

**SOUTH ALBION – BOLTON EMPLOYMENT LAND  
& NORTH HILL SUPERMARKET SITE  
SETTLEMENT BOUNDARY EXPANSION**

**UPDATED PLANNING JUSTIFICATION REPORT**

**TOWN OF CALEDON**

**NOVEMBER 13, 2013**

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## **1. UPDATE AND OVERVIEW**

On September 20, 2010, the Town of Caledon formally submitted an application to amend the Region of Peel Official Plan with respect to the boundary of the Bolton Rural Service Centre. The purpose of the application known as the “South Albion-Bolton Employment Land and North Hill Supermarket Site Settlement Boundary Expansion” (SAB ROPA) was two-fold:

- i) to permit an expansion of approximately 255 gross ha (630 acres) for employment land use located on the west side of Coleraine Drive; and,
- ii) to permit an expansion of approximately 3.3 ha (8.0 acres) for a new supermarket and related retail uses on the northeast corner of Columbia Way and Regional Road 50.

The application included the requisite Planning Justification Report dated September 2010 and Technical Planning Report dated November 2009 prepared by The Butler Group Consultants Inc., other technical consultant reports, Town planning report dated November 17, 2009, and the proposed Regional Official Plan Amendment.

The Region of Peel advised the Town in October 2010 that the application was complete.

Generally, the expansion of the appropriate amount of employment land had been subject to a series of on-going studies dating back to the initiation of the South Albion – Bolton Community Plan in 2004. For a complete chronology, please refer to **Appendix A: Chronology of South Albion-Bolton Employment Land and North Hill Supermarket Site Settlement Boundary Expansion Application** of this report.

As will be fully described and documented in this Updated Planning Justification Report, various planning events have had the effect of putting this application on hold including the following:

1. The need to complete the Region of Peel Official Plan Review (Growth Plan Conformity Exercise) known as ROPA 24 and have that Plan approved by the Ontario Municipal Board;
2. The need to complete the Town of Caledon Official Plan Review (Growth Plan Conformity Exercise) known as Official Plan Amendment 226 and have that Plan approved by the Ontario Municipal Board;
3. The need to revise the size of the required employment area as a result of finalization and approval of ROPA 24 and the specific number of jobs/resultant land area requirements assigned by the Region as part of the approved Regional Land Budget to the Town to 2031;
4. The need to make minor boundary adjustments as a result of a reduced land area and other land use considerations;
5. The need to more fully understand the potential impact of the GTA West Corridor Study being prepared by the Ministry of Transportation on the ROPA application;
6. The need to update environmental and storm water information and completion of CEISMP by Aquafor Beech based on new requirements of the Toronto Region Conservation Authority and to refine the environmental takeouts;

7. The need for the Region of Peel to retain consultants (Malone Given Parsons) to review the requirements for a municipal comprehensive review for the purpose of a settlement boundary expansion;
8. The need to review the planning application by Canadian Tire and any impacts it may have on the planning boundary.

While the merits of this ROPA application are still sound and supported by the Town, the purpose of this updated report is provide a more fulsome review of the proposal in the context of the Growth Plan, the Provincial Policy Statement (2005), the new approved Region of Peel Official Plan (ROPA 24), the modified Town of Caledon OPA 226 before the OMB and the evaluation criteria for a municipal comprehensive review as now required by the Region.

From a technical perspective, the SAB ROPA Application is being amended as follows:

- i) Revised Schedules “A, B, C, and D” indicating the proposed revised settlement boundary for the new employment lands and North Hill Supermarket site;
- ii) reduction in the total amount of employment land from 255 ha (630 acres) to 198 ha (489 acres);
- iii) revisions to the text of the draft Official Plan Amendment to reflect revisions (i) and (ii) as well as a modification to Policy 5.4.3.2 regarding the Special Policy Area;

As briefly set out above, the SAB ROPA Application has been put on hold for numerous reasons, but the most significant delay has occurred as a result of the time required to bring the new Regional Official Plan into legal effect including the resolution of the Regional Land Budget and the amount of population and employment to be allocated to the Town for 2031.

This Updated Planning Justification Report confirms that the proposed settlement boundary expansion is supportable based on conformity with the Growth Plan, consistency with the PPS (2005), conformity with Peel ROPAs 24 and 20, and conformity with proposed Town OPA 226 that was approved by the Ontario Municipal Board at a settlement hearing on October 15 2013.

This Updated Report is intended to augment and refine the planning analysis previously undertaken in 2009 and 2010 in support of this ROPA Application. All of the technical review contained in previous consultants’ reports remains valid in support of this ROPA Application and is not repeated. All of these reports filed with the Region should continue to be read in conjunction with this Report.

## **2. REGION OF PEEL OFFICIAL PLAN (ROPA 24)**

The Region of Peel initiated its Growth Plan Conformity Exercise in 2007 known as the Peel Region Official Plan Review (PROPR). Between 2007 and 2012, the Town participated in the preparation of the new Regional Official Plan (ROPA 24) that incorporated specific population and employment allocations assigned to the Town to 2031. ROPA 24 was approved by the Ontario Municipal Board as part of a settlement on June 25, 2012. Therefore, from its submission in September 2010 until approval by the OMB, the SAB ROPA Application had to wait for finalization and approval of its employment allocation to 2031 as well as resolution of other Regional growth

management policies. ROPA 24 as now approved does not prescribe future settlement boundary expansions in order to provide for unallocated population and jobs assigned to Caledon for which no land is currently designated to 2031. It is expected that all settlement boundary expansions will occur as a result of municipal comprehensive reviews initiated by the area municipality.

In particular, with respect to the issue of settlement boundary expansions, the draft ROPA 24 at the time of submission of this ROPA application in September 2010 contained a new policy 7.9.2.10 regarding requirements for a municipal comprehensive review. The policy number was subsequently changed to 7.9.2.12. The Planning Justification Report filed with the Town's ROPA Application evaluated the submission against this new Regional Official Plan policy 7.9.2.12 and concluded that all of the policy requirements had been addressed through the Town's municipal comprehensive review. It is noted that Regional staff attended all public workshops and public meetings regarding the SAB ROPA organized by the Town as well as the Council meeting held in November 2009 at which Council authorized the submission of the SAB ROPA application. Furthermore, Regional staff provided detailed technical comments to the Town on the respective transportation and municipal servicing studies that are Regional responsibilities.

At the time of submission of the SAB ROPA Application, the draft ROPA 24 had assigned 111,000 persons and 48,000 jobs to the Town of Caledon to 2031. In new Figure 15, which indicated the Regional Employment Land Budget, it was assumed that approximately 27,000 new jobs from 2006-2031 would be located on greenfield land. Moreover, as part of its own Growth Plan Conformity Exercise (OPA 226) as well as the preparation of an Employment Land Needs Study prepared by Watson & Associates Ltd. for the Town, a maximum of 255 ha (630 acres) of employment land was deemed warranted for the SAB ROPA Application.

Shortly after submission of the SAB ROPA Application to the Region, the Ministry of Municipal Affairs and Housing issued a draft decision on ROPA 24, which included a non-decision on the growth forecasts for Caledon and Brampton, and a number of proposed modifications including modifications to policy 7.9.2.12. The Ministry indicated that the decision on the growth forecasts would not be made until the Region had demonstrated that the intensification target and the greenfield density target set out in the Growth Plan would be met. The Province requested that the Region demonstrate these targets would be met through the preparation of a more detailed Regional Land Budget.

The Solmar Development Corporation and the Region appealed ROPA 24 to the OMB based on a non-decision by the MMAH within 180 days of the adoption of the Amendment. A settlement was reached among the Province, the Region, the City of Mississauga, the City of Brampton and the Town of Caledon, which involved a reduction to Caledon's forecasts to allow the Region to achieve the greenfield density target. Caledon's population forecast on Table 3 of ROPA 24 was reduced by 3,000 persons and its employment forecast was reduced by 2,000 jobs to 108,000 and 46,000 respectively.

The revised Regional Land Budget prepared in support of ROPA 24 set the unallocated greenfield population figure for Caledon at 21,500 and the unallocated employment figure at 11,000 and forecast a maximum of 609 total hectares of land for all settlement area boundary expansions to accommodate unallocated growth in Caledon to 2031. As a result of the reduction of unallocated jobs, the total land allocated for employment related settlement expansions in Mayfield West, Tullamore and Bolton was reduced. As a result,

the amount of employment land included in the SAB ROPA application has been reduced from 255 ha (630 acres) to 198 ha (489 acres). These revised totals are now reflected in OPA 226 and the associated Caledon Land Budget as modified and adopted by Town Council on September 11, 2012 and set out in Town Report DP-2012-085.

The purpose of this report is to review the revised policies in ROPA 24 that were not in effect at the time of the preparation of the Planning Justification Report in 2010. The municipal comprehensive review as per the Region of Peel Official Plan ROPA 24 requires the following policies to be met:

“2.2.10.4.4 Direct the Town of Caledon to include policies in its Official Plan with respect to compliance with the minimum distance separation formulae for uses within the prime agricultural areas of the Protected Countryside.”

