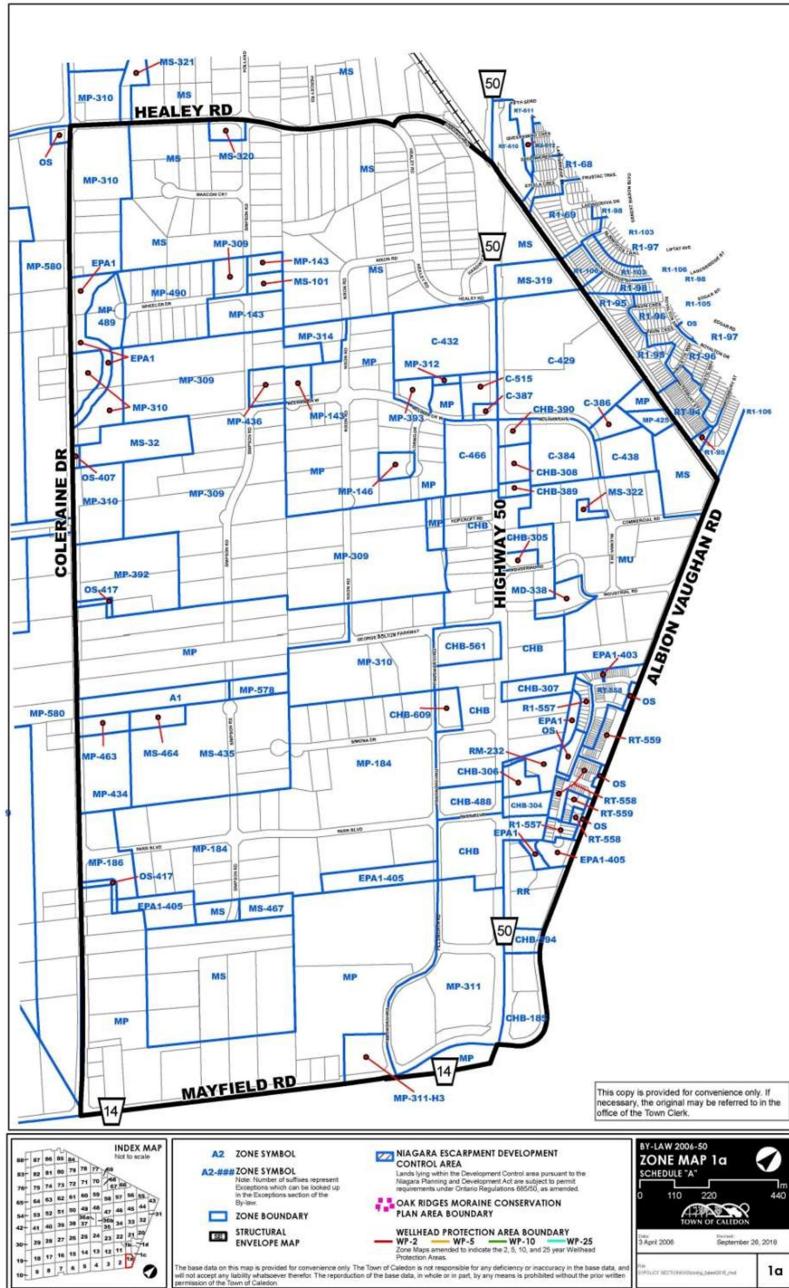
Source: Town of Caledon Official Plan

Figure 5: Town of Caledon Official Plan: South Simpson Industrial Secondary Plan

The Subject Lands are Zoned 'MP' (Prestige Industrial Zone) per Zoning Map 1a of the Town of Caledon Zoning By-law No. 2006-50, as amended.

The said Zone permits a wide range of industrial land uses including a business office, dry cleaning or laundry plant, equipment storage building, factory outlet, financial institution, gasoline pump island (accessory), industrial use, light equipment rental establishment, maintenance garage (accessory), merchandise service shop, place of assembly, place of worship, retail store (accessory), training facility, warehouse, warehouse (public self-storage) and warehouse (wholesale).

