

TOWN OF CALEDON
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Comments Response Matrix

First Resubmission Comments and Responses

6939 King Street, Town of Caledon

Town File: POPA 2020-0003 & RZ 2020-0011

Weston File: 8644

Date: August 2022

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Town of Caledon Preliminary Comments Letter - Various Departments Jessica Krushnisky, Planner 416-975-1556 ext. 244 jkrushnisky@planpart.ca May 31, 2021		
Comments	Consultant	Response
<p>Further to your submission received December 23, 2020, the following comments have been received and are outlined below for your review.</p> <p>Please note that for the purposes of ensuring that you can review more fulsome comments ahead of the condensed comments being released at the Public Meeting being held on June 1, 2021, this is a preliminary comment letter, and a second letter will follow at a later date with the balance of the comments and overall summary, including planning comments.</p> <p>This comment letter has been sorted by agency/department comment and not by milestone. As these comments are being released on a preliminary basis, there may be conflicts which arise between commenting agencies/departments which will need to be addressed in a future comment letter or further discussions. There may also be additional comments/clarification provided by the agencies/departments in this letter in future correspondence.</p>	Weston Consulting	Acknowledged.
<p>Public Comments</p> <p>1. Several letters and emails have been received from members of the public raising their concerns and opposition of the proposed applications. Attached to this letter is a summary of the comments and questions that have been received. Please prepare a document with your resubmission that addresses these concerns as well as comments/questions received at the Public Meeting. This can be included in a revised submission.</p>	Weston Consulting	Acknowledged. Responses to public concerns are provided in this matrix.

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<p>Ontario Provincial Police – Caledon Detachment</p> <p>1. Any development approval is contingent on the completion and analysis of a thorough traffic study, including parking capacity, to evaluate the potential impact of the future development on the surrounding roadways.</p>	NexTrans	Acknowledged.
<p>Town of Caledon, Finance Department</p> <p>1. 6939 King Street is currently assessed as Farmland with Residence (CVA, \$530,000). The Town's share of taxes levied, based on current value assessment is approximately \$1,800. As of February 16, 2021, its property tax account is determined to be current.</p>	Weston Consulting Client	Acknowledged.
<p>2. If the proposed development were to proceed as planned, (primarily a place of worship), the property's assessed value may change, to reflect the developments that would have taken place.</p>	Weston Consulting Client	Acknowledged.
<p>3. Development Charges (DCs) applicable:</p> <p>a) Town of Caledon: Non – industrial rate of \$58.41 per m² of new or added floor space. If the proposed activities will meet the definition of 'institutional use', you should note the likelihood of DC reductions as listed in Section 11 (5) of Town By-law 2019-31.</p> <p>b) Region of Peel: Non – industrial rate of \$226.98 per m² of new or added floor space. Under Region of Peel By-law 77-2020, 'a place of religious assembly will receive a partial exemption of Development Charges equivalent to the Development Charges attributed to twenty-</p>	Weston Consulting Client	Acknowledged.

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<p>five percent (25%) of the total floor area of the building or structure'. Note the accompanying conditions in Section 11 of that By-law.</p> <p>c) School Boards: \$9.69 per m² of new or added floor space. No Education DCs exemptions or reductions are available.</p>		
<p>4. The Development Charges comments and estimates above are as at February 16, 2021 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.</p>		Acknowledged.
<p><u>Town of Caledon, Building Services Department</u> 1. The proposed development will be reviewed to ensure compliance with the Ontario Building Code during the Building Permit application process.</p>	Weston Consulting	Acknowledged.
<p><u>Town of Caledon, Planning Department, Zoning</u> 1. Please provide a legible site plan without grading points, contour lines and servicing lines, turn radius, truck movement and servicing details. All property lines require labels and their respective length.</p>	Battaglia Architects	Acknowledged. The Site Plan was revised to be more legible. A separate drawing outlining waste vehicle movements is provided to maintain legibility on the Site Plan.

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2. Please provide all building setbacks to property lines (interior, front, rear and exterior) on the site plan.	Battaglia Architects	Acknowledged. These have been added to the Site Plan.
3. Please provide a complete zoning schedule on the site plan indicating Institutional Zone requirements (setbacks, parking sizes, parking, building area and landscape calculations, etc.) and proposed zoning standards.	Battaglia Architects	Acknowledged. A separate zoning matrix has been provided with the Site Plan.
4. The proposed floor plan indicates that a significant portion of the building will be used as a Place of Assembly, which is not a permitted use in the proposed Institutional zone. Additional relief is required.	Weston Consulting	Acknowledged. The Draft Zoning By-Law Amendment has been revised to permit a Place of Assembly.
5. Please revise the lot area and respective calculations to reflect the intended lot size of 59,525.25 m ² (Part 1 on Draft R-Plan).	Battaglia Architects	Acknowledged. The lot area has been revised to reflect the road widenings along King Street and Centreville Creek Road.
6. A maximum building height of 18.01 m (9.33+1.55+3.78+3.35) was calculated on drawing A4. To ensure that the appropriate building height is provided, please provide grade points along perimeter of the building walls along every elevation change and provide the average finished grade on the elevation drawings. Please also confirm that the finished grade used in the calculation is based on the same definition in the by-law.	Battaglia Architects	Acknowledged. The elevations have been revised to include grade points along every elevation change, along with the average finished grade in accordance with the by-law definition.
7. Please confirm the correct landscaping area. Please include all areas of the subject lands that meet the definition of landscaping area in the by-law. Should the vacant lands within the parcel meet the definition of landscaping, they may be included in the calculation of landscaping area.	Battaglia Architects	Acknowledged. The landscaping area calculation has been revised to include the planting areas, forecourt/garden area, and landscape islands while excluding the vacant area.
8. Please dimension all planting strips, including any encroachments such as the parking area along King Street.	Battaglia Architects	Planting strips have been dimensioned.

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9. Driveway setback appears to be 1.49 m on the site plan.	Battaglia Architects	Acknowledged. The minimum driveway setback is 1.49 along the western lot line.
10. To determine compliance with parking space setback requirements, please dimension the setbacks from the parking area to Centreville Creek Road and King Street.	Battaglia Architects	Acknowledged. Setbacks have been added from the parking area to the respective streets.
11. Please dimension all entrance widths at their widest point at the street line.	Battaglia Architects	These dimensions have been added to the Site Plan.
12. Please note that parking spaces, including a delivery space (parking of a motor vehicle) cannot be located within a Sight Triangle. Please consider relocating the delivery space closer to the building to comply with the requirements of 5.4.5.	Battaglia Architects	The delivery space has been relocated outside of the Sight Triangle.
13. Please dimension the delivery space.	Battaglia Architects	The delivery space has been dimensioned.
14. Please note that the minimum parking space width of 2.75 m is required, whereas 2.74 m is noted on the site plan.	Battaglia Architects	The parking space width has been corrected to 2.75m.
15. Please indicate compliance with the illumination standards (5.2.19) on the site plan: "Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions: a. No part of the lighting fixture shall be more than 9 m above grade and no closer than 4.5 m to any lot line; and, b. Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve."	Battaglia Architects E-Lumen	Acknowledged. No lighting fixture is 9m above grade or closer than 4.5m to any lot line. As well, the lighting fixtures are proposed to be installed to prevent light spillage onto the adjacent property.

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16. The applicant must confirm compliance with Section 4.35.3 by indicating any existing livestock facility or manure storage facility located within the Minimum Distance Separation guidelines.	Battaglia Architects Weston Consulting	The MDS setbacks for the existing nearby facilities have been outlined on the Site Plan and confirms that the temple will meet the minimum setback requirements.
Town of Caledon, Corporate Services Department, Accessibility		
1. The site plan shall clearly indicate accessible parking spaces by including accessible symbol pavement markings as depicted within Traffic By-law 2015-058 and shall depict the length of all accessible parking spaces, which is required to be 6 metres.	Battaglia Architects	Accessible parking spaces have been clearly demarcated via the addition of pavement markings. The lengths of each space have also been dimensioned.
2. Pursuant to Traffic By-law 2015-058, designated accessible parking spaces are required to be in close proximity to the primary entrance of the building. Currently, accessible spaces do not appear to meet this requirement and the primary entrance to the building is raised, only accessible by a large staircase. The site plan shall include an accessible entrance to which there is direct access from the accessible spaces by way of a minimum 1.5 metre wide unobstructed sidewalk or access route.	Battaglia Architects	The Site Plan was revised to include an accessible entrance at the side of the temple. All accessible spaces are located in close proximity to the accessible entrance, which includes a ramp to be designed in accordance with the OBC. Wide crosswalks have also been included on the Site Plan to provide direct access from the accessible spaces to the accessible entrance.
3. The site plan shall clearly indicate the main entrances to the building.	Battaglia Architects	The main entrance has been clearly marked on the Site Plan.
4. Site plan shall indicate that entrances shall be fully accessible to persons with a disability by inclusion of a power door operator or automatic sliding door.	Battaglia Architects	This note has been added to the Site Plan where the accessible entrance is proposed.
5. Each accessible parking space shall be identified with an accessible parking sign which shall be depicted on the site plan to confirm compliance with the following:	Battaglia Architects	It is acknowledged that the accessible parking signs and associated details will be added to the Site Plan. We believe that this is most appropriate at the Site Plan Approval stage.

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<p>a. The sign shall be erected on a post anchored securely to the ground or on a platform which cannot be moved by muscular power alone and which is capable of holding the sign erect during all weather conditions;</p> <p>b. The sign shall be located at the far end of the accessible parking space from where the vehicle enters and it shall be centred at the end of the accessible space;</p> <p>c. The maximum height of the sign shall be no greater than 2.0 metres and the minimum height shall be no less than 1.0 metre measured from the surface of the parking lot;</p> <p>d. The sign shall be located not less than 1.0 metre but not more than 2.0 metres from the end of the designated accessible parking spot; and,</p> <p>e. Accessible parking signs shall be in accordance with the design, size and any other specifications required by Section 11 of Reg. 581: Accessible Parking for Persons with Disabilities within the Highway Traffic Act.</p>		
6. All Type A accessible parking spaces shall include accessible parking signage identifying the space as "Van Accessible".	Battaglia Architects	It is acknowledged that the accessible parking signs and associated details will be added to the Site Plan. We believe that this is most appropriate at the Site Plan Approval stage.
7. The site plan shall depict compliance with Section 80.25 of the Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA) for any stairs that connect to an exterior path of travel.	Battaglia Architects	Acknowledged. Details of compliance will be provided at the Site Plan Approval stage.

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8. The site plan shall depict snow storage locations.	Battaglia Architects	A snow storage location is being provided near the Centreville Creek Road driveway access.
9. The site plan shall depict lighting features adjacent to the accessible parking spaces and indicate that exterior lighting at entrances and in close proximity to the accessible parking space(s) shall be a minimum lighting level of 35 lux.	Battaglia Architects E-Lumen	Acknowledged. All lighting fixtures are now depicted on the Site Plan. Exterior lighting at entrances and in close proximity to the accessible parking spaces will meet the minimum lighting level as illustrated on the Lighting Plan.
Town of Caledon, Planning Department, Heritage	Lecoutreau	Additional language has been added to Table 3 and Section 6 to address the South Albion Farmsteads CHL.
1. The CHIS must be revised to address the following comments: a. Study Area - Given the scale of the proposed development and its proximity to the South Albion Farmsteads cultural heritage landscape, the study area should include the South Albion Farmsteads cultural heritage landscape and assess potential impacts to this area.	Lecoutreau	A screening-level review and evaluation of the King Street and Centreville Creek Road area was undertaken based on a high-level history of the area as well as review of the Cultural Heritage Landscapes Inventory. The goal of the research was not to undertake a full O.Reg.9/06 evaluation of the area; but to undertake a review sufficient to identify likely built heritage resources, cultural heritage landscapes, CHVI and likely heritage attributes of the adjacent properties and surrounding area. This approach is consistent with best practices for undertaking impact assessments on larger study areas.
b. Cultural Heritage Landscape Assessment - No specific research was undertaken by the heritage consultant into the specific history of the cultural heritage resources in the area. The discussion focusing on Albion as a whole is too broad for a proper assessment. As such, it cannot be stated in the CHIS that the King Street and Centreville Creek Road area is not associated with events and/or individuals/families significant to the history of the area. Other cultural heritage landscape criteria may also be affected by further research. Further research by the consultant is required to complete this evaluation.	Lecoutreau	

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		If the Town has additional information related to the potential CHVI of this area, LHC would be happy to review it in the context of this impact assessment.
c. Cultural Heritage Landscape Assessment - An archaeological assessment is required for the subject lands as part of this application to determine if the area is likely to yield information important to prehistory or history. The heritage consultant should consult the Ministry of Heritage, Tourism, Sport and Cultural Industries (MHSTCI) to determine if there are any registered archaeological sites within the subject lands and with the general area to better assess this criterium for cultural heritage landscapes.	Lecoutreau	Neither the Town nor the Region requested a Stage 1 Archaeological Assessment as part of the Complete Application Requirements. The Notice of Complete Application was provided on January 12, 2021. The proponent would be amenable to providing this as a Condition of Site Plan Approval or prior to final Site Plan Approval, which we believe is reasonable.
d. Impact to Surrounding Cultural Heritage Resources - The heritage consultant has not adequately assessed the direct and indirect impacts to the surrounding cultural resources based on a complete understanding of their cultural heritage value or attributes.	Lecoutreau	A screening-level review and evaluation of the King Street and Centreville Creek Road area was undertaken based on a high-level history of the area as well as review of the Municipal Heritage Register entries for listed properties and the Cultural Heritage Landscapes Inventory. The goal of the research was not to undertake a full O.Reg.9/06 evaluation of the area; but to undertake a review sufficient to identify likely CHVI and likely heritage attributes of the adjacent properties and surrounding area. This approach is consistent with best practices for undertaking impact assessments on larger study areas. If the Town has additional information related to the potential CHVI and heritage attributes of this area, LHC would be happy to review it in the context of this impact assessment.
e. Impact to Surrounding Cultural Heritage Resources - The description of the development proposal does not consider/include the retaining walls proposed for three sides of the property, the impact of elevation changes on drainage towards historic and still-	Lecoutreau	An Agricultural Impact Assessment has been prepared for this project to address concerns such as drainage.

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Comments	Consultant	Response
functioning farmscapes, or the raising of the proposed building higher up on the landscape than its proposed height of 16.14m (53 feet) given the proposed 3:1 slope ratio. As such, in addition to the elevations, the heritage consultant should also review the landscape and grading plans for the subject lands to ensure that a proper impact assessment is completed based on all relevant information.		Grading and landscape as they relate to impacts on the potential CHVI and heritage attributes of 13848 Centreville Creek have been incorporated into Table 4 of the CHIA.
f. Please properly identify quoted material through indentation and/or format change for purposes of clarity (i.e. Section 3.3).	Lecoutreau	Edited for clarity.
g. Section 2.3, Pg. 20 – Please identify the Town of Caledon’s municipal inventory as the Built Heritage Resource Inventory (BHRI).	Lecoutreau	Terminology has been revised as requested.
h. Section 3.3.1, Pg. 31 – the assessment of whether the project is compliant with provincial and municipal policies should be rendered following the description of the proposal in Section 7 of the HIA.	Lecoutreau	This has been incorporated into the report.
i. Section 4 – History of the Study Area does not include any focused historic information on the potential cultural heritage landscape of Centreville Creek Road and King Street. A general history of Albion is not sufficient in this regard. Section 4 must be revised to include more focused discussion about the history of this area.	Lecoutreau	Additional language has been provided in Section 4 and Section 6.1
j. Should the development proposal change significantly in scope or design, further revisions to the CHIS or additional cultural heritage investigations may be required.	Lecoutreau	A recommendation has been added to reflect this.
2. An archaeological assessment(s) was not submitted as part of the application.	Lecoutreau	Neither the Town nor the Region requested a Stage 1 Archaeological Assessment as part of the Complete Application Requirements. The Notice of Complete Application was provided on January 12, 2021.

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		The proponent would be amenable to providing this as a Condition of Site Plan Approval or prior to final Site Plan Approval, which we believe is reasonable.
3. The proponent shall retain an archaeologist, licensed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended) to carry out and submit a Stage 1-2 archaeological assessment for the entirety of the subject lands as part of a complete OPA/ZBA application.	Lecoutreau	Please refer to our response regarding the archaeological assessment.
4. The proponent shall follow through on MHSTCI and Town of Caledon Heritage staff recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4) to the satisfaction of the MHSTCI and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.	Lecoutreau	Please refer to our response regarding the archaeological assessment.
5. No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s), in both hard copy and PDF format, and the MHSTCI compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	Lecoutreau	Please refer to our response regarding the archaeological assessment.
6. Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and	Lecoutreau	Please refer to our response regarding the archaeological assessment.

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interpreted through exhibition development on site including, but not limited to, commemorative plaquing.		
7. If the subject lands were previously assessed, the proponent must provide a copy of the archaeological assessment(s) and the associated MHSTCI compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	Lecoutreau	Please refer to our response regarding the archaeological assessment.
Town Engineering Services Department, Development Engineering General Comments 1. A land dedication for ROW widening will be required for Centreville Creek Road. As per the Town of Caledon Official Plan Schedule K the required ROW width for Centreville Creek Road is 26m. The required ROW widening is 13m from centerline. Future submissions are to include the R-plan for the road widening for review and approval by Town staff. Confirmation of dedication of the ROW widening will be required as part of the development application. All plans, reports, and studies are to be updated as required to indicate the required ROW widening.	Crozier	The future ROW widening along Centreville Creek Road has been illustrated on the submitted drawings/plans, including the Draft R-Plan.
2. All engineering plans, reports, and studies submitted in support of the RZ and OPA application are to be signed and stamped by the authoring engineer as per Town policies. Future submissions of the following documents are to be updated to include the engineer's stamp and signature.	Crozier	Acknowledged. The revised Preliminary Grading Plan, Preliminary Servicing Plan and Functional Servicing and Stormwater Management Report have been signed and stamped by a licensed engineer.