The Town has included such policies in its Official Plan. There are no farms adjacent to the proposed expansion area that would adversely impact the proposed employment and supermarket uses.

“2.2.10.4.7 Direct the Town of Caledon to permit within the Protected Countryside settlement area expansions into rural areas, subject to the settlement area policies of the Greenbelt Plan and settlement area policies 2.2.10.4.31 to 2.2.10.4.36 of this Plan.

2.2.10.4.31 Prohibit settlement areas outside of Greenbelt from expanding into the Greenbelt.

2.2.10.4.32 Direct the Town of Caledon to include, in its Official Plan, policies that require the extensions or expansions of services to settlement areas within the Protected Countryside to be subject to the infrastructure policies of Section 2.2.10.5 of this Plan, including the requirements regarding environmental assessments.

2.2.10.4.33 At the 10-year Greenbelt Plan review period, modest settlement area expansions may be possible for Towns/Villages, provided the proposed growth:

- a) Is on municipal sewage and water services
- b) Would not exceed the assimilative and water production capacities of the local environment as determined on a watershed basis
- c) Complies with any applicable watershed plan
- d) Does not extend into the Natural Heritage System
- e) Appropriately implements the requirements of any other provincial and municipal policies, plans, strategies or regulations, including requirements for assessment of need, locational and similar considerations.

2.2.10.4.34 Permit infill and intensification within the approved boundaries of Hamlets in the Protected Countryside, subject to appropriate water and sewage services.

- 2.2.10.4.35 Permit minor rounding out of Hamlet boundaries at the time of municipal conformity to the Greenbelt Plan in keeping with the character of the Hamlet, and subject to the infrastructure policies in 2.2.10.5 of this Plan.
- 2.2.10.5.16 Permit the expansion of municipal or private communal sewage or water services outside of a settlement boundary only in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement. Notwithstanding the above where municipal water services exist outside of settlement areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.”

None of the above policies have application in this proposed settlement area boundary expansion.

- “5.5.4.2.1 Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel’s designated greenfield area excluding major environmental features as defined by the Growth Plan.”

The Caledon Land Budget associated with OPA 226 has established population and employment growth numbers and settlement expansion land areas to ensure that the settlement expansions collectively including the SAB ROPA application area will enable the Region of Peel to achieve the greenfield density target of 50 people/jobs per hectare.

An updated review of the revised Policy 7.9.2.12 has been undertaken as set out below. This is the most important Regional policy that sets out the requirements for expansions of settlement boundaries.

“Policy 7.9.2.12

Consider an expansion to the 2031 Urban Boundary, 2021 or 2031 Rural Service Centre boundary only through a Regional Official Plan Amendment, which is based on a municipal comprehensive review, which demonstrates the following:

- a) that the proposed expansion is based on the population, household and employment growth forecasts contained in Table 3;”

It is noted that the words “*boundary for the Palgrave Estate Residential Community*” formed part of proposed Policy 7.9.2.12 at the time of the Town’s submission of the ROPA application. The Palgrave Estate Residential Area was removed as a proposed settlement area in ROPA 24. This removal does not impact the requirement for additional employment land adjacent to the Bolton Rural Service Centre. The additional land that is proposed to be added by this Amendment has been based on the need to meet the Town’s revised employment target of 46,000 jobs as per Table 3 in ROPA 24. All Regional and Town forecasts are premised on the need for additional designated employment lands. There are presently insufficient lands designated for employment growth in the Town’s Official Plan to meet this employment target notwithstanding the Minister’s Zoning Order approving 73.1 ha (180.7 acres) of employment land for the Canadian Tire warehouse and distribution centre.

- “b) that sufficient opportunities, as determined by the Region, are not available in the area municipality to accommodate forecasted growth for the area municipality contained in Table 3, through intensification and in designated Greenfield areas;”

While some limited intensification primarily for offices may be possible in existing employment areas in the Town, there are simply not enough vacant land or redevelopment opportunities available within the existing settlement area boundaries to meet 2031 employment targets. The need for this additional land is demonstrated in the Town’s “Employment Land Needs Study 2007” prepared by Watson & Associates Economists Ltd. and through recent land absorption data collected by the Town’s Economic Development Office.

An extensive Commercial Policy Review in the Bolton Rural Service Centre was conducted for the Town by W. Scott Morgan and The Butler Group Consultants Inc. in 2007, and implemented through Town OPA No. 215. An additional 3.3 ha (8.0 acres) site is required in the North Hill community outside of the present settlement boundary (north of Columbia Way) as no sites exist or can be redeveloped for such a use within this geographic area of the settlement.

- “c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification and density targets of this Plan;”

New Policy c) replaced the previous words *“that the proposed expansion contributes to the achievement of the regional intensification targets in Figure 18 and the Regional Greenfield density target established for 2031”* in their entirety. The revised policy puts a very high emphasis on area municipality’s achieving their intensification and density targets in the Regional Land Budget before a settlement boundary expansion would be permitted.

The proposed expansion has been premised on the employment land need and density assumptions in the Region’s Employment Lands Study and the Caledon Employment Land Needs Study that were undertaken to ensure that the Region and the Town will provide sufficient employment land to conform to the employment forecasts for the Region of Peel in the Growth Plan. Furthermore, the required employment allocated to Caledon through ROPA 24 has now been approved by the OMB. At the time of the previous submission ROPA 24 had not been formally approved. This ROPA application represents a significant step in implementing the employment target for 2031 as required by ROPA 24.

- “d) that the proposed expansion makes available sufficient lands for a time horizon not exceeding 2031;”

The specific addition of 198 ha (489 acres) of land is justified for 2031 and does not over-designate or exceed this time horizon.

- “e) conformity with the Regional Official Plan;”

This ROPA Application has been prepared in full recognition of all existing ROPA requirements as well as all new policies in ROPA 24 as now approved by the OMB. In addition, this ROPA application has also been assessed in light of ROPA 20 –

Sustainability and Energy Policies. ROPA 20 establishes sustainability and energy policies in the Region of Peel Official Plan; these policies support the Region's direction towards sustainability objectives including the Region of Peel's Corporate Sustainability, Climate Change and Energy Management Plan. ROPA 22 – Transportation Policies – provide new and updated transportation policies, which serves as an update of existing policies to conform to Provincial Policy as well as policy direction from the Metrolinx plan.

In terms of ROPA 20, the Town has recently adopted OPA 226, which incorporates new sustainability and energy policies and thereby conforms to ROPA 20 at a macro level. The planning process that is the basis of this ROPA Application has also used these principles and policies as a basis for planning and therefore, conforms to all of the Sustainability and Energy goals and specific policies. It is based on a holistic approach to planning, action and measurement and provides for a sustainable development framework for the long-term development of suitable employment lands and a North Hill supermarket. Moreover, the principles of conservation, efficiency and diversity will be used in implementing this ROPA application.

In terms of ROPA 22, this ROPA Application conforms to all of the policies, in particular, policy 5.9.2.5 *“Optimize the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form, and encourage the area municipalities to do the same for infrastructure under their jurisdiction”*. In addition, the location of the proposed new employment area has been selected in part to “facilitate the safe and efficient goods movement within Peel and other adjacent municipalities” (Policy 5.6.7.1.1). This ROPA application is also cognizant of the GTA West Transportation Corridor Preliminary Route Planning Study Area and has protected for it. If indeed a future east-west transportation facility is constructed at or near the south end of the proposed employment area, it will provide for an immediate connection to the 400 series highways and inter-regional transportation networks. It is intended that the Town's Secondary Plan will provide for a transportation plan that provides for integration with both Regional and City of Brampton transportation facilities.

“f) environmental and resource protection and enhancement including the identification of a natural heritage system, in accordance with the policies of this Plan;”

The Town retained Aquafor Beech Limited to conduct detailed environmental studies and provide strategic advice on the location of the proposed new employment lands. Furthermore, a refined Environmental Policy Area designation has now been identified and shown on revised Schedule “C” (please refer to **Appendix B: ROPA Application - Revised Schedule “C”**), which will provide for protection of these environmental lands. Additional policies to ensure appropriate implementation will be contained in the Town's Secondary Plan. No public agency has expressed any concerns with respect to this comprehensive environmental review.

“g) that there are no reasonable alternative locations, which avoid the Prime Agricultural Areas;”

The Town retained Colville Consulting Inc. to conduct an agricultural assessment of the various land use options to be evaluated in the municipal comprehensive review. It was concluded that while the lands subject to this ROPA are within the prime agricultural area

as shown on Schedule B of the Regional Plan, they are constrained for the practice of agriculture, and no reasonable alternative locations exist outside of the prime agricultural area or on lower priority agricultural lands.