The proposed Temporary Uses on the Subject Lands while typical of accessory uses commonly associated with a permitted use within a MP Zone are not permitted by the said Zone and therefore, relief from the Zoning Bylaw is required to permit the proposed Temporary Uses on the Subject Lands.



Source: Town of Caledon Zoning By-law No. 2006-50

Figure 8: Town of Caledon Zoning By-law No. 2006-50, Map 1a

4.0 Description of Proposed *Planning Act* Applications & Supporting Studies

The following is a description of *Planning Act* applications required to permit the proposed temporary land uses on the Subject Lands:

Zoning Bylaw Amendment (*Temporary Use*):

A Zoning Bylaw Amendment application for temporary land uses is proposed for the subject lands. The temporary land uses proposed include temporary parking area for the owner's trucks

Specifically, the owner's facility for the 55-Simpson lands consists of 60 to 70 parking spaces, perimeter fencing and landscaping. No structures are proposed on the subject lands.

The above noted Temporary Land Uses support the ongoing operations of ***Triple Trans Mill Services***, an open board transportation company hauling scrap metal and recyclable material especially related to scrap metal.

Site Plan Control Applications (Scoped):

In support of the proposed Zoning Bylaw Amendment, Site Plan Control (Scoped) applications have been submitted, for each parcel, concurrently.

The Site Plan Control applications will ensure the proposed temporary uses function to municipal standards including appropriate setbacks, screening measures and access standards.

In support of advancing the preparedness and completion of the Planning Act applications, a Pre-consultation Application Review Committee with the Town's Development Review Team (PARC) was undertaken per Town's File No. PRE 2025-0106.

In addition to this planning justification report, proposed temporary land uses, and implementing planning act applications, several expert reports are prepared including a traffic impact study, stormwater management brief to address TRCA's concerns, Landscape Design Drawings, and a Geotechnical Report.

5.0 Analysis of Land Use Policies & Planning Justification

As mentioned, the Subject Lands are governed by various Provincial Plans and Policies including Municipal Plans and Regulations.

To assess and consider the proposed Temporary Land Uses on the Subject Lands, analysis of the said plans, policies and regulations is required to ensure conformity with and consistency with the policy directives in evaluating the proposed Temporary Land Uses.

While the following excerpt policies are applicable to specific subject matter, it is understood all plans and policies must be read holistically, when considering conformity and consistency with various Provincial or Municipal plans and policies.

5.1 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

Section 2.2.5 of the Growth Plan provides for the Provincial policy framework pertaining to Employment uses through the following policies:

“2.2.5 Employment”

1. Economic development and competitiveness in the GGH will be promoted by:

- a) Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) Planning to better connect areas with high employment densities to transit; and*
- d) Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

2. Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.

3. Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

4. In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.

5. Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

6. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, employment area designations may be incorporated into upper- and single-tier official plans by amendment at any time in advance of the next municipal comprehensive review.

7. Municipalities will plan for all employment areas within settlement areas by:

- a) Prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;*
- b) Prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and*
- c) Providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.*

8. The development of sensitive land uses, major retail uses or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts

on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.

9. The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) There is a need for the conversion;*
- b) The lands are not required over the horizon of this Plan for the employment purposes for which they are designated;*
- c) The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;*
- d) The proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and*
- e) There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.*

10. Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:

- a) satisfy the requirements of policy 2.2.5.9 a), d) and e);*
- b) maintain a significant number of jobs on those lands through the establishment of development criteria; and*
- c) not include any part of an employment area identified as a provincially significant employment zone unless the part of the employment area is located within a major transit station area as delineated in accordance with the policies in subsection 2.2.4.*

11. Any change to an official plan to permit new or expanded opportunities for major retail in an employment area may only occur in accordance with policy 2.2.5.9 or 2.2.5.10.

12. The Minister may identify provincially significant employment zones and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.

13. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will establish minimum density targets for all employment areas within settlement areas that:

- a) are measured in jobs per hectare;*
- b) reflect the current and anticipated type and scale of employment that characterizes the employment area to which the target applies;*
- c) reflects opportunities for the intensification of employment areas on sites that support active transportation and are served by existing or planned transit; and*
- d) will be implemented through official plan policies and designations and zoning by-laws.*

14. Outside of employment areas, development criteria should be established to ensure that the

redevelopment of any employment lands will retain space for a similar number of jobs to remain accommodated on site.

15. The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

16. Existing office parks will be supported by:

- a) improving connectivity with transit and active transportation networks;*
- b) providing for an appropriate mix of amenities and open space to serve the workforce;*
- c) planning for intensification of employment uses.*
- d) ensuring that the introduction of any non-employment uses, if appropriate, would be limited and would not negatively impact the primary function of the area; and*
- e) approaches to transportation demand management that reduce reliance on single-occupancy vehicle use.*

17. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, are encouraged to undertake a co-ordinated approach to planning for large areas with high concentrations of employment that cross municipal boundaries and are major trip generators, on matters such as transportation demand management and economic development. If necessary, the Minister may identify certain areas that meet these criteria and provide direction for a coordinated approach to planning.

18. In recognition of the importance of cross-border trade with the United States, this Plan recognizes a Gateway Economic Zone and Gateway Economic Centre near the Niagara-United States border. Planning and economic development in these areas will support economic diversity and promote increased opportunities for cross-border trade, movement of goods, and tourism".

Policy(s) Analysis & Conformity:

The Subject Lands are designated, within the Town's Official Plan, for prestige industrial land uses and such a designation will preserve and ensure protection of the lands for future employment uses, over long term.

The proposed Temporary Land Uses will ensure the lands are not underutilized for an interim period and will also support an existing business, which generates local job creation and provides infrastructure services.

The proposed Temporary Land Uses are complimentary to the existing business and will ensure the business can continue to operate in an efficient manner.

While the proposed Temporary Land Uses do not reflect an intensification or compact built form for the Subject Lands, the proposed uses are temporary and will not prevent the Subject Lands from developing, in the future, to

more intensified employment uses. Currently, the subject property has been subjected to a PARC 2025-0010 for a site plan process and the various studies have been undertaken to satisfy the requirements.

Further, the Subject Lands are located at the 'fringe' of the existing industrial area, nearby the Coleraine West Employment Area, being a settlement expansion of the Bolton Rural Service Centre. The Subject Lands are also located in proximity to the GTA West Corridor, though outside the route planning study area.

Goods movement and/or highway corridor, manufacturing, warehousing, ancillary uses and logistics are typical land uses appropriate for areas near major transportation corridors. During the current municipal comprehensive review, the current designation of the Subject Lands for prestige industrial uses should be evaluated, with consideration to proximity to the preferred route for the GTA West Corridor.

Bolton's industrial area is evolving and in transition, with emerging infrastructure and road improvements. Transit services are currently minimal, with continued dependency on motor vehicles, for commuters working within Bolton's industrial area.

Throughout this period of transition, legally non-conforming uses and temporary land uses will exist including non-compliant land uses, as the industrial area's long-term objectives continue to be planned and implemented.

Ensuring compliance to standards and regulations including compatibility with legally nonconforming uses and ensuring temporary land uses are properly planned to avoid impacts, is necessary for protection of the long-term viability of the Bolton industrial area.

The proposed uses are temporary in nature and will assist an existing business located in the same area, will be well screened, shielded from sensitive land uses and are located within an evolving employment area, with nearby future employment lands and a major transportation, goods movement corridor.

Accordingly, the proposed Zoning Bylaw Amendment for temporary use conforms to the Growth Plan and its objectives of protecting employment lands, while ensuring compatibility of land uses.

