



PLANNING JUSTIFICATION BRIEF

**APPLICATION FOR
ZONING BY-LAW AMENDMENT
(3-YEAR TEMPORARY USE)**

OWNER: 1000159610 ONTARIO INC.

LESSEE: KHALSA GURMAT ACADEMY TORONTO

**6600 MAYFIELD ROAD
PART OF LOT 1, CONCESSION 2 (ALBION)
TOWN OF CALEDON, REGION OF PEEL**

JUNE 2025

P-3470

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1.0 INTRODUCTION

KLM Planning Partners Inc. ("**KLM**") has been retained by Khalsa Gurmat Academy Toronto ("**Client**"), with respect to the existing development of the lands located at 6600 Mayfield Rd. in the Town of Caledon ("**Town**"), Region of Peel ("**Region**"), and legally described as being in Part of Lot 1, Concession 2 (Albion) (the "**Subject Lands**"). 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 (See **FIGURE 1 – Context Map**).

1.1 PURPOSE AND BACKGROUND

The Subject Lands are developed with a former residential detached dwelling containing 6 rooms and 2 bathrooms and a recently attached prefabricated ("**pre-fab**") structure (not on permanent footings and can be disassembled) at the southeast corner of the site that is being used as a Place of Worship (Sikh Temple for prayers and meditation) together with the following accessory Place of Assembly uses:

- a free community kitchen (a hot meal is available to anyone at any time) as part of the Place of Assembly;
- classes (language, music, martial arts, and scripture for 30-40 students on weekdays and 70-80 students on weekends);
- outdoor activities (such as volleyball, basketball); and,
- occasional activities include youth camps conducted indoors and outdoors twice a year, workshops once every couple of months, and prayer services in remembrance of a death or birth in a family once or twice a month.

The Subject Lands are designated Prime Agricultural Area and Environmental Policy Area by the Town's in-effect OP. 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 are not permitted within a Prime Agricultural Area or Agricultural (A1) Zone, respectively.

On March 26, 2024, the Town's Council adopted the new Caledon OP (known as "**Future Caledon**"), which redesignated the Subject Lands "New Community Areas" where Institutional uses are permitted. Future Caledon is not yet in force pending approval by the Province. As such, the Client is proposing to file a 3-year Temporary Use Zoning By-law Amendment ("**ZBA**") Application to the Town to allow the existing Place of Worship and associated community uses to operate temporarily over the next 3-years as permitted by the *Planning Act* and the Town's OP policies while the Town's newly adopted OP proceeds through the subsequent approvals process by the Province.

The submitted application for a ZBA will facilitate the maintenance of the existing Place of Worship and community uses on the tableland portion of the Subject Lands for a 3-year temporary period.

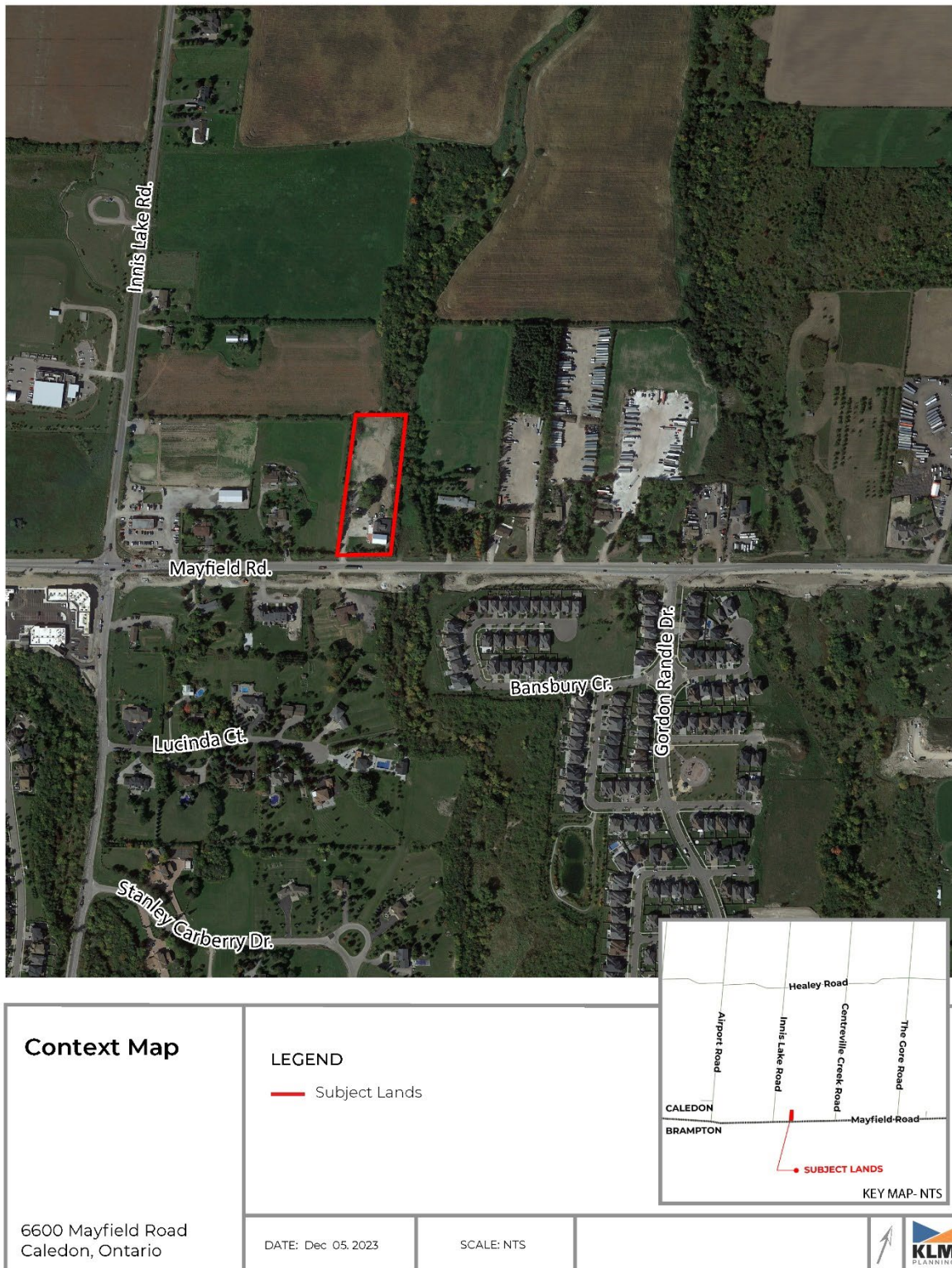


FIGURE 1 – Context Map

2.0 SITE AREA AND CONTEXT

2.1 DESCRIPTION OF SUBJECT LANDS

The Subject Lands are located on the north side of Mayfield Road, just east of Innis Lake Road, and are approximately 1.1 hectares (2.7 acres) in size. The property is rectangular in shape with an approximate lot frontage of 61 m and lot depth of 164 m. The tableland is zoned A1 Zone and is developed with a detached dwelling and a recently attached pre-fab structure at the southeast corner of the site. A paved parking area is located on the west side of the building with landscaped areas for recreational use located to the south and north. Vegetation has been cleared in the central and northerly areas of the Subject Lands. There is also a natural heritage area along the easterly side of the property zoned EPA2 Zone.