“h) within the Prime Agricultural Area there are no reasonable alternative locations on lower priority agricultural lands;”

The Colville study concluded that there would not be any adverse impact on any agricultural lands adjacent to the proposed urban expansion area and that there are no reasonable alternative locations on lower priority agricultural lands for a settlement boundary expansion.

i) impacts from expanding settlement areas on agricultural operations are mitigated to the greatest extent feasible;

This is a new subsection that was added to 7.9.2.12. The Colville Study did not identify any agricultural operations outside of the proposed settlement boundary expansion that would be adversely impacted. In fact there is an identified Environmental Policy Area that is located along the majority of the western portion of the settlement boundary expansion area south of Healey Road that provides a buffer. It is also noted that the GTA West Corridor is also being studied within the Agricultural Area located immediately west of the settlement boundary expansion area and this highway should it be approved would also have a significant impact on any existing agricultural operations.

“j) compliance with the minimum distance separation formulae;”

The Colville study specifically reviewed existing agricultural operations in the vicinity of the proposed expansion area and determined that the minimum distance separation formulae could be met.

“k) a fiscal impact analysis;”

A Fiscal and Economic Impact Assessment was completed by Watson & Associates Economists Ltd. This study demonstrates the financial viability of this proposed urban expansion.

“l) the ability to provide the necessary Regional infrastructure and services, including Regional and local transportation infrastructure, water and wastewater servicing, in a financially and environmentally sustainable manner;”

Through the municipal comprehensive review, AECOM was retained by the Region of Peel on behalf of the Town to address this policy requirement. The AECOM Study entitled Bolton Urban Community Water and Wastewater Analysis establishes that water and wastewater services can be provided to the proposed expansion lands in a financial and environmentally sustainable manner.

“m) the sustainable development imperatives in Section 1.3.5 have been addressed;”

OPA 226 has implemented ROPA 20 by providing new sustainability policies and requirements. The implementing Secondary Plan will establish additional policy directions to respond to sustainability imperatives, such as implementing Low Impact

Development (LID) and pursuing eco-business park opportunities. The Town is working closely with the TRCA to develop additional policies for inclusion in the Secondary Plan to promote sustainability and energy efficiency. Specific recommendations for implementation at the zoning and plan of subdivision stages will also be studied by the Town and the TRCA. These include possible Pre-Design Guidelines, Eco-Subdivision Guide, Eco-Infrastructure Guide and Eco -Urban Design Guidelines. The Town will continue to work with the consultants for the TRCA to refine and implement various guidelines as required.

The proposed boundary expansion has been undertaken with a view to meeting all of the sustainable development imperatives in order to create a complete, compact and connected community within Bolton. The economic imperative is to promote a strong, vibrant prosperous economy that operates within the sustainability theme while encouraging environmentally friendly businesses and business practices.

“n) other relevant Regional interests as may be confirmed through pre-consultation;”

Through pre-consultation between Town and Regional staff, all Regional interests and potential concerns have been identified and addressed as part of this report.

“o) proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan (NEP), Lake Simcoe Protection Plan(LSPP) and the Oak Ridges Moraine Conservation Plan; and,”

This policy criterion was added to Policy 7.9.2.12 through the settlement amongst the parties to ROPA 24. The NEP Plan, LSPP, and the Oak Ridges Moraine Conservation Plan do not cover the proposed settlement boundary expansion. The stream corridors on the site and appropriate buffers will be protected through an Environmental Policy Area designation in the implementing Secondary Plan. Therefore, all of the requirements of these Provincial Plans will be met.

“p) in determining the most appropriate location for expansions to the boundaries of settlement areas the policies of Sections 2 and 3 of the Provincial Policy Statement, 2005 are applied.”

This specific reference to Section 2 (Wise Use and Management of Resources) and Section 3 (Protecting Public Health and Safety) have been addressed throughout the Town’s municipal comprehensive review and specifically in chapter 13.0 (Review of PPS 2005) of this Report.

In conclusion, all of the policy requirements set out in new policy 7.9.2.12, which replaces the previous Region of Peel Official Plan policy regarding settlement boundary expansions to Rural Service Centres, have been addressed through the Town’s municipal comprehensive review for the SAB Employment Land and North Hill Supermarket ROPA Application.

In summary, this Updated Planning Justification Report has reviewed and evaluated all of the relevant modifications that occurred as a result of the settlement and approval of ROPA 24 by the OMB and concludes that the proposed SAB ROPA Application conforms in all respects.

### **3. EVALUATION CRITERIA – MUNICIPAL COMPREHENSIVE REVIEW**

Both the Growth Plan and the new Region of Peel Official Plan (ROPA 24) require that settlement area boundary expansions only be undertaken as part of a municipal comprehensive review, which is defined in the Growth Plan as: *“an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan”*.

It is intended that the Town will prepare multiple settlement area boundary expansions as separate planning processes in order to accommodate all of the population and employment allocated by ROPA 24. Each of the settlement area expansions of Rural Service Centres will need to be approved by the Region of Peel and incorporated into the Regional Official Plan through separate ROPA applications and amendments to the Plan. The SAB ROPA Application is one of several settlement area expansions that the Town is finalizing.

In September 2012, the Region retained the firm Malone Given Parsons to review the Town’s municipal comprehensive review process including work completed to-date for the SAB ROPA application submitted in September 2010, and provide the Region with an assessment and planning opinion regarding the appropriateness of the Town’s Official Plan Amendment 226 and associated settlement area boundary expansion applications in fulfilling the requirements of a municipal comprehensive review.

A Final Report entitled “Region of Peel Assessment of the municipal comprehensive review Process for Settlement Area Boundary Expansion in the Town of Caledon” was released on April 13, 2013.

Briefly summarized, the consultants provided the opinion that the Town’s municipal comprehensive review process is appropriate and that Caledon can implement settlement boundary expansions through separate Official Plan Amendments to conclude the conformity process. The full analysis of this conclusion as contained within the consultants report is as follows:

“It is our opinion that the Town of Caledon’s municipal comprehensive review process is appropriate when considered within the Provincial policy definition of what constitutes a municipal comprehensive review process as an official plan review initiated by a municipality. OPA 226 is clearly the culmination of Caledon’s analytical and policy conformity work with provincial planning initiatives. However, full conformity to Provincial and Regional planning documents can only be achieved by delineating and designating the land required to accommodate growth through expansion of the Settlement Area Boundary (if necessary), i.e. by designating the land that will be required to meet growth forecasts for population and employment over the (2031) planning horizon. Hence, once approved, OPA 226 must be fully implemented through adoption of associated Settlement Area Boundary expansions.”

Additional Official Plan Amendments dealing with Settlement Area Boundaries will be brought forward and adopted as part of the current Official Plan Review. Undertaken the municipal comprehensive review through an Official Plan Review comprised of separate Official Plan Amendments is consistent with provincial policies and is similar in approach to that employed by other municipalities in the Greater Golden Horseshoe. Caledon’s OPA 226 properly implements the Growth Plan Policy Areas in the Town in accordance with ROPA 24 and is good planning. It is appropriate to undertake the municipal comprehensive review process in stages, with the initial stages focused on

Growth Plan Policy Area allocations and policies, followed by implementing Settlement Area Boundary Expansion OPAs as part of the same municipal comprehensive review.”

The consultants also provided an assessment of the SAB ROPA Application, which is summarized as follows:

“To expand the Settlement Area Boundary in the Town of Caledon the Town must submit an application for Regional Official Plan Amendment, which the Region may consider for approval as part of the Town’s municipal comprehensive review process. To-date only one application has been submitted to the Region for a Settlement Area Boundary expansion related to OPA 226: the South Albion-Bolton Employment Land and North Hill Supermarket Settlement Boundary Expansion. Our assessment of this application concludes that additional supplementary work is required to reflect all revised policies and changes to the Land Budget as reflected in the OMB approved ROPA 24 and Council adopted modifications to OPA 226. Additional mapping is also required to ensure alignment with Table 1 of Town Report DP-2012-085, demonstrating that the proposed Settlement Area Boundary expansion is 198 hectares, net of all Greenfield Exclusions. Finally, additional planning rationale will be required to address areas of deficiency in demonstrating conformity with the policies of the ROP and OP, as outlined in the Evaluation Table. Once this supplementary material has been provided by the Town, we recommend the Region consider approval of this application on the basis that it is good planning and an appropriate step to completing the municipal comprehensive review.”

The consultants concluded at a high level analysis that once supplementary material is provided to address the above concerns, that the Region should consider approval of the SAB ROPA application on the basis that it is good planning and an appropriate step to completing the municipal comprehensive review.

In a report dated May 15, 2013, Regional staff reviewed the consultant’s report and recommended “that the assessment of the Caledon municipal comprehensive review completed by Malone Given Parsons Ltd., as outlined in the report from the Chief Financial Officer and Commissioner of Corporate Services, dated March 27, 2013 be endorsed”. The Region of Peel Council endorsed the report on May 23, 2013.

The purpose of the May 23, 2013, report is to address the above-noted deficiencies, which generally can be summarized as follows:

1. Review the SAB ROPA Application in the context of the now approved policies of ROPA 24 and in particular policy 7.9.2.12 that deals with settlement expansions under the Growth Plan (see section 2.0 of this report for this analysis).
2. Review the SAB ROPA Application in the context of the revised Town OPA 226 as modified by Town Council after the approval of ROPA 24 (see section 4.0 of this report).
3. Revise the amount of employment land required as a result of the approved Regional Land Budget, ROPA 24 and OPA 226 (see pages 5-6 of this report).
4. Revise the mapping to reflect the reduction in the amount of land required as noted above net of all environmental area exclusions (see revised Schedule “C” as contained in Appendix B).
5. Provide additional planning rationale as set out in the Evaluation Table prepared by the consultants. It is noted that in their own assessment of the criteria contained within the Evaluation Table, the consultants concluded that the SAB ROPA application generally satisfied the criteria (see analysis below).

