

TOWN OF CALEDON
PLANNING
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POLICY AND DATA DRIVEN ANALYSIS SITE SELECTION

HINDU TEMPLE
6939 KING STREET EAST
CALEDON EAST

DECEMBER 2020
FN: 8644

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Policy and Data Driven Analysis - Site Selection

Objectives and Methodology

The objective of this overlay analysis is to **determine a suitable site on which to locate a Hindu temple within the Town of Caledon**. SMVS has made an application to the Town for land use permissions to establish a campus-style temple to provide for its current community, which includes Caledon and its greater area. This temple would meet the spiritual and communal needs of the Hindu community, creating a space for social congregation ultimately providing an institutional, educational and cultural facility. This document represents the planning assessment process to consider candidate sites for siting the development.

The prevailing provincial policy priority highlights the need to create '*complete communities*'. *Complete communities* are intended to support quality of life and human health, meeting the needs of people by providing access to housing, jobs, parks, schools, and community facilities. There is also a priority for retention of *Prime Agricultural Lands* for continued agricultural uses.

Weston Consulting has initiated this policy and data driven site selection analysis, considering the siting options for a Hindu temple in consideration of dual priorities of creating *complete communities* and preserving Agricultural Lands.

The methodology behind the analysis employs exclusive (opposing) and inclusive (supporting) filters intended to identify a suitable site for development that will be the least intrusive and sensitive to the policy environment.

This analysis was conducted using the following process:

Step 1 - Identify Study Area

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

Step 2 - Apply Exclusionary Filters

An inventory of candidate sites is narrowed down by applying filters to exclude certain parcels that were located in undesirable/undevelopable areas, including the *Prime Agricultural Area*.

Step 3 - Apply Inclusionary Filters

Candidate sites are further narrowed down based on whether they meet a number of criteria deemed to be appropriate locational attributes for a temple and which ensured the preservation of the *Prime Agricultural Area*. This portion of the analysis results in a small number of reasonable alternatives for the SMVS temple.

Step 4 - Rank the Remaining Candidate Sites

The remaining candidate sites are ranked based on how many of the inclusionary filters apply to them, ultimately determining a preferable site.

Policy and Data Driven Analysis - Site Selection

Policy Overview

This analysis was conducted in consideration of the policies derived from Provincial Policy Statement (PPS) Section 2.3 and the Peel Region Official Plan (OP) Section 3.2.

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

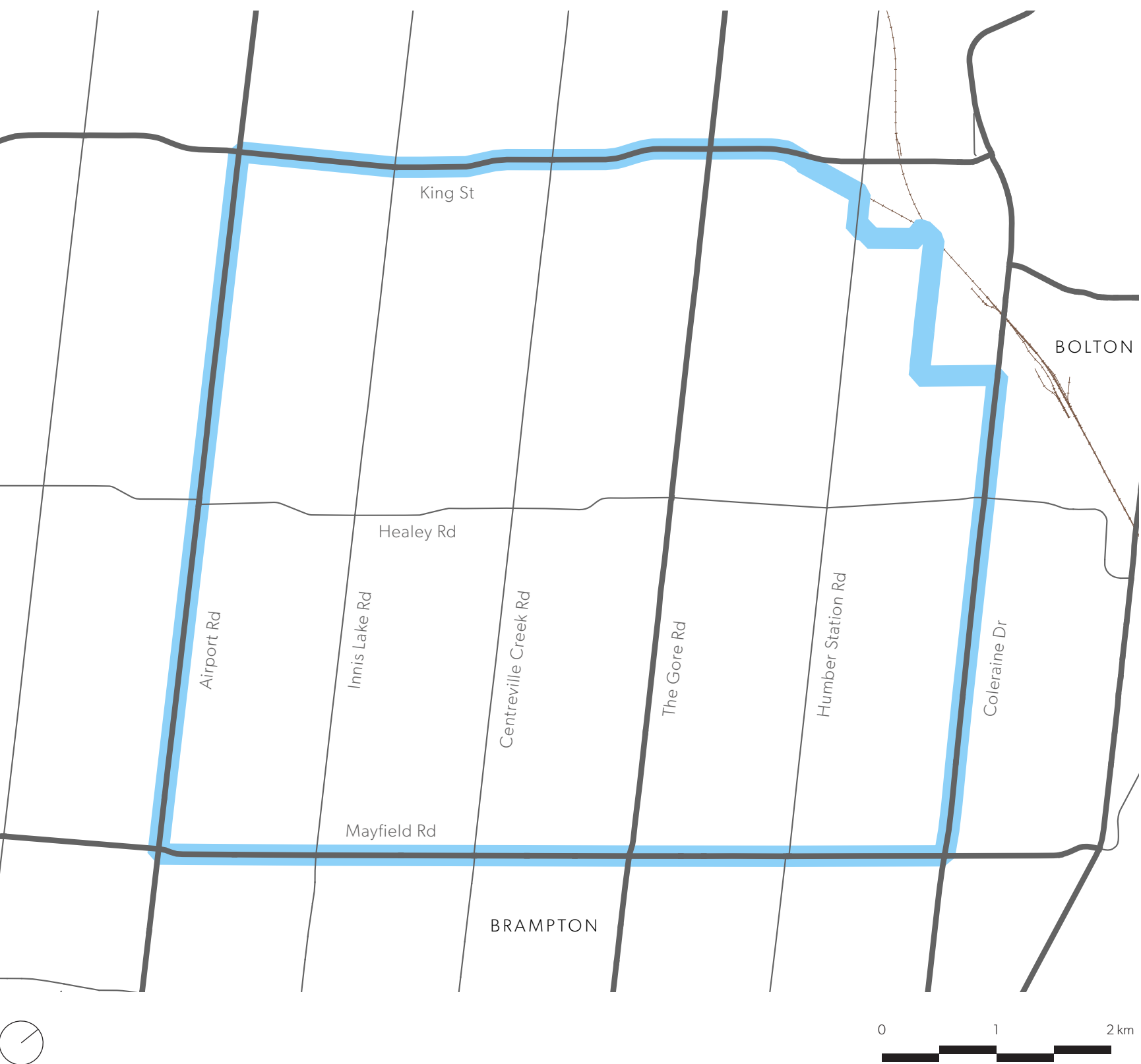
- i. there are no reasonable alternative locations which avoid prime agricultural areas; and
- ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

3.2.2.11 Direct the Town of Caledon, in the Prime Agricultural Area, only to permit a non-residential use, subject to an area municipal official plan amendment and provided that:

- a) there are no reasonable alternative locations which avoid the Prime Agricultural Area;
- b) there are no reasonable alternative locations in the Prime Agricultural Area with lower priority agricultural lands;
- c) there is a demonstrated need for the use, which has been justified in the context of applicable growth management policies; and
- d) impacts from any new non-residential use on surrounding agricultural operations and lands are minimal or will be satisfactorily mitigated.

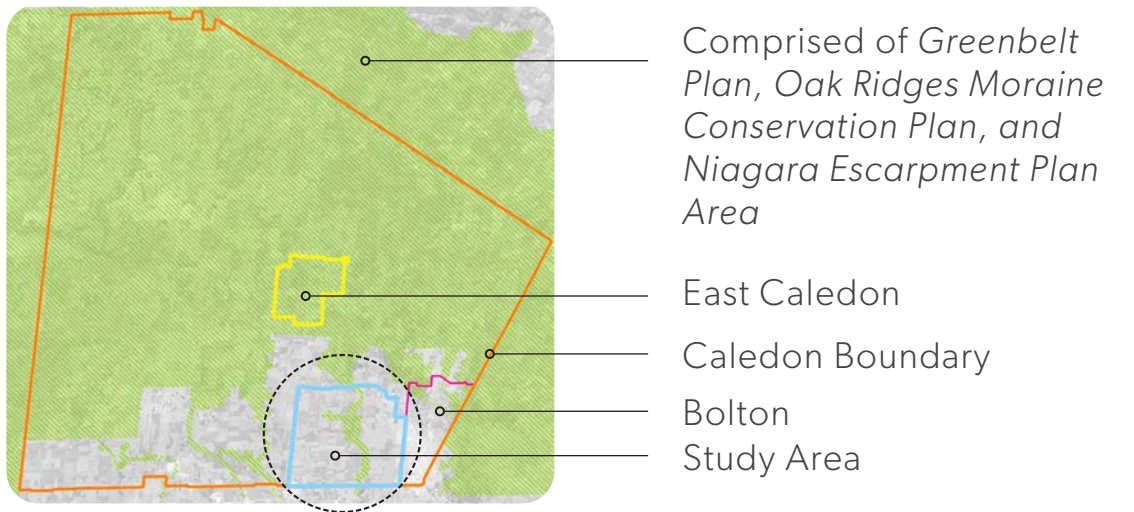
Policy and Data Driven Analysis - Site Selection

Step 1: Identifying the Study Area



SMVS has established this as an appropriate area for the siting based on the proximity to East Caledon, Bolton, and Mississauga. The purpose of the study area is to narrow down the list of candidate sites based on two reasonable premises;

- Study area should be in close proximity to potential worshipers living in the residential centres of Caledon East and Bolton.
- 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 (illustrated in the inset below). Most of the Town is regulated by these plans.



Legend

- Regional Road
- Local Road - Major
- Study Area

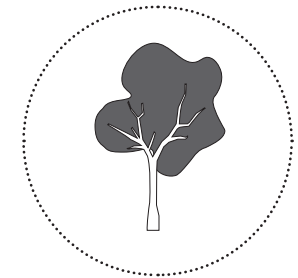
Policy and Data Driven Analysis - Site Selection

Step 2: Applying Exclusionary Filters

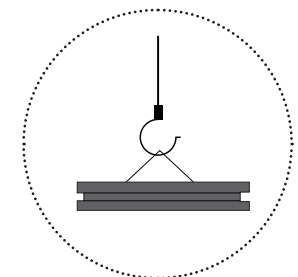
After the study area was identified, three exclusionary filters are applied to further refine the site selection. These filters have been identified based on policy driven reasoning as they represent absolute constraints for development. The exclusionary filters illustrate lands with a range of priorities including; environmental protection, hazardous zones and/or incompatibility of land use and will be excluded from the site selection process.