A partial road widening was conveyed along Mayfield Road to the Region of Peel in 2018, and additional lands will need to be shown through the temporary use zoning application and conveyed through the subsequent site plan application. The Subject Lands are serviced by municipal water and a private septic system. The septic system is located north of the existing building. No new development (i.e. buildings or structures) is being contemplated at this time, other than the provision of additional new parking spaces to meet Town parking standards.

2.2 SURROUNDING USES

The Subject Lands are surrounded by a variety of land uses including agricultural, residential, and natural heritage features as follows:

NORTH:	Agricultural uses and natural heritage features including a watercourse and treed areas directly to the north with a residential dwelling located further west on Innis Lake Road;
SOUTH:	Mayfield Road; with residential single detached dwellings beyond;
EAST:	Residential dwelling / agricultural separated by natural heritage features including a watercourse and treed areas; and
WEST:	Residential dwelling / agricultural uses.

3.0 DEVELOPMENT PROPOSAL

An Inquiry Meeting was held with the Acting Director of Planning and the Acting Manager of Development Planning on January 4, 2024 to have a high level discussion in support of a 3-year temporary use for an existing Place of Worship use. This was followed by a Pre-Application Review Committee Meeting (PARC) on February 29, 2024, where the development proposal was discussed with Town staff and external public agencies prior to the issuance of a formal revised submission requirements checklist and preliminary comments letter on April 18, 2024, which have been accounted for in this complete submission.

The PARC requirements will allow the 3-year Temporary ZBA Application to be filed based on a scalable concept plan. At a future date, following the approval of the 3-year temporary zoning application, a formal Site Plan Application will be required and submitted to the Town based on detailed architectural plans.

KLM has prepared a scalable concept plan for the 3-year Temporary ZBA Application to demonstrate the existing site layout by showing the location of the buildings, amenity space, parking area (existing and new), driveway access, and natural heritage features and vegetated areas on the Subject Lands (See **FIGURE 2 – Scalable Concept Plan**).

A watercourse is located on the neighbouring property to the east. A treed area on the west side of this natural feature extends into the northeast area of the Subject Lands, which is within a Toronto and Region Conservation Authority ("**TRCA**") Regulated Area as well as a portion of the southeast corner of the Subject Lands where the pre-fab building is located. On July 24, 2024, a site walk was held and the development limits and the state of the removed vegetation were confirmed in the field with the TRCA, Town Environmental staff, and the Client's consultants with the requirement for a Restoration Plan to be prepared and submitted to the TRCA for approval. The scalable concept plan delineates both the existing and proposed tableland area zoned Agricultural (A-1) and the natural heritage feature zoned Environmental Policy Area 2 (EPA2), and the updated development limit or zone boundary line will be reflected in the draft ZBA that forms part of the complete submission.

Vehicular access is provided by a single full movement driveway located at the southwest corner of the Subject Lands on Mayfield Road. The existing driveway access and some parking spaces were partially located on the neighbouring westerly strip of vacant land owned by others and is being shown on the scalable concept plan to be exclusively on the Subject Lands. The Region of Peel is responsible for Mayfield Road and will need to approve the slightly relocated driveway access. In addition, the Regional Official Plan identifies a right-of-way width of 50 m along this stretch of Mayfield Road. A road widening will be required to be dedicated to the Region together with a 0.3 m reserve (except at the site access) based on a measurement of 25 m from the centreline of Mayfield Road.

Parking is currently provided on a concrete base located on the west side of the building. The parking area provides for 20-30 cars parked in the evenings during the busiest times, with 3-5 cars parked during the day. Two (2) loading spaces are also proposed next to the building. There are currently no painted lines for the parking and loading spaces and driveway aisles, which will need to be applied to the paved portion of the site in accordance with the parking layout shown on the scalable concept plan, once the Town approves the layout. Additional new parking spaces are proposed along the west side of the property on a gravel surface (cannot apply painted lines in this area) as shown on the

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Khalsa Gurmat Academy Toronto
Planning Justification Brief
Town of Caledon

4.0 ADDITIONAL STUDIES

The PARC requirements letter dated April 18, 2024 identified the following supporting documents to be submitted with the 3-year temporary ZBA:

- Scalable Concept Plan (*not a detailed Site Plan drawing or a formal Site Plan Application*);
- Planning Justification Brief including Zoning Matrix (this document);
- Transportation Impact Study (*Traffic, Parking and TDM*);
- Geotechnical Investigations and Slope Stability Analysis (including Restoration Plan);
- Stage 1-2 Archaeological Assessment (approval by the Ministry of Citizenship and Multiculturalism be addressed prior to zoning approval, not prior to making a complete submission of the ZBA);
- Heritage Impact Assessment;
- Functional Servicing Report;
- Letter from the Ministry of Citizenship and Multiculturalism re: Archaeological Assessment dated April 29, 2025; and
- TRCA Permit PER-DPP-2025-00953 dated June 18, 2025.

Other required items to be submitted include:

- Cover Letter;
- Completed Preliminary (PARC) Meeting Form;
- Application Form for Zoning By-law Amendment;
- Survey Plan (topographical);
- Application Review Fee to the Town of Caledon;
- Draft Zoning By-law Amendment.

Note: Elevation Drawings are not provided as no new structures are being proposed. The findings of the required supporting studies are summarized below:

4.1 TRANSPORTATION IMPACT STUDY (“TIS”) PREPARED BY CGE CONSULTING (JUNE 2025)

The TIS reviewed traffic, parking, and transportation demand management (“**TDM**”) for the Place of Worship and associated Community uses.

The report identified the following:

- **Traffic Volumes & Operations:** *Turning movement counts conducted on-site during the weekend peak hours showed modest levels of site-generated traffic – 57 trips on Saturday and 45 on Sunday. Synchro analysis confirmed that all turning movements at the site access operate at acceptable LOS C or better with minimal delays and queues.*
- **Parking Assessment:** *Based on the Town of Caledon Zoning By-law 2006-50, the site requires 56 vehicle parking spaces. The site proposes to provide 57 standard spaces and three barrier-free spaces, for a total of 60 spaces, which exceeds the Town’s Zoning By-law parking rate requirements.*

- **Turn Lane Warrants:** Analyses of both left- and right-turn warrants indicate that neither a dedicated eastbound left-turn lane nor a westbound right-turn lane is warranted at the site access on Mayfield Road, based on observed volumes and applicable Transportation Association of Canada (“TAC”) and Ministry of Transportation of Ontario thresholds.
- **Sightline Review:** Sight distance measurements at the site access significantly exceed the minimum requirements for both left and right turning vehicles, confirming safe visibility conditions for entering and exiting vehicles.
- **Transportation Demand Management:** A comprehensive TDM plan is proposed to support sustainable transportation choices. Key initiatives include promoting carpooling, adding bicycle facilities, and coordinating event-day traffic with volunteers and signage. The temple will explore transit partnerships and monitor these strategies annually.
- **On-Site Circulation:** An AutoTurn analysis confirmed that standard municipal service vehicles, including a Medium Single Unit garbage truck, can safely enter, circulate within, and exit the site without operational issues. Sufficient space is available to accommodate turning movements in accordance with the TAC design guidelines.