In Section 4.0 Settlement Area Boundary Expansion Evaluation, the consultants provided comments on each of the 23 evaluation criteria. It was concluded that additional work was required on the following criteria: #2, 4, 10, 11, and 21.

In reviewing the above-noted assessment by the consultants, a critical concern related to the amount of employment land required as part of the SAB ROPA application.

The employment land needs for the SAB ROPA Application were developed through a series of planning studies and were based on approved employment numbers at the regional and town levels. The SAB Population and Employment Forecasts and Allocations Study (2006) forecast the Town-wide employment at 48,622 (49,000) with employment growth in Bolton between 2005 and 2031 at 14,519. Of this, 10,523 jobs were allocated to employment land employment (Tables 4-7 and 4-8 of the SAB Population and Employment Forecasts and Allocations Study).

The Employment Land Needs Study (2007) determined that the amount of employment land needed in Bolton to 2031 was 190.2 ha (470 net ac.) or 250.9 ha (620 gross ac.) (Table 7-4a and 7-4b of the Employment Land Need Study). This was based on forecasted growth in employment lands employment of 10,374 (Table 7-3 of the Employment Land Need Study). This number superceded the earlier number in the SAB Population and Employment Forecasts and Allocations Study for the purposes of calculating employment land need.

The Region of Peel allocated Caledon a total employment forecast to 2031 of 46,000 through ROPA 24, which was approved in June 2012. The Regional Land Budget associated with ROPA 24 allocated Caledon employment growth of 11,000 jobs within settlement expansions to 2031. Of this, 64% was determined to be employment land employment (Table 5 of ROPA 24), resulting in a forecast employment land growth on new settlement expansions of 7,040 Town-wide.

OPA 226, the Town's provincial policy conformity amendment as adopted included an employment forecast for 2031 of 48,000. OPA 226 was modified to conform with ROPA 24, with the modifications being presented to Council through report DP-2012-085 dated September 11, 2012. A Caledon Land Budget was prepared in association with modified OPA 226 to demonstrate that the forecasts in OPA 226 conform to the ROPA 24 Land Budget. The Caledon Land Budget reflects the reduction from the original forecast by the Town of 48,622 (49,000 rounded) to 46,000 in ROPA 24. Matrix 3 of the Caledon Land Budget titled Employment Distribution allocated 2006 – 2031 allocated employment growth in the Bolton settlement expansion at 6,929 jobs.

Report DP-2012-085 dated September 11, 2012 included Table 1, which specified population growth, population-related employment growth and employment land employment growth in the settlement expansions planned for Bolton, Mayfield West and Alton. Following the reductions in employment land employment to conform with ROPA 24, Table 1 allocated 4,567 employment land jobs at a density of 23.1 jobs per hectare to the Bolton settlement expansion. OPA 226 as modified was approved by the OMB on October 15, 2013.

As the ROPA Application pre-dated the finalization of the Regional Land Budget, and approval of ROPA 24 as approved by the OMB, a reduction in the amount of employment land is required. Therefore, it is recommended that the original total of 255

ha (630 acres) be reduced to 198 ha (489 acres) and that Schedule A be revised to reflect this reduction. The revised map now subject to this application is found in **Appendix B: ROPA Application - Revised Schedule “C”**.

It is noted that revised OPA 226 contains a new Table 4.1 that reflects the Regional Land Budget and ROPA 24 as approved by the Board. It can be concluded that all three documents are now in conformity with each other and the amount of employment land is supportable. This revision specifically addresses and satisfies Evaluation Criteria #2, 4, and 10.

The consultants recommended as part of criteria 11 and 21 that additional review and justification with respect to ROPA 20 – Sustainability and Energy Policies be undertaken to demonstrate how each of the sustainability imperatives is considered as part of the ROPA application. The following review has been undertaken to address this recommendation.

Region of Peel: ROPA 20

The municipal comprehensive review as per the Region of Peel Official Plan Amendment 20 requires the following to be addressed:

- 1.3.5 Regional Council will work towards sustainability by applying a sustainable development framework, which will provide a holistic approach to planning, action and measurement.

Town OPA 226 incorporates new policies to address and implement this Policy. Please refer to other commentary as found on pages 9-11 of this report.

#### **4. Town of Caledon Official Plan Amendment 226**

The Town’s most recent review of its growth forecasts was initiated in 2004 with Council’s approval of general terms of reference for the South Albion-Bolton Community Plan. This review eventually was expanded into the Population and Employment Forecasts and Allocation Study that evaluated Town-wide forecasts for the 2031 planning period as required by the Growth Plan. The Town staff prepared draft OPA 203 that incorporated recommendations for a population of 108,000 persons not including the census undercount and employment of 48,000 jobs that was endorsed by Council on August 1, 2006 and again on November 6, 2007. While never adopted as a formal amendment, OPA 203 was used as the Town’s input into the growth management focus area of the Peel Region Official Plan Review noted above.

These forecasts formed the basis for the Caledon forecasts in Table 3 of draft ROPA 24 as adopted by Regional Council on April 22, 2010. As a result of the census undercount and other modifications to conform with Schedule 3 of the Growth Plan, the Town’s population forecast for 2031 in draft ROPA 24 as adopted was revised to 111,000 and the employment forecast was 48,000.

The Town conducted its own Growth Plan Conformity Exercise and Council adopted OPA 226 on June 8, 2010. Therefore, the SAB ROPA Application was conducted in the context of both draft OPA 226 as well as draft ROPA 24 as adopted by the respective Town and Regional Councils. Furthermore, the Planning Justification Report specifically

reviewed the SAB ROPA Application in terms of the new growth management policies contained in OPA 226.

As a result of the approval of ROPA 24 as modified to reflect settlement with the government parties by the OMB on June 25, 2012 noted above, the Town made a number of modifications to OPA 226 that were endorsed by Town Council on September 11, 2012 and by Regional Council in October 2012.

The new employment forecast before the Board is for 46,000 jobs to 2031. As a result of this new employment forecast, the total number of jobs allocated to the ROPA expansion has been reduced to 4,567 and the resulting required settlement expansion area is now 198 ha (489 acres).

Appeals of OPA 226 to the Ontario Municipal Board were withdrawn and this Amendment was approved at a settlement hearing on October 15, 2013.

This Updated Planning Justification Report has reviewed and evaluated all of the relevant modifications proposed in the revised OPA 226 that might affect the SAB ROPA Bolton Application and concludes that the application conforms in all respects.

In particular, modifications were made to Policy 4.2.3 Settlement Expansions (new policy language is underlined) and the requirements with respect to a municipal comprehensive review. For ease of reference, the new Policy 4.2.3 reads as follows;

“4.2.3 Settlement Expansions

4.2.3.1 Introduction

An Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of any settlement. As the boundaries of the Rural Service Centres in Caledon are designated in the Region of Peel Official Plan, a Regional Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of a Rural Service Centre. A municipal comprehensive review is required to expand the boundary of a Village, Hamlet or Industrial Commercial Centre. The Region of Peel Official Plan lists the matters that must be addressed through the municipal comprehensive review to expand a Settlement Boundary. The Region will determine if the municipal comprehensive review demonstrates that the requirements of section 7.9.2.12 of the Regional Official Plan are met. The Town of Caledon Official Plan lists the matters that the Town requires to be addressed in a municipal comprehensive review in Section 4.2.3.3.1. based on provincial and regional requirements and local considerations.”

This new policy language directly ties the requirements for a local municipal comprehensive review to the Region of Peel Official Plan and specifically identifies Policy 7.9.2.12 that needs to be addressed as part of any application for a settlement boundary expansion. As set out in Section 3.0 of this report, all of these policies have been reviewed and this ROPA Application has been determined to conform.

- “4.2.3.2 Objectives
- 4.2.3.2.1 To provide for orderly and efficient residential, commercial and industrial growth within settlements.
- 4.2.3.2.2 To satisfy the land need to accommodate the population and employment forecasts in this Plan.
- 4.2.3.2.3 To manage growth based on the growth forecasts and intensification policies and Greenfield density objectives of this Plan.
- 4.2.3.2.4 To optimize the use of the existing and planned infrastructure and services.”

All of these objectives are met with this ROPA Application including the location, amount and density requirements as set out in the Region of Peel Official Plan.

