



PUBLIC MEETING

SWAMINARAYAN MANDIR VASNA SANSTHA (SMVS) CANADA

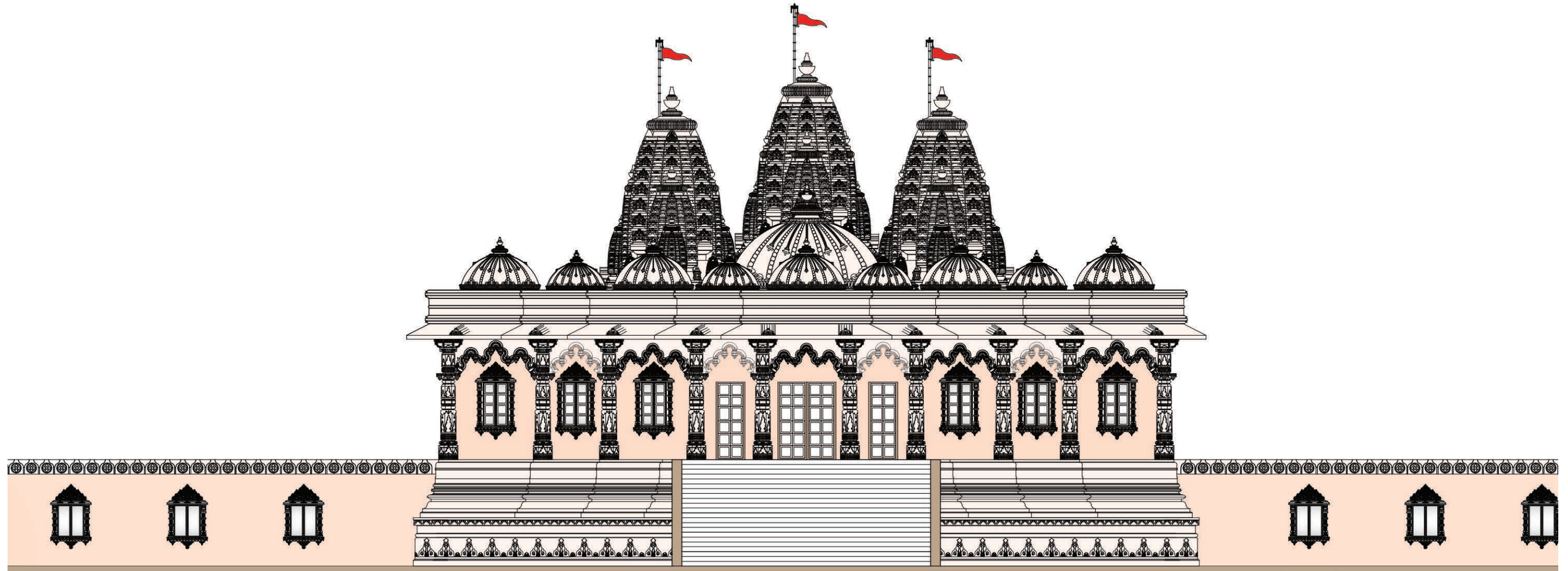
6939 KING STREET
TOWN OF CALEDON

JUNE 1, 2021

WESTON
CONSULTING



FRONT ELEVATION

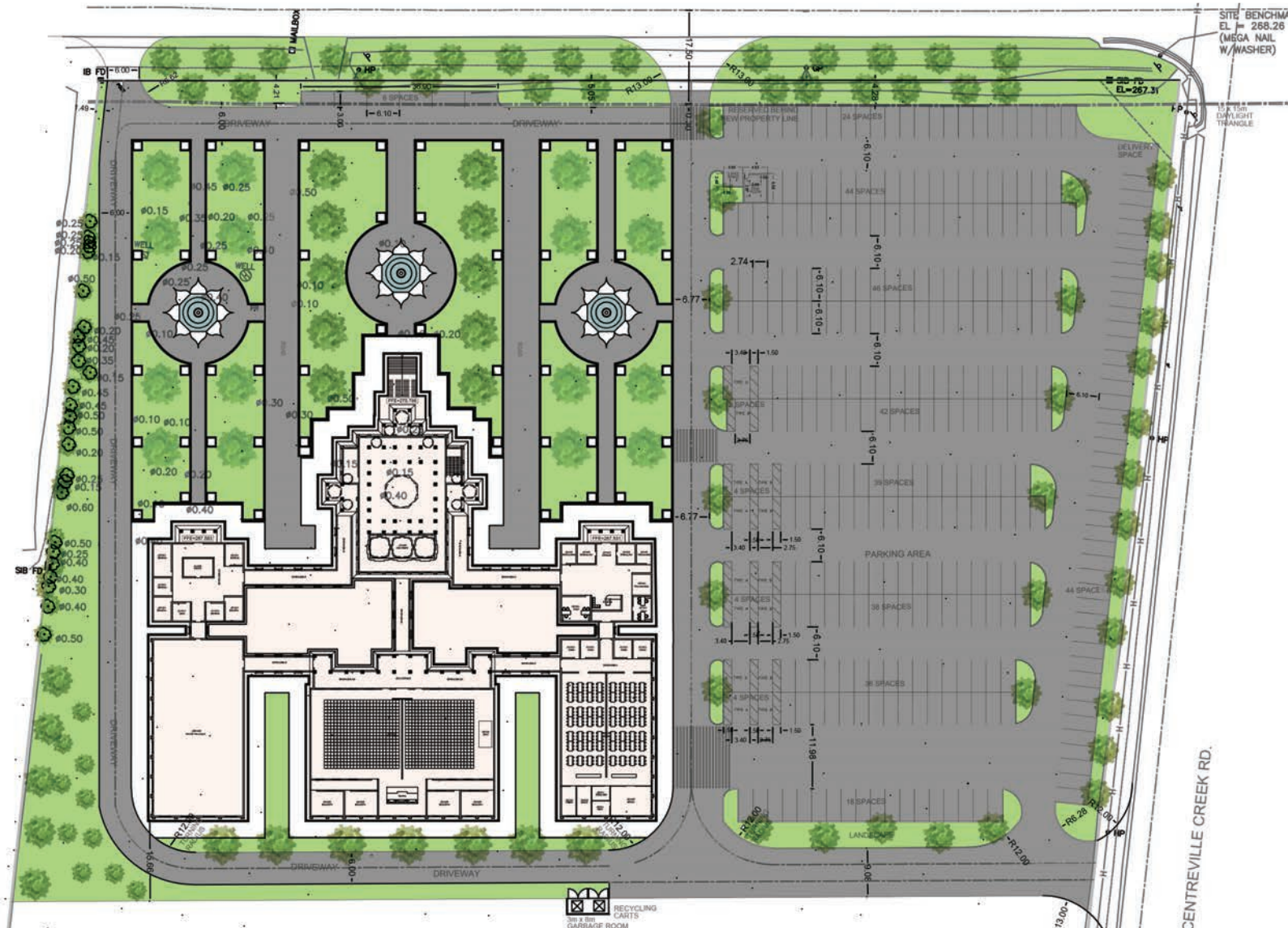


Front Elevation, prepared by Battaglia Architects

PLANNING APPLICATIONS

- A Local Official Plan Amendment and Zoning By-Law Amendment will be required to permit the proposed Hindu temple
- The Local Official Plan Amendment will redesignate the Subject Property from *Prime Agricultural Area* to *Rural Lands* under the Town of Caledon OP
- The Zoning By-Law Amendment will rezone the Subject Property from *Small Agricultural Holdings (A3)* to *Institutional (I)* with site-specific exceptions under ZBL 2006-50

PROPOSED DEVELOPMENT



- Building Height: 8.67 metres to 16.31 metres
- Gross Floor Area: 3,141.72 sq. m.
- Lot Area - 60,590 sq. m²
- Lot Frontage - 201.99 metres along King Street
- 352 surface parking spaces
- 3 driveway accesses
- A large garden with pedestrian walkways, decorative pillars, trees and fountains is proposed in front of the temple
- Nearby Uses - Agricultural Lots, Johnston Sports Park