The proposed temporary use of the site as a place of worship is not anticipated to create any significant impacts on the surrounding transportation network. The site-generated traffic is low and occurs outside weekday commuter peak periods, the parking supply is compliant with zoning requirements, and the access operates with excellent levels of service. Sightlines, circulation, and servicing considerations are all deemed acceptable. Based on this assessment, the proposed 3-year temporary use of the site can be supported from a transportation planning and engineering perspective.

The scalable concept plan includes 57 regular parking spaces plus 3 barrier-free spaces for a total parking count of 60 spaces which complies with Caledon's minimum parking requirements in the Town's Zoning By-law 2006-50, as amended. In addition, 4 bicycle parking racks have been identified on the scalable concept plan next to the main building.

4.2 GEOTECHNICAL INVESTIGATIONS AND SLOPE STABILITY ANALYSIS PREPARED BY PNJ ENGINEERING INC. (FEBRUARY 2025)

The Geotechnical Investigations and Slope Stability Analysis reviewed the subsurface soil and groundwater conditions on the Subject Lands through the drilling of two boreholes, which were converted into monitoring wells. Data obtained through this investigation supported the slope stability analysis on the northeast side of the Subject Lands.

The report evaluated the stability of the slope of the valley lands at three cross-sections and determined that the conditions at two of the three cross-sections did not meet recommended thresholds for stability as measured by “factor of safety.”

The report incorporated a Remedial Grading and Restoration Plan, which includes the Erosion and Sediment Control Plan to be implemented to ensure the stability of the slope on the Subject Lands. The report also included a Valley Corridor Restoration Plan, to identify requirements for native tree and shrub planting along the slope and slope buffer to further stabilize the slope and protect from erosion.

On June 20, 2025, the Owner and Client received the permit from the TRCA to commence the valley restoration works. The permit is valid for two years, ending June 17, 2027. A copy of the permit is provided as part of this complete submission.

4.3 STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT PREPARED BY ARCHAEOLOGICAL CONSULTANTS CANADA (JULY 30, 2024)

The Stage 1 Archaeological Assessment was conducted to determine the potential for finding and identifying archaeological resources including sites within the current subject property and to determine the necessity of conducting a Stage 2 survey. The report summary identified the following:

Stage 1 background research indicated that the subject property has general archaeological potential due to the following factors:

- *The subject property is adjacent to Mayfield Road, an early historical transportation route (Tremaine, 1859; Walker & Miles', 1877).*
- *Fourteen archaeological sites have been registered within 1 km of the subject property.*

The subject property measures 1.2 ha. A visual property inspection determined that 0.24 ha of the subject property has been previously disturbed by existing structure and parking lot and has low to no archaeological potential. 0.96 ha of the subject property retained archaeological potential and was recommended for Stage 2 assessment, consisting of manicured lawn and was assessed by test pit survey at 5 m intervals.

The following recommendation is provided for consideration by the Proponent and by the MCM:

1. *No artifacts or other archaeological resources were identified during the Stage 2 archaeological assessment. The subject property has now been fully assessed according to the Ontario Ministry of Citizenship and Multiculturalism's 2011 Standards and Guidelines for Consultant Archaeologists. No further archaeological assessment of the property is required.*

A letter dated April 29, 2025 from the Ministry of Citizenship and Multiculturalism (MCM) indicated the following:

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c O.18, has been entered into the Ontario Public Register of Archaeological Reports without technical review.

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

4.4 HERITAGE IMPACT ASSESSMENT PREPARED BY LHC HERITAGE PLANNING & ARCHAEOLOGY INC. (JULY 30, 2024)

The Heritage Impact Assessment retroactively reviewed the impacts of a contemporary addition at the front and side elevation of the John C. Kerr House as requested by the Town of Caledon.

The report summary identified the following:

The Property at 6600 Mayfield Road is listed on the Town's Municipal Heritage Register under Section 27, Part IV of the OHA. It contains two cultural heritage resources, a circa 1860-1865 one-and-a-half storey Neoclassical vernacular brick farmhouse building (the John C. Kerr House), and a vertical wood board-and-batten driveshed constructed in the mid-to-late Victorian-era.

*It is LHC's professional opinion that the Property at 6600 Mayfield Road **meets** three criteria for determining cultural heritage value or interest under O. Reg. 9/06 (criterion 1, 2 and 4). The Property is **eligible for designation** under Section 29, Part IV of the OHA. Accordingly, LHC prepared a Statement of Cultural Heritage Value or Interest and list of heritage attributes.*

LHC reviewed the proposed temporary use Zoning By-law Amendment and determined that it will not result in direct adverse impacts to any heritage attributes of the Property. Alternatives and mitigation measures are not required because the proposed temporary use Zoning By-law Amendment will not affect the cultural heritage value or interest of the Property.

LHC also determined that the heritage integrity of the house is retained. The recent changes have not removed heritage attributes. The workmanship and materials of the house can still be appreciated. It still conveys a sense of its history. If planned and undertaken with care, the additions can likely be removed and the house restored at a point in the future if the owners wish to.

4.5 FUNCTIONAL SERVICING REPORT ("FSR") PREPARED BY C.F. CROZIER & ASSOCIATES INC. (MAY 2025)

The FSR reviewed water servicing and sanitary servicing, drainage conditions, and erosion and sediment control during construction.

The report identified the following:

- *The proposed development can be serviced in accordance with the Town's guidelines from a water, septic wastewater, and stormwater management perspective.*
- *Water servicing for the proposed development is to be provided through the existing 25 mm diamond copper service connection. An identical 25 mm type 'k' copper watermain service is proposed to be installed that extends from the existing building to Mayfield Road.*
- *The Site is in a rural area that does not currently have municipal sanitary services available. The existing building is currently serviced by an 800-gallon holding tank. It is Crozier's opinion that this tank is undersized for the sanitary sewage flow, and a new sanitary servicing solution is necessary.*
- *Site drainage based on the existing topography and site visit is adequate for the current use of the site.*
- *Erosion and Sediment Controls, such as silt fencing and silt sacks, are recommended to be installed prior to the commencement of any construction activities.*

5.0 PLANNING POLICY ANALYSIS

5.1 PROVINCIAL POLICY

5.1.1 THE PLANNING ACT

The *Planning Act* (the “**Act**”) promotes economic, environmental, and socially sustainable development through a land use planning system guided by Provincial policy. The Act additionally aims to integrate matters of Provincial interest in planning decisions and encourages cooperation and coordination of interests. The Act recognizes the decision-making authority and accountability of municipal councils, and endeavours to provide for fair, open, accessible, timely and efficient planning processes.