- “4.2.3.3 Policies
- 4.2.3.3.1 Expansions to settlements will require an amendment to this Plan and shall be undertaken through a municipal comprehensive review that will address the following:
- a) how the proposed expansion is based on the population and employment forecasts and population allocations in Tables 4.1 to 4.6 of this Plan;
  - b) protection and enhancement of environmental, natural and cultural resources, including identification of a natural heritage system;
  - c) the potential impact of the expansion on the function and character of the community;
  - d) the expansion is a logical and contiguous addition to the existing settlement;
  - e) the ability to provide the necessary Regional infrastructure and services including Regional and local transportation, infrastructure, water and wastewater servicing in a financially and environmentally sustainable manner;
  - f) fiscal impact;
  - g) sufficient opportunities as determined by the Region to accommodate forecasted growth contained in Section 4.2.4 of this Plan through intensification and in designated Greenfield areas are not available in Caledon;
  - h) an examination of reasonable alternative locations which avoid Prime Agricultural Areas, and reasonable alternative locations on lands with lower priority in the Prime Agricultural Area;
  - i) the preparation and conclusions of watershed and sub-watershed studies;
  - j) compliance with minimum distance separation formulae;
  - k) the provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Greenbelt Plan;
  - l) conformity with the objectives and policies of the Region of Peel Official Plan; and, the principles, strategic direction, goals, objectives and policies of this Plan;

- m) the expansion makes available sufficient lands for a time horizon not exceeding the timeframe of this Plan;
- n) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the Regional and municipal intensification and density targets;
- o) mitigation of impacts of settlement area expansions on agricultural operations which are adjacent to or close to the settlement area to the greatest extent feasible; and,
- p) the sustainability objectives and policies of Section 3.1 of this Plan;
- q) the proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan; and,
- r) in determine the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 and 3 of the Provincial Policy Statement, 2005 are applied.”

While the above-noted (underlined) modifications clarify Policy 4.2.3.3.1, there is no fundamental new test that has been added that requires additional planning justification than that set out in the Planning Justification Report of September 2010. Furthermore, these Town policy requirements mirror Policy 7.9.2.12 contained in the approved ROPA 24, and an analysis of conformity of this ROPA Application is found in section 2 of this Report.

## **5. ENVIRONMENTAL REVIEW**

In 2008 the firm Aquafor Beech Limited was retained by the Town to conduct a “Comprehensive Environmental Impact Study and Management Plan”. A Phase 1 Report was released in October 2009, which examined various environmental constraints and opportunities through background review, field investigations, monitoring, and modeling for the following:

1. TRCA Generic Regulations (Regulation 160/06)
2. Potential Recharge Areas
3. Soils
4. Surficial Geology and Physiography
5. Surface Water Resources
6. Aquatic Habitat
7. Terrestrial Resources

This comprehensive environmental review assisted in a review of both the employment land options as well as the selection of a preferred site for the North Hill Supermarket. It was concluded that there were no major constraints to the development of the lands ultimately selected by the Town for a settlement boundary expansion. No public agencies had any concerns with this environmental review.

A Phase 2 report was completed in April 2010, and evaluated the potential impacts of the proposed urban expansion and developed a Management Plan, comprised of recommended storm water management, groundwater management, and natural heritage measures. Extensive consultations have occurred with the TRCA with respect to the

appropriate level of storm water management to assist in minimizing potential downstream impacts on the neighbouring City of Brampton.

A Phase 3 Report was completed on June 21, 2012, and provides the implementation recommendations to guide future work by the Town and development proponents for three key components:

- storm water management and drainage recommendations;
- groundwater findings and recommendations;
- natural heritage system recommendations.

The consultants prepared Figure 2.5, which illustrates the overall Management Plan for the employment lands including the location of future storm water ponds.

In addition to these three Reports, the consultants prepared separate Technical Memos for Hydrogeology, Surface Water Resources and Headwater Drainage Features. All of these reports and memos have been adjusted to deal with changing policy and criteria from the various government agencies. In this regard, the requirements for storm water management controls were generally agreed to in December 2011 with the TRCA. Furthermore, at the request of the TRCA, the headwater drainage feature assessment was updated to coincide with the Updated 2009 Guidelines entitled "Evaluation, Classification and Management of Headwater Drainage Features". The potential alignment for the GTA West Corridor was also taken into consideration as of May 2012.

As a result of the above-noted work, the environmental policy areas located within the ROPA application area have been refined as shown on revised Schedule "C". The refinement of this detailed information has enabled the Town to better understand the net developable area for the future.

As of the date of the final Phase 3 report, the consultants have accepted and included the requirement for regional storm water ponds for the SAB ROPA Application. However, the final determination of the size and design of storm water ponds will be defined once the TRCA's Humber River Hydrology Study has been completed and may require input from the Ministry of Natural Resources and through the review of detailed development applications in the future.

On August 21, 2013, the TRCA provided a letter to the Town regarding the Final Report and Technical Memos prepared by the consultants and indicated that they satisfied TRCA's requirements for the completion of the CEISMP (Please refer to **Appendix D: TRCA Letter dated August 21, 2013**). It was acknowledged that further technical supplementary study will be required as part of the preparation of a Local Official Plan Amendment (LOPA) and Secondary Plan for the settlement boundary expansion area. In particular, there may be opportunities to refine the recommended Natural Heritage System through additional analysis, fieldwork and review of site specific development applications, and that the Natural Heritage System will be appropriately designated Environmental Protection Area (EPA) in the Secondary Plan and zoned accordingly within an EPA category.

It is noted that the TRCA has approved the two realigned tributaries and proposed storm water pond located on the Canadian Tire site as reflected in the final site plan approved by the Town and reflected on Map No. 222 as attached to the Minister's Zoning Order approving the zoning of the site.

In summary, the consultants have continued to refine and update their work since the submission of the ROPA application to the Region in September 2010. The Final Report submitted in June 2012 takes into account evolving changes to policy being undertaken by the TRCA with respect to regional storm water ponds. There are no outstanding environmental issues that require resolution in order for the revised ROPA application to be made to the Region.

## **6. GTA WEST CORRIDOR STUDY ENVIRONMENTAL ASSESSMENT**

At the time of submission of the SAB ROPA Application the Ministry of Transportation was still in the preliminary phases of conducting the GTA West Corridor Environmental Assessment and had defined a GTA West Transportation Corridor EA Study Area, which included a portion of the proposed settlement expansion area. As a result, approximately 40 ha (100 acres) located in the most southerly block of the expansion area (northwest corner of Coleraine Drive and Mayfield West) was designated as a Special Study Area.

While there has been additional work conducted on the environmental assessment study over the past three years, a specific transportation corridor has not been selected yet, and the Ministry still requires protection of a potential right-of-way through this Special Study Area. The Special Study Area has been revised to reflect current advice from the Ministry and therefore, not all of the 40 ha (100 acres) is required. As a result the boundary of the Special Study Area has been revised and is now a total of 33.5 ha (82.7 acres).

It is noted that the new Special Study Area does not form part of the ROPA application for lands required to 2031. If these lands are ultimately required for the GTA West Corridor, then the Special Study Area protects for this corridor. If all or part of the lands is not required for the GTA West Corridor, then the remaining lands could logically be added to the Bolton Rural Service Centre through a separate application for a settlement boundary expansion.

Notwithstanding, it is recommended that the Special Study Area still be shown on Schedule "C" to the Proposed Regional Official Plan Amendment application for clarification and information purposes.

## **7. TRANSPORTATION REVIEW**

Paradigm Transportation Solutions Limited was retained by the Town to conduct a transportation impact study in 2008. The consultants produced two reports as part of their review and evaluation of potential employment options and the North Hill Supermarket including:

- Part A: Opportunities and Constraints dated March 2009; and,
- Part B: Evaluation of Alternatives dated August 2009.

The consultant evaluated each of the options based upon system access, compatibility, environmental impacts, collector requirements/costs (internal roads), external road improvements/costs, external traffic on Brampton roads, and staging of infrastructure and development. This comprehensive long-term transportation assessment supports the SAB ROPA Application.

The Town has retained another firm, Hatch Mott MacDonald to provide an additional update of the transportation work and to assist in the development of a roads plan for the new Secondary Plan that would implement the SAB ROPA. This on-going work is not required to be completed for submission of this ROPA Application.

Since the submission of the ROPA application to the Region, the Ministry of Transportation has revised their study area so that the amount of land potentially constrained by their study has been reduced as described in Section 6 of this Report.

As part of the justification of the Canadian Tire OPA and rezoning application, a traffic impact study was submitted to the Town by the BA Consulting Group Ltd. dated November 2012. As this application forms a significant portion of the proposed settlement expansion area and proposes a very large distribution centre including significant truck traffic, this report provides additional review of the appropriateness of the Paradigm Report and other transportation initiatives in the area. The report reviews how the Canadian Tire proposal will fit within the proposed employment expansion area in terms of access to the subject site, other road connections in the area and the ability of the existing and proposed transportation system to accommodate the proposed car and truck traffic to the site. Furthermore, the report reviews the GTA West Transportation Corridor, Highway 427 Extension, Highway 50 Widening, Mayfield Road Widening, Mayfield to Highway 427 Connection, Brampton E-W Mid-Block Collector, as well as other possible road improvements that may occur as a result of the settlement boundary expansion. The report concludes that the proposed Canadian Tire Distribution Centre development and the proposed traffic that would be generated can be reasonably accommodated on the study area road network and that its location as part of the ROPA Application is appropriate from an overall transportation perspective.

