

POLICY & DATA DRIVEN ANALYSIS ADDENDUM

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6939 KING STREET

AUGUST 2022

TOWN OF CALEDON

TOWN OF CALEDON
PLANNING
RECEIVED

Aug 22, 2022

WESTON
CONSULTING



POLICY AND DATA DRIVEN ANALYSIS ADDENDUM

Site Selection, Objectives and Methodology

Weston Consulting prepared an overlay analysis in December 2020 to determine a suitable site on which to locate a Hindu temple within the *Prime Agricultural Area* of the Town of Caledon. The temple would meet the spiritual and communal needs of the Hindu community and contribute towards the creation of *complete communities* in the Town. The original analysis balanced the dual priorities of creating *complete communities* and preserving *Prime Agricultural Lands*.

In consideration of comments from Town and Regional Planning Staff, Weston Consulting initiated this addendum to the original policy and data driven site selection analysis. The purpose of this addendum is to supplement the original overlay analysis and demonstrate conformity with Policy 2.3.6.1.b.4.ii of the PPS 2020 which asks the proponent to evaluate reasonable alternatives avoiding *Prime Agricultural Areas*. The conclusion to this addendum reaffirms that there are no such reasonable alternatives within the existing and new *Settlement Area*.

This analysis was conducted using the following process:

Step 1 – Identify the Study Area

- A study area is delineated in order to determine a large, general area in which the SMVS temple could be reasonably developed.

Step 2 – Apply Exclusionary Filters

- An inventory of candidate sites is narrowed down by applying filters to exclude certain parcels located in undesirable/undevelopable sites.

Step 3 – Apply Inclusionary Filters

- Candidate sites are further narrowed down based on whether they meet number of criteria deemed to be appropriate locational attributes for a temple. This portion of the analysis results in a small number of reasonable alternatives for the SMVS temple.

Step 4 – Analyze Site-Specific Considerations

- The analysis considers the site-specific elements that would preclude development on the remaining candidate sites, including zoning, natural heritage features, and TRCA regulated area.

Step 5 – Conclusion

- After analyzing site-specific constraints of the Candidate sites, it was determined that there are no reasonable locations within the Settlement Area that could accommodate a temple. In completing this addendum to the original overlay analysis, it is our opinion that we have satisfied Policy 2.3.6.1 of the PPS 2020 and demonstrated that the Subject Property is the most preferable and reasonable site for developing a Hindu temple in the Town of Caledon.

POLICY AND DATA DRIVEN ANALYSIS ADDENDUM

Site Selection, Policy Overview

This addendum analysis was conducted in consideration of the policies derived from Provincial Policy Statement (PPS) 2020, Section 2.3 and the Peel Region Official Plan (OP) 2022, Section 3.3.14.

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

b. limited non-residential uses, provided that all of the following are demonstrated:

4. alternative locations have been evaluated, and

i. there are no reasonable alternative locations which avoid prime agricultural areas; and

ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

3.3.14 Permit non-agricultural uses in the Prime Agricultural Area without the requirement for an amendment to the Region of Peel Official Plan and subject to a local official plan amendment only for:

b. limited non-residential uses, provided that all of the following are demonstrated:

i. the proposed use complies with the minimum distance separation formulae;

ii. there is an identified need within the planning horizon of this Plan for additional land to be designated to accommodate the proposed use; and

iii. alternative locations have been evaluated, and

- there are no reasonable alternative locations that avoid Prime Agricultural Areas; and*

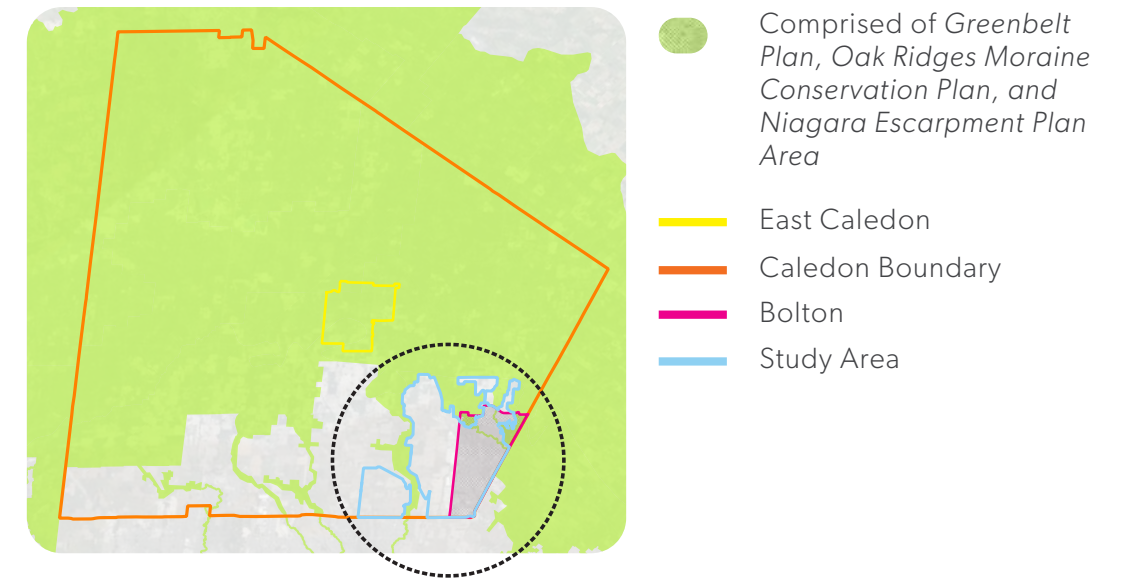
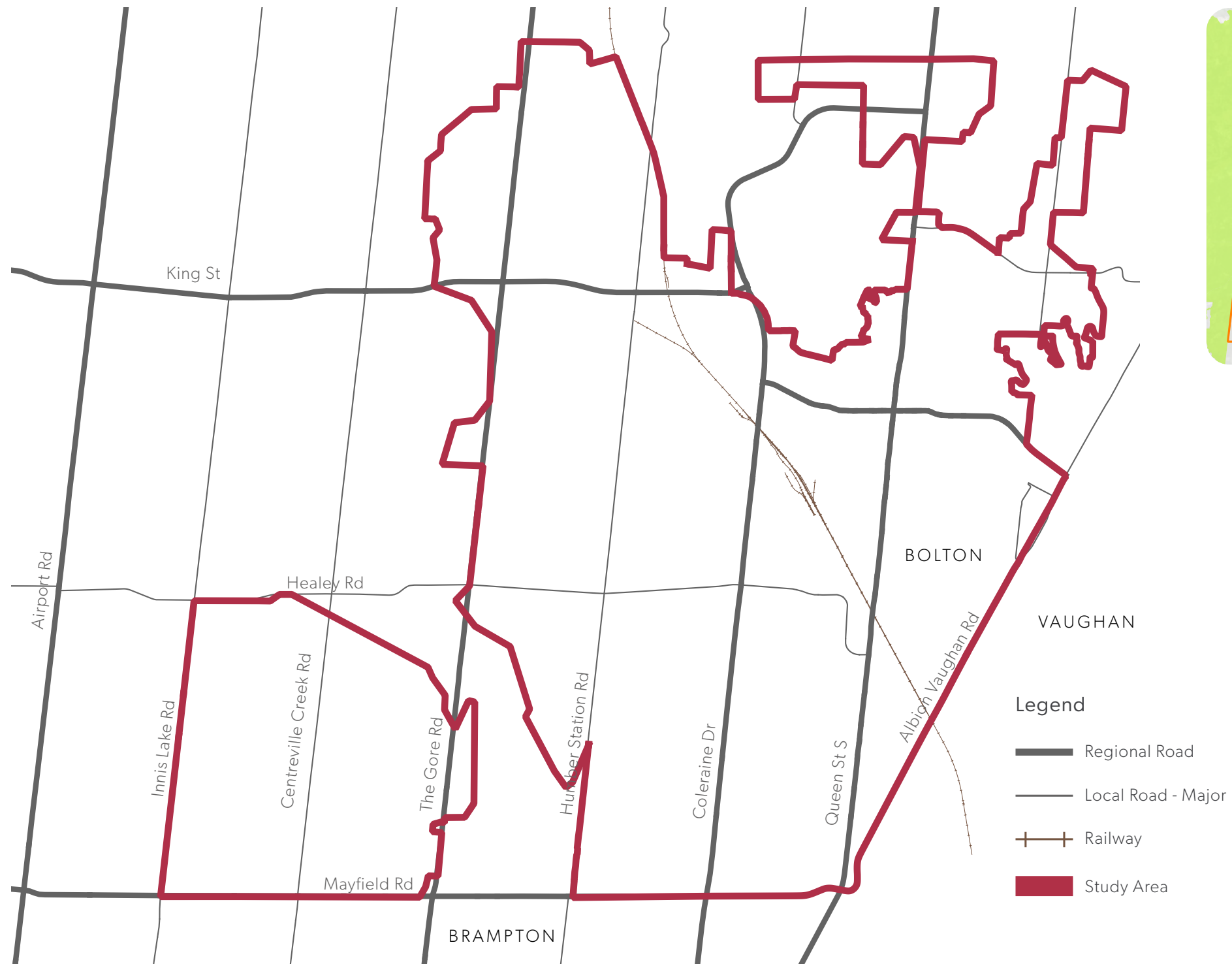
- there are no reasonable alternative locations in Prime Agricultural Areas with lower priority agricultural lands.*

The original overlay analysis considered and satisfied the policy test of “reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.”

This addendum analysis will thus satisfy the remaining policy test of “reasonable alternatives that avoid Prime Agricultural Areas.”

POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Step 1: Identifying the Study Area



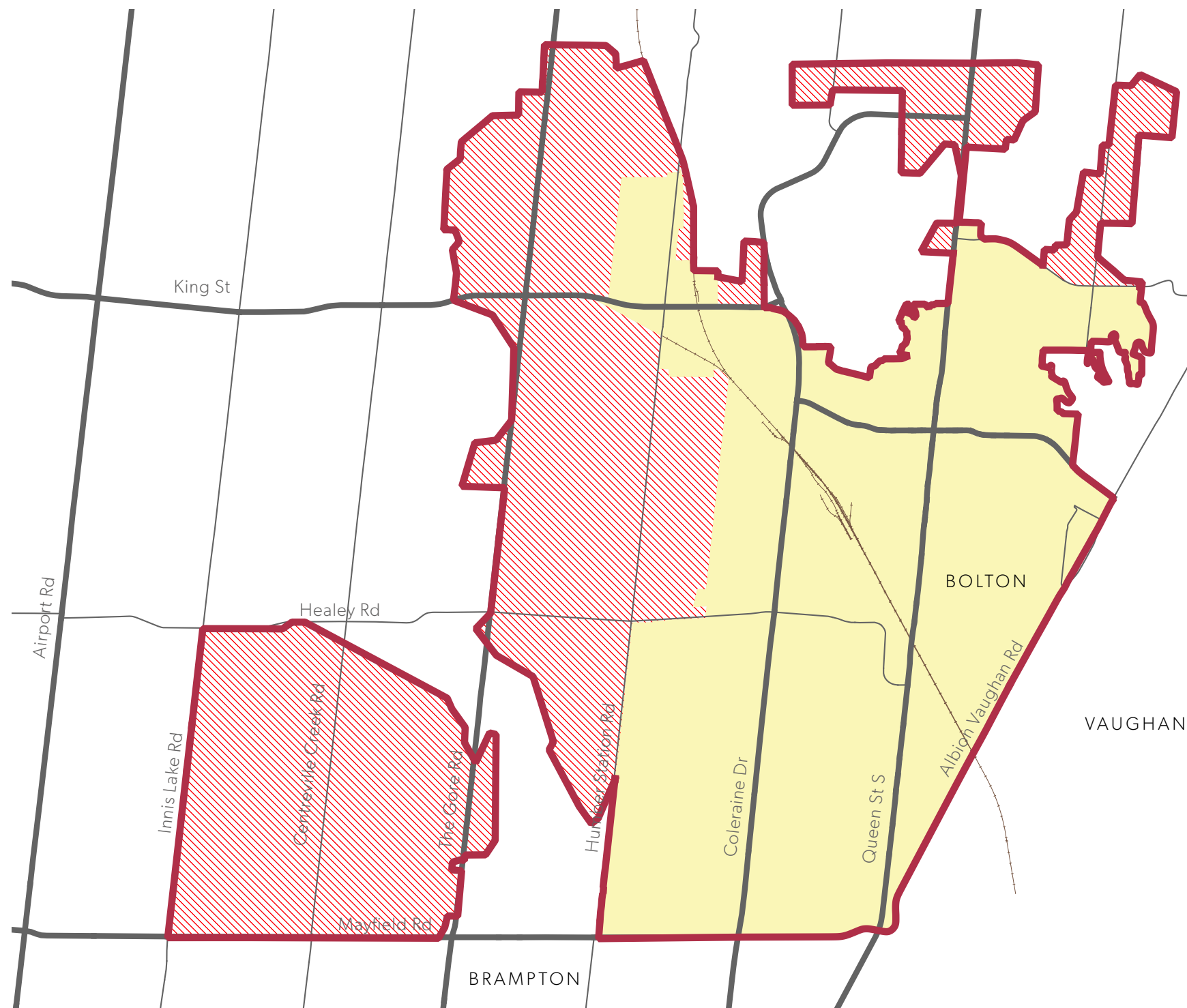
The purpose of the study area is to narrow down the list of candidate sites based on two reasonable premises and in consideration of Staff comments:

- The study area should consider only lands within the existing Settlement Area and the SABE Community Area of the PROP 2022.
- The study area should largely avoid the areas within the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan Area and natural heritage features, as there are no mechanisms to facilitate an amendment to the noted plans. Most of the Town is regulated by these plans.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Step 1: Identifying the Study Area



Legend

- Regional Road
- Local Road - Major
- Study Area
- Settlement Area
- SABE Community Area

The SABE Employment Lands were not included as part of the Study Area as these lands are planned for employment uses and would not be appropriate for a campus-style temple.



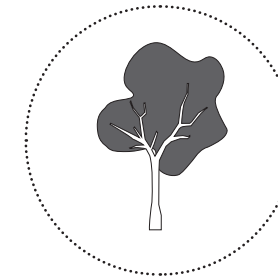
POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Step 2: Applying Exclusionary Filters

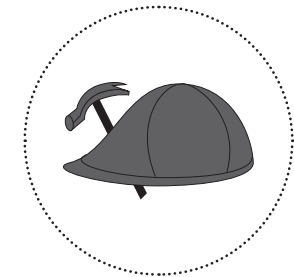
After the study area was identified, four exclusionary filters are applied to further refine the site selection. These filters have been identified based on policy driven reasoning as they represent absolute constraints for development. The exclusionary filters illustrate lands with a range of priorities including environmental protection, lands dedicated to the GTA West Corridor, employment uses, and transit-oriented & higher-intensity uses.

The exclusionary filters applied are:

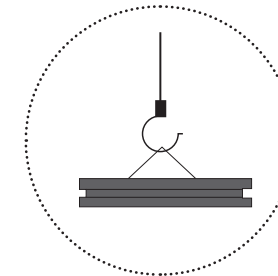
1. Greenbelt and Natural Heritage Features;
2. SABE and Existing Employment Areas;
3. GTA West Corridor; and,
4. Intensification Centres and Corridors



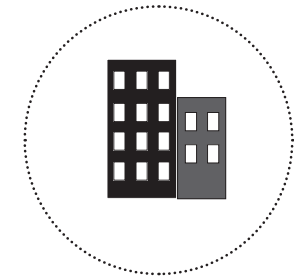
Greenbelt and
Natural Heritage Features



SABE and Existing
Employment Areas



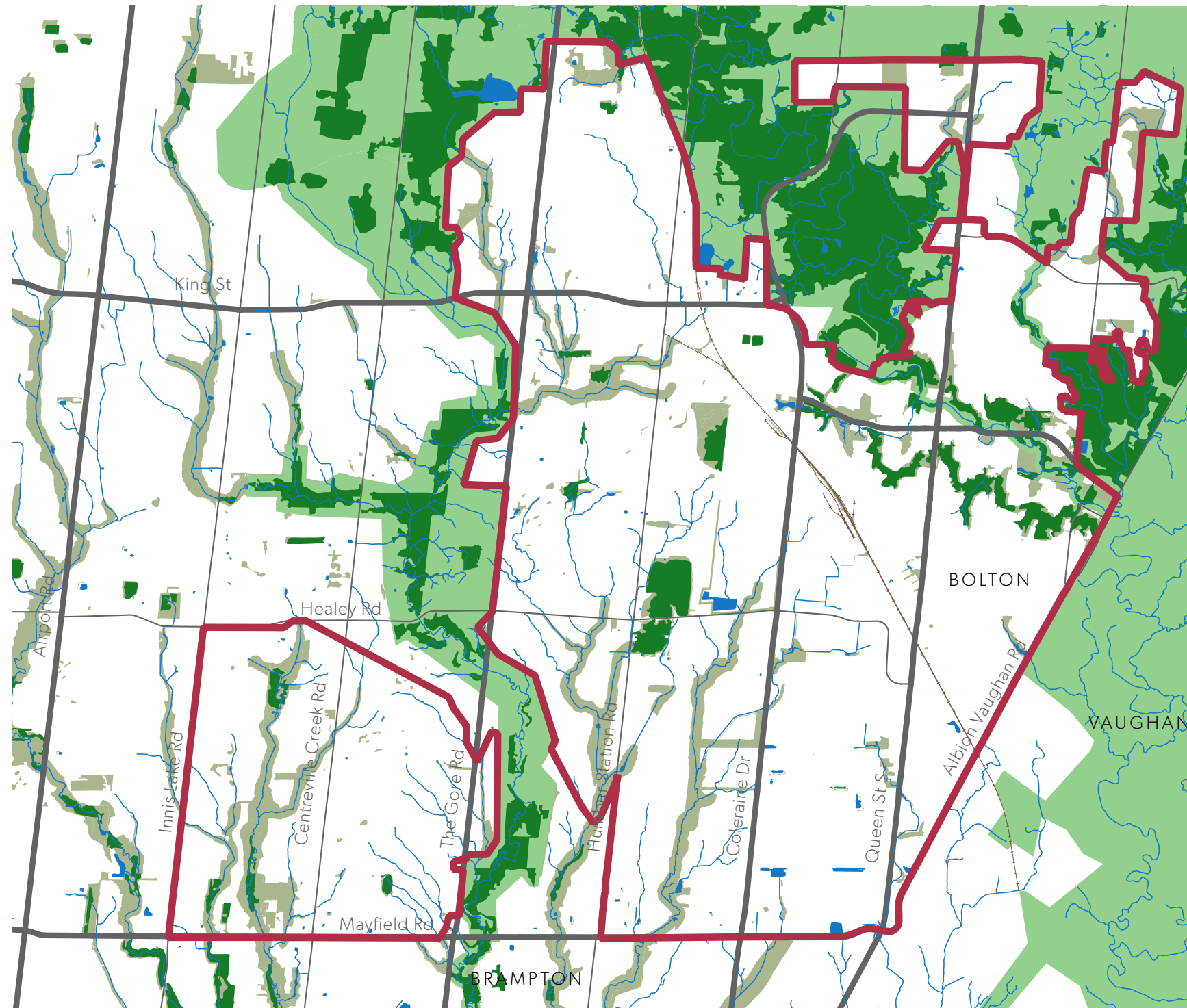
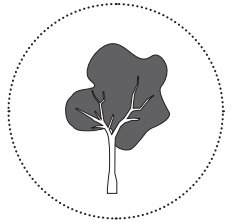
GTA West Corridor



Proximity to
Intensification Centres
and Corridors

POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Exclusionary Filter 1: Greenbelt and Natural Heritage Features