Section 3(5) of the Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”*

The Act (Section 39) permits temporary uses through a 3-year temporary use zoning by-law that can be extended for subsequent 3-year periods upon applying for a temporary use ZBA each time and proceeding through the public process with the enactment of a new 3-year by-law. The temporary nature of the use does not require the use to conform to the Official Plan as the Town can let the use cease after a 3-year period and the Town is not obligated to extend the temporary use for a subsequent 3-years. The *Planning Act* states:

Temporary use provisions

39 (1) The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law. R.S.O. 1990, c. P.13, s. 39 (1).

(1.1), (1.2) REPEALED: 2002, c. 17, Sched. B, s. 11 (1).

Area and time in effect

(2) A by-law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law. 2002, c. 17, Sched. B, s. 11 (2).

Extension

(3) Despite subsection (2), the council may by by-law grant further periods of not more than three years each during which the temporary use is authorized. R.S.O. 1990, c. P.13, s. 39 (3).

Non-application of cl. 34 (9) (a)

(4) Upon the expiry of the period or periods of time mentioned in subsections (2) and (3), clause 34 (9) (a) does not apply so as to permit the continued use of the land, buildings or structures for the purpose temporarily authorized. R.S.O. 1990, c. P.13, s. 39 (4).

The proposed ZBA for a 3-year temporary period is permitted by The Act and is consistent with the Provincial Planning Statement, 2024 and conforms to Provincial Plans that are currently in effect as outlined in this report. It is our opinion that the 3-year temporary use Zoning By-law Amendment application satisfies the requirements of the *Planning Act*.

5.1.2 PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement, 2024 (“PPS”) was issued under section 3 of the *Planning Act* and came into effect on October 20, 2024.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Ontario government recognizes that a prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario’s economy will continue to mature into a centre of industry and commerce of global significance. The PPS (2024) recognizes that central to this success will be the people who live and work in this province.

Section 2.1.6 of the PPS includes the following statement respecting Institutional uses:

Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.3.1 (in part) also includes the following statements respecting Institutional uses and establishing complete communities:

- 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:*
 - a) efficiently use land and resources;*
 - b) optimize existing and planned infrastructure and public service facilities;*

- c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive.
3. *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The proposed zoning initiative is consistent with the PPS in regard to facilitating the efficient use of land, buildings, infrastructure, and the internal and external road system as part of a complete community. The proposed development represents an existing compact built form that would efficiently utilize existing services and transportation road infrastructure, and would provide an institutional service for the existing and future residential in the area. With limited Brampton bus transit routes presently available along various sections of Mayfield Road in the vicinity, the development has the potential of becoming fully transit-oriented in the future as the area develops with residential homes particularly on the south side of Mayfield Road in Brampton. The site has good vehicular access to the broader area via the local and regional road network connecting the site to Provincial Highway's.

It is our opinion that the proposed zoning initiative is consistent with the PPS.

5.2 REGIONAL POLICY

5.2.1 REGION OF PEEL OFFICIAL PLAN (APRIL 2022)

On April 28, 2022, Peel Region Council passed By-law 20-2022 to adopt the new Region of Peel Official Plan ("**RPOP**"), which was approved by the Minister of Municipal Affairs and Housing on November 4, 2022. On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) received Royal Assent which included amendments to the *Planning Act* to identify Peel Region as an upper-tier municipality without planning responsibilities effective July 1, 2024. The RPOP will be interpreted and administered by the Town of Caledon regarding land use planning matters for lands located within its borders.

The Subject Lands are designated "*Urban System*" and further designated as "*2051 New Urban Area*" on Schedule E-1 of the RPOP (**See FIGURE 3 – Peel Region Official Plan Regional Structure**), and "*Greenfield Area*" on Schedule E-3 (The Growth Plan Policy Areas in Peel) of the RPOP. The RPOP outlines strategies to guide growth and development in Peel Region to 2051. The RPOP indicates that one of Regional Council's goals is "*to provide a diversity of complete healthy communities for those living and working in Peel Region, offering a wide range and mix of housing, employment, and recreational and cultural activities*" (Section 5.2). Furthermore, the RPOP seeks to create communities that are served by a multi-modal transportation system, provides an efficient use of land and public services, and respects the natural environment (Section 5.2).

The RPOP also includes the following applicable *Growth Management* objective:

- 5.4.8 *To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.*

The RPOP also includes the following applicable *Urban System* objectives:

- 5.6.2 *To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.*
- 5.6.3 *To achieve intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.*
- 5.6.6 *To protect, restore and enhance the natural environment and conserve the resources of the Region, while recognizing the ecological integrity and physical characteristics of existing communities in Peel.*
- 5.6.9 *To provide for and facilitate a wide range of goods and services to meet the needs of those living and working in the Urban System.*

The existing development of a Place of Worship with associated community uses represents an appropriate form and level of intensification on the Subject Lands. The existing site development is considered to be an efficient use of an underutilized parcel of land that will provide a religious service need within the immediate area. The valley area is also being restored and revegetated in accordance with the recent TRCA approval, which meets the policies contained in the RPOP.

In summary, the proposed Place of Worship and associated community uses conforms to and does not conflict with the objectives of the RPOP and provides a public service need for the area. Based on the foregoing, it is our opinion that the proposed development conforms to the applicable policies of the RPOP.

5.3 LOCAL MUNICIPAL POLICY

5.3.1 IN-EFFECT TOWN OF CALEDON OFFICIAL PLAN (MARCH 2024 OFFICE CONSOLIDATION)

The in-effect Town of Caledon OP (March 2024 Office Consolidation) provides direction on land use, built form, transportation and the environment, establishing the basis for addressing and guiding growth. The OP designates the subject lands as “Prime Agricultural Area” and “Environmental Policy Area” on Schedule A – Land Use Plan (See **FIGURE 4 - Town of Caledon (In-Effect) Official Plan – Land Use Plan**).

