

Type of Application

Official Plan Amendment☐

Zoning By-law Amendment☒

Temporary Use By-law☐

Removal of Holding Symbol☐

For Office Use Only

Major:☐ Minor:☐ Surcharge:☐

Town File Number Assigned: _____

Corresponding Subdivision/Condominium File Number: _____

Date Application Received: _____

Date Complete Application Accepted: _____

Application Fee Attached: ☐

TOWN OF CALEDON
PLANNING
RECEIVED
March 13th, 2025

1. Site and Legal Description

Lot:12

Concession:_____

Lot/Block:Lot 12,

Registered Plan:M-418

Part:_____

Reference Plan:_____

Street and Number:8 MARCONI COURT

Dimensions (metric):Frontage:85.47Depth:97.5Area:0.5 HEC

Date Property was Acquired by Current Owner:6/2024

Roll Number:2124.010.007.26900.0000

PIN Number:_____

2. Applicant Information

Agent Name:REZA SEKHAVAT

Address:2 HEMFORD CRESCENTCity:NORTH YORKPostal Code:M3B 2S5

Phone:416 505 4140Fax:_____

Email:ctco2@yahoo.com

Applicant Name:SAME AS ABOVE

Address:_____

City:_____

Postal Code:_____

Phone:_____

Fax:_____

Email:_____

Registered Owner:Harinder Singh of Elite Truck Repair (1000968884 Ontario Inc.)

Address:8 MARCONI COURTCity:CALEDONPostal Code:L7E 1H3

Phone:647 703 1321 CELLFax:_____

Email:_____

Mortgagees or Other Encumbrances:RBC BANK (NADIR MOHIDEEN)

Address:9115 AIRPORT ROADCity:BRAMPTONPostal Code:L6S 0C2

Phone:1-905 792 5200Fax:_____

Email:Nadir.mohhideen@rbc.com

Please note:

All correspondence, notices, etc. initiated by the Town in respect of this application will, unless otherwise requested by law, be directed to the applicant’s agent noted above except where no agent is employed, then it will be directed at the applicant. Where the registered owner is a numbered company, please indicate a project or development name.

3. Official Plan Status/Amendment

- a) Current Official Plan Land Use Designation:

SELECTED INDUSTRIAL
- Applicable Secondary Plan:
- b) Current Region of Peel Official Plan Designation:

INDUSTRIAL
- c) Proposed Town of Caledon Official Plan Land Use Designation:

INDUSTRIAL
- Proposed Town of Caledon Applicable Secondary Plan Designation:

TRUCK REPAIR FACILITY
- d) Proposed Policy Deletions, Changes and/or Additions (*include policy or schedule reference number*):
(*include proposed text where applicable, attach additional pages as required*)

4. Zoning By-law Status/Amendment

- Current Town of Caledon Zoning Designation(s):

M2-124 INDUSTRIAL
- Proposed Zoning Designation(s)

M2-124 INDUSTRIAL
- Proposed Zoning Standards:

TRUCK REPAIR FACILITY USE, TO BE PERMITTED
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(include any and all specific zoning standards proposed which differ from those contained in the proposed zoning category plus the nature and intent of the application)
(attach additional pages as required)

5. Temporary Use By-law Applications Only

- a) Is this an application for a Garden Suite?

Yes ☐

No ☐
- b) What length of time is requested for this temporary use by-law?

(Please note: Section 29(2)(a) of the Planning Act R.S.O. 1990, c. P.13 permits the temporary use of a garden suite for a period no greater than ten (10) years. Section 39 (2)(b) permits a maximum of three (3) years for any other use.)

- c) Supporting Argument and Reasons for Rqueesting the Temporary Use By-law:
- (attach additional sheets if necessary)

6. Provincial Plan Status

- a) Is the subject land within a provincial plan?

Yes ☐

No ☒
- If yes, please specify which plans and the conformity of the proposal to the policies within the applicable plans:

7. Current Land Use?

- a) What is the current use of the subject land?
INDUSTRIAL (WAREHOUSE)
- b) How long have these uses continued on the lands? ALWAYS
- c) Has there been any previous industrial or commercial use on the subject lands?
Yes ☒ No ☐
If yes, please specify: INDUSTRIAL (WAREHOUSE)
- d) Has the grading on the subject land been changed by adding or removing material?
Yes ☐ No ☒
If yes, please specify:
- e) Has there ever been a gas station or other fuel dispensing/storage facility on the subject land?
Yes ☐ No ☒
If yes, please specify:
- f) Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent lands?
Yes ☐ No ☒
If yes, please specify:
Are there any existing buildings on the subject lands?
Yes ☒ No ☐
If yes, please specify the date any existing buildings/structures were constructed:
ABOUT 1980

If yes to 7(g), each existing building, its type, use height, floor area, and setbacks from the front, rear and side property boundaries, shall be shown on the property survey required to be submitted with this application.