Legend

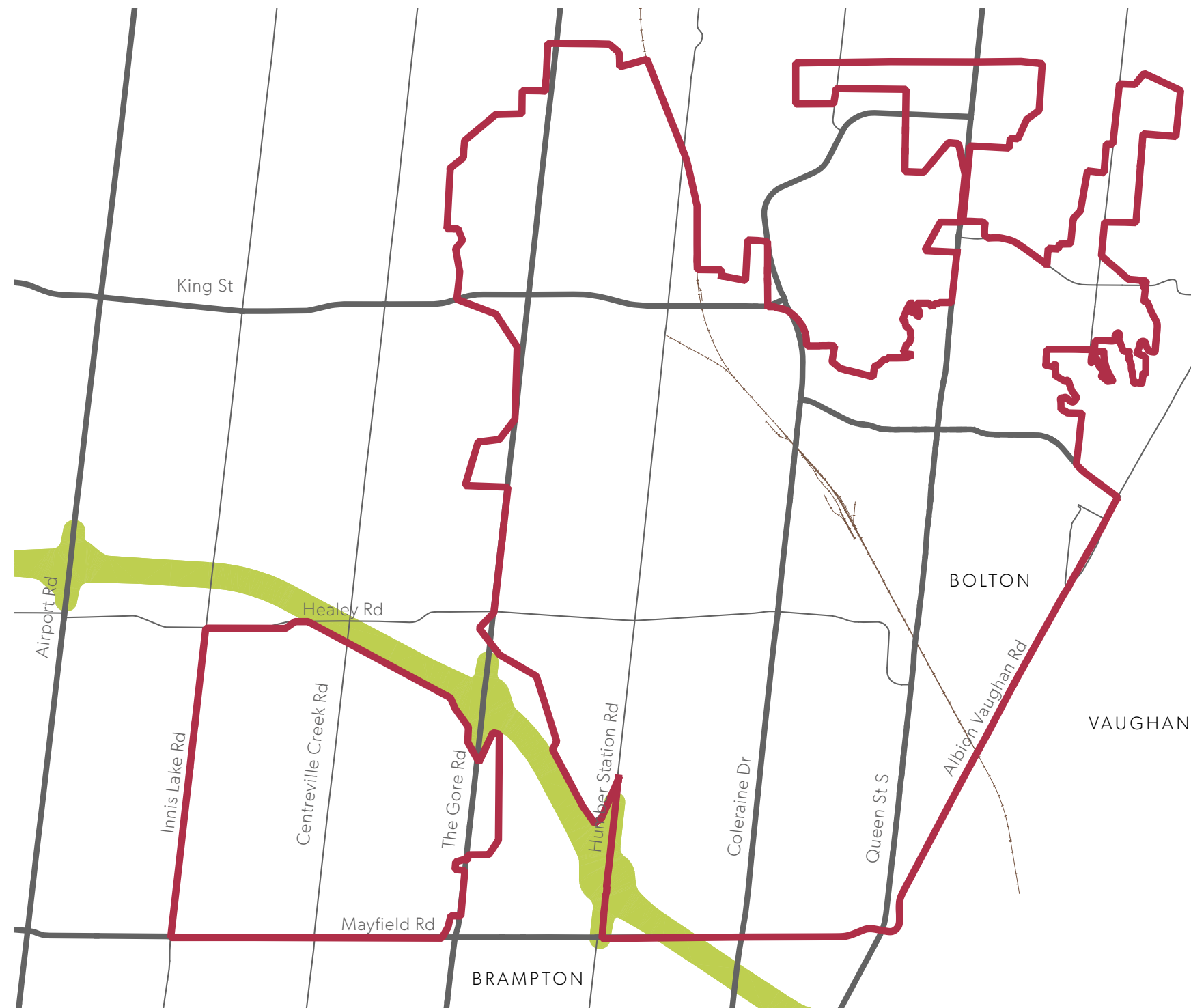
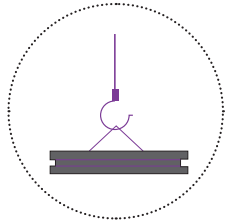
- Regional Road
- Local Road - Major
- Study Area
- Greenbelt Plan, Oak Ridges Moraine Conservation Plan, and Niagara Escarpment Plan Area.
- Woodland
- Environmental Policy Area
- Waterbody
- Watercourse
- Railway

The first filter applied identifies lands within the *Greenbelt Plan*, *Oak Ridges Moraine Conservation Plan*, and *Niagara Escarpment Plan Area*, or natural heritage features as outlined in the Region's recently approved Official Plan and the Town's Draft Official Plan.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Exclusionary Filter 2: GTA West Corridor



Legend

- Regional Road
- Local Road - Major
- Study Area
- GTA West Preferred Route (Aug. 2020)
- Railway

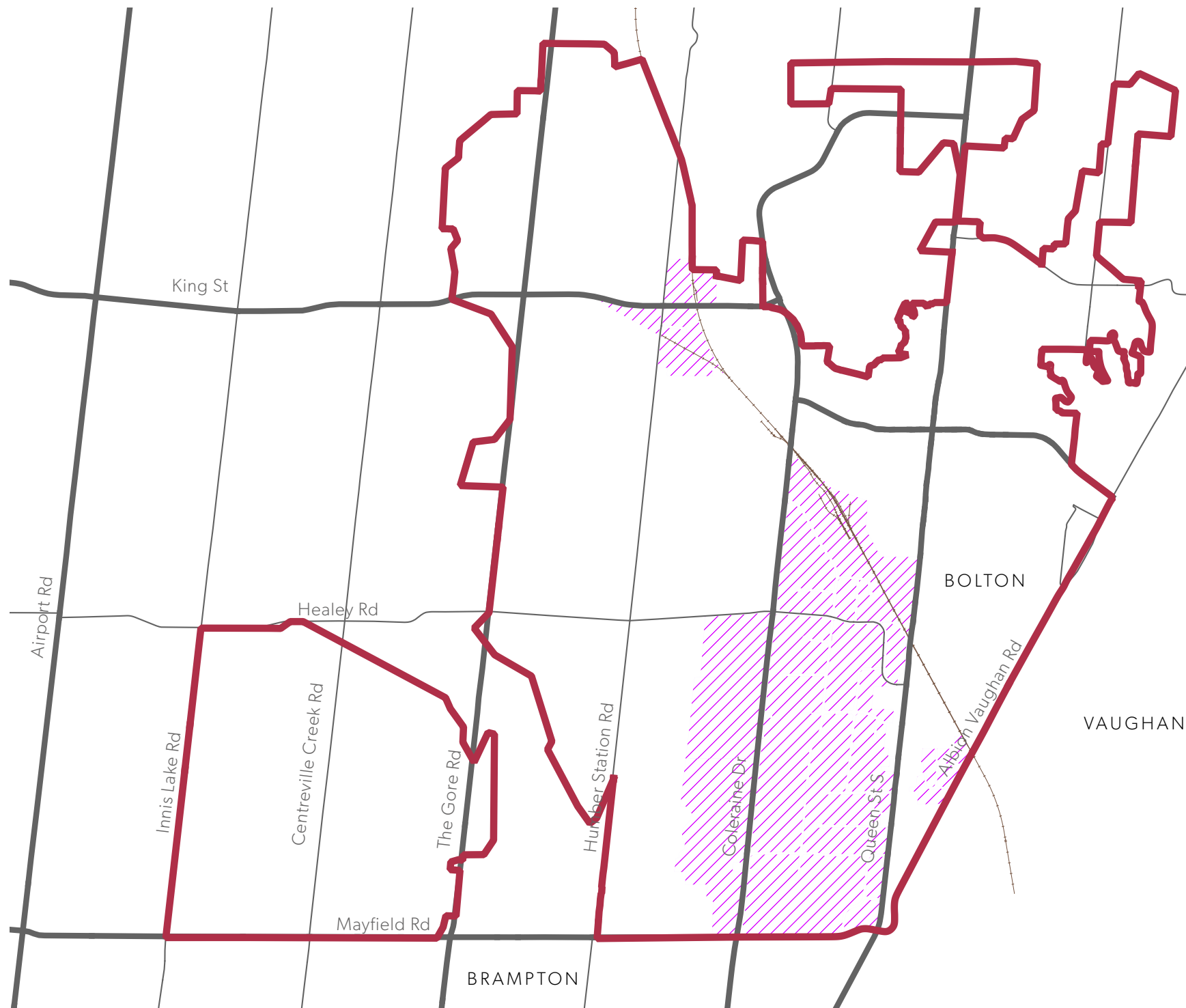
The second exclusionary filter identifies lands which are within the *GTA West Preferred Route*. These identified areas are eliminated as potential areas for the development.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection



Exclusionary Filter 3: Employment and Industrial Areas



Legend

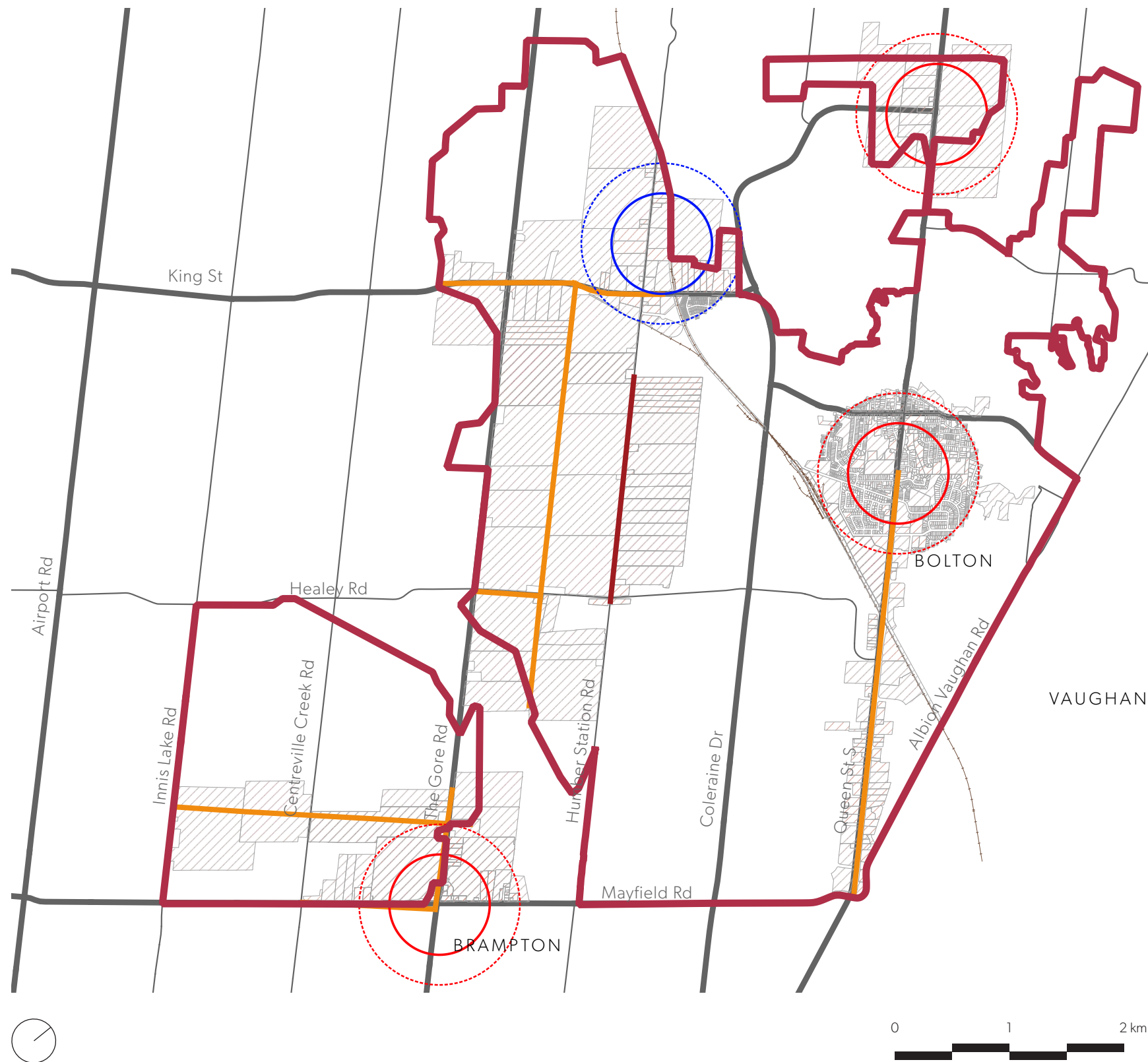
- Regional Road
- Local Road - Major
- Study Area
- General, Dry, Prestige and Policy Area - Industrial
- Railway