Site Plan, prepared by Battaglia Architects

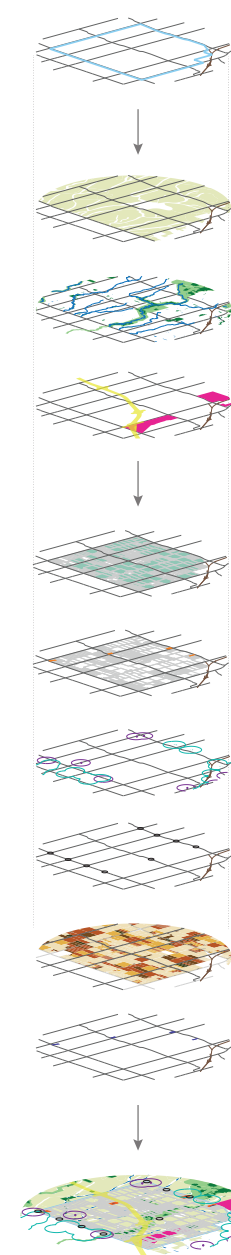
PLANNING FRAMEWORK

PROVINCIAL POLICY STATEMENT (PPS) + PEEL REGION OFFICIAL PLAN (PROP)

- Subject property is designated with the *Prime Agricultural Area*
 - Protects agricultural lands for agricultural uses and normal farm practices
- Both the PPS and PROP direct the Town of Caledon to only permit non-residential uses provided that all of the following are demonstrated:
 1. There are no reasonable alternatives which avoid the *Prime Agricultural Area*;
 2. There are no reasonable alternative within the *Prime Agricultural Area* with lower priority agricultural lands;
 3. There is a demonstrated need for the use; and,
 4. Impacts from any new non-residential use on surrounding agricultural lands and operations are minimal or will be satisfactorily mitigated.

LAND ALTERNATIVES OVERLAY ANALYSIS

- Weston Consulting conducted a policy and data driven Land Alternatives Overlay Analysis.
- The purpose of this analysis was to evaluate a number of reasonable siting options for a Hindu temple in consideration of the dual objectives of creating *complete communities* and preserving *Prime Agricultural Areas*.
- *This analysis was conducted via the following steps:*



1. Identify a Study Area

2. Apply Exclusionary Filters

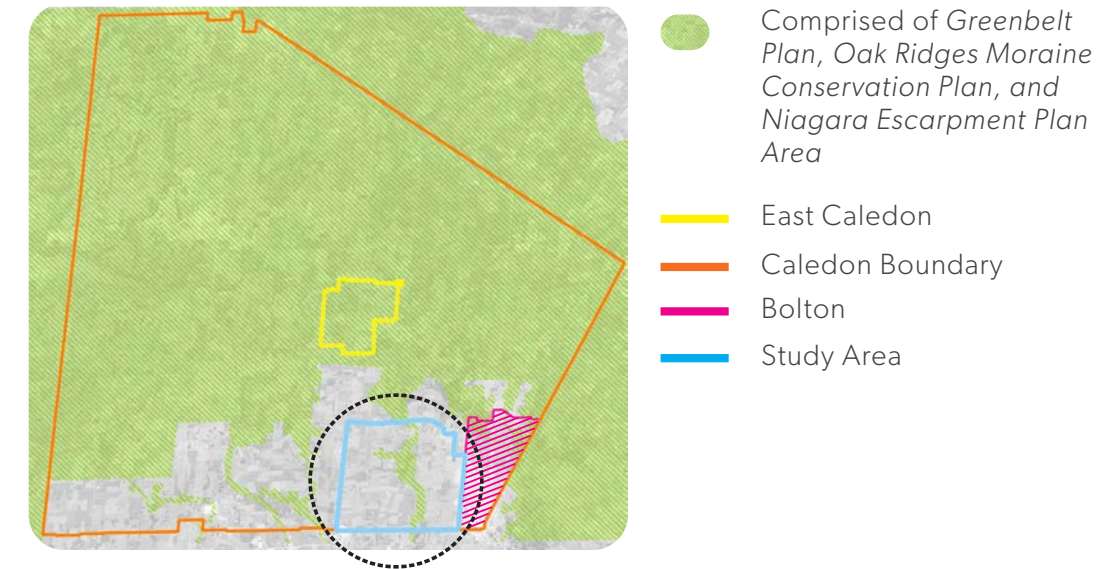
- Prime Agricultural Lands
- Greenbelt and Natural Heritage Features
- Proposed Priority Route within the GTA West Corridor and Bolton Residential Expansion area
- Proposed Bolton Residential Expansion Options

