

Public Meeting Information Report

Planning Department

Public Meeting: June 1, 2021 at 7:00 p.m., Virtual Meeting

Applicant: Weston Consulting on behalf of Swaminarayan Mandir Vasna Sanstha Canada

File No.: POPA 2020-0003 and RZ 2020-0011

Address: 6939 King Street, Ward 4

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, a Public Meeting is held for applicants to present their proposal to the public and Council to receive comments and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation or decision on the proposal at a Public Meeting. A Planning Report will be brought forward by staff and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for these applications.

Property Information:

The subject land is located at 6939 King Street, on the south-west corner of King Street and Centreville Creek Road. See Schedule "A" – Location Map, attached. The property is 6.07 ha (15 ac) in size and currently contains a detached dwelling and accessory uses and agricultural land. The surrounding land uses are primarily rural residential and agricultural in nature. The Town of Caledon Johnston Sports Park is located to the north, at the north-west corner of King Street and Centreville Creek Road. Please see Schedule "B" – Aerial Photograph, attached.

The property is located within the A Place to Grow Plan. The Region of Peel's Official Plan designates the lands as Prime Agricultural Area, Rural System and Agricultural and Rural Area. The Town's Official Plan designates the lands as Prime Agricultural Area. The property is zoned Small Agricultural Holdings (A3) in Zoning By-law 2006-50, as amended.

Proposal Information:

On December 21, 2020 and December 23, 2020, the Town of Caledon received proposed Official Plan Amendment (POPA 2020-0003) and Zoning By-law Amendment (RZ 2020-0011) applications from Weston Consulting on behalf of Swaminarayan Mandir Vasna Sanstha Canada for the subject lands. The applications were deemed complete on January 12, 2021. Please see Schedule "C" – Supporting Material, for a list of material submitted in support of the applications. This material is also available for viewing on the Town's website.

The applicant is proposing to redesignate the lands from Prime Agricultural Area to Rural Lands. The Zoning By-law Amendment proposes to rezone the lands from Small Agricultural Holdings (A3) to Institutional Exception XXX (I-XXX) to permit various institutional uses and site specific standards to permit the construction of a place of worship. The proposed site plan submitted illustrates a 3,149.69 m² (33,903 ft²) place with worship with 352 parking spaces. Please see Schedule "D" – Concept Plan, Schedule "E" – Draft Official Plan Amendment and Schedule "F" – Draft Zoning By-law Amendment, attached.

Public Meeting Information Report

Planning Department

Consultation:

In accordance with the *Planning Act*, a Notice of Application was placed in the Caledon Enterprise and Caledon Citizen on January 21, 2021. In addition, the Notice was mailed to all landowners within 120 m (393.7 ft) and placed on the Town's website. Signs were posted on the property on April 22, 2021.

In accordance with the *Planning Act*, a Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on May 6, 2021. In addition, the Notice was mailed to not only all landowners within 120 m (393.7 ft) but also an expanded notice area. The signs were updated with the public meeting date and time on May 12, 2021. The Notice was also placed on the Town's website.

The subject application was most recently circulated to external agencies and internal departments for review and comment on January 18, 2021. Comments received are briefly outlined below for your information:

- Town of Caledon, Corporate Services Department, Accessibility: Comments provide direction with respect to meeting accessibility standards on site, including parking, building access and movement through the site, and ensuring that accessibility-related elements are properly indicated and signed.
- Town of Caledon, Engineering Services Department, Development Engineering: Comments provided include concerns with respect to the height of retaining walls, the need for drainage to be self-contained, the extent of the watercourse and requirements for the catch basin serviced area. With respect to the Functional Servicing and Stormwater Management Report, comments note the need for an Environmental Compliance Approval for sewage flow, consideration of groundwater quality issues, demonstrating achievement of stormwater quality standards and the need for a Phase 2 Environmental Site Assessment (ESA) as recommended in the Phase 1 ESA. The Hydrogeologic Assessment and Noise Impact Study are to be addressed to include additional information. In addition to comments from Traffic Engineering, the Traffic Impact Study should confirm if 2020 traffic counts were impacted by COVID and Engineering Services staff question the trip generation and trip distribution numbers.
- Town of Caledon, Engineering Services Department, Transportation Engineering: Comments on the Traffic Impact Study indicate that the use of existing traffic patterns for trip generation is not supported and that the trip generation numbers are insufficient. Additionally, the intersection of Healey Road and Centreville Creek Road should be assessed and mitigation options and livability impacts should be discussed.
- Town of Caledon, Finance Department: The property is currently assessed as Farmland with Residence. Any future development would be subject to the applicable Town of Caledon development charges, as well as the current Regional and School Board development charges in effect.
- Town of Caledon, Fire & Emergency Services: There are no concerns with the proposed Official Plan Amendment and Zoning By-law Amendment applications at this time, however detailed comments will be provided on a future Site Plan Application, including with respect to fire access and infrastructure requirements.
- Town of Caledon, Planning Department, Heritage: Comments indicate that the Cultural Heritage Impact Statement is deficient and that the applicant must submit an archaeological assessment. In particular, the applicant is directed to revise the study area, conduct more specific research into the local cultural heritage resources and more adequately assess the impact of the proposed development.
- Town of Caledon, Planning Department, Open Space Design: Comments suggest revisions to the location of the large parking lot, wider landscape strips and reference to the Town of Caledon standard details. A number of further landscape-related comments were provided in anticipation of the future Site Plan Application

