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# P L A N N I N G JUSTIFICATION REPORT

SWAMINARAYAN MANDIR VASNA SANSTHA (SMVS CANADA)  
6939 KING STREET, CITY OF CALEDON

REVISED DECEMBER 2020  
FILE #8644

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# 1. INTRODUCTION

Weston Consulting has been retained to provide planning assistance to Swaminarayan Mandir Vasna Sanstha (SMVS Canada), the registered owner of the property located at the 6939 King Street in the Town of Caledon (herein referred to as the "Subject Property"). The owner is proposing to develop a place of worship, Hindu temple, on the Subject Property.

This Report provides planning rationale in support of the Proposed Development, including a planning analysis and justification for the proposal in accordance with the relevant Provincial, Regional, and municipal land use policy documents. It is recognized that applications for a local Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA), and Site Plan Approval (SPA) will be required to fully implement the Proposed Development. A conceptual Site Plan is attached to this Report.



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## 2. PURPOSE OF REPORT

The purpose of this Report is to outline the Proposed Development and to evaluate its conformity to the policies contained within the *Provincial Policy Statement* ("PPS"), the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan"), the *Peel Region Official Plan* ("PROP"), the *Town of Caledon Official Plan* ("TCOP"), and the *Town of Caledon Zoning By-law 2006-50* ("Zoning By-Law 2006-50"), and other applicable policies, studies and regulations that apply to the Subject Property.

This Report provides planning analysis and justification for the proposal in accordance with good planning principles and provides a basis for the advancement of the planning applications through the planning process.



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## 3. SITE DESCRIPTION AND CONTEXT

### Location and Lot Dimensions

The Subject Property is municipally known as 6939 King Street, Caledon, and is located in the southwest quadrant of Centreville Creek Road and King Street. It has a lot area of approximately 6.1 hectares (15 acres) and has frontages of approximately 234.22 metres along King Street and approximately 326.31 metres along Centreville Creek Road

### Legal Description

The Subject Property is legally described as follows:

- PT LT 10 CON 2 ALBION AS IN AL21719 TOWN OF CALEDON



Figure 1: Air Photo of 6939 King Street, Caledon

## Municipal Land Use Policy and Zoning Designation

The Subject Property is designated as *Prime Agricultural Area* within the PROP and the TCOP. These designations are intended to protect agricultural lands from incompatible land uses, encroachment from development, and fragmentation in order to preserve and maximize their agricultural potential. Permitted uses within the *Prime Agricultural Area* include a variety of farm practices and agricultural/agricultural-related uses. The Subject Property is currently utilized for agricultural purposes and contains a single-detached dwelling along with accessory structures.

The Subject Property is zoned as A3 – *Small Agricultural Holdings* under Zoning By-Law 2006-50, which only permits agricultural uses and does not permit institutional uses such as a place of worship.

## Surrounding Land Uses

Land uses and built form characteristics in the vicinity of the Subject Property are as follows:

- **North:** Directly north of the Subject Property is King Street. Further north is the Johnston Sports Park, a multi-use sports complex which spans approximately 25 hectares and is currently in Phase 3 of its construction. Beyond the park are various agricultural properties.
- **East:** Directly east of the Subject Property is Centreville Creek Road. Further east are various large agricultural lots.
- **South:** South of the Subject Property are various large agricultural properties.
- **West:** Directly west of the Subject Property are two residential properties. Further west are various large agricultural lots.

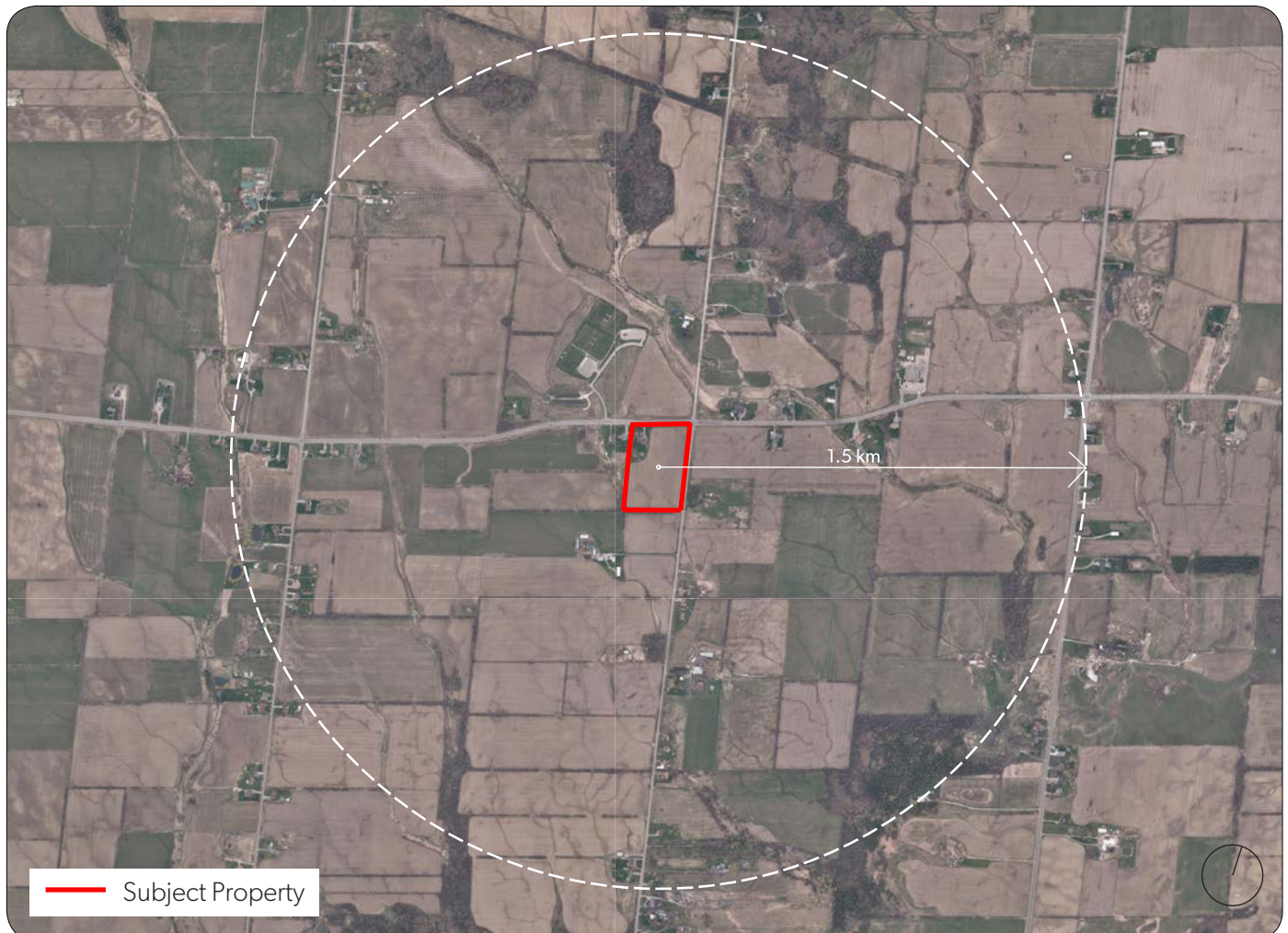


Figure 2: Surrounding Land Uses

## Transportation

The Subject Property is located at the southwest corner of King Street and Centreville Creek Road. King Street is designated as a *Medium Capacity Arterial* with a planned right-of-way (ROW) width of 30m in the TCOP, while Centreville Creek Road is designated as a *Collector* with a planned ROW width of 26m.

The Town's road network is described as providing for both inter and intra-Town traffic movements. *Medium Capacity Arterials* are described as serving high volumes of medium to long distance inter and intra-Regional traffic at moderate speeds, providing access to major attraction centres. *Collectors* are described as serving low to moderate volumes of short distance traffic between local and arterial roads, providing individual property access with some limitations.

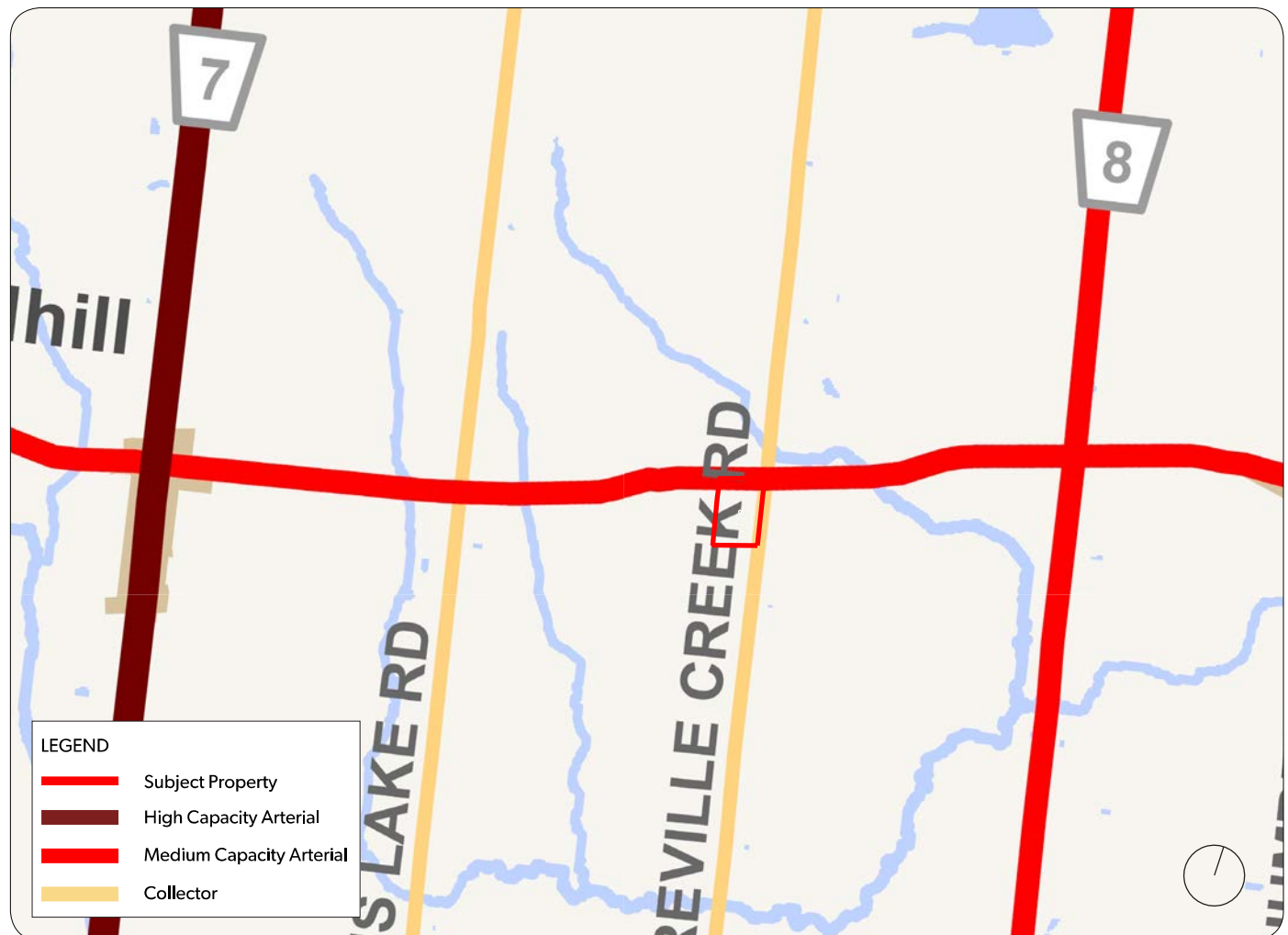


Figure 3: Road Network



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## 4. DESCRIPTION OF PROPOSED DEVELOPMENT

The Proposed Development consists of a 1-storey temple that will have a total Gross Floor Area (GFA) of 3,141.72m<sup>2</sup>. Please refer to Figure 4 (Site Plan) for an illustration of the Proposed Development.

The temple will be setback approximately 64m. from King Street and is planned to 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.

Between the road and the temple is a large garden with pedestrian walkways leading to the temple's front entrance. Three fountains will be located in the garden and positioned in front of the front entrance, left and right wings of the temple. Decorative pillars will also be positioned along the pedestrian pathways within the garden. The temple will serve the Swaminarayan religious sect of the Hindu denomination.

The temple is split up into four areas: the Mandir Floor, Administration Floor, Saint Ashram Floor, and Sabha Hall Floor. The Mandir Floor has a GFA of 476.50m<sup>2</sup> and is the front portion of the temple which leads into the garden via a long staircase. The Mandir Floor functions as the decorative lobby of the temple. The Admin Floor is located on the west side of the temple and has a GFA of 831.21m<sup>2</sup>. This section of the temple contains rooms for office use, washrooms, a dining room, kitchen and food-preparation related uses to serve the resident temple's priests, staff, and worshippers. The Saint Ashram Floor is located on the east side of the temple and has a GFA of 831.21m<sup>2</sup>. This section contains an activity hall and gym which functions as a recreational gathering space, along with various supporting rooms including a kitchen and washrooms. The Sabha Hall Floor functions as the main event space of the temple and has a GFA of 1,002.8m<sup>2</sup>. The Sabha Hall is a large room intended for religious events and activities. There are also four classrooms in this section which provide for religious educational programming to the community.

A parking area consisting of 331 surface parking spaces plus 14 accessible parking spaces, 6 drop-off spaces, and 1 delivery space will be provided on the east side of the Subject Property for a total of 352 parking spaces. The drop-off spaces are located between the front lot line

and the large garden. Landscaping, curbs and trees will be provided in the parking area and along the western property line. Two full-moves accesses, one off of King Street and the other off of Centreville Creek Road, will provide vehicular access to the Subject Property. A right-in, right-out access will also be provided off of King Street. The access points are connected by a looping driveway. As well, 2 short-term outdoor bicycle parking spaces and 4 long-term indoor spaces are proposed near the right-in, right-out access

A waste collection area is located in the southern-most portion of the proposed development area. A septic bed and stormwater management pond are proposed south of the development area, the design of which will be completed at the Site Plan Approval stage.

It was determined in our conversation with Region of Peel planning staff that a portion of the Subject Property along King Street and near the Centreville Creek Road intersection would be dedicated for road widening purposes, along with the formation of a 15m x 15m site triangle at the intersection and a 0.3m reserve behind the new property line.

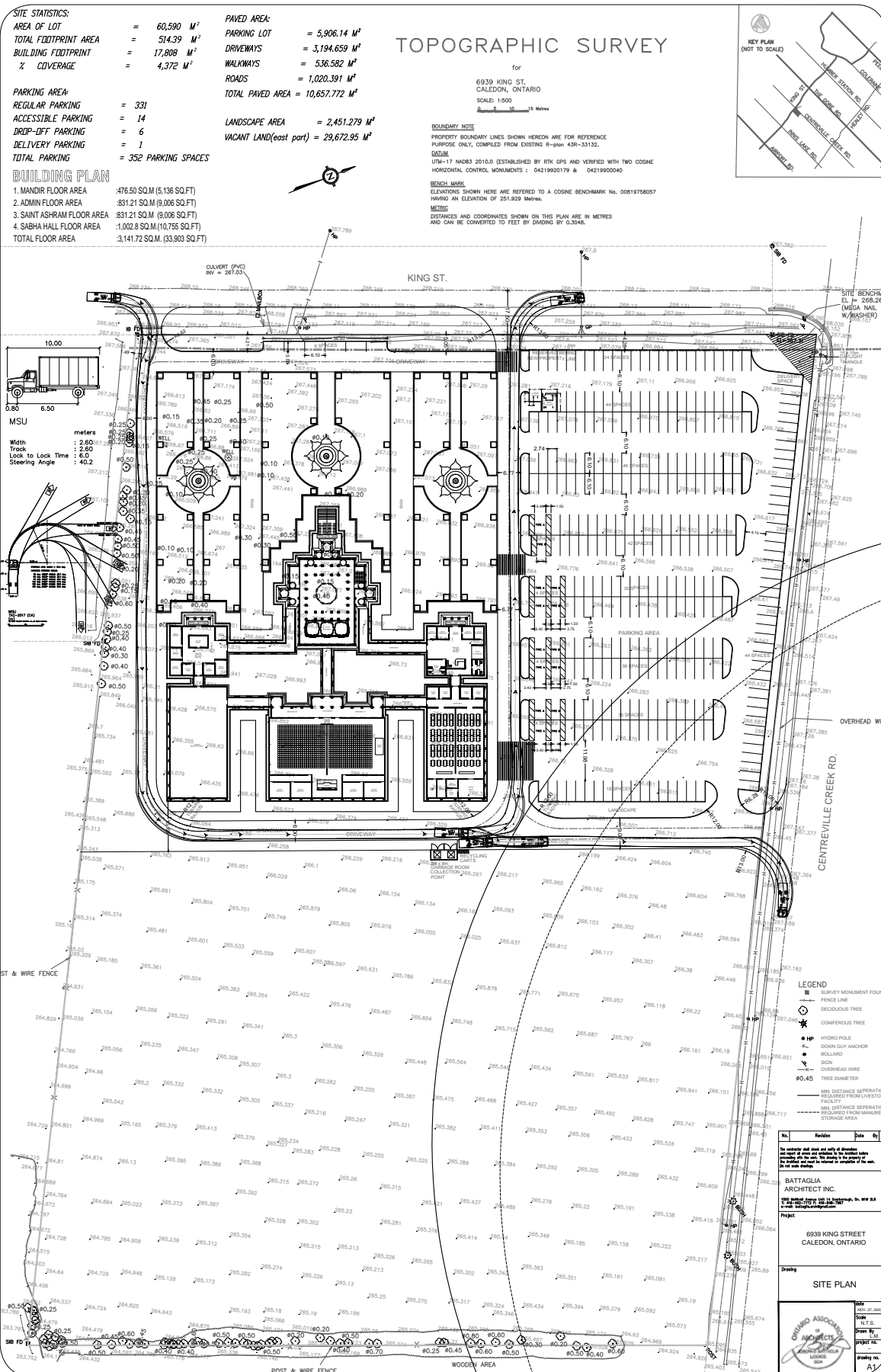


Figure 4: Site Plan

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## 5. PROPOSED MUNICIPAL PLANNING DOCUMENT AMENDMENTS

A Regional Official Plan Amendment (ROPA) is not required to permit the Proposed Development.