3. Apply Inclusionary Filters

- Agricultural Land Use
- Lot Area
- Proximity to Community Facilities
- Proximity to Major Intersection
- Degree of Land Fragmentation
- Zoning

4. Evaluate and Rank Candidate Sites

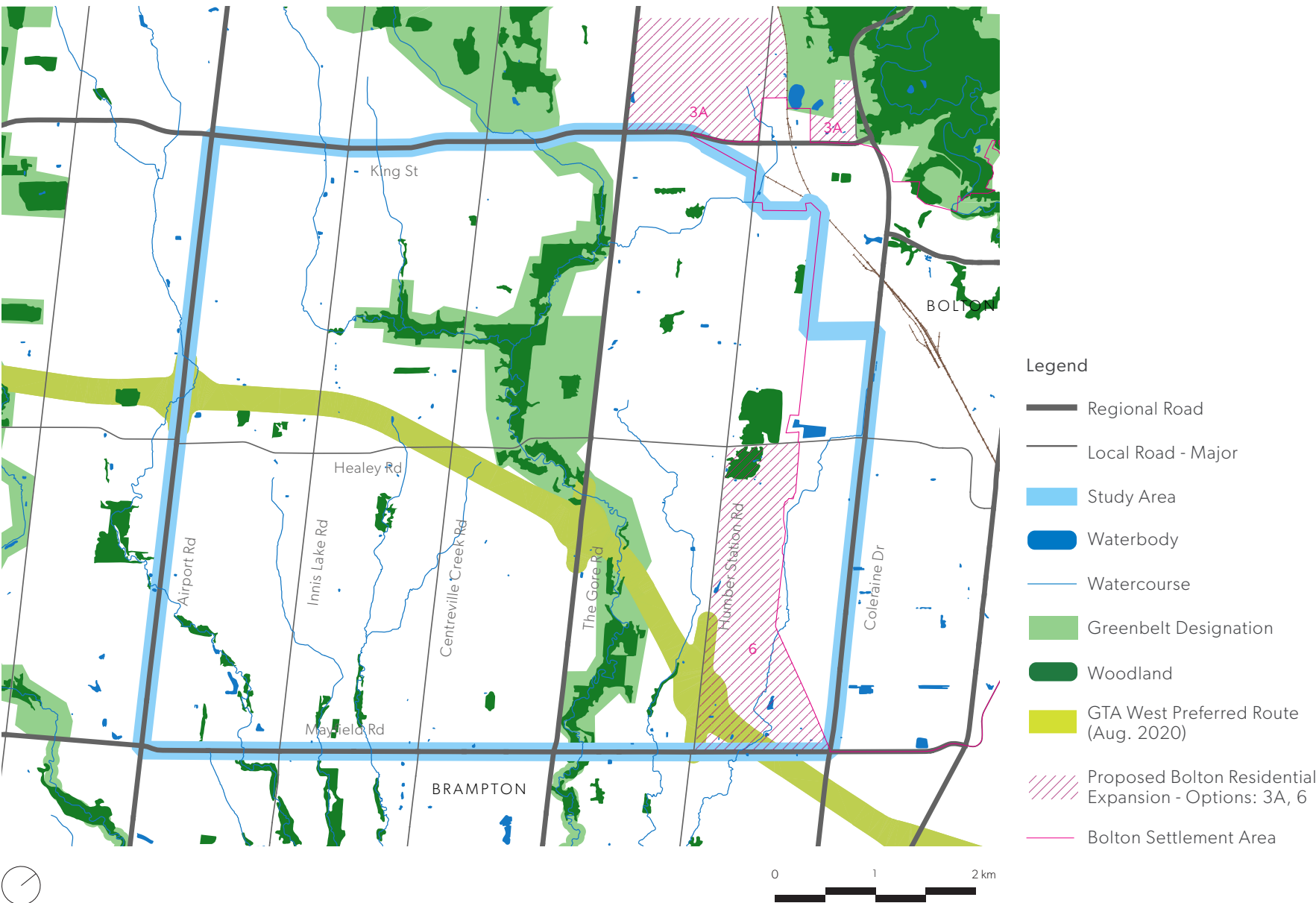
OVERLAY ANALYSIS - POLICY AND DATA DRIVEN ANALYSIS - SITE SELECTION



Step 1: Identify The Study Area

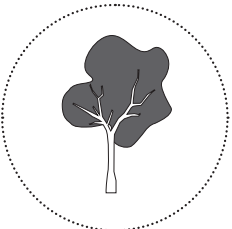
- Close proximity to residential centres (East Caledon, Bolton and Mississauga)
- Defining the need in the area
- Avoid Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan Area and natural heritage features

