



February 12, 2021

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

Attention: Mr. Rob Hughes, R.P.P., Manager, Planning Services, Planning Department

RE: Application for Zoning By-law Amendment (*Temporary Use*)
12423 Coleraine Drive, Part Lot 3, Concession 6, Albion &
0 Simpson Road, West Half of Lot 3, Concession 6, Albion
Town File No. RZ 2021-0004
Town of Caledon, Region of Peel

Dear Sir,

In accordance with Section 34 and 39 of the *Planning Act*, R.S.O. 1990, c. P.13 our office is pleased to apply for a Zoning By-law Amendment, to permit the following temporary uses on lands municipally addressed as 12423 Coleraine Drive and 0 Simpson Road:

- i. Contractor's Facility for the parking of employee and contractor motor vehicles.
- ii. Accessory Garage, Private structure which is proposed to be an accessory use to the existing, legally non-conforming Single Detached Dwelling and will house privately owned motor vehicles.
- iii. Accessory Building, for the storage of Salt (*e.g., Salt Dome*), which is accessory to the proposed Contractor's Facility.
- iv. Accessory, Open Storage areas including a Snow Plough Storage Area and Equipment Accessories Storage Area, which is accessory to the proposed Contractor's Facility.

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Property Location & Description

As mentioned, the lands subject to the proposed Zoning By-law Amendment Application are municipally addressed as 12423 Coleraine drive & 0 Simpson Road ("*Subject Lands*").

The extension of Simpson Road to George Bolton Parkway severed the Subject Lands into two parcels located west and east of Simpson Road.

The lands located west of the Simpson Road extension are addressed as 12423 Coleraine Drive and legally described as Part of Lot 3, Concession 6 (*Albion*), Town of Caledon, Regional Municipality of Peel, Designated as Part of the West Half of Lot 3, Concession 6, Albion per PIN 14350-0737 (*LT*) and Tax assessment Roll No. 2124 010 003 11000 0000.

The lands located east of Simpson Road extension are referred to as 0 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 38,673 Square Metres, with one parcel fronting onto Coleraine Drive, a regional road with existing municipal services including water and wastewater services. The said parcel is also bounded by Simpson Road, a local road, to the east. The 0 Simpson Road parcel fronts onto Simpson Road, with existing municipal services.

The Subject Lands fronting onto Coleraine Drive have existing structures, located within the property boundaries, including: an existing, legally non-conforming Single Detached Dwelling (*occupied*), Concrete Structure (*Salt Dome*) and One Storey Garage (*Storage of Private Motor Vehicles*). The Subject Lands are accessed by two existing accesses from Coleraine Drive with a proposed, additional access from Simpson Road. The existing Single Detached Dwelling has its own private driveway with access from Coleraine Drive. Currently, the severed parcel fronting onto Simpson Road is 'land locked' with no point of access. Accordingly, a full movement access is proposed for the severed parcel.

Pre-Application Consultation Meeting

A Development Application Review Team (*DART*) Meeting was held on January 30th, 2020 under Town File No. PRE 19-0179 with Application Requirements provided on February 19th, 2020 and subsequently revised further on July 11th, 2020.

The enclosed Submission Items provide all the required Application Requirements and seek to properly address comments received at the DART Meeting.

Collectively, the Pre-Application Consultation Application Requirement(s) Checklists and Comments inform the 'complete application' requirements for the proposed Zoning By-law Amendment.

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All required information including plans and studies have been prepared and included as part of this Application Submission in support of a ‘complete application’.

In support of the proposed temporary land uses, two Site Plan Control (*Scoped*) applications have been submitted concurrently and under separate cover, for each parcel subject to the proposed Zoning Bylaw Amendment application.

Submission Items

In support of a ‘complete application’ for the proposed Zoning By-law Amendment, please find enclosed the following Submission Items provided in digital format:

- This Covering Letter, as prepared and uploaded to the Town’s FTP site by the undersigned.
- One (1) PDF file and CAD file a Site Plan Drawing and Ontario Building Code Matrix, as prepared by Fausto Cortese Architects Inc.
- One (1) PDF of Floors Plans, as prepared by Fausto Cortese Architects Inc.
- One (1) PDF of Elevation Plans, as prepared by Fausto Cortese Architects Inc.
- One (1) PDF File of a Survey Plan as prepared by Rabideau & Czerwinski, Ontario Land Surveyors.
- One (1) PDF of a Draft Reference Plan, as prepared by Land Survey Group Inc., Ontario Land Surveyors.
- One (1) PDF file of a Parcel Abstract, as prepared by Service Ontario.
- One (1) PDF file *of a* Phase One Environmental Site Assessment, as prepared by Terraprobe Inc.
- One (1) PDF file of a Stormwater Management & Functional Servicing Report, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of a Site Servicing Plan, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of a Site Grading Plan, as prepared by Urbanworks Engineering Corporation.

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- One (1) PDF file of an Erosion & Sediment Control Plan, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of a Storm Tributary Area Plan, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of an Engineering Cost Estimate, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of an Engineering Letter of Conformance, as prepared by Urbanworks Engineering Corporation.
- One (1) PDF file of a Photometric Plan, as prepared by RTG Systems Inc.
- One (1) PDF file of a Traffic Impact Study, as prepared by CGE Transportation Consulting.
- One (1) PDF file of a Noise and Vibration Study, as prepared by HGC Engineering.
- One (1) PDF file of an Urban Design Brief as prepared by the undersigned, Urbanworks Engineering Corporation and Strybos Barron King Landscape Architecture.
- One (1) PDF file of a Landscape Plan, as prepared by Strybos Barron King Landscape Architecture.
- One (1) PDF file of a Landscape Cost Estimate, as prepared by Strybos Barron King Landscape Architecture.
- One (1) PDF file of a Landscape Letter of Conformance, as prepared by Strybos Barron King Landscape Architecture.
- One (1) PDF file of an Arborist Report and Tree Preservation Plan, as prepared by Strybos Barron King Landscape Architecture.
- One (1) PDF file of an Acknowledgement of Public Information Form, as executed by the undersigned.
- One (1) Word and PDF file of a Draft Zoning By-law Amendment and Schedule "A", as prepared by the undersigned.
- One (1) PDF file of a Planning Justification Report, as prepared by the undersigned.

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- One (1) PDF file of a Pre-Consultation (*DART*) Meeting Form, as executed by the undersigned.

End of Submission Items.

The required Application Fee of **\$13,112.00** made payable to the Town of Caledon has been provided under separate cover.

We trust the enclosed Application will be deemed as ‘complete’ in accordance with the *Planning Act*.

We look forward to the circulation and processing of the enclosed Application.

Your ongoing assistance and attention regarding this matter is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
BLACKTHORN DEVELOPMENT CORP.

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Email Copy:

Client (*Encl.*)

Ms. Casey Ge, CGE Consulting (*Encl.*)

Ms. Lorie Ann Black & Mr. Bryn Barron, Strybos Barron King Landscape Architects (*Encl.*)

Mr. Fausto Cortese & Mr. Max Humenyuk, FCA Architects (*Encl.*)

Mr. Taras Dumyn, P.Eng., Urban Works Engineering Corporation (*Encl.*)

Mr. Stephen Gayowsky, RTG Systems Inc. (*Encl.*)

Mr. Samuel Oyedokun, P.Eng., Terraprobe Inc. (*Encl.*)

Mr. Peter J. Homer, O.L.S., Land Survey Group Inc. (*Encl.*)