A local Official Plan Amendment (OPA) amending the TCOP and Zoning By-Law Amendment (ZBA) amending Zoning By-Law 2006-50 are required permit the proposed use on a site-specific basis. The ZBA is also required to permit a building height above what is permitted in the Zoning By-Law. A Planning Justification has been provided in this Report in support of the Proposed Development. Both applications will be submitted concurrently.

Following the approval of the OPA and ZBA, an application for Site Plan Approval (SPA) will also be submitted to provide for detailed site design of the Proposed Development.



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## 6. PUBLIC CONSULTATION STRATEGY

In accordance with the requirements of the *Planning Act*, a Public Consultation Strategy is required for application undertaken as part of a public process. As such, the following strategy is provided in support of the proposed local Official Plan Amendment and Zoning By-Law Amendment applications.

Once the application has been deemed complete, it is to be assigned a Statutory Public Meeting before the Planning, Design and Development Committee. Once the date is identified, a notice sign will be posted on the Subject Property within 20 days of the meeting as prescribed in Section 34(14.1) of the *Ontario Planning Act*. The notice sign will articulate the date, time, and location of the public meeting, the application submitted, the Proposed Development concept, and provide contact information for citizens wishing to submit written comments regarding the application.

In addition, Town staff will circulate meeting notices to property owners within 120 metres (400 feet) of the Subject Property. Notice will also be posted by the Town of Caledon website and made available through local media postings.

An informal Public Open House could be held to provide the public with additional information about the Proposed Development in advance of or following the Statutory Public Meeting. The possibility of an informal meeting could be considered if the Proposed Development were to garner a high level of public interest. This informal Public Open House would be an opportunity to answer questions and further discuss the proposal.

At the Statutory Public meeting, all interested persons will be given the opportunity to express concerns and opinions by way of a deputation. All deputations will be made a matter of the public record.

The applicant will work with Town staff to address, to the extent possible, any and all concerns articulated at the Statutory Public Meeting. Comments and input received will be considered by the applicant and any appropriate revisions to the plans will be made through a re-submission.

The foregoing Public Consultation Strategy is in compliance with and exceeds provincial legislation. Weston Consulting is committed to facilitating the public engagement process.



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## 7. SUPPORTING MATERIALS

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## 7.1 Healthy Development Assessment

A Pre-Application Consultation (PAC) Meeting was held on August 15, 2019 with Town of Caledon staff to outline the materials and studies required to be submitted in support of the planning applications. Peel Region and the Toronto and Region Conservation Authority (TRCA) also provided their submission requirements under separate cover. The following reports/studies were outlined to be submitted:

- Healthy Development Assessment;
- Cultural Heritage Impact Assessment;
- Noise and Vibration Study;
- Agricultural Impact Assessment;
- Stormwater Management Report/Functional Servicing Report;
- Environmental Impact Statement;
- Meander Belt Study/Erosion Hazard Analysis;
- Geomorphological Impact Study/Erosion Threshold Analysis;
- Phase 1 ESA;
- Arborist Report;
- Geotechnical Report;
- Hydrogeological Report & Water Balance Assessment; and,
- Traffic Impact Study.

A separate PAC Meeting was held virtually with the Region of Peel on July 23, 2020 to identify any additional supporting materials required in support of the ROPA. No additional materials were required.

A template for the Healthy Development Assessment (HDA) was provided by the Region of Peel and completed by Weston Consulting in support of the Proposed Development. The purpose of this assessment is to assess the health promoting potential of a development within the context of each municipality in the Region and the creation of *complete communities*. The HDA outlined a number of metrics based on six core elements of the built environment: density, service proximity, land use mix, street connectivity, streetscape characteristics, and efficient parking.

Two appendices were provided in the HDA, one for large-scale developments such as plans of subdivisions or block plans, and one for small-scale developments. Appendix B for small-scale developments was completed. It was determined that a large number of metrics within the HDA were not applicable to the Proposed Development of an institutional use, as they were purposed for assessing residential or employment development. Out of the 6 metrics (Metric 10, 12, 15, 18, 19, and 20) that were applicable for a potential score of 7, 5 of those metrics were met for a total score of 6. This equates to 86% of all applicable metrics being met, qualifying the Proposed Development for "Gold" per the HDA scorecard.

## 7.2 Cultural Heritage Impact Assessment

Lecoutreau Heritage Consulting Inc. was retained to prepare a Cultural Heritage Impact Assessment (CHIA), which will assess the potential impacts of the Proposed Development on adjacent heritage properties and the character of the surrounding area. The Report evaluated heritage impacts within 250m of the Subject Property. The analysis included a review of the Town's Heritage Register for potential listed and designated heritage properties within the study area, along with an assessment of the study area for its potential to comprise a significant cultural heritage landscape. Overall, it was determined that the study area does not meet the criteria to be considered a significant cultural heritage landscape. Furthermore, the Report concluded that the Proposed Development will have no direct or indirect negative impacts on the nearby heritage buildings/properties.

## 7.3 Noise and Vibration Study

A Noise and Vibration Study was prepared by Pinchin Ltd. in support of the Proposed Development. The purpose of the Study is to evaluate the sound emissions from the Proposed Development, and ensure that they meet the Town of Caledon and Ministry of the Environment, Conservation and Parks guideline limits for sound levels and noise mitigation measures. The Study evaluated the noise impact resulting from the rooftop mechanical units on top of the proposed temple and transportation sources. It was concluded that the Proposed Development will meet MECP noise requirements without the need for additional noise mitigation measures.

## 7.4 Phase 1 ESA

Envirovision Inc. was retained to prepare a Phase 1 ESA in support of the Proposed Development. The purpose of the Study was to identify any potential environmental liability associated with the property. The Study noted that the site was and continues to be mainly used for agricultural purposes with some residential living space.

The Phase 1 ESA revealed that given its agricultural condition, pesticides may have been used since at least the 1950's and is noted to be a Potentially Contaminating Activity (PCA). As well, coliform in the groundwater well on the property is considered to be an environmental concern. Another PCA (aboveground storage tank likely containing fuel oil) was found to the west of the Subject Property at 6929 King Street; however, the potential for subsurface impacts to the site is considered to be minimal.

The Report recommends that further investigation be conducted to obtain information on the environmental condition of subsurface soils and groundwater via a Phase 2 ESA.

## 7.5 Agricultural Impact Assessment

Colville Consulting prepared an Agricultural Impact Assessment to determine whether the Proposed Development can comply with the Provincial agricultural policies, as well as those of the Region of Peel and the Town of Caledon. The Report assessed whether or not the Proposed Development complies with the Minimum Distance Separation (MDS) Guidelines, evaluated potential impacts on the nearby agricultural system, and whether the Subject Property is a reasonable location for the temple from a potential agricultural impact perspective. It was determined that the Proposed Development complies with the MDS Guidelines and that the site did not comprise a *Specialty Crop Area*. Furthermore, the Report concluded that the Subject Property constituted a lower-priority Prime Agricultural Land. As a result, redeveloping the site for non-agricultural uses is expected to have a negligible impact on the agricultural system. As well, given the high degree of land fragmentation and number of non-farm properties in the area, the Report indicated that the Proposed Development will not set a precedent in terms of introducing non-farm land uses to the area.

## 7.6 Stormwater Management Report/ Functional Servicing Report

C.F. Crozier and Associates was retained to prepare a Stormwater Management Report/Functional Servicing Report (SWMR/FSR) in support of the proposed development. The purpose of the Report is to determine whether or not the Subject Property can be developed in accordance with the Town of Caledon and Peel Region guidelines from a functional servicing and preliminary stormwater management perspective. The Report determined that the site can be adequately serviced by a proposed septic system with a design flow of 30,000L/day, a drilled well, and fire water cisterns. As well, stormwater quantity objectives will be achieved by a landscaped Stormwater Management facility and an enhanced grass swale.

## 7.7 Environmental Impact Study

Pinchin Ltd. prepared a Scoped Environmental Impact Study (EIS) to identify natural heritage features present on or immediately adjacent to the site, catalogue their ecological functions, evaluate the potential impacts on those features and recommend mitigation measures. The EIS identified a tributary at the southwest corner of the site, a deciduous hedgerow at this corner and along the rear property line, and a meadow marsh along portions of the interior lot line. These features were noted to have potential as habitat for wildlife and possibly Species at Risk. The Study noted a number of potential direct impacts resulting from construction including the removal of trees and shrubs and the displacement of wildlife. As well, a number of potential indirect impacts such as sedimentation of the nearby off-site forest and marsh and alteration of water quality/flow in the adjacent watercourse and wetland were identified. Nonetheless, the Study determined that the site *"offers little in terms of feature to the natural heritage system and value to the ecological connectivity in the surrounding landscape."* A number of mitigation measures including the preparation of a Restoration Plan were recommended to mitigate the potential environmental impacts. No Significant Wildlife Habitats were identified in the Study area.

## 7.8 Meander Belt Study/ Erosion Hazard Analysis

Geoprocess Research Associates Inc. was retained to prepare a Meander Belt Study for a tributary of Lindsay Creek which passes through the southwest corner of the subject Property. The purpose of the study is to delineate the meander belt component of the erosion hazard setback. The Study includes an analysis of the historic position of the watercourse and an outlining of erosion offsets from the tributary. The meander belt delineation is depicted within the study

## 7.9 Geomorphological Impact Study/ Erosion Threshold Analysis

Geoprocess Research Associates Inc. prepared a Geomorphological Impact Study/Erosion Threshold Analysis in support of the Proposed Development. The purpose of the analysis is to characterize the existing geomorphological conditions of the watercourse and to estimate erosion thresholds to inform the stormwater management design. The Report included an assessment of the potential for excess erosion of the watercourse as a result of increased water flow input from the stormwater management design. The analysis concluded that excess erosion relative to the existing flows is not anticipated as a result of the Proposed Development.

## 7.10 Arborist Report

DA White Tree Care prepared an Arborist Report which surveyed the Subject Property for the presence of trees that may be impacted by the Proposed Development. The Report was prepared in support of the Proposed Development. An on-site inspection was conducted on August 17, 2020 to survey the site for existing trees and provided details on their size, species, on-site location, and condition at the time of the visit. The Report recommended that 24 private trees are candidates for preservation, while another 27 trees be removed to allow for the Proposed Development. Accordingly, 47 compensation trees would be required in accordance with the Town's Tree Removal Compensation Requirements.

## 7.11 Geotechnical Report

Terraprobe was retained to conduct a geotechnical investigation and prepare a Geotechnical Report in support of the Proposed Development. The purpose of the investigation is to determine the prevailing subsurface soil and ground water conditions. Various geotechnical engineering recommendations for the design of foundations, slab-on grade, earth pressure and seismic design parameters, pavement design and bedding/embedment and cover were provided accordingly, along with comments on backfill and ground water control.

Field investigations were conducted on July 14, 2020 and September 21, 2020 where 12 boreholes were drilled to obtain data on subsurface soil and groundwater conditions. The locations of the boreholes are illustrated within the Geotechnical Report and are contained within the developed portion of the Subject Property. The results of the investigation indicated that the soil structure would be suitable to support the proposed building foundations. As well, the Report indicated that the weathered/disturbed native soil may remain to support the concrete floor slab-on-grade. All topsoil, organics, and soft/loose soils were recommended to be stripped from subgrade areas. Catchbasins and a storm sewer system were recommended to achieve site drainage and extend the lifespan of pavement on-site. It must be noted that the boreholes were located based on an outdated version of the Site Plan which originally sited the building close to the intersection of King Street and Centreville Creek Road. The Report notes that additional boreholes will have to be drilled after the first submission. For additional recommendations, comments and details from the investigation please refer to the Report as provided in the submission package.

## 7.12 Hydrogeological Report & Water Balance Assessment

Terraprobe prepared a Hydrogeological Assessment Report which evaluated the hydrogeological conditions of the Subject Property and provided general information regarding the hydrologic impact of the Proposed Development on the nearby groundwater. The assessment included a desktop review of available geological and hydrogeological data for the site, a site inspection, and groundwater level monitoring plus hydraulic conductivity testing. Impacts on groundwater quality, construction dewatering flow estimates, long-term foundation drainage, dewatering mitigation plans and potential permits were also assessed based on the Proposed Development.

The analysis indicated that the proposed building will be constructed above shallow groundwater level and that no groundwater seepage is expected to result from construction. No impacts are anticipated on nearby groundwater receptors including natural heritage features and water supply wells. As well, a Water Balance Assessment of the pre and post-development conditions found that a net increase in run-off expected as a result of the Proposed Development. Accordingly, the Report recommends Low Impact Development measures be considered to manage the generated run-off.

## 7.13 Traffic Impact Study

Nexttrans Consulting Engineers was retained to conduct a Transportation Impact Study in support of the Proposed Development. The purpose of the Study is to determine the potential impacts on local traffic volumes based on the Proposed Development. The Study included an analysis of existing traffic volumes along King Street and Centreville Creek Road. It is noted that proxy site surveys of other temples were not conducted as they would not represent typical conditions due to the Covid-19 pandemic. As a result, a first principles' analysis was conducted in lieu of this based on information regarding the temple's hours of operations and expected daily number of visitors. The Study also evaluated impacts on traffic volumes based on the provision of one or two driveway accesses off of King Street.

The results indicated that *"the second access via King Street is required in order to reduce the congestion on the Centreville Creek Road and King Street intersection."* Developing the site with only one driveway access would result in a larger, adverse impact on the northbound and southbound shared lane at the intersection.

The Study also concluded that the proposed number of parking spaces will be sufficient to service the Subject Property and that emergency and waste collection vehicles can efficiently manoeuvre through the site. As well, the Study recommended that the easterly proposed access be right-in, right-out only, and supported the westerly access providing for full turning movements.



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## 8. PLANNING POLICY FRAMEWORK

## 8.1 Planning Act, R.S.O. 1990, c.P.13 (September 18, 2020)

The following section outlines applicable land use planning policy and provides an evaluation of the Proposed Development in the context of the policy framework. The following policies have been considered in this report:

- Planning Act, RSO 1990, c.P.13;
- Provincial Policy Statement (2020);
- Growth Plan for the Greater Golden Horseshoe (2020);
- Peel Region Official Plan (2018);
- Town of Caledon Official Plan (2018); and,
- Town of Caledon Zoning By-Law 2006-50 (2015).

The Peel Region Official Plan and Town of Caledon Official Plan are currently under review in order to bring the documents into conformity with the 2020 Growth Plan and 2020 Provincial Policy Statement. Additional details about the ongoing Municipal Comprehensive Review (MCR) will be outlined below the respective municipalities.

In consideration of the proposed land use planning applications, Section 2 of the Planning Act must be considered as it provides the general direction to all land use planning decisions made in the Province of Ontario. The Report considers all elements under Section 2 of the *Planning Act* with particular regards for policies a), b), d), h), and i).

### Section 2 Provincial Interest

*The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*

*(a) the protection of ecological systems, including natural areas, features and functions;*

*(b) the protection of the agricultural resources of the Province;*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

*(h) the orderly development of safe and healthy communities;*

*(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*

The policies and direction of Section 2 inform the Provincial Policy Statement, thereby ensuring that consistency with the PPS equates to consistency with Section 2. The Provincial Policy Statement is given consideration in Section 8.2 of this Report.

## 8.2 Provincial Policy Statement (2020)

Updates to the Provincial Policy Statement were made by the Province of Ontario as a part of its *More Homes, More Choice: Ontario's Housing Supply Action Plan*. The most recent version of the PPS came into effect on May 1, 2020 and replaced its 2014 predecessor. Section 3 of the *Planning Act*, requires that decisions affecting land use planning matters "shall be consistent with" the PPS, which includes policy direction on all matters of provincial interest.

The PPS provides direction on matters of provincial interest related to land use planning and development throughout the Province of Ontario. The policies of the PPS are complemented by various provincial plans and municipal Official Plan policies. The PPS provides the overarching policy direction towards land use planning throughout the Province, and all land use planning decisions shall have regard for and be consistent with the policies of the PPS.

The PPS provides for and encourages appropriate development while protecting resources of provincial interest, such as public health and safety, and the quality of the natural and built environment. The PPS supports intensification and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services are available. The following is an evaluation of the policies of the PPS that are applicable to the Proposed Development and a discussion on how the identified policies have been satisfied as part of this development application and are consistent with the PPS.

### 1.1 - Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

Section 1.1 of the PPS outlines policies to manage and direct growth and development across the Province, and establishes a hierarchy of geographical areas that will see varying levels of growth and development. This hierarchy consists of geographical areas ranging from *Settlement Areas*, which are to be the focus of growth and development, to *Rural Lands* which will see relatively low levels of growth and development. More generally, the PPS also outlines policies to achieve healthy, liveable and safe communities, the most relevant of which are listed below.

1.1.1 *Healthy, liveable and safe communities are sustained by:*

b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

All elements under Section 1.1.1 of the PPS have been considered, with particular regard for policies b) and c). The proposed temple would contribute to the creation of a healthy, liveable community in the Town which is stated to consist of a range and mix of land uses, including institutional uses. The Proposed Development will not result in any environmental or public health and safety concerns as supported by our accompanying technical studies.

The Subject Property is also located within a *Rural Area* - which is comprised of lands including *rural settlement areas, rural lands, and prime agricultural areas* - and is subject to the following policies under Section 1.1.4 of the PPS:

1.1.4.1 *Healthy, integrated and viable rural areas should be supported by:*

e) *using rural infrastructure and public service facilities efficiently;*

The Proposed Development will efficiently utilize the surrounding roadways, which will have sufficient capacity to absorb expected levels of traffic associated with the Proposed Development.

## 1.6 Infrastructure and Public Service Facilities

Section 1.6 outlines the importance of making efficient use of existing infrastructure and public service facilities. New development is mandated to be facilitated in a manner which makes efficient use and optimization of existing public infrastructure, including municipal water and sewage services. The following policies are relevant to the proposed place of worship:

### 1.6.6.1 Planning for sewage and water services shall:

*a. direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*

- 1. municipal sewage services and municipal water services; and*
- 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*

*b. ensure that these systems are provided in a manner that:*

- 1. can be sustained by the water resources upon which such services rely;*
- 2. prepares for the impacts of a changing climate*
- 3. is feasible, financially viable and complies with all regulatory requirements; and*
- 4. protects human health and the natural environment;*

*c. promote water conservation and water use efficiency;*

*d. integrate servicing and land use considerations at all stages of the planning process; and*

The Proposed Development will provide sewage and water services via private septic and well system as municipal services are unavailable in the area. The septic and well systems will be designed for the proposed temple according to all regulatory requirements and best practices regarding safety and efficiency.