OVERLAY ANALYSIS - POLICY AND DATA DRIVEN ANALYSIS - SITE SELECTION

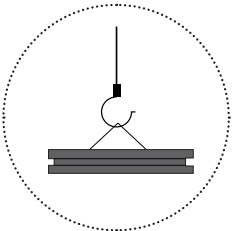


Step 2: Applying Exclusionary Filters

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



Greenbelt and Natural Heritage Features

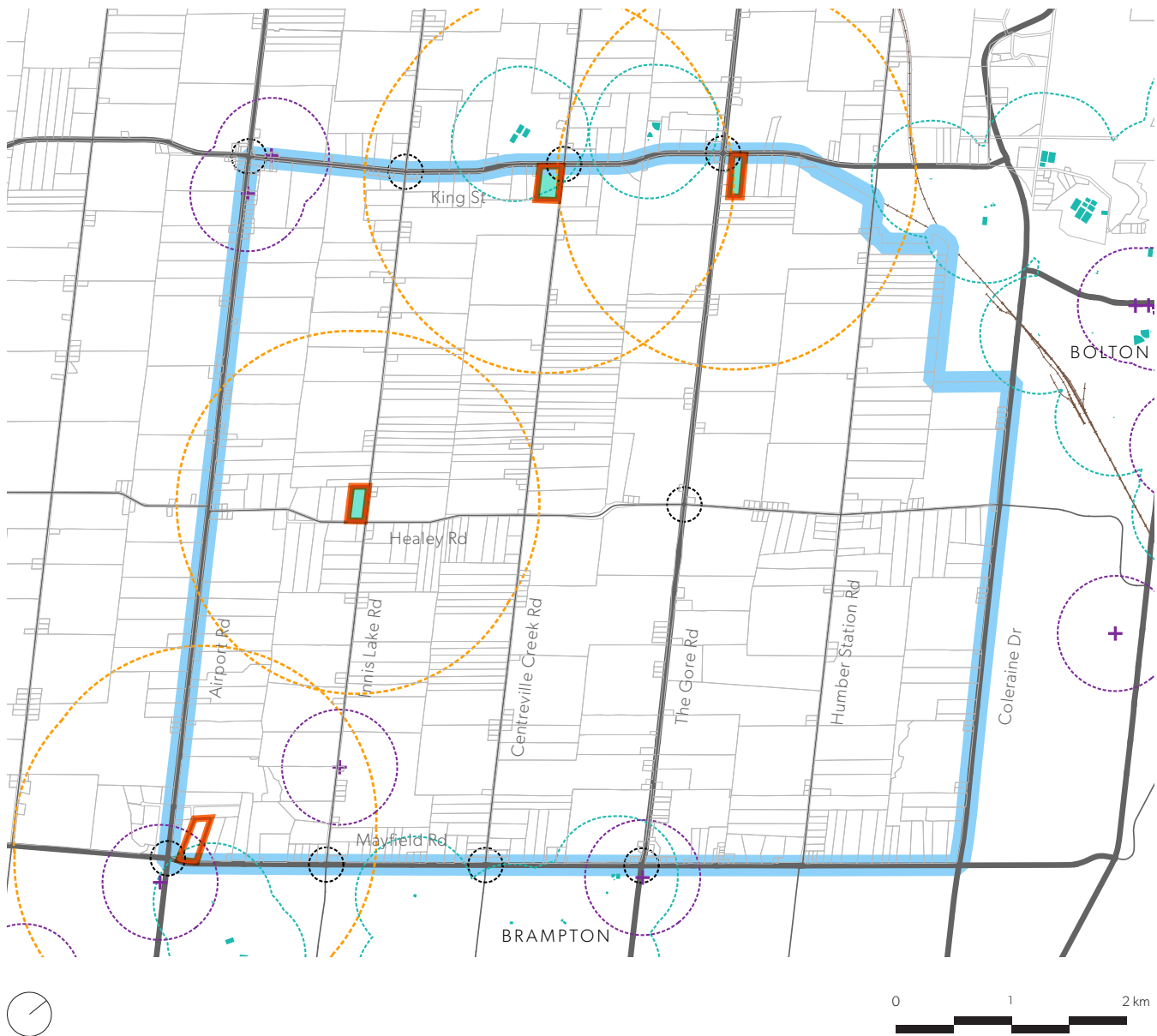


GTA West Corridor and Bolton Residential Expansion Area