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a) Grading Plan b) Servicing Plan c) Functional Servicing and Stormwater Management Report		
3. Additional documents will be required if and when the development application proceeds to the site plan stage. Preliminary SPA requirements are provided below and will be confirmed at future DART meetings, as required. Staff note that several of the below noted SPA documents have been provided for the first submission OPA and RZ application. Review of the documents applicable to the SPA will be completed at the SPA stage. A preliminary list of additional SPA documents is provided below: a) ESC plan(s); b) Detailed grading plan(s); c) Detailed servicing plan(s); d) Retaining wall plans and details complete with engineer stamp and signature; e) SWM Pond plan and details; f) Enhanced grass swale plans and details; g) Removal, new construction, and detail plans for any proposed road improvements on Town and Regional roads; h) Photometrics Plans; i) Detailed SWM Report; and, j) Engineering Cost Estimate.	Crozier	Acknowledged. Additional documents will be provided at the Site Plan Approval (SPA) stage.
4. Based on the first submission plans it is not clear if the watercourse extends into the subject property or is entirely on the adjacent private	Crozier	As shown on the revised grading plan the watercourse extends into the subject property. Erosion and sediment control measures will be provided

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properties to the south and west. The enhanced grass swale for the pond outlet will be required to extend to the existing channel limits to the extreme southwest of the subject property. Erosion protection for the outlet and existing stream may be required as determined by the TRCA. Be advised that Town policy is to require written approval from adjacent property owners for any works on adjacent private property required in support of the subject development		as required. If work on private properties is necessary written approval from adjacent property owners will be obtained.
Site Plan 1. Site Plan is to be updated to clearly indicate the location of ROW widenings on King Street and Centreville Creek Road.	Battaglia Architects	The locations of the ROW widenings on King Street and Centreville Creek Road are clearly delineated via the new property lines indicated on the Site Plan.
2. Site Plan is to be updated to show the location of the proposed SWM pond and septic area.	Battaglia Architects	This has been added to the Site Plan.
3. Parking areas are not to encroach into the daylight triangle.	Battaglia Architects	The parking area has been revised to eliminate any encroachments into the daylight triangle.
Grading Plan 1. Proposed building will be slab on grade construction. Geotechnical report indicates the finished grade for the building will be approximately 1m higher than existing grade. Based on the grading plan the proposed finished grades for the exterior of the building will be 2m to 3m higher than existing grades. Staff note that the proposed finished floor elevation(s) for the building are not provided in the preliminary grading plan. Future submissions are to note the FFE. Acknowledge that grading plan and FFE will be preliminary at this time.	Crozier	Acknowledged. The grading plan has been amended to illustrate the FFE for all three portions of the proposed building based on the most recent architectural plans.

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<p>2. Staff note that retaining walls are proposed for the site works at the east, north, and west property lines. Proposed heights of the retaining walls are indicated below. Note that stamped and signed retaining wall plans and details will be required at SPA submission for retaining walls in excess of 1.0m in height. Note as per Town Development Standards Manual Section 1.12.6 the maximum allowable height for a retaining wall shall be 2.5m.</p> <p>a) East Property Line at Centerville Creek Road – 1.15m max height; b) North Property Line at King Street –0.6m max height; and, c) West Property Line adjacent to residential property – 2.75m max height.</p>	Crozier	<p>Acknowledged. The retaining walls have been revised as follows:</p> <p>a) East property line at Centerville Creek Road – max height of 1.0m b) North property line at King Street - no change c) West property line – 2.5 m</p>
<p>3. Drainage from the subject development is to be self-contained and directed to an acceptable outlet. Staff note that grading on the west property limits adjacent to the existing residential property is directed to the west. Grading plans are to be revised to indicate how drainage is to be self-contained. Revisions to the grading and/or implementation of swales is to be completed as required.</p>	Crozier	<p>Acknowledged. There is a property line swale along the western limit of the site, that directs drainage to the south, as illustrated by match grades and existing grades on the topographic survey. The revised grading plan implements best efforts to contain runoff on the site and direct it to the proposed stormwater management features.</p>
<p>4. Clearly indicate the location of the TRCA regulated watercourse to the south and west of the site on the adjacent private property. Indicate all required offsets from the watercourse on the plan.</p>	Crozier	<p>The Grading, Servicing and Erosion and Sediment Control (ESC) plans have been amended to illustrate the TRCA regulated wetland with an additional 10.0m buffer. No grading is proposed within the 10.0m buffer.</p>
<p>Servicing Plan</p> <p>1. The maximum area to be serviced by any one catch basin shall be 2,000 m² of paved area or 4,000 m² of sodded area. Based on the preliminary servicing plan CBMHs for the main parking area, it will service areas greater than 2,000 m².</p>	Crozier	<p>The servicing plan has been revised with the addition of several catch basins/ catch basin manholes. The catch basins in the parking lot area service a maximum area of 2,000m². The catch basins in the garden area (north of the proposed building) each service a maximum area of 3,800m².</p>

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2. Clearly indicate the location of the TRCA regulated watercourse to the south and west of the site on the adjacent private property. Indicate any required offsets from the watercourse.	Crozier	The grading, servicing and ESC plans have been updated to illustrate the TRCA regulated wetland and associated 10 m buffer.
3. Further details of the proposed SWM pond, pond outlet structure, enhanced grass swale, and outlet channel works will be required at the SPA stage.	Crozier	Acknowledged.
Functional Servicing and Stormwater Management Report Sanitary Servicing 1. Municipal sanitary sewage services are not available at the subject property.	Crozier	Acknowledged.
2. The building is proposed to be serviced with a privately owned onsite sewage system with subsurface disposal (septic system). The calculated total maximum day sewage flow for the development as provided in the FSR is 28,107 L/day. The proposed sewage treatment system will be rated to treat a maximum day sewage flow of 30,000 L/day.	Crozier	Acknowledged.
3. As the sewage flow exceeds 10,000 L/day the property is subject to the Ontario Water Resources Act and will require an Environmental Compliance Approval (ECA) issued by the Ministry of Environment, Conservation and Parks (MECP).	Crozier	Acknowledged.
4. Section 2.1 of the FSR states that Town of Caledon does not have plans to provide sanitary services in this area. Section is to be revised to indicate that the Region of Peel does not have plans to provide sanitary services, as sanitary servicing is the responsibility of the Region of Peel.	Crozier	Acknowledged. Section 3.1 of the FSR has been revised to state that the Region of Peel does not have plans to provide sanitary servicing in this area.

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Water Servicing	Crozier	Acknowledged.
1. Municipal water service is not available for the subject property.		
2. The site is proposed to be serviced by a new drilled well. FSR notes the following: a) The proposed supply well will need to be tested to determine if it can meet the anticipated water demand for the Site; and, b) If the proposed well cannot meet the anticipated water demand, then a domestic drinking water cistern will be required to provide sufficient water during peak times. The sizing and design of the water cistern will take place at the detailed design stage.	Crozier	Acknowledged. Water well testing has been conducted by Terraprobe (please refer to their responses to this topic in the matrix). Cistern sizing, if required will be provided at the detailed design stage.
3. Potential groundwater quality issues and any impacts to the proposed water servicing have not been assessed in the FSR. FSR is to be updated to speak to groundwater quality issues and any contingency measures should groundwater quality be found unsuitable for the subject development. Note the following regarding groundwater quality: a) The Hydrogeologic Study included groundwater testing and noted exceedances in comparison to the Regional Municipality of Peel Sewer Use By-Law for TSS and Fecal Coliforms; and, b) The Phase 1 ESA indicated that the use of pesticides on the majority of the site area used for agricultural purposes is a potentially contaminating activity, and that identification of total coliform in the	Crozier	Acknowledged. In addition to the well testing, water quality samples will also be collected from the proposed supply well to determine if water treatment is required. A suitable treatment technology, if needed, will be proposed based on the results of the water quality analysis. Details of the water treatment system, if needed, will be provided at the detailed design stage. Refer to Section 4.4 of the Functional Servicing and Stormwater Management Report.

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groundwater well on the site is considered to be an environmental concern. It is noted that the existing well does not have a system to treat against bacterial contamination. A Phase 2 ESA was not provided with the first submission documents but was recommended to be completed in the ESA1. Town Engineering will require an ESA2 be provided in support of the current OPA and RZ applications.		
4. Town Development Engineering defers to Town Emergency Services regarding the adequacy of the Fire Flow Demand and proposed fire water supply servicing for the proposed development.	Crozier	Acknowledged.
Stormwater Servicing 1. The proposed temple development will be situated in the north half of the property leaving the southern portion pervious. Stormwater runoff generated from the building and surrounding impervious area is proposed to be collected in catchbasins and directed through the on-site storm sewer network to a SWM dry pond at the southwest corner of the property. The SWM facility ultimately outlets to a tributary of the Humber River at the southwest corner of the Site.	Crozier	Acknowledged.
2. As the primary outlet for the proposed SWM system is a TRCA regulated watercourse, TRCA approval of the proposed SWM quantity, quality, and erosion criteria will be required.	Crozier	Acknowledged. Section 5.2 of the Functional Servicing and Stormwater Management Report has been revised to state that the tributary of the Humber River is regulated by the TRCA.
3. Storm quantity control for the subject development is to control the release rate to the TRCA Humber river unit flow rates for storm events from the 2-year to the 100-year storm. A dry pond with a storage volume of 3,119 m3 to a maximum storage depth of 1.50m with 2x125mm outlets is proposed to achieve the required storage volumes and release rates. Modified rational method calculations are provided in the FSR for the maximum required storage volumes.	Crozier	Acknowledged.

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Town Engineering staff defer to the TRCA regarding the proposed quantity control criteria and the adequacy of the storm modeling in the FSR.		
4. Storm quality control criteria is to achieve enhanced level quality control for 80% TSS removal. Quality control is proposed to be achieved using an enhanced grassed swale directing flows from the developed portion of the site into the dry pond. The FSR did not include calculations confirming the ability of the enhanced swale to achieve the required 80% TSS removal. FSR is to be updated to provide the appropriate calculations.	Crozier	Acknowledged. An OGS has been added at the site outlet as pretreatment prior to the enhanced grass swale. Sand filter details will be provided at the detailed design stage.
5. The proposed water balance criteria for the subject development is to infiltrate the first 5mm of rainfall on the developed portion of the property. A layer of clear stone underlying the dry pond is proposed to achieve the required water balance criteria. Staff note that the Hydrogeologic Report includes a pre- and post-development water balance assessment. The Hydrogeologic Report notes that LID measures can be considered to manage the water balance to achieve a best efforts at maintaining the water recharge at the site. Notwithstanding the above, Town Staff defer to TRCA regarding the adequacy of the proposed water balance measures.	Crozier	Acknowledged.
Geotechnical Report	Terraprobe	Acknowledged.
1. The geotechnical report indicates that subsurface soils at the subject site consist of 200mm to 300mm of topsoil underlain by an earth fill layer to depths of 0.6m to about 1.2m underlain by a glacial till layer extending to the termination of the boreholes.		
2. The undisturbed glacial till layer is noted in the geotechnical report as suitable to support the proposed building foundations.	Terraprobe	Acknowledged.

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3. The site plan drawing indicates that the ambient site grades for the building will be raised in relation to the existing ground. The Geotechnical Report indicates that engineered fill is to be considered for areas where the grade is to be raised, and that placement and compaction of engineered fill should only be conducted under the full-time engineering guidance and supervision of the geotechnical consultant.	Terraprobe	Acknowledged.
4. Water levels measured at the subject property vary between 1.0m to 5.7m below grade.	Terraprobe	Acknowledged.
5. Section 5 of the Geotechnical Report notes the following: <i>The original Site Plan indicated that the proposed building footprint was located in the eastern portion of the site. Our borehole location and depths were therefore established based on the above original design scheme. Boreholes 1 to 6 located within the original footprint were advanced to about 6.6 to 8.1 m depth below grade. However, the latest Site Plan indicates that the proposed building footprint is moved to the western portion of the site. Boreholes 3, 6 and 9 are located within the latest building footprint. Borehole 9 was advanced to only 2.0 m depth below grade and therefore cannot be used for the foundation design. Only Boreholes 3 and 6 are located in the eastern portion of the building footprint and were advanced to 8.1m and 6.6 m depth below grade, respectively. Therefore, additional boreholes will be required to provide sufficient subsurface information coverage to meet the latest project design scheme. The geotechnical recommendations provided in this report are preliminary and for the application submission purposes and must be updated once the</i>	Terraprobe	Acknowledged.

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<p><i>subsurface conditions obtained from the additional boreholes are available.</i></p> <p>Considering the above statement and analysis contained with the Geotechnical Report, Town Engineering considers the report acceptable for submission with the OPA and RZ applications. Town Engineering defers to the Town Building Department regarding the adequacy of the report for OBC compliance and confirmation of any additional geotechnical investigation required.</p>		
<p>Hydrogeological Assessment</p> <p>1. Review and approval of the Hydrogeologic Assessment will be required by Region of Peel and TRCA Staff. Town Engineering notes that the report states that the Region of Peel Guidelines for Hydrogeologic Assessments were reviewed in order to prepare this report, but does not indicate that the report has been prepared to the Regional requirements. Town Staff defer to the Region regarding compliance with the applicable Regional requirements for Hydrogeologic Studies.</p>	Terraprobe	Noted - The Hydrogeological Assessment report dated June 9, 2022, was revised to indicate that the report has been prepared as per the Region's requirements.
<p>2. A peer review of the Hydrogeological Assessment may be required. Peer review requirement will be confirmed upon review of the applicable comments from Region of Peel and TRCA staff. If peer review is required, costs for the peer review will be forwarded under a separate cover. Payment for all peer review costs, should peer review be required, will be the responsibility of the applicant.</p>	Terraprobe	Acknowledged.

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<p>3. The Hydrogeologic Study assessed the impacts from the following activities at the subject development on the existing groundwater:</p> <p>a) Construction dewatering requirements and potential impacts; b) Long-term foundation groundwater impacts; and, c) Assessment of pre- and post-development water balance.</p> <p>Results of the analysis indicate that the estimated short-term construction dewatering will be below 50,000 L/day and thus an EASR or PTTW will not be required, and that based on the proposed building design there are no anticipated long-term impacts to groundwater.</p> <p>Town engineering notes that the water balance analysis indicates a post development groundwater recharge deficiency. Reports states that LID measures can be considered to manage the generated runoff partially, and that details of the water balance measures are assumed to be provided in the SWM report. Water balance criteria in the SWM report is to provide measures to infiltrate the first 5mm of rainfall. Town defers to the TRCA regarding water balance requirements.</p>	Terraprobe	<p>The Hydrogeological Assessment report was revised due to changes in the design drawings. As per the revised report dated June 9, 2022, the total estimated short-short term dewatering flow rate considering a safety factor of 1.5 and stormwater reaches up to 318,800 L/day for construction of the propose building, sewer alignment and stormwater management pond. As such, applying for EASR with the MECP is required. The slab-on-grade building proposed above shallow groundwater level. As such, long-term foundation drainage is not anticipated.</p> <p>Please refer to the Stormwater Management Report for details regarding water balance measures.</p>
<p>4. Town engineering notes that the following was not assessed as part of the Hydrogeologic Assessment:</p> <p>a) Impact of proposed water service well based on the estimated water taking requirements on the existing groundwater quality and quantity and any impacts to adjacent wells; and,</p>	Terraprobe	<p>a) A private water well survey was completed for the site with the findings presented in the revised Hydrogeological Assessment report dated June 9, 2022.</p>

Commented [SP1]: Provide findings from Assessment.

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b) Impact of proposed septic system on the existing groundwater quality and quantity and any impacts to adjacent wells.		b) A contaminant attenuation assessment with respect to the proposed septic bed is completed and presented in the revised Hydrogeological Assessment report dated June 9, 2022.
Phase 1 Environmental Site Assessment		
1. Town Engineering staff note that the Phase 1 ESA was requested by Region Staff at the DART meeting in support of the land dedication for road widening at King Street. As noted above, the Town will also require a land dedication for road widening for Centreville Creek Road.	Weston Consulting	The land dedication as part of the future ROW widening along Centreville Creek Road is outlined on the Site Plan and Draft R-Plan.
2. The Phase 1 ESA was conducted in accordance with CSA Z768-01 and generally accepted site assessment procedures. The ESA was not completed for the purpose of filing an RSC.	Weston Consulting	Acknowledged.
3. The potential use of pesticides on the majority of the site area used for agricultural purposes since at least the 1950s is noted as a PCA in the report. Furthermore, the identification of total coliform in the groundwater well on the site is considered to be an environmental concern.	Weston Consulting	Acknowledged.
4. Based on the results of the Phase 1 ESA, the consultant recommended further investigation (Phase II ESA) to obtain information on the environmental condition of the subsurface soils and groundwater on the site.	Weston Consulting Client	Acknowledged.
5. Town Engineering will require a Phase II ESA to be provided with future submissions of the OPA and RZ application.	Weston Consulting Client	Acknowledged. A Phase II ESA is currently ongoing and will be completed for the next resubmission.
Noise Impact Study	Pinchin	Acknowledged.

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1. Analysis of the following noise sources and impacts was completed in the study: a) Stationary noise sources at the proposed development on the adjacent noise sensitive properties; and, b) Traffic noise from the adjacent roads on the proposed development.		
2. Criteria used for the assessment is MECF NPC-300. The area was considered a Class 3 Rural Area for the allowable noise limits as per NPC-300 and the stationary noise sources assessed at the development consist of HVAC equipment. The proposed temple is considered a “Noise Sensitive Institutional Purpose Building” as per NPC-300 and thus the impact of traffic noise from the adjacent roads on the proposed development was assessed in the study.	Pinchin	Acknowledged.
3. Section 2.1 of the report indicates that the development will not have any OLAs. Based on the site plan and civil plans, the development is proposed to have extensive landscaped areas at the front of the temple building adjacent to King Street. The report is to be updated to speak to the landscaped areas and to confirm why the areas would not be considered OLAs.	Pinchin	The rationale for not including outdoor living areas in the noise impact assessment was that, as per MECF NPC-300, outdoor locations associated with a noise sensitive institutional purpose or a noise sensitive commercial purpose building are not considered to be points of reception (PORs). Since the development is considered to be noise sensitive institutional purpose, any outdoor locations (if any) associated with the development would not qualify as PORs. In addition, it was confirmed by the Client that the development would not have any outdoor living areas. Consequently, it is our opinion that the potential noise impacts on the landscaped areas associated with the institutional development would not need to be addressed.
4. Comments on stationary noise analysis:	Pinchin	a). No Comments.