## **8. CANADIAN TIRE REAL ESTATE LIMITED APPLICATION**

On April 17, 2012, an application on behalf of Canadian Tire Real Estate Limited (CTC) was submitted to the Town for an Official Plan Amendment and rezoning for lands located at the northwest corner of Healey Road and Coleraine Drive within the proposed SAB ROPA area. A formal revision to the OPA and zoning By-law Amendment application was submitted on May 23, 2013. The land holdings comprise an area of 73.1 ha (180.7 acres), which represent approximately 36.9 % of the required 198 ha (489 acres) of employment land as presently planned for the SAB ROPA Application.

The purpose of the applications is to permit a national 132,201 sq.m. (1,423,000 sq.ft.) warehouse distribution centre as well as associated buildings including approximately 9,290 sq.m (100,000 sq.ft.) of office space for a total gross floor area of approximately 138,809 sq.m (1,494,000 sq. ft.). Part of the rationale submitted to the Town by the company in selecting the subject lands was their sufficient size for a large scale facility, the close proximity to existing and proposed transportation corridors (Highway 427 and future GTA West Corridor), the CN Intermodal Facility in Vaughan, the CP Intermodal facility in Brampton, and to maintain their existing area workforce from their facility presently located in Brampton. It is expected that there will be approximately 1,220 persons employed at full build out.

The subject applications are supported by various consultant reports including the following:

- noise impact feasibility study;
- air quality assessment;
- transportation considerations study;
- planning justification report;
- hydrogeological assessment;
- water resources study;
- water balance/budget analysis;
- environmental impact study (EIS) & environmental site assessments;
- tree inventory and analysis;
- sustainability initiatives;
- functional servicing report/design brief;
- industrial design brief;
- cultural heritage impact statement;
- archaeological assessment;
- fiscal impact analysis.

These studies cumulatively assessed the subject applications and provided additional support for employment uses on both a macro and micro basis.

A Town Planning and Development report dated June 25, 2013, reviewed the above-noted studies with the appropriate agencies, comprehensively assessed the merits of the subject applications and recommended approval subject to various conditions. Town planning staff concluded that the subject applications conformed to the Growth Plan, were consistent with the PPS (2005) and conformed to the SAB ROPA Application.

It is noted that the approval of the subject applications was based on the land acquisition of CTC and this varied slightly from a portion of the westerly boundary of the proposed SAB ROPA Application. As a result, the approval of the CTC generates the need for a minor adjustment to the ROPA application boundary. This minor boundary adjustment involves the deletion of approximately 7.4 ha (18.28 acres) and is reflected on Revised Schedule “C”.

On June 25 2013, Council confirmed that development of the CTC lands for employment purposes is appropriate, in accordance with the direction endorsed within the South Albion Bolton and North Hill Supermarket Boundary Expansion Study.

Furthermore, Council approved the applications to re-designate the subject lands from “Prime Agricultural Area” to “Prestige Industrial”. “General Industrial” and “Environmental Policy Area” with special provisions, and to rezone the subject lands from Agricultural (A1) and Environmental Policy Area 2 (EPA2) to Prestige Industrial – Exception (MP-X), Serviced Industrial – Exception (MS- X) and Environmental Policy Area 1 (EPA1) in principle, subject to the settlement area boundary expansions for the Bolton Rural Service Centre Area in the Region of Peel Official Plan and the Town of Caledon Official Plan being finalized. Council directed staff to proceed with finalization of implementing Official Plan Amendment and Zoning By-law Amendment documents, to be enacted upon the conclusion of processes which result in the allowance of employment uses on the subject lands. Council also enacted a by-law to amend Town By-law 2008-112 regarding access to Coleraine Drive.

In addition to the foregoing, Council also adopted a motion requesting that the Minister of Municipal Affairs and Housing exercise her authority under sub-section 47(1) of the

Planning Act to make an Order to be a by-law of the Town of Caledon as set out in subsection 47(4) of the Planning Act and to request that the Region of Peel support this request.

On July 18, 2013, the Minister approved Ontario Regulation 210/13 made under the Planning Act, which is a zoning order applying to the subject lands. This zoning order has the effect of approving the application by Canadian Tire to allow their proposal on the subject lands. Please refer to **Appendix E: Minister's Zoning Order (Ontario Regulation 210/13)**.

From a practical perspective the Minister's Zoning Order confirms employment uses as appropriate on the subject lands, in conformity with the Growth Plan and consistent with the PPS (2005). While the Zoning Order does not apply to the remainder of the lands contained within the SAB ROPA Application, it has the effect of expanding the Bolton Rural Service Centre for employment uses for the subject site and creating a significant new employment use in the area. The approval of employment uses on the subject site provides a foundation for support for the remaining lands within the SAB ROPA Application and approximately 33% of the proposed area of the ROPA Application has now been approved.

## **9. REVISED SETTLEMENT BOUNDARY SCHEDULE**

A new Settlement Boundary Schedule has been prepared by the Town to reflect the following:

1. Deletion of 7.4 ha (18.28 acres) of land immediately west of the Canadian Tire property. This land has been subsequently identified as an Environmental Policy Area and as such would not qualify as net developable area for employment uses. These lands did not form part of the Canadian Tire land assembly and would have no independent access or development capability on their own.
2. Revision to the Special Study Area boundary and deletion of 33.5 ha (82.7 acres) from the ROPA Application. As a result of refinements to the GTA West Corridor Study limits, approximately 8.4 ha (20.75 acres) is no longer required to form part of the former Special Study Area shown on revised Schedule "C" filed with the ROPA Application. However, adjustments have been made along the western boundary to retain the lands as part of the Special Study Area, but formally exclude them from the present settlement boundary expansion application as discussed in Section 9.0 of this Report. Please refer to **Appendix B** for the **Revised Schedule "C"** that will be included in the formal ROPA.
3. Deletion of Environmental Policy Areas. As a result of the refined Aquafor Beech Limited environmental review and deletion of Environmental Policy Areas for development purposes as well as updated GIS mapping system, the revised Schedule "C" now provides for 198 ha (489 acres) of net developable land for employment purposes. The 198 ha (489 acres) also conforms with the allocated employment distribution as identified in the Regional Land Budget, ROPA 24 and Town of Caledon OPA 226. This ROPA employment expansion will provide for approximately 4,567 employees at a density of 23.1 jobs per hectare.

It is recommended that the revised Schedule “C” as shown in Appendix B of this report replace the previous Schedule “C” submitted with the Town’s ROPA Application.

#### **10. NORTH HILL SUPERMARKET**

This Updated Planning Report has fully considered the merits of this settlement expansion for its intended retail planned function in the context of the approved ROPA 24 and reaffirms its support.

As a result of the Commercial Policy Review conducted by the Town in 2007, the need for a 3.3 ha (8.0 acres) supermarket site was identified and implemented through OPA No. 215. This Amendment was approved by Ontario Municipal Board following the withdrawal of an appeal in November 2007.

No additional supermarket space has been constructed in the North Hill community since this approval and a need still exists for this size of retail expansion. The site size is intended to accommodate a supermarket of a maximum of 3,716 m<sup>2</sup> (40,000 SF) and ancillary retail to a maximum of 1,858 m<sup>2</sup> (20,000 SF). No new factors have arisen that would change the planned location of this retail centre located at the northeast corner of Regional Road 50 and Columbia Way.

The lands required for the North Hill supermarket are not considered to be Employment Lands as part of the Regional Land Budget. Therefore, the land budget and population related employment numbers will be counted as part of the Bolton Residential Expansion Study numbers, which is presently being conducted by the Town.

#### **11. UPDATE OF OTHER CONSULTANT STUDIES**

Updated letters of support from the following consultants are contained in **Appendix F: Consultant Update Letters**. All of these consultants stand by their conclusions and recommendations made as part of the municipal comprehensive review in support of the SAB Employment Land ROPA Application.

#### **12. REVIEW OF GROWTH PLAN**

A review of the SAB ROPA Application in terms of its conformity with the Growth Plan was prepared as part of the Planning Justification Report (section 2.2) prepared by The Butler Group Consultants Inc dated September 2010. It was concluded that the ROPA Application conformed with all of the policies of the Growth Plan.

A similar review was conducted by Town Planning Staff in its report entitled “South Albion-Bolton Employment Land and North Hill Supermarket Settlement Boundary Expansion Study: Preferred Options” dated November 17, 2010 (Report PD-2009-083).

The revised ROPA application has been largely triggered by a reduced amount of employment land required as a result of the Regional Land Budget and ROPA 24 as approved by the Ontario Municipal Board. The revised employment numbers to 2031 are reflected in the Town’s OPA 226 as approved by the OMB on October 15, 2013. There are several mapping changes now proposed as a result of further technical review, and they have been reviewed in the context of the Growth Plan and continue to conform.

The Growth Plan for the Greater Golden Horseshoe (GGH) was approved by the Province to take effect on June 16, 2006. This has been a major planning initiative through the Ministry of Infrastructure to co-ordinate growth and development on a regional scale in an area known as the Greater Golden Horseshoe.