*1.6.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form*

*of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.*

As stated, the Proposed Development will utilize private septic and well system designed according to all regulatory requirements and best practices regarding safety and efficiency.

### 1.6.6.7 Planning for stormwater management shall:

*a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*

*b) minimize, or, where possible, prevent increases in contaminant loads;*

*c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*

*d) mitigate risks to human health, safety, property and the environment;*

*e) maximize the extent and function of vegetative and pervious surfaces; and*

*f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

Stormwater quantity and quality objectives can be achieved by a SWM facility that will outlet to the tributary at the southwest corner of the Subject Property. The stormwater management design adheres to all the policies and standards of the Town of Caledon, Toronto and Region Conservation Authority, and the Ministry of Environment, Conservation and Parks.

## Section 2.3 - Agriculture

Section 2.0 of the PPS outlines policies towards the wise use and management of resources in the Province, describing its long-term prosperity, environmental health, and social well-being as dependent on protecting these resources which include agricultural lands. Specifically, Section 2.3 of the PPS provides direction for protecting the *Prime Agricultural Areas* across the Province. The following policies are relevant:

*2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.*

*Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.*

### 2.3.3 Permitted Uses

*2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.*

*Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.*

### 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:*

- 1. the land does not comprise a specialty crop area;*
- 2. the proposed use complies with the minimum distance separation formulae;*
- 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use;*

- 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.*

The policy direction of Section 2.3 of the PPS is to protect *Prime Agricultural Areas* from non-agricultural uses. The policies seek to preserve large, contiguous areas of sizeable agricultural lots and prevent fragmentation or encroachment into these areas.

The policy direction under Subsection 2.3.6.1 recognizes that non-agricultural uses may be permitted within the *Prime Agricultural Area* based on the demonstration of four (4) specific criteria. Section 10 of this Report provides a detailed planning analysis of Policy 2.3.6.1. The assessment concludes that the Proposed Development is consistent with Policy 2.3.6.1.

## 2.6 Cultural Heritage and Archaeology

Section 2.6 of the PPS outlines policies which protect cultural heritage resources and landscapes and archaeological resources from any potential adverse impacts resulting from development. The following policies are relevant to the Proposed Development:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the Proposed Development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The Cultural Heritage Impact Assessment demonstrates that the existing dwelling on the property is not listed or designated on the Town's Heritage Register, and that the Proposed Development will have no direct or indirect negative impacts on the nearby heritage buildings/properties.

## Section 3.1 Natural Hazards

Section 3.1 of the PPS outlines policies to protect property and human life from potentially hazardous site conditions. The following policies are relevant to the Proposed Development:

### *3.1 Natural Hazards*

*3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:*

*b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*

The Meander Belt Study delineated the meander belt and established an erosion hazard setback. The study confirmed that the Proposed Development is located well outside of the erosion hazard setback.

## Summary

The Report have reviewed and considered the all sections of the PPS and determined the following policies have been addressed in this review:

- 1.1.1.c) – Safe communities
- 1.1.4.1.e) – Rural infrastructure;
- 1.6.6.1.a) to 1.6.6.1.d), 1.6.6.3, 1.6.6.7.a) to 1.6.6.7.f) – Servicing infrastructure;
- 2.6.1 and 2.6.3 – Cultural heritage; and,
- 3.1.1.b) – Natural hazards.

The Proposed Development is considered to be ‘consistent’ with the above PPS policies. Accordingly, the Proposed Development has regard for policies a) and d) under Section 2 of the Planning Act.

The following PPS policies are carried forward in this Report for further detailed discussion in the planning analysis (Section 10) segment of this Report.

- 1.1.1.b) – Accommodating institutional uses (places of worship);
- 2.3.1 and 2.3.3.1 – Protection of Prime Agricultural Areas; and,
- 2.3.6.1 – Provision of non-agricultural uses in Prime Agricultural Areas.

### 8.3 Places to Grow – Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides policy direction on the development and growth of communities within the Greater Golden Horseshoe. It was prepared under the *Places to Grow Act*, 2005 and provides a framework for implementing the Provincial Government’s vision for building stronger and more prosperous communities by better managing growth in the Greater Golden Horseshoe (GGH). The Growth Plan (2019) was approved through an Order in Council under the *Places to Grow Act* and came into effect on May 16, 2019 and applies to the development of the Subject Property.

*Delineated Built Boundaries.* The Growth Plan includes a broad range of topics, including housing, employment, protection of agricultural lands and natural heritage systems, etc. The Subject Property is located outside of a *Settlement Area* and is located within a *Prime Agricultural Area*.

The Growth Plan establishes a vision to plan and accommodate population growth up to the year 2041. With imminent growth in the GGH, policies have been put in place to manage that growth, and direct it to be implemented within the *Settlement Areas* and the

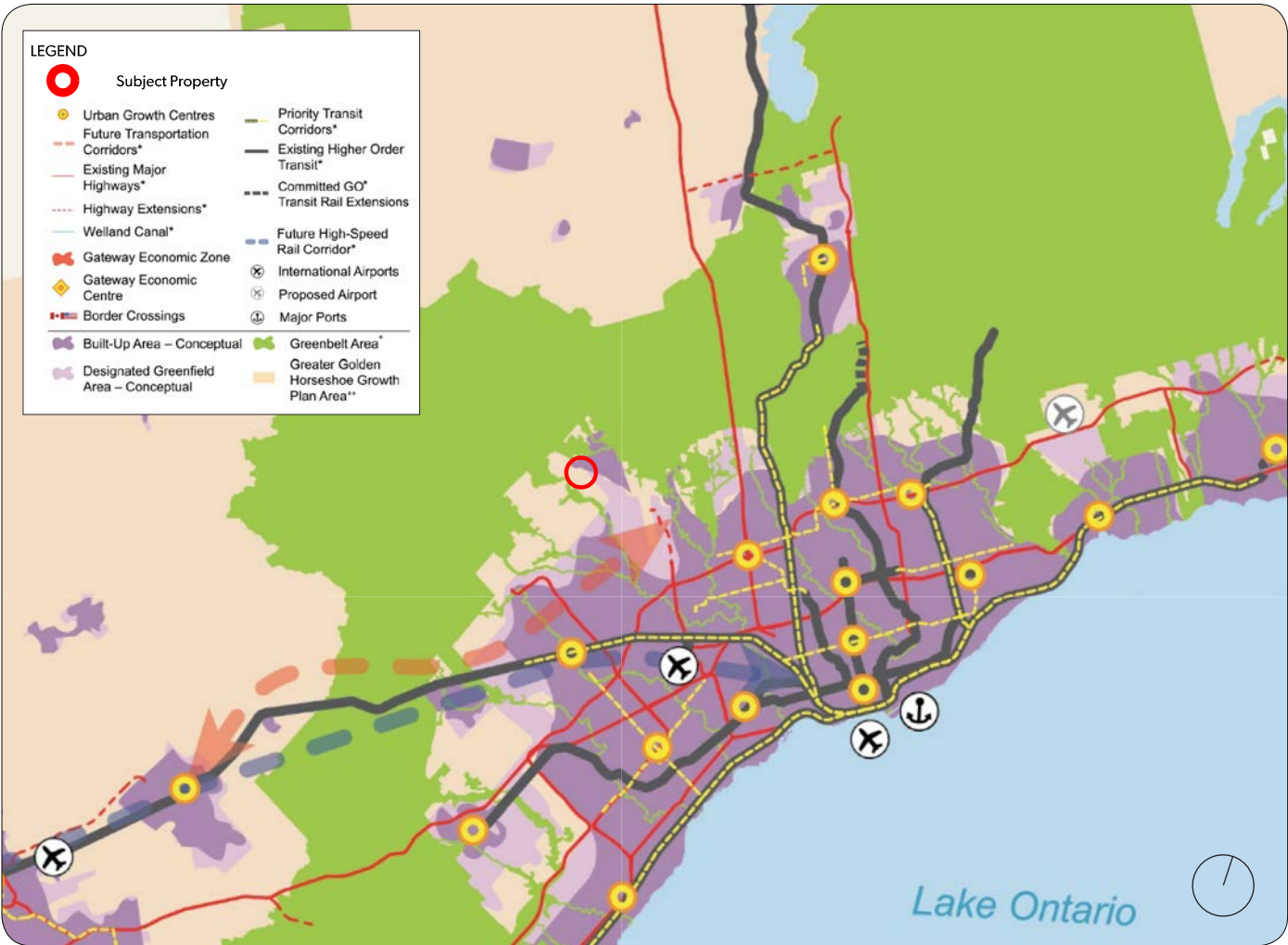


Figure 5: Growth Plan Policy Area

### 1.2.1 Guiding Principles

The Growth Plan outlines a number of guiding principles which provide a broad overview of the general planning, resource management, and financial objectives for land development across the Golden Horseshoe. The following principles are most relevant to the Proposed Development:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network.*

The Growth Plan does not prioritize any of policies over another and, in terms of application, is to be read in its entirety. While the noted guiding principles are not policies, they speak to the achievement of *complete communities* and the protection of the *Prime Agricultural Areas* which, according to the Growth Plan, are to be weighed in equal consideration.

### 1.2.3 How to Read this Plan

#### Relationship to the PPS

Section 1.2.3 of the Growth Plan outlines its relationship between the PPS. It establishes that the Growth Plan builds upon the policy foundations of the PPS. The Growth Plan in that regard directs specific implementation whereas the PPS provides more general policies. This frames a hierarchical relationship between the two policy documents wherein the Growth Plan is subordinate to the policy direction of the PPS except where specific policy direction is provided in the Growth Plan.

#### Section 1.2.3

*The PPS provides overall policy directions on matters of provincial interest related to land use and development in Ontario, and applies to the GGH, except where this Plan or another provincial plan provides otherwise.*

*Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies*

*to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS. The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. Where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the PPS, applying the more specific policies of this Plan satisfies the requirements of the more general policies in the PPS. In contrast, where matters addressed in the PPS do not overlap with policies in this Plan, those PPS policies must be independently satisfied.*

*As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.*

The statement "In contrast, where matters addressed in the PPS do not overlap with policies in this Plan, those PPS policies must be independently satisfied." is of particular relevance to the Proposed Development as Subsection 2.3.6.1 of the PPS provides a mechanism for the consideration of non-agricultural uses within the *Prime Agricultural Area*, which is not specifically addressed in the Growth Plan. The Report addresses Subsection 2.3.6.1 of the PPS independent of the Growth Plan and notwithstanding the policies prohibiting non-agricultural uses in the *Prime Agricultural Area* within the Growth Plan. Not doing so would preclude the intended application of Subsection 2.3.6.1 of the PPS.

## 2.2.1 Managing Growth

The Growth Plan contains policies directing population and employment growth primarily to Settlement Areas in the GGH. The Subject Property is designated outside of the *Built-Up Area* and within the *Prime Agricultural Area* of the Growth Plan. Section 2.2.1 provides policy for managing growth across the Greater Golden Horseshoe, which are applicable to the Proposed Development.

*2. Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) the vast majority of growth will be directed to settlement areas that:*
  - i. have a delineated built boundary;*
  - ii. have existing or planned municipal water and wastewater systems; and*
  - iii. can support the achievement of complete communities;*

Section 2.2.1 directs that the “vast majority of growth”, presumably and particularly as it relates to the residential and employment growth required to meet the Growth Plan’s density targets, will be directed to *Settlement Areas*. It does not provide for a prohibition, absolute or otherwise, of growth outside of *Settlement Areas*.

The Proposed Development, a place of worship, is discrete and unique in its application and quite distinct from the “vast amount of growth” contemplated by Section 2.2.1. In our view, and for reasons set out above, the specific direction set out in Section 2.2.1 of the Growth Plan is not intended to prevail over the application of Section 2.3.6.1 of the PPS.

*4. Applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

The Proposed Development would increase the diversity and range of land uses in the Town, particularly institutional

uses, and provide convenient access to a spiritual and community necessity for all age groups within the Hindu community. By meeting these needs, the Proposed Development would improve the overall quality of life and social equity by allowing a religious minority a space within which to practice their religion.

## 4.2.6 Agricultural System

Section 4.2 of the Growth Plan outlines policies for protecting the Province’s natural heritage, agricultural, renewable and non-renewable, and cultural heritage resources while ensuring that growth and development continue within the Greater Golden Horseshoe. The Growth Plan recognizes *Prime Agricultural Areas* and provides direction on protecting lands designated as such. The following policies are applicable to the Proposed Development:

*2. Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province and these areas will be protected for long-term use for agriculture.*

*3. Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.*

*4. The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced.*

*5. The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged.*

The Subject Property is not designated as a *specialty crop area* per the Agricultural Impact Assessment conducted by Colville Consulting, although it is designated within the *Prime Agricultural Area*.

The application of these policies speaks to the need to

protect *Prime Agricultural Areas* for agricultural uses. However, as outlined under Section 1.2.3 of the Growth Plan, there is no implied priority of policies whereby one policy takes precedence over another. Accordingly, our planning analysis will consider how the Proposed Development will balance the protection of the *Prime Agricultural Area* within the context of achieving complete communities.

#### 4.2.7 Cultural Heritage Resources

Section 4.2.7 of the Growth Plan outlines policies for protecting cultural heritage resources and landscapes and archaeological resources across the Province from any potential adverse impacts of development. The following policies are relevant to the Proposed Development:

*1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

As earlier stated, the Cultural Heritage Impact Assessment demonstrates that the Proposed Development will not result in any adverse impacts to nearby listed/designated heritage properties or the surrounding landscape from a heritage perspective.

#### Summary

We have reviewed and considered the all sections of the Growth Plan and determined the following policies have been addressed in this review:

- 4.2.7.1 – Cultural Heritage

The Proposed Development is considered to be ‘comply’ with the above Growth Plan policies.

The Report has also reviewed the following policies which form part of the procedural basis of our planning applications:

- 1.2.3 – Relationship between the PPS and the Growth Plan;
- 2.2.1.2 – Directing growth to Settlement Areas; and,
- 4.2.6 – Protecting Prime Agricultural Areas;

Our position is that, on the basis of Section 1.2.3 of the Growth Plan, the direction of PPS Policy 2.3.6.1 should

prevail in the consideration of non-agricultural uses in *Prime Agricultural Areas* with regards to Growth Plan Section 4.2.6. Section 2.2.1 of the Growth Plan should not be considered “*specific policy*” in its application directing the “*vast amount of growth*” to *Settlement Areas*, and is not intended to prevail over the application of Section 2.3.6.1 of the PPS.

The following Growth Plan policies were determined to be the most relevant to the Proposed Development:

- 2.2.1.4 – Achieving Complete Communities; and,
- 4.2.6 – Protecting *Prime Agricultural Areas*;

These particular policies will be carried forward for detailed discussion in the planning analysis (Section 10) segment of this Report.

## 8.4 Peel Region Official Plan (2018 Office Consolidation)

The Peel Region Official Plan, in its current version, was originally adopted by Council in July 1996 through By-Law 54-96. The Plan was approved with modifications by the Minister of Municipal Affairs and Housing in October 1996 under the *Planning Act*, R.S.O. 1990 C.P 13. Appeals of the Plan were heard by the Ontario Municipal Board (OMB) and were heard over four phases through to 1998. The most recent Office Consolidation includes Ministry and OMB approvals as well as approved ROPAs up until December 2018.

The PROP is a policy document intended to provide a long-term policy framework for land use decision making to the year 2031. The PROP was constructed with considerations made to the population and employment growth forecasts of the Growth Plan, increasing densities in urban areas, the creation of employment opportunities, and the protection of natural resources for future generations. The Region is currently conducting a Municipal Comprehensive Review (MCR) to conform to the latest versions of the PPS and Growth Plan, including the Growth Plan's population and employment forecasts to 2051. The MCR is expected to receive Provincial approval in July 2022. The Subject Property is designated within the *Prime Agricultural Area* and Rural System per the PROP. It must be noted that the Subject Property is not within the *Regional Greenlands System* as delineated on Schedule A of the PROP.



Figure 6: Schedule B, Prime Agricultural Area (In-Force)

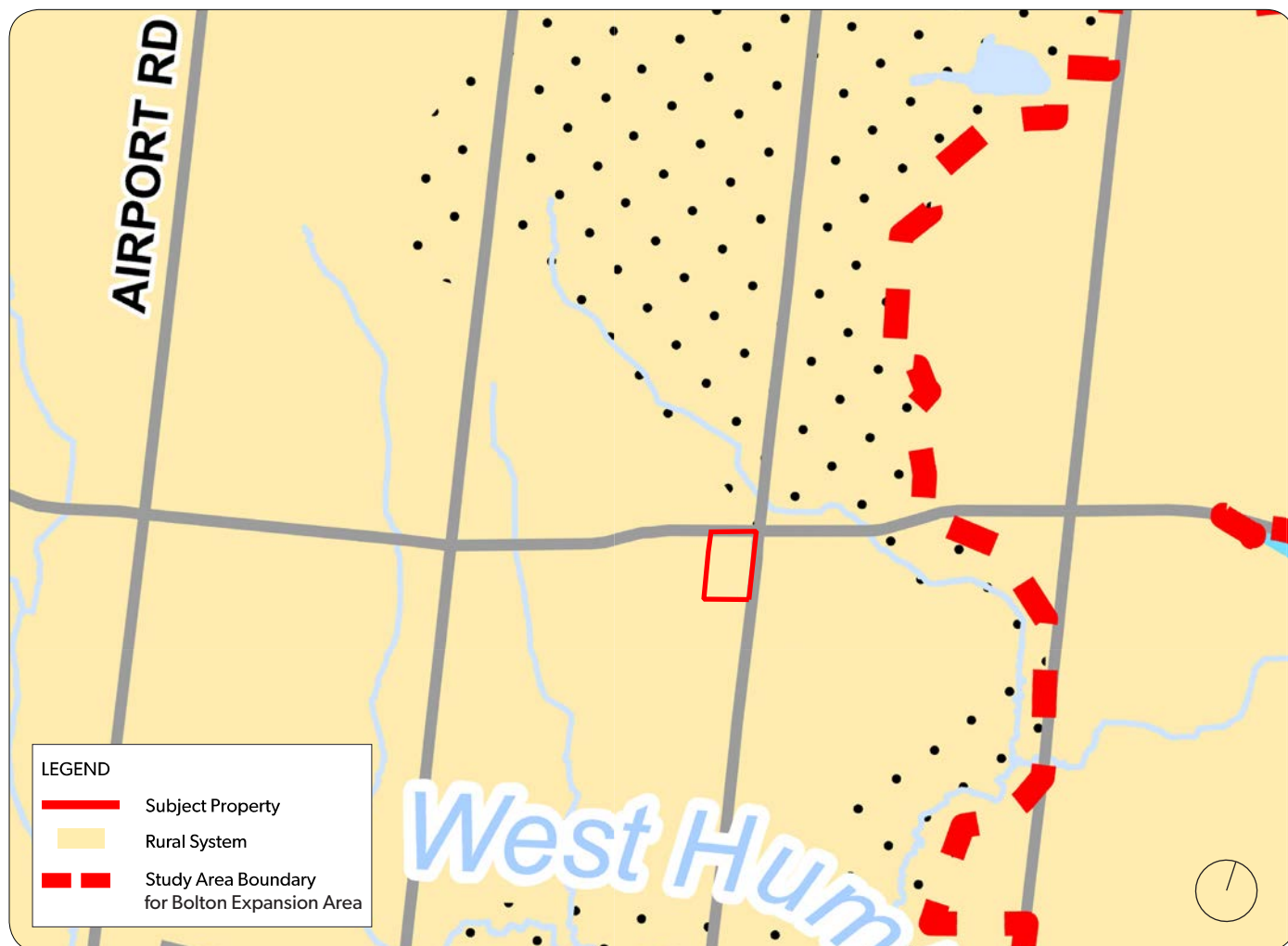


Figure 7: Schedule D, Regional Structure (In-Force)

## 2.4 Natural and Human-Made Hazards

Section 2.4 of the PROP outlines policies to protect human life and property from natural and human-made hazards by limiting development in areas where site conditions may pose a danger. The following policies are relevant to the Proposed Development:

### 2.4.4 Ravine, Valley, Stream Corridors and Erosion Hazards

#### 2.4.4.1 Objective

To prevent or minimize the risk to human life and property associated with erosion and/or slope instability.