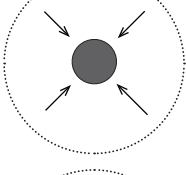
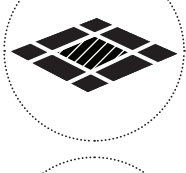



Prime Agricultural Lands

OVERLAY ANALYSIS - POLICY AND DATA DRIVEN ANALYSIS - SITE SELECTION

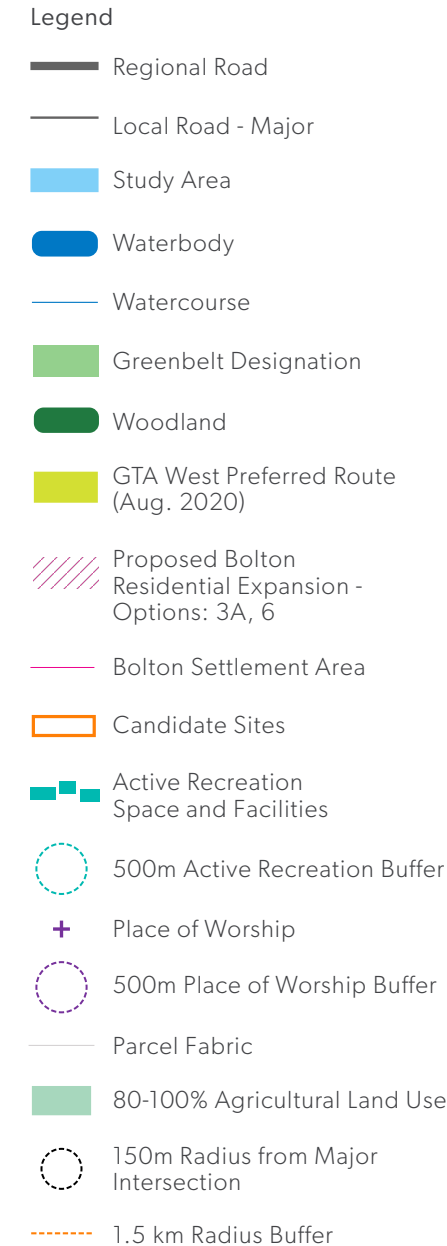
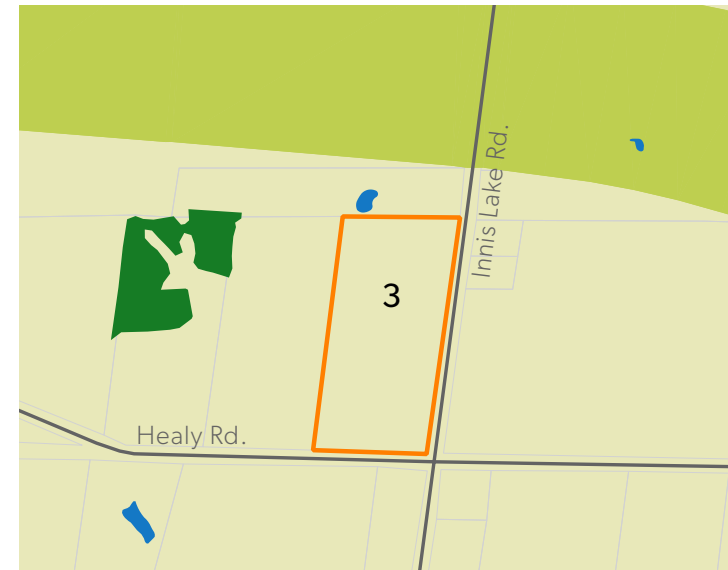
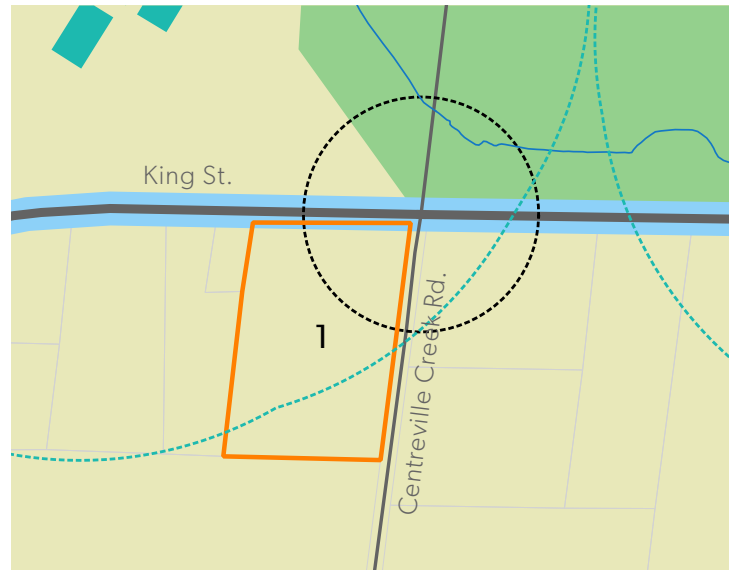