The exclusionary filters applied are:

- Greenbelt and Natural Heritage Features;
- Proposed Priority Route within the GTA West Corridor and Bolton Residential Expansion Area; and
- Prime Agricultural Lands.



Greenbelt and
Natural Heritage Features



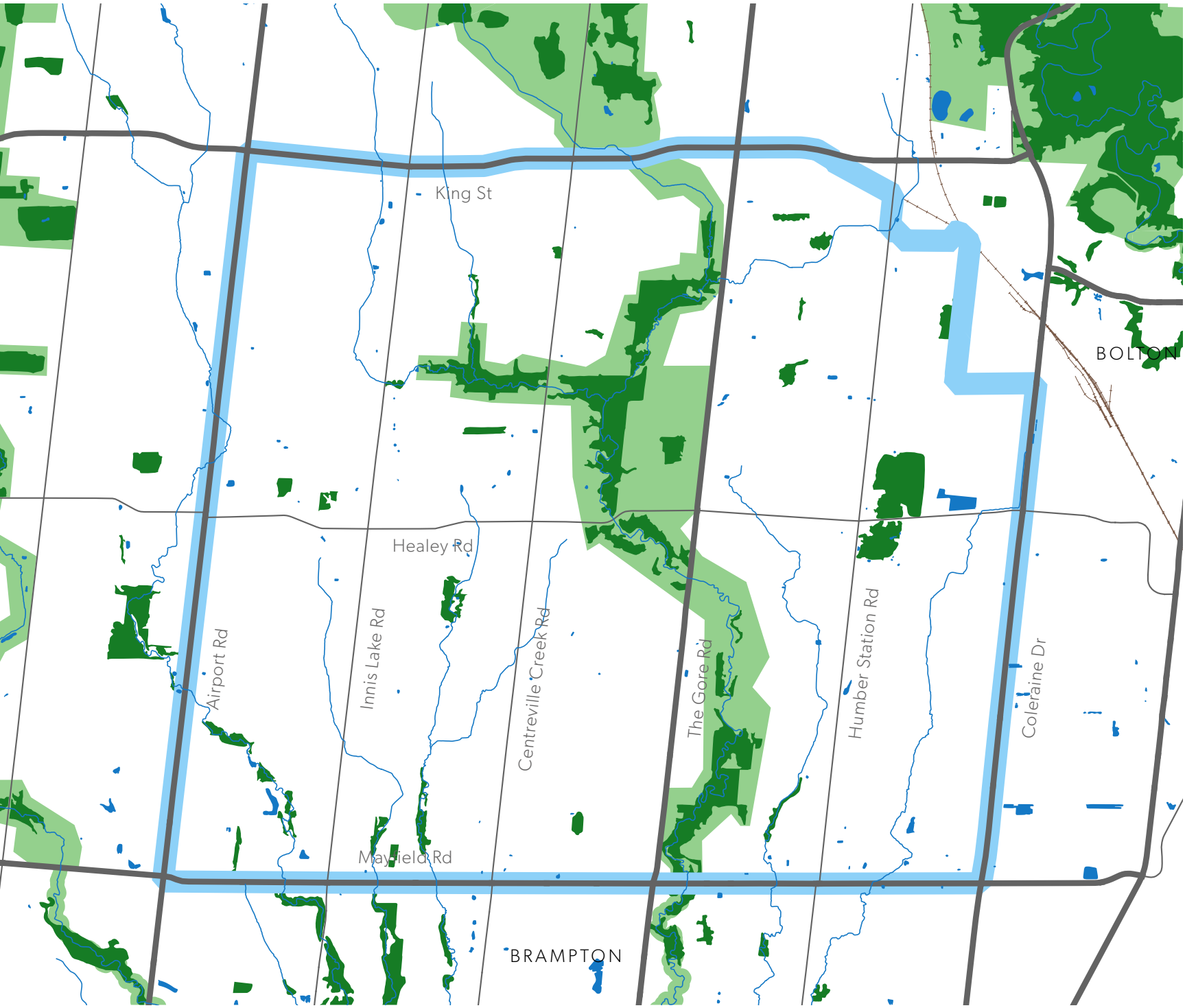
GTA West Corridor and Bolton
Residential Expansion Area



Prime Agricultural Lands

Policy and Data Driven Analysis - Site Selection

Exclusionary Filter 1: Greenbelt and Natural Heritage Features



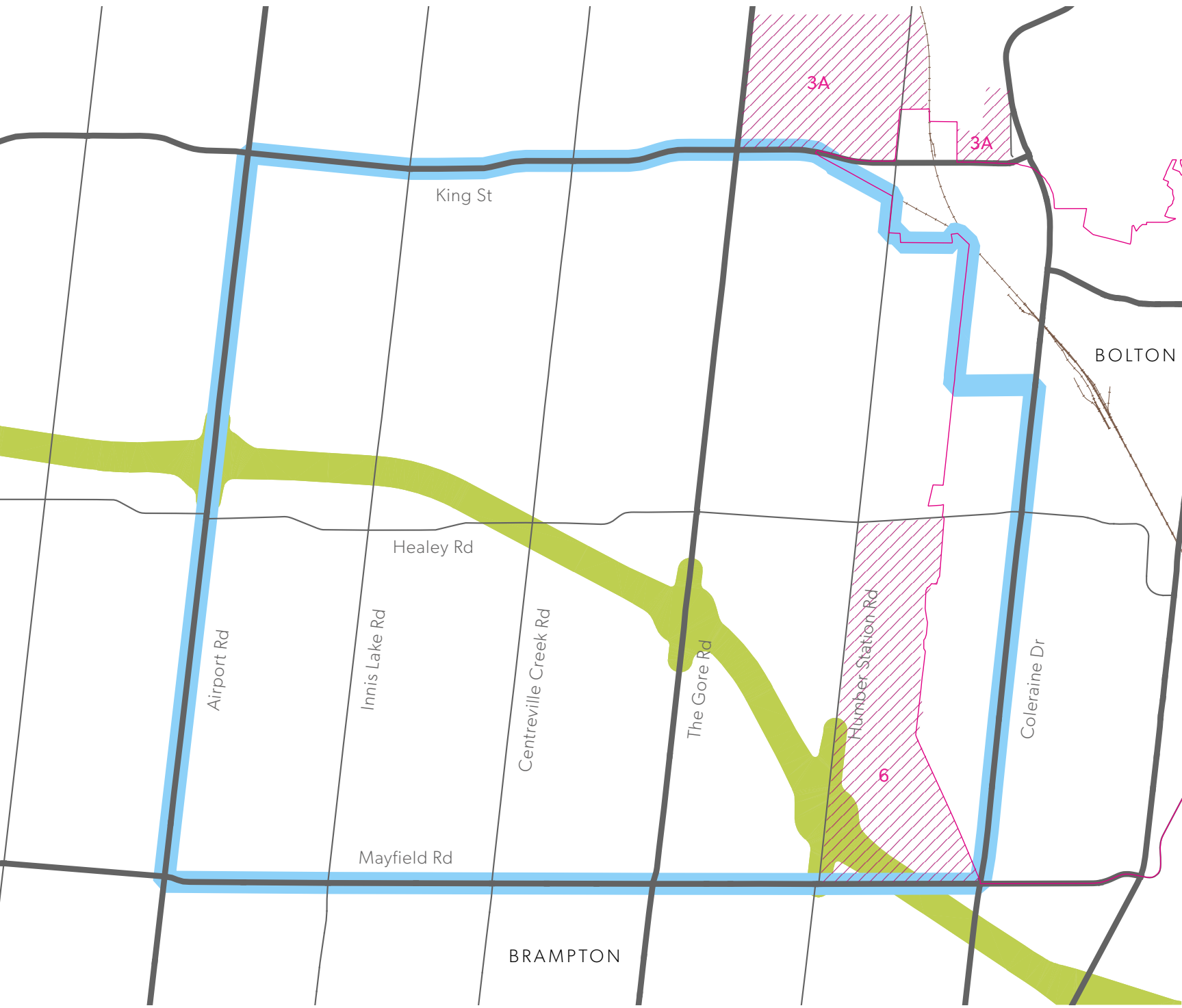
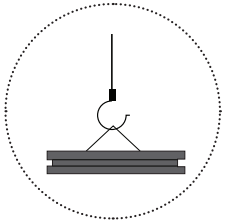
The first filter applied identifies lands within the *Greenbelt Plan*, *Oak Ridges Moraine Conservation Plan*, and *Niagara Escarpment Plan Area*, or lands which are designated as *Natural Heritage* based on various features outlined in the Town's OP.

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



Policy and Data Driven Analysis - Site Selection

Exclusionary Filter 2: GTA West Corridor and Bolton Expansion Area



The second exclusionary filter identifies lands which are within the *GTA West Preferred Route*, the Bolton settlement area and the *Bolton Residential Expansion Area* (Options 3A, 6) which are contemplated for more intensive residential and commercial land use. These identified areas are eliminated as potential areas for the development.