5.2 Provincial Policy Statement (2020):

The Provincial Policy Statement (PPS 2020) outlines matters and policies of Provincial interest, as they would relate to land use planning. All decisions under the *Planning Act* shall be consistent with the PPS 2020. Section 1 of the PPS 2020 provides for the general policy direction regarding development and land use patterns (*Section 1.1*) including land use compatibility (*Section 1.2*), employment areas (*Section 1.3*), as follows:

“1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) Accommodating an appropriate affordable and market-based range and mix of residential types

(including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) Promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.*

1.1.2 / 1.1.3 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. If necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon”

1.2.6 Land Use Compatibility

1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

1.2.6.2 Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to

encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;*
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative*
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and*
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated".*

"1.3 Employment

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) ensuring the necessary infrastructure is provided to support current and projected needs.*

1.3.2 Employment Areas

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

1.3.2.2 At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

1.3.2.3 Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) the proposed uses would not adversely affect the overall viability of the employment area; and*
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

1.3.2.7 Planning authorities may plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon identified in policy 1.1.2".

Policy(s) Analysis & Consistency:

The Subject Lands are designated within the Municipal Official Plan for prestige employment uses and will contribute to the long-term vitality and viability of the Town's employment land base. The Subject Lands have existing infrastructure to support their development, with future infrastructure projects including the GTA West Corridor located nearby.

The propose uses are temporary in nature and will not impact the ability of the Subject Lands to develop for higher order employment uses, in the future.

The surrounding area is representative of an evolving settlement pattern with existing agricultural and rural land uses including new and established employment uses.

In the interim, the temporary uses will support the existing employment area and in particular, the existing business, requiring the use of the proposed Contractor's Facility and accessory uses to operate.

The temporary uses are arranged in an efficient manner and will undergo a thorough Site Plan Control review process to ensure land use compatibility, through proper design and mitigation measures, which minimize and mitigate any potential adverse effects.

None of the proposed temporary land uses would threaten the long-term viability of the existing or planned industrial, manufacturing uses within the industrial area.

The proposed temporary uses will meet a need of an existing business by means of providing parking and storage of motor vehicles and equipment to the nearby Head Office of the said business.

In the interim, the surrounding area of the Subject Lands continues to be planned and protected for long term uses including infrastructure improvements and service improvements.

The nearby and protected GTA West Corridor will also support the future development of the Subject Lands for permanent employment uses, which should be reviewed as part of the ongoing municipal comprehensive review.

Sensitive uses are limited to the existing, legally non-conforming Single Detached Dwelling, which is occupied by the Owner of the existing business and properly screened and separated from the proposed temporary uses. The existing Single Detached Dwellings located north and south of the Subject Lands are also properly screened and shielded from the proposed temporary uses including truck traffic proposed through the Simpson Road accesses.

Accordingly, the proposed Zoning Bylaw Amendment for temporary use will sustain the operations of an existing business while continuing to protect the long-term viability of the Subject Lands for higher order employment uses while infrastructure plans and implementation continues within the immediate area.

The proposed Amendment is consistent with the policy directives and objectives of the PPS 2020.

5.3 Region of Peel Official Plan:

The *Region of Peel Official Plan* provides for a broad policy framework intended to implement Provincial legislation and policies within the regional context while providing for regional strategic policies, specific objectives and land uses policies of which area municipal plans must conform with. The said Plan is currently under review in accordance with Provincial policy updates including the Growth Plan and PPS 2020.

The Subject Lands abut a regional road, namely Coleraine Drive and are located nearby the future GTA West Corridor. Policies related to the future GTA West Corridor remain under Appeal before the Local Planning Appeal Tribunal.

Sections 5.6 and 7.8 of the Region's Official Plan provide specific policies related to Employment Area, the Transportation System in Peel and Regional Road Widening, as follows:

Section 5.6 Employment Areas

"5.6.2.1 Direct area municipalities to designate in the area municipal official plans, an adequate supply of employment land within the Urban System and Rural Service Centres and Industrial/Commercial Centres in the Rural System to achieve the forecasts in Table 3.