#### 2.4.4.2 Policies

It is the policy of Regional Council to:

2.4.4.2.1 Support, as appropriate, the policies and programs of the conservation authorities related to ravine, valley and stream corridor management and protection.

2.4.4.2.2 Direct the area municipalities, in consultation with the conservation authorities, to include in their official plans policies that support non-structural risk management measures and generally prohibit development and site alterations within the erosion hazard limit.

2.4.4.2.3 Direct the area municipalities, in consultation with the conservation authorities, to prohibit

- a) the erosion and/or slope instability hazards can safely be addressed;
- b) new or existing hazards are not created or aggravated;
- c) no adverse environmental effects will result;
- d) vehicles and people have a way of safely entering and exiting the area during times of erosion emergencies; and
- e) development and site alterations are carried out in accordance with established standards and procedures.

The Meander Belt Study and Erosion Threshold Analysis demonstrated that no erosion hazards are anticipated to result from the Proposed Development or be exacerbated, and that no risks to human life or property are expected.

### 3.2 Agricultural Resources

Section 3.2 of the PROP outlines policies to protect the agricultural industry and lands within the Region, specifically those within the *Prime Agricultural Area* which the Subject Property is located in. Agriculture is recognized as an important sector within the Province and Region. The following policies are relevant to the proposed place of worship:

#### 3.2.2 Policies

*It is the policy of Regional Council to:*

*3.2.2.1 Protect the Prime Agricultural Area for agriculture as shown on Schedule B.*

*3.2.2.2 Promote and protect agricultural operations and normal farm practices in the Prime Agricultural Area.*

*3.2.2.3 Require compliance with the minimum distance separation formulae in the Prime Agricultural Area.*

*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.

*This Policy may not be used to address a proposal that has the effect of adjusting the 2031 Regional Urban Boundary, or the 2031 boundary for the Caledon East Rural Service Centre, or the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres. Such applications must continue to be addressed in the context of Section 7.9 of this Plan.*

Section 3.2.2.11 of the PROP is derived from Section 2.3.6.1 of the PPS, which is a mechanism for permitting a non-agricultural use within the *Prime Agricultural Area*. The PROP policies defer decisions on these types of applications to the Town of Caledon. Section 10 of this Report addresses this policy.

### 3.6 Cultural Heritage

Section 3.6 of the PROP outlines objectives and policies for the protection of cultural heritage resources and landscapes and archaeological resources from any adverse impacts resulting from development so that they may be enjoyed by current and future generations. The following policies and objectives are relevant:

#### 3.6.1 Objectives

*3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.*

#### 3.6.2 Policies

*It is the policy of Regional Council to:*

3.6.2.5 *Direct the area municipalities to require, in their official plans, that the proponents of development proposal affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.*

3.6.2.8 *Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The Cultural Heritage Impact Assessment conducted by Lecoutreau Heritage Consulting demonstrates that the Proposed Development will result in no adverse heritage impacts to nearby listed/designated heritage properties or to the surrounding landscape.

## 5.4 Rural System

Section 5.4 of the PROP outlines policies to guide growth and development within the Region's *Rural System*. Generally, most of the growth is to be directed to the *Rural Services Centres* and other rural settlements within the Region. The Subject Property is designated within the *Rural System*. A number of objectives are listed for the *Rural System*, the most relevant of which include the following:

### 5.4.1 General Objectives

5.4.1.3 *To promote healthy rural communities that collectively contains living, working and recreational opportunities, and respect the natural environment and resources.*

5.4.1.4 *To maintain and enhance the quality of the Rural System while allowing choices in alternative rural lifestyles.*

5.4.1.5 *To direct growth in the Rural System consistent with the policies in this Plan, the area municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.*

5.4.1.6 *To achieve sustainable development within the*

*Rural System.*

The Proposed Development will increase opportunities for cultural and recreational opportunities within the Town, thereby also increasing the number of alternative rural lifestyles.

The PROP defines sustainable development as "*the pursuit of integrating environmental, social, economic and cultural considerations in decision-making. Applying this framework to policy formulation and analysis favours an integrated approach in which these elements are brought together as a forethought in planning and decision making.*" Our analysis in Section 10 of this Report will demonstrate that the Proposed Development has equally considered the protection the *Prime Agricultural Area* and achieving *complete communities*. As well, this Report has considered the potential cultural heritage and environmental impacts of the Proposed Development, which are expected to be negligible.

The Subject Property is not within the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, or the Greenbelt Plan, and as a result is not subject to their policies.

Section 5.4.2 of the PROP generally outlines the growth management strategies and policies for directing growth and development within the *Rural System*. The following policies are relevant:

### 5.4.2 General Policies

*It is the policy of Regional Council to:*

5.4.2.2 *Direct growth within the Rural System generally to the three Rural Service Centres and the Palgrave Estate Residential Community, as shown on Schedule D, and to other rural settlements as designated in the applicable area municipal official plans, the Niagara Escarpment Plan and the Greenbelt Plan.*

5.4.2.3 *Address the Prime Agricultural Area consistent with the policies in Section 3.2.*

5.4.2.6 *Ensure development proposals within the Rural System are consistent with the objectives and policies in this Plan and the applicable policies in the area municipal official plans, the Niagara Escarpment*

*Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan.*

The purpose of policy 5.4.2.2 is to protect and preserve the Region's *General and Prime Agricultural* Lands for agricultural uses. These policies and the ones outlined in Section 3.2 will be addressed in our planning analysis, which is supported by the conclusions of the Agricultural Impact Assessment. The Subject Property is not within the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, or the Greenbelt Plan.

## 6.4 Water and Wastewater Services

Section 6.4 of the PROP outlines policies regulating the supply and distribution of water and the collection and disposal of sanitary sewage within the Region. The policies ensure that all areas of the Region are serviced by appropriate levels of water and sanitary services. The following policies are relevant to the Subject Property:

### 6.4.2 Policies

*It is the policy of Regional Council to:*

*6.4.2.4 Continue to have water and/or sewer services provided by private or communal systems where appropriate, for existing and committed development as designated in the area municipal official plans.*

The Proposed Development will receive water and sewage services via private well and septic systems contained under the southern portion of the property, which have been designed according to the appropriate standards. A preliminary servicing plan has been prepared by C.F. Crozier and Associates in support of this development. A detailed servicing design will follow at the SPA stage.

## Summary

The Report has reviewed and considered the all sections of the PPS and determined the following policies have been addressed in this review:

- 2.4.4.1 to 2.4.4.2.3 – Natural hazards;
- 3.6.1.1, 3.6.2.5, 3.6.2.6 – Cultural heritage;
- 5.4.1.3 to 5.4.1.5, 5.4.2.2 and 5.4.2.6 – Rural System; and,
- 6.4.2.4 – Private sewage and water systems.

The Proposed Development is considered to be 'consistent' with the above PROP policies.

The following PROP policies are carried forward in this Report for further detailed discussion in the planning analysis (Section 10) segment of this Report.

- 3.2.2.1 to 3.2.2.3, 3.2.2.11 – Permitting non-agricultural uses within the Prime Agricultural Area;
- 5.4.1.6 – Sustainable Development; and,
- 5.4.2.3 – Rural System and Prime Agricultural Area

These particular policies will be carried forward for detailed discussion in the planning analysis (Section 10) segment of this Report.

## 8.5 Town of Caledon Official Plan (2018 Office Consolidation)

The Town of Caledon Official Plan was originally approved and came into effect in 1979. The document has since been amended numerous times since to respond to changing community needs and dynamics, and new Provincial and Regional planning policies.

A number of significant changes to the land use planning system in the Province occurred from 2005 to 2006, notably the introduction of the Provincial Policy Statement, the Greenbelt Plan, the passing of the *Planning and Conservation Land Statute Law Amendment Act*, and the Growth Plan for the Greater Golden Horseshoe. The Town initiated a Provincial policy conformity work plan to bring its Official Plan into conformity with the various Provincial plans and legislation, which was accomplished with the Town Council's adoption of OPA 226 on June 8, 2010. The latest Office Consolidation of the TCOP came into effect in April 2018.

The TCOP is a document intended to provide a long-term policy framework for land use decision making to the year 2031. The TCOP has been amended to meet

the population and employment growth forecasts of the Growth Plan, and conform to its policies relating to increasing densities in *Settlement Areas*, and the protection of employment areas, agricultural lands, and natural resources for future generations. The Subject Property is designated within the *Prime Agricultural Area* per Schedule A – Land Use Plan of the TCOP. An Official Plan Amendment will be required to permit the Proposed Development, which is currently not permitted within the *Prime Agricultural Area*.

The Town is currently undertaking its Official Plan Review to update the Official Plan to accommodate the long-term population and employment growth forecast of the Growth Plan to 2051. It is currently at Stage 1 – Informing and Visioning at the time of writing this report. The core policies of the updated Official Plan are anticipated to be developed and released for review and comment in Stage 3 in 2021-2022. The final updated Official Plan is anticipated to be completed in 2022, and receive Town Council and Regional approval in the same year.

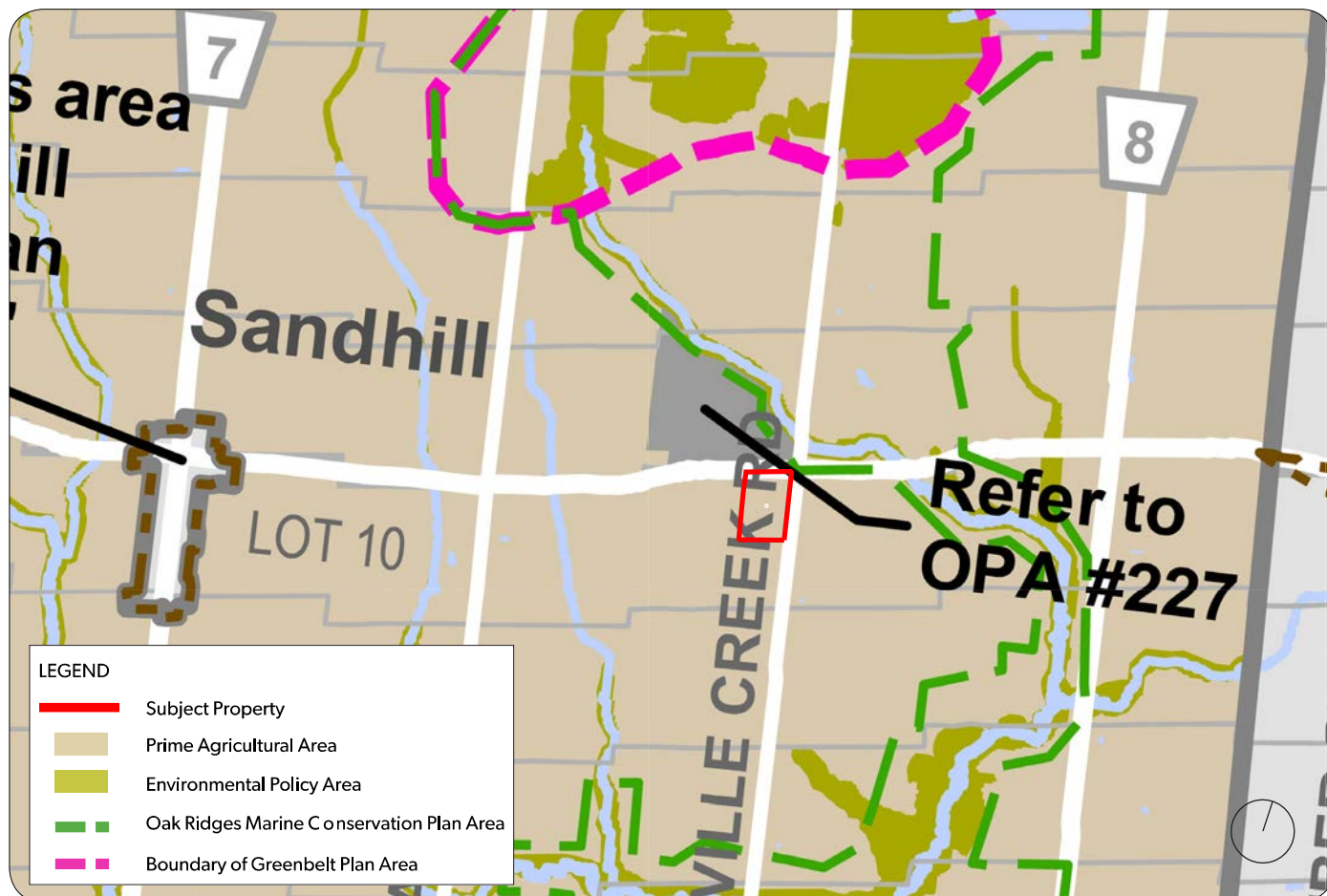


Figure 8: Schedule A, Land Use Plan

## 2.2 Principles, Strategic Direction and Goals

Section 2.2 of the TCOP sets out the principles, strategic directions and goals on which the Plan is developed which, broadly, seek to protect natural & cultural heritage and agricultural resources while encouraging, directing, and managing residential and employment growth in the Town. The following principles, strategic directions, and goals are relevant to the Proposed Development:

### 2.2.1 Principles

*Within the context described in the introduction it is the intention of the Town to exercise its responsibility for land use regulation, the provision of infrastructure and the delivery of services in a manner consistent with achieving a balance between the following principles:*

- a) That the Town will seek to preserve, protect and enhance natural physical features and biological communities, and cultural heritage resources.*
- b) That the Town will seek to improve the health and well-being of residents, employees, landowners and businesses by fostering the development of communities where individuals can pursue diverse goals for personal development and where individual needs for employment, learning, culture, recreation, physical and social wellbeing can be satisfied.*

### 2.2.3 Goals

*Together the following goals provide the context within which the policies in this Plan should be interpreted:*

- To protect and steward ecosystems in the Town.*
- To conserve and promote cultural heritage resources in recognition of the non-replaceable nature of cultural heritage, as well as the contribution it makes to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community.*
- To preserve high capability agricultural lands in agricultural production as well as lands which have special agricultural potential and to maintain a viable farming community.*
- To provide residents with a quality of community life*

*that provides access to community-based services in a manner that best responds to the need for employment, learning, shopping, culture, recreation and social opportunities.*

The Proposed Development considers the above goals for development within the Town.

## 3.2 Ecosystem Planning and Management

Section 3.2 of the TCOP outlines objectives and policies for the protection of the natural environment from any adverse impacts resulting from development. This section outlines specific instances whereby an Environmental Impact Statement is required in support of development applications. In relation to this, Section 3.2 identifies a variety of natural heritage features protected by the policies of the TCOP. The Subject Property does not currently contain or is adjacent to an Environmental Protection Area designation. The following policies and objectives are relevant:

*3.2.2.2.1 To ensure that the Town's ecosystem principle, goal and objectives form a primary basis for all land use planning decisions within the Town of Caledon.*

*3.2.4.1 All development and uses shall be subject to the ecosystem principle, goal, objectives, planning strategy, policies and performance measures contained in this Plan.*

*3.2.4.12 Naturally occurring hazards, such as flooding, erosion and slope instability, which have the potential to negatively affect human health and property, shall be addressed through the planning process to the satisfaction of the Town and other relevant agencies. Where such hazards occur on lands within Natural Core Areas and Corridors, they are designated EPA and are subject to the detailed land use policies contained in Section 5.7. Where such areas are not designated EPA, hazard issues are to be addressed in accordance with the performance measures contained in Section 3.2.5 and the requirements of other relevant agencies, and specific restrictions/conditions may be placed on development in order to achieve this policy.*

*3.2.4.13 The Town shall encourage initiatives to restore degraded ecosystems throughout the municipality and may require appropriate enhancement/restoration*

*works through the development approvals process. Such enhancement/restoration initiatives shall be implemented through an Environmental Impact Study and Management Plan (EIS and MP), where required pursuant to Sections 3.2.5 and 5.7, or through an approved Forest Management or Environmental Management Plan, or comparable document. Environmental management and restoration initiatives shall adhere to the ecosystem principle, goal, objectives, planning strategy, policies and performance measures contained in this Plan, and shall be subject to the Town's approval, as required, or the approval of another appropriate agency, prior to implementation.*

3.2.5 Performance Measures

*The establishment of Town-wide environmental performance measures is a key element of the Town's five-part Ecosystem Planning Strategy outlined in Section 3.2.3. Performance measures have been established for each component of the Ecosystem Framework identified in Table 3.1.*

3.2.5.1 Applicability

*All development within the Town of Caledon must satisfy these performance measures. New development adjacent to an EPA will address the performance measures through the required EIS and MP. New development outside of these areas will be required to demonstrate adherence to the policies and performance measures of this plan through the completion of appropriate investigations and studies, or through specific implementation requirements, as determined jointly by the Town and other relevant agencies, prior to any approvals being granted. This may include the completion of an EIS and MP. These performance measures are additive. Where two or more of the listed features coincide, the performance measures applicable to each feature shall be addressed.*

The intention of the policies under Section 3.2 is to ensure the protection natural heritage features and their associated ecological functions, along with any significant species or wildlife habitats. To that end, Section 3.2 catalogues a variety of ecosystem components and provides policies for the protection of each component. It must be noted that neither the PROP nor the TCOP identifies any natural heritage features aside from a watercourse on the subject property.

