



(OLT ZB 2-2021)

3553 the lands designated M4 (H) — Section 3553 on Schedule A to this By-law;

3553.1 shall only be used for the following purposes:

(1) Industrial:

- (a) a warehouse;
- (b) the manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building; and,
- (c) accessory retail uses up to 25% of the total gross floor area of the principal use, but shall not exceed 550 square metres in gross floor area.

(2) Non - Industrial:

- (a) an office;
- (b) a hotel;
- (c) a conference centre;
- (d) only in conjunction with the uses permitted in sections 3553.1(2)(a), (b) and (c), to a maximum of 15 per cent of the floor area of the principle use, the following purposes:
 - (a) a bank, trust company or financial institution;
 - (b) a retail establishment;
 - (c) a convenience store;
 - (d) a banquet hall;
 - (e) a dry cleaning and laundry establishment;
 - (f) a dining room restaurant, a take-out restaurant, a convenience restaurant;
 - (g) a service shop;
 - (h) a personal service shop, but excluding a massage or body rub parlour;
 - (i) a printing or copying establishment;
 - (j) a commercial school;
 - (k) a community club;
 - (l) a health centre; and,
 - (m) a day nursery;
 - (e) a park, playground, recreational facility or structure;
 - (f) the purposes permitted by the Floodplain (F) zone;
 - (g) the purposes permitted by the Open Space (OS) zone;



(h) a radio or television broadcasting and transmission establishment; and,

(3) Purposes accessory to other permitted purposes, including:

- (a) an associated educational use;
- (b) an associated office; and,
- (c) a retail outlet operated in connection with a particular purpose permitted by sections 3553.1.(a) and (b), provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use.

3553.2 shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.8 hectares;
- (2) Minimum Lot Width: 60.0 metres;
- (3) Minimum Front Yard Depth: 6.0 metres;
- (4) Minimum Interior Side Yard Width: 3.0 metres;
- (5) Minimum Exterior Side Yard Width: 6.0 metres;
- (6) Minimum Rear Yard Depth: 6.0 metres;
- (7) Minimum Lot Depth: 45 metres;
- (8) Maximum Building Height: No requirement
- (9) Minimum Building Height: 8.0 metres;
- (10) Minimum Landscaped Open Space, except at approved driveway locations:
 - (a) a width of 3.0 metres along Coleraine Drive and Countryside Drive, and a width of 6.0 metres abutting a lot line abutting any other public street;
 - (b) no landscaped open space is required along a lot line that abuts RE2 zone or an industrial zone;
- (11) the openings for waste disposal and loading facilities of any building shall face away from a public street, or shall be screened;
- (12) Outside Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria:
 - (a) outside storage of goods and materials shall be restricted to areas not required for parking or landscaping;



- (b) outside storage of goods and materials shall not exceed the lesser of 10 percent of the lot or 20 percent of the building area;
 - (c) outside storage shall be screened from public view by architectural screening, landscape buffer, building placement, berms, or a combination of such treatments; and,
 - (d) outside storage shall not be located within 15 metres of a lot line abutting a public road;
- (13) all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

3553.3 for the purpose of this section:

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational, and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

3553.4 shall only be used for the following purposes while the Holding (H) symbol is in place:

- (1) purposes permitted in the Agricultural (A) zone subject to the requirements and restrictions of the Agricultural zone.

3553.5 The Holding (H) symbol shall be lifted in part or in whole as applicable when all of the following conditions and requirements have been satisfied:

- (1) It has been demonstrated to the satisfaction of the City and the Region of Peel that:
 - a. A Tertiary Plan in satisfaction of section 7.2.2 of Secondary Plan Area 47 has been approved to the satisfaction of the Region and the City.