5.6.2.2 Require the area municipalities to include a range of employment designations in their official plans for employment areas within the Urban System and Rural Service

Centres, Industrial/Commercial Centres, as appropriate, to achieve the employment forecasts set out in Table 3 and to accommodate a variety of employment uses in accordance with the locational and market requirements of these uses.

5.6.2.3 Use the employment forecasts in Table 3 for employment land use planning in the Region.

5.6.2.4 Monitor, in cooperation with the area municipalities, the supply of employment lands on an annual basis to determine if adequate supply exists to accommodate forecasts in Table 3.

5.6.2.5 Assist area municipalities in maximizing their economic development objectives and facilitating the development of employment areas through the provision of Regional infrastructure and services such as water and wastewater services, transportation and human services to employment areas based on the availability of servicing capacity and subject to capital budget allocation.

5.6.2.6 Protect and support employment areas for employment uses, as defined and designated in area municipal official plans.

For the purposes of this policy, employment areas are those that contain lands designated:

In Brampton: Office, Industrial and certain Business Corridor lands, as further defined in the Brampton Official Plan.

In Caledon: Prestige Industrial, General Industrial and Dry Industrial.

In Mississauga: Any of the following designations:

Business Employment; Industrial; Institutional; Mixed Use; or Office; within any of the following Corporate Centres or Employment Areas:

Airport Corporate Centre; Gateway Corporate Centre; Meadowvale Business Park Corporate Centre; Sheridan Park

Corporate Centre; Churchill Meadows Employment Area; Clarkson Employment Area; Dixie Employment Area; Gateway Employment Area; Lakeview Employment Area; Mavis-Erindale

Employment Area; Northeast Employment Area; Southdown Employment Area; and Western Business Park Employment Area

5.6.2.7 Protect and support existing and future employment areas in the vicinity of the Toronto Pearson International Airport, major highway interchanges and rail yards for manufacturing, warehousing and associated retail, office and ancillary facilities where appropriate.

5.6.2.8 Permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review that demonstrates:

- i. There is a need for the conversion;*
- ii. The Region and area municipality will continue to meet the employment forecasts of this Plan;*
- iii. The conversion does not affect the overall viability of the employment area and the achievement of intensification and density targets;*
- iv. There is existing or planned infrastructure to accommodate the proposed conversion;*
- v. The lands are not required over the long-term for employment purposes;*

The lands do not fulfill the criteria for provincially significant employment lands; vii. The lands do not affect the operations or viability of existing or permitted employment uses on nearby lands; and viii Cross-jurisdictional issues have been considered.

For the purposes of this policy, major retail, residential and nonancillary uses are not considered employment uses unless already permitted by the designations identified in Section 5.6.2.6.

Employment land conversions may be defined in area municipal official plans.

5.6.2.9 Require area municipalities to include policies in their official plans that only permit the conversion of employment land to non-employment uses in accordance with Section 5.6.2.8.

5.6.2.10 Encourage high density employment uses such as major office and appropriate major institutional development to locate in urban growth centres, in proximity to major transit station areas, mobility hubs and areas with existing frequent transit service or existing or planned higher order transit service.

5.6.2.11 Support area municipalities in discouraging retail uses on employment land except for retail uses servicing the employment area and retail accessory to a permitted employment use, as defined in area municipal official plans.

APPEALED 5.6.2.12 *Support the study and protection of the Strategic Infrastructure Study Area for potential infrastructure **and employment areas** needs in consultation with the Province, area municipalities, other applicable regions, municipalities and agencies. (Adopted ROPA 24) (Proposed modification in bold)*

5.6.2.13 Encourage the planning and development of employment areas in a manner which takes into account the sustainable development imperatives as outlined in the Themes of the Plan in Section 1.3.5 of this Plan. Energy efficient buildings, sustainable design and construction methods to increase energy efficiency that meet Regional green development standards will be encouraged."