An Environmental Impact Study (EIS) was conducted by Pinchin Ltd. in support of our applications to determine any potential natural heritage/ecosystem components on the Subject Property, along with the potential environmental impacts that may result from the Proposed Development. The EIS determined that the on-site natural heritage/ecosystem features (which are being mostly retained) offered little ecological value and recommended a number of mitigation measures to protect them.

Policy 3.2.4.12 deals specifically with erosion hazards in relation to development. The Meander Belt Study and Erosion Threshold Analysis demonstrated that no negative impacts on property or human health are anticipated to result from the Proposed Development.

**3.3 Cultural Heritage Conservation**

Section 3.3 of the TCOP outlines objectives and policies for the protection of cultural heritage resources and landscapes and archaeological resources from any adverse impacts resulting from development. Furthermore, this section of the TCOP outlines requirements for Cultural Heritage Impact Statements that are to be undertaken in evaluating the extent and significance of potential cultural heritage resources, including impacts from development on nearby resources. The following policies and objectives are relevant:

3.3.3.1.5 Cultural Heritage Impact Statements

*a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:*

*i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;*

*ii) the potential for adverse impacts on cultural heritage resources; and,*

*iii) the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.*

The Cultural Heritage Impact Assessment Report identified a number of listed/designated heritage properties near the subject property and undertook an evaluation of whether or not the surrounding area constituted a significant cultural heritage landscape. The assessment found that the surrounding area is not a significant cultural heritage landscape, and that no adverse impacts to nearby heritage properties are anticipated.

## 4.1 Town Structure

Section 4.1 outlines a hierarchy of development areas within the Town which identifies where and how growth should occur, including the character of the growth. The purpose of this hierarchy is to ensure that growth occurs in desired areas which can support more intense forms of development, while ensuring the protection and preservation of other areas such as natural heritage or agricultural areas. The following general objectives are relevant to the Proposed Development:

### 4.1.8 Community Form and Complete Communities

#### 4.1.8.2 Objectives

*4.1.8.2.1 To plan Caledon as a complete community that is well-designed, offers transportation choices, accommodates people at all stages of life and has an appropriate mix of housing, a good range of jobs and easy access to retail and services to meet daily needs.*

*4.1.8.2.2 To protect and promote human health through community planning and design.*

*The proposed place of worship will contribute to the planning of the Town as a complete community, which accommodates people at all stages of life, by allowing access to a gathering space that is critical to the well-being of the Hindu community. By addressing the community's spiritual and communal needs, the proposed place of worship will protect and promote mental health resiliency amongst Hindu community members. In addition, the proposed place of worship will strengthen the Hindu community's social network through religious and recreational programming, which*

*will contribute to the personal fulfillment and mental health resiliency amongst its members.*

## 5.1 Agricultural Area

Section 5.1 of the TCOP outlines policies which protect the *Prime Agricultural Area* for agricultural uses by limiting non-agricultural uses. The following policies are relevant to the Proposed Development:

### 5.1.1.3 Objectives

*5.1.1.3.1 To protect and promote agricultural uses and normal farm practices in the Prime Agricultural Area as permitted by the Official Plan.*

*5.1.1.3.2 To ensure all new land uses are compatible with surrounding agricultural uses.*

*5.1.1.3.4 To limit further fragmentation of lands suitable for agriculture and provide opportunities for consolidation.*

### 5.1.1.4 Permitted Uses

*Permitted uses in areas designated as the Prime Agricultural Area shall primarily be for agricultural uses and high impact agricultural uses. Other uses permitted include On-farm Diversified Uses, Agri-tourism Uses, a single-detached dwelling on an existing lot of record subject to Section 5.1.1.11 and Section 5.1.1.12 and all other applicable policies of this Plan, Agriculture-related Commercial or Agricultural-related Industrial Uses, accessory residential uses to a farm operation including a second dwelling for farm help, second dwellings for heritage preservation, home occupations including establishments accessory to a non-agricultural single-detached dwelling and in accordance with Section 5.14, non-intensive recreation, stewardship and environmental protection activities, and, public uses in accordance with Section 5.15. The specific policies to be considered in the development and control of such land and uses are contained within the following general and specific policies. Within the ORMCPA, permitted uses shall also be required to conform to all applicable provisions of Section 7.10. Notwithstanding any policy contained in Section 5.1.1, where the provisions of Section 7.10 are more restrictive, the more restrictive policies shall apply.*

Section 5.1 speaks to the need to protect *Prime Agricultural Areas* for agricultural uses. We will appropriately these policies in Section 10 of this Report with support from the Agricultural Impact Assessment.

The TCOP does not recognize Section 2.3.6.1 of the PPS or Section 3.2.2.11 of the PROP in permitting limited non-agricultural uses within the *Prime Agricultural Area*. Similar to the Growth Plan, the PPS forms the policy foundation for the TCOP and sets the overall policy direction which the TCOP must conform to. The TCOP must also conform to the PROP. Accordingly, we will address the PPS and PROP policies for permitting a non-agricultural use on *Prime Agricultural Areas* within the Town of Caledon independent of the TCOP Section 5.1. We also note that the PROP policies direct the Town to consider these uses on a limited basis, thus forming a procedural basis for our local OPA to permit the Proposed Development which we will justify in our planning analysis.

## 5.6 Institutional

Section 5.6 of the TCOP outlines policies regulating the development of institutional uses within the Town, which includes places of worship. The following policies are relevant to the Proposed Development:

### 5.6.1 Objectives

a) *To ensure that adequate institutional, educational and cultural facilities for all interest groups can be provided; and,*

### 5.6.2 General Policies

5.6.2.3 *Institutional uses shall have adequate parking with access points limited in number and designed in a manner which shall minimize the danger to pedestrian and vehicular traffic.*

The Proposed Development will ensure that the Hindu community receives a facility that can provide institutional, educational, and cultural activities/programming to meet their daily needs.

The Site Plan prepared by Battaglia Architects illustrates three access points allowing safe vehicular access onto the Subject Property from King Street and Centreville

Creek Road. The access points have been safely sited as supported by our Traffic Impact Study prepared by Nextrans Consulting Engineers. There are currently no pedestrian sidewalks on either roadway or in the general area; as a result, pedestrian traffic is not anticipated and will not pose a safety concern.

## Summary

The Report has reviewed and considered the all sections of the TCOP and determined the following policies have been addressed in this review:

- 2.2.1.a), 2.2.1.c), and 2.2.3 – Principles and Goals;
- 3.2.2.2.1, 3.2.4.1, 3.2.4.12, 3.2.4.13, 3.2.5.1 – Ecosystem planning and management;
- 3.3.3.1.5.a) – Cultural heritage;
- 4.1.8.2.2 – Healthy communities; and,
- 5.6.1.a) and 5.6.2.3 – Institutional uses;

The Proposed Development is considered to be 'consistent' with the above TCOP policies.

The following TCOP policies are carried forward in this Report for further detailed discussion in the planning analysis (Section 10) segment of this Report.

- 4.1.8.2.1 – *Complete Communities*; and,
- 5.1.1.3.1, 5.1.1.3.2, 5.1.1.3.4, and 5.1.1.4 – *Prime Agricultural Area*.

## 8.6 Town of Caledon Zoning By-Law 2006-50 (2015 Office Consolidation)

The Town of Caledon Zoning By-Law 2006-50 is a by-law regulating the use of lands and the character, location, and use of buildings and structures within the Town. The Zoning By-Law came into force on October 19, 2006 and consolidates and incorporates amendments enacted by City Council and the Ontario Municipal Board that are in full force and effect as of July 27, 2015. The Zoning By-Law divides the City into zones, each with their own set of land use permissions and performance standards regulating development. The Subject Property is currently zoned as A3 – *Small Agricultural Holdings*.

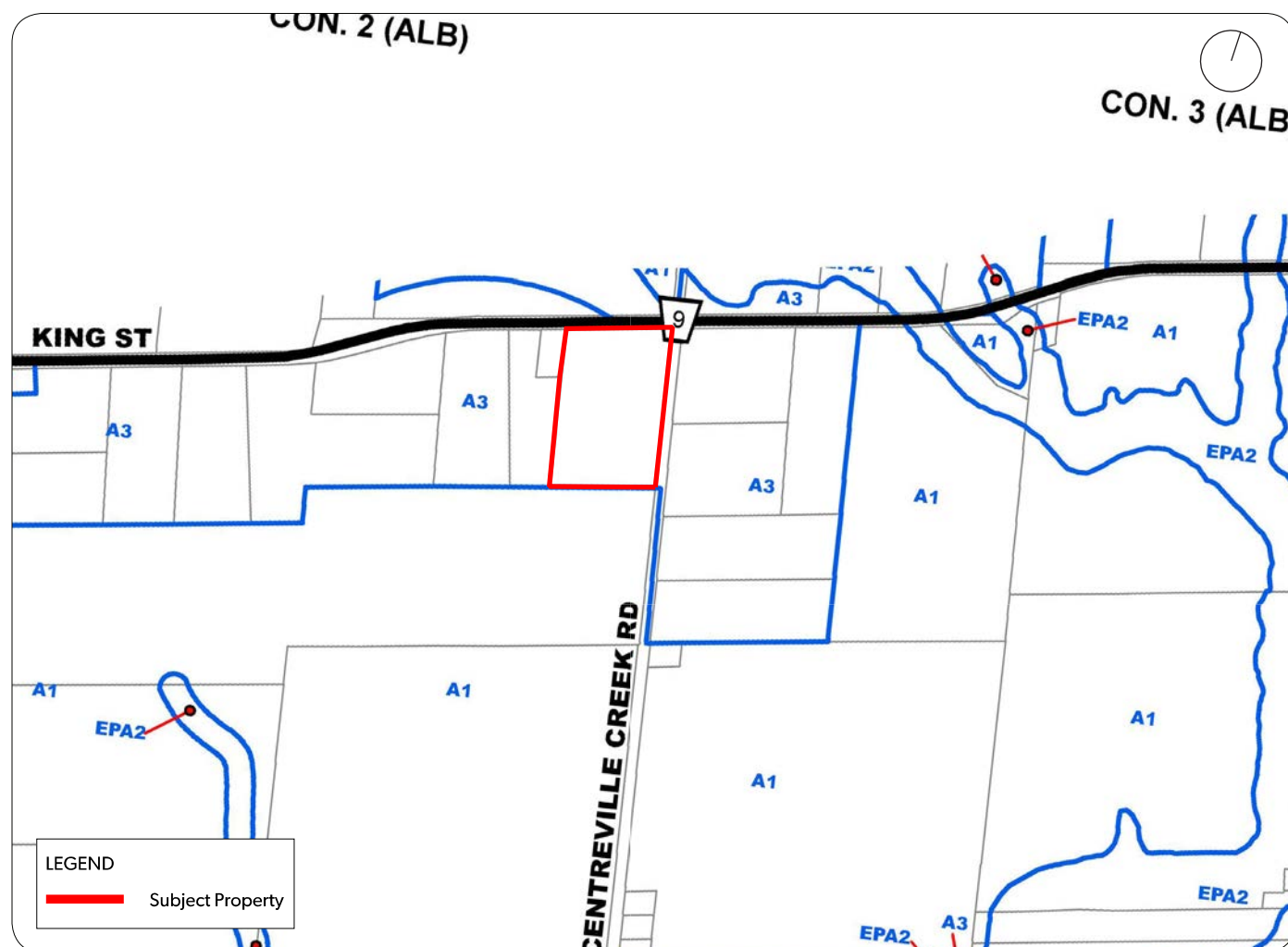


Figure 9: Zone Map 12

The following land uses are permitted as-of-right on the Subject Property:

- *Agriculture-related Commercial Use;*
- *Agriculture-related Industrial Use;*
- *Agri-Tourism Use;*
- *Apartment, Accessory;*
- *Dwelling, Detached*
- *Farm-based Alcohol Production Facility;*
- *Farm Equipment Storage Building;*
- *Farm Produce Outlet, Accessory;*
- *Hobby Farm;*
- *Home Occupation;*
- *Livestock Facility;*
- *Nursery, Horticultural;*
- *On Farm Diversified Use;*
- *Open Storage, Accessory; and,*
- *Produce Storage Building.*

As outlined, the current zoning designation does not permit institutional uses on the Subject Property. As a result, a Zoning By-Law Amendment is required to permit the Proposed Development on the Subject Property.



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## 9. NON-STATUTORY DOCUMENTS

## 9.1 Land Evaluation Area Review (2016)

The Land Evaluation Area Review (LEAR) was a joint study initiated by the Town of Caledon and Region of Peel in 2013 to identify and recommend *Prime Agricultural Areas* within the Region and more specifically within the Town of Caledon. MHBC and DBH Soils were retained to work with Region and Town Staff and the Peel Agricultural Advisory Working Group (PAAWG) to conduct the study. The PPS requires municipalities to protect *Prime Agricultural Areas*, which are identified through a classification process outlined through a Land Evaluation and Area Review (LEAR) study. The LEAR study evaluates land based on Land Evaluation (LE) and Area Review (AR) factors. The former includes physical characteristics such as soil quality and climate while the latter includes socio-economic characteristics such as parcel size, fragmentation, and conflicting land uses.

Two LE factors and seven AR factors were used to evaluate the majority of land parcels within the Town of Caledon. Each factor was weighted towards the generation of a LEAR score for each land parcel that was studied in the Town. A land parcel was considered part of the Prime Agricultural if it achieved a minimum LEAR score of 535 out of a possible 800 points. Lands achieving this minimum LEAR score were recommended to be designated as *Prime Agricultural Area*, and that the score did not automatically confer the designation upon a property.

The Subject Property achieved a LEAR score of 728 out of 800 and was as a result recommended for designation within the *Prime Agricultural Area*.



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## 10. LAND ALTERNATIVES OVERLAY ANALYSIS

## 10.1 Purpose

The purpose of the Land Alternatives Overlay Analysis ('Analysis') is to evaluate the Proposed Development against the criteria outlined in Section 2.3.6.1 of the PPS and Section 3.2.2.11 of the PROP for permitting non-agricultural uses within the *Prime Agricultural Area*. The TCOP does not provide specific policies in this regard. Policy direction is taken from upper tier governments in this regard.

## 10.2 Provincial Policy Background

PPS Section 2.3.6.1 provides the following criteria for considering non-agricultural uses within the Prime Agricultural Area on a limited basis:

### 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:*

- 1. the land does not comprise a specialty crop area;*
- 2. the proposed use complies with the minimum distance separation formulae;*
- 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use;*
- 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.*

These PPS policies provide a mechanism for considering the development of non-agricultural uses within the *Prime Agricultural Area*.

The policies under PPS Section 2.3.6.1 were taken and adapted into Section 3.2.2.11 of the PROP, which is identical in application to the PPS policies. The criteria under Section 3.2.2.11 of the PROP are as follows:

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*

## 10.3 Methodology

*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.*

Policies 3.2.2.11.a) to 3.2.2.11.c) of the PROP will be addressed as the Report address PPS Policies 2.3.6.1.b).3 and 2.3.6.1.b).4. Policy 3.2.2.11.d) of the PROP will be specifically addressed by the Agricultural Impact Assessment prepared by Colville Consulting. Accordingly, we will only refer to the PPS policies for the sake of brevity.

The Analysis addresses each of the criteria under Section 2.3.6.1 of the PPS. It specifically focused on the two critical criteria that:

1. There are no reasonable alternative sites for a place of worship which avoid the *Prime Agricultural Area*; and that we demonstrate; and,
2. There are no reasonable alternatives within the *Prime Agricultural Area* with lower-priority lands.

The Analysis first undertook a preliminary assessment of the lot fabric, land cost, and applicable land use planning policies in consultation with the client and Town planning staff to determine the feasibility of locating the place of worship outside of the *Prime Agricultural Area*. Once it was determined that this was unfeasible, an overlay analysis involving numerous geospatial criteria was undertaken to identify reasonable alternatives within the *Prime Agricultural Area* to avoid developing on higher-priority lands. After identifying a number of candidate alternative sites, the Analysis evaluated and ranked each site from least to most desirable for development.

## 10.4 Analysis and Criteria Evaluation

The Analysis first addressed the following policies under Section 2.3.6.1.b) of the PPS:

1. *The land does not comprise a specialty crop area;*

The Agricultural Impact Assessment prepared by Colville Consulting confirmed that the Subject Property does not comprise a specialty crop area.

2. *The proposed use complies with the minimum distance separation formulae;*

As illustrated in Figure 10 – MDS Map prepared by Colville Consulting, the Proposed Development will comply with the minimum distance separation formulae.