Step 3: Applying Inclusionary Filters

-  Agricultural Land Use
-  Lot Size
-  Community Facilities
-  Major Intersections
-  Land Fragmentation
-  Zoning

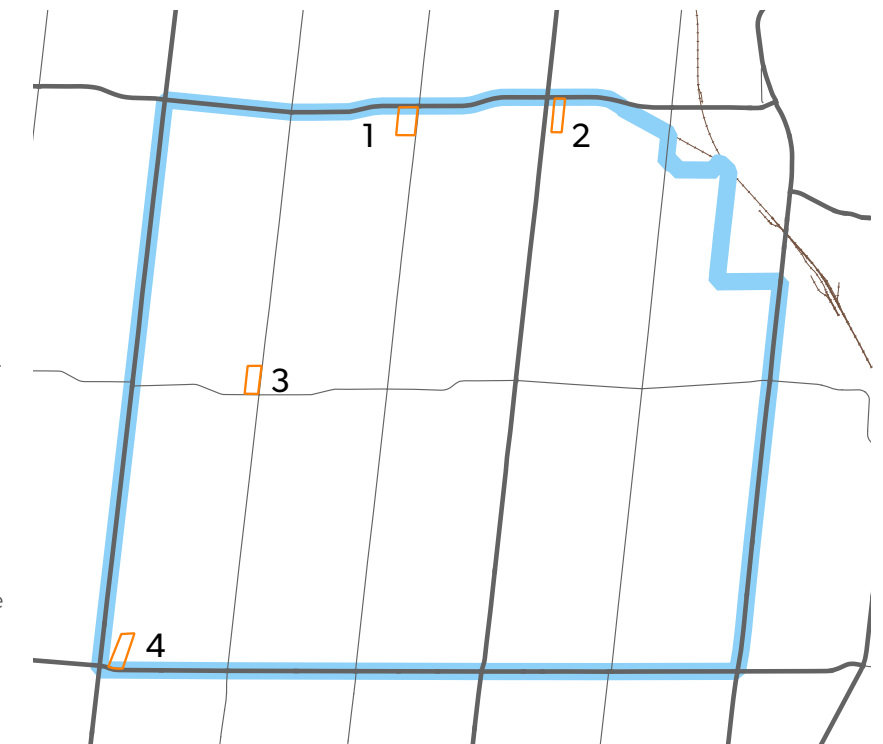


OVERLAY ANALYSIS - POLICY AND DATA DRIVEN ANALYSIS - SITE SELECTION











Step 4: Candidate Sites - Ranking and Evaluating

- The analysis highlights lower priority *Prime Agricultural Lands*
- Four reasonable alternatives have been identified based on previously outlined criteria.