Section 7.8 Regional Road Widening Policies

7.8.2.1 Require, as a condition of approval, the proponent of a development application to convey to the Region, land for Regional road widening, consistent with Schedule F in this Plan.

7.8.2.2 Identify land for future purchase by the Region for Regional road widening where dedication is not a condition of approval.

7.8.2.3 Require the gratuitous dedication to the Region of land for Regional road widening equally from the centre line of the roadway, subject to Policy 7.8.2.4.

7.8.2.4 Require the gratuitous dedication to the Region of land for unequal Regional road widening or widening in excess of that shown on Schedule F where necessitated by unique conditions.

7.8.2.5 Require the gratuitous dedication to the Region of additional land, if needed, where an existing at-grade railway crossing of a Regional road or an active transportation facility is anticipated to be grade-separated in the future.

7.8.2.6 Require the gratuitous dedication to the Region of additional land to provide buffer blocks and 0.3 metre reserves, 15 metre by 15 metre daylight corner triangles (or as otherwise required by the design), bus bays and additional traffic or bus lanes at intersections, at roadway grade separations, or where acceleration or deceleration lanes are required.

7.8.2.7 Reduce the right-of-way requirements, as shown on Schedule F, for a specific road section where special circumstances warrant and long term requirements are not compromised.

7.8.2.8 Allow an interim use for landscaping or other purposes, of land conveyed to the Region or identified for future purchase by the Region for Regional road widening, upon application and, where appropriate, through an agreement between the Region and the applicant, provided that the future road widening is not compromised and the area municipality is in agreement.

Policy(s) Analysis & Conformity:

The Subject Lands are designated in the area Municipal Official Plan for employment uses and will remain designated for such uses notwithstanding the proposed Temporary Land Uses.

The Subject Lands are not currently located in proximity to an area with existing frequent transit service or higher order transit service. As the general area continues to evolve through future expansion of the Bolton Rural Service Centre settlement boundary and ongoing municipal comprehensive reviews, service and infrastructure improvements will also evolve. In the meantime, the Subject Lands can be utilized for the proposed temporary uses, without threatening the long-term viability of the industrial area to grow and intensify.

Regional infrastructure including transportation objectives will be assisted with the proposed Site Plan Control applications, which can result in conveyance of lands for the purposes of a Road Widening and daylight corner triangles, associated with Coleraine Drive.

It should be noted, per policy 7.8.2.8 of the Region's Official Plan, interim uses for landscaping and other purposes of lands to be conveyed to the Region can be permitted provided the future road widening is not compromised.

The proposed Zoning Bylaw Amendment for temporary uses on the Subject Lands will not threaten the protection of the Subject Lands for higher order employment uses while the completion of infrastructure planning and improvements for the area are undertaken. As infrastructure improvements including potential transit and major highway improvements are implemented, the Subject Lands will continue to be designated for employment uses appropriate for the area and such uses can intensify with associated infrastructure and transit improvements.

In the interim, the temporary uses can be accommodated on the Subject Lands, while also accommodating the Region's potential need for a Road Widening and Daylight Triangles associated with Coleraine Drive, which abuts the Subject Lands.

The proposed Amendment conforms to the policy directives and objectives of the *Region of Peel Official Plan*.

5.4 Town of Caledon Official Plan:

The *Town of Caledon Official Plan* provides the goals, objectives and policies to guide land use planning within the Town of Caledon.

The said Plan is currently under review, as part of the ongoing municipal comprehensive review to implement the updated Growth Plan, PPS 2020 and to be updated Regional Official Plan.

The Town's Official Plan provides general policies for Employment Areas, with specific policies applicable to the secondary planning area being the South Simpson Secondary Plan.

As mentioned, the Subject Lands are designated 'Prestige Industrial' per the Official Plan including the Secondary Plan.