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<p>a) The analysis considers the HVAC for the proposed development. HVAC equipment was estimated based on the assumption that the rooftop equipment at the Caledon site would be similar to the existing Etobicoke site;</p> <p>b) CadnaA (Version 2020 MR2) was used for the noise modeling of the stationary noise sources on the adjacent noise sensitive receptors surrounding the facility;</p> <p>c) Section 4.1 summarizes the modeling parameters and indicates that the results of the stationary noise modeling are provided in Appendix A. Tables 3a & 3b of Appendix A provide a summary of the stationary noise assessment modeling results. Values provided in the tables indicate the noise levels at the adjacent noise sensitive receptors will be at or below the applicable NPC-300 noise limits; and,</p> <p>d) Section 4.1 of the report is to be updated to provide a concluding statement that the results of the stationary noise analysis indicate that noise levels from the proposed development will be at or below the applicable MECP NPC-300 limits on the adjacent noise sensitive receptors.</p>		<p>b). No Comments. c). No Comments. d). A statement was added in Section 4.1.</p>
<p>5. Town Engineering staff note that no analysis was included in the study of the potential impacts of indoor or outdoor events at the proposed development on the adjacent noise sensitive properties. Noise studies in support of OPA and RZ applications for similar ICI</p>	Pinchin	<p>It was stated in MECP NPC-300 that noise emissions resulting from gathering of people at facilities such as restaurants, fairs and parks are not considered as stationary sources. In addition, it was confirmed by the Client that there would be no outdoor activities such as gathering of people and</p>

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<p>type developments in the Town of Caledon have included such analysis. Town Engineering acknowledges that NPC-300 includes verbiage that noise resulting from the gathering of people at facilities such as restaurants, fairs and parks is typically addressed in a qualitative manner in municipal noise by-laws.</p> <p>Staff are of the opinion that all potential noise sources from the subject development should be assessed in the Noise Report. Considering the above, Town Engineering requests that modeling of the noise impacts from indoor and outdoor events at the proposed development be included in the study.</p>		<p>other events. Consequently, the noise impact study did not include the noise emissions from these events.</p>
<p>7. The sound contour maps provided in Appendix B are difficult to read. The maps are to be revised to improve legibility. Town Engineering Staff suggest including additional sound contour plans to a smaller scale and/or revising sound contour lineweights and colours.</p>	Pinchin	<p>The figures were updated in Appendix B.</p>
<p>Traffic Study</p> <p>1. Review and approval of the Transportation Impact Study will be required by Town of Caledon Traffic Engineering and Region of Peel Traffic Staff. Town Engineering understands that separate comments on the TIS from the above noted staff will be provided under separate cover.</p>	NexTrans	<p>Under review and a response will be provided in the next resubmission.</p>
<p>2. Staff recommend the introduction for the TIS be updated to speak to the Region of Peel and the Town of Caledon terms of reference and how the study conforms to the various requirements.</p>	NexTrans	<p>Under review and a response will be provided in the next resubmission.</p>
<p>3. Section 2.1 speaks to pedestrian facilities in the adjacent ROWs. Note that it does not appear that either King Street or Centreville</p>	NexTrans	<p>Under review and a response will be provided in the next resubmission.</p>

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Creek Road have existing walkways in the ROW as noted in the TIS. Centreville Creek Road is a standard rural cross section with 0.5m granular shoulders and no pedestrian facilities. Staff defer to the Region to address King Street.		
4. Section 2.2 notes that traffic counts were taken at King and Centreville (Oct 2019) & King and Innis Lake (May 2020). Confirm for King and Innis Lake counts if any Covid factor should be applied considering the reduced traffic volumes during the majority of 2020.	NexTrans	Under review and a response will be provided in the next resubmission.
5. Section 4.0 notes that since the Trip Generation Manual does not provide information with respect to temples, and since proxy site surveys may under-represent typical conditions due to the COVID-19 Pandemic, a first principles analysis for trip generation was conducted. Staff note that the first principles analysis considers that during the peak hour the proposed development will generate 300 two-way trips (150 inbound and 150 outbound) during both the AM and PM peak hours. The Report notes that the trip distribution rates are based on the existing turning movement counts. Staff have the following comments regarding the trip generation and distribution use for analysis in the TIS: a) Trip generation may not represent a typical worst-case peak hour traffic generation for the property. Staff question why 150 outbound trips would occur during the AM peak, and why 150 inbound trips would occur during the PM peak. A more representative trip generation from the property would likely have more inbound trips in the AM and more outbound trips in the PM; and,	NexTrans	Under review and a response will be provided in the next resubmission.

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b) Staff note that using the existing turning movement counts to determine trip distribution from the subject property results in very little traffic directed to Centreville Creek Road. Considering the proposed use of the property and the surrounding context of the area, a typical trip distribution would include substantially more traffic on Centreville Creek Road making trips to and from Brampton to the south.		
6. Results of the traffic modeling indicate that the southbound and northbound shared lanes on Centreville Creek Road at the Centreville Creek Road and King Street intersection will operate under LOS E and LOS F respectively under future total traffic conditions for the AM and PM Peak hours.	NexTrans	Under review and a response will be provided in the next resubmission.
7. Town Engineering understands that Town Traffic Engineering has provided direction in their comments regarding the trip generation and trip distribution used in the TIS. Town Engineering also understands that Town Traffic Engineering have requested analysis of additional intersections in the TIS, and recommendations for mitigation measures for all intersections that are found to be operating poorly under future conditions.	NexTrans	Under review and a response will be provided in the next resubmission.
8. A parking assessment has been included in the TIS. The parking assessment notes that based on the current Town Zoning By-law the technical parking requirement for the proposed “place of worship” site use is 1 space per 10 m2. The total parking requirement is calculated to be 315 spaces, and the development proposes to provide 345 spaces which is a technical surplus of 30 spaces. No further analysis of parking requirements is provided in the TIS.	NexTrans	Under review and a response will be provided in the next resubmission.

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9. Town Engineering defers to the Region of Peel regarding the adequacy of the auxiliary lane warrant analysis provided in Section 7.0 of the report and the approval of the proposed site accesses and left and right turn auxiliary lanes on King Street.	NexTrans	Under review and a response will be provided in the next resubmission.
Town of Caledon, Engineering Services Department, Transportation Engineering 1. The Town is not supportive of using existing traffic patterns for trip distribution. Since it is a unique development, such assumption should be well supported by facts, e.g., what percentage of traffic coming/going from/to north, south, east, and west. The current traffic volume using both Innis Lake Road and Centreville Creek Road appears too low and not realistic.	NexTrans	Under review and a response will be provided in the next resubmission.
2. For the Trip Generation, the study suggests 300 trips, in and out, given the maximum of users are expected to be 300 people. Conservatively, it should be considered 300 trips in and 300 trips out. The consultant should provide commentary on this.	NexTrans	Under review and a response will be provided in the next resubmission.
3. The intersection of Healey Road and Centreville Creek should also be assessed.	NexTrans	Under review and a response will be provided in the next resubmission.
4. The study should provide mitigation measures for intersections which would be operating poorly.	NexTrans	Under review and a response will be provided in the next resubmission.
5. Given the increased mid-block traffic volume and existing residential units on Centreville Creek, is it affecting the livability of the area? Is the increase in traffic volume still within the typical range, given the Centreville Creek Road Classification?	NexTrans	Under review and a response will be provided in the next resubmission.
Town of Caledon, Planning Department, Open Space Design (Landscape)	MSLA	Acknowledged.

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1. Open Space Design notes the submission of two (2) landscape drawings with the submission for POPA-2020-0003 and RZ-2020-0011. These two (2) landscape drawings include drawings L2-01, Landscape Plan, revision #3, dated December 8, 2020 prepared by Marton Smith Landscape Architects and LD-01, Landscape Details, revision #3, dated December 8, 2020, prepared by Marton Smith Landscape Architects. Upon confirmation with Development Review Services, an application for Official Plan Amendment and Zoning By-law Amendment has been applied for at this time, with a Site Plan Application anticipated to be forthcoming later. As such, detailed comments on the two (2) landscape drawings and any subsequent landscape drawings will be provided in depth at a site plan application stage when this site plan application is filed with the Town of Caledon.		
2. Please note the large parking area located on the corner of King Street and Centerville Creek Road is not desirable. Please refer to the Town of Caledon Industrial Commercial Design Guidelines for direction on parking location and layout.	Battaglia Architects Weston Consulting	It is acknowledged that the location of the parking area at the intersection's corner is not ideal. However, this site configuration is necessary to situate the temple outside of the MDS setbacks, as illustrated on the Site Plan, while maintaining an efficient site layout. In order to minimize the design impacts of the parking area's location at the corner of the intersection, additional landscape islands have been added to the parking area to break up the rows of parking spaces. Additional trees have also been provided near the daylight triangle to provide additional screening of the parking area in addition to the trees and planting areas proposed along King Street and Centerville Creek Road.
3. Please note wider landscape strips should be provided along King Street and Centerville Creek Road to provide an appropriate public/private realm interface.	MSLA	The landscape strip along Centerville Creek Road has been increased from 2.5m to 3.5m. Furthermore, the proposed widths of the landscape strips are sufficient wide to provide for deciduous trees and planting areas along the respective streets as illustrated on the Landscape Plan. We also

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		increased plant material quantities along Centreville Creek Road and King Street to enhance the public/private interface. Accordingly, we believe that an appropriate public/private realm interface is provided.
4. Please provide a report date within the header of the Arborist Report.	MSLA	The date has been included in Arborist Report header.
5. Please include the following Town of Caledon standard details within the Arborist Report and L1-01 Tree Preservation Plan: a) Town of Caledon Standard Detail #606 (Tree Preservation Fence); b) Town of Caledon Standard Detail #710 (Tree Preservation Standard Notes – Part 1); and, c) Town of Caledon Standard Detail #711 (Tree Preservation Standard Notes – Part 2). Please note the Town of Caledon standard tree preservation detail #606 should replace the Town of Richmond Hill tree preservation detail (Detail 1/L1-01).	MSLA	The Town of Caledon standard details have been added to the Arborist Report and Tree Preservation Plan.
6. Please note comments #7 through #15 are advisory in nature and related to the anticipated future Site Plan Application. Please see comment #1 above for reference.	MSLA	Acknowledged.
7. Please note that as per the Town of Caledon Industrial Commercial Design Guidelines, one parking median of a minimum 5.0m width is required for every 20 continuous parking stalls. It is noted from the L2-01 Landscape Plan that there are parking areas on site where this is not accommodated.	Battaglia Architects MSLA	In keeping with the intent of this guideline, 1.5m wide landscaping islands have been added to the Site Plan to break up the parking area. We have considered the addition of 5m wide landscaping islands; however, it was determined that the minimum 5m width is excessive, and would result in a significant loss of parking spaces that would then result in a parking deficiency.

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8. Please note garbage enclosures shall not be permitted within the landscape strips.	Battaglia Architects	No waste enclosure is proposed within a landscape strip. The proposed waste enclosure is proposed on a paved area.
9. Please note that further comments on the Arborist Report and Tree Preservation Plan may be forthcoming at the detailed design and site plan application stage.	MSLA	Acknowledged.
10. Please note retaining walls shall not be permitted within the drip line or tree protection zones of existing trees to remain.	MSLA Crozier	Acknowledged. The retaining wall is proposed outside of the Tree Protection Areas on the Landscape Plan.
11. Please correlate development works between professions. It was noted on the Engineering drawings a stormwater management pond and septic bed are being proposed on site, however these features are not shown on the site plan or landscape plans.	MSLA Battaglia Architects	Acknowledged. The site plan was coordinated with the engineering drawings. Further coordination will occur before final Site Plan Approval.
12. Please note landscaping of the stormwater management pond and channel shall be required as part of the site plan approval process.	MSLA	Acknowledged. Plantings are being proposed for the stormwater management pond and channel to enhance the ecological benefit of the proposed development in response to comments from members of the public.
13. Please note the Town of Caledon standard landscape construction details as found within the Town of Caledon Development Standards should be used in place of the construction details of Marton Smith Landscape Architects currently shown on landscape drawing LD-01 Landscape Details.	MSLA	Acknowledged.
14. Please note a Landscape Architect Letter of Conformance and Landscape Cost Estimate shall be required in addition to the landscape plans at Site Plan Application Stage. The Landscape Architect Letter of Conformance and Landscape Cost Estimate is to be stamped, signed and dated by a full member of the Ontario Association of Landscape Architects (OALA) in good standing.	MSLA	Acknowledged.

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Landscape securities shall be retained based upon 100% of the approved Landscape Cost Estimate.		
15. Please note that further revisions resulting from other departments or agencies comments may result in a further review and possible additional changes. Please note that review has been limited to the standards affected by the development proposed through this application only.	MSLA	Acknowledged.
Town of Caledon, Fire and Emergency Services Department 1. Fire access route shall be designed and provided in accordance with the Ontario Building Code 3.2.5.6.	Battaglia Architects	Acknowledged. The fire access route meets the minimum requirement for a centreline radius of 12m.
2. Fire Route signage shall be provided and indicated on the site plan as required by Town of Caledon By-law 2015-058.	Battaglia Architects	Acknowledged. Fire Route signage shall be provided at the Site Plan Approval stage.
3. Adequate water supply shall be provided for firefighting/sprinkler system in accordance with the Ontario Building Code and NFPA 13.	Battaglia Architects	Acknowledged
4. Fire Department connection shall be indicated on the site plan as required by the Ontario Building Code.	Battaglia Architects	A Siamese Connection has been provided on the Site Plan.
The following agencies and departments have no concerns: • Peel District School Board – January 21, 2021 • Hydro One – January 20, 2021 • Town of Caledon, Fire & Emergency Services – January 25, 2021 • Dufferin-Peel Catholic District School Board – January 20, 2021 • Canada Post – April 26, 2021 • Rogers Communications – April 21, 2021	Weston Consulting	Acknowledged.

Town of Caledon Preliminary Comments Letter - Various Departments Jessica Krushnisky, Planner 416-975-1556 ext. 244 jkrushnisky@planpart.ca May 31, 2021		
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<ul style="list-style-type: none"> Enbridge Gas Inc. does not object to the proposed application however, they reserve the right to amend their development conditions. 		
<p>Comments from the following agencies and departments are attached for your review:</p> <ul style="list-style-type: none"> Region of Peel Toronto and Region Conservation Authority 	Weston Consulting	Acknowledged.
<p>Comments from the following agencies remain outstanding and will be included in the second comment letter or forwarded to you upon receipt, as appropriate:</p> <ul style="list-style-type: none"> Bell Canada, Development & Municipal Services Control Centre Go Transit/Metrolinx Town of Caledon, Planning Town of Caledon, Municipal Numbers Town of Caledon, GIS Region of Peel – Comments on the Phase One ESA are to be provided under separate cover and are outstanding M. Behar Planning & Design Limited – urban design review on behalf of the Town of Caledon 	Weston Consulting	Acknowledged.
<p>Conclusion</p> <p>As previously indicated, this is a preliminary comment letter, and a second letter will follow at a later date with the balance of the comments and overall summary, including planning comments. As these comments are being released on a preliminary basis, there may be conflicts which arise between commenting</p>	Weston Consulting	Acknowledged.

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agencies/departments which will need to be addressed in a future comment letter or further discussions. There may also be additional comments/clarification provided by the agencies/departments in this letter in future correspondence. I will forward the second summary letter in due course and will arrange for a comment review meeting following those comments.		
<p>Members of the Public Questions and Concerns Summary Document</p> <p>The correspondence from members of the public has expressed opposition to the proposed applications. The following is a summary of the questions and concerns identified by members of the public:</p> <ul style="list-style-type: none"> Concern with impacts to health and safety for residents of adjacent properties; 	Weston Consulting	Acknowledged.
<ul style="list-style-type: none"> Concern with impacts to health and safety for residents of adjacent properties; 	Weston Consulting	As demonstrated in the revised Traffic and Noise Impact Studies, the proposed development can be safely accommodated without compromising the health and safety of nearby residents from a traffic and noise perspective. Furthermore, the revised Hydrogeological Assessment confirmed that there are no anticipated impacts to groundwater and surface water resources, ensuring the health and safety of local drinking water.
<ul style="list-style-type: none"> Concern will impacts to adjacent properties; 	Weston Consulting	Please review our responses to traffic, noise, and groundwater-related comments.
<ul style="list-style-type: none"> Concern with reclassifying prime agricultural lands for an institutional building and asphalt parking lot; 	Weston Consulting Colville Consulting	Through our original Overlay Analysis and its Addendum, we have demonstrated that the Subject Property is a lower priority Prime Agricultural Land and that there are no reasonable alternatives avoiding such lands. Developing a temple on the Subject Property for a temple use will ensure minimal impacts on the Prime Agricultural Area as outlined in our original Overlay Analysis.

Town of Caledon Preliminary Comments Letter - Various Departments Jessica Krushnisky, Planner 416-975-1556 ext. 244 jkrushnisky@planpart.ca May 31, 2021		
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<ul style="list-style-type: none"> Concern that prime agricultural land must be protected and that any proposed building must be limited to the existing building footprint; 	Weston Consulting Colville Consulting	The proposed temple cannot be limited to the existing building footprint as it is intended to have a maximum capacity of 500 worshippers. It is recognized that protection of the Prime Agricultural Area is an important policy objective. Our original Overlay Analysis considered this and demonstrated that developing the temple on the Subject Property will ensure minimal impacts on the Prime Agricultural Area.
<ul style="list-style-type: none"> Concern that the proposed development does not appear to demonstrate appropriate rural planning, including maintaining a portion of land in agricultural use, building area limitations relative to land parcel, maintaining the landscape, not endangering green space and preventing impacts on neighbouring properties; 	Weston Consulting Colville Consulting	No impacts on neighbouring properties from a transportation, noise, and groundwater perspective are anticipated as earlier discussed. The proposed development will include landscaping and native plantings at the stormwater management pond and outlet, which will provide ecological benefits in comparison to what is currently existing. The development area itself will be limited to approximately half the site to provide for the stormwater infrastructure and the native plantings that will assist in maintaining the rural landscape of the area. Although it is unfeasible to maintain a portion of the Subject Property in agricultural use, the location of the proposed use will ensure that the development will have only a negligible impact on the agricultural system as outlined in the Agricultural Impact Assessment.
<ul style="list-style-type: none"> Concern with impacts related to noise, wastewater and vibrations; 	Crozier Pinchin	Acknowledged. The proposed on-site sewage system has been designed to treat wastewater from the place of worship in accordance with applicable regulations, codes and standards, including the Ontario Building Code. The proposed onsite sewage system is also subject to an Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP), which requires additional studies to confirm that the proposed sewage works will not negatively impact downgradient properties. The proposed onsite sewage system has been designed in accordance with MECP guidelines to limit impacts on downgradient properties.

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		A revised Noise Impact Study was also provided to model the noise impacts from the proposed development on nearby sensitive receptors, which met NPC-300 noise criteria. As a result, no significant noise impacts are anticipated for surrounding sensitive receptors.
<ul style="list-style-type: none"> Concern that more attention must be paid to conserving natural areas, farmlands and trees and that there should be a requirement for a portion of the property to be forested or farmed; 	Weston Consulting Colville Consulting	The rear portion of the Subject Property is proposed to have native plantings in conjunction with the stormwater management pond and outlet. The plantings will provide ecological value in comparison to what is currently existing.
<ul style="list-style-type: none"> Concern with traffic impacts and safety on King Street West and Centreville Creek Road, which are already busy and where traffic lights are already needed at the intersection; 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> Concern with impact to water resources, specifically impacts on neighbouring wells; 	Terraprobe	The revised Hydrogeological Assessment confirmed that there are no anticipated impacts to groundwater and surface water resources, ensuring the health and safety of local drinking water.
<ul style="list-style-type: none"> With the two driveways proposed for the property, concern that the extra traffic will impound the asphalt chip surface on the country road (Centreville Creek Road) and the two driveways create a risk that commuters will use it as a shortcut to avoid waiting at the intersection lights (when they're installed); 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> Concern that the proposed development does not appropriately account for how it fits in the natural landscape and its visual impacts, and that the large size and height is not appropriate for the rural character; 	Weston Consulting	The massing impact of the temple on the rural character of the area will be limited by the compactness of the taller elements (spires) of the building, which are limited to the front section at the main entrance. These taller elements will result in a building height of 16.31m at a limited section of the temple. The majority of the building will have heights ranging from 8.67m to 9.75m, which complies with the maximum permitted building height

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		(10.5m) under the Institutional Zone and various Agricultural Zones. Landscaping, inclusive of deciduous trees, will be provided along the lot frontages to assist in screening the temple from the adjacent streets. On this basis, it is our opinion that the proposed development has been appropriately and reasonably designed to minimize its visual impact.
<ul style="list-style-type: none"> The existing guidelines and setbacks are insufficient for mitigating impacts; 	Weston Consulting	<p>As earlier discussed, no noise impacts are anticipated to result from the proposed development. As well, the revised lighting plans demonstrate no light spillage onto nearby residences.</p> <p>Per the earlier discussion regarding the proposed temple's visual impacts, we believe that the proposed setbacks are sufficient for managing the potential impacts.</p>
<ul style="list-style-type: none"> Concern that if a place of worship is built in agricultural or open space territory, it will impact the patterns of the surrounding land in the long term, contributing to urban sprawl and pressure to build more houses nearby for easier access to the place of worship; 	Weston Consulting	It is our opinion that a site-specific temple development, that can only be permitted through a very limited and circumstantial policy mechanism under the PPS 2020 (Policy 2.3.6.1) and new Peel Region Official Plan (Policy 3.3.14), would not prompt privately-initiated Settlement Area Boundary Expansion requests on nearby lands for residential development. The same policy mechanism used to permit the temple cannot be used to permit residential uses, thus preventing any further opportunities for non-agricultural development.
<ul style="list-style-type: none"> This development is more appropriate in an existing urban location; 	Weston Consulting	Our Overlay Analysis Addendum has considered reasonable alternatives for siting the temple within the existing urban boundary. The addendum analysis concluded that there were no reasonable alternatives to the Subject Property within the urban boundary that could accommodate the campus-style temple.
<ul style="list-style-type: none"> The proposed development is not consistent with appropriate rural planning, does not fit in with the context, does not 	Weston Consulting	It is our opinion that the proposed development is consistent with all of the aforementioned policy objectives per our earlier responses.