One of the key objectives of the Plan is to minimize urban sprawl and promote cost-effective development. This has led to an increased emphasis on achieving higher densities for both population and employment to reduce land consumption and to promote greater use of existing infrastructure.

Schedule 3 Distribution of Population & Employment for the GGH 2001-2031 provides forecasts for population and employment growth distributed by geographic areas throughout the GGH. The total population and employment numbers are provided for the Region of Peel as a component of the GGH, and these numbers have been allocated to Caledon, Brampton, and Mississauga through ROPA 24. ROPA 24 represents the Regional response to this planning system and is intended to bring the Regional Plan into conformity with the Growth Plan.

ROPA 24 contains Table 3: Population, Household and Employment Forecasts for Peel. The projected employment total for the Town of Caledon in 2031 is 46,000.

The Town of Caledon has been extensively involved in this Regional planning process and supports ROPA 24. The Town participated with the Region in the review of the Regional Land Budget and modifications to ROPA 24 as approved by the OMB.

Additionally, the Town has undertaken its own Employment Land Needs Study to identify the amount of land needed in the Rural Service Centres, Tullamore and the Rural Area in order to meet the projected 46,000 jobs for 2031. This ROPA application for a settlement boundary expansion is required to contribute to the achievement of this employment number. The employment numbers that will result from the addition of these new employment lands conforms with the ROPA 24 employment numbers. The total regional employment number for 2031 is 870,000. The area covered by this employment expansion is expected to provide up to 4,567 jobs at full maturity, which is approximately 9.9% of Caledon's total and 0.52% of the projected regional total.

Policy 2.2.1 of the Growth Plan states:

“Population and employment forecasts contained in Schedule 3 for all upper- and single-tier municipalities will be used for planning and managing growth in the GGH.”

Based on the above analysis, it is the position of the Town that this ROPA application conforms with Policy 2.2.1.

Policy 2.2.2 Managing Growth states:

“1. Population and employment growth will be accommodated by – (f) ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness.”

Through the work conducted by the Region as part of the Regional conformity exercise including the Regional Land Budget as well as the Employment Land Needs Study conducted by Watson and Associates Economists Ltd. for the Town, the employment land being proposed in this ROPA application is required to meet this Policy.

Furthermore, Policy 2.2.2 states under:

“(h) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services”.

Through the municipal comprehensive review conducted by the Town and its consultants, it was determined that the proposed boundary expansion represented the best way to enhance the completeness of the Bolton community and Caledon as a whole (as a complete community) in terms of the additional employment land. The location of the proposed employment land expansion will provide a range and mix of new employment opportunities that is well served by existing transportation and municipal services in the optimum location. The location of the North Hill supermarket also was chosen based on a variety of factors including easy pedestrian and vehicular access to neighbourhood retail stores and services and completes the North Hill community in this regard.

Furthermore, Policy 2.2.2 states under:

“(j) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth in settlement areas that are serviced by other forms of water and wastewater services.”

The location of the employment land expansion was chosen in part due to the fact that it is proximate to the largest existing employment area of the Town and is fully serviced. Moreover, these lands were preferred from an overall servicing perspective.

This expansion will assist in promoting the South Albion-Bolton employment area as the major employment centre of the Town whereby existing services and infrastructure, and labour force can be more fully utilized and reduce commuting.

This later point also serves to address Policy 2.2.2:

“(g) planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling.”

As this expansion is proposed in the largest Rural Service Centre in the Town, it represents the best strategic alternative and implements the Growth Plan policies.

Policy 2.2.6.1 Employment Lands states:

“1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3.”

As previously indicated it is the position of the Town of Caledon that the subject lands are required to accommodate an adequate supply of employment uses in accordance with Schedule 3 of the Growth Plan.

Furthermore, employment lands were studied by the Region with the participation of the area municipalities through an Employment Lands Working Group, and an Employment and Employment Lands discussion paper was completed in October 2008, and further updated in August 2009. The discussion paper reviewed the supply and demand for employment land in the Region and identified the amount of land needed to meet the Growth Plan employment forecasts in the Region as a whole and in each area municipality. New policies are included in Chapter 4 of ROPA 24 that among other things recognize the need to monitor, review and evaluate employment forecasts at least every five years (p. 35 ROPA 24).

Policy 2.2.6.2 states:

“Municipalities will promote economic development and competitiveness by:

- a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving employment areas for current and future uses;
- d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs”.

The primary purpose of the boundary expansion is to facilitate a broader range of lot sizes, choices, and uses to build upon the existing employment area located on the east side of Coleraine Drive. Coleraine Drive is being widened to serve as a major arterial road (Bolton Arterial Route) to alleviate congestion in the Bolton Core and to provide additional transportation infrastructure to the Town’s major settlement area. The proposed expansion located on the west side of Coleraine Drive will connect to existing municipal services and east-west roads, further strengthening the role and importance of the existing employment area. This expansion is viewed as a strategic imperative by the Town to specifically implement this Policy.

Policy 2.2.6.10 states:

“In planning for employment, municipalities will facilitate the development of transit-supportive, compact built form and minimize surface parking.”

It is the intent of the Town to strive to achieve higher densities along the exterior of the employment area with frontage on Coleraine Drive and Mayfield Road. It is possible that future transit facilities may be added to Coleraine Drive, particularly if GO Transit builds a GO rail facility near King Street located to the north. Furthermore, it is possible that the GTA-West transportation corridor, which is the subject of an environmental assessment being undertaken by MTO, may be located at the south end of the expansion area.

A GTA-West Transportation corridor would provide exposure to this employment area as well as easy access to inter-regional transportation facilities; factors that would support a higher density office/business park area.

The Town is also considering incorporating an “eco-business” approach through its local Official Plan Amendment. These new policies will promote high environmental standards that will strive to achieve transit-supportive development, compact built form and minimize surface parking among other strategies.

Policy 2.2.7 Designated Greenfield Areas states:

- “1. New development taking place in designated Greenfield areas will be planned, designated, zoned and designed in a manner that:
- a) contributes to creating complete communities;
  - b) creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;
  - c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods;
  - d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.”

As previously indicated in this report, the municipal comprehensive review process conducted by the Town examined various options for the settlement boundary expansion and was studied by a multi-disciplinary consultant team. The proposed settlement expansion subject to this ROPA was judged to best contribute to the completeness of the Bolton Rural Service Centre and the Caledon Community as a whole. This proposed employment area would complete the development of the west side of Bolton linking streets and providing for a better urban form and possible integration of future transit services. The North Hill supermarket site will provide for a minor expansion that provides for the day-to-day needs for this community as previously approved by the Town in OPA No. 215.

Policy 2.2.7.2 states:

“the designated Greenfield area of each upper- or single-tier community will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.”

Policy 2.2.7.3 notes that this density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality excluding various natural features. For the Region of Peel, the designated greenfield area is shown on Figure 16 of ROPA 24. The Basis for ROPA 24 indicates that the policy directions of the amendment propose to achieve the minimum greenfield density target by a variety of means with the goal of reaching the overall target on a regional basis (p. 7 and Policy 5.5.4.2.1 of ROPA 24). It is acknowledged that implementing a minimum greenfield density of 50 residents and jobs per hectare is more challenging than implementing a strictly residential intensification target because employment areas are typically of a much lower density, based on the market for warehousing/logistics and the automation of manufacturing operations. The ROPA 24 Land Budget demonstrates how the Region will achieve the minimum density target. Table 13 of the ROPA 24 Land Budget allows 11,000 unallocated jobs to Caledon that will be accommodated through settlement expansions.

The employment land needs have been based on the Region's Employment Land Needs Study, Regional Land Budget and underlying employment density assumptions.

It is the position of the Town and Region that through proper study and planning that the Provincial objectives regarding minimum densities can be achieved with a made in Peel solution.

Growth Plan Policy 2.2.8 Settlement Area Boundary Expansion applies in this case as the proposed ROPA involves the expansion of a settlement area (Bolton Rural Service Centre). Policy 2.2.8.2 provides for 8 criteria that need to be met in order to justify a settlement area expansion and include:

2. A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:
  - a) sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available: i) within the regional market area, as determined by the upper- or single-tier municipality, and ii). within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this plan;

The requirement for additional employment lands has been studied as part of an extensive municipal comprehensive review and Regional Land Budget undertaken by the Region in the context of ROPA 24 and approved by the Ontario Municipal Board. The Town of Caledon has worked closely with the Region of Peel on the resolution of ROPA 24 as well as the preparation of OPA 226. It has been concluded at both the Town and Regional levels that these lands are required in order to meet the employment growth forecasts for 2031 as contained in the Growth Plan. Extensive discussions have occurred between the Town and Region with respect to these lands as part of the Growth Plan conformity exercise and ROPA 24.

- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2 (a);

The addition of these lands has been identified as necessary to meet 2031 land needs. The southerly portion of the employment lands will be placed in a Special Study Area designation in order to allow for the completion of the environmental assessment of the GTA-West transportation corridor.

