

**WESTON
CONSULTING**

planning + urban design

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

August 17, 2022
File 8644

Attn: Adam Wendland, Community Development Planner

**RE: First Resubmission 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 this first resubmission for our Official Plan Amendment and Zoning By-Law Amendment applications to permit a Hindu temple on the subject property.

Comments Responses

This resubmission is intended to respond to all comments from the Town of Caledon, Region of Peel, Toronto and Region Conservation Authority (TRCA), and other agencies that were received between January 2021 to August 2022, including all peer reviews received regarding the Noise Impact Study and the urban design elements of the proposed development.

Responses were also provided regarding comments from the Town and Region Planning Staff regarding conformity to PPS Section 2.3.6.1.b). In response to the noted planning comments, Weston has prepared an Overlay Analysis Addendum that evaluates reasonable alternatives within the existing and recently approved Settlement Area lands as outlined in the Peel Region Official Plan (April 2022 consolidation) and the Draft Town of Caledon Official Plan. The Addendum concluded that there were no reasonable alternatives within the Settlement Area, and that it is therefore necessary to consider lower-priority alternatives within the Prime Agricultural Area.

We have also coordinated with the consultant team in providing responses to each of the public's comments/concerns which were raised during the June 1, 2021 public meeting and those received thereafter.

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.	Draft OPA/ZBA + Schedules	
3.	Overlay Analysis Addendum	
4.	Noise and Vibration Study	Pinchin Ltd.
5.	Environmental Impact Study	
6.	Environmental Constraints Map	
7.	Peer Review Letter Response	Geoprocess Research Associates
8.	Memo Response to TRCA Comments	
9.	Site Plan (with Waste Vehicle Turning Movements or SWM Pond and Septic Area)	Battaglia Architects
10.	Zoning Schedule	
11.	Front, Rear, and Side Elevations	
12.	Grading Plan	Crozier Consulting Engineers
13.	Servicing Plan	
14.	Erosion and Sediment Control Plan	
15.	Pre-Development Drainage Plan	
16.	Post-Development Drainage Plan	
17.	Stormwater Management Report/Functional Servicing Report	Terraprobe Inc.
18.	Geotechnical Report	
19.	Hydrogeological Impact Assessment + Water Balance Analysis	MSLA
20.	Arborist Report	
21.	Tree Inventory and Preservation Plan	
22.	Landscape Plans and Details	
23.	Electrical Plans and Details	E-Lumen International Inc. Consulting Engineers
24.	Draft Reference Plan	Rodney Geyer Ontario Land Surveyor Inc.
25.	Cultural Heritage Impact Assessment	Lecoutreau Heritage Consulting Inc.
26.	Example Image of Decorative Fountain	Client

We trust that the above is in order and that all materials required to complete your further review of the applications have been provided. For the purposes of this resubmission, digital copies of all materials will be provided through the FTP link.

We thank you in advance for working with us to process these applications. 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