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preserve agricultural land and does not protect/grow the natural environment; and,	Colville Consulting	
<ul style="list-style-type: none"> The following questions have been submitted: <ul style="list-style-type: none"> How many buildings does this plan exactly show? How many parking spaces are indicated? How many people do they propose will be using this building(s) on a daily and weekly basis? 	Weston Consulting	<p>Acknowledged.</p> <p>1 temple and 1 bike room are proposed on the Subject Property.</p> <p>330 parking spaces are proposed on the Subject Property.</p> <p>The temple's operations are described below:</p> <p>Temple's proposed operations:</p> <ul style="list-style-type: none"> Temple will remain open all weekdays 7:00 am to 8:30 pm. And on weekends and Holidays 7:00 am to 9:30 pm. <p>Average number of people daily:</p> <ul style="list-style-type: none"> Weekdays: 75 -100 people (people visit during the day not at a time) Weekend and Holidays: 350-400 people (people may visit during the day. Maximum at a time around 300) 10-15 people including priests and admin staff will be living in the temple <p>Weekly service/prayers hours:</p> <ul style="list-style-type: none"> Either on Saturday or Sunday: 4:30 pm to 8:30 pm Number of people attending: 250-300 <p>Maximum number of people visit the temple:</p>

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		<ul style="list-style-type: none"> • Diwali (in November): 750-800 people may visit the temple on this day. (Maximum 500 at a time) • Gurupurnima (in July): 650-700 people may visit the temple on this day. (Maximum 400 at a time) • Holi (in March): 450-500 people may visit the temple on this day. (Maximum 350 at a time)
<ul style="list-style-type: none"> ○ Will there be activities that take place on the exterior of the building(s) and if so, what will the noise implications be to us, as neighbours? 	Weston Consulting	There will be no outdoor festivals or events to occur on the Subject Property.
<ul style="list-style-type: none"> ○ Will there be two driveways to access the property, one on King Street and one on Centreville Creek Road? 	Weston Consulting	The revised Site Plan contemplates only 2 driveways, 1 to access King Street and 1 to access Centreville Creek Road.
<ul style="list-style-type: none"> ○ Will there be any residential uses on the property? 	Weston Consulting	There will not be any residential uses; however, 10 to 15 priests and admin staff will be living in the temple as caretakers.
<ul style="list-style-type: none"> ○ Were the traffic impacts properly measured, taking into account that anything measured during the Covid pandemic is not an accurate measure? There could be significant changes in traffic patterns once schools and parks are reopened. 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> ○ If 150 transfers is the measurement provided, then why do you need over 300 parking spaces? 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> ○ What is the capacity of the building? How many people will be working at the building? 	Weston Consulting	The capacity of the building was outlined above.
<ul style="list-style-type: none"> ○ How many people on average will be regularly in the building? Are the safety standards met for those numbers? 	Weston Consulting	The capacity of the building was outlined above and will be in accordance with the fire code.

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<ul style="list-style-type: none"> ○ Is there a plan to maintain most of the trees on the property, or will most be removed to facilitate development? 	Weston Consulting	Most of the existing trees will be removed to facilitate the development. Replacement trees will be provided along the lot frontages and rear of the temple, parking area, and forecourt/garden.
<ul style="list-style-type: none"> ○ How does the proposal mitigate any impacts to wildlife habitat? 	Pinchin	The Subject Property is currently utilized as an agricultural property and does not contain any existing natural heritage features. The rear portion of the Subject Property is proposed to have native plantings in conjunction with the stormwater management pond and outlet. The plantings will provide ecological value in comparison to what is currently existing.

Valcoustics Canada Ltd – Peer Review of Noise Impact Study Report John Emeljanow, P. Eng. February 1, 2022		
Comments	Consultant	Response
1.0 COMMENTS a) The report has appropriately been prepared in accordance with the procedures required by the Ministry of Environment, Conservation and Parks (MECP) with the objective of demonstrating compliance with the Town of Caledon and MECP noise guideline requirements. There are a few items that require some revisions and clarification before we can agree with the findings and recommendations of the noise study.	Pinchin	Acknowledged.
b) The noise study has determined the potential impacts on the closest existing residential dwelling in each direction from the proposed facility. In addition to the receptors that have been assessed, the noise study should also consider: a. Vacant lands in the area since these have agricultural zoning which would likely permit the construction of a (noise sensitive) residential dwelling on them; and b. The existing two storey dwelling immediately to the west of R1. The upper level of a two storey dwelling would receive less ground attenuation than the single storey dwelling at R1. Thus, even though the dwelling is somewhat further away from the proposed facility, it could receive higher sound levels and should be part of the assessment.	Pinchin	a. Additional receptors (R6, R6-OPOR, R7 and R7-OPOR) were added to represent the potential homes and outdoor PORs on the vacant lands in the area surrounding the proposed development. The assessment showed that the noise impacts on these PORs meet the MECP noise criteria. b. Additional receptors (R5 and R5-OPOR) were added to represent the two-storey home and associated outdoor POR to the west of the development. The assessment showed that the noise impacts on these PORs meet the MECP noise criteria.
c) In accordance with the Town of Caledon Development Standards, the speed that should be used in the modelling to determine the noise impacts from road traffic is the posted speed limit plus 10 km/hr. The assessment presented in the noise study uses the posted speed limit.	Pinchin	Calculations of traffic noise impact was updated in accordance with the Town of Caledon’s Development Standards. Please see the calculation details in Appendix F.

Valcoustics Canada Ltd – Peer Review of Noise Impact Study Report John Emeljanow, P. Eng. February 1, 2022		
Comments	Consultant	Response
d) The results presented in Table 3c of the report seem to indicate that the predicted daytime and nighttime sound levels exceed the MECP daytime and nighttime noise guideline limits at the receptor locations. Clarification is needed.	Pinchin	In Table 3c, the predicted traffic noise impacts exceed the MECP exclusionary sound level limits. As a result, noise control measure (i.e. Provision of Central AC) and warning clause were recommended in the report. It was confirmed by the Client that the development will install central air conditioning. Therefore, it is our opinion that the installation of the central air conditioning system meets the noise control requirements. Nonetheless, warning clause type C is still required.
e) Figures 3a, 3b, 3c and 4 are indicated as being noise contour maps. However, these figures fail to present noise contours. If the thick purple line is intended to be the noise contour, it is not clear which sound level it represents since purple could be 40 dBA, 65 dBA or even 70 dBA. Clarification is needed.	Pinchin	The figures were updated in Appendix B.
f) The Site Plan for the proposed facility indicates there is a large vacant area to the south of the temple to be constructed on the site. It is not clear what these lands will be used for. If these lands could be used for outdoor events (that could include amplified sound), this activity and its associated noise sources needs to be included in the noise impact assessment.	Pinchin	It was stated in MECP NPC-300 that noise emissions resulting from gathering of people at facilities such as restaurants, fairs and parks are not considered as stationary sources. In addition, it was confirmed by the Client that there would not be outdoor activities such as gathering of people and other events. Consequently, the noise impact study did not include the noise emissions from these events.
g) The sample calculations in Appendix F indicate a sound reflective ground surface is used for some of the receptors while a sound absorptive ground surface is used for others. The reason for this discrepancy is not clear and needs to be explained in the report.	Pinchin	Calculations of traffic noise impact were updated. Please see the calculation details in Appendix F.
2.0 CONCLUSIONS Our review of the noise study prepared in support of the proposed religious temple has identified items that need to be addressed before we can agree with the findings and conclusions that the facility	Pinchin	Please refer to our responses to the comments above.

Valcoustics Canada Ltd – Peer Review of Noise Impact Study Report John Emeljanow, P. Eng. February 1, 2022		
Comments	Consultant	Response
will comply with the noise requirements of the Town of Caledon and the MECP.		

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
Comments	Consultant	Response
<p>Region of Peel Requirements:</p> <p>Region of Peel Development Staff have reviewed the submission of the above noted applications Official Plan and Zoning Bylaw Amendment. The following requirements must be met prior to site plan approval</p>	Weston Consulting	Acknowledged
<p>Development Planning Requirements</p> <ul style="list-style-type: none"> The Peel Region By-Law 1-2000 states that local Official Plans amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. <ul style="list-style-type: none"> The materials received as part of the first submission are lacking key information required for Regional Staff to determine if the proposed Local Official Plan Amendment is exempt from Regional Approval. Prior to determining whether the proposed LOPA is exempt from Regional Approval a revised PJR must be submitted. Please see the below Development Planning and Regional Planning and Growth Management comments for further information. 	Weston Consulting	Please refer to our following responses in this matrix and Overlay Analysis Addendum.
<ul style="list-style-type: none"> Prior to the approval of this Official Plan and Zoning By-law amendment and the Region accepting any dedication of 	Weston Consulting	Acknowledged. A Phase 1 ESA has already been submitted.

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
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lands, an Environmental Site Assessment Report (ESAR) must be completed to the Region's and City's satisfaction.	Client	
<u>Traffic Engineering Requirements</u> <u>Access Requirements:</u> <ul style="list-style-type: none"> The Region is not in support of two accesses off King Street; 	NexTrans	Acknowledged. The second proposed King Street access nearest to the King Street & Centreville Creek intersection has been removed.
<ul style="list-style-type: none"> The Region is in receipt of a TIS and will review and provided comments accordingly under a separate cover 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> A terms of reference was not completed and adjustments to the TIS may be required; 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> Access justification, type and location will be reviewed/determined after review of the TIS; 	NexTrans	Under review and a response will be provided in the next resubmission.
<ul style="list-style-type: none"> The Region requests that a functional design be included as part of the TIS which addresses auxiliary turn lane requirements and geometrics for any and all accesses proposed off a Regional Road. 	NexTrans	Under review and a response will be provided in the next resubmission.
<u>Property Requirements</u>	Weston Consulting Client	Acknowledged. The Site Plan contemplates the widening of King Street to 35.5m.
<ul style="list-style-type: none"> The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 9 (King Street) which has a right of way of 35.5 metres, 17.75 metres from the centreline of the road allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters; 	Weston Consulting	Acknowledged. A 0.3m reserve is outlined along the King Street frontage.
<ul style="list-style-type: none"> The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 9 (King 	Weston Consulting	

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
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Street) behind the property line and daylight triangle, lifted at any approved access point;	Client	
<ul style="list-style-type: none"> The Region will require the gratuitous dedication of a 15 x 15 m daylight triangle at the intersection of King Street and Centreville Creek Road; 	Weston Consulting Client	Acknowledged. A 15m x 15m daylight triangle is proposed at the noted intersection.
<ul style="list-style-type: none"> The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way; 	Weston Consulting Client	Acknowledged. A Draft R-Plan has been provided with the submission.
<ul style="list-style-type: none"> A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant. 	Weston Consulting Client	Acknowledged. A Draft R-Plan has been provided with the submission
Site Plan Servicing Requirements <ul style="list-style-type: none"> Prior to Site Plan approval, Site servicing drawings are required for Review by Servicing Connections 	Weston Consulting Client	Acknowledged.
<ul style="list-style-type: none"> Prior to Site Plan approval, Site servicing drawings are required for review by Servicing Connections 	Weston Consulting Client	Acknowledged.
<ul style="list-style-type: none"> All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements 	Weston Consulting Client	Acknowledged.
<ul style="list-style-type: none"> Fire Protection approval is from the local municipality. 	Weston Consulting Client	Acknowledged.

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
Comments	Consultant	Response
<ul style="list-style-type: none"> Please be advised that due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT). Please contact us at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees. 	Weston Consulting Client	Acknowledged.
<p><u>Region of Peel Comments:</u></p> <p>Region of Peel Development Staff have reviewed the above noted Site Plan Application and offer the following comments:</p>	Weston Consulting	Acknowledged.
<p><u>Development Planning Comments</u></p> <p><u>Applicable Land Use Policy</u></p> <ul style="list-style-type: none"> Under the Regional Official Plan, the subject lands are designated entirely as Prime Agricultural Area, Rural System, and Agricultural and Rural Area. Section 3.2 of the Regional Official Plan contains policies to protect prime agricultural areas (as shown of Schedule B of this Plan) for agriculture. Prime Agricultural lands are designated in the Regional Official Plan as per s.2.3 of the Provincial Policy Statement (2020). A place of worship is not a permitted use under s.2.3.3 	Weston Consulting	Acknowledged. The Local OPA application is intended to permit the place of worship use via Section 2.3.6.1 of the PPS, which contemplates limited non-residential uses in Prime Agricultural Areas subject to a number of criteria.

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
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of the PPS, which further directs that all types, sizes and intensities of agricultural uses are to be protected in prime agricultural areas.		
<ul style="list-style-type: none"> The Local Official Plan Amendment proposed through OZ-20-003C seeks to redesignate the lands to “Rural” within the area official plan. This would in effect, remove the parcel of land from the prime agricultural area. 	Weston Consulting	Please refer to the Overlay Analysis and Overlay Analysis Addendum for our planning justification to permit the proposed use, along with our responses within this matrix.
<ul style="list-style-type: none"> Section s.2.3.5.1 of the PPS states that lands can only be excluded/removed from prime agricultural areas through the expansion or identification of settlement areas. Per the Region’s letter dated June 4, 2020 the subject property is not being considered as part of the Region’s ongoing Settlement Area Boundary Expansion. Further, the site can not be brought into a settlement boundary through a privately initiated MCR under s.2.2.8.5 of the Growth Plan (2019) as it is not abutting an existing settlement, and would result in the creation of a new settlement area which is prohibited by 2.2.1.2 (f) of this Plan. 	Weston Consulting	Acknowledged. The Local OPA application is intended to permit the place of worship use via Section 2.3.6.1 of the PPS, which contemplates limited non-residential uses in Prime Agricultural Areas subject to a number of criteria.
<ul style="list-style-type: none"> The submitted Planning Justification Report speaks to permitting the use as a “limited non-residential use” in the Prime Agricultural Area under 2.3.6.1.b) of the Provincial Policy Statement, 2020 (PPS). Regional Policy further directs that limited Non-residential uses may be permitted in the prime agricultural area, subject to an area [Town of Caledon] official plan amendment (Region of Peel Official Plan 3.2.2.11). 2.3.6.1 of the PPS and 3.2.1 of the OMAFRA Guidelines on Permitted uses specify that “limited non-residential uses” 	Weston Consulting	Acknowledged. The Draft OPA has been amended to add permissions than removing the site from the Prime Agricultural Area.

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
Comments	Consultant	Response
should be enacted through site-specific OPAs which add permissions, not by removing said lands from the Prime Agricultural area.		
<ul style="list-style-type: none"> The Region is not able to support an amendment seeking to remove the Prime Agricultural Designation from the subject property as not conform with relevant Provincial and Regional Prime Agricultural Policies specified above. Future submissions must address all other Regional concerns and include a revised Draft Amendment which proposes the addition of the required permitted uses on a site-specific basis. 	Weston Consulting	Acknowledged. The Draft OPA has been amended to add permissions than removing the site from the Prime Agricultural Area.
<u>Regional Planning and Growth Management Comments</u> <u>PJR and AIA Comments</u> Regional Planning and Growth Management (RPGM) staff have reviewed the <i>Planning Justification Report</i> prepared by Weston Consulting and dated December 2020 which has been submitted in support of an application for a LOPA and ZBA to permit a place of worship at 6939 King Street in the Town of Caledon. In our technical assessment these documents do not provide sufficient documentation and analysis to demonstrate that the application meets the requirements set out in Regional and Provincial policy.	Weston Consulting	Please refer to the Overlay Analysis and Overlay Analysis Addendum for our planning justification to permit the proposed use, along with our responses within this matrix.
The proposed site is located on lands designated Prime Agricultural Area (PAA) in the Regional and Town of Caledon Official Plans. The PPS states that PAAs are to be protected for long term use for	Weston Consulting	Please refer to the Overlay Analysis and Overlay Analysis Addendum for our planning justification to permit the proposed use, along with our responses within this matrix.