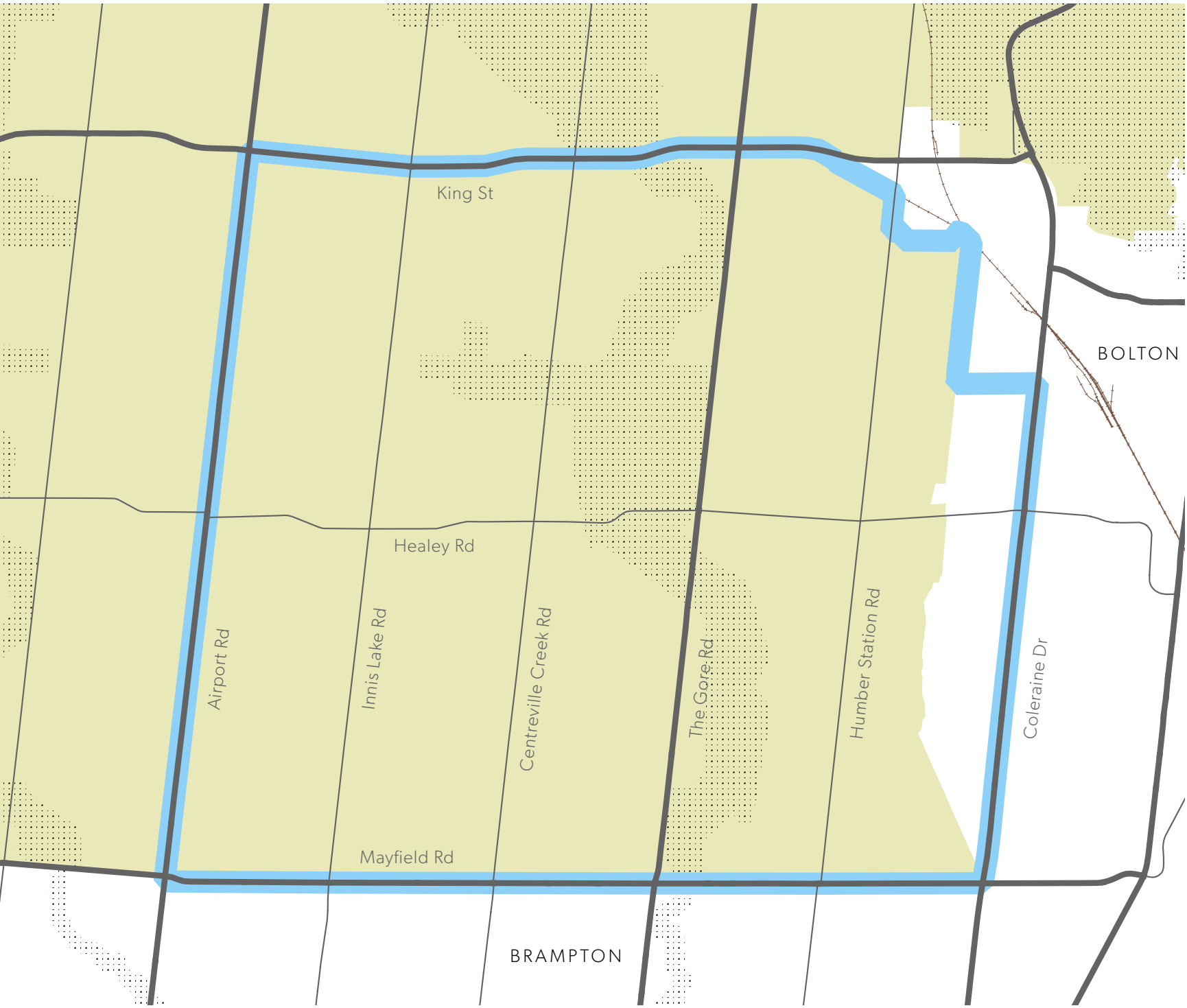
- Legend**
- Regional Road
 - Local Road - Major
 - Study Area
 - GTA West Preferred Route (Aug. 2020)
 - Proposed Bolton Residential Expansion Options: 3A, 6
 - Bolton Settlement Area





Policy and Data Driven Analysis - Site Selection

Exclusionary Filter 3: Prime Agricultural Land



This final exclusionary filter illustrates lands within the study area designated as *Prime Agricultural Area* per Schedule B of the Peel Region Official Plan.

This filter illustrates that virtually all lands within the study area, with the exception of natural heritage features, fall within the Prime Agricultural Area. Furthermore, lands surrounding the identified study area also fall within the Prime Agricultural Area.

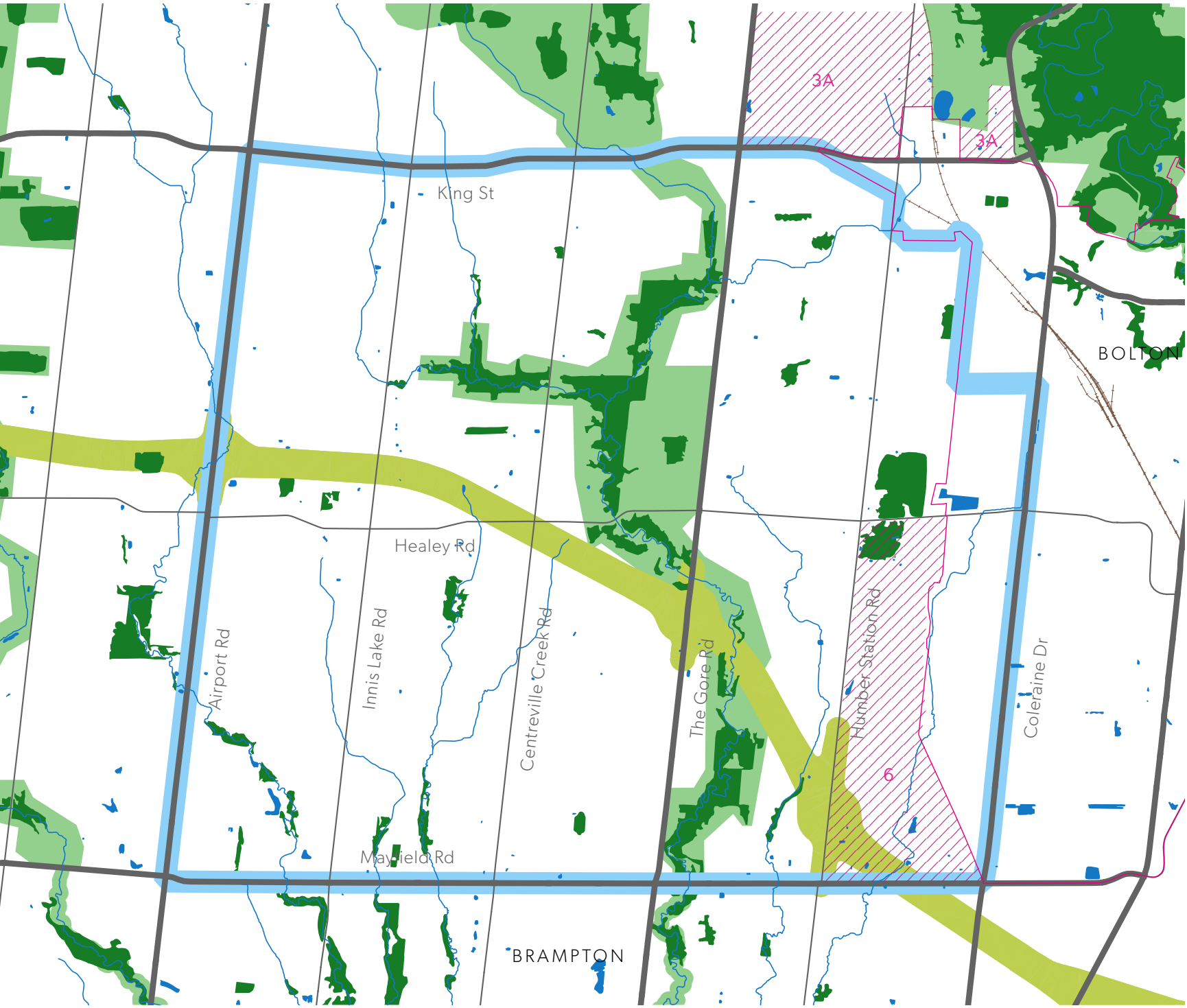
Key Observation:

With this information, it is clear that there are no alternatives to avoid these lands, and so alternate criteria must be considered to determine a set of reasonable, lower priority agricultural lands within the *Prime Agricultural Area*.



Policy and Data Driven Analysis - Site Selection

Combined Exclusionary Filters



This map overlays the exclusionary filters in order to narrow down the inventory of candidate sites within the study area.

Key Observation:

Due to the fact that there are *no* sites within the study area which avoid the *Prime Agricultural Area*, we must now consider whether or not there are lower priority parcels within the noted area.

Excluding lands within the *Greenbelt Plan*, *Natural Heritage* features, the *GTA West Preferred Route*, the Bolton Settlement area and the *Bolton Expansion Area* considerably narrows down the list of candidate sites.

Legend

- Regional Road
- Local Road - Major
- Study Area
- Waterbody
- Watercourse
- Greenbelt Designation
- Woodland
- GTA West Preferred Route (Aug. 2020)
- Proposed Bolton Residential Expansion - Options: 3A, 6
- Bolton Settlement 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 while ensuring the preservation of the *Prime Agricultural Area*. (i.e. inclusionary filters):

- Agricultural Land Use;
- Lot Size;
- Proximity to Community Facilities;
- Proximity to Major Intersections;
 - Secondary access available.
- Land Fragmentation; and,
- Zoning.

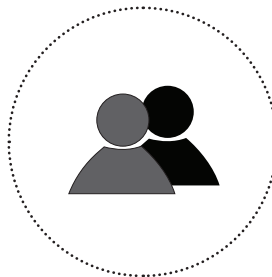
The noted criteria will allow for further refinement, and avoid further potential impacts on the *Prime Agricultural Area*.