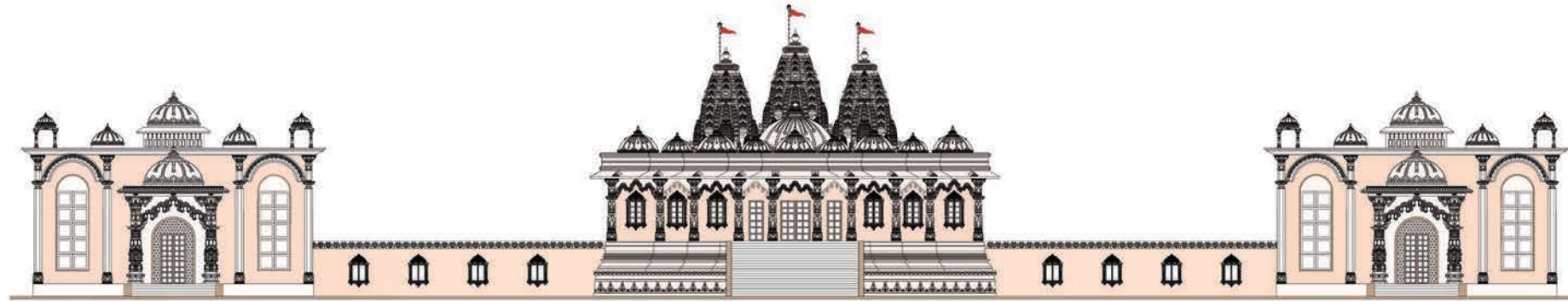


OVERLAY ANALYSIS - POLICY AND DATA DRIVEN ANALYSIS - SITE SELECTION

Step 4: Candidate Sites - Ranking and Evaluating

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

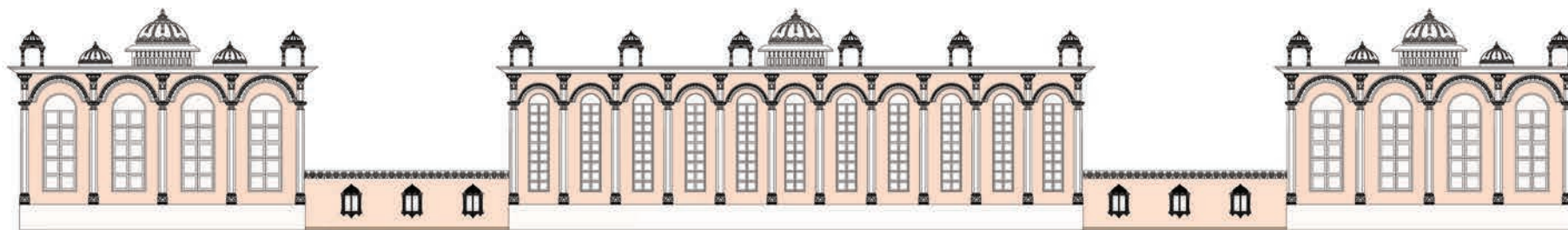




Thank You

Comments & Questions?

Kevin Bechard
Weston Consulting
kbechard@westonconsulting.com



Steven Pham
Weston Consulting
spham@westonconsulting.com