The third exclusionary filter identifies lands which are within an existing Employment Area. The Provincial land use planning system outlines a hierarchy of land uses wherein employment uses are prioritized on lands designated for employment (i.e. Employment Areas), and accordingly precludes campus-style institutional uses. This is to avoid land use compatibility issues with sensitive uses, such as a temple, and to retain/preserve Employment Areas for employment uses to ensure that municipalities can meet their employment forecasts up to the 2051 planning horizon.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Exclusionary Filter 4: Proximity to Centres and Corridors



Legend

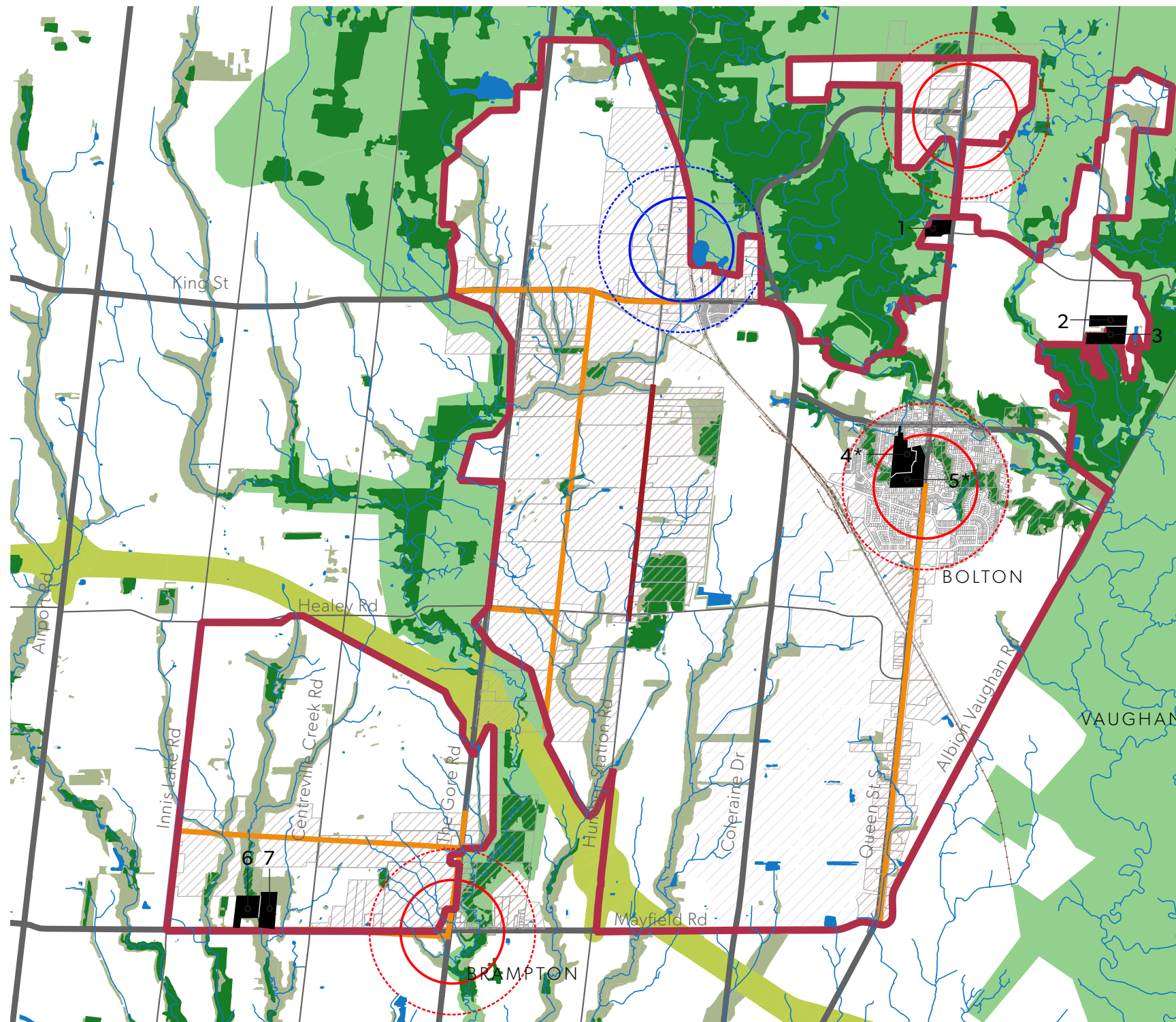
- Regional Road
- Local Road - Major
- Study Area
- Corridors
- Knowledge and Innovation Corridor
- Urban Centre 500m Radius
- Urban Centre 800m Radius
- Neighbourhood Centre 500m Radius
- Neighbourhood Centre 800m Radius
- Parcels within Proximity to the Centres and/or Corridors

The final exclusionary filter illustrates lands fronting onto the Corridors and within 500m-800m of Centres within the Draft Caledon OP. These Community Lands were excluded on the basis that they are planned for higher intensities of uses and densities within compact and transit-oriented built forms within the Provincial hierarchy of land uses. As such, a campus-style temple would not meet the policy objectives of the Intensification Centres and Corridors as intended by the land use hierarchy.

The balance of the Community Lands not in proximity of an Intensification Centre and Corridor were considered in this Overlay Analysis Addendum, specifically in the consideration of inclusionary filters.

POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Combined Exclusionary Filters



Legend

- Regional Road
- Local Road - Major
- Study Area
- Waterbody
- Watercourse
- Greenbelt Designation
- Woodland
- Environmental Policy Area
- GTA West Preferred Route (Aug. 2020)
- General, Dry, Prestige and Policy Area - Industrial
- Corridors
- Urban Centre 500m Radius
- Urban Centre 800m Radius
- Neighbourhood Centre 500m Radius
- Neighbourhood Centre 800m Radius
- Parcels within Proximity to the Centres and/or Corridors

Key Observation:

Excluding lands within the Greenbelt Plan and natural heritage features, the GTA West Preferred Route, existing Employment Areas, Centres and Corridors considerably narrows down the list of candidate sites within the Study Area.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Step 3: Applying Inclusionary Filters

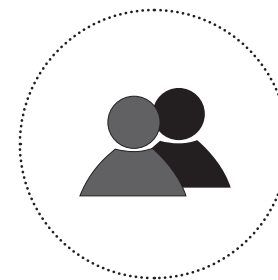
The remaining candidate sites are evaluated based on a number of criteria deemed to be desirable locational attributes for a temple:

- Lot size
- Proximity to community facilities
- Proximity to major intersections
 - Availability of secondary access

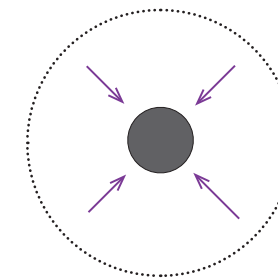
The noted criteria will allow for further refinement of the list of candidate sites.