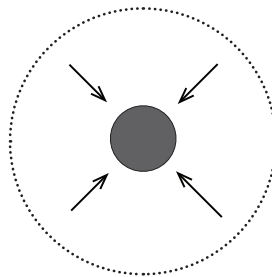
Agricultural Land Use



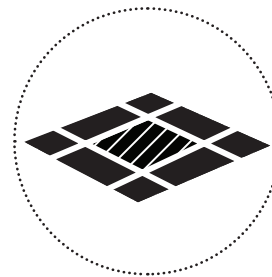
Lot Size



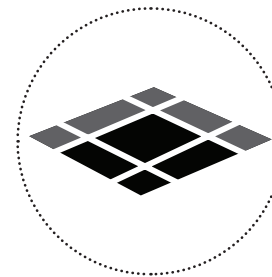
Community Facilities



Major Intersections



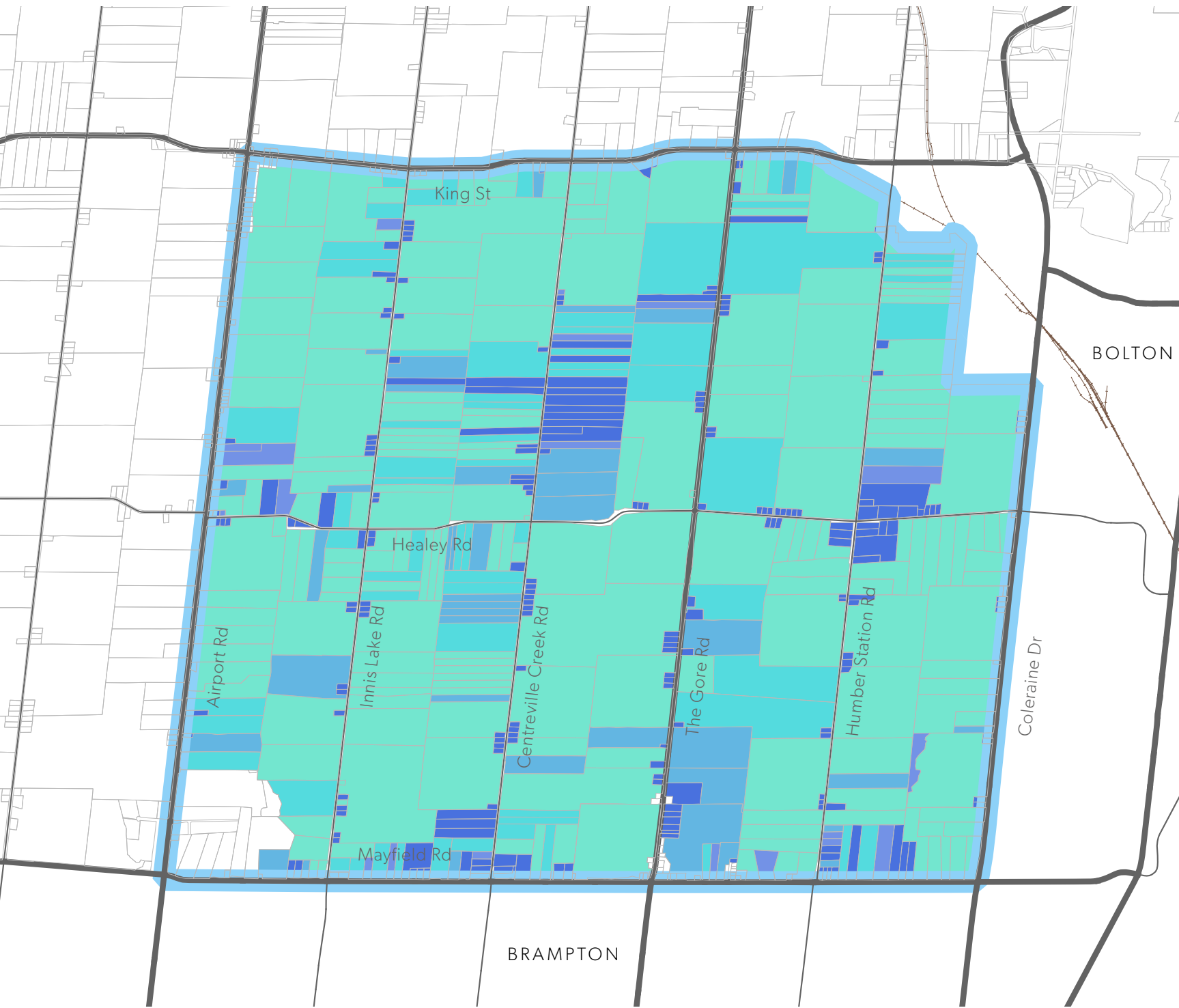
Land Fragmentation



Zoning

Policy and Data Driven Analysis - Site Selection

Inclusionary Filter 1: Agricultural Land Use Evaluation



Inclusionary filter one assigns a score to land parcels based on the percentage of each parcel that is currently used for agricultural production. This analysis illustrates that the majority of sites maintain a high percentage of farmed land. The small area of Tullamore towards the south of the study area is designated as Highway Commercial per Schedule N - Land Use Plan Area of the Town of Caledon Official Plan although Schedule B of the Peel Region Official Plan illustrates it as Prime Agricultural Area.

Legend

- Regional Road
- Local Road - Major
- Study Area
- Parcel Fabric

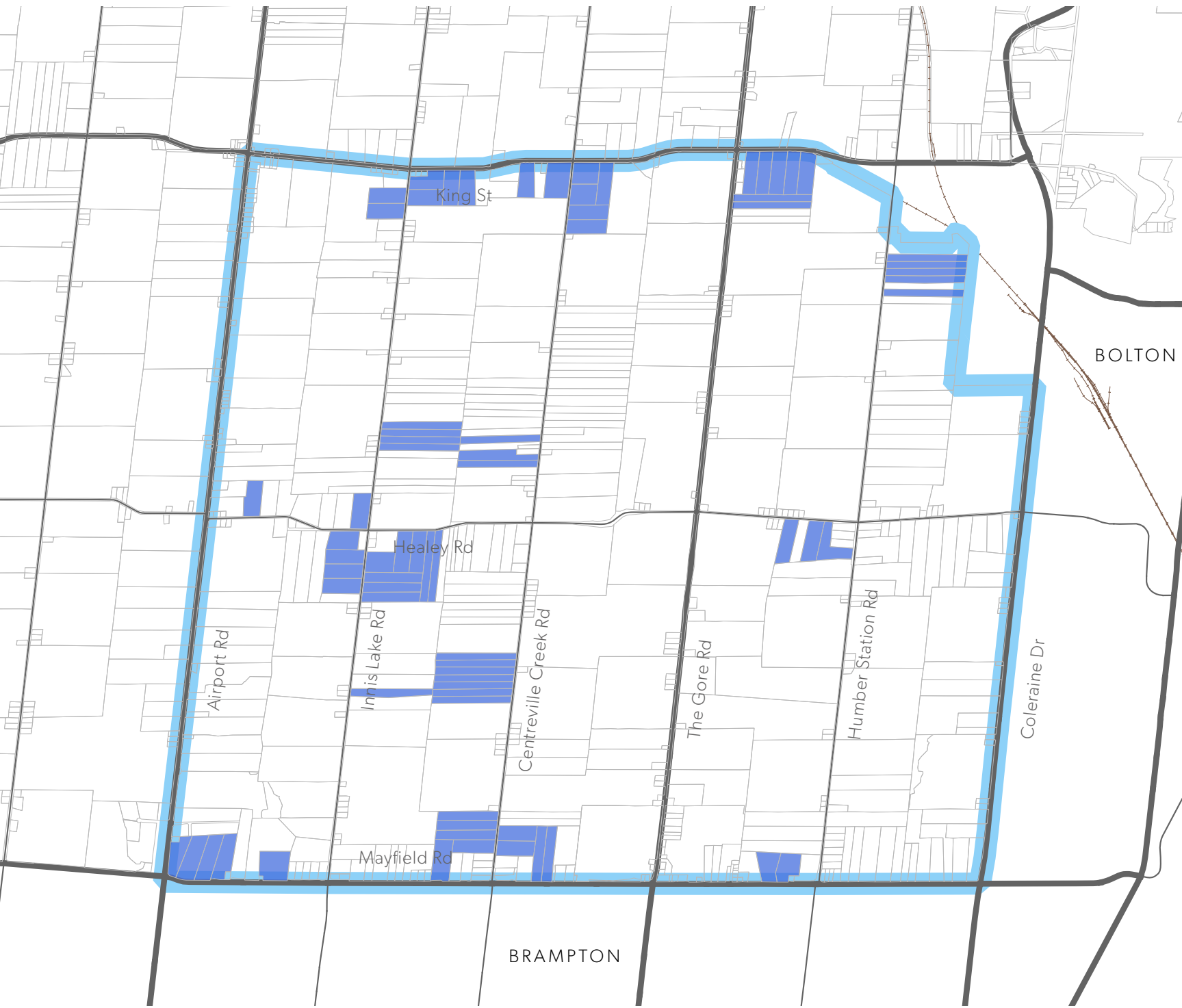
% of Evaluation Unit in Agricultural Use

- | | |
|---------|--------------------------------|
| 80-100% | High Percentage of Farmed Land |
| 60-80% | |
| 40-60% | |
| 20-40% | Low Percentage of Farmed Land |
| 0-20% | |



Policy and Data Driven Analysis - Site Selection

Inclusionary Filter 2: Lot Area



The intent of filter two is to target medium-sized parcels for the development of a temple. A lot between 10-15 acres would meet the facility needs of SMVS. This would allow us to avoid the larger agricultural operations while ensuring that potential parcels are large enough for the development.