Region of Peel Comments Letter - Various Departments Dylan Prowse, Junior Planner 905-791-7800 ext. 7921 dylan.prowse@peelregion.ca February 16, 2021		
Comments	Consultant	Response
agriculture and identifies only agricultural uses, agriculture-related uses and on-farm diversified uses as permitted uses.		
The applicant proposes to amend the designation of the site in the Town's Official Plan from Prime Agricultural Area to Rural Lands. PPS Policy 2.3.5.1 states that Planning authorities may only exclude land from <i>prime agricultural areas</i> for expansions of or identification of <i>settlement areas</i> in accordance with policy 1.1.3.8 (i.e., through a municipal comprehensive review). Permission for a non-residential use should not remove the subject lands from the PAA designation but should provide site-specific permission for the proposed use within that designation.	Weston Consulting	Acknowledged. The Draft OPA has been amended to add permissions than removing the site from the Prime Agricultural Area.
PPS Policy 2.3.6.1 b) indicates that limited non-residential uses may be permitted in Prime Agricultural Areas if it is demonstrated that the specified requirements are met. Similar policy is contained in the ROP. The Provincial <i>Guidelines on Permitted Uses in Ontario's Prime agricultural Areas</i> indicate that "Rigorous assessment of need, evaluation of alternative locations and mitigation of impacts should be required by municipalities as part of a complete application for non-agricultural uses in the <i>prime agricultural area</i> ". The PJR as submitted does not meet this requirement. The following items need to be satisfactorily addressed in order to determine whether the requirements have been met.	Weston Consulting	Acknowledged.
<ul style="list-style-type: none"> Clearly identify the area to be served by the facility and the geographic distribution of the congregation, current and projected within the planning horizon. 	Weston Consulting	The facility is intended to serve residents within a 12-mile radius of the site. As the urban boundary expands northward past Mayfield Road, the proposed facility will provide service to future residents within the New Community Areas up to the GTA West Corridor within the Town of Caledon. Ultimately, the facility is projected to serve the following numbers of

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		<p>congregates per the operations plan within the planning horizon as outlined below:</p> <p>Average number of people daily:</p> <ul style="list-style-type: none"> • Weekdays: 75 -100 people (people visit during the day not at a time) • Weekend and Holidays: 350-400 people (people may visit during the day. Maximum at a time around 300) • 10-15 people including priests and admin staff will be living in the temple <p>Weekly service/prayers hours:</p> <ul style="list-style-type: none"> • Either on Saturday or Sunday: 4:30 pm to 8:30 pm • Number of people attending: 250-300 <p>Maximum number of people visit the temple:</p> <ul style="list-style-type: none"> • Diwali (in November): 750-800 people may visit the temple on this day. (Maximum 500 at a time) • Gurupurnima (in July): 650-700 people may visit the temple on this day. (Maximum 400 at a time) • Holi (in March): 450-500 people may visit the temple on this day. (Maximum 350 at a time)
<ul style="list-style-type: none"> • Identify and evaluate the availability, capacity and suitability of existing facilities and their potential for expansion. 	Weston Consulting	It is our opinion that it would not be reasonable to evaluate all existing place of worship facilities in Peel Region in terms of availability, capacity, suitability and potential for expansion. Although the use proposed is a

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		<p>Hindu temple, there are various different Hindu denominations that comprise the Hindu religion. It would not be reasonable to request a temple that serves another Hindu denomination to expand and serve a wholly different denomination.</p> <p>Swaminarayan Mandir Vasna Sanstha is its own Hindu denomination. The religious organization (our client) that administers the teachings of this denomination sees a sufficient demand for its services, and has accordingly proposed a temple to meet the demand of potential congregates not only within the Town of Caledon but also beyond within the City of Brampton.</p>
<ul style="list-style-type: none"> Document how it was determined that suitable sites were not available outside the Prime Agricultural Area (i.e., in settlement areas or on Rural Lands). This would involve documenting: information provided by Town staff mentioned in the PJR; documentation of the site search undertaken including whether searches of real estate listings were undertaken and whether engagement and opinion of a real estate agent(s) to support the site search was considered; inventory and evaluation of vacant sites within the area to be served. It should include addressing the availability of lands within Mayfield West; within the Bolton Rural Service Centre expansion (ROPA 30); and within the Settlement Area Boundary Expansion now being identified through Peel 2041+ to meet Peel's additional land needs to 2051. 	Weston Consulting Client	<p>Please refer to our Overlay Analysis Addendum which determined that there were no suitable site outside the Prime Agricultural Area after considering lands within Mayfield West, the Bolton Rural Service Centre expansion, and the Settlement Area Boundary Expansion.</p>
<ul style="list-style-type: none"> A rationale and basis why cost is included as a factor in the <i>Planning Justification Report</i> and is emphasized in the justification. 	Weston Consulting Client	<p>The original planning analysis simply recognized that the cost of purchasing and developing a property within the Settlement Area could be cost-prohibitive given the range of competitive development opportunities permitted on such lands and the scarcity of urban land supply in Caledon.</p>

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		<p>The Overlay Analysis did not include cost as either an inclusionary or exclusionary filter.</p> <p>Nonetheless, the Overlay Analysis Addendum later considered lands within the Settlement Area and ultimately determined that there were no reasonable alternatives outside of the Prime Agricultural Area which could accommodate a Hindu temple for various reasons other than cost.</p>
<ul style="list-style-type: none"> Document how the study area was identified. The PJR indicates that the study area was selected based on its proximity to the Town's major population centres (Caledon East and Bolton). Mayfield West also is a major population centre in Caledon and is located nearby. The PJR should explain how this was taken into consideration. 	Weston Consulting	<p>The client (SMVS) has determined a need for a facility within the northwest quadrant of the Greater Toronto Area, particularly in close proximity to Bolton, Caledon East, and northeast Brampton.</p>
<ul style="list-style-type: none"> As noted in the PJR, OMAFRA has identified factors to be considered in determining lower priority agricultural lands. A number of these factors are not addressed by the inclusionary filters (e.g., current land use, amount of capital investment into agricultural infrastructure, and proximity to adjacent urban and rural settlement areas). The report should explain why these factors were not considered. 	Weston Consulting	<p>We have considered the following factors in our original Overlay Analysis:</p> <ul style="list-style-type: none"> Current Land Use: this has been considered through including zoning as an Inclusionary Filter. Lots zoned as A3 are preferred sites as they are intended for smaller agricultural land uses and would not cause the removal of large agricultural operations from production. Amount of Capital Investment into Agricultural Infrastructure: the Inclusionary Filter "Agricultural Land Use Evaluation" considers the amount of capital investment on an agricultural lot. This Inclusionary Filter measures the amount of land currently used for agricultural production and was derived from the Region's Land Evaluation Area Review conducted in 2016. Further to this, the greater the proportion of agricultural land being actively cultivated on a parcel, the greater the amount of capital investment into agricultural infrastructure to maintain the active cultivation. On this basis, the Overlay Analysis

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		<p>preferred sites with lower proportions of land being actively used for agricultural production as they would generally exhibit lower levels of capital investment for cultivation.</p> <ul style="list-style-type: none"> Proximity to Adjacent Urban and Rural Settlement Areas: the intent of this filter is to consider a higher level of disruption to agricultural land uses typified by urban-type and/or sensitive land uses. On this basis, the Overlay Analysis considers this higher level of disruption through the deployment of Inclusionary Filters 3 (Proximity to Community Facilities), 4 (Proximity of Major Intersections), and 5 (Degree of Land Fragmentation). The noted Inclusionary Filters considers lands that are within close proximity to urban-type amenities and intersections (see Inclusionary Filters 3 and 4) and/or are within highly fragmented areas that are predominated by residential lots. The Overlay Analysis considers lands within close proximity to these amenities/areas as lower-priority agricultural lands within the determination of Candidate Sites. Thus, we believe that our original Overlay Analysis already considered the disruptive effects of urban-type and/or sensitive land uses in determining which parcels could be considered lower-priority agricultural lands.
<ul style="list-style-type: none"> The PJR identifies four candidate sites in the Prime Agricultural Area and evaluates them to assess whether there are reasonable alternative locations in prime agricultural areas with lower priority agricultural lands. Candidate Sites 2 and 3 are within the conceptual boundary for the Settlement Area Boundary Expansion (SABE) identified in Peel 2041+, the Region's current Official Plan Review. Candidate Site 4 is located in Tullamore, which is designated as an Industrial/Commercial Centre in the Town of Caledon Official 	<p>Weston Consulting</p>	<p>The current and future planning status of each Candidate Site is outlined below:</p> <ul style="list-style-type: none"> Candidate Site 1: this parcel remains outside of the Settlement Area and will continue to be considered within the analysis of lower-priority agricultural lands. Candidate Site 2: this parcel was included in the new Settlement Area per the Peel Region Official Plan 2022 and is thus considered

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<p>Plan and designated for Highway Commercial uses on Schedule N. In Peel 2041+, it is proposed that Tullamore be identified as a new Settlement Area in the Region's Official Plan, and not as Prime Agricultural Area. In assessing the Candidate Sites, the PJR should address the current and the future planning status of each site and the priority to be given to those agricultural lands relative to the agricultural lands on other candidate sites within the planning horizon.</p>		<p>in the Overlay Analysis Addendum of Settlement Area lands. This property was not considered a Candidate Site within the Addendum.</p> <ul style="list-style-type: none"> • Candidate Site 3: this parcel is contemplated within the Urban Area per the Draft Caledon Official Plan 2022 and the Growth Concept dated June 2022. It is our understanding that Town Staff intend to request Regional Staff to include additional lands within the Settlement Area that were not originally included in the Peel Region Official Plan 2022, which would include Candidate Site 3. For the purposes of the Overlay Analysis and Addendum, we consider Candidate Site 3 to be within the new Settlement Area and thus considered within the analysis of Settlement Area lands. • Candidate Site 4 is located within an existing Settlement Area per the Draft Caledon Official Plan 2022 and Peel Region Official Plan 2022. This property is not a viable candidate as it is within an Employment Area, which is not intended for campus-style institutional uses. <p>In consideration of the planning status of each Candidate Site in the original Overlay Analysis, Candidate Site 1 remains the only viable parcel as the other properties would be excluded from the analysis of lower priority agricultural lands and instead considered within the Addendum. Within the Overlay Analysis Addendum, Candidate Sites 2 to 4 from the original Overlay Analysis were not considered Candidate Sites for the development of a temple within the Settlement Area.</p> <p>In the event that Candidate Site 3 from the original Overlay Analysis remained in the consideration of lower-priority agricultural lands, Candidate</p>

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		Site 1 remains the preferred site given its proximity to an active recreational facility and a major intersection.
<ul style="list-style-type: none"> The zoning designation A3-Small Agricultural Holdings is employed as a filter in evaluating candidate sites. Parcels with this zoning are preferable. However, Candidate Site 4 is zoned Highway Commercial. The PJR should provide an analysis as to why A3 zoning is to be given preference over zoning for urban uses in addressing PPS Policy 2.3.6.1 b). 	Weston Consulting	<p>PPS Section 2.3.6.1.b) directs proponents to consider lands outside of Prime Agricultural Areas first, then lower-priority lands within the Prime Agricultural Areas. On this basis, urban uses were independently considered within the Overlay Analysis Addendum, which analyzed lands within the Settlement Area.</p> <p>In the comparison of A3-zoned parcels vs. parcels zoned for urban uses, we acknowledge that urban parcels are to be considered first and preferred if reasonable sites were available. However, our Overlay Analysis Addendum determined that there were no reasonable alternatives were within the Settlement Area. In this situation where lower-priority agricultural lands must then be considered, A3-zoned parcels are preferred as they are smaller agricultural parcels with less capital investment and smaller operations in comparison to A1 or A2-zoned parcels.</p>
The PJR does not satisfy the requirements of the PPS and the Regional Plan. The above deficiencies need to be addressed in order to determine whether the application complies with the PPS and the Region's Official Plan.	Weston Consulting	It is our opinion that through our aforementioned responses and the accompanying Overlay Analysis Addendum, that we have satisfied the requirements of the PPS and the Regional Plan.
Traffic Engineering Comments <u>Engineering Requirements</u>	Crozier	Acknowledged. This will be included within the detailed Site Plan Approval stage.

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<ul style="list-style-type: none"> A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission must include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel’s right-of-way must be designed in accordance to the Public Works – “Design Criteria and Development Procedures Manual” and “Material Specifications and Standard Drawings Manual;” 		
<ul style="list-style-type: none"> The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineering, of the proposed works within the Regional right-of-way. 	Weston Consulting Client	Acknowledged. This will be included within the detailed Site Plan Approval stage.
<ul style="list-style-type: none"> Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 9 (King Street); 	Weston Consulting Client	Acknowledged.
<ul style="list-style-type: none"> A 7% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1724.41); 	Weston Consulting Client	Acknowledged.
<ul style="list-style-type: none"> The Owner will be required to submit the following prior to commencement of works on site (including grading) or within the Region’s right-of-way; <ul style="list-style-type: none"> Securities in the amount of 100% of the cost estimate; 	Weston Consulting Client	Acknowledged.

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<ul style="list-style-type: none"> o Completed Road Occupancy Permit and fee of \$450.00, as per the Region’s User Fees and Charges By-law; o Completed Notice to Commence Work; o Provide proof of insurance with the Region of Peel added to the Certificate of Insurance as an additional insured with \$5 million minimum from the Contractor. o All costs associated with the design and construction of road works will be 100% paid by the owner. o Please note that any proposed construction within the Region of Peel’s right of way is pending PUCG approval (minimum six week process). Please note that PUCG circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email. Please also provide four full-size to scale drawings that are folded and collated. 		
<u>Landscaping/Encroachments</u> <ul style="list-style-type: none"> • Landscaping, signs, fences, gateway features or any other encroachments are not permitted within the Region’s easements and/or Right of Way limits. 	MSLA	Acknowledged. No encroachments are proposed in the Region’s current easements and/or right-of-way limits.
<u>Site Plan Servicing Comments</u> <u>Water Servicing</u> <ul style="list-style-type: none"> • This site does not have frontage on existing municipal water 	Crozier	Acknowledged.
<u>Sanitary Sewer Servicing</u>	Crozier	Acknowledged.

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<ul style="list-style-type: none"> This site does not have frontage on existing municipal sanitary sewer 		
<u>Regional Roads and Stormwater</u> <ul style="list-style-type: none"> Grading and Drainage approval by the Region is required prior to Site Plan Approval 	Crozier	Acknowledged.
<ul style="list-style-type: none"> We have received the FSR/SWMM dated 2020-12-01 and prepared by CF Crozier and Associates The Report is satisfactory, but it has to be stamped and signed by P.Eng before it can be cleared. 	Crozier	Acknowledged.
<ul style="list-style-type: none"> The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Drainage from external lands are not permitted to Region of Peel Right-of-way. <ul style="list-style-type: none"> No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1) 	Crozier	Acknowledged. No grading is proposed within the Regional ROW.
<ul style="list-style-type: none"> Prior to OZ approval the non-refundable Report Fee of \$515 is required as per current Fees By-law 67-2019 	Weston Consulting Client	Acknowledged.
<u>General Servicing Comments</u> <ul style="list-style-type: none"> Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval. 	Weston Consulting Client	Acknowledged.
<ul style="list-style-type: none"> Please refer to our Standard Drawings on-line to determine which standards are applicable to your project. 	Crozier	Acknowledged.

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<ul style="list-style-type: none"> • Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards 	Crozier	Acknowledged. As stated in the Functional Servicing and Stormwater Management Report, the onsite sewage system has been designed in accordance with the Ontario Building Code and the proposed water supply well will be constructed in accordance with Ontario Regulation 903.
Health Planning Comments <ul style="list-style-type: none"> • Through ROPA 27, the Region implemented the Healthy Development Framework, a collection of Regional and local, context specific tools that assess the health promoting potential of development applications. The Region's Healthy Development Assessment (HDA) applies for development applications in Caledon. The HDA incorporates evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. The six Core Elements of healthy design are interconnected and achievement of any one element alone does not promote healthy outcomes. 	Weston Consulting	Acknowledged.
<ul style="list-style-type: none"> • A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region and the Town of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted communicated to local Council. 	Weston Consulting	Acknowledged.
<ul style="list-style-type: none"> • The small-scale HDA received been received and within the tool it has been noted that there will be landscaping around the building, pedestrian connections and sidewalks to the 	Weston Consulting	Acknowledged. Landscaping is proposed around the temple and throughout the site as detailed in the Landscape Plan. As well, pedestrian

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building and from the parking lot, along with bicycle parking. We look forward to seeing these details through the future site plan application.		connections between the temple and parking lot were added, along with short and long-term bicycle parking spaces near the top centre of the site.
<ul style="list-style-type: none"> Some additional recommendations at the future site plan stage are: <ul style="list-style-type: none"> Is there any consideration to shift the build entirely to front King Road, with the parking behind the place of worship? It can help to create a more enhanced street edge and pedestrian public realm. Through reviewing the HDA results it has been noted that the parking will be located at the side and will meet MSDF. Will that still be possible if the entirety of the parking is located behind the building? 	Weston Consulting	The temple cannot be shifted to front onto the intersection as this would encroach into the Minimum Separation Distance required for the proposed development. If this comment is contemplating to maintain the temple in its current position but to shift the parking area behind it, leaving the area fronting onto the intersection as vacant land, then we do not believe this is a desirable condition as this would result in an inefficient use of land and compromise the Town's vision for a desirable street edge and public realm.
<ul style="list-style-type: none"> Consider permeable paving for the parking lot. 	Weston Consulting Crozier Battaglia Architects	Although permeable pavement is an option for meeting water balance requirements, it is an LID that requires continual maintenance in order to function as designed. Given that the proposed design meets the water balance requirement while also providing water quality treatment, erosion mitigation and quantity control we do not believe permeable pavement is the best solution for this property.
<ul style="list-style-type: none"> Pedestrian amenities such as shading, benches, and pedestrian lighting should be included along pathways and within open spaces, as in alignment with the Peel Active Living and Park Guidelines. 	Weston Consulting Battaglia Architects	Acknowledged. Such amenities will be considered at the future Site Plan Approval stage.
ESA Comments <ul style="list-style-type: none"> We have received the Phase one ESA included in the submission and assigned it for review. Comments will be provided under separate cover. 	Weston Consulting	Acknowledged.

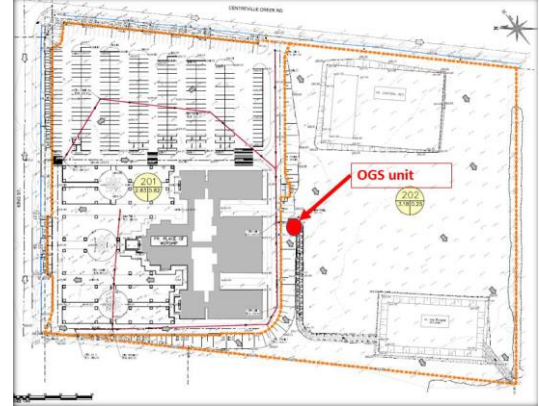
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Waste Management Comments <ul style="list-style-type: none"> The site is not within the vicinity of a landfill. Waste collection will be required through a private waste hauler. 	Weston Consulting	Acknowledged.
Sustainable Transportation and Strategic Initiatives' comments <ul style="list-style-type: none"> The Region recommends for the number of parking stalls be reduced to the minimum required. 	Battaglia Architects	Acknowledged.

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<p>Subject Proposal</p> <p>We understand that the purpose of this application is to redesignate the lands from Prime Agricultural Area to Rural Lands. The Zoning By-law Amendment proposes to rezone the lands from Small Agricultural Holding (A3) to Institutional Exception XXX (I-XXX) to permit various institutional uses and site specific standard to permit the construction of a place of worship.</p>	Weston Consulting	Acknowledged.
<p>TRCA Commenting and Regulatory Roles</p> <p>TRCA provides comments in accordance with TRCA's policy document, The Living City Policies (LCP). The LCP outlines the following commenting roles of a conservation authority (CA) as set out by the <i>Conservation Authorities Act</i> and the Ministry of Natural Resources and Forestry procedures manual for CAs in planning and permitting:</p> <ul style="list-style-type: none"> • Commenting as a public body commenting under the <i>Planning Act</i>, including a delegated responsibility to represent the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement; • As a regulator under section 28 of the <i>Conservation Authorities Act</i>; • As a resource management agency; TRCA develops watershed-based resource management programs and policies (e.g. watershed plans, resource management plans) that may recommend specific approaches to land use and resource management that should be incorporated into development applications in order to be implemented. Such programs and policies are approved by the 	Weston Consulting	Acknowledged.