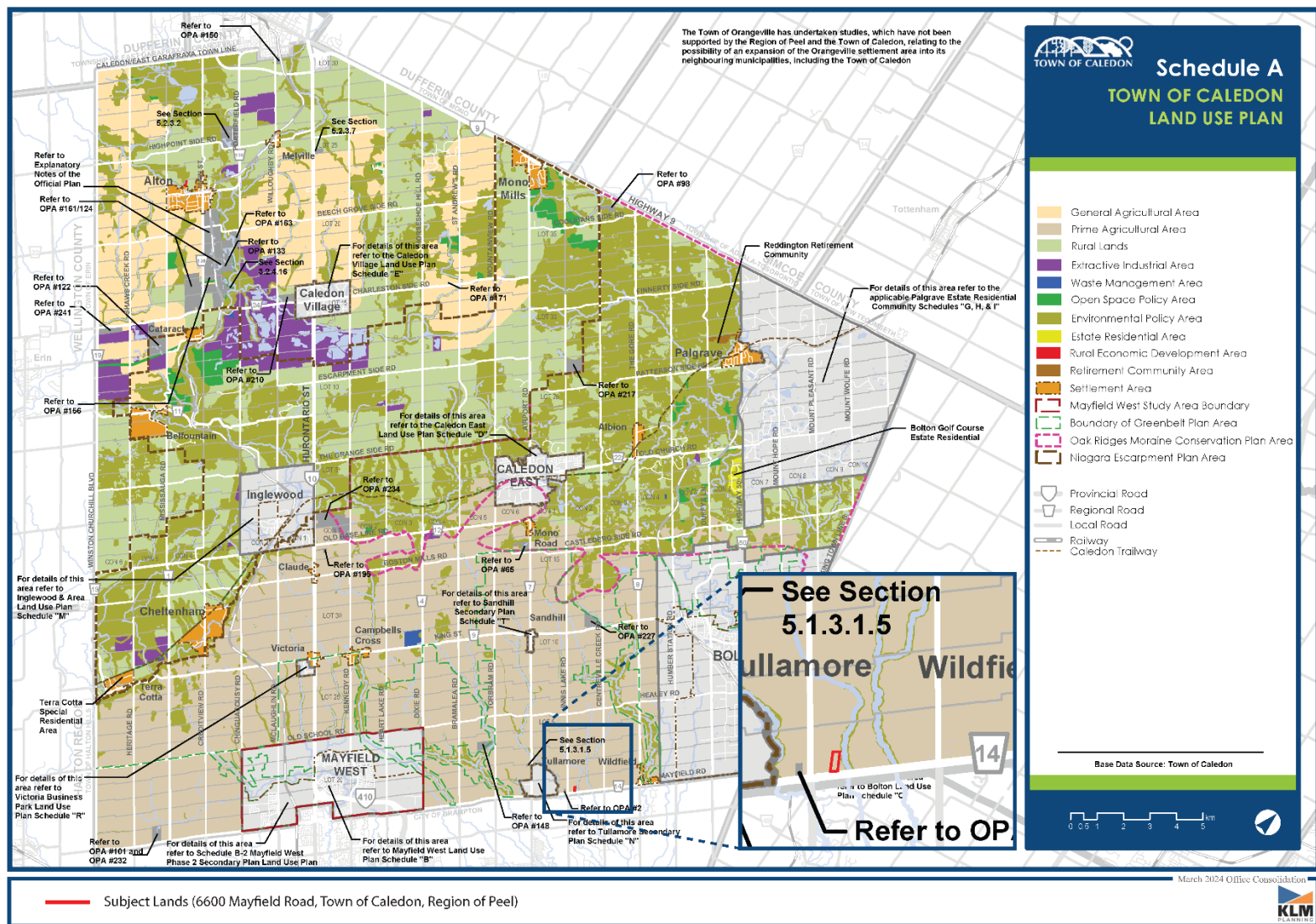


FIGURE 4 - Town of Caledon (In-Effect) Official Plan – Land Use Plan

a) Prime Agricultural Area Designation

Section 4.1.3 states that the function of Prime Agricultural Area designated lands is to protect and promote agricultural uses and support the conservation of agriculturally productive soils and lands. Section 5.1.1.4 identifies the permitted uses in this designation as primarily for agricultural uses and high impact agricultural uses. Other permitted uses include on-farm diversified uses, agri-tourism uses, a single-detached dwelling on an existing lot of record, agriculture-related commercial or agricultural-related industrial uses, accessory residential uses to a farm operation including a second dwelling for farm help, second dwellings for heritage preservation, home occupations including establishments accessory to a non-agricultural single-detached dwelling, non-intensive recreation, stewardship and environmental protection activities, and, public uses in accordance with Section 5.15.

A Place of Worship use is not permitted in the “Prime Agricultural Area” designation.

b) Environmental Policy Area Designation

Section 4.1.5 Natural Systems states that “*at a broad scale, Natural Heritage Systems are defined and protected in the Provincial Plans and the Region of Peel Official Plan. At a Town-scale, the Caledon Official Plan has defined and protected an extensive local Natural Heritage System through its Ecosystem Planning Strategy, the Environmental Policy Area designation as shown on the Schedules of this Plan and associated policies in Sections 3.2 Ecosystem Planning and Management and 5.7 Environmental Policy Area of this Plan. As a result of the Town’s unique combination of significant Regional landforms and ecosystems, the identification and protection of natural systems is a key defining element of the Town structure.*” Section 5.7.3.1.1 states that “*new development is prohibited within areas designated EPA*”.

A Place of Worship use or any development or encroachment of structures or paved areas is not permitted in the “Environmental Policy Area” designation, and is not being proposed.

c) Temporary Use By-law Provisions

The Client is seeking a 3-year temporary use zoning by-law to legalize the existing Place of Worship and associated Place of Assembly (i.e. community uses) for a temporary period (together with site plan approval and a Building Permit following the approval of the temporary use by-law) while Future Caledon, Caledon’s Council-adopted Official Plan awaits approval from the Ministry of Municipal Affairs and Housing. Future discussions will need to be had with Town Planning staff to determine whether a permanent zoning can commence to allow a Place of Worship and Place of Assembly uses, prior to the initiation of a future Secondary Plan review process for the surrounding area.

The Temporary Use By-law provisions contained in Section 6.2.13 of the in-effect OP provides the basis for the 3-year temporary use request for the existing Place of Worship and Place of Assembly uses as follows:

6.2.13 *Temporary Use By-laws*

6.2.13.1 *Notwithstanding the other policies contained in the Plan, Council may pass a Temporary Use By-law to permit a specific use on a site for renewable periods up to three (3) years in accordance with the provisions of the Planning Act. Temporary Use By-laws are not to be used in a way that will prevent the use of land for its intended purpose. Temporary Use By-laws provide a way to zone lands where it is known that a*

specific use is appropriate in the short-term. For example, a parking lot to be permitted for two (2) years on a future office site; or on an event basis, a fair on a shopping centre parking lot for the month of July for a three (3) year period.

