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File: P-3470

June 25, 2025

Town of Caledon
Planning & Development Dept.
6311 Old Church Road
Caledon, Ontario,
L7C 1J6

Attention: **Muhammad Shahid Mughal, Senior Planner**

Re: **Complete First Submission**
3-Year Temporary Zoning By-law Amendment for an Existing Place of Worship
Owner: 1000159610 Ontario Inc.
Lessee: Khalsa Gurmat Academy Toronto
Applicant: KLM Planning Partners Inc.
Address: 6600 Mayfield Road (North Side, East of Innis Lake Road)
Related File Number: PRE 2024-0018

Dear Muhammad,

KLM Planning Partners Inc. ("**KLM**") is the land use planning firm retained on behalf of Khalsa Gurmat Academy Toronto ("**Client**") with respect to the existing development of the lands located at 6600 Mayfield Road in the Town of Caledon ("**Town**"), Region of Peel ("**Region**"), and legally described as being in Part of Lot 1, Concession 2 (Albion) ("**Subject Lands**" or "**Site**"). The Subject Lands are owned by 1000159610 Ontario Inc. ("**Owner**") but are currently leased by the Client. The Subject Lands are rectangular in shape and approximately 1.1 hectares (2.7 acres) in size, with frontage on Mayfield Road to the south.

We are seeking a 3-year Temporary Zoning By-law Amendment Application ("**ZBA**") to permit the existing uses on the site. The consulting team supporting this project includes:

- **Owner:** 1000159610 Ontario Inc.
- **Lessee:** Khalsa Gurmat Academy Toronto
- **Applicant/Planning Consultant:** KLM Planning Partners Inc.
- **Engineering Consultant (Servicing):** C.F. Crozier & Associates
- **Environmental Consultant:** PNJ Engineering Inc.
- **Transportation Consultant:** CGE Transportation Consulting
- **Archaeology Consultant:** Archaeological Consultants Canada
- **Heritage Consultant:** LHC Heritage Planning & Archaeology Inc.

The Subject Lands are developed with a former residential detached dwelling (223 m² or 2,400 sq.ft, containing 6 rooms and 2 bathrooms) and a prefabricated structure the southeast corner of the site that is being used as a Place of Worship. The site is also used for Place of Assembly community accessory uses such as a free community kitchen (i.e. anyone needing a hot meal will receive one), recreation and

language classes, outdoor activities, and occasional activities such as youth camps, prayer services, and workshops. A total of 60 parking spaces, including three barrier-free spaces, are also proposed on the site.

The Subject Lands are designated Prime Agricultural Area and Environmental Policy Area by the Town's in-effect Official Plan. The Subject Lands are currently zoned Agricultural – A1 and Environmental Policy Area 2 – EPA2 (natural heritage features). Institutional uses such as a Place of Worship and Place of assembly are not permitted within a Prime Agricultural Area or Agricultural - A1 Zone, respectively.

On March 26, 2024, Caledon Council adopted the new Caledon Official Plan ("**Future Caledon**"), which redesignated the Subject Lands "New Community Areas" where Institutional uses are permitted, however Future Caledon is not yet in force pending approval by the Province. Once Future Caledon is in full force and effect, and our Client's lands are designated under a New Communities designation, we intend to file for a permanent rezoning of the site to an Institutional – I Zone to permit a permanent Place of Worship / Place of Assembly use and structure.

A site walk was held with the Toronto and Region Conservation Authority ("**TRCA**") on July 24, 2024, to review the modifications to the land and establish the development limits with respect to the natural heritage features on the site. A Restoration Plan has been prepared and the proposed ZBA reflects the new limit of development along the northeast side of the property, and a permit has been issued to commence the restoration works.

A formal Site Plan Application and related materials will be filed following successful approval of the 3-year Temporary Zoning By-law Amendment Application. Once the Site Plan Application is approved, the Town can issue a Building Permit to legalize the change of use.

In accordance with the final Pre-Application Review Committee (PARC) Meeting Form and Checklist dated April 18, 2024, KLM is pleased to submit the following materials in support of a 3-year Temporary ZBA to permit the existing Place of Worship / Place of Assembly use on the portion of the above-noted lands zoned Agricultural A1:

1. **Cover Letter** prepared by KLM Planning Partners Inc., dated June 25, 2025 (this letter);
2. **Scalable Concept Plan** prepared by KLM Planning Partners Inc., dated June 18, 2025;
3. **Planning Justification Brief** including **Zoning By-law Matrix** prepared by KLM Planning Partners Inc., dated June 2025;
4. **Transportation Impact Study** (Traffic, Parking and TDM) prepared by CGE Transportation Consulting, dated June 17, 2025;
5. **Geotechnical Investigations and Slope Stability Analysis** (including Restoration Plan) prepared by PNJ Engineering Inc., dated February 25, 2025;
6. **Stage 1-2 Archaeological Assessment** prepared by Archaeological Consultants Canada, dated July 30, 2024;
7. **Heritage Impact Assessment** prepared by LHC Heritage Planning & Archaeology Inc., dated August 9, 2024;
8. **Functional Servicing Report** prepared by C.F. Crozier & Associates, dated May 2025;
9. **Survey Plan** (topographical) prepared by Alex Marton Ltd., dated July 3, 2024;
10. **Completed Preliminary (PARC) Meeting Form** dated April 18, 2024;
11. **Fees** to Town of Caledon in the amount of \$39,900 (under separate cover);
12. **Draft Zoning By-law Amendment** prepared by KLM Planning Partners Inc., dated June 20, 2025;
13. **Letter from the Ministry of Citizenship and Multiculturalism Ontario** re: Archaeological Assessment dated April 29, 2025; and
14. **TRCA Permit PER-DPP-2025-00953** dated June 18, 2025.

Note: Elevation Drawings are not included as no new buildings are being proposed.

We look forward to the Town expeditiously circulating our 3-year Temporary Use Zoning By-law Amendment Application, receiving comments and holding a statutory Public Meeting, and reporting to Planning and Development Committee and Council with a positive recommendation and subsequent enactment of the implementing by-law.

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

Yours truly,

KLM PLANNING PARTNERS INC.



Grant Uyeyama, BAA, MCIP, RPP
Principal Planner



Madison Van West, MES, MCIP, RPP
Intermediate Planner II

cc. Amrit Kaur, Khalsa Gurmat Academy Toronto
Jivtesh Singh, Khalsa Gurmat Academy Toronto
Ryan Virtanen, Partner, KLM Planning Partners Inc.