If yes to 7(c), and/or 5(e), please contact the Director of Development Approval and Planning Policy or their designate to determine if an environmental assessment is required and submit 5 copies of the same with this application.

8. Proposed Land Use

- a) What is the proposed use of the subject land? (attached additional pages as required)
M2-124 INDUSTRIAL WITH TRUCK REPAIR FACILITY TO BE PERMITTED
- b) Are there any new buildings, and/or site improvements proposed for the subject land?
Yes ☐ No ☒
If yes, each proposed building, its type, use height, floor area, setbacks from the front, rear and side property boundaries, and all other proposed site improvements shall be shown on the conceptual site development plan required to be submitted with this application.

9. Status of Other Applications Under the Planning Act

- a) Are the lands, or any lands within 120 metres, subject to any other application under the Planning Act including an Official Plan Amendment, a Zoning By-law Amendment, a plan of subdivision or condominium, a minor variance, a consent, a site plan or an application for exemption from part lot control? Is the building(s) under construction?
Yes ☐ No ☒
If yes, please provide:
Type of application(s):
Name of Approval Authority(s):
File Number(s):
Status of Application(s):
- b) Have the subject lands been subject to a previous application to amend the official plan or zoning by-law?
Yes ☐ No ☒
If yes, please provide:
File Number(s):
Outcome of Application(s):
- c) Have the subject lands been subject to a Minister's Zoning Order?
Yes ☐ No ☒
If yes, please specify and indicate the Ontario Regulation number of that order:
- d) Indicate the effect of this/these other application(s) on the subject proposal.
N/A

10. Proposed Servicing

Complete the following in full including whether all identified technical information requirements are attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

SEWAGE DISPOSAL

Service Type	Development Proposed	Y/N	Action Required	Attached
Municipal piped sewage system	Any development on municipal service	N	Confirmation of service capacity will be required during processing	
Municipal or private communal sewage system	More than 5 lots/units or more than 4500 litres per day effluent	N	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Individual private septic systems	More than 5 lots/units or more than 4500 litres per day effluent	N	Servicing options statement and hydrogeological report	
	5 or less lots/units or less than 4500 litres per day effluent	N	Hydrogeological sensitivity certification	
Other	To be described by applicant	N	To be determined	

WATER SUPPLY

Municipal piped water system	Any development on municipal service	N	Confirmation of service capacity will be required during processing	
Municipal or private communal water system	More than 5 lots/units and non residential where water used for human consumption	N	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	N	Hydrogeological sensitivity certification	
Individual private wells	More than 5 lots/units and non residential where water used for human consumption	N	Servicing options statement and hydrogeological report	
	5 or less lots/units and non residential where water used for human consumption	N	Hydrogeological sensitivity certification	
Other	To be described by applicant	N	To be determined	

STORM DRAINAGE

Piped sewers	Any development on piped service	N	Preliminary stormwater management plan. Stormwater management study may be required during application processing.	
Open ditches or swales	Any development on non-piped service	N		

ROADS AND ACCESS

Is access available to public roads?	All development	Y	A traffic study may be required during application process	
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UTILITIES

Easements and restrictive covenants	Any adjacent or on site	N	All existing easements and covenants to be shown and effect described on the draft plan	
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Are any water, sewage, or road works associated with the proposed development considered as Schedule C works under the Environmental Assessment Act?

If yes, such works must be identified and described and the applicant must demonstrate how requirements of the Act will be addressed.

I, REZA SEKHAVAT of the _____ in the _____ of _____
solemnly declare that all above statements contained within the application are true, and I make this solemn
declaration conscientiously believe it to be true, and knowing that it is the same force and effect as if made
under oath, and by virtue of "The Canada Evidence Act."

Declared before me at the _____ in the _____ of _____
this _____ day of _____ 20_____

Signature

Information is being collected under the authority of the Planning Act, R.S.O. 1990, CHAPTER P.13. In accordance with that Act, the Town of Caledon provides public access to all Planning Act applications, supporting information, and comments submitted to the Town for review. In submitting the information to the Town, the submitter acknowledges that the information contained in this application and any supporting information including reports, studies and drawings provided by the owners, agents, consultants or solicitors, and any comments received from the public, together constitute public information and will become part of the public record. In accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56, copies of the application and any of its supporting information, documents or comments may be released or made available to the general public through the Town's website or by any other means.

The owner(s) must complete the following:

As of the date of this application, I am (we are) the registered owner(s) of the lands described in this application, I (we) have examined the contents of this application, certified as to the correctness of the information submitted with the application, insofar as I (we) have knowledge of these facts, and concur with the submission of this application to the Town of Caledon.