Section 5.5.4 of the Official Plan and Section 7.9.5.5 of the South Simpson Secondary Plan provide the following policies pertaining to prestige industrial designations:

“5.5.4 Prestige Industrial”

Lands designated Prestige Industrial are shown on Schedule B, Schedule B-2, Schedule C, Schedule C-5 and Schedule N. Prestige uses will be located within enclosed buildings with no outside storage and uses shall be encouraged to occupy prominent locations along major roads and highways. Prestige Industrial uses shall be developed on full regional piped water and sewer services.

5.5.4.1 The Prestige Industrial classification of land shall permit the following uses:

- a) Manufacturing, fabricating, printing, processing, assembling and packaging operations;*
- b) Warehousing and wholesale operations;*
- c) Laboratories,*
- d) Computer and data processing;*
- e) Research and development facilities;*
- f) Corporate offices;*
- g) Offices related to permitted industrial uses;*
- h) Complementary uses, such as open space and recreation facilities, public uses and utilities, which do not detract from, and which are compatible with the development and operation of prestige industrial uses;*
- i) Day care facility; and,*
- j) Commercial uses in accordance with Section 5.5.3.*

5.5.4.2 Automotive uses shall not be permitted in Prestige Industrial or Business/Office Park areas.

5.5.4.3 The development of Prestige Industrial areas may require a secondary plan and will require a subdivision plan or condominium plan, and a site plan prepared in accordance with the policies of this plan.

5.5.4.4 Unless otherwise specified in Section 5.5 or 5.10, open storage shall not be permitted within any Prestige Industrial designations.

5.5.4.5 Business/Office Parks

5.5.4.5.1 Business/Office Parks shall be encouraged within the Prestige Industrial designation. These parks shall comprise higher order industrial and/or office commercial uses. Permitted uses include corporate and head office uses, laboratories, computer and data processing, research and development facilities.

5.5.4.5.2 Business/Office Parks are encouraged to:

- a) Be developed as part of a comprehensive concept plan which focuses on a particular function, such as research and development facilities, corporate head offices, or major office development; and,*
- b) To locate in areas with excellent exposure to major roads/highways, at the intersection of major roads/highways, at locations representing gateways into the Town and areas served by public transit.*

5.5.4.5.3 The development of Business/Office Parks may require a secondary plan and will require a subdivision plan or condominium plan, and site plan prepared in accordance with the policies of this plan".

"7.8.5.4 Prestige Industrial Uses

7.8.5.4.1 Development on lands designated Prestige Industrial on Schedule N shall be permitted in accordance with Section 5.5.4.

7.8.5.4.2 Notwithstanding Section 7.8.5.4.1 open space and recreation facilities shall not be permitted in Prestige Industrial designations, except for recreational establishments, which may be permitted in the implementing Zoning By-law.

7.8.5.4.3 Notwithstanding Section 5.5.3.11 commercial uses shall not be permitted in Prestige Industrial designations.

7.8.5.4.4 Open storage shall not be permitted in Prestige Industrial designations.

7.8.5.4.5 Notwithstanding any other provision of this Plan, Cold Storage uses and Trucking Terminals shall not be permitted in Prestige Industrial designations.

7.8.5.4.6 Prestige Industrial uses, which may have noise, dust, vibration or other environmental impacts, may be required to conduct appropriate studies in order to address compatibility of land uses and mitigation of impacts".

Policy(s) Analysis & Conformity:

The prestige industrial policies of the Town's Official Plan including that of the South Simpson Secondary Plan seek to ensure land uses within the prestige industrial designation are developed in a comprehensive manner through the planning of Business Parks, located along main roadways with exposure and visibility to attract prestige employment users. The said policies also seek to avoid outdoor storage on lands designated prestige employment.

While the Subject Lands are not currently proposed for development in accordance with the prestige employment designation, the uses proposed are temporary in nature and do not negate the lands form development for Prestige Employment uses. The Subject Lands have assisted and will continue to assist the fulfillment of objectives for the South Simpson Secondary Plan area.