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<p>TRCA's Board of Directors pursuant to Section 20 and 21 of the <i>Conservation Authorities Act</i>.</p> <ul style="list-style-type: none"> • As a service provider (as per our Memoranda of Understanding (MOU) with the Region of Peel and Town of Caledon - wherein we provide technical advice on a variety of matters (i.e., natural heritage, water quality, groundwater recharge, etc.). Please note that these MOUs are now publicly available on TRCA's website. • And finally, commenting as an Adjacent Landowner. <p>In the above roles, CAs work in collaboration with municipalities and stakeholders to protect people and property from flooding and other natural hazards, and to conserve natural resources in their jurisdiction. Comments provided in this correspondence constitute recommendations to the Region of Peel and Town of Caledon that must be considered (e.g., delegated authority) or may be considered (e.g., service provider). The comments also convey TRCA regulatory requirements and whether the development conforms to TRCA's policies for the implementation of Ontario Regulation 166/06, as amended, in an effort to co-ordinate development processes under the <i>Planning Act</i> and <i>Conservation Authorities Act</i> to avoid unnecessary future delays.</p>		
<p>Ontario Regulation 166/06</p> <p>The property contains a small portion of a tributary of the West Humber River and its associated erosion hazard. A wetland has also been identified on the adjacent property along the Western property boundary. As a result, portions of the property is within TRCA's regulated area. Any development or site alteration within the</p>	<p>Weston Consulting</p>	<p>Acknowledged.</p>

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regulated portion of the site would require prior permission from the TRCA under Ontario Regulation 166/06		
<p><u>Development Planning</u></p> <p>1. The EIS identifies a wetland along the Western perimeter of the site in addition to the tributary of the West Humber River; these constraints are not shown on the draft OPA and ZBA nor any of the construction drawings. The outer limits of the buffers to these constraints represent the development limits for this proposal. The drawings need to be revised along with the configuration of the proposal in order to accommodate the buffer to the constraints along the Western boundary. The buffers and constraints also must be designated as Environmental Protection Area and zoned Environmental Protection Area (EPA-1). Please provide revised draft OPA and ZBA schedules and drawings addressing the above.</p>	<p>Weston Consulting Battaglia Architects Crozier MSLA Pinchin</p>	<p>Civil drawings have been updated to identify the offsite wetland and Humber River tributary and all associated buffers. The Draft OPA/ZBA have also been revised to reflect the buffers and constraints. EIS figures and Restoration Plan have been updated and created to demonstrate a 10 m buffer to the wetland/meanderbelt/floodline and from all construction activities. The Restoration Plan includes plantings of native trees and shrubs for restoration and enhancement of the buffer area adjacent to the wetland west of the Site.</p>
<p><u>Water Resources Engineering</u></p> <p><u>Quality Control</u></p> <p>2. The submitted FSR identifies that an enhanced grassed swale with an underlying sand filter is proposed for quality treatment. Please note that runoff from parking area will be loaded with hydrocarbons and as such TRCA requires additional measures such as an OGS unit to provide an additional quality treatment measure (please see the map below for a possible location.)</p>	<p>Crozier</p>	<p>Acknowledged. An OGS unit has been specified in the location recommended immediately upstream of the enhanced swale.</p>

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<p><u>Erosion Control</u></p> <p>3. According to report, the West Humber Distributed Runoff Control (DRC) for the site is 15% of Q2yr target flow (25L/S) which is 3.75 L/S. The calculated critical erosion discharge resulted from the submitted Erosion Threshold Study is 200 L/S which is much greater than TRCA's Erosion Threshold of 3.75L/S and much greater than the 100-year peak flow target of 77 L/S. Typically, the critical erosion discharge is less than 1 year to 2-year peak flows in the channel, but the calculated erosion discharge is greater than TRCA's 100-year peak flow discharge. As the subject site is discharging to the ephemeral watercourse located southwest of the property that crosses private lots downstream of the site, it is important that this erosion threshold assessment be revised so that some reasonable</p>	<p>Geoprocess</p>	<p>GeoProcess acknowledges that the resulting critical discharge determined in the erosion threshold study exceeds the estimated return-period flows for the system. It is important to note that critical discharge is typically estimated independent of return-period flows through detailed field assessments combined with hydraulic and sediment transport modelling (consistent with the approach taken in our 2020 study). Erosion potential is a function of the available energy in the system (erosive forces from flowing water) and the resilience of the watercourse (the ability of the watercourse to absorb the erosive stress while maintaining form and function). As such, it is possible to have cases where frequent, and even infrequent discharges are not geomorphically significant (e.g. Hassan et al., 2014).</p> <p>Specific to the tributary at 6939 King Street, the watercourse was characterized as a previously modified agricultural channel. Due to historic</p>

Toronto and Region Conservation Authority Comments Letter - Various Departments Jason Wagler, Senior Planner 416-661-6600 ext. 5370 Jason.wagler@trca.ca April 21, 2021		
Comments	Consultant	Response
critical erosion discharge is calculated, and some extended detention is provided. Otherwise, the on-site retention needs to be increased from 5mm to 15-25 mm on-site retention to address erosion issues and a three-year monitoring plan along with adaptive management plan is needed.		modification, the channel is oversized relative to its undisturbed conditions (reflected in the estimated bankfull characteristics summarized in Table 1 of GeoProcess, 2020). Moreover, the field investigation revealed that dense riparian vegetation is contributing to erosion resistance. The surveyed channel geometry and conservative erosion thresholds reflecting the assessed conditions were used to estimate the critical discharge. The resulting critical discharge (taken as the most conservative estimate per Table 3 of GeoProcess 2020) is a reflection of the low-energy agricultural watercourse (since it is a headwater system) and the relative resilience of the watercourse due to the dense riparian vegetation. The fact that this discharge exceeds the proposed SWM discharges indicates that the proposed SWM plan is not expected to increase downstream erosion potential within this system.
Natural Heritage Comments 4. Please note that the EIS did not provide a Constraints and Opportunities Figure. The figure needs to delineate all features (e.g. wetlands, stream corridors etc.) and hazards (meanderbelt, floodline etc.) and show a suitable buffer as determined by the EIS and applicable policies. Please update the EIS accordingly and show the constraints and buffers on all associated drawings (i.e., site plan, servicing plan, grading plan, etc.).	Pinchin	Acknowledged. The Updated EIS includes an Environmental Opportunities and Constraints Figure as Figure 4 in Appendix A. Included in this figure are all features and hazards, as well as a suitable 10 m setback proposed on the site from those features and hazards.
5. Please note that a Low Impact Development (LID) strategy in support of the SWM strategy has not been included as part of the submission. Staff recommend that the LID strategy strive to infiltrate clean water (e.g. roof water) and that “polluted” water from parking areas be treated in bioswales, silva cell, rain garden etc,	Crozier	Acknowledged. This will be reviewed during detailed design.

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6. Please note that a discussion regarding ecologically justified siting of Stormwater Management infrastructure is located within the EIS. Staff recommend that the location of the outfall be assessed and placed in the most ecologically beneficial location. Where possible, please send stormwater to the roadside ditch. If this is not technically feasible, staff recommend that the outfall of the SMWP feed into a small constructed wetland (outside of the buffer where possible) prior to reaching the Natural System. The constructed wetland could provide for some improved habitat, added detention/infiltration and support a better transition of water from the development to the receiving natural features.	Pinchin Crozier	The location of the outfall was a result of a SWM analysis and considerations of alternatives. The outfall proposed is assessed and placed in the most ecologically and socioeconomically beneficial location (with regards to the neighbours). The drainage of the SWM pond runs through a portion of the constructed wetland before reaching the creek and avoiding the natural wetland adjacent to the site.
7. Please note that TRCA staff expect a complete and comprehensive planting plan for the buffer area at detailed design. Please see the TRCA Post-Construction Restoration Guideline for further information.	MSLA	A Planting Plan for the buffer area has been provided in Appendix H of the EIS report.
8. A comprehensive planting plan for the Stormwater Management Pond is needed at detailed design. Please see the TRCA Stormwater Pond Planting Guideline for further assistance.	MSLA	A Planting Plan for the Stormwater Management Pond has also been provided.
9. Please provide a comprehensive phased Erosion and Sediment Control Plan at detailed design.	Crozier	Acknowledged.
TRCA Recommendation Based on our review of the materials submitted and comments above, we find the applications premature until the following threshold issues have been addressed to our satisfaction: - Limits of Development	Crozier Pinchin	Acknowledged. An ESC plan has been prepared and the limits of development have been adjusted to accommodate appropriate setbacks to sensitive environmental features as recommended by Pinchin. The stormwater management plan and water balance have been updated accordingly.

Toronto and Region Conservation Authority Comments Letter - Various Departments Jason Wagler, Senior Planner 416-661-6600 ext. 5370 Jason.wagler@trca.ca April 21, 2021		
Comments	Consultant	Response
<p>- Stormwater management and Water Balance</p> <p>- Erosion Control</p> <p>As noted in the introductory paragraph, TRCA staff remain committed to work with the applicant in addressing the appended comments. Please note that many of the comments are provided for detailed design. We trust these comments are of assistance. Please feel free to contact me if you have any questions or concerns.</p>		

M. Behar Planning & Design Limited Mozie Behar, MCIP, RPP, Architect June 24, 2021		
Comments	Consultant	Response
<p>1. Healthy Development Assessment – Healthy Peel By Design was submitted with the application. The assessment includes Appendices A and B, which address specific responses related to the subject development.</p> <ul style="list-style-type: none"> - Appendix A assessment notes: “This section is not applicable as we are not proposing a new subdivision, block or secondary plan (i.e. large-scale development).” - Appendix B assessment notes that many standards are not applicable as the place of worship does not contemplate residential uses, retail or a mix of uses. Standard 18 requires that “For institutional and employment uses parking is located away from the street to the rear or to the side, or is located underground.” In response the applicant states that “The proposed parking area will be located at the side of the proposed temple, which has been sited to conform with the Province’s Minimum Separation Distance Formulae.” We are not clear how this formula applies to the location of the large parking lot at the intersection of King Street and Centreville Creek Road. We recommend that the applicant elaborate further. 	Weston Consulting	<p>The Minimum Distance Separation Formulae (MDSF) are Provincial tools for maintaining compatibility between agricultural and non-agricultural uses. The MDSF utilize two formulae that calculate setbacks between proposed new development and existing livestock/manure/anaerobic digester facilities, or vice versa.</p> <p>Colville Consulting, the proponent’s agricultural consultant, has determined that separation between the temple and a nearby livestock facility and manure storage area are required in accordance with the Province’s MDSF.</p> <p>The temple itself must be located outside of the minimum setbacks identified as concentric circles on the Site Plan. This cannot be achieved if the temple were proposed to front onto the intersection as the southwest quadrant of the building would fall within the minimum setbacks. In order to achieve this minimum setback between the temple and the livestock facility and manure storage area, the parking area must be located at the intersection to buffer between the two uses. In achieving these minimum setback requirements, the temple maintains land use compatibility with the nearby agricultural uses.</p>
<p>2. The Planning Justification Report does not make a reference to Caledon’s Town Wide Design Guidelines or matters related to urban design. We recommend that the applicant submit an Urban Design Brief.</p>	Weston Consulting	<p>An Urban Design Brief will be submitted at the Site Plan Approval stage and will be completed in conformity with the Town of Caledon’s Official Plan policies and with appropriate consideration from the Town-Wide Design Guidelines.</p>
<p>3. The Site Plan shows the temple building on the west side of the property with a large forecourt/garden adjacent King St. The main parking lot is located at the east side of the lot with frontages on King St. and Centreville Creek Rd. We recommend that the applicant</p>	Weston Consulting	<p>Please refer to our response to Comment 1.</p>

M. Behar Planning & Design Limited Mozie Behar, MCIP, RPP, Architect June 24, 2021		
Comments	Consultant	Response
advise re. the design rationale for locating the building and associated garden at this location away from the intersection.		
4. The Site Plan and Landscape Plan show a vehicular access located at the northwest corner of the site with a driveway located parallel to King Street that includes six lay-by spaces. For a more direct connection between the street and the formal gardens, we recommend that the applicant consider removing the driveway and parking spaces from this frontage.	Weston Consulting	This driveway access cannot be removed. The Region requested that the access closest to the King Street and Centreville Creek Road intersection be removed to meet their separation distance requirements between vehicular access points. The proposed development now only proposes one access off of King Street and an associated driveway around the temple that are necessary to ensure proper site circulation and compliance with fire route and waste turning movement requirements. As well, the proposed lay-by parking spaces along the King Street frontage provide a formal location for passenger pick-up and drop-off that connects directly to the main entrance.
5. The Site Plan and Landscape Plan are not very detailed. For example, they do not identify or detail decorative pillars and fountains that are mentioned in the Planning Justification Report. We note that a Site Plan Approval application has not yet been submitted. Therefore, we recommend that at this stage some information be provided about the future intent of these features and detailed further at Site Plan Approval stage. We also recommend the following: <ul style="list-style-type: none"> - Decorative/sustainable paving wherever possible. - Additional planting islands in the parking lot, particularly to break up long rows along the streets and in the middle of the parking lot. We note that the Planning Justification Report states that 315 spaces are required as per the Zoning By-law whereas 352 are provided. - If the large parking lot as currently shown is to remain at the east portion of the site, we recommend that the proposed design 	Weston Consulting	We received subsequent information from the client that no decorative pillars are proposed for the garden area in front of the temple. The fountains remain proposed. For informational purposes, the client has provided illustrative examples of the fountains that could be contemplated in the garden area and will be further detailed at the Site Plan Approval stage. In response to the sub-bullet points under Comment 5: <ul style="list-style-type: none"> • Decorative pavers will be proposed for the pedestrian garden within the Landscape Plan and Details at the Site Plan Approval stage. • Additional planting islands were provided in the middle of the parking area as requested. 22 parking spaces were removed additional landscaped areas. • The Landscape Plan and Details proposes deciduous trees along the King Street and Centreville Creek frontage, stretching to the intersection point, to provide landscaping presence at this area.

M. Behar Planning & Design Limited Mozie Behar, MCIP, RPP, Architect June 24, 2021		
Comments	Consultant	Response
include some built form presence that anchors the intersection, for example by using decorative pillars.		Unfortunately, the Region's requirement for a 15m x 15m daylight triangle at the intersection, along with the proposed grading at this area to manage stormwater on-site, preclude the opportunity for built form presence at the intersection.

Town of Caledon 2 nd Interim Comment Letter - Various Departments Jessica Tijanic, Senior Planner, Meridian Planning Consultants December 13, 2021		
Comments	Consultant	Response
<p>Public Comments Several letters and emails have been received from members of the public raising their concerns and opposition of the proposed applications. At the end of this Comment Letter is a summary of the comments and questions that have been received since the Preliminary Comment Letter. Please prepare a document with your resubmission that addresses these concerns as well as comments/questions received at the Public Meeting. This can be included in a revised submission</p>	Weston Consulting	The comments response matrix includes responses to each of the public comments and questions received.
<p>Region of Peel (Phase One ESA Comments) 1. The report is over 18 months old. A Phase One ESA Update will need to be completed to ensure the conditions at the Site and surrounding properties have not changed; however the Region requires an updated report to be compliant with O.Reg. 153/04.</p>	Envirovision	Acknowledged. An updated Phase 1 ESA is being completed and will be provided in the next resubmission.
<p>2. Phase One ESA is done to CSA standard, not O.Reg 153/04. a) Not being used for RSC filing purposes. It is Regional policy that all reports that are provided to the Region are compliant with O.Reg. 153/04. The Phase One ESA will list all the potentially contaminating activities on-site and from the surrounding properties.</p>	Envirovision	Acknowledged. The updated Phase 1 ESA will be completed in compliance with O. Reg. 153/04.
<p>3. Onsite domestic water well is present. a) Deficiencies were noted in the water treatment system onsite (septic tank with leaching field). Water is currently not treated against bacterial contamination. b) ESSE report has determined that at the time of sampling, water is not potable and unsafe for drinking.</p>	Envirovision	We acknowledge these comments and will provide appropriate responses upon completion of the updated Phase 1 ESA, Phase 2 ESA, and Record of Site Condition.

c) Wastewater treatment onsite would not be considered a PCA because it is unlikely the volume of treated sewage is equal to or greater than 10,000 litres per day.		
4. Will the site be on potable water or municipal water? If the site is on potable water, we need to confirm that it meets the standard.	Envirovision	The site will be supplied by a private well system. A detailed water treatment system will be proposed at the Site Plan Approval stage.
5. One above-ground propane tank is present.	Envirovision	Acknowledged. This will be removed from the Subject Property.
6. Onsite PCA #40- Pesticide Use.	Envirovision	Acknowledged. The Subject Property is currently utilized for growing crops.
7. Phase Two sampling should be performed on or in close proximity to the land being dedicated to the Region to confirm if past pesticide use has impacted the in the area. Soil and groundwater should be tested on the lands being transferred to the Region. Type of water source supplying the site needs to be confirmed given the unsuitable nature of water onsite. Please also confirm if the Town has requested an RSC.	Envirovision	Acknowledged. A Phase 2 ESA is currently being completed and will be provided in the next resubmission. The Town has indeed requested a Record of Site Condition, which is also being completed.
<u>Town of Caledon, Engineering Services Department, Development Engineering</u> Owner is to provide a Record of Site Condition (RSC) for lands that with be dedicated to the Town as Road Widening. Development Engineering requires a satisfactory RSC prior to approval of the Re-zoning.	Envirovision	Acknowledged. The Record of Site Condition is currently being completed and will be provided in the next resubmission.
<u>Town of Caledon, Development Planning</u> Meridian Planning Consultants, on behalf of the Town of Caledon, Development Planning department, have provided initial planning comments on consistency with the Provincial Policy Statement. See attached Memorandum to this Comment Letter.	Weston Consulting	Acknowledged. We have provided responses to the noted Planning comments.
<u>Peer Review for Lighting/Electrical</u> The Town requires a peer review of the Lighting and Electrical Plan. The cost for this peer review is \$9,581.13. Please submit payment for the peer review to Lynn Beaton.	Weston Consulting	This has been provided to Town Staff.
<u>The following agencies and departments have no concerns:</u> • Bell Canada – June 25, 2021	Weston Consulting	Acknowledged.