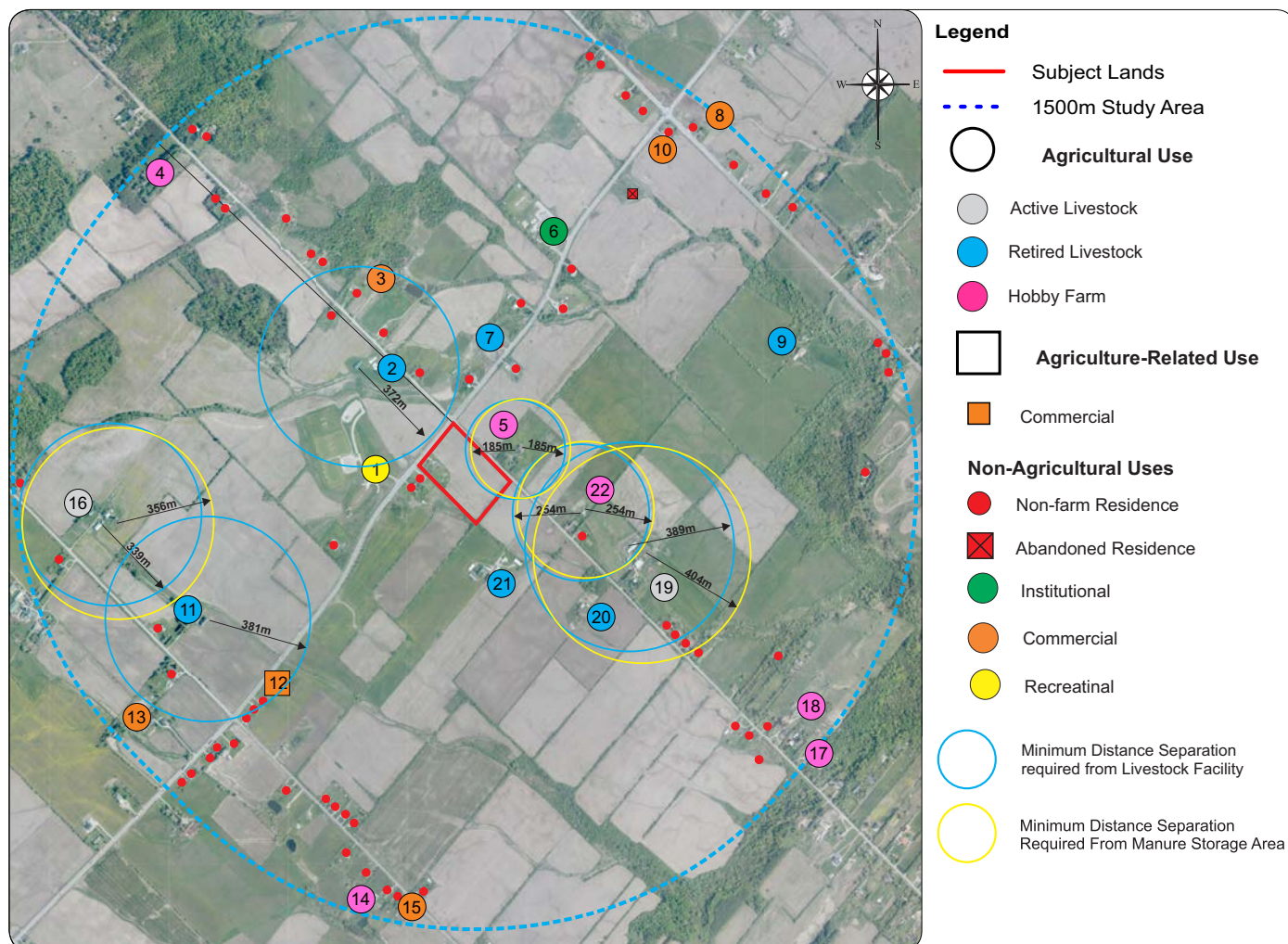


Figure 10: MDS Map

Thereafter, the Analysis addressed Policies 2.3.6.1.b).3to 2.3.6.1.b).4 under the PPS.

*3. There is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and*

The TCOP has outlined a need to provide for sufficient lands to accommodate institutional uses within the planning horizon. Our analysis and conversations with Town planning staff have determined that the existing inventory of lands in the Town does not provide for a reasonable amount of opportunities for developing a temple within the Town's *Settlement Areas* through the current land use policy framework. This is particularly significant given the lack of an available temple to serve the Hindu community within the Town. It was further determined through real estate analysis and discussions with SMVS that it would be unreasonable to locate the place of worship only within the *Settlement Area* boundaries for the following reasons:

1. Available lot parcels within the *Settlement Areas* are predominately small and would be of insufficient size for the proposed temple. Regardless, larger parcels that would be sufficient for a temple are undesirable for the development of a large temple (see reason #5 below);

2. *Settlement Areas* aside from Bolton and Caledon East have small population bases from which to draw worshippers, and are located far from the Provincial highway network which could connect worshippers to the temple. A temple would be best located near Bolton and Caledon East and an existing or proposed highway such as the GTA West Corridor;

3. Substantial portions of the *Settlement Areas* within the Town have natural heritage features and/or are designated within the *Prime Agricultural Area*, Greenbelt Plan, Niagara Escarpment Plan, or the Oak Ridges Moraine Plan;

4. The cost of land parcels without significant environmental constraints, that are not within the *Prime Agricultural Area* or the other noted Provincial land use plans, and are within the *Settlement Area* is prohibitive for our client, which stems from the next reason;

5. Land within the *Settlement Area* is intended to be

the focus for future growth and intensification for higher intensity residential and employment uses. This has resulted in higher priced land parcels within the *Settlement Area* which are cost prohibitive for SMVS, a non-profit religious organization.

After lands within the *Settlement Area* were excluded from consideration, the Analysis considered and evaluated alternative locations within the Town of Caledon per Section 2.3.6.1.b).4 of the PPS.

#### 10.4. Overlay Analysis

*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.*

The purpose of the Analysis is to determine whether or not there are land parcels in the Town which avoid the *Prime Agricultural Area*, and if not, whether there are reasonable alternatives within the *Prime Agricultural Area* that are of lower priority.

The Analysis considered an inventory of lands determined to be reasonable locations upon which to develop a temple and that, outside of these sites, there are no other reasonable alternatives to accommodate a place of worship (i.e. an institutional use) that serves the Town's Hindu community. These locations were considered "reasonable" on the basis that they achieved a balance of having locational attributes that are desirable for a temple and its worshippers, while also ensuring the preservation of the *Prime Agricultural Area* to the greatest extent possible. Ultimately, the Analysis concluded that out of these reasonable locations, the Subject Property is the preferred location upon which to develop a temple as it best achieves this balance of locational desirability and agricultural preservation.

Please refer to our Site Selection Mapping Exercise document which illustrates how the overlay analysis was conducted.

10.4.1.a) Exclusionary Filters

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

The Analysis began by selecting a study area from which an inventory of candidate lands could be selected from. The study area was selected based on its proximity to the Town’s major population centres (Caledon East and Bolton) and its avoidance of the Greenbelt Plan, Niagara Escarpment Plan, or the Oak Ridges Moraine Conservation Plan area and natural heritage features. The geographical areas of these plans were avoided as there is currently no mechanism with which to request an amendment to

the noted plans. This resulted in a study area bounded by Airport Road to the west, Mayfield Road to the south, Coleraine Drive and the existing edges of Bolton to the east, and King Street to the north.

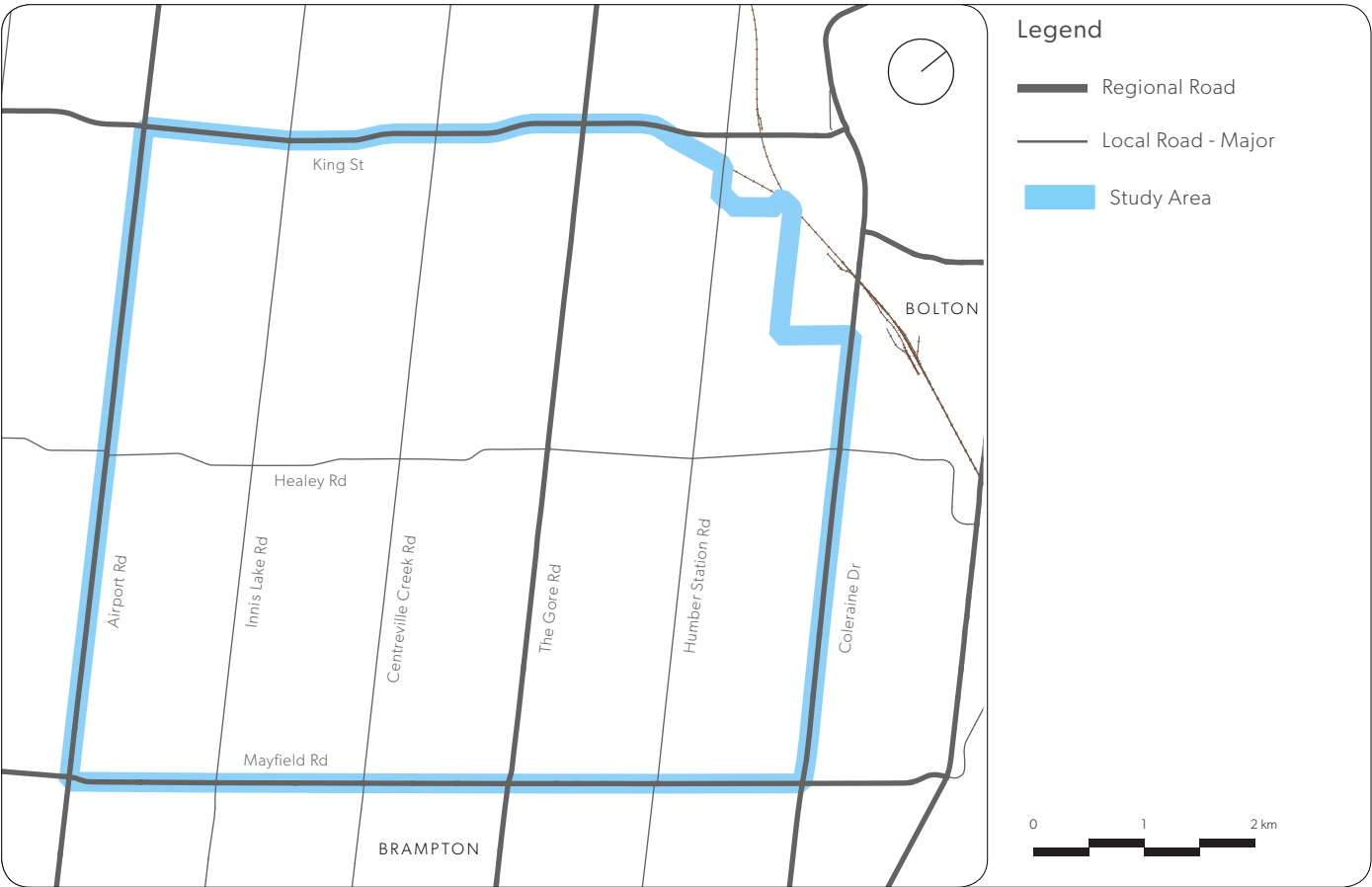


Figure 11: Study Area

Following the delineation of the study area, the Analysis applied three filters which excluded and narrowed down the list of candidate sites within the study area. These filters were applied on the basis that they represented undevelopable lands for institutional uses or otherwise. The exclusionary filters are as follows:

1. Prime Agricultural Areas:

Lands within *Prime Agricultural Area* were excluded from the list of candidate sites within the study area. The Analysis utilized mapping from the PROP Schedule B (In Effect) to determine the extent of the *Prime Agricultural Area*.



Figure 12: Prime Agricultural Area

2. Greenbelt Plan Area, Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, and Natural Heritage Features

Lands which were designated within the Greenbelt Plan Area, Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan or were natural heritage features delineated in the TCOP were excluded from the list of candidate sites within the study area. Mapping from Schedule D3 of the PROP and Schedule A of the TCOP were utilized in composing this filter.

3. GTA West Corridor and Bolton Residential Expansion Area

Lands which fell within the Preferred Route of the GTA West Corridor and Options 3A and 6 of the Bolton Residential Expansion Area were excluded from the list of

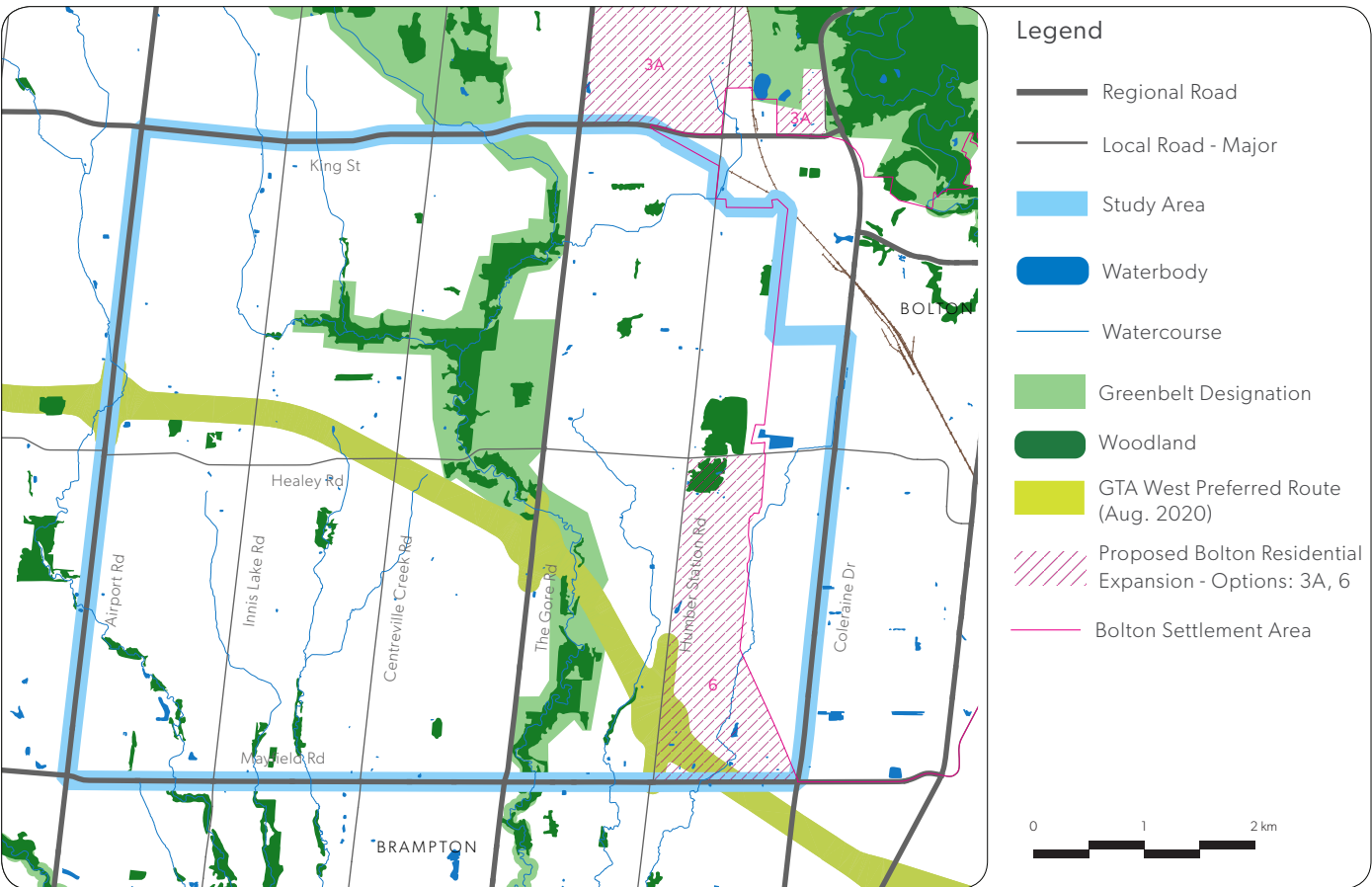


Figure 13: Exclusionary Filters

Once it was demonstrated that the *Prime Agricultural Area* could not be avoided, the overlay analysis turned to evaluating whether there were reasonable alternatives within the study area that were lower priority lands per 2.3.6.1.b.4.ii.

#### 10.4.1.b) Inclusionary Filters

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

The next stage of the analysis evaluated whether or not there were reasonable alternative locations within the *Prime Agricultural Area* of the study area on lower priority agricultural lands.

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) stated that *“Lower priority agricultural lands are determined on the basis of CLI and factors such as current land use, amount of capital investment into agricultural infrastructure, amount of land under active cultivation, degree of fragmentation to the surrounding agricultural land base, and proximity to adjacent urban and rural settlement areas. For the purpose of considering alternative sites, the scale of existing CLI mapping is appropriate.”*

The intention of OMAFRA is to protect the higher priority agricultural lands from non-agricultural development and to redirect it towards lower priority lands based on the criteria listed. It must be emphasized that the neither the PPS nor the OMAFRA have a formal evaluation system for prioritizing agricultural lands within the Province.

In consideration of OMAFRA’s statement, a set of six criteria (‘inclusionary filters’) were chosen to identify and evaluate a number of reasonable alternative locations within the Town. The six filters are comprised of locational attributes that are desirable for a temple and its worshippers, while also ensuring the preservation of the *Prime Agricultural Area* to the greatest extent possible per the OMAFRA’s definition for lower priority lands. Reasonable candidate sites upon which a temple could be developed should at least meet Inclusionary Filters 2 and 5, as these are critical locational attributes for a temple to have. The other Inclusionary Filters are agricultural protection metrics as explained below.

#### 1. Proximity to Community Facilities

Land parcels which are within 500m of a community facility such as a place of worship, community centre, park and active recreational space, etc are preferable as potential sites for a temple. A candidate site should preferably be within this proximity in order to form a logical cluster of institutional uses and prevent further, unnecessary fragmentation of the *Prime Agricultural Area*.

#### 2. Proximity to Major Intersections

This filter denotes a strong preference for land parcels which are within 150m of a major intersection. A major intersection is defined as an 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 for potential worshippers, while ensuring that traffic is not directed to mid-block locations, which would produce conflict with surrounding agricultural lands. As a secondary layer to this filter, consideration will also be given into whether or not a candidate site has a secondary access available. A secondary access will minimize conflict between a candidate site and the surrounding agricultural lands by allowing traffic to flow more efficiently in and out of a site, and avoiding a potential queueing of vehicles at one access.

#### 3. Degree of Land Fragmentation

Land parcels which exhibit a medium to high degree of land fragmentation are preferable as potential sites for a temple. Land fragmentation scores for each parcel were calculated using a custom methodology derived from the Land Evaluation Area Review. The average lot areas of parcels within 1.5km buffers of the four most promising candidate sites - excluding non-farm parcels such as institutional, commercial, or retail uses, and excluding lots outside of Caledon – formed the basis of the fragmentation scores. Sites scoring medium to high in fragmentation (i.e. smaller average lot area within 1.5km buffer) are desirable as this will avoid development on lands with low fragmentation and prevent further, unnecessary fragmentation of the *Prime Agricultural Lands*. Land fragmentation scores of each candidate site were compared against one another and ranked from lowest to highest, with lowest being most preferable and highest being least preferable for development.

It is noted that the land fragmentation scores from the Land Evaluation Area Review were not utilized in this analysis, as it is noted to be a Regional review and thus a Regional score of fragmentation. It was determined that a more local approach to calculating land fragmentation was required and to consider the impacts of non-farm properties on agricultural fragmentation, which the LEAR did not consider.