- b. A Functional Service Report has been approved to the satisfaction of the Region and the City.
- c. The Environmental Study Report (ESR) for the Arterial Road Class Environmental Assessment (EA) being conducted for Secondary Plan Area 47, including an Access Management Report (AMR) and Stormwater Management Report (SWMR) has been completed and submitted for approval and a Notice of Completion has been issued and, in addition to the above requirements, either one of the following two provisions must also be satisfied:
 - i. the selection of intersection locations and arterial road alignments for the planned development of the Arterial Roads network within Highway 427 Industrial Secondary Plan (Area 47) are approved under the Environmental Assessment Act, or
 - ii. based on the findings and/or recommendations of the Environmental Study Report (ESR) for the Class Environmental Assessment for Arterial Roads within the Highway 427 Industrial Secondary Plan Area (Area 47) for which a Notice of Completion has been issued pursuant to the Environmental Assessment Act in accordance with the Municipal Class Environmental Assessment, it has been demonstrated to the satisfaction of the City and the Region of Peel that a development proposal can proceed without impacting the final determination of the intersection locations and arterial road alignments identified in the ESR.
- d. A Transportation Impact Study, consistent with the submitted Access Management Report, has been approved to the satisfaction of the City and the Region of Peel.
- e. The proposed stormwater management plan, consistent with the Stormwater Management Report, has been approved to the satisfaction of the City and the Region of Peel.



- (2) Agreements or other legal mechanisms satisfactory to the City and to the Region of Peel have been reached with the Owner, to ensure that the following matters have been or will be addressed by the Owner appropriately and sufficiently and at the Owner's sole cost:
- a. the provision of interim or temporary water mains and associated infrastructure to service the subject lands on an interim or temporary basis until the ultimate water servicing scenario for Secondary Plan Area 47 is implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate servicing scenario when it is available.
 - b. the provision of interim or temporary sanitary sewers and associated infrastructure to service the subject lands on an interim or temporary basis until the ultimate sanitary servicing scenario for Secondary Plan Area 47 is implemented, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate servicing scenario when it is available.
 - c. the provision of interim or temporary vehicle access routes to service the subject lands on an interim or temporary basis until the ultimate arterial and local road network for Secondary Plan Area 47 to the extent necessary to service the subject lands is implemented and available, including but not limited to design, front-end financing, construction, maintenance, securities, decommissioning and subsequent connection to the ultimate road network when it is available.
 - d. The proposed access types and locations from the subject property to Coleraine Drive and to Arterial Road A2 will be consistent with the Access Management Report, as finalized and included within the Environmental Study Report submitted for the Municipal Class Environmental Assessment Arterial Roads within Highway 427 Industrial Secondary Plan Area (Area 47)
 - e. Appropriate studies have demonstrated that the road structure and pavement composition on Coleraine Drive from Regional Road 50 to



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Mayfield Road can handle the projected truck traffic from the proposed development. Alternatively, in the event that such studies conclude that pavement upgrades or other road improvements are required to support the proposal, an agreement has been entered into between the City, the Region of Peel and the Owner to ensure that the costs of any required road improvements and necessary studies will be borne and undertaken by the Owner.

- (3) The Owner shall make arrangements, satisfactory to the City, to enter into a heritage easement agreement, by which the Owner will be required to protect and conserve the Cole Farmhouse at 10900 Coleraine Drive as well as the associated commemorative feature that will be constructed with salvaged material of the demolished Cole Farm barn and the demolished Splan Farmhouse. The Owner may provide a Reference Plan to apply the heritage easement agreement to the lands containing the relocated Cole Farmhouse, the site of the future commemorative feature, and the adjacent lands fronting Coleraine Drive that will provide the City with an access to the lands that will be subject to the agreement.
- (4) The Owner will provide a letter of undertaking satisfactory to the City to confirm that it will not object to the City completing the designation process under section 29, Part IV of the Ontario Heritage Act by passing a by-law to designate the property's significant heritage resources at 10900 Coleraine Drive.
- (5) A Noise Attenuation Study shall be approved by the City, in which, among other matters, the Owner shall demonstrate how proposed noise mitigation can achieve protection of the sensitive adjacent land uses.