



WESTON CONSULTING

planning + urban design

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

December 23, 2020
File 8644

Attn: Adam Wendland, Community Development Planner

**RE: Submission of Applications for Official Plan Amendment and Zoning By-Law Amendment
6939 King Street, Caledon
Town File # POPA 2020-0003 & RZ 2020-0011**

Weston Consulting is the planning consultant for Swaminarayan Mandir Vasna Sanstha (SMVS) Canada, the registered owner of the property municipally known as 6939 King Street (the 'subject property') in the Town of Caledon. On behalf of our client, we are pleased to submit the enclosed materials in support of the proposed development for our applications for an Official Plan Amendment and Zoning By-Law Amendment to permit a Hindu temple on the subject property.

Description of the Subject Property

The subject property is located at the southwest corner of King Street and Centreville Creek Road in the Town of Caledon. The site is currently occupied by a single-detached dwelling and two accessory structures. There is an existing driveway access off of King Street to the dwelling. The lot has an approximate area of 60,590m² (6.1 ha), an approximate frontage of 201.99m along King Street, and an approximate lot depth of 301.86m.

The subject property is designated as *Prime Agricultural Area* per Schedule B of the Peel Region Official Plan and Schedule A – Land Use Plan of the Town of Caledon Official Plan. The site is also designated as *A3 – Small Agricultural Holdings* per Zone Map 12 of the Town's Zoning By-Law 2006-50. None of the land use or zoning designations permit the development of a place of worship.

Proposed Development

The proposed development consists of a 1-storey temple on the subject property. The proposed temple will have a Gross Floor Area (GFA) of 3,141.72m² and consists of various event and recreational gathering spaces for community and religious events plus activities. The proposed temple will have a maximum building height of 16.31m. The main portions of the temple which

will be utilized by guests and staff will have building heights ranging from 8.67m to 9.75m. Decorative spires on portions of the temple roof will result in building heights up to 16.31m.

The proposed temple will be setback approximately 65m from King Street. A large garden with pedestrian walkways and decorative pillars and fountains leading to the temple's front entrance is proposed between the road and temple. A drop-off area will be located near the front entrance for drivers to drop off passengers. Two driveway accesses are proposed off of King Street: one leading to the drop-off area, and the other leading to the surface parking area closer to the intersection. An access is also proposed off of Centreville Creek Road. The parking area will consist of 331 parking spaces plus 14 accessible parking spaces, 6 drop-off spaces, and 1 delivery space for a total of 352 spaces.

Required Applications and Submission Requirements

In order to facilitate the proposed development, applications to amend the Town's Official Plan and Zoning By-Law (OPA/ZBA) to permit the temple on a site-specific basis are required. We received letter confirmation on August 5, 2020 from the Region that a ROPA is not required to permit the proposed. It is acknowledged that an application for Site Plan Approval (SPA) will eventually be required to permit the proposed development. This will be submitted following approval of the OPA/ZBA.

A Pre-Application Consultation (PAC) Meeting was held with Town staff on November 19, 2019 to confirm submission requirements. Subsequent email correspondence with our Town Planner dated December 17, 2019 confirmed the required materials to submit only for OPA/ZBA. A separate PAC Meeting was also held with Regional staff on July 23, 2020 to confirm their submission requirements. No additional requirements were identified.

A PAC Meeting with the TRCA was deemed unnecessary by the Conservation Authority. However, in consultation with TRCA staff, it was determined that a Meander Belt Study (Erosion Hazard Analysis) and Geomorphological Impact Study (Erosion Threshold Analysis) would be required for our OPA/ZBA applications, which we have attached in our submission.

In summary, we have enclosed the following materials (in PDF format) consisting of all necessary applications, plans, studies and reports for your review and circulation:

#	Deliverable	Consultant
1	Cover Letter	Weston Consulting
2	Signed OPA & ZBA Town Application Form	
3	Pre-Application Consultation Meeting Checklist + OPA/ZBA Submission Requirements (Town & Region)	
4	Peel Region Confirmation of ROPA	
5	Draft OPA/ZBA + Schedules	
6	Planning Justification Report + Zoning Matrix	
7	Healthy Development Assessment	
8	Aerial Photo	
9	Site Selection Mapping Exercise	
10	Noise and Vibration Study	Pinchin Ltd.
11	Environmental Impact Study	
12	Meander Belt Study (Erosion Hazard Analysis)	Geoprocess Research Associates
13	Geomorphological Impact Study (Erosion Threshold Assessment)	
14	Agricultural Impact Assessment	Colville Consulting
15	Site Plan with Waste Management Plan + Georeferenced CAD File	Battaglia Architects
16	Floor Plans and Elevations	
17	Ontario Building Code Data Matrix	
18	Grading Plan	Crozier Consulting Engineers
19	Servicing Plan	
20	Stormwater Management Report/Functional Servicing Report + Erosion and Sediment Control Plan	
21	Engineering Letter of Conformance	
22	Geotechnical Report	Terraprobe Inc.
23	Hydrogeological Impact Assessment + Water Balance Analysis	
24	Arborist Report	MSLA
25	Tree Inventory and Preservation Plan	
26	Landscape Plans and Details	
27	Electrical Plans and Details	E-Lumen International Inc. Consulting Engineers
28	Draft Reference Plan	Rodney Geyer Ontario Land Surveyor Inc.
29	Survey Plan (Plan 43R-33132)	David J. Pesche Surveying
30	Cultural Heritage Impact Assessment	Lecoutreau Heritage Consulting Inc.
31	Traffic Impact Study	Nextrans Consulting Engineers

32	Phase 1 ESA	Envirovision Inc.
----	-------------	-------------------

We trust that the above is in order and that all materials required to complete your review of the application have been provided. Given the ongoing Covid-19 Pandemic, we are happy to provide hard copies of any required documents upon request. For the purposes of this submission, digital copies of all materials will be provided through the FTP link. Town of Caledon application forms for OPA/ZBA have been completed online and signed/commissioned per your instructions.

As well, the following bank drafts have been delivered to the various authorities outlined below:

- A bank draft in the amount of \$50,345.00, payable to the Town of Caledon, Planning and Development Services, for the Major Official Plan Amendment and Zoning By-Law Amendment Fees;
- A bank draft in the amount of \$8,950.00, payable to the Toronto and Region Conservation Authority, Development Planning and Permits, for the Combined Standard Official Plan Amendment and Zoning By-Law Amendment Application Fee.

The Region of Peel confirmed that payment for a Local Official Plan Amendment (\$12,000.00) will only be accepted after the submission is circulated to them. Payment will be arranged in accordance with their instructions.

We thank you in advance for working with us to process this application. Should you have questions or require anything further, please do not hesitate to contact the undersigned (ext. 236) or Steven Pham (ext. 312).

Yours truly,

Weston Consulting

Per:



Kevin Bechard, BES, M.Sc., RPP
Senior Associate

- c. Nirlepswarupdasji Sadhu, SMVS Canada
Rasikbhai Patel, SMVS Canada