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

Schedule I

Site Features and Constraints Concerning Matters of Provincial Interest

The following features are matters of Provincial Interest and/or relate to the Provincial Policy Statement. Please indicate if they are located on the subject property or abutting property and advise if the required technical information to demonstrate consistency with Provincial Policy is attached. Before undertaking any action requirements consult with appropriate authorities to determine details.

Policy	Features/ Constraints	Action Required	Yes On- site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.1	Non-farm development outside of urban areas and designated settlement areas or expansions of same	Development proposed outside of or the expansion of these areas require a Justification Analysis				
1.1.3	Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)	A feasibility study is needed for: a) residential and other sensitive uses within 70 metres of a Class I industry or vice-versa; b) residential and other sensitive uses within 300 metres of a Class II industry or vice-versa; and c) residential and other sensitive uses within 1000 metres of a Class III industry or vice-versa.				
	Class II Industry. (Medium scale, processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic)					
	Class III Industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions					
	Landfill site	A landfill study to address leachate, odour, vermin and other impacts is needed.				
	Sewage treatment plant	A feasibility study is needed for residential and other sensitive uses.				
	Waste stabilization pond					
	Active railway lines	Within 100 metres, a feasibility study is needed for development				
	Controlled access highways or freeways, including designated future ones					
	Electric transformer stations	Within 200 metres, a noise study is needed for development.				

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
1.1.3	Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	<p>A feasibility study is needed for:</p> <p>a) Group 1 uses (residential) between the 28 and 30 NEF/NEP contour. At or above the 30 NEF/NEP contour development may not be permitted. Redevelopment of existing residential uses may be considered above 30 NEF/NEP provided that it has been demonstrated that there will be no negative impacts on the long-term function of the airport.</p> <p>b) Group 2 uses (office/commercial) at or above the 30 NEF/NEP contour.</p> <p>c) Group 3 uses (industrial) at or above the 35 NEF/NEP contour.</p>				
1.2.1	Affordable Housing	Encourage housing forms and densities designed to be affordable to moderate and lower income households.				
1.3.3	Transportation and infrastructure corridors	The continuous linear characteristics of significant transportation and infrastructure corridors and rights-of-way to be protected.				
2.1.3	Prime agricultural land	Only agricultural, secondary and agricultural related uses are permitted within prime agricultural area designations. Removal of lands from prime agricultural areas will require a Justification Study.				
2.1.4	Agricultural operations	A separation distance calculation under the Minimum Distance Separation Formula for non-agricultural uses to be complied with and submitted concurrently with the application.				
2.2.3.2	Existing pits and quarries	It must be demonstrated that proposed development will not preclude the continued use of existing pits and quarries.				
2.2.3.3	Protection of mineral aggregate resources	Within or adjacent to mineral aggregate resource areas, justification is needed for non-mineral aggregate development.				
2.3.1	Significant portions of habitat of endangered and threatened species	Within this feature, development is not permitted. Within 50 metres an Environmental Impact Study is needed.				
2.3.1	Significant woodlands and valleylands, significant areas of natural and scientific interest (ANSI), significant wildlife habitat, fish habitat	Except for fish habitat and valleylands, within these features or within 50 metres of the feature, an Environmental Impact Study is needed for proposed development. Within 30 metres of a valleyland, an Environmental Impact Study is needed which must include fish habitat.				

Policy	Features/Constraints	Action Required	Yes On-site	Yes off-site but within 500 metres	No	Identify where the action required has been addressed
2.3.1	Significant wetlands	Within significant wetlands development is not permitted. Within 120 metres, and Environmental Impact Study is needed.				
2.3.3	Diversity of natural features and their natural connections	Within 50 metres of a significant natural corridor an Environmental Impact Study is needed.				
2.4.1	Surface water, groundwater, sensitive groundwater recharge/discharge areas, headwaters and aquifers	It must be demonstrated that the quality and quantity of these features will be protected or enhanced.				
2.5.1	Significant cultural heritage landscapes and built heritage resources	Development to conserve significant cultural heritage landscapes and built heritage resources.				
2.5.2	Significant archaeological resources	In areas containing significant archaeological potential and resources, these resources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development. Contact Heritage Resource Officer				
3.1.1	Erosion hazards and unstable soils or bedrock	Areas of unstable soils or bedrock and within the 100-year erosion limit of ravines, river valleys and streams, development should be restricted.				
3.1.2	Flooding hazards	Within the regulatory shoreline, a feasibility study is needed, but within defined portions of the dynamic beach and defined portions of the 100-year flood level along connecting channels, development should be restricted.				
3.1.2	Flood plains	Where one zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood management is in effect, development is not permitted within the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.				
3.2.1	Mine hazards or former mineral resource operations	Development on or adjacent to such features will only be permitted if satisfactory rehabilitation measures have been completed.				
3.2.2	Contaminated sites	In areas of possible soil contamination, an inventory of previous uses is needed and site restoration to ensure no adverse effect.				