4. Percentage of Land in Active Agricultural Production

Land parcels which have a low to medium percentage of their total area in use for agricultural purposes are preferable as potential sites for a temple. This filter was derived from the LEAR. Percentages falling between 0 to 60 are defined as indicative of land parcels with low to medium percentages of their total area in active agricultural production. Lands scoring low to medium in this filter are desirable as this will prevent any unnecessary removal of parcels from active agricultural production.

5. Lot Size

This filter denotes a strong preference for land parcels which have a lot area between 10 to 15 acres. The intent of this filter is to target medium-sized parcels for the development of a temple. This would allow the Analysis to avoid the larger agricultural operations, which may already have a substantial amount of capital investment, while ensuring that any potential parcels are large enough for the development.

6. Zoning Designation.

Land parcels with a zoning designation of A3 – *Small Agricultural Holdings* are preferable sites for a temple. Lands designated as such are desirable for the development of a temple as these sites are intended for smaller agricultural operations and exclude farm uses accordingly. As a result, developing an A3-zoned parcel for a temple would not cease the operations of a larger agricultural property, which may already have a substantial amount of capital investment, or employment use.

Four alternative candidate sites were identified after overlaying the six noted inclusionary filters onto one another. A summary table of each candidate site and which filters they met is illustrated in Table 1. Figure 9 illustrates each of the candidate sites within the study area. It should

be noted that Candidate Site 3 was included, despite it not meeting Inclusionary Filter 2, as it provided secondary site access at an intersection of minor roads (which is still preferable to a mid-block site) and was promising in terms of its land fragmentation score and zoning designation.

The Analysis also considered soil capability as a potential criterion in our analysis in accordance with the OMAFRA’s direction. OMAFRA mapping illustrating land parcels by CLI Classes was utilized in order to determine help delineate the areal extent of soil capability classes within the *Prime Agricultural Area*. We acknowledge that although a small number of parcels were classified as CLI Class 4 per the OMAFRA mapping, which are lower priority lands from a soil capability perspective, these parcels were screened out as a result of Exclusionary Filters 2 and 3 and did not meet Inclusionary Filters 2 or 5 below, which are critical locational attributes to consider in developing a temple. Excluding natural heritage features, the remaining parcels were classified as CLI Class 1. Due to the inconclusiveness of this mapping analysis, soil capability was not included as an Inclusionary Filter.

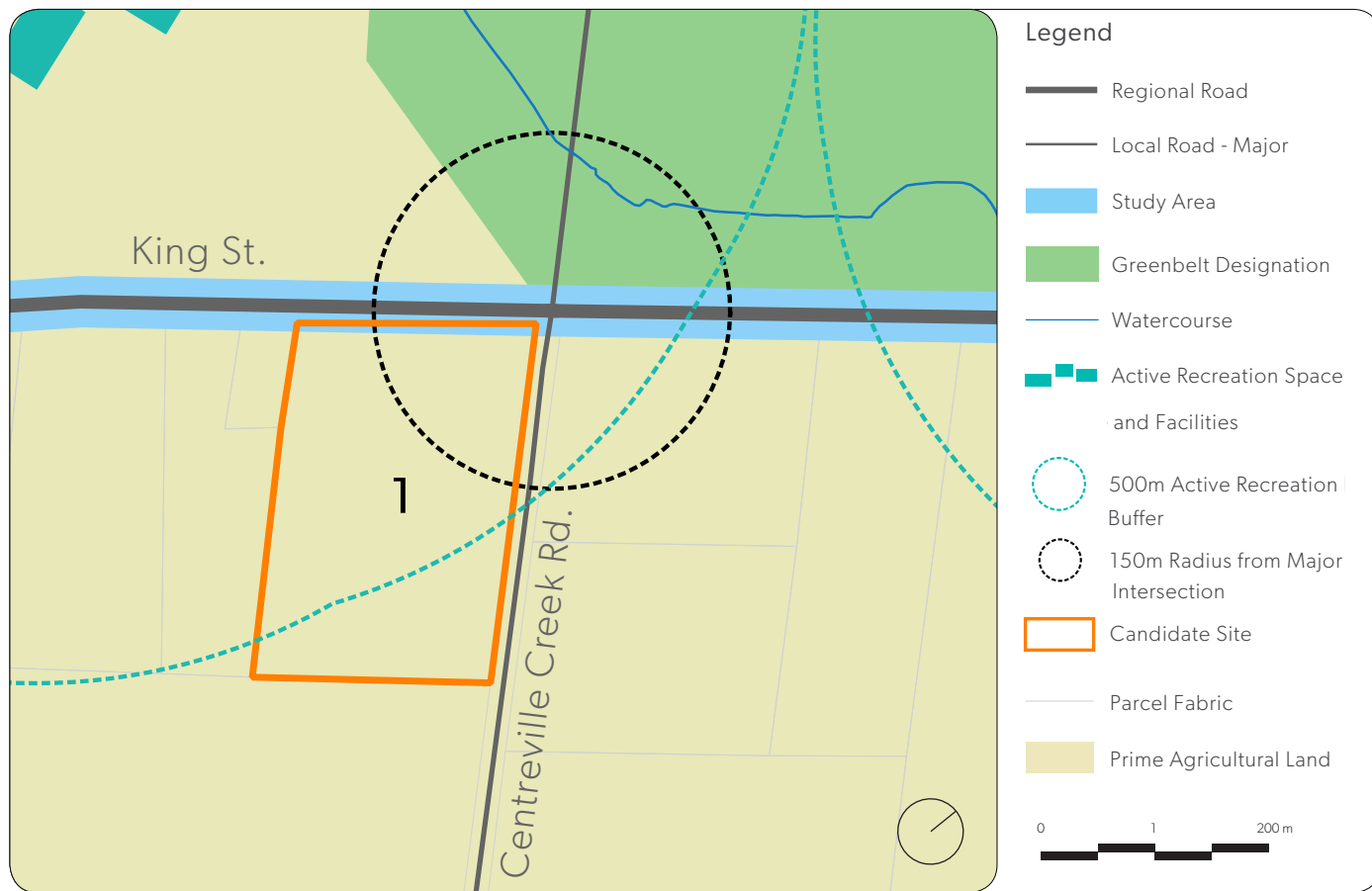
## 10.4.2 Alternative Sites and Evaluation

Table 1: Candidate Sites vs. Inclusionary Filters

Inclusionary Filter	Candidate Site 1 – King Street and Centreville Creek Road (Subject Property)	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
1. Proximity to Community Facilities (500m)	✓	x	x	✓
2. Proximity to Major Intersections (150m)	✓	✓	x	✓
Primary and Secondary Site Access	✓	x	✓	x
3. Land Fragmentation Score (Average Lot Area of Parcels within 1.5km of Site)	16 Acres	22 Acres	15 Acres	21 Acres
4. Lot Area (10 to 15 acres)	✓	✓	✓	✓
5. Percentage of Land in Active Agricultural Production	x	x	x	N/A
6. Zoning Designation (A3)	✓	✓	✓	x
Total Filter Met	4 + Secondary Access	3	2 + Secondary Access	3

Candidate Site 1 meets 4 of out the 6 Inclusionary Filters and could accommodate a secondary site access. This site could directly form a cluster of large-scale institutional uses with the nearby Johnston Sports Park across King Street. As well, the site is zoned such that farms are currently not permitted as-of-right, thus ensuring that a large-scale agricultural operation with substantial capital

investment is not taken out of operation. The size of the parcel is sufficiently large to accommodate a temple, and would not cease the operations of a large agricultural property. Candidate Site 1 has a land fragmentation score of 16 acres, which is the third highest amongst the four candidate sites.



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.

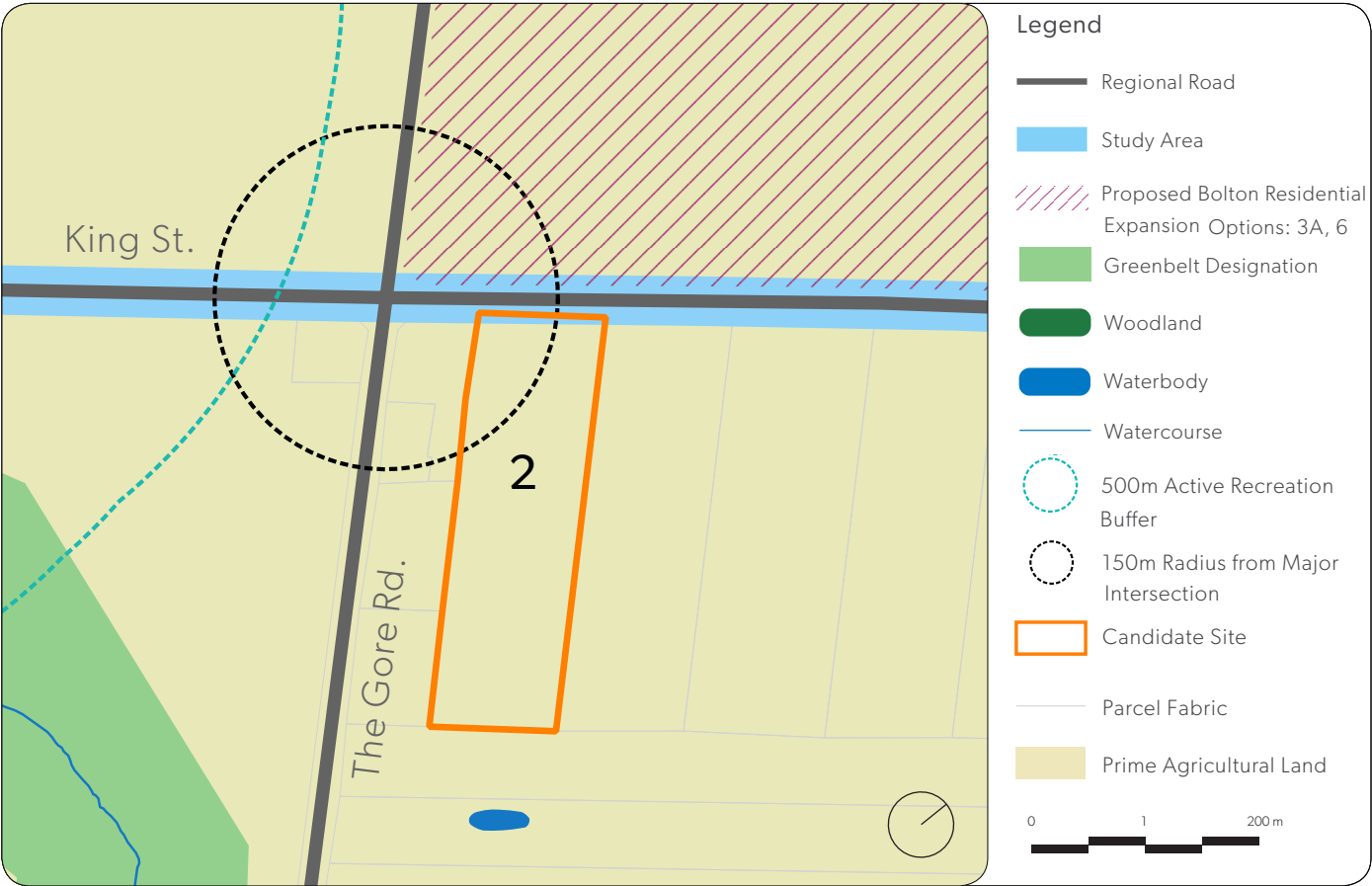


Zoning Code: A3-Small Agricultural Holdings

Figure 14: Candidate Site 1 and Inclusionary Filters

Candidate Site 2 meets 3 out of the 6 Inclusionary Filters. The site would not be able to accommodate a secondary access due to its location away from the intersection, nor would it be able to form a cluster of institutional uses and avoid further fragmentation to the *Prime Agricultural Area*. Candidate Site 2 meets the preferred zoning designation and size requirement to ensure that a large-

scale agricultural operation remains untouched. The site has a land fragmentation score of 22 acres, which is the highest score and is the least preferable amongst the four candidate sites from a fragmentation perspective.

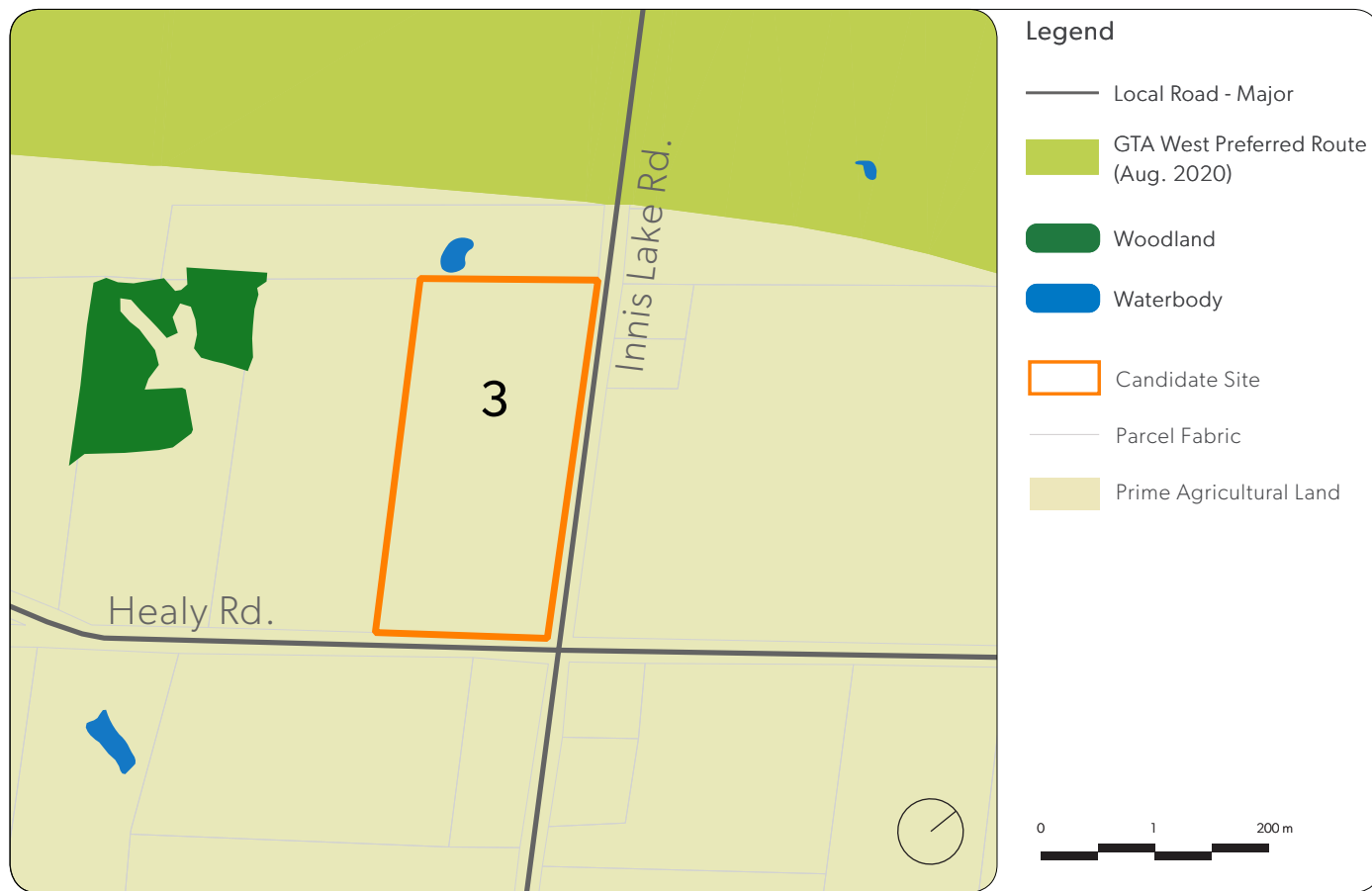


- 80 - 100% of land is used for agricultural uses
- The lot area meets the size criteria of between 10 - 15 ac.
- The property does not fall within a 500 metre radius of Community Facilities.
- The property falls within 150 m radius of a Major Intersection but does not have secondary access.
- Average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

Figure 15: Candidate Site 2 and Inclusionary Filters

Candidate Site 3 meets 3 out of the 6 Inclusionary Filters and could accommodate a secondary site access. Candidate Site 2 meets the preferred zoning designation and size requirement to ensure that a large-scale agricultural operation remains untouched. Although the site has a land fragmentation score of 15 acres, which is the lowest amongst the four candidate sites, it would not be able to form a cluster of institutional uses as it is not in proximity to any such uses. As well, critically it is not

located near a major intersection as Innis Lake Road and Healey Road are designated as *Collectors* per Schedule J and *Local Roads* per Schedule K of the TCOP. *Collectors* are intended to serve low to moderate volumes of short distance traffic at relatively low speeds. As a result, we are of the opinion that Candidate Site 3 would not be a preferable location for the proposed temple from a transportation perspective.



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.