The proposed temporary uses will not prevent the Subject Lands from incorporating prestige industrial uses, in the future and in the interim, the temporary uses will support an existing business to continue its operations while ensuring the temporary uses proposed are planned in a compatible and orderly manner.

Section 6.2.13 of the *Town of Caledon Official Plan* does permit temporary uses without Amendment to the Plan, based on the following policies:

“6.2.13 Temporary Use By-laws

6.2.13.1 Notwithstanding the other policies contained in the Plan, Council may pass a Temporary Use By-law to permit a specific use on a site for renewable periods up to three (3) years in accordance with the provisions of the Planning Act. Temporary Use By-laws are not to be used in a way that will prevent the use of land for its intended purpose. Temporary Use By-laws provide a way to zone lands where it is known that a specific use is appropriate in the short-term. For example, a parking lot to be permitted for two (2) years on a future office site; or on an event basis, a fair on a shopping centre parking lot for the month of July for a three (3) year period.

6.2.13.2 Prior to the passing of a Temporary Use By-law, Council shall be satisfied that the proposed temporary use meets the following conditions:

- a) That it is compatible with neighbouring land use activities;*
- b) That adequate parking can be provided;*
- c) That an adverse impact on traffic will not be created;*
- d) That the construction of a permanent building or structure is not encouraged;*
- e) That the use cannot become permanent and difficult to terminate; and,*
- f) That adverse environmental impacts will be avoided, minimized or mitigated”.*

The above noted policies seek to ensure a temporary use will not prevent the use of land for its intended purpose while ensuring the use is appropriate for a temporary period, up to three years.

The proposed Zoning Bylaw Amendment will permit temporary uses on the Subject Lands which largely include an existing gravel parking area for company fleet of trucks.

No permanent structures are proposed on the Subjects Lands for the proposed temporary uses and the temporary uses are not difficult to terminate given the lack of permanent structures and nature of the proposed uses consisting of mostly an open parking area.

A Transportation Study was undertaken to assess the proposed temporary uses and found the motor vehicles can adequately access the site with sufficient sight distances to accommodate inbound and outbound traffic of motor vehicles including trucks and trailers of up to 21.5 metres in length.

The required Temporary Use Control applications will review the proposed arrangement of the temporary uses to ensure adequate parking, site to screening of any open storage uses and to ensure compliance with Town standards.

Neighbouring land use activities range from remnant agricultural and rural residential uses to existing and emerging industrial uses including logistics, prestige uses, open storage uses and general industrial uses. The proposed temporary land uses are well screened from George Bolton.

6.0 Conclusion

The proposed Zoning Bylaw Amendment to permit temporary uses on the Subject Lands represents good land use planning as it conforms with *A Place to Grow: A Growth Plan for the Greater Golden Horseshoe (2020)*, is consistent with the *Provincial Policy Statement (2020)*, conforms to the intent of the *Region of Peel Official Plan* and *Town of Caledon Official Plan*.

The proposed temporary uses can be accommodated on the Subject Lands with no adverse impacts and will not erode the long-term employment viability of the Subject Lands and surrounding industrial area. As the surrounding industrial area evolves, infrastructure and service improvements will be implemented including the GTA West Corridor and transit services, which will allow the Subject Lands to develop for more permanent uses in the future. In the interim, the proposed temporary uses will ensure the Subject Lands are not underutilized while sustaining the ongoing operations of an existing business, during the global COVID-19 pandemic, wherein infrastructure services are deemed essential.

The proposed temporary uses will support over 400 part time and full-time jobs. The temporary uses will provide a Contractor's Facility and accessory uses, located in direct proximity to the Subject Lands, making for efficient use of the Subject Lands, for an interim period.

The Site Plan Control applications will ensure required public land dedications and appropriate design and/or mitigation measures bringing the Subject Lands into compliance with regional and town standards.

Lastly, the proposed temporary uses conform to the Town's Temporary Use Bylaw requirements. Accordingly, it is respectfully recommended the proposed Zoning Bylaw Amendment for temporary uses be approved.

END OF REPORT