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

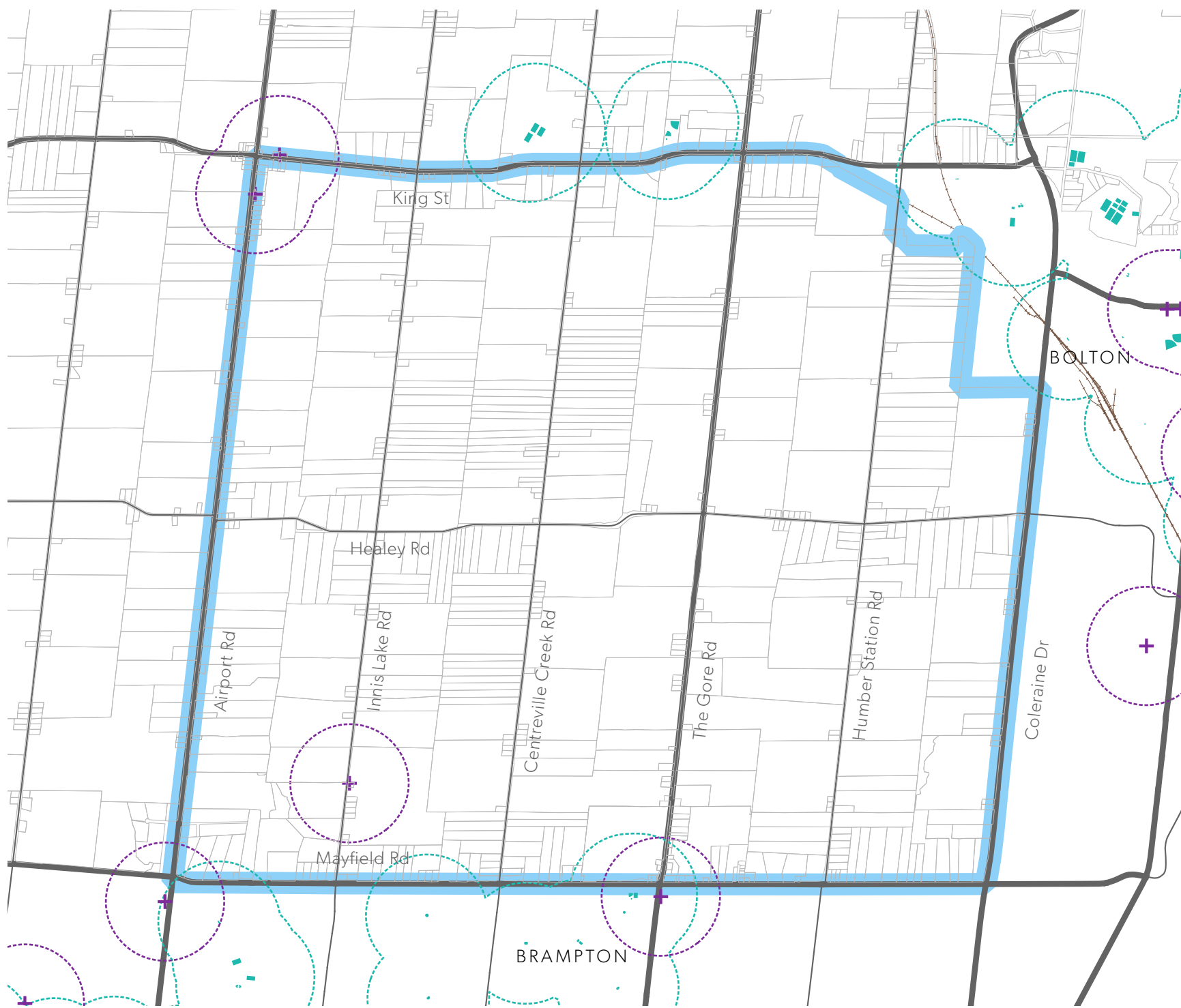
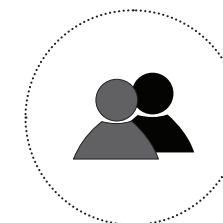
Legend

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



Policy and Data Driven Analysis - Site Selection

Inclusionary Filter 3: Proximity to Community Facilities



Inclusionary filter three 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. It will also minimize the potential conflict between lands with agricultural uses. 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).

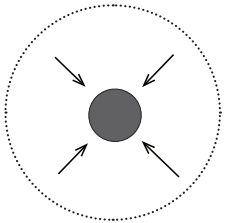
Legend

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

0 1 2 km

Policy and Data Driven Analysis - Site Selection

Inclusionary Filter 4: Proximity to Major Intersections



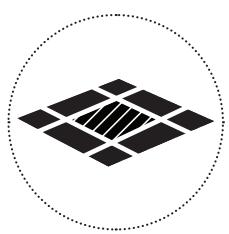
Next, a 150 metre radius buffer is applied to major intersections. Major intersections are defined as the intersection of two *Regional Roads* or a *Regional Road* and a *Local Road*. Proximity to major intersections is necessary to ensure high visibility and access to the proposed temple. This filter has been given greater weight than the other filters.

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.

At this point, four candidate sites are identified based on the combined previous criteria.

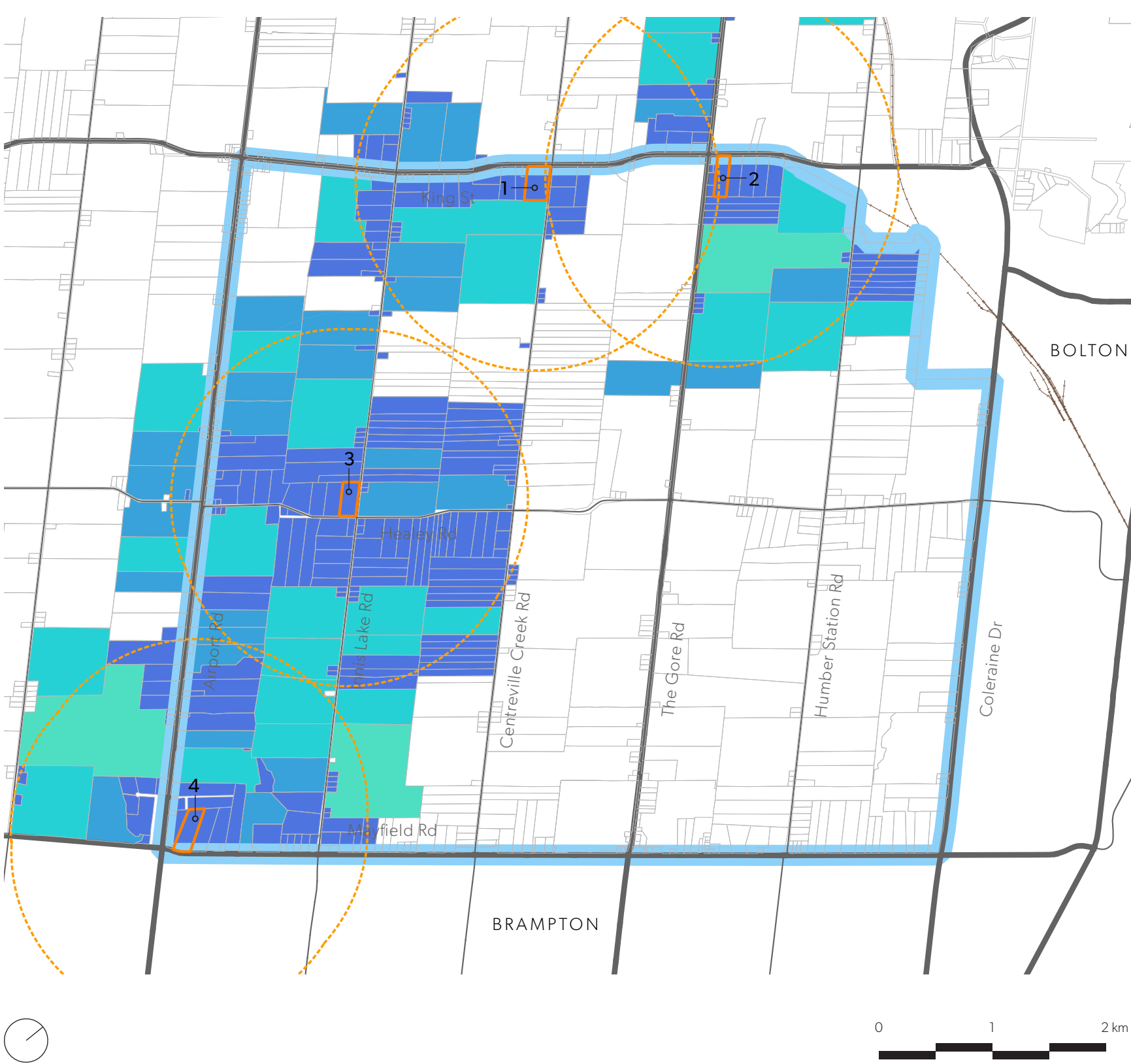
Although Candidate Site 3 is not within 150 m of a major intersection, it is being included as a consideration because it meets a number of other criteria.

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



Policy and Data Driven Analysis - Site Selection

Inclusionary Filter 5: Degree of Land Fragmentation



A filter measuring the degree of land fragmentation is applied to the study area to prevent further and unnecessary fragmentation of the *Prime Agricultural Lands*. In order to calculate the land fragmentation scores, a 1.5 km radius buffer is applied to each of the candidate sites. This value is consistent with the study area size used for the Agricultural Impact Assessment conducted by Colville Consulting. The average lot area of parcels located within these buffered areas (with exception to Greenbelt lands, commercial, industrial, and institutional properties) is then calculated. Lands with a medium to high fragmentation (smaller lot area) are more desirable as these areas will prevent further fragmentation of *Agricultural Lands* but also move toward establishing 'complete communities' where there is a clustering of diverse services and infrastructure.