Lot Size



Community Facilities

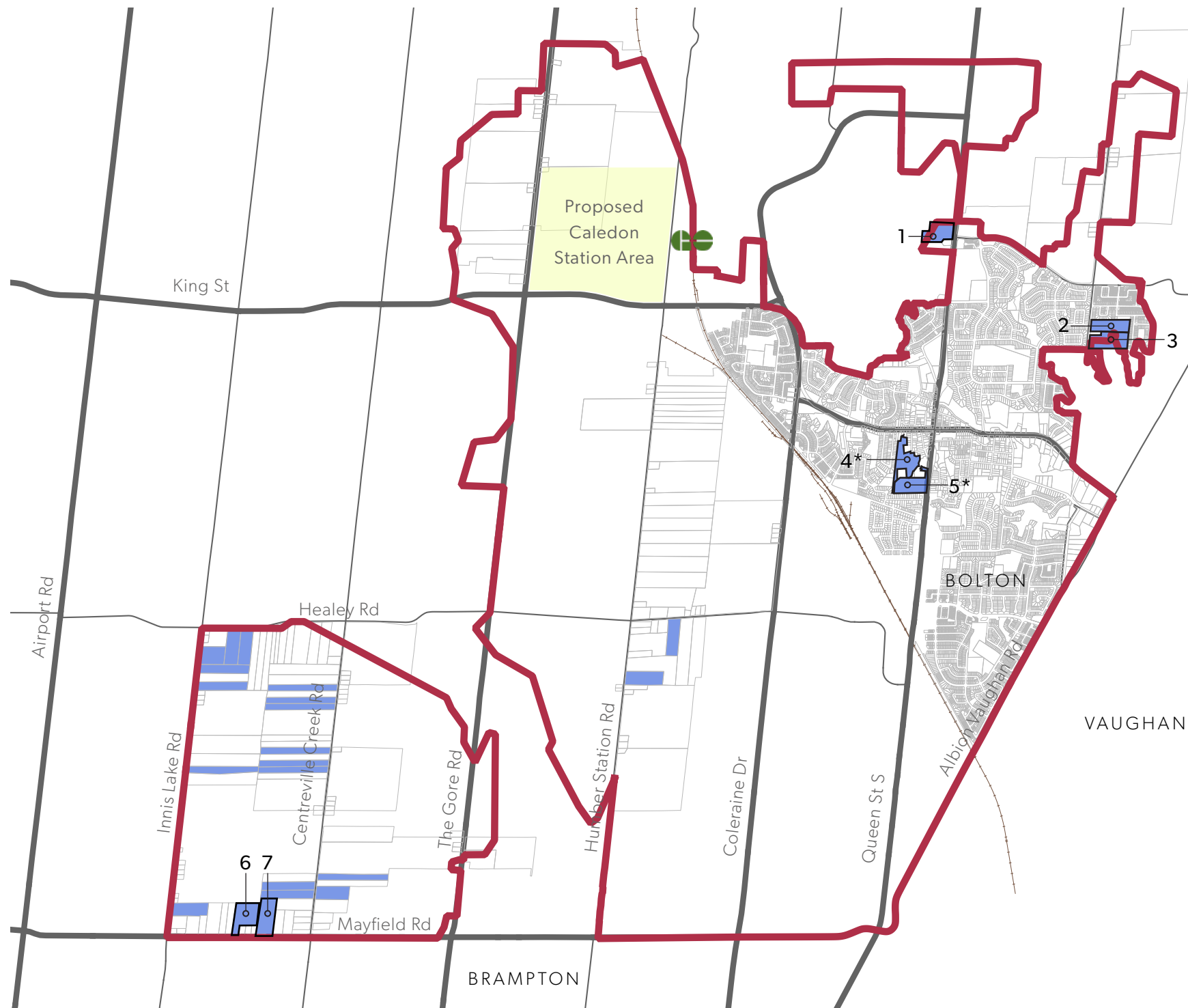


Major Intersections

POLICY AND DATA DRIVEN ANALYSIS - Site Selection



Inclusionary Filter 1: Lot Areas



Legend

- Regional Road
- Local Road - Major
- Study Area
- Parcel Fabric
- Lot Area
- 10-15 acres

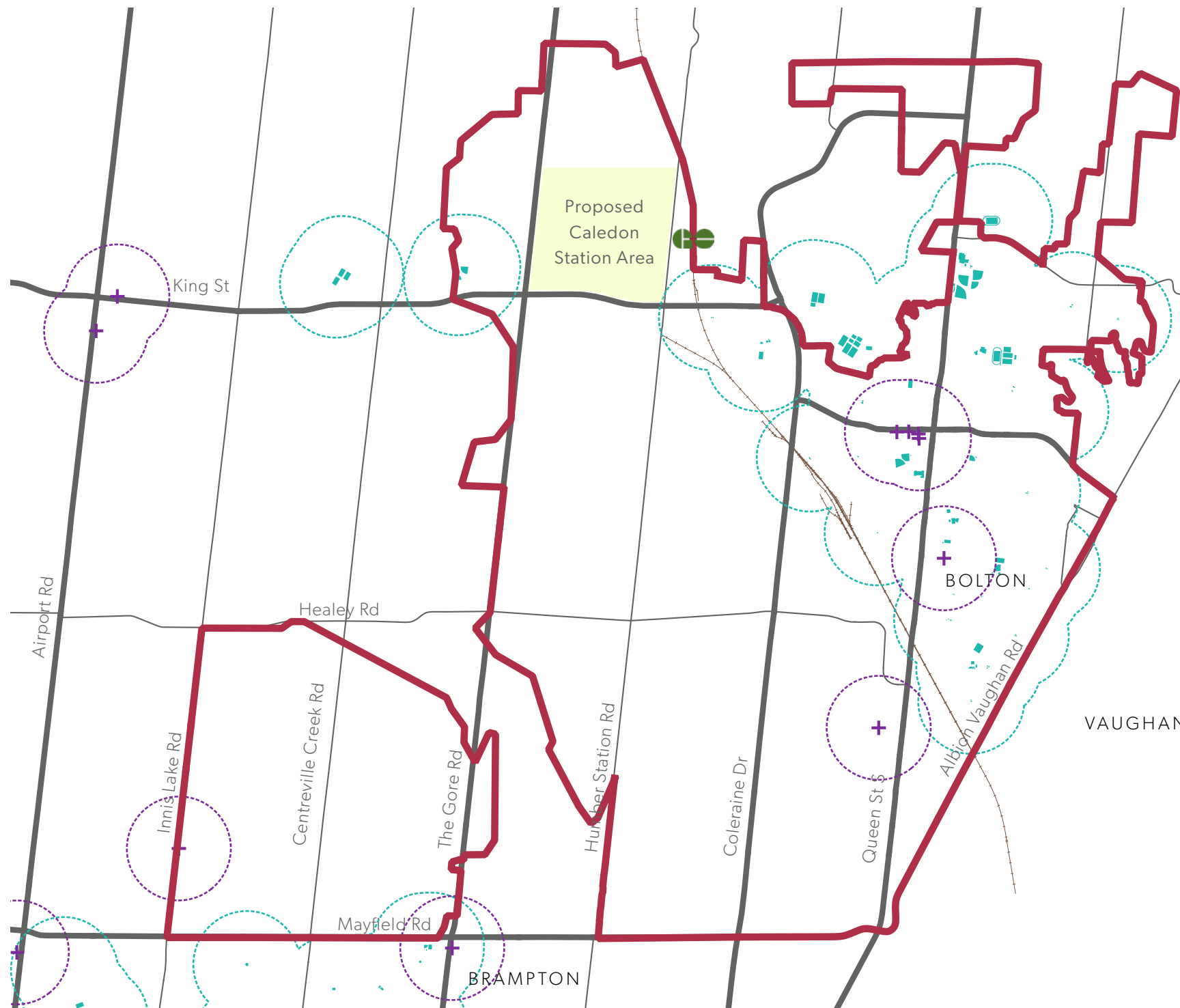
The intent of Filter 1 is to target medium-sized parcels for the development of a temple. A lot between 10-15 acres would sufficiently meet the facility needs of SMVS and ensure the efficient use of a parcel.

This filter has been given greater weight than the other filters.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Inclusionary Filter 2: Proximity to Community Facilities



Legend

- Regional Road
- Local Road - Major
- Study Area
- Active Recreation Space and Facilities
- 500m Active Recreation Buffer
- Place of Worship
- 500m Place of Worship Buffer

Filter 2 applies a 500 metre radius buffer to the community facilities in and around the study area. Clustering community facilities is desirable as it will leverage the locational relationship of infrastructure and services within the area. The candidate sites should be located within these buffered areas.

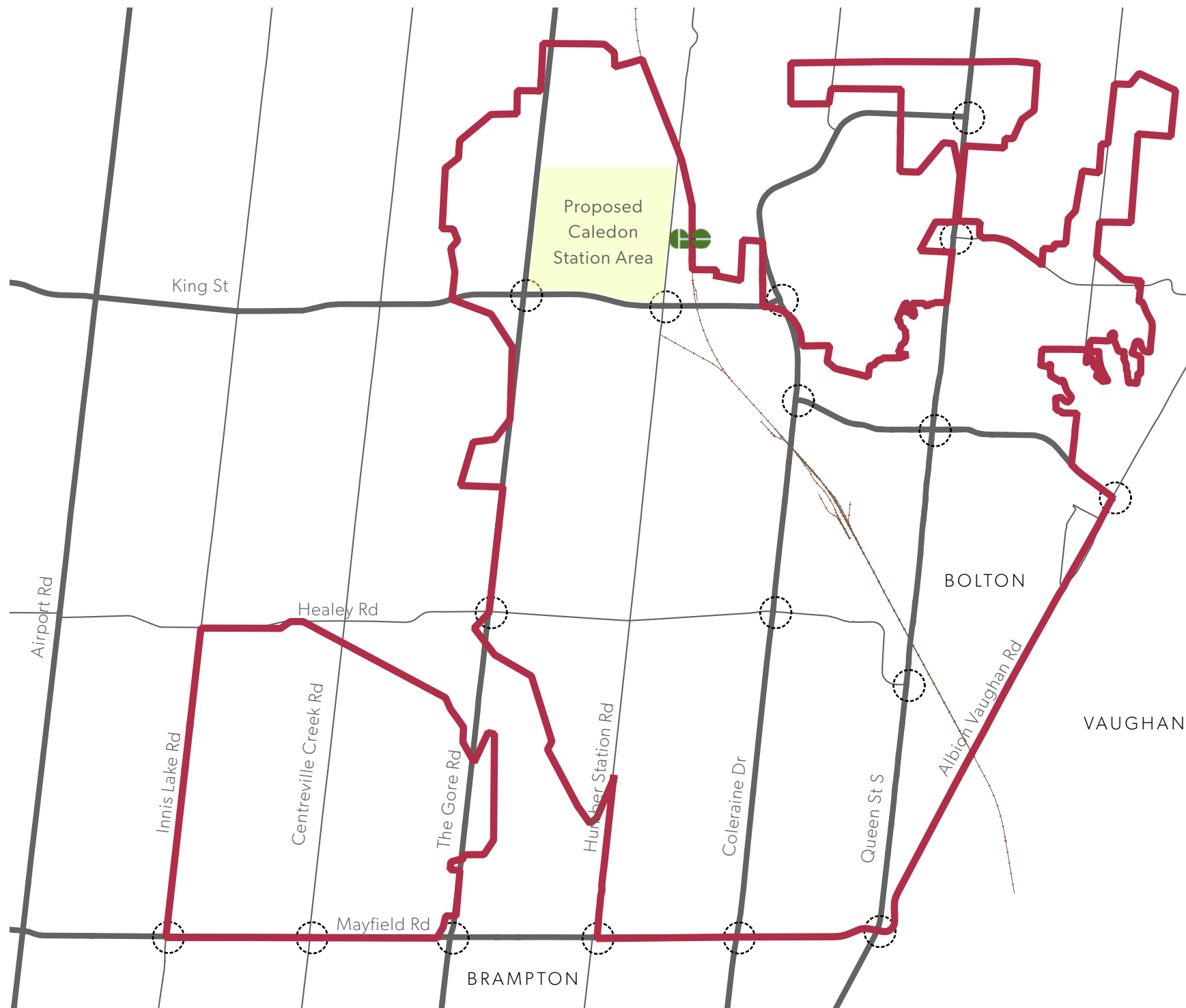
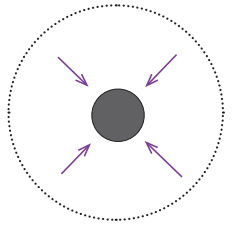
Illustrated Community Facilities includes:

- Places of Worship;
- Active Recreation Space and Facilities: (includes: playgrounds, playing fields, sports and recreation centres, arenas, swimming pools, and major municipal, conservations, and provincial parks).