Public Meeting Information Report

Planning Department

- Town of Caledon, Planning Department, Planning: There are concerns that the proposed development does not meet the provincial planning framework. Revisions are required to the Planning Justification Report and other application supporting material. A peer review of the Agricultural Impact Assessment will be required. A peer review may also be required of the Hydrogeologic Assessment and/or Noise Impact Study may be required
- Town of Caledon, Planning Department, Zoning: Comments include the need for a more complete/legible site plan and elevation drawings, including appropriate labels and dimensions, to ensure compliance with zoning provisions. Additionally, staff note corrections with respect to the zoning relief being sought and/or revisions to the site plan to ensure compliance, e.g. the introduction of a place of assembly use, site triangle infringement and parking space dimensions.
- Enbridge Gas Inc.: Standard conditions/comments provided.
- Ontario Provincial Police, Caledon Detachment: Notes that a thorough traffic study, including parking capacity, is required to evaluate the potential impact on surrounding roadways.
- Region of Peel: Peel Region By-law 1-2000 states that local Official Plan Amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the Town Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan Amendment is required to accommodate the local Official Plan Amendment. The materials received in the first submission are lacking key information required for Regional staff to determine if the proposed Local Official Plan Amendment is exempt from Regional Approval. A revised Planning Justification Report must be submitted and an Environmental Site Assessment Report (ESAR) must be completed. Additionally, the comments indicate that the proposed amendment does not conform with the Regional Prime Agriculture and Provincial Policy Statement policies with respect to a 'limited non-residential use'. The comments also outline the required land dedications. The Region is not in support of two accesses off King Street and amendments to the Traffic Impact Study are required. The Region will require dedication of lands including a road widening, 0.3 m reserve and daylight triangle. The Region also included comments from a number of other departments, most notably with respect to site servicing, healthy planning and sustainable transportation
- Toronto and Region Conservation Authority (TRCA): The TRCA finds that the applications are premature, and their comments identify the need to delineate the limits of development as well as the appropriate zoning and designation to protect identified features/buffers. The TRCA comments further identify a need for additional quality control measures for stormwater management, issues with erosion control, revisions to the Environmental Impact Study and the need for a Low Impact Development Strategy.

The following agencies/departments have no concerns with the application:

- Canada Post
- Rogers Communications Canada Inc.
- Peel District School Board
- Hydro One
- Dufferin-Peel Catholic District School Board

Public Meeting Information Report

Planning Department

Comments from the following agencies/departments remain outstanding:

- Bell Canada
- GO Transit/Metrolinx
- Town of Caledon, Planning Department, Municipal Numbers
- Town of Caledon, Planning Department, GIS
- M. Behar Planning and Design Limited, Town of Caledon, Planning Department, Urban Design
- Region of Peel, Comments on the Phase One ESA

Next Steps:

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment and/or the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Caledon before the proposed official plan amendment is adopted and/or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon before the proposed official plan amendment is adopted, and/or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Contact:

For further information, please contact Jessica Krushnisky, Meridian Planning Consultants, on Behalf of Development Review Services, Planning Department, Town of Caledon at 416.975.1556 x. 244 jkrushnisky@planpart.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Aerial Photograph
- Schedule C: List of Supporting Material
- Schedule D: Concept Plan
- Schedule E: Draft Official Plan Amendment
- Schedule F: Draft Zoning By-law Amendment