<p>Comments from the following agencies and departments are attached for your review: • M. Behar Planning & Design Limited – June 24, 2021</p>	<p>Weston Consulting</p>	<p>Acknowledged. Responses were provided to the design comments from M. Behar Planning & Design Limited.</p>
<p>Comments from the following agencies remain outstanding and will be included in a subsequent comment letter or forwarded to you upon receipt, as appropriate:</p> <ul style="list-style-type: none"> • Go Transit/Metrolinx • Town of Caledon, Municipal Numbers • Town of Caledon, GIS • Region of Peel – Transportation Impact Study and Hydrogeological Assessment comments are to be provided under separate cover • Peer Review Comments (Noise and Vibration Study, Lighting/Electrical, Agricultural Impact Assessment and the Hydrogeological Impact Assessment and Water Balance Analysis). 	<p>Weston Consulting</p>	<p>Acknowledged. Peer review comments have already been provided for the Noise and Vibration Study, which has since been updated accordingly.</p>
<p>As previously indicated, this is the second interim comment letter, and a further letter will follow at a later date with the balance of the comments, peer review results, and overall summary, including additional planning comments. As these comments are being released on a preliminary basis, there may be conflicts which arise between commenting agencies/departments which will need to be addressed in a future comment letter or further discussions. Agencies and departments reserve the right to provide additional comments/clarification in future correspondence as more information on the proposal is provided. I will forward the next comment letter in due course and will arrange for a formal comment review meeting following those comments.</p>	<p>Weston Consulting</p>	<p>Acknowledged. We look forward to receiving the balance of the comments following this 1st resubmission.</p>
<p><u>Members of the Public – Questions and Concerns Summary Document</u></p>	<p>Weston Consulting</p>	<p>The Subject Property is not within a Settlement Area. There is no available municipal water and sewer infrastructure to service the site, and there are no current or future plans from the Region to extend this infrastructure to the agricultural area due to the cost inefficiencies of such an intensive capital project. Thus, it would not be reasonable to place a Holding Symbol</p>

<p>The following is a summary of the questions and concerns identified by members of the public since the preparation of the Preliminary Comment Letter:</p> <p>1. If approved, could there be a Holding listed on the property that requires the site be serviced by municipal water and sewer before a building permit is issued?</p>		<p>on the Subject Property on the expectation that municipal servicing would be made available within the next several years, when this is not the case.</p>
<p>2. The roads do not support more traffic in the area and even if the roads were modified to accommodate increased traffic, schools, healthcare, and affordable housing are much more of a community requirement at this time.</p>	<p>Weston Consulting</p>	<p>A Transportation Impact Study (TIS) was conducted to evaluate the potential impacts of the proposed development on the existing transportation network. The TIS found that the existing network could accommodate the proposed development with minimal impact to adjacent public roadways.</p> <p>In response to the second part of the comment, the proposed development is privately-initiated and funded, and will not preclude the Town from attending to its social programming responsibilities.</p>
<p>3. Strongly opposed due to traffic concerns - the current roads and intersection (Centreville Creek Rd/King St) are not conducive to such a large increase in traffic. The intersection is already dangerous for local traffic, being without a stop light or four way stop sign.</p>	<p>Weston Consulting</p>	<p>A Transportation Impact Study (TIS) was conducted to evaluate the potential impacts of the proposed development on the existing transportation network. The TIS found that the existing network could accommodate the proposed development with minimal impact to adjacent public roadways. Appropriate signage consisting of a stop signage and stop bar are proposed for the proposed driveways to ensure safe egress onto King Street and Centreville Creek Road.</p>
<p>4. The proposal would pose a very significant road safety risk for local residents, commuters and for the use of operational machinery for farming practices, due to very significant increases in traffic volume, including on Centreville, Innis and King.</p>	<p>Weston Consulting</p>	<p>A Transportation Impact Study (TIS) was conducted to evaluate the potential impacts of the proposed development on the existing transportation network. The TIS found that the existing network could accommodate the proposed development with minimal impact to adjacent public roadways. Appropriate signage consisting of a stop signage and stop bar are proposed for the proposed driveways to ensure safe egress onto King Street and Centreville Creek Road.</p>

<p>5. The traffic report occurred on 2 separate dates one of which was during the lockdown, when schools were closed, people working from home etc. For the most part the traffic report cannot be accurate based on the low traffic during this period.</p>	<p>Weston Consulting</p>	<p>The TIS accounted for the impacts of the Covid-19 Pandemic on the transportation network and conducted a first principles' analysis in response. Please refer to the TIS for further details.</p>
<p>6. Concerned that the applicant anticipates having approx 150 cars come and go from this location at 2 different times during the day - these times coincide with bussing, basic truck traffic and the usual morning and late afternoon traffic. This section of King is also a known truck route being diverted from Hwy. 50.</p>	<p>Weston Consulting</p>	<p>We note that the TIS utilized a conservative approach and calculated 150 inbound and 150 outbound trips for each of the AM and PM peak hours. In actuality, the client anticipates that approximately 75-100 worshippers will be visiting from 7am to 8:30pm on weekdays.</p> <p>In utilizing this conservative approach, the TIS still found that the existing network could accommodate the proposed development with minimal impact to adjacent public roadways.</p>
<p>7. Strongly opposed due to loss of precious farmland.</p>	<p>Weston Consulting</p>	<p>Through our original Overlay Analysis and its Addendum, we have demonstrated that the Subject Property is a lower-priority Prime Agricultural Land and that there are no reasonable alternatives avoiding such lands. Developing a temple on the Subject Property will ensure minimal impacts on the Prime Agricultural Area as outlined in our original Overlay Analysis.</p>
<p>8. Rezoning prime agricultural land for commercial and institutional purposes is wrong. That land may be needed for farming and should be preserved. There are vacant commercial lands and many other options before choosing to rezone agricultural land. Those who wish to build institutions need to procure land that is appropriate for the purpose.</p>	<p>Weston Consulting</p>	<p>The proposed development will maintain the Prime Agricultural Area land use designation but will be rezoned to permit an institutional use, not a commercial use. We examined lands within the Settlement Area, including developed and vacant commercial lands, for potential candidate sites which could reasonably accommodate a temple. However, our Overlay Analysis Addendum concluded that there were no reasonable alternatives within the Settlement Area, and that it was necessary to consider lower-priority agricultural lands.</p>
<p>9. Opposition to applications where agricultural land or land in a more natural state is to be used in a way that makes it no longer viable for agriculture, or to be designated as protected. This type of land is disappearing quickly, and it plays a vital role in keeping the environment around us habitable: oxygenation of the air, cooling of the air and atmosphere, improved human health, protection of</p>	<p>Weston Consulting</p>	<p>Through our original Overlay Analysis and its Addendum, we have demonstrated that the Subject Property is a lower priority Prime Agricultural Land and that there are no reasonable alternatives avoiding such lands. Developing a temple on the Subject Property will ensure minimal impacts on the Prime Agricultural Area as outlined in our original Overlay Analysis.</p>

ecosystems, improved livability, and contributions to long term sustainability. It is impossible to get this type of land back.		We acknowledge the importance of natural vegetation in ensuring environmental and ecological sustainability and protection. In recognition of this, the rear portion of the Subject Property is proposed to have native plantings in conjunction with the stormwater management pond and outlet as outlined in the Planting Plan. The plantings will provide additional ecological value in comparison to the farmed state of the Subject Property.
10. The proposed size of the building and parking capacity is way too big and is just not acceptable. The building size also seems extreme if the applicant is only looking to have approximately 300 visitors at most per day in the morning and late afternoon.	Weston Consulting	The proposed building footprint and number of parking spaces are compliant with the provisions of the Institutional Zone under the Town of Caledon Zoning By-Law. The size of the temple will not only provide a place of assembly and worship for its congregates, but also act as needed community space for a growing religious group in the Town and Region.
11. The proposed development will create so many problems for all of us residents in close proximity to the proposed site. There is already a similar place of worship at Mayfield and Clarkway – why is another one needed?	Weston Consulting	There are Hindu temples within the Region. However, Hinduism is not a monolithic religion; there are different denominations of Hinduism which are practiced. The proposed temple is necessary to meet the spiritual needs of the Swaminarayan Mandir Vasna Sanstha denomination.
12. This building will be approximately 34,000 sq. ft. - What is the capacity allowance for this size property?	Weston Consulting	The proposed temple is proposed to have a maximum capacity of 500 worshippers and will be constructed in accordance with fire code requirements.
13. What materials will be used to finish the parking area and will parking lot lighting be added?	Weston Consulting	Details regarding the materiality of the parking area will be provided at the Site Plan Approval stage. Parking lot lighting is proposed for the parking area per the Lighting Plans and Details.
14. What is the project plan timeframe - there is a similar build at Mayfield which has been in progress for over 5 years and has run out of money. What guarantees do we have that the same will not happen here?	Weston Consulting	The client is hoping to apply for Building Permits in 2 years. The client is a religious organization with locations globally and is committed to developing a Hindu temple in the Town of Caledon.
15. What is the long term plan - and what benefits are there to our community?	Weston Consulting	The proposed Hindu temple will meet the spiritual, social and communal needs of the growing Hindu community within the Town of Caledon and those outside it. The long-term plan is to provide not only religious services but also community space and opportunities for social gatherings and programming for the Hindu community, specifically the Swaminarayan Mandir Vasna Sanstha denomination, within the Town and Region.

<p>16. Caledon is known for its beautiful farmland and green space - rezoning farmland is just the beginning of losing what makes Caledon special. We need to protect our open space, farmland, animal space and water.</p>	<p>Weston Consulting</p>	<p>Through our original Overlay Analysis and its Addendum, we have demonstrated that the Subject Property is a lower priority Prime Agricultural Land and that there are no reasonable alternatives avoiding such lands. Developing a temple on the Subject Property will ensure minimal impacts on the Prime Agricultural Area as outlined in our original Overlay Analysis.</p> <p>We acknowledge the importance of natural vegetation in ensuring environmental and ecological sustainability and protection. In recognition of this, the rear portion of the Subject Property is proposed to have native plantings in conjunction with the stormwater management pond and outlet as outlined in the Planting Plan. The plantings will provide additional ecological value in comparison to the farmed state of the Subject Property.</p>
<p>17. Strong opposition to this application as local residents live in this area for the countryside character, farmland, open space, low traffic and quietness. Such a large establishment shouldn't exist out in the country. There is already an event center, The Royal Ambassador, which is more than enough for the area. If residents wanted to live in a busy place, they would be living in Orangeville, Brampton or Mississauga.</p>	<p>Weston Consulting</p>	<p>We acknowledge that it is not ideal for a campus-style temple to be located outside the Settlement Area. However, through our original Overlay Analysis and its Addendum, we have demonstrated that the Subject Property is a lower-priority Prime Agricultural Land and that there are no reasonable alternatives in the Settlement Area. The Subject Property is the preferred Candidate Site that is anticipated to have minimal impact on the Prime Agricultural Area in comparison to the other Candidate Sites that we evaluated in our Overlay Analysis.</p>
<p>18. The proposed location is not appropriate as this area does not have the density to support such a use as per the vision of Future Caledon. Under the Places to Grow Act, a proposed place of worship of this size would be better supported and more appropriate in a more densely populated urban area such as Mayfield West or Bolton, where the zoning also supports this type of application. These locations appear to be more appropriate with regards to larger concentrations of residents and supporting infrastructure, and more convenient transportation accessibility via Hwy 50 or Hwy 410, respectively.</p>	<p>Weston Consulting</p>	<p>Our Overlay Analysis Addendum considered lands within the Settlement Area that could reasonably accommodate a campus-style temple. However, the Addendum Analysis concluded that there were no reasonable alternatives within the Settlement Area, and that it was necessary to consider lower priority agricultural lands.</p>

<p>19. The proposed place of worship in this location would simply draw in large crowds of people from out of the area, putting further strains on traffic and contributing to road congestion.</p>	<p>Weston Consulting</p>	<p>A Transportation Impact Study (TIS) was conducted to evaluate the potential impacts of the proposed development on the existing transportation network. The TIS found that the existing network could accommodate the proposed development with minimal impact to adjacent public roadways.</p>
<p>20. Concerns about the negative environmental impacts caused by the development of a very large parking lot and building. This poses dangers especially for species at risk, not only on the subject lands but also on neighbouring properties and farms.</p>	<p>Weston Consulting</p>	<p>An Environmental Impact Study was completed in support of the proposed development and did not find any Species at Risk on the Subject Property.</p> <p>To provide environmental and ecological benefits with the proposed development the rear portion of the Subject Property is proposed to have native plantings in conjunction with the stormwater management pond and outlet as outlined in the Planting Plan. The plantings will provide additional ecological value in comparison to the farmed state of the Subject Property.</p>
<p>21. It appears to be very environmentally unfriendly to plot a location in the middle of agricultural land, having worshippers drive long distances, harming agriculture, nature and the surrounding environment.</p>	<p>Weston Consulting</p>	<p>To provide environmental and ecological benefits with the proposed development the rear portion of the Subject Property is proposed to have native plantings in conjunction with the stormwater management pond and outlet as outlined in the Planting Plan. The plantings will provide additional ecological value in comparison to the farmed state of the Subject Property.</p> <p>While generating additional automobile trips is not ideal, the outcome will be the development of a space that meets the religious, social, and communal needs of a growing Hindu community, specifically the Swaminarayan Mandir Vasna Sanstha denomination, within the Town and Region.</p>
<p>22. Opposed to new development that is not specifically required by the Province - sad to watch Caledon being paved over by developers.</p>	<p>Weston Consulting</p>	<p>The proposed Hindu temple is necessary to meet the spiritual, social and communal needs of the growing Hindu community within the Town of Caledon and those outside it. The temple will provide not only religious services but also community space and opportunities for social gatherings and programming for the Hindu community, specifically the Swaminarayan Mandir Vasna Sanstha denomination, within the Town and Region.</p>
<p>23. Concerned about noise and light pollution, lack of sewers and lack of water supply.</p>	<p>Weston Consulting</p>	<p>A Noise and Vibration Study and Lighting Plans and Details were completed in support of the proposed development to ensure no off-site</p>

		impacts to adjacent properties. The proposed development will be privately serviced, and on-site water and sewage infrastructure will be proposed and detailed in accordance with best engineering practices and to comply with the applicable Provincial regulations.
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Meridian Planning Nick McDonald and Jessica Tijanic Planning Opinion on Consistency with the PPS – 6939 King Street December 10, 2021		
Comments	Consultant	Response
<p>The Town of Caledon has retained Meridian Planning Consultants to provide professional planning advice on the proposed Official Plan Amendment, proposed Zoning By-law Amendment and Site Plan application for the lands located at 6939 King Street ('subject property') in the prime agricultural area in the Town of Caledon.</p> <p>It is our opinion that the Applicant has not provided adequate justification to satisfy the required tests in Section 2.3.6.1 b) of the Provincial Policy Statement to support the proposed use in the prime agricultural area. The Planning Justification Report ('PJR') indicates that based on a preliminary assessment of lot fabric, land cost and applicable land use planning policies that locating the proposed place of worship on lands outside of the prime agricultural area would be unfeasible. The abovementioned reasons do not alone provide a valid justification of satisfying the tests as set out in Section 2.3.6.1 b) of the Provincial Policy Statement. Further, this interpretation of the Provincial Policy Statement was reaffirmed through consultation with staff at the Ontario Ministry of Agriculture, Food and Rural Affairs ('OMAFRA') and supported by a review of the OMAFRA Guidelines on Permitted Uses in Ontario's Agricultural Area: Publication 851 ('OMAFRA Guidelines'). Planning Opinion on Consistency with the PPS – 6939 King Street December 2021.</p> <p>On the basis of the above, below is a brief overview of the proposal, followed by our professional planning opinion as stated above. We invite you to provide additional comments to support the proposed development in the prime agricultural area in the Town of Caledon in response to this letter.</p>	Weston Consulting	Acknowledged. Responses to each of the comments are provided below.
Overview of Subject Property and Proposed Development	Weston Consulting	Acknowledged.

<p>The subject property is located at 6939 King Street, at the south-west corner of King Street and Centreville Creek Road. The subject property is legally described as Part Lot 10, Concession 2 (Albion) as in AL21719, Town of Caledon, Regional Municipality of Peel.</p> <p>The subject property is approximately 6.1 hectares (15 acres) in size and is currently used for agricultural purposes and also contains a single-detached dwelling along with accessory structures. There is one driveway from King Street that provides access to the subject property.</p> <p>The surrounding land uses include the Johnston Sports Park and various agricultural properties to the north, large agricultural properties to the east and south, and residential and large agricultural properties to the west.</p> <p>The Applicant is proposing to construct a one-storey place of worship on the subject property that includes a gross floor area of 3,141.72 m² that is divided up into a number of different areas. In addition to the space used for worship purposes, there is also an activity hall, gym, a kitchen, washrooms, office space and four classrooms.</p> <p>The proposed development includes a large garden between the place of worship and the road that includes pedestrian walkways leading to the front entrance. A number of large fountains and decorative pillars are also proposed.</p> <p>In addition to the above, there are two full-move accesses being proposed whereas one is provided from King Street and the other is from Centreville Creek Road. A right-in/right-out access is also proposed on King Street. The access points are proposed to be connected by a looped driveway.</p> <p>With respect to parking, there are 351 parking spaces proposed and these consist of 331 surface parking spaces, 14 accessible parking spaces, 6 drop-off parking spaces and 1 delivery space located on the east side of the subject property. The Applicant has also identified 2 short-term</p>		
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<p>outdoor bicycle parking spaces near the right-in/right-out access from King Street and 4 long-term indoor spaces.</p> <p>In order to permit the proposed development, the Applicant has applied for an Official Plan Amendment and Zoning By-law Amendment</p>		
<p><u>Submission Materials</u></p> <p>The Region of Peel Official Plan designates the subject property as Rural System on Schedule D – Regional Structure. The Town’s Official Plan designates the subject property as prime agricultural area and the Town’s Zoning By-law 2006-50, as amended, zones the subject property Small Agricultural Holdings (A3).</p> <p>To support the proposed development, the Applicant submitted an application to amend the Town of Caledon Official Plan and Zoning By-law 2006-50, as amended. The intent of the proposed Official Plan Amendment is to redesignate the subject property from prime agricultural area to rural lands to permit the proposed development. The intent of the proposed Zoning By-law Amendment is to rezone the subject property from Small Agricultural Holdings (A3) to Institutional (I) with an exception to increase the maximum building height permission from 10.5 metres to 16.31 metres.</p> <p>It is noted that the Applicant has not submitted an application to amend the Region of Peel Official Plan (‘ROP’). The Planning Justification Report (‘PJR’) indicates that a Regional Official Plan Amendment (ROPA) is not required to permit the Proposed Development. It does not appear that the Region has confirmed this through their comments to date.</p> <p>To support the proposed amendments, the Applicant also submitted a PJR and a number of other studies including, but not limited to, an Agricultural Impact Assessment (‘AIA’), Environmental Impact Study, Phase 1 Environmental Site Assessment, Traffic Impact Study and Noise Impact Study. All of the above-mentioned reports have been taken into account in the preparation of our planning comments.</p>	<p>Weston Consulting</p>	<p>Regional Planning Staff comments dated February 16, 2021 indicate that Regional comments need to be addressed first in order to determine whether the proposed applications comply with the PPS and the Region’s Official Plan. Our interpretation is that by demonstrating consistency and conformity with Policy 2.3.6.1.b of the PPS 2020 and Policy 3.3.14 of the PROP 2022, respectively, a ROPA would not be required to permit the proposed temple.</p>

<p>In addition to the above, the OMAFRA Guidelines on Permitted Uses in Ontario’s Agricultural Area: Publication 851 (‘OMAFRA Guidelines’) were also reviewed. The OMAFRA Guidelines provide direction on how to interpret the policies of the Provincial Policy Statement and are intended to complement, be consistent with and explain the intent of the Provincial Policy Statement policies</p>		
<p>Provincial Policy Statement (‘PPS’) 2020</p> <p>The PPS classifies rural areas into three categories – Settlement Area, Prime Agricultural Area and Rural Lands. The PPS recognizes rural areas as important to the economic success of the Province and to quality of life. Section 1.1.4.1 encourages rural areas to be supported by building rural character and amenities, promoting redevelopment, accommodating a range of housing, encouraging the conservation of the housing stock, promoting diversification, providing opportunities for tourism, conserving biodiversity and providing opportunities for economic activities in prime agricultural areas. Section 1.1.4.1 i) specifically addresses prime agricultural areas in the rural area and states:</p> <p>1.1.4.1 Healthy, integrated and viable rural areas should be supported by:</p> <p>i. Providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.</p> <p>Section 2.3 of the PPS establishes policies for prime agricultural areas. Section 2.3.1 requires that prime agricultural areas be protected for long-term use for agriculture, while Section 2.3.2 directs municipalities to designate prime agricultural areas.</p> <p>Schedule A of the Town of Caledon Official Plan (‘Caledon OP’) designates the subject property as prime agricultural area. Section 5.1 of the Caledon OP includes policies to protect lands within this designation for agriculture and to preserve prime agricultural soils.</p>	<p>Weston Consulting</p>	<p>Acknowledged. The proposed OPA relies on the use of PPS Policy 2.3.6.1.b and its PROP 2022 equivalent Policy 3.3.14.b to permit the proposed temple.</p>