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Inclusionary Filter 3: Major Intersection



Legend

- Regional Road
- Local Road - Major
- Study Area
- 150m Radius from Major Intersection

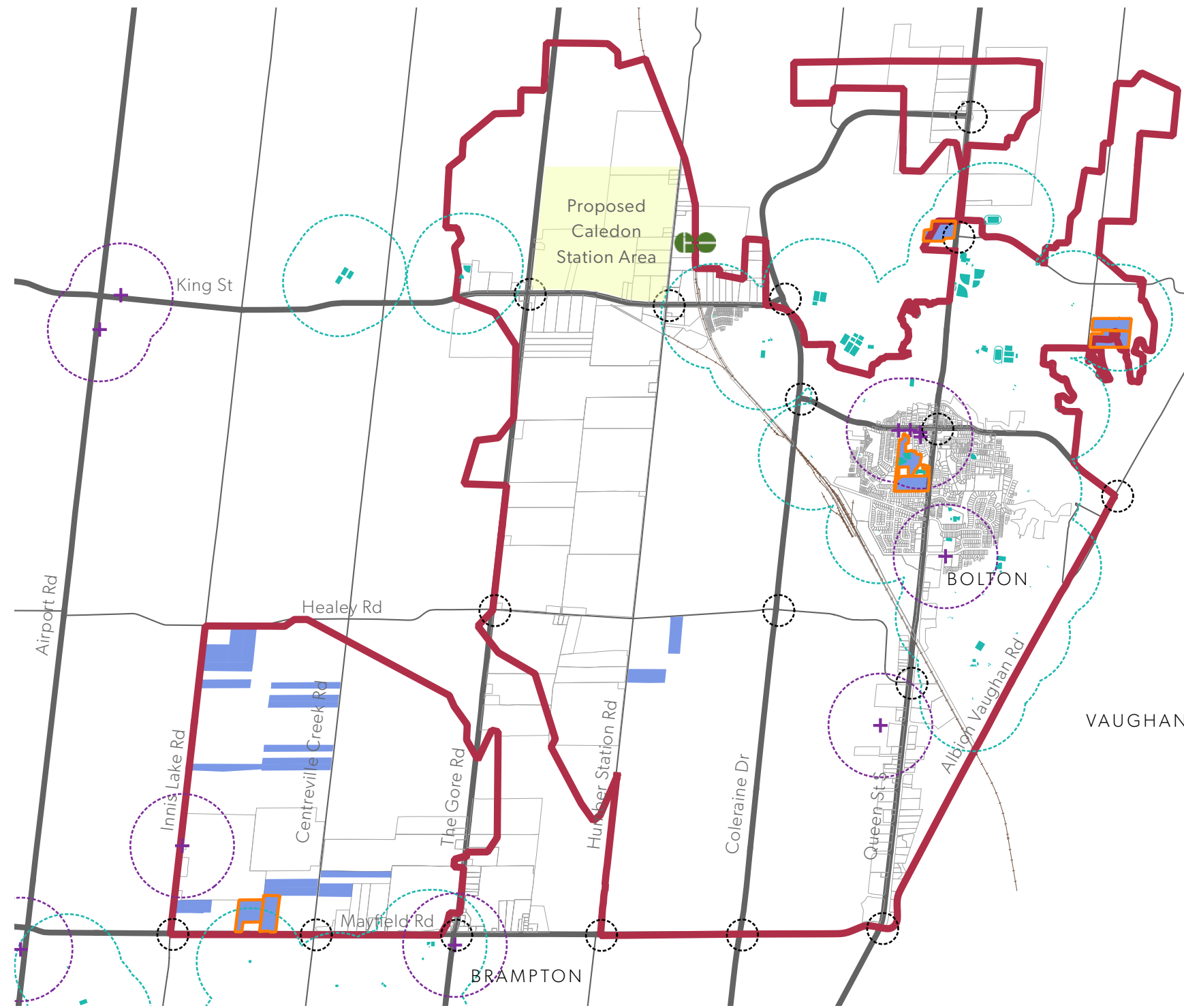
Next, a 150 metre radius buffer is applied to major intersections. Major intersections are defined as the intersection of two Regional Roads or a Regional Road and a Local Road. Proximity to major intersections is necessary to ensure high visibility and access to the proposed temple.

As a secondary layer to this filter, there will also be consideration taken into whether a potential site has secondary access available. Secondary access will minimize conflict between the subject property and surrounding agricultural lands.



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Combined Inclusionary Filters



Legend

- Regional Road
- Local Road - Major
- Study Area
- 10-15 acres
- Active Recreation Space and Facilities
- 500m Active Recreation Buffer
- Place of Worship
- 500m Place of Worship Buffer
- 150m Radius from Major Intersection
- Candidate Sites

Result:

Four candidate sites upon which a temple could be developed have been determined based on three inclusionary filters that are desirable locational attributes for such a use within the urban boundary.

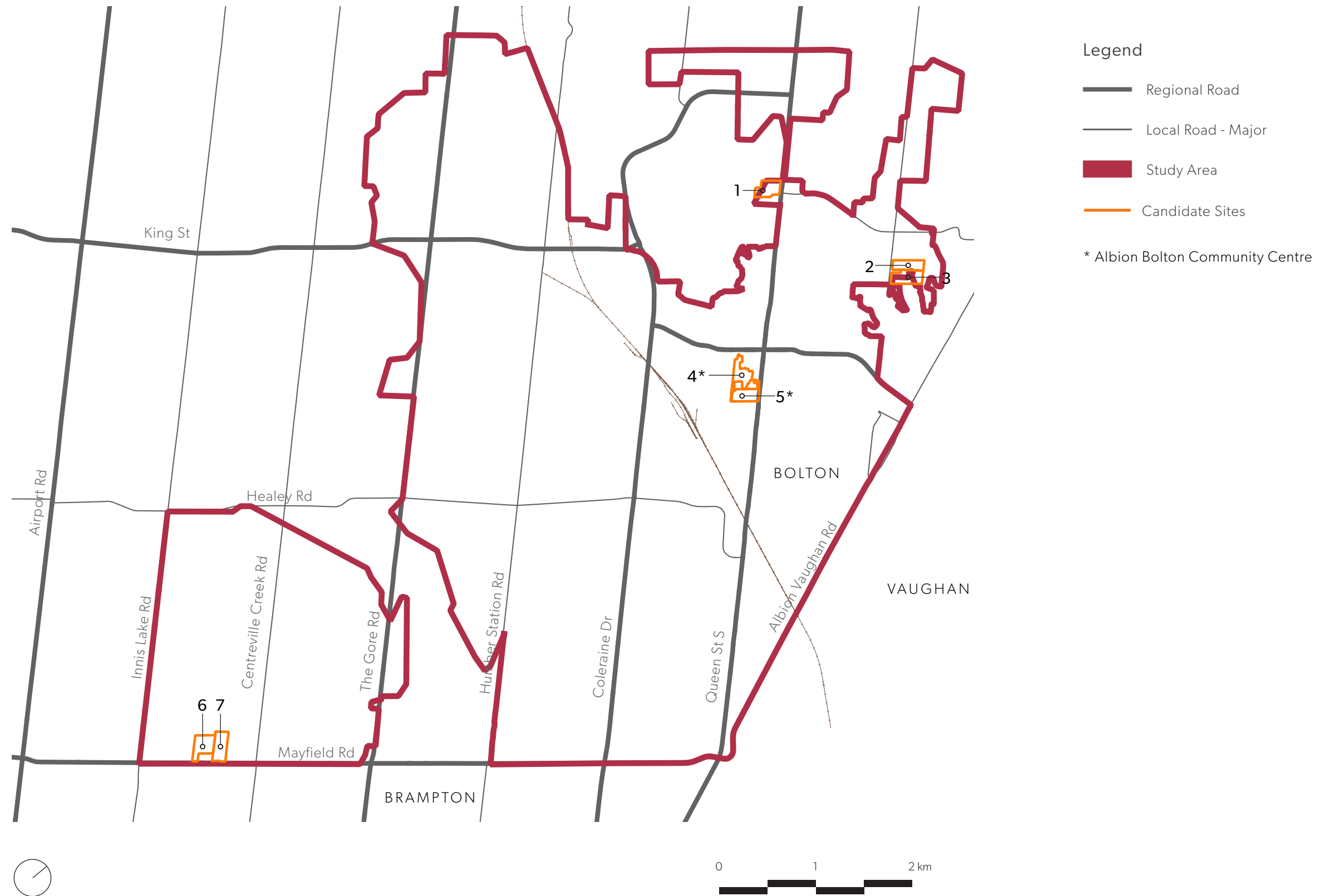
Next Step:

Each candidate site will be further evaluated to determine the feasibility of developing a temple on a site-specific basis.



