

February 7, 2024

GSAI FILE: 911-001

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

**RE: Temporary Zoning By-law Amendment - Formal Submission
Related Application (PRE): PRE 2022-0167
Related Files (Past): RZ19-08 and RZ15-0004
6809 Healey Road
Tolias Landscaping and Plowing Inc.
South side of Healey Road, west of Centreville Road**

Glen Schnarr & Associates Inc. has been retained by Tolias Landscaping and Plowing Inc. to assist in pursuing the required planning approvals to reinstate a previously approved Temporary Use By-law associated with the subject site – municipally addressed as 6809 Healey Road. The subject site has a depth of approximately 413 metres (1,355 feet) and a 67 metre (220 feet) frontage on Healey Road. Legally, the subject lands are known as Part of Lot 5, Concession 2, Geographic Township of Albion.

The application before staff will permit for the continued operation of the existing contractor's yard (and associated uses) for a maximum of three years from the final approval date. This will be the third approval of the Temporary Use By-law relevant to the subject site.

Consistent with the new Town requirements in response to Bill 109, GSAI is pleased to submit this formal application for Temporary Zoning By-law Amendment, following the Town's confirmation of completeness. The original PARC meeting was held October 13, 2022 between GSAI, Town and Regional staff. The PARC Application was received and processed as Town File PRE 2022-0167. We thank staff for their time and input on the advancement of the application since that time.

Background & History

While it was our intent to advance a permanent Zoning By-law amendment, we have been advised by staff that in order to advance the permanent Zoning By-law Amendment, all matters related to municipally led Official Plan amendments, including Secondary Planning, must be settled (in-full force and effect) prior to the Town receiving and accepting a formal planning application. We are not in a position to wait for Town-initiated Official Plan Amendments to be implemented, nor await the advancement of the GTA West Corridor preferred alignment concept, which also impacts the subject lands.

Therefore, at this time, we are limiting the application for an extension of the temporary zoning permission. A brief history of the file is provided below, for staff information.

In 2019 GSAI obtained Site Plan Approval for the subject property (Town File: SP19 0006) in order to implement the temporary zoning approval issued by Town Council in 2020 – know as BL-2020-101. We note for staff that the same (approved) Site Plan will be used for the purposes of the this Temporary Use By-Law application. Additionally, all previously approved documents and drawings have been provided in support of this application. In summary, we do not anticipate any site development plan issues from staff from a technical perspective and are confident that the temporary zoning can be granted with the plans and reports as currently prepared.

Development Proposal (Existing)

This application for Temporary Use By-law is to continue to recognize the existing dwelling being used for offices to support the existing contractor’s yard that forms the basis of a landscape/plowing/property maintenance operation. No new development is being proposed anywhere on the subject lands through this application.

The existing operation consists of an existing dwelling which is used as accessory office space, and areas for storage of small commercial vehicles, including trailers (for carrying lawnmowers, etc..) and loading equipment all of which are parked along the eastern property line. The primary on-site accessory structure (not the dwelling, which is used as office space) provides storage for specialized equipment associated with the landscaping and plowing business. The on-site scenario has been previously approved through the Site Plan Application referenced above.

Submission Deliverables

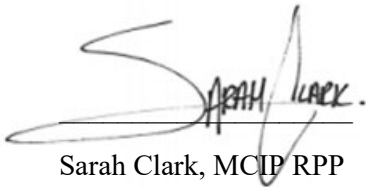
Consistent with the requirements as outlined through the Pre-Consultation process we have provided the below listed submission materials.

Formal Submission Deliverables	
Cover Letter	Provided.
Temporary Zoning By-law Amendment Application Form	Online form populated
Draft Zoning By-law Amendment and Schedule (PDF)	As there is no change to this application considered, we have provided a copy of the ZBL as previously approved. No issues anticipated.
Various Clearance Memos (Region of Peel, TRCA, MCFN, Town Depts.)	Provided - <i>duplicates from PARC Submission</i> .
Scalable Concept Plan	Concept Plan prepared by GSAI (previously approved) has been provided.
Fees (Town of Caledon, Region of Peel, TRCA)	Please reach out to mauricel@gsai.ca and sarahc@gsai.ca to prompt fee payment.
Floor Plans, Elevations, Sections	Previously approved Floor Plans/Elevations/Sections provided - no change proposed.
Demarcation of Areas Regulated by a Conservation Authority	Please see Concept Plan prepared by GSAI (previously approved) which shows demarcation of regulated area.

PINs, Easements, Parcel Abstract	Provided.
Planning Justification Report	Provided and updated from previous iterations
Zoning By-law Matrix	As there is no change to this application considered, we have provided a copy of the ZBL as previously approved. No issues anticipated.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Sarah Clark", written over a horizontal line.

Sarah Clark, MCIP RPP
Associate

c. Peter Tolias, Tolias Landscaping & Plowing Inc.