6.2.13.2 *Prior to the passing of a Temporary Use By-law, Council shall be satisfied that the proposed temporary use meets the following conditions:*

- a) That it is compatible with neighbouring land use activities;*
- b) That adequate parking can be provided;*
- c) That an adverse impact on traffic will not be created;*
- d) That the construction of a permanent building or structure is not encouraged;*
- e) That the use cannot become permanent and difficult to terminate; and,*
- f) That adverse environmental impacts will be avoided, minimized or mitigated.*

Based on the temporary use provisions contained in the in-effect OP, permitting a Place of Worship and associated Place of Assembly community uses (i.e. community kitchen, classes, and recreational activities) on the Subject Lands for a temporary 3-year period is considered to be appropriate and represents good planning in the public interest for the following reasons:

- a) Compatibility with Neighbouring Land Use Activities*
 - Reuses the existing single detached dwelling together with the pre-fab building addition for a Place of Worship and associated community uses;
 - Neighbouring homes are adequately distanced from the location of the Place of Worship and there are trees along the property lines and on the neighbouring lands that provide a natural buffer between the properties;
 - Indoor (prayer, children's classes, martial arts and community kitchen (i.e. a hot meal is served to anyone who requires a meal)) and outdoor recreational uses (such as martial arts and passive seating at the gazebo) on the Subject Lands are organized and staggered throughout the day and do not negatively impact the neighbouring uses in terms of intensity of on-site physical activities, noise, parking and traffic, and the physical size of the Place of Worship building;
 - According to the Client, there does not appear to be any complaints to the Town by neighbouring properties with the operation of the Place of Worship use on the Subject Lands, and that the area residents support this Place of Worship within their community.
- b) Provision of Adequate Site Parking*
 - Activities are organized and timed throughout the day so that required use of parking spaces is staggered and does not result in a parking problem. According to the Client, there is adequate parking serving the existing Place of Worship;
 - Parking is controlled on special holidays and events that occur a few times each year. Visitors to the site come and go throughout the day on these special days, which does not place a strain on the parking situation. The Client has also sought permission from area businesses to park cars off-site during off-peak or non-business hours for any over-flow parking on these special days.
 - The scalable concept plan prepared by KLM proposes additional parking spaces on the site that exceed the Town's minimum parking requirements. The TIS undertaken by CGE Consulting identified there will be no parking impact with the approval of the existing site development.
- c) No Adverse Impact on Traffic Will be Created*

- According to the Client, there does not appear to be a traffic issue on Mayfield Road and affecting nearby roads and intersections with the operation of the existing Place of Worship and Place of Assembly uses over the past year;
 - The TIS undertaken by CGE Consulting identified that there will be no significant traffic impact resulting from the existing site development.
- d) *The Construction of a Permanent Building or Structure is not Encouraged*
- The existing former residential dwelling is a permanent structure however the pre-fab building addition is not on a permanent footing and can be disassembled;
 - The Client is not considering any further additions to the existing building or a new replacement building in the near future.
- e) *The Use Cannot Become Permanent and Difficult to Terminate*
- The Client is seeking a temporary use zoning by-law to operate the Place of Worship and Place of Assembly uses for a 3-year period that will assist the Client to obtain a Building Permit from the Town in order to legalize the use and structure during this 3-year period and ensure the safety of visitors to the Place of Worship and Place of Assembly. Additional 3-year temporary periods may be applied for and approved by the Town through the passing of subsequent temporary zoning by-laws;
 - The Town's new Official Plan was adopted by Caledon Council on March 26, 2024 and will designate the Subject Lands as "New Community Area" and permit Institutional uses including a Place of Worship and Place of Assembly. It is expected that once the Town's new Official Plan is in full force and effect (following approval by the Minister of Municipal Affairs and Housing and after resolution of any modifications), the Client can pursue a permanent Place of Worship and Place of assembly uses on the Subject Lands through the Town's comprehensive zoning by-law review that must follow after the OP Review or alternatively, through a site-specific ZBA. Once this occurs, there will be no need for any further temporary use by-laws as the zoning for the site will permit a Place of Worship and Place of Assembly (i.e. Institutional) uses as-of-right in conformity with the Town's new Official Plan.
- f) *Adverse Environmental Impacts will be Avoided, Minimized or Mitigated*
- There are no visible environmental impacts with the site with the recent change in land use from residential to a Place of Worship and Place of Assembly;
 - A natural heritage feature (i.e. treed area adjacent to a watercourse) traverses through the northeastern portion of the property and is zoned EPA-2 Environmental Protection Area Zone by the Town's Zoning By-law, which protects this feature;
 - Since leasing the property, the Client has advised that large over-grown bushes (and not tree cover) were removed in the north area of the site zoned A-1 Agricultural Zone where there are now pockets of open and vegetated areas.
 - The site-walk with the TRCA and Town Environmental staff on July 24, 2024 determined that a portion of the top-of-bank of the valleylands had been altered, and a restoration plan is required to ensure the stability of the slope on the Subject Lands. A restoration plan was prepared and submitted to the TRCA, and the required work will be undertaken by the Client, with periodic review by a geotechnical engineer. On June 20, 2025, the Owner and Client received the permit from the TRCA to commence the valley restoration works.

In light of the above reasons, KLM is of the opinion that a 3-year temporary use ZBA to permit a Place of Worship on the Subject Lands meets the Town's temporary use provisions in the in-effect Official Plan, and is appropriate and compatible with the subject and surrounding lands, and can be supported by the Town.

d) Heritage Buildings

Section 3.3.3.3 *Retention/Relocation of Heritage Buildings* states that “the Town shall encourage the retention of significant built heritage resources in their original locations whenever possible. Before such a building is approved for relocation to another site, all options for on-site retention shall be investigated. The following alternatives, in order of priority, shall be examined prior to approval for relocation:

- a) *Retention of the building on-site in its original use. In a residential subdivision, a heritage dwelling could be retained on its own lot for integration into the residential community;*
- b) *Retention of the building on-site in an adaptive re-use, e.g. in a residential subdivision, a heritage dwelling could be retained for a community centre or a day care centre.”*

The existing heritage building is being retained on-site in its original location, which would conform with the Official Plan policies, however the exterior of the building has been altered and a pre-fab addition attached to the south and west sides of the building. Despite this, LHC's Heritage Impact Assessment that was discussed earlier determined that the heritage integrity of the house is retained, recent changes have not removed heritage attributes and such attributes could be restored in the future.

The existing building is being adaptively re-used as a Place of Worship with associated Place of Assembly community and recreational uses that is open to the public, which would conform with the Official Plan policies.

e) Institutional Uses

Section 5.6.1 Institutional states the following objective: “to ensure that adequate institutional, educational and cultural facilities for all interest groups can be provided”. Furthermore, Section 5.6.2.3 requires that “Institutional uses shall have adequate parking with access points limited in number and designed in a manner which shall minimize the danger to pedestrian and vehicular traffic.” Also, Section 5.6.2.5 requires that “the amount, location and suitability of Institutional uses shall be regulated in the implementing Zoning By-law.”

The existing Place of Worship and associated community and recreational uses will provide religious and cultural services to meet the needs to the surrounding community. The uses on the Subject Lands will be served by a single driveway access on Mayfield Road and a sufficient number of parking spaces (i.e. 60 spaces) that is consistent with the Town's current zoning by-law standard for a Place of Worship use. KLM has proposed new parking and loading areas with identified painted lines for the parking spaces and aiseways (on the concrete area) that will mitigate any danger to both pedestrians and vehicles navigating through the property. Should the Town Council support the approval of the proposed Place of Worship use on the Subject lands, the implementing 3-year temporary use zoning by-law will regulate this use with appropriate zoning requirements together with the approval of a future site plan application.