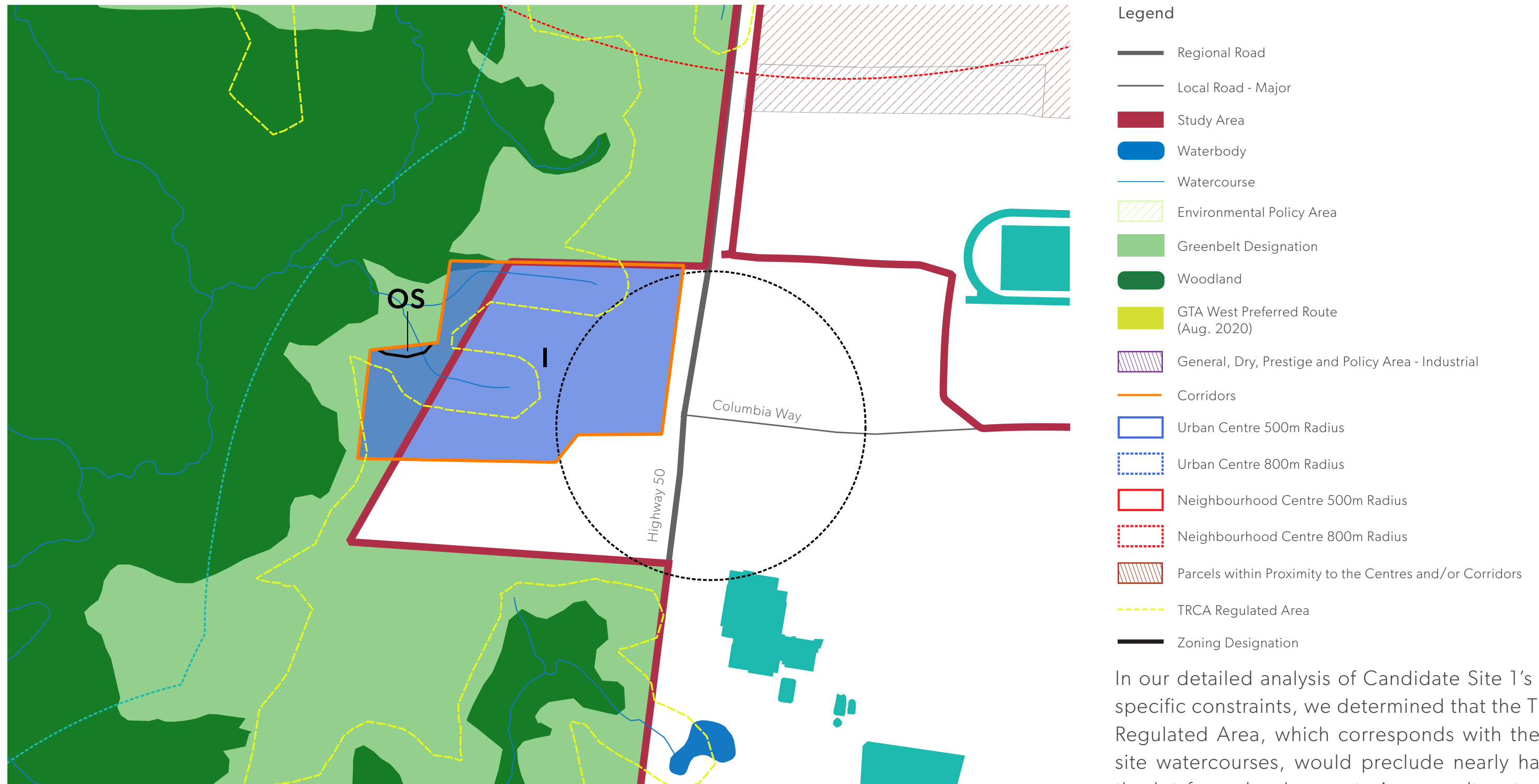
POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Candidate Sites



POLICY AND DATA DRIVEN ANALYSIS - Site Selection

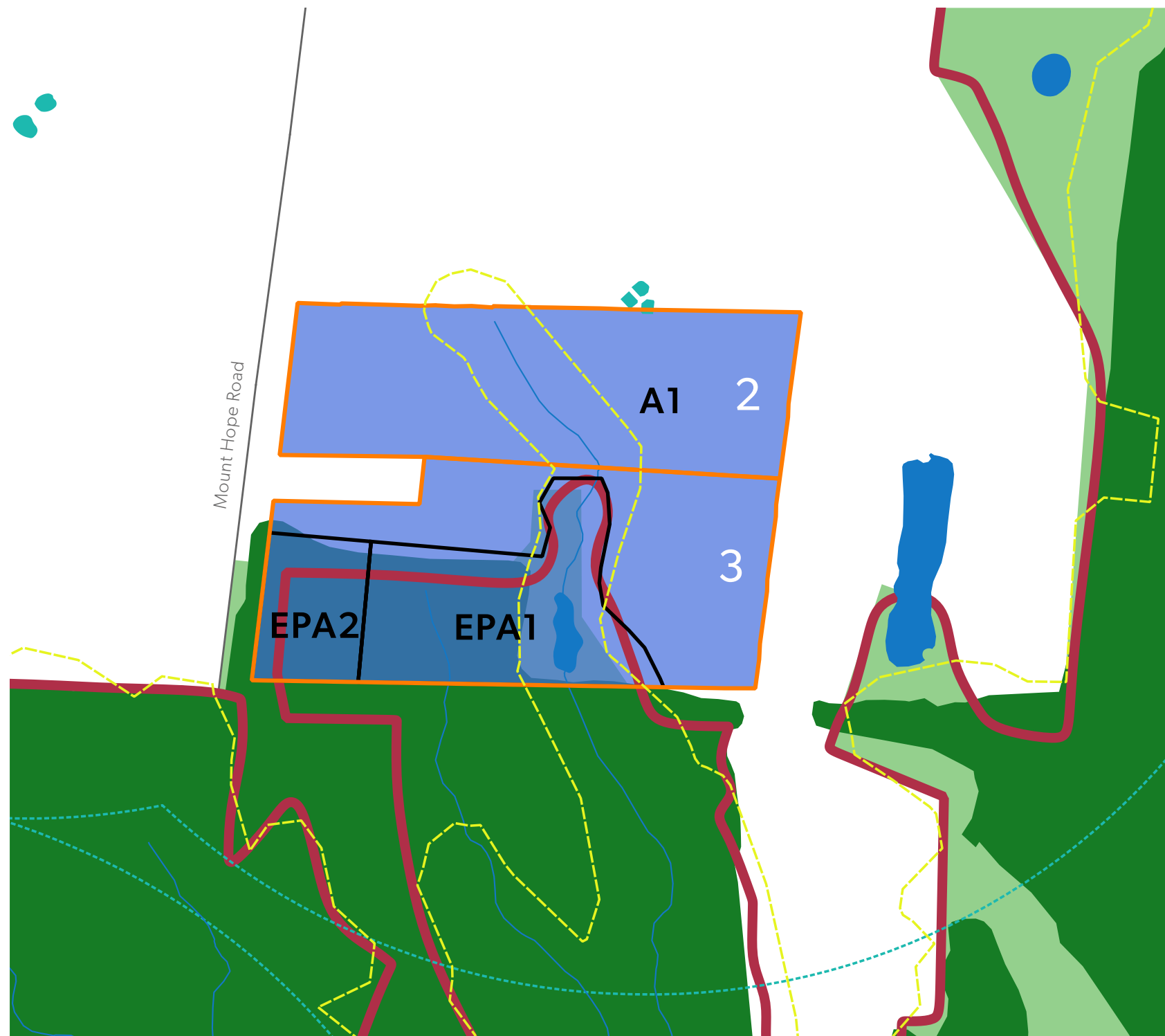
Candidate Sites 1



In our detailed analysis of Candidate Site 1's site-specific constraints, we determined that the TRCA Regulated Area, which corresponds with the on-site watercourses, would preclude nearly half of the lot from development. As a result, a temple could not be located on Candidate Site 1.

POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Candidate Sites 2 & 3



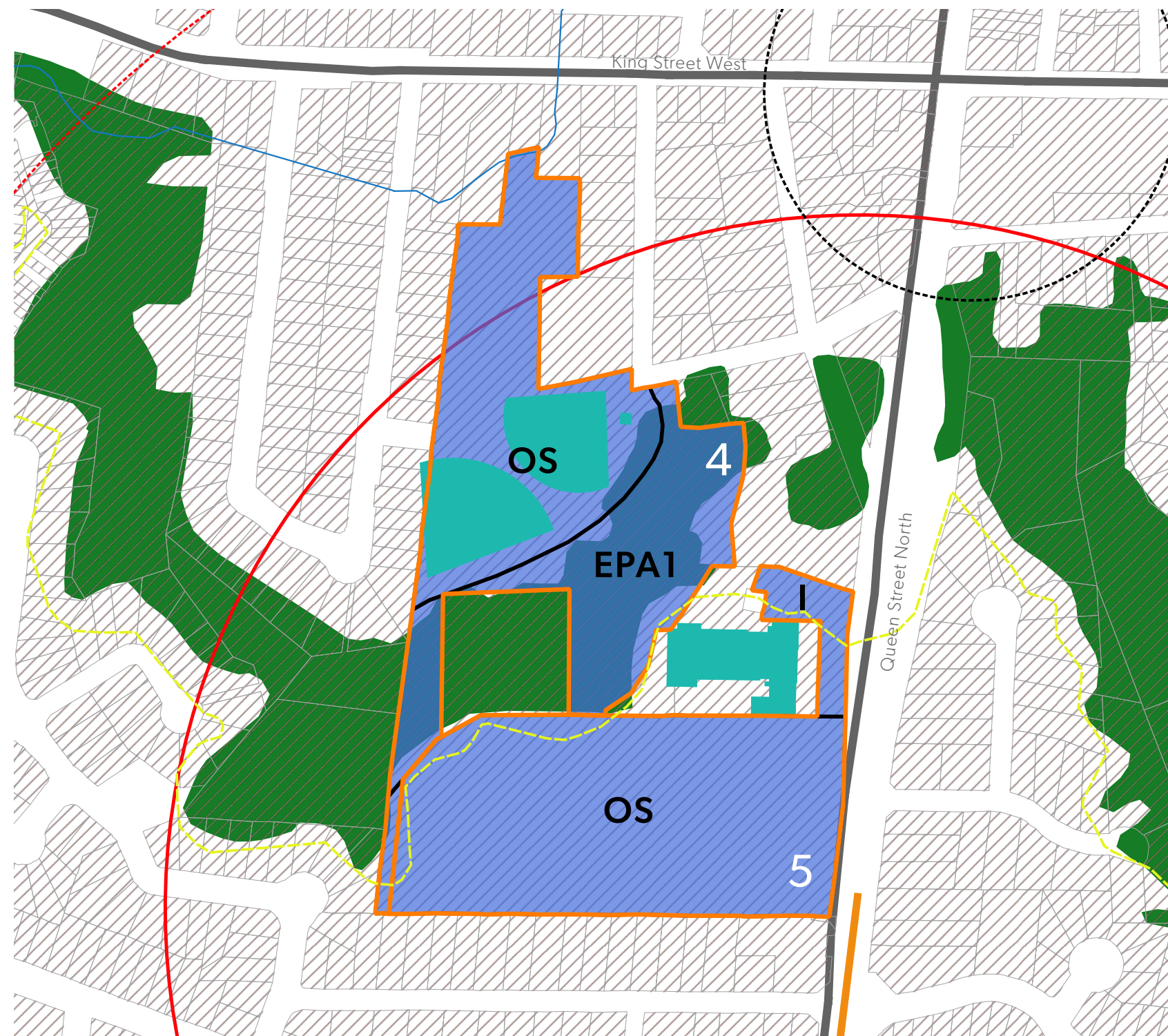
Legend

- Regional Road
- Local Road - Major
- Study Area
- Waterbody
- Watercourse
- Environmental Policy Area
- Greenbelt Designation
- Woodland
- GTA West Preferred Route (Aug. 2020)
- General, Dry, Prestige and Policy Area - Industrial
- Corridors
- Urban Centre 500m Radius
- Urban Centre 800m Radius
- Neighbourhood Centre 500m Radius
- Neighbourhood Centre 800m Radius
- Parcels within Proximity to the Centres and/or Corridors
- TRCA Regulated Area
- Zoning Designation

Candidate Sites 2 & 3 are bisected by a watercourse and TRCA Regulated Area. Furthermore, the majority of Candidate Site 3 is zoned EPA1 and EPA 2. As a result, both Candidate Sites do not meet the minimum developable area (10 ha) threshold to develop a temple.

POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Candidate Sites 4 & 5



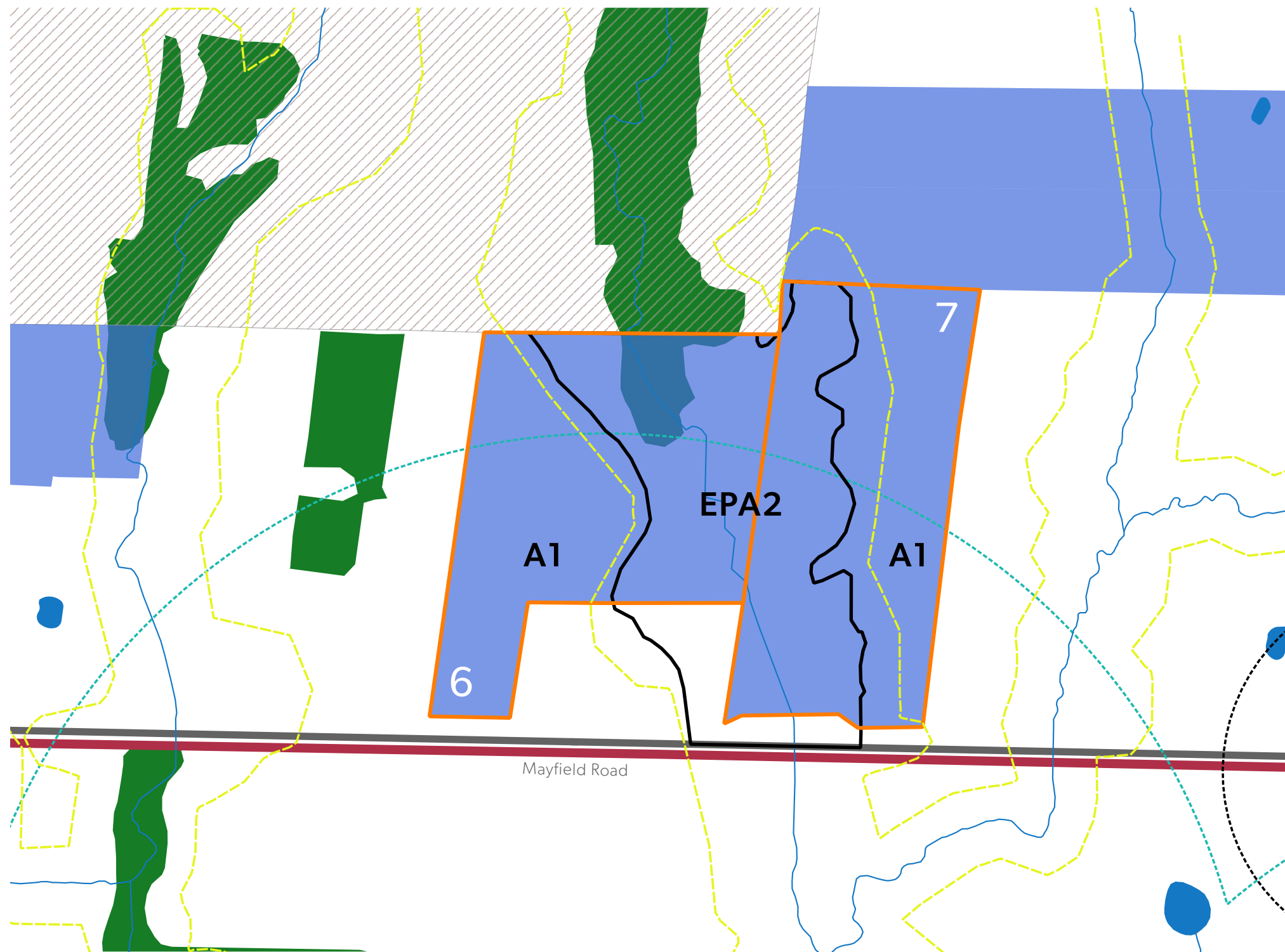
Legend

- Regional Road
- Local Road - Major
- Study Area
- Waterbody
- Watercourse
- Environmental Policy Area
- Greenbelt Designation
- Woodland
- GTA West Preferred Route (Aug. 2020)
- General, Dry, Prestige and Policy Area - Industrial
- Corridors
- Urban Centre 500m Radius
- Urban Centre 800m Radius
- Neighbourhood Centre 500m Radius
- Neighbourhood Centre 800m Radius
- Parcels within Proximity to the Centres and/or Corridors
- TRCA Regulated Area
- Zoning Designation

Candidate Sites 4 & 5 are two lots that comprise the Albion Bolton Community Centre, Albion-Bolton Fairgrounds, and the Ted Houston Memorial Park. These sites do not provide a practical or feasible opportunity for a temple as they are already occupied for several public institutional uses. As well, half of Candidate Site 4 is zoned EPA1, thus precluding development on the property.

POLICY AND DATA DRIVEN ANALYSIS - Site Selection

Candidate Sites 6 & 7



Legend

- Regional Road
- Local Road - Major
- Study Area
- Waterbody
- Watercourse
- ▨ Environmental Policy Area
- Greenbelt Designation
- Woodland
- GTA West Preferred Route (Aug. 2020)
- ▨ General, Dry, Prestige and Policy Area - Industrial
- Corridors
- Urban Centre 500m Radius
- Urban Centre 800m Radius
- Neighbourhood Centre 500m Radius
- Neighbourhood Centre 800m Radius
- ▨ Parcels within Proximity to the Centres and/or Corridors
- - - TRCA Regulated Area
- Zoning Designation

Candidate Sites 6 & 7 are split-zoned EPA2, corresponding with the watercourse and associated TRCA Regulated Area. As a result, neither sites provide the requisite developable area of at least 10 ha to facilitate the development of a temple.

FINDINGS

- After considering each of the Candidate Sites on a site-specific basis, the analysis determined that none of the sites can accommodate a temple.
- Development is precluded on most of the Candidate Sites due to significant environmental constraint.
- Although Candidate Site 5 does not have any discernable environmental constraints, it contains a significant proportion of the parking spaces for the Albion Bolton Community Centre, along with the Albion-Bolton Fairgrounds itself and a maintenance building. The private redevelopment of this site would compromise the operational integrity of the Community Centre and replace a public institutional use with a private use.
 - This would not constitute 'good planning'.

SUMMARY & CONCLUSION

- An Overlay Analysis and Addendum were completed in December 2020 and August 2022, respectively, to satisfy PPS Policy 2.3.6.1.4.b regarding the evaluation of reasonable alternatives that avoid Prime Agricultural Areas and, if this is not feasible, to evaluate for reasonable alternatives on lower-priority agricultural lands within the Prime Agricultural Area.
- The purpose of this Overlay Analysis Addendum is to supplement the original Overlay Analysis and evaluate a set of reasonable alternative sites within the Settlement Area that avoid the Prime Agricultural Area in satisfying PPS Policy 2.3.6.1.4.b. The Addendum recognizes the additional inventory of Employment and Community Lands proposed for designation through the Peel Region MCR and Town of Caledon OPR 2022.

SUMMARY & CONCLUSION - CONTINUED

- The Overlay Analysis Addendum first identified a Study Area that only considered the existing Settlement Area and SABE Community Lands added in the new PROP 2022. The SABE Employment Lands were excluded from the Study Area as these lands are intended for uses that assist in meeting the 2051 employment growth target and are also intended to be protected from sensitive land uses such as places of worship.
- We recognize that there is a purpose-driven land use hierarchy for Employment and Community designations established by the Peel Region MCR assessment and designation and Town of Caledon OPR. We take this into consideration through the Overlay Analysis Addendum assessment.
- 4 exclusionary filters were then applied to narrow down the list of reasonable Candidate Sites within the Study Area. Existing Employment Areas and Intensification Centres and Corridors formed 2 of the exclusionary filters as these lands are intended for employment uses and transit-oriented uses and densities, respectively, within the Provincial hierarchy of land uses.

SUMMARY & CONCLUSION - CONTINUED

- Thereafter, 3 inclusionary filters were applied to determine the Candidate Sites which had the highest number of optimal locational attributes for siting a campus-style temple on.
- 7 Candidate Sites were identified through the inclusionary filter analysis. After analyzing site-specific constraints for each Candidate Site, it was determined that there were no reasonable alternatives within the Settlement Area.
- By doing so, we have satisfied Policy 2.3.6.1.b.4.i of the PPS 2020 and demonstrated the necessity of considering lands within the Prime Agricultural Area.

SUMMARY & CONCLUSION - CONTINUED

- The original Overlay Analysis then satisfies Policy 2.3.6.1.b.4.ii of the PPS 2020 by demonstrating that in our evaluation of lower-priority agricultural lands, the Subject Property is the preferred Candidate Site which will result in a negligible impact to the Prime Agricultural Area in comparison to other Candidate Sites within the noted area.
- The campus-style Hindu temple is appropriately located to achieve a balance between the competing Provincial policy objectives of creating a Complete Community and protecting the Prime Agricultural Area in the Town of Caledon.
- Overall, it is our opinion that we have demonstrated consistency with PPS 2020 Policy 2.3.6.1.b.