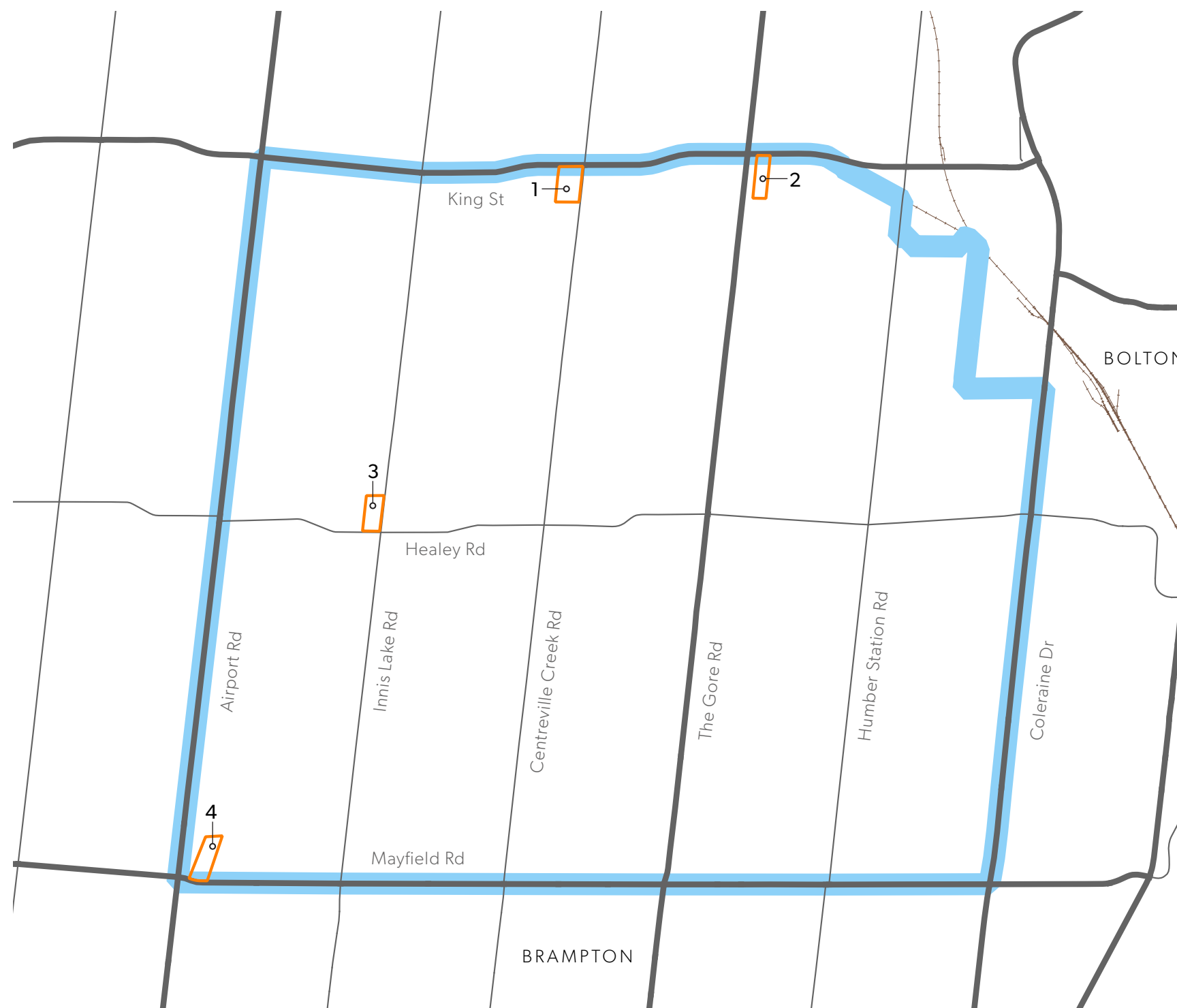
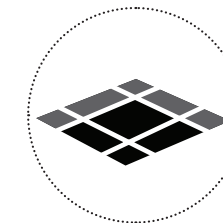
Legend

- Regional Road
- Local Road - Major
- Study Area
- Candidate Sites
- 1.5 km Radius Buffer
- Lot Area
Larger = Low Fragmentation
- Lot Area
Smaller = High Fragmentation

- Average Lot Size
(Within the 1.5 km Radius Buffer)
- Candidate Site 1 - 16 acres
 - Candidate Site 2 - 22 acres
 - Candidate Site 3 - 15 acres
 - Candidate Site 4 - 21 acres

Policy and Data Driven Analysis - Site Selection

Inclusionary Filter 6: Zoning



The last filter applied considers the zoning designations of the four candidate sites. Sites which are already zoned as *A3 - Small Agricultural Holdings* are desirable for the development of a temple as these sites are intended for smaller agricultural operations, and as a result would not cease the operations of larger agricultural properties.

Parcel 1 (6939 King St)
Zoning Code: A3 - Small Agricultural Holdings

Parcel 2 (NA)
Zoning Code: A3 - Small Agricultural Holdings

Parcel 3 (6454 Healey Rd)
Zoning: A3 - Small Agricultural Holdings

Parcel 4 (6034 Mayfield Rd)
Zoning: CH-556-H19

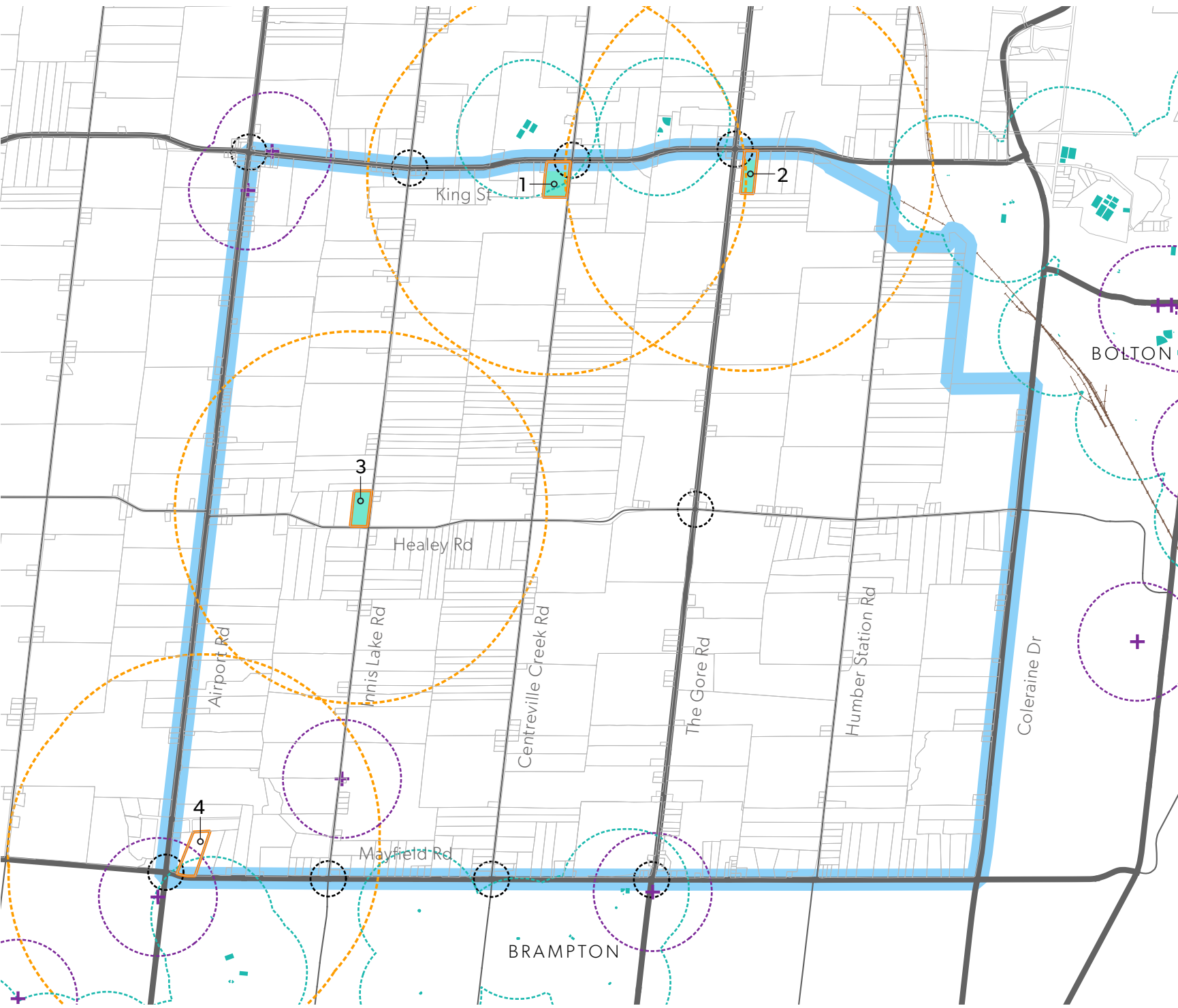
Legend

- Regional Road
- Local Road - Major
- Study Area
- Candidate Sites

0 1 2 km

Policy and Data Driven Analysis - Site Selection

Combined Inclusionary Filters



Result:

Four reasonable candidate sites upon which a temple could be developed have been determined. These sites achieve a balance between being desirable locations for a temple while preventing further potential impacts to the *Prime Agricultural Area*.

Next Step:

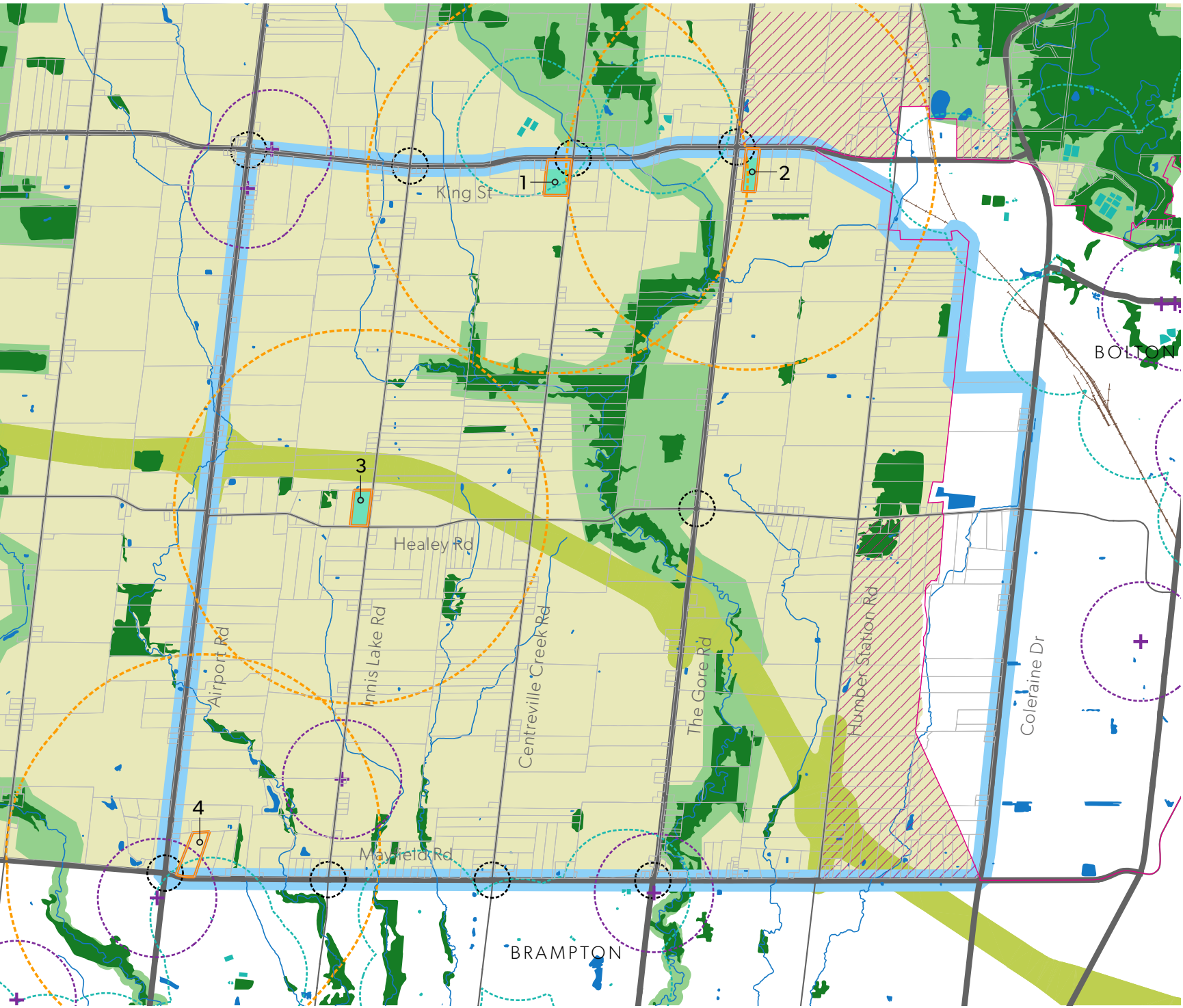
Each of these reasonable alternatives will be ranked from most to least preferable, where most preferable refers to a site which has all the noted Inclusionary Filters.

Legend

- Regional Road
 - Local Road - Major
 - Study Area
 - Candidate Sites
 - Active Recreation Space and Facilities
 - 500m Active Recreation Buffer
 - Place of Worship
 - 500m Place of Worship Buffer
 - Parcel Fabric
 - 80-100% Agricultural Land Use
 - 150m Radius from Major Intersection
 - 1.5 km Radius Buffer
- Average Lot Size**
(Within the 1.5 km Radius Buffer)
- Candidate Site 1 - 16 acres
 - Candidate Site 2 - 22 acres
 - Candidate Site 3 - 15 acres
 - Candidate Site 4 - 21 acres

Policy and Data Driven Analysis - Site Selection

Combined Inclusionary and Exclusionary Filters

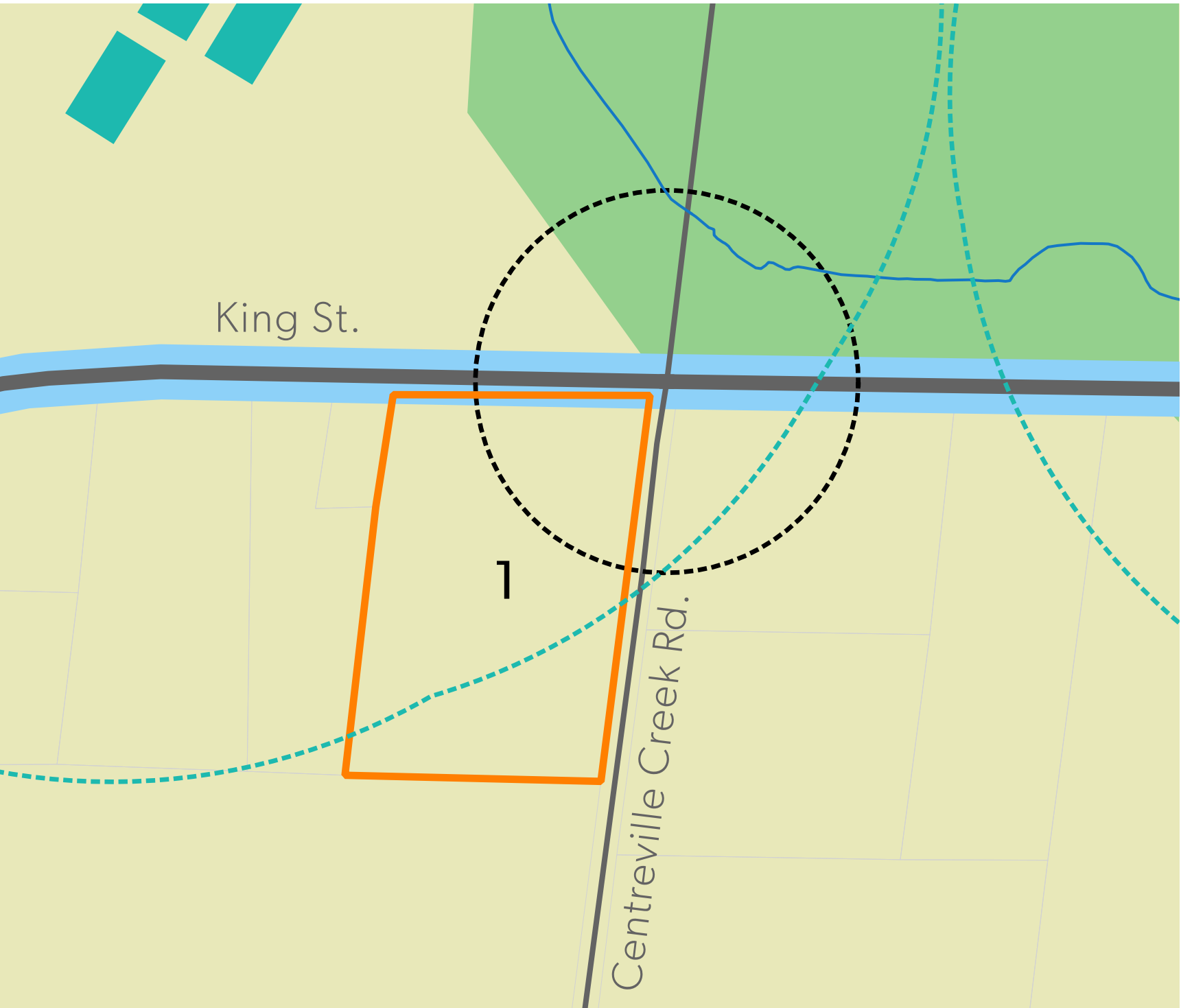


Legend

- Regional Road
 - Local Road - Major
 - Study Area
 - Candidate Sites
 - Active Recreation Space and Facilities
 - 500m Active Recreation Buffer
 - Place of Worship
 - 500m Place of Worship Buffer
 - Parcel Fabric
 - 80-100% Agricultural Land Use
 - 150m Radius from Major Intersection
 - 1.5 km Radius Buffer
 - Prime Agricultural Area
 - Waterbody
 - Watercourse
 - Greenbelt Designation
 - Woodland
 - GTA West Preferred Route (Aug. 2020)
 - Proposed Bolton Residential Expansion - Options: 3A, 6
 - Bolton Settlement Area
- Average Lot Size
(Within the 1.5 km Radius Buffer)
- Candidate Site 1 - 16 acres
- Candidate Site 2 - 22 acres
- Candidate Site 3 - 15 acres
- Candidate Site 4 - 21 acres

Policy and Data Driven Analysis - Site Selection

Candidate Site 1: King Street and Centreville Creek Road (Subject Property)