The proposed use of the Subject Lands for the existing Place of Worship and Place of Assembly conforms with the Institutional policies contained in the in-effect Official Plan.

5.3.2 COUNCIL-ADOPTED TOWN OF CALEDON OFFICIAL PLAN (FUTURE CALEDON)

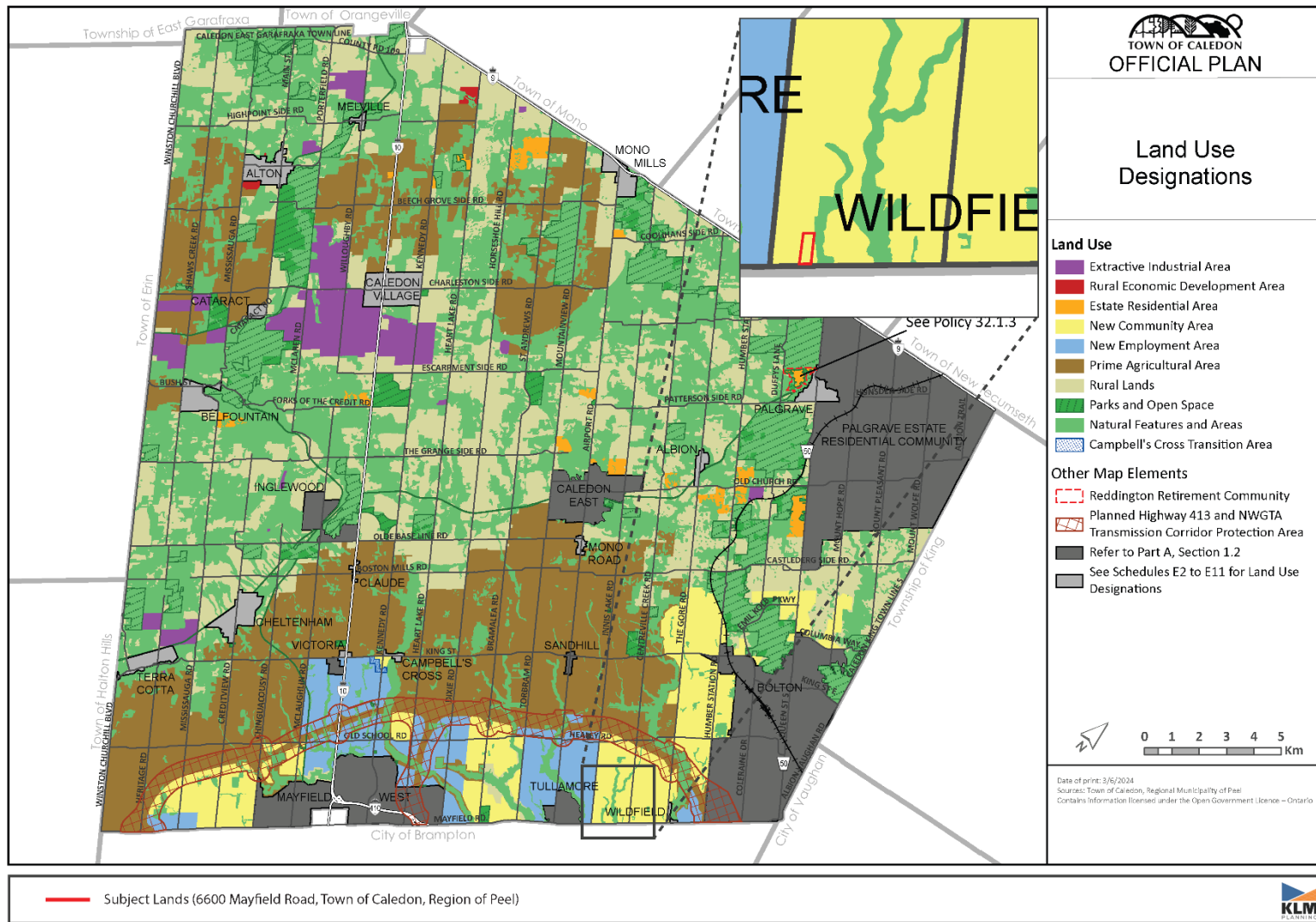
Future Caledon, the new Town of Caledon Official Plan was adopted by Town Council on March 26, 2024, and is subject to review and approval by the Ministry of Municipal Affairs and Housing, and any resulting modifications to the Plan. As of mid-June 2025, the Future Caledon Plan had not yet been approved by the Ministry.

Future Caledon designates the Subject Lands as “New Community Area” (See **FIGURE 5 - Town of Caledon (Council-Adopted) Official Plan – Land Use Designations**) and would permit Institutional uses including a Place of Worship and Place of Assembly. It is expected that once Future Caledon is in full force and effect, the Client can pursue a permanent Place of Worship and Place of Assembly uses through a site-specific ZBA or alternatively through the Town’s comprehensive zoning by-law review that must follow after the OP Review.

For the purposes of information and comparison only, the temporary use policies contained in Future Caledon are fairly consistent, as follows:

25.1.11 Temporary Use By-laws

- a) *The Town may, in a zoning by-law, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the zoning by-law for renewable periods up to three years. A temporary use by-law will only be enacted where it has been deemed that the use is appropriate in the short-term and would not hinder the eventual planned use of the land.*
- b) *In considering the enactment of a temporary use by-law, Council will be satisfied that the proposed temporary use:*
 - i) *is in general conformity with the intent and policies of this Plan;*
 - ii) *is compatible with adjacent land uses;*
 - iii) *is temporary in nature, appropriate for a limited time span and can be terminated when the authorizing by-law expires;*
 - iv) *avoids, mitigates or minimizes adverse effects or negative impacts on the Natural Environmental System;*
 - v) *has sufficient services such as water, sewage disposal and roads; and,*
 - vi) *does not adversely impact traffic or transportation facilities in the area and provides adequate on-site parking facilities.*
- c) *No new buildings or expansions to buildings, except for temporary or moveable structures, should be permitted on land subject to a temporary use by-law.*



6.0 DRAFT ZONING BY-LAW AMENDMENT

It will be necessary to amend the Town's Zoning By-law for a 3-year temporary period to permit the existing development of the Subject Lands for a Place of Worship and associated Place of Assembly community uses on the current Agricultural (A1) Zone and apply site-specific exceptions. There are no temporary uses proposed for the portion of the Subject Lands zoned Environmental Policy Area 2 (EPA2) for the valleylands.

The following temporary uses are proposed for the lands zoned Agricultural 1 (A1) Zone:

- Place of Worship – will permit the existing Gurdwara and associated religious uses; and
- Place of Assembly – will permit the broader community uses.

In addition to the required exceptions, for the purpose of the temporary use zone, we propose the following definition for a Place of Assembly to include place of worship and cultural centre uses and to clarify where people gather on the property.