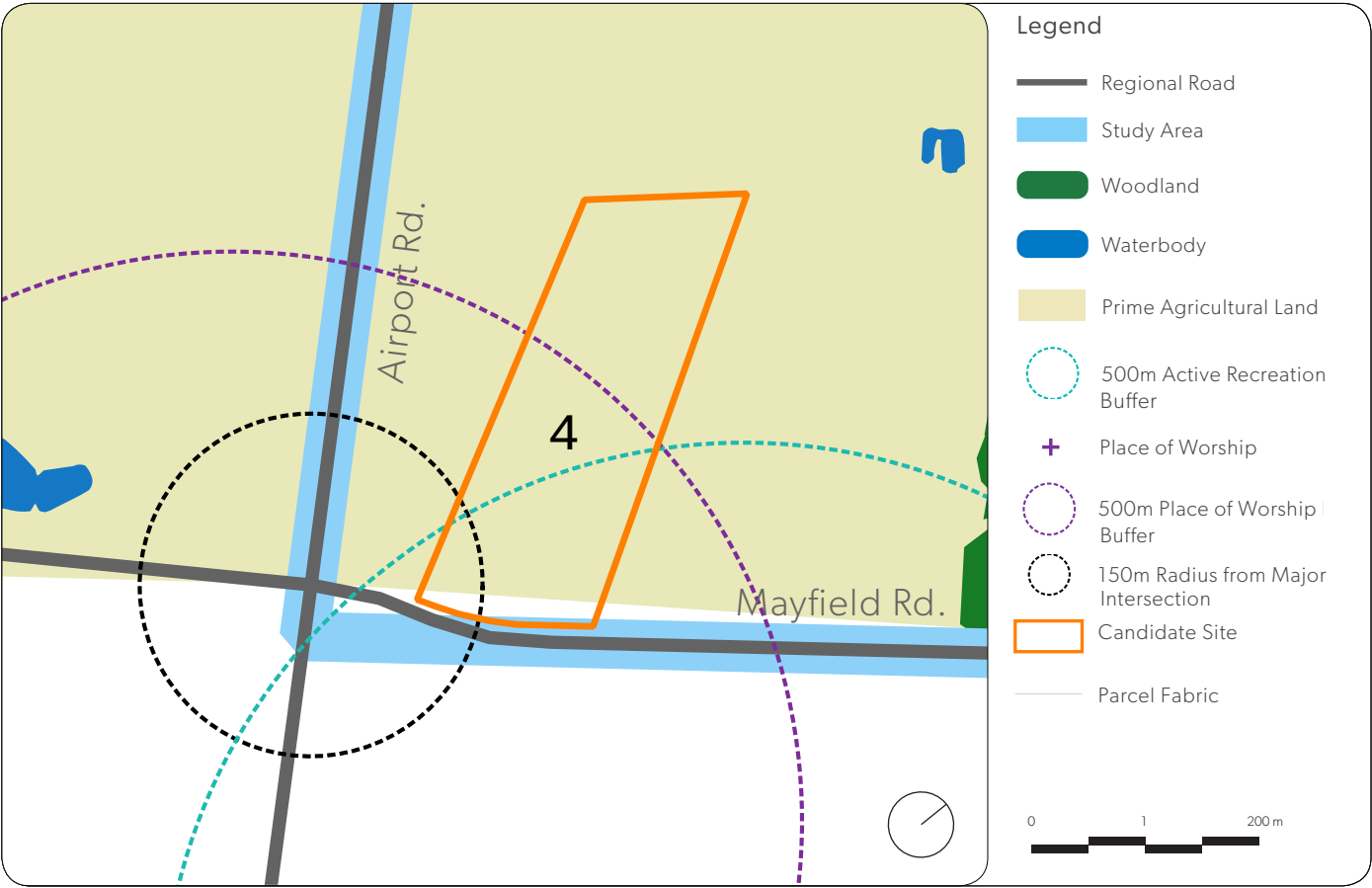


Zoning Code: A3 - Small Agricultural Holdings

Figure 16: Candidate Site 3 and Inclusionary Filters

Candidate Site 4 meets 3 out of the 6 Inclusionary Filters but would not be able to accommodate a secondary access due to its location. The site meets the preferred zoning designation and size requirement to ensure that a large-scale agricultural operation remains untouched. Candidate Site 4 has the second highest land fragmentation score at 22 acres and could form a cluster of institutional uses with the nearby Sikh Heritage Centre near Mayfield Road and Airport Road, along with Leparc Park. However,

Candidate Site 4 is zoned as *Highway Commercial (CH-556-H19)* and is also designated as Highway Commercial within the Tullamore Secondary Plan. Lands within the Tullamore Secondary Plan are intended for industrial and highway commercial uses, and as a result would not be an appropriate location for the development of a place of worship. Thus, Candidate Site 4 would not be a preferable location for the proposed temple.









-  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

Figure 17: Candidate Site 4 and Inclusionary Filters

The Analysis determined Candidate Sites 3 and 4 to be less preferable locations for the proposed temple as a result of transportation and land use concerns that were previously outlined. In comparing the remaining sites, Candidate Sites 1 and 2, we find that Candidate Site 1 to be the more preferable location for the proposed temple as it meets a greater number of Inclusionary Filters. Candidate Site 1 is located directly across the Johnston Sports Park, which will allow it to form a direct cluster of institutional uses with the park should a temple be located on the property. Furthermore, Candidate Site 1 has a lower average lot area than Candidate Site 2 within their respective 1.5km study area buffers, indicating that there is a higher degree of land fragmentation around Candidate Site 1. Locating the proposed temple in a more highly fragmented area will prevent any further fragmentation to the *Prime Agricultural Area*. As well, Candidate Site 1 offers the possibility of a secondary access given that it is a corner lot, which will help minimize conflict with nearby agricultural lands from a transportation perspective.

## 10.5 Preferred Alternative Site

The Land Alternatives Overlay Analysis demonstrated that Candidate Site 1 (the Subject Property) is the preferred alternative site for the development of a Hindu temple as it meets the following criteria:

- Proximity to community facilities;
- Proximity to major intersections;
- Primary and Secondary Access;
- Lot Area; and,
- Zoning Designation.

Candidate Site 1 meets the most criteria out of all the candidate sites. As well, Candidate Site 1 has the second lowest average lot area, indicating that it has the second highest degree of land fragmentation. Overall, developing Candidate Site 1 is expected to result in the least amount of impact to the *Prime Agricultural Area* while maintaining locational desirability for a temple.

Furthermore, the Agricultural Impact Assessment conducted by Colville Consulting addresses Policy 3.2.2.11.d) with regards to Candidate Site 1. The assessment found that the Proposed Development complies with the MDS Guidelines from livestock operations and constituted a lower-priority agricultural land from an agricultural perspective. As well, the Report agreed that the surrounding area exhibited a large degree of land fragmentation, indicating that approval of the Proposed Development would not set a precedent for non-agricultural uses within the area. As a result, the assessment concluded that Proposed Development is expected to have a negligible impact on surrounding agricultural operations and lands.

## 10.6 Summary

To summarize the process and results, the Land Alternatives Overlay Analysis addressed Section 2.3.6.1.b). of the PPS which asks proponents to consider reasonable alternative locations for non-agricultural uses that avoid the *Prime Agricultural Area*, and if this is not possible, to consider reasonable alternatives that could be demonstrated to be of lower agricultural priority. The Analysis first established that locating a temple only within the *Settlement Area* would be unduly restrictive and unreasonable due to lot size constraints, considerable distances from potential worshipers, undevelopable land resulting from natural heritage features and the Provincial land use plans, and the high land costs associated with *Settlement Areas*. Accordingly, the Analysis considered whether a temple could be sited outside of the *Settlement Area* and *Prime Agricultural Area* while remaining in reasonable proximity to Bolton and Caledon East.

The Analysis indicated that the *Prime Agricultural Area* was unavoidable within the study area, and that the Provincial land use plans regulated the vast majority of the Town. In response, the overlay review shifted to identifying an inventory of reasonable alternatives of lower priority agricultural lands within the *Prime Agricultural Area*. These alternatives were determined from analyzing a set of inclusionary filters comprised of desirable locational attributes for a temple and agricultural protection metrics. The inclusionary filters identified four reasonable alternative sites upon which a temple could be developed, with the Subject Property ultimately being determined to be the preferred candidate site. We are of the opinion that developing the proposed temple on one of these reasonable locations is the only method to accommodate a temple in the Town and strike a balance between contributing to the creation of complete communities, and ensuring the protection of the *Prime Agricultural Area* to the greatest extent as reasonably possible. Our results indicate that the Subject Property is the preferred location for developing a Hindu temple.

After conducting the Land Alternatives Overlay Analysis, it is our opinion that the Proposed Development is consistent with Section 2.3.6.1 of the PPS. As a result, the Proposed Development has appropriate regard with policies b), h), and i) under Section 2 of the *Planning Act*, and in conformity with Sections 2.2.1.2, 2.2.1.4, and 4.2.6 of the Growth Plan.

## 10.7 Consistency with the PPS and Conformity with the Growth Plan, PROP, and TCOP

It is also our opinion that the Proposed Development is consistent with the following policies from the PROP and TCOP:

### PROP

- 3.2.2.1 to 3.2.2.3, 3.2.2.11 – Permitting non-agricultural uses within the *Prime Agricultural Area*;
- 5.4.1.6 – Sustainable Development; and,
- 5.4.2.3 – Rural System and *Prime Agricultural Area*

### TCOP

- 4.1.8.2.1 – Complete Communities; and,
- 5.1.1.3.1, 5.1.1.3.2, 5.1.1.3.4, and 5.1.1.4 – *Prime Agricultural Area*;

By minimizing potential impacts to the *Prime Agricultural Area* to ensure its long-term protection, we are of the opinion that the Proposed Development is consistent with Policies 5.1.1.3.1, 5.1.1.3.2, 5.1.1.3.4, and 5.1.1.4 of the TCOP, which seek to protect the *Prime Agricultural Area* for long-term agricultural use.

In satisfying Section 2.3.6.1, it is our opinion that it is reasonable and appropriate for the Proposed Development to be sited within the *Prime Agricultural Area*, specifically on the Subject Property, in order to meet the needs of the Town's Hindu population and the policy objective to achieve a *complete community*.

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# 11. PROPOSED MUNICIPAL OFFICIAL PLAN AMENDMENT

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An amendment to the TCOP is required to seek relief from Section 5.1.1.4 of the *Prime Agricultural Area* land use policies which currently do not permit institutional uses. We have addressed Section 2.3.6.1 of the PPS and 3.2.2.11 of the PROP, which latter of which directs the Town to act as the decision maker on applications such as this. The local OPA will propose a redesignation of the Subject Property to *Rural Lands*, which permits institutional uses such as a place of worship.

Please see the Draft Municipal Official Plan Amendment for further details.



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## 12. PROPOSED ZONING BY-LAW AMENDMENT

A Zoning By-law Amendment is required to permit the proposed place of worship on the Subject Property. The current A3– *Small Agricultural Holdings* zoning on the Subject Property does not permit institutional uses. A Zoning By-law Amendment is required to amend the Zoning By-Law 2006-50 in order to rezone the lands from A3 – *Small Agricultural Holdings* to I – *Institutional*.

As well, a Zoning By-law Amendment is required to permit a building height (16.31m) greater than that of the maximum permitted building height (10.5m) within the *Institutional* zone. Relief from the By-Law for building height is required as a result of the various decorative spires on the roof of the building, the tallest of which measures at a height of 7.45m. These spires are solely for decoration and will not be utilized for any other purposes. Furthermore, the decorative spires, as outlined in the elevations, do not span the entire length of the roof and are limited in width, thus ensuring that their massing impacts remain limited. The main portions of the building which will be utilized by guests and staff will have building heights ranging from 8.67m to 9.75m, which complies with the maximum permitted building height. Please see Table 2 (the Zoning Matrix) for details on the Proposed Development in comparison to the performance standards of the Institutional zone.

Although the proposed landscaped area constitutes 4% of the total lot area, this does not include the vacant lands south of the development area, which will remain vacant with manicured grass. Servicing and sewage infrastructure will be underground, leaving the surface of these lands vacant. If the vacant lands were included, the total landscaped area would constitute 53% of the total lot area.

Minor relief from the minimum driveway setbacks and parking space setbacks is required as meeting the MDS Guidelines imposed significant site constraints on where the temple and driveways could be located. The minimum driveway setback is 1.49m and limited to a small portion of the interior lot line close to King Street; this setback meets the By-Law requirement for the vast majority of the lot line. The minimum parking space setback is 1.21m where the six drop-off spaces are located, which constitutes a small section of the King Street frontage.

We are of the opinion that given the predominately agricultural context of the surrounding area, the limited

massing impacts of the decorative spires, and the very generous building setbacks provided along the front, rear and interior side yards of the Subject Property, permitting a site-specific exception for building height to facilitate the construction of the spires would not result in undesirable impacts related to shadow or privacy on neighbouring properties, nor would the massing overwhelm nearby buildings. We are of the opinion that this, along with the minor relief requested for the driveway and parking space setbacks, is consistent with the TCOP and thus represents good planning.

Table 2: Zoning Matrix, Proposed Development vs. Institutional Zone

Zone Standard :	Institutional Zone:	Proposed Development:
Minimum Lot Area (Unserviced Lot)	2,040m <sup>2</sup>	60,590m <sup>2</sup>
Minimum Lot Frontage (Unserviced Lot)	30m	201.99m
Maximum Building Area	25%	5.2%
Minimum Front Yard (Other lots)	9m	64.04m
Minimum Exterior Side Yard (Other lots)	9m	>9m
Minimum Rear Yard (From any other rear lot line)	7.5m	>7.5m
Minimum Interior Side Yard (Other lots)	7.5m	17.4m
Maximum Building Height	10.5m	16.31m
Minimum Landscaping Area	20%	4%
Planting Strip Location	(4) A planting strip shall be required along any portion of a rear lot line and any portion of an interior side lot line which abuts a Residential zone	N/A – the site does not abut a Residential zone
Minimum Planting Strip Width	3m	N/A – the site does not abut a Residential zone
Minimum Driveway Setbacks (Other lots)	1.5m	1.49m
Minimum Parking Space Setbacks (From any street line)	1.5m	1.21m

Required Number of Parking Spaces	By-Law Requirement	Parking Spaces Provided
Total Number of Parking Spaces (Place of Worship)	<p>the greater of 1 parking space per 6 persons design capacity of the worship area or 1 parking space for 10m<sup>2</sup> of net floor area or portion thereof of the worship areas and any accessory use areas, excluding residential uses.</p> <p>= 315 spaces</p>	352 spaces

Required Number of Barrier-Free Parking Spaces	By-Law 2015-058 Requirement	Spaces Provided
Total Number of Barrier-Free Parking Spaces (201 to 1000)	<p>2 accessible spaces plus 2%</p> <p>= 9 spaces</p>	14 spaces

Required Number of Delivery Spaces	By-Law Requirement	Delivery Spaces Provided
Total Number of Delivery	1	1



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## 13. PLANNING ANALYSIS AND JUSTIFICATION

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## 13.1 Policy Context

The following section contains a rationale of the various planning and policy considerations and provides justification in support of the proposed place of worship and planning applications

The Subject Property is located within the *Prime Agricultural Area* identified in the PPS and Growth Plan, PROP, and TCOP. These Provincial and municipal documents direct that this area shall be protected for agricultural uses; however the PPS and PROP provide policies for permitting non-agricultural uses on lower priority agricultural lands within the *Prime Agricultural Area* if there are no reasonable alternatives outside of it. The Growth Plan also emphasizes the need to achieve *complete communities* across the Province, and directs regional and local municipalities to outline policies to achieve this in their Official Plans. We are of the opinion that permitting a place of worship on the Subject Property represents the most balanced method of achieving a *complete community* in the Town, Region, and Province, while protecting the *Prime Agricultural Area* to the greatest extent as reasonably possible. As well, the noted land use policy documents outlined policies to protect cultural heritage and environmental resources from the potential impacts of development - no significant cultural heritage or environmental impacts are anticipated to result from the Proposed Development. It is our opinion that this represents good planning and is consistent with and conforms to the noted Provincial, Regional, and local land use policy documents.

## 13.2 Protecting the Prime Agricultural Lands

It is our opinion that locating the proposed place of worship on one of the reasonable alternative sites identified in our Land Alternatives Overlay Analysis, particularly the Subject Property, will protect and minimize any potential impacts to the *Prime Agricultural Area* to the greatest extent as reasonably possible. By forming a cluster of large-scale institutional uses with the Johnston Sports Park, which was re-designated from the *Prime Agricultural Area* to permit the institutional use, the Proposed Development will avoid unnecessarily fragmenting the area. Furthermore, our Land Alternatives Overlay Analysis demonstrated that the Subject Property has a high degree of fragmentation and is zoned A3 – *Small Agricultural Holdings* – developing a temple on the site will minimize any additional fragmentation to the area and prevent the removal of any large-scale agricultural operations. The Proposed Development is compatible with the surrounding land uses and will comply with the minimum separation distance formulae. We are of the opinion that this represents good planning and is consistent with and conforms to the noted Provincial, Regional, and local land use policy documents.

## 13.3 Achieving Complete Communities

It is our opinion that the proposed place of worship will help to achieve the goal of a *complete community* within the Town of Caledon. The proposed place of worship will provide a space which meets the communal and spiritual needs of the Hindu community in the Town, which is currently lacking in such a facility. This will provide convenient access to an important service for all age groups, thereby improving social equity, overall quality of life, and human health within the Town. We are of the opinion that this represents good planning and is consistent with and conforms to the noted Provincial, Regional, and local land use policy documents.

## 13.4 Cultural Heritage and Environmental Protection

The supporting studies provided by Pinchin Ltd., Geoprocess Research Associates, and Lecoutreau Heritage Consulting Inc. demonstrate that the Proposed Development will have no significant impacts on the nearby heritage and environmental elements. The Cultural Heritage Impact Assessment confirmed that the nearby heritage properties will not be impacted by the massing of the temple. The Environmental Impact Study did not indicate any significant adverse impacts to the on-site environmental features, and recommended mitigation measures to ensure their protection. As well, the Meander Belt Study and Erosion Threshold Analysis concluded that no excessive erosion to the tributary is expected to result from the Proposed Development. Overall, the Proposed Development is consistent with the policies regarding the policies which protect cultural heritage and environmental resources and as a result, conforms to the noted Provincial, Regional, and local land use policy documents.



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## 14. CONCLUSION

The current proposal contemplates the development of a campus-style Hindu temple on the Subject Property, which is designated within *Prime Agricultural Area*. The proposed temple positively contributes to the goal of achieving a complete community in the Town of Caledon, Region of Peel, and Province of Ontario and has been reasonably sited so as to minimize any potential impacts on the *Prime Agricultural Area*. A Local Official Plan Amendment and Zoning By-Law Amendment are required to re-designate the site to permit the development of an institutional use.

The accompanying plans and reports to support the proposed applications indicate that no significant impacts from an agricultural, environmental, traffic and cultural heritage perspective are anticipated to result from the Proposed Development. As well, accompanying plans and reports indicate that the Subject Property will be readily serviced by a private well and septic system.

In our opinion, the Proposed Development on the Subject Property is consistent with the PPS, conforms to the Growth Plan and implements PROP and TCOP planning policy described in this document, as established by the:

- Planning Act, RSO 1990, c.P.13;
- Provincial Policy Statement (2020);
- Growth Plan for the Greater Golden Horseshoe (2020);
- Peel Region Official Plan (2018);
- Town of Caledon Official Plan (2018); and,
- Town of Caledon Zoning By-Law 2006-50 (2015).

The Proposed Development and planning applications are based on good planning principles and are supported by the various technical studies outlined being submitted with the noted applications. The proposed planning applications have merit and we request that these applications be approved by the Town of Caledon Council.

Respectfully submitted,

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