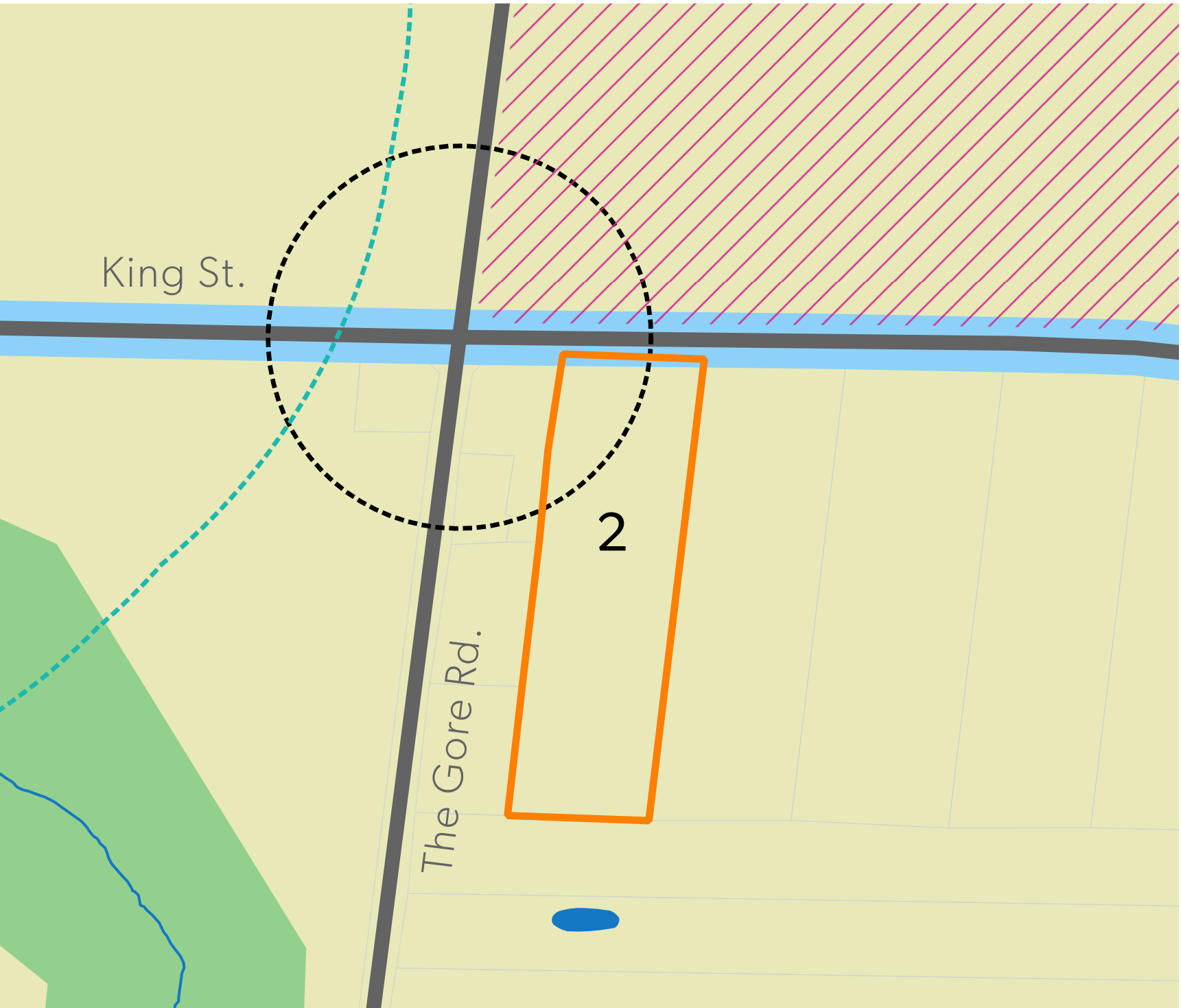


- 80 - 100% of land is used for agricultural uses
- The lot area meets the size criteria of between 10 - 15 ac.
- The property falls within a 500 metre radius of Community Facilities.
- The property falls within 150 m radius of a Major Intersection and has secondary access.
- Average lot size within a 1.5 km radius buffer is 16 acres.
- Zoning Code: A3-Small Agricultural Holdings

- Legend
- Regional Road
 - Local Road - Major
 - Study Area
 - Greenbelt Designation
 - Watercourse
 - Active Recreation Space and Facilities
 - 500m Active Recreation Buffer
 - 150m Radius from Major Intersection
 - Candidate Site
 - Parcel Fabric
 - Prime Agricultural Land

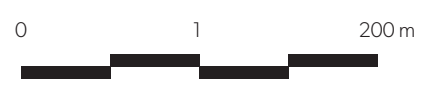
Policy and Data Driven Analysis - Site Selection

Candidate Site 2: King Street and The Gore Road



- 80 - 100% of land is used for agricultural uses
- The lot area meets the size criteria of between 10 - 15 ac.
- The property does not fall within a 500 metre radius of Community Facilities.
- The property falls within 150 m radius of a Major Intersection but does not have secondary access.
- Average lot size within a 1.5 km radius buffer is 22 acres.
- Zoning Code: A3-Small Agricultural Holdings







- Legend
- Regional Road
 - Watercourse
 - 500m Active Recreation Buffer
 - 150m Radius from Major Intersection
 - Candidate Site
 - Parcel Fabric
 - Prime Agricultural Land
 - Greenbelt Designation
 - Woodland
 - Waterbody










Policy and Data Driven Analysis - Site Selection

Candidate Site 3: Innis Lake Road and Healey Road



-  80 - 100% of land is used for agricultural uses
-  The lot area meets the size criteria of between 10 - 15 ac.
-  The property does not fall within a 500 metre radius of Community Facilities.
-  The property does not fall within 150 m radius of a Major Intersection but does have secondary access.
-  Average lot size within a 1.5 km radius buffer is 15 acres.
-  Zoning Code: A3 - Small Agricultural Holdings

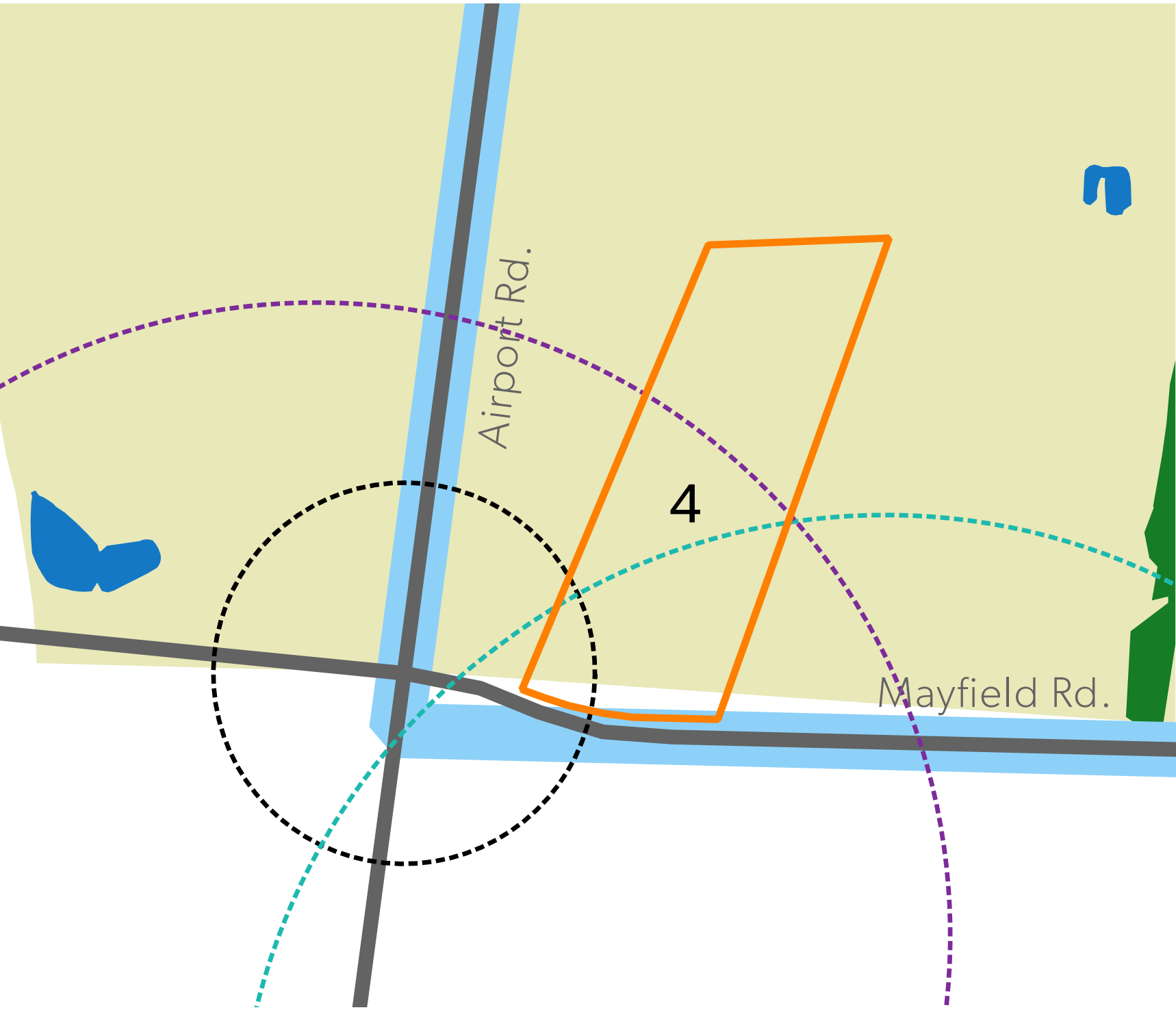
Legend

-  Local Road - Major
-  GTA West Preferred Route (Aug. 2020)
-  Woodland
-  Waterbody
-  Candidate Site
-  Parcel Fabric
-  Prime Agricultural Land



Policy and Data Driven Analysis - Site Selection

Candidate Site 4: Airport Road and Mayfield Road







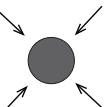
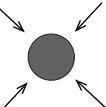


- Designated as Highway Commercial although still part of the Prime Agricultural Area.
- The lot area meets the size criteria of between 10 - 15 ac.
- The property falls within a 500 metre radius of Community Facilities.
- The property falls within 150 m radius of a Major Intersection but does not have secondary access.
- Average lot size within a 1.5 km radius buffer is 21 acres.
- Zoning: CH-556-H19

- Legend
- Regional Road
 - Study Area
 - Woodland
 - Waterbody
 - Prime Agricultural Land
 - 500m Active Recreation Buffer
 - 500m Place of Worship Buffer
 - 150m Radius from Major Intersection
 - Candidate Site
 - Parcel Fabric
 - Place of Worship



Policy and Data Driven Analysis - Site Selection

Step 4: Candidate Sites Summary

	Candidate Site 1 King Street and Centreville Creek Road	Candidate Site 2 King Street and The Gore Road	Candidate Site 3 Innis Lake Road and Healey Road	Candidate Site 4 Airport Road and Mayfield Road
 Prime Agricultural Lands	✓	✓	✓	✓
 Agricultural Land Use	80-100%	80-100%	80-100%	N/A
 Lot Area	✓	✓	✓	✓
 Community Facilities	✓	X	X	✓
 Major Intersection	✓	✓	X	✓
 Primary and Secondary Site Access	✓	X	✓	X
 Land Fragmentation	16 Acres	22 Acres	15 Acres	21 Acres
 Zoning	A3 - Small Agricultural Holdings	A3 - Small Agricultural Holdings	A3 - Small Agricultural Holdings	CH-556-H19

Policy and Data Driven Analysis - Site Selection

Summary and Conclusion



An overlay analysis was conducted to determine whether there were reasonable alternatives within the study area which avoided the *Prime Agricultural Area*. When none were found, the analysis turned to determining lower priority *Prime Agricultural Lands* based on a number of criteria deemed to be desirable locational attributes for a temple which also prevent further, unnecessary fragmentation of this land.

Four reasonable alternatives upon which a temple could be developed were outlined within the Prime Agricultural Area based on a set of inclusionary filters. These alternatives were then ranked based on how many of the filters they possessed. Candidate Site 1 (the subject property) was deemed to be the most preferable site out of the four reasonable alternatives.





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