Place of Assembly shall mean a *premises* used for the gathering of groups of people **both indoors and for outdoor recreational use** and may include facilities for the preparation and consumption of food or drink and **may include a place of worship and/or cultural centre**, but does not include any *cannabis or industrial hemp use* defined in this By-law.

Schedule A to the Draft ZBA also includes a minor realignment of the boundary between the A1 Zone and EPA 2 Zone on the Subject Lands slightly to the west, as shown on **Figure 2: Scalable Concept Plan**. This reflects the technical analysis and site visit undertaken with the TRCA, Town Environmental staff and PNJ Engineering Inc. as part of this complete application. The conveyance of lands to the TRCA would occur as required at the future site plan application stage as a condition of site plan approval. Any lands to be conveyed to the TRCA would be undertaken at that time.

Regarding parking, the Town's parking rate for a Place of Worship use is *the greater of 1 parking space per 6 persons in the design capacity of the worship area or 1 parking space for 10 m² of net floor area or portion thereof of the worship areas and any accessory use areas, excluding residential uses, and 1 parking space per 15 m² of net floor area or portion thereof* for the accessory community uses that the Town is identifying as Place of Assembly uses.

Based on the GFA for the respective Place of Worship and Place of Assembly uses of 239.5 m² and 467.6 m² respectively, a total of 56 parking spaces (including 24 worship spaces and 32 assembly spaces and inclusive of 2 accessible/barrier-free spaces) are required to be provided on site in accordance with Caledon's Zoning By-law 2006-50. Based on the scalable concept plan, 60 spaces will be provided including 24 worship spaces and 32 assembly spaces plus 3 barrier-free spaces, exceeding the requirement. This is supported by the Transportation Impact Study (TIS).

The surface treatment of the parking areas on the site include the existing paved area next to the building and a new gravel surface area for overflow parking along a portion of the west side of the property. An exception is being proposed in the draft by-law for the surface treatment of the parking areas to permit paved, gravel and grass surfaces.

Table 1: Zoning Matrix – Agricultural (A1) Zone outlines the proposed site-specific exceptions required to permit the existing Place of Worship and Place of Assembly for a temporary 3-year basis.

TABLE 1: ZONING MATRIX – AGRICULTURAL 1 (A1) ZONE

Zone Standard Table 10.2	A1 Zone (applicable for the 3-year temporary ZBL application)	Current Use (Place of Worship and Place of Assembly)	Exception Required
Lot Area (Minimum)	8 ha	1.1 ha	Yes
Lot Frontage (Minimum)	120 m	61 m	Yes
Building Area (Maximum)	Lesser of 5% or 1 ha	708 m ² (6.5%)	Yes
Front Yard (Minimum)	18 m	4.6 m	Yes
Exterior Side Yard (Minimum)	18 m	N/A	N/A
Rear Yard (Minimum)	10 m	130.7 m	No
Interior Side Yard (Existing lots of less than 8 ha)	3 m	East: 0.6 m West: 37.9 m	Yes – East Side Yard
Building Height (Maximum) (Non-residential uses)	12.2 m	1.5 storeys (less than 12.2 m)	No
Landscaping Area (Minimum)	10%	66 %	No
Driveway Setback (Minimum)	3 m	0.0 m	Yes
Parking Space Setback (Minimum) (From Any Street Line)	3 m	13.6 m	No
Non-Residential Parking Requirements Table 5.2	A1 Zone (applicable for the 3-year temporary ZBL application)	Current Use + Additional Proposed	Exception Required
Place of Assembly	1 parking space per 15 m ² of net floor area or portion thereof	32	No
Place of Worship	the greater of 1 parking space per 6 persons design capacity of the worship area or 1 parking space for 10 m ² of net floor area or portion thereof of the worship areas and any accessory use areas, excluding residential uses.	24	No
Accessible/Barrier-free	4% of total parking spaces	3	No

For information, **Table 2: Institutional Zone Standards** includes the Zone Standards for the Institutional I Zone, which is the future anticipated zone to be pursued for the lands once Future Caledon is in effect. Table 2 demonstrates full compliance with these standards.

TABLE 2: INSTITUTIONAL ZONE STANDARDS (FOR INFORMATION)

Zone Standard (Fully Serviced Lot, as applicable)	I Zone	Current Use	Exception Required
Lot Area (Minimum)	460 m ² (0.046 ha)	1.1 ha	No
Lot Frontage (Minimum)	9 m	61 m	No
Building Area (Maximum)	25%	708 m ² (6.5%)	No
Front Yard (Minimum)	3 m	4.6 m	No
Exterior Side Yard (Minimum)	3 m	N/A	No
Rear Yard (Minimum)			
From a rear lot line abutting a Residential zone	10.5 m	N/A	N/A
From any other rear lot line	7.5 m	130.7m	No
Interior Side Yard	Nil (3 m where an interior side lot line abuts a Residential zone)	East: 0.6 m West: 37.9 m	No
Building Height (Maximum) (Non-residential uses)	10.5 m	1.5 storeys (less than 10.5 m)	No
Landscaping Area (Minimum)	20%	66 %	No
Planting Strip Width (Minimum)	3 m (required along any portion of rear lot line and any portion of interior side lot line which abuts Residential zone)	N/A	No
Driveway Setback (Minimum)	Nil (3 m where side lot line abuts a Residential zone)	0.0 m	No
Parking Space Setback (Minimum)			
From any street line	1.5 m	13.6 m	No
From any lot line abutting a Residential zone	4.5 m	N/A	No

7.0 PUBLIC CONSULTATION STRATEGY

The *Planning Act* requires the following public consultation process for Zoning By-law Amendment applications:

- Notice of Application signage is posted on the property by the owner;
- Notice of Application and Public Meeting are mailed out to property owners within 120 metres of the Subject Lands and posted on the Town's website by the Town Clerk; and
- A statutory Public Meeting is held by the Town of Caledon no earlier than 20 days after the Notice of Application and Public Meeting signage has been posted on the property and mailed to property owners within 120 metres.

Members of the public will be able to attend the Public Meeting and provide comments to the Town in writing in advance of the application being brought to Council for consideration.

The application as described in this Report will be subject to the public consultation process outlined above, in accordance with requirements of the *Planning Act*.

8.0 CONCLUSION

The proposed 3-year Temporary Use ZBA application satisfies the *Planning Act*, is consistent with the PPS, and conforms to and does not conflict with the Region of Peel Official Plan, and the Town of Caledon's in-effect and adopted Official Plans as discussed in this PJR.

Ultimately, the existing development of the Subject Lands for a Place of Worship with associated Place of Assembly community uses will contribute to the achievement of a complete community. The supporting studies carried out by the consultant team demonstrates that the existing development is feasible and appropriate for the Subject Lands.

On this basis, it is our opinion that the proposal is an appropriate and compatible form of development in the context of the surrounding land use and governing policy framework and therefore the proposal represents good land use planning in the public good.

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