<p>On the basis of the above, the subject property is subject to the prime agricultural area policies of the PPS. This opinion is supported by the studies prepared to support the proposed development, most notably the Agricultural Impact Assessment ('AIA'). The AIA indicates that the Canada Land Inventory ('CLI') soil classification for the subject property is Class 1 and indicates that Class 1 lands are high priority prime agricultural lands. In addition, a detailed soil survey was also completed in accordance with the OMAFRA Guidelines for Detailed Soil Surveys for Agricultural Land Use Planning as noted in the PJR.</p> <p>In addition to the above, the PJR also referenced the Land Evaluation and Area Rear ('LEAR') study that was initiated in 2013 by the Town of Caledon and the Region of Peel. The subject property achieved a score of 728 out of 800 and was recommended for designation within the prime agricultural area.</p> <p>As part of the AIA, a detailed soil survey was also completed. The purpose of the soil survey was to refine the regional scale mapping as per the OMAFRA Guidelines for Detailed Soil Surveys for Agricultural Land Use Planning. In this regard, the detailed soil survey found that approximately 5.24 ha (86.61%) of the subject property is considered to be prime agricultural land and the remaining 0.81 ha (13.39%) of the subject property is not cultivatable and have no CLI rating, otherwise referred to as unclassified. Section 2.3.3 of the PPS establishes the permitted uses in the prime agricultural area. Section 2.3.1 states:</p> <p>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.</p>		
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<p>The PPS defines agricultural uses, agriculture-related use and on-farm diversified use as follows:</p> <p>Agricultural Uses: means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.</p> <p>Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.</p> <p>On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.</p> <p>The proposed use is not considered to be an agricultural use, agriculture-related use or an on-farm diversified use as defined in the PPS.</p> <p>In addition to the above PPS policies on permitted uses in prime agricultural areas, the proposed development is also subject to other policies in Section 2.3 of the PPS and these are reviewed below.</p> <p>Section 2.3.4 of the PPS speaks to lot creation and lot adjustments, which is not applicable to the proposed development.</p>		
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<p>Section 2.3.5 enables planning authorities to exclude lands from prime agricultural areas for expansions of or identification of settlement areas, subject to a municipal comprehensive review, which is also not applicable to the proposed development.</p> <p>Section 2.3.6 of the PPS is the key section that applies to the proposed development and it enables planning authorities to consider permitting non-agricultural uses in prime agricultural areas. In this regard, Section 2.3.6.1 reads as follows:</p> <p>2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:</p> <ul style="list-style-type: none"> a) Extraction of minerals, petroleum resources and mineral aggregate resources; or b) Limited non-residential uses, provided that all of the following are demonstrated: <ul style="list-style-type: none"> 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 be designated to accommodate the proposed use; and 4. Alternative locations have been evaluated, and <ul style="list-style-type: none"> 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. 		
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<p>The use of the word 'only' in the first sentence of Section 2.3.6.1 above sets the stage for the two scenarios (as set out in a) and b)) and provides specific guidance to planning authorities on when they are able to consider non-agricultural uses in a prime agricultural area.</p> <p>Section 2.3.6.1 a) of the PPS deals with the extraction of minerals, petroleum resources and mineral aggregate resources, which is not applicable to the proposed development.</p> <p>Section 2.3.6.1 b) of the PPS applies to the proposed development. It is noted that this section of the PPS begins with the word 'limited' which means that the circumstances under which this section should be relied upon to permit non-residential uses should also be limited.</p> <p>In addition to the above, the opening sentence also includes the word 'all' in reference to the conditions that must be demonstrated for proposed limited non-residential uses in the prime agricultural area. The use of the word 'all' means that the conditions that follow (as #1-4) within Section 2.3.6.1 b) must be satisfied for a planning authority to consider a limited non-residential use in a prime agricultural area. These conditions are reviewed individually below.</p>		
<p><u>Condition 1: The land does not comprise a specialty crop area.</u></p> <p>Specialty Crop Areas are typically identified by the Province and include such areas as the Holland Marsh and the Niagara tender fruit lands. The subject property has not been identified as a Specialty Crop Area and as a result, that the proposed development satisfies Section 2.3.6.1 b) 1) of the PPS.</p>	<p>Weston Consulting</p>	<p>Acknowledged.</p>
<p><u>Condition 2: The proposed use complies with the minimum distance separation</u></p> <p>A section of the AIA reviewed the Minimum Distance Separation I ('MDS') requirements that apply to the subject property. The graphic on the next</p>	<p>Weston Consulting</p>	<p>Acknowledged.</p>

<p>page shows the number of the farms and associated MDS arcs that were calculated.</p> <p>The AIA indicates that: the majority of livestock operations are well removed from the proposed development and are not constraints to the development. One farm operation to the east of the subject lands (i.e. Farm #5) does have an MDS I setback requirement that constrains development on a portion of the subject lands. However, by situating the Hindu Temple beyond the MDS I setback requirement for a Type B land use, the development can meet the MDS I formulae as shown on Figure 8.</p> <p>The AIA indicates that Farm #5 is a livestock facility that has an MDS I setback that encroaches into the subject property for a Type B land use. In this regard, the proposed development cannot be situated within the MDS setback for Type B land uses. However, infrastructure on the site, including the proposed septic bed, dry pond and parking does not require an MDS setback. In this regard, the proposed development complies with MDS requirements.</p> <p>In this regard, it is our opinion that the proposed development satisfies Section 2.3.6.1 b) 2) of the PPS.</p>		
<p><u>Conditions 3: There is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use.</u></p> <p>Section 1.1.2 of the PPS reads as follows:</p> <p>Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p>	<p>Weston Consulting</p>	<p>We confirm acknowledgement of Planning Staff’s understanding that there is a need for additional space within the Town to accommodate a growing faith community within its borders.</p> <p>Our Overlay Analysis Addendum evaluates whether there are reasonable alternatives within the Settlement Area. The conclusion of the Addendum is that there are no such reasonable alternatives and that additional land must be designated on lower-priority agricultural lands to accommodate this need for a campus-style Hindu temple.</p>

<p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.</p> <p>The above section is relied upon to make informed decisions on how much land is required for a variety of land uses, in the planning period, which is 25 years according to the PPS and 30 years according to the Growth Plan. The intent of this section is also to ensure that sufficient lands are available for these purposes, with the focus being on settlement areas, which shall be the focus of growth and development in accordance with Section 1.1.3.1 of the PPS.</p> <p>Section 2.3.6.1 b) 3) of the PPS essentially requires that the need for additional land in a prime agricultural area to accommodate a proposed limited non-residential use be justified. It is our opinion that there are two components to this with the first being the need for the use and second being the need for the proposed location.</p> <p>In terms of the need for the use, we do not doubt that there is a general need for additional space in a fast-growing multi-faith metropolitan area such as the Greater Toronto Area for community and religious events such as what is proposed. In fact, Section 1.1.1 b) of the PPS supports institutional uses which include places of worship as a needed use within a community.</p> <p>However, it is our opinion that the need to designate additional land in this particular location to accommodate the proposed use has not been justified, since alternative locations within nearby settlement areas have not been assessed. In other words, a determination of whether additional land is required to be designated needs to be informed by information on whether other opportunities to site that use in settlement areas have been assessed and are found to not be suitable.</p>		
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<p>In this regard, it is our opinion that while a need has been identified by the Applicant for additional space for community and religious events, the need to designate additional land at this particular location has not been justified.</p>		
<p><u>Condition 4: Alternative locations have been evaluated and there are no reasonable alternative locations which avoid prime agricultural areas and no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.</u></p> <p>In order to satisfy Section 2.3.6.1 b) 4) of the PPS, applications for limited non-residential uses on prime agricultural lands are required to evaluate alternative locations. In this regard, two areas of evaluation are identified and both have to be satisfied as a result of the use of the word ‘and’ between i) and ii).</p> <p>The first requires that it be demonstrated that there are no reasonable alternative locations that avoid prime agricultural areas. The second requires that it be demonstrated that there are no reasonable alternative locations with lower priority agricultural lands within prime agricultural areas. Both need to be explored and justified if an alternative is not reasonable in order to satisfy Section 2.3.6.1 b) 4) of the PPS.</p> <p>In terms of demonstrating whether there are reasonable alternative locations that avoid prime agricultural areas, it is our opinion that lands that are not within prime agricultural areas need to be evaluated. This includes within settlement areas, which are intended to be the focus of growth and development according to the PPS (as per above) and which is where development is to be directed, according to Section 2.2.1.2 d) of the Growth Plan. This also includes rural lands in the Town, which are also not considered to be a prime agricultural area.</p> <p>The PJR did not include an assessment of reasonable alternative locations that avoid prime agricultural areas as required by the PPS.</p>	<p>Weston Consulting</p>	<p>We acknowledge this comment and prepared an Overlay Analysis Addendum that considers reasonable alternatives which avoid Prime Agricultural Areas, namely within the existing and new Settlement Area. The summary and conclusion of the Overlay Analysis Addendum is outlined below:</p> <ul style="list-style-type: none"> • An Overlay Analysis and Addendum were completed in December 2020 and August 2022, respectively, to satisfy PPS Policy 2.3.6.1.4.b regarding the evaluation of reasonable alternatives that avoid Prime Agricultural Areas and, if this is not feasible, to evaluate for reasonable alternatives on lower-priority agricultural lands within the Prime Agricultural Area. • The purpose of this Overlay Analysis Addendum is to supplement the original Overlay Analysis and evaluate a set of reasonable alternative sites within the Settlement Area that avoid the Prime Agricultural Area in satisfying PPS Policy 2.3.6.1.4.b. The Addendum recognizes the additional inventory of Employment and Community Lands proposed for designation through the Peel Region MCR and Town of Caledon OPR 2022. • The Overlay Analysis Addendum first identified a Study Area that only considered the existing Settlement Area and SABE Community Lands added in the new PROP 2022. The SABE Employment Lands were excluded from the Study Area as these lands are intended for uses that assist in meeting the 2051 employment growth target and are also intended to be protected from sensitive land uses such as places of worship.

<p>It is recognized that Section 10 of the PJR indicates that lands outside of the prime agricultural area were reviewed; however, no information has been provided on what exactly was assessed as per the extract below in Section 10.3 of the PJR:</p> <p>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.</p> <p>According to the above, it appears as if a determination was made that locating a place of worship outside of the prime agricultural area was unfeasible based on lot fabric, land cost and applicable land use planning policies. While no other information has been provided, the two extracts below from the OMAFRA Guidelines need to be considered:</p> <p>Page 39 ... Rigorous assessment of need, evaluation of alternative locations and mitigation of impacts should be required by municipalities as part of a complete application for non-agricultural uses in the prime agricultural area.</p> <p>Page 41 ... Arguing that applicants own only one site, or that sites in settlement areas are unaffordable for the proposed use, are insufficient reasons and should not be considered adequate justification. In our opinion, it has not been demonstrated that reasonable alternative locations that avoid prime agricultural areas have been evaluated.</p> <p>In our opinion, areas that should be evaluated include lands within existing settlement areas both in Caledon and in neighbouring municipalities, lands that have recently been brought into the Bolton Rural Service Centre 2031</p>		<ul style="list-style-type: none"> • We recognize that there is a purpose-driven land use hierarchy for Employment and Community designations established by the Peel Region MCR assessment and designation and Town of Caledon OPR. We take this into consideration through the Overlay Analysis Addendum assessment. • 4 exclusionary filters (Greenbelt and Natural Heritage Features, SABE and Existing Employment Areas, GTA West Corridor, and Intensification Centres and Corridors) were then applied to narrow down the list of reasonable Candidate Sites within the Study Area. Existing Employment Areas and Intensification Centres and Corridors formed 2 of the exclusionary filters as these lands are intended for employment uses and transit-oriented uses and densities, respectively, within the Provincial hierarchy of land uses. In other words, a campus-style temple on these lands would preclude the achievement of Provincial policy objectives for the Employment Areas (meeting the 2051 employment growth forecast) and Intensification Centres and Corridors (providing transit-supportive densities and mix of uses to efficiently use higher-order transit infrastructure). • Thereafter, 3 inclusionary filters (Lot Size, Proximity to Community Facilities, and Proximity to Major Intersections) were applied to determine the Candidate Sites which had the highest number of optimal locational attributes for siting a campus-style temple on. • 7 Candidate Sites were identified through the inclusionary filter analysis. After analyzing site-specific constraints (e.g. zoning, watercourses, TRCA Regulated Areas, etc.) for each Candidate Site, it was determined that there were no reasonable alternatives within the Settlement Area. • By doing so, we have satisfied Policy 2.3.6.1.b.4.i of the PPS 2020 and demonstrated the necessity of considering lands within the Prime Agricultural Area.
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<p>settlement area boundary through Regional Official Plan Amendment 30 ('ROPA 30') as well as lands that are being proposed to accommodate growth to 2051 through the Region's Municipal Comprehensive Review.</p> <p>On the basis of the above, it is our opinion that the proposed development does not satisfy Section 2.3.6.1 b) 4) i) of the PPS.</p>		<ul style="list-style-type: none"> • The original Overlay Analysis then satisfies Policy 2.3.6.1.b.4.ii of the PPS 2020 by demonstrating that in our evaluation of lower-priority agricultural lands, the Subject Property is the preferred Candidate Site which will result in a negligible impact to the Prime Agricultural Area in comparison to other Candidate Sites within the noted area. • The campus-style Hindu temple is appropriately located to achieve a balance between the competing Provincial policy objectives of creating a Complete Community and protecting the Prime Agricultural Area in the Town of Caledon. • Overall, it is our opinion that we have demonstrated consistency with PPS 2020 Policy 2.3.6.1.b. <p>Please refer to our Overlay Analysis Addendum for further details regarding our evaluation of reasonable alternatives within the Settlement Area.</p>
<p>Section 10.4 of the PJR included an analysis of alternative locations within the prime agricultural area based on 6 factors that are noted as being desirable for a temple and its worshippers. In this regard, the analysis considered the following factors:</p> <ul style="list-style-type: none"> • Proximity to community facilities; • Proximity to major intersections; • Degree of land fragmentation; • Percentage of land in active agricultural production; • Lot size; and, • Zoning Designation (only lands within the Small Agricultural Holdings – A3 zone). <p>As mentioned above, in order for a planning authority to permit a limited non-residential use in a prime agricultural area, all of the conditions in Section 2.3.6.1 b) of the PPS need to be demonstrated. With respect to the proposed development, this means demonstrating all of the conditions in</p>	<p>Weston Consulting</p>	<p>The original Overlay Analysis utilized numerous indicators of agricultural land productivity that were derived from the Land Evaluation Area Review (LEAR), specifically degree of land fragmentation and percentage of land in active agricultural production. We have not specifically evaluated for CLI Class in the consideration of agricultural land productivity; however, we have considered agricultural land productivity through the use of the two aforementioned Inclusionary Filters. All lands considered within the Overlay Analysis were identified as Prime Agricultural Lands through the LEAR.</p> <p>We concur that the OMAFRA Guidelines state the following:</p> <p><i>To identify lower-priority agricultural lands within prime agricultural areas, proponents must analyze the factors discussed in Section 3.1.2, such as official plan designation, CLI class and current use of land.</i></p>

<p>Section 2.3.6.1 b) of the PPS (since Section 2.3.6.1 a) does not apply to the subject property).</p> <p>The PJR notes that the subject property (referred to as Candidate Site 1 in the PJR) met most of the criteria, included the second lowest average lot area and would result in the least amount of impact to the prime agricultural area while maintaining locational desirability for a temple.</p> <p>It is further noted that the AIA states that: The AIA also relied on information provided by Weston Consulting Inc. particularly in regard to the assessment of alternative locations.</p> <p>On the basis of the above, the AIA did not review the alternative locations and it does not appear that the analysis of the alternative locations in the PJR considered the CLI classification and priority of the agricultural land in the assessment of alternative locations, which is a key part of the test in Section 2.3.6.1. b) 4) ii). Instead, the PJR only relied upon the factors identified above. The OMAFRA Guidelines provide the following advice to identify lower-priority agricultural lands in prime agricultural areas:</p> <p>To identify lower-priority agricultural lands within prime agricultural areas, proponents must analyze the factors discussed in Section 3.1.2, such as official plan designation, CLI class and current use of land.</p> <p>On the basis of the above, it does not appear that Section 2.3.6.1 b) 4) ii) has been satisfied, however this would have to be confirmed through a peer review assessment of the AIA and of the alternative locations in the prime agricultural area as identified in the PJR.</p>		<p>The use of the operative phrase “such as” indicates that factors such as official plan designations, CLI class, and current land use are some of the factors that could be considered, but does not mean that an analysis must consider the examples listed. We believe that the factors considered in the original Overlay Analysis achieve a balance between maintaining locational desirability for a temple and protection of the Prime Agricultural Area.</p> <p>Furthermore, Section 3.1.2 of the OMAFRA Guidelines outlines potential factors that could be considered for determining lower-priority agricultural lands; however, the Guidelines do not prioritize or give more weight towards certain factors over others. Further to this, the OMAFRA Guidelines state the following as it relates to the identification of lower-priority agricultural lands:</p> <p><i>Identification of lower-priority agricultural lands is a comparative exercise. For example, lower priority agricultural lands may have relatively lower-capability land (based on CLI), fewer drainage or irrigation upgrades and poorer water access (where upgrades or access is required for the type of agriculture common in the area) than surrounding agricultural areas. Lower-priority agricultural lands may also have a relatively small area in agriculture, be fragmented by non-agricultural uses and/or have small parcel sizes.</i></p> <p>The OMAFRA Guidelines outline two examples which outline different factors that could comprise lower-priority agricultural lands. The first example are lands with “<i>relatively lower-capability land (based on CLI), fewer drainage or irrigation upgrades and poorer water access</i>”, while the second example pertains to lands with “<i>relatively small area in agriculture, be fragmented by non-agricultural uses and/or have small parcel sizes.</i>”</p>
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		<p>Per the examples above, the OMAFRA Guidelines do not prioritize or give more weight towards certain factors over others. In our opinion, the examples solidify our assessment that each of the factors outlined in Section 3.1.2 of the OMAFRA Guidelines are considered and weighted equally.</p> <p>On this basis, it is our opinion that the original Overlay Analysis appropriately considered a broad range of factors for identifying lower-priority agricultural lands to determine several reasonable alternatives for siting a campus-style Hindu temple, and that the Overlay Analysis appropriately concluded that the Subject Property was the most preferred Candidate Site within the Prime Agricultural Area.</p>
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