- c) the timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan;

It is intended that the Town and Region will carefully monitor the absorption of employment lands on other designated greenfield areas across the Town and Region as well as existing designated vacant employment lands within the built boundary. As the Region controls municipal servicing, it is expected that lands will only be permitted to develop as the Region allows as part of a comprehensive servicing strategy. As previously discussed above, the Regional Land Budget demonstrates that the greenfield

density target will be met provided that the total unallocated jobs and settlement expansion land area set out in Table 13 of the Land Budget are adhered to.

- d) where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plan;

No lands will be developed as part of this application that are subject to any of these other Provincial Plans.

- e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;

The Town of Caledon has retained outside consultants to study the transportation infrastructure required to support the development of these lands and the environmental implications of the transportation network as well as the development of the employment lands generally.

The Comprehensive Environmental Impact Study and Management Plan concluded that the lands could be developed and serviced in an environmentally sustainable manner. Furthermore, the Region of Peel has also assessed the consultants' reports and provided detailed comments.

The Region of Peel undertook the Water and Wastewater servicing study for the Town and reviewed various options and the infrastructure required to support the proposed expansion.

A Fiscal and Economic Impact Assessment has been completed by Watson & Associates Economists Ltd. that provides additional support for the development of these lands. It observes that the subject lands are in a "strategic location with respect to the Vaughan Intermodal, the Highway 427 extension, the proposed GTA West Corridor and various services and amenities available in the Bolton community, including the critical mass of the existing Bolton Industrial Area" and assesses the fiscal and economic impact of the expansion at the Regional and area municipal level. The Fiscal and Economic Impact Assessment concludes that there is no adverse fiscal impact as a result of the expansion.

- f) in prime agricultural areas: i. the lands do not comprise specialty crop areas ii. there are no reasonable alternatives that avoid prime agricultural areas iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

The firm Colville Consulting Inc. was retained by the Town as part of their municipal comprehensive review to conduct an agricultural impact assessment of all of the options for locating a settlement expansion. Reports were released in January and July 2009, which assessed the impact that the development of these employment lands and North Hill supermarket would have on abutting agricultural lands. Furthermore, it was concluded that none of the subject lands comprised specialty crop areas, that there were no reasonable alternatives that avoided prime agricultural areas and that there were no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.

- g) impacts from expanding settlement areas on agricultural operations, which are adjacent or close to the settlement areas, are mitigated to the extent feasible;

As discussed in (f) above, the agricultural assessment also reviewed the application of the Minimum Distance Separation guideline and determined that no existing livestock operations would be adversely affected by the proposed boundary expansion. It was concluded that there are no active farm operations on the subject lands, and that the development of these lands will not adversely impact other farm operations outside of the proposed expansion area.

- h) in determining the most appropriate location for expansion to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied.

This requirement is addressed in the review of the PPS 2005 below. It is concluded that these specific sections have been applied in the selection of the subject lands.

In summary, it is concluded that this SAB ROPA Application conforms with all aspects of the Growth Plan.

### **13. REVIEW OF PPS (2005)**

A review of consistency of the SAB ROPA Application in terms of the Provincial Policy Statement was also undertaken as part of the Planning Justification Report (section 2.1) and Town Planning Staff Report PD-2009-083. The revised ROPA application continues to be consistent with the PPS (2005) and in particular all policies related to municipal comprehensive review and proposed settlement boundary expansions.

The PPS 2005 provides policy direction on matters of provincial interest related to land use planning and development. This policy-led planning system recognizes and is intended to address the complex inter-relationships among environmental, social, and economic factors in land use planning. Therefore, the PPS 2005 supports a comprehensive, integrated, and long-term approach to planning and recognizes linkages among policy areas.

The Town of Caledon initiated its review of the proposed boundary expansion in full compliance with the policies of the PPS 2005, the Growth Plan, and the Region of Peel ROPA 24 conformity amendment. In particular, this ROPA application is supported by the requisite studies and municipal comprehensive review in order to be consistent with the PPS 2005 and ROPA 24. While there is some repetition between the PPS 2005 and the Growth Plan, this application specifically addresses both sets of policies.

Policy 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns provides for numerous policies to achieve the overall objective for efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

Specifically Policy 1.1.1 states:

“Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns, which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating a range and mix of residential, employment (including industrial, commercial, and institutional uses), recreational and open space uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas, which are adjacent or close to settlement areas;
- e) promoting cost-effective development standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and,
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.”

The Town has undertaken a municipal comprehensive review that addresses all of the above policies. It is intended that the proposed boundary expansion provide for cost-effective development, a full range of employment uses and a supermarket, an expansion immediately adjacent to the Bolton Rural Service Centre, and proper municipal infrastructure.

Policy 1.1.2 states:

“Sufficient land shall be made available through intensification and redevelopment and if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities housing and other land uses to meet projected needs for a time horizon of 20 years. However, where an alternative time period has been established for specific areas of the Province as a result of a provincial planning exercise or provincial plan, that time frame may be used for municipalities within the area.”

The Town has reviewed its land needs for employment uses and has determined that there are limited opportunities for intensification and/or redevelopment and that additional designated greenfield lands are required to meet future employment land needs. In this context, the planning period is 2031 in accordance with the Growth Plan. The need for the North Hill supermarket cannot be accommodated within the existing settlement boundary and a minor expansion is required.

Policy 1.1.3 Settlement Areas contains the following policies:

“1.1.3.1 Settlement areas shall be the focus of growth and their viability and regeneration shall be promoted”.

The proposed settlement boundary expansion is to the largest Rural Service Centre in the Town, and therefore, the focus for long term growth and the continued viability of this settlement area is supported.

“1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:

1. efficiently use land and resources;
  2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion, and
  3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.”

The proposed expansion area has been supported by a rigorous review of the most efficient land use option based on numerous factors including the efficient use of public infrastructure. It is intended that land use policies will be incorporated within the Secondary Plan to support eco-industrial uses and as a result minimize impacts on air quality and climate change. The range of land uses and opportunities for intensification and redevelopment will be in accordance with the criteria in policy 1.1.3.3.

“1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.”

The Town will identify and promote opportunities for intensification, however, there are very few brownfield areas if any within Bolton that are suitable for industrial uses. Other opportunities for intensification for primarily office jobs can occur in the Bolton Core Area and in other commercial areas along Regional Road 50. The Caledon Employment Land Needs Study and the Region’s Employment and Employment Lands Study concluded that there are limited opportunities for intensification within the existing employment areas and therefore, there is a need for this proposed boundary expansion.

“1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”

As noted in 1.1.3.3 above, the Town will use its best efforts to promote intensification of employment opportunities within the existing built boundary according to these principles.

“1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.”

Through the Regional Land Budget and specific allocations to the local municipalities, the Region will ensure that minimum density targets are met. Generally, the higher intensification target of 40% applies to residential development.

“1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”

This proposed ROPA has been specifically chosen as it proposes expansion on lands immediately adjacent to the existing settlement area and will increase employment opportunities, contributing to a better balance between residential and employment land uses. Furthermore, use of and extension of existing infrastructure will occur which implements this policy. This ROPA application does not leapfrog or propose development in a new designated greenfield area separate and distinct from the established Bolton Rural Service Centre.

“1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.”

Phasing policies may be introduced into the Secondary Plan as required to control the timing and extension of municipal services and roads in a cost-effective manner. It is not the intent of the Town to prematurely add additional lands within this proposed growth area.

“1.1.3.9 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities, which are planned or available, are suitable for the development over the long term and protect public health and safety;
- c) in prime agricultural areas; 1. The lands do not comprise specialty crop areas; 2. There are no reasonable alternatives, which avoid prime agricultural areas; and 3. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and
- d) impacts from new or expanding settlement areas on agricultural operations that are adjacent or close to the settlement areas are mitigated to the extent feasible.

In determining the most appropriate direction for expansion to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.”

The municipal comprehensive review undertaken by the Town of Caledon in co-operation with the Region of Peel has taken into consideration all of the noted factors. The provisions of a) and b) have been discussed above. The impact on agricultural lands was assessed by an independent expert (Colville Consulting Inc.) and it was determined that there are no reasonable alternative locations outside the prime agricultural area or on

lower priority agricultural lands and that the subject proposal has the least impact on agricultural land.

Furthermore, it was concluded that the majority of the subject land was not presently in agricultural production and no longer represented a viable agricultural area due to land assembly, proximity to the urban boundary, and the presence of existing non-agricultural uses.

The policies of Section 2: Wise Use and Management of Resources were addressed by studies undertaken by consultants for the Town. Specifically, Aquafor Beech conducted extensive environmental study of all of the natural heritage features surrounding Bolton and the impact that this proposal would have. It was concluded that the subject application represented the best option and that subject to appropriate land use designations, best management practices and community design principles all of the existing natural features could be adequately protected.

Cultural heritage and archaeological features were studied by The Hough Group and Leslie Currie and Associates. It was concluded that there were limited cultural heritage features within this proposed expansion area and that these features could be protected as recommended. There were no cultural heritage landscapes or archaeological resources identified that required protection. However, at the LOPA stage, policies will be in place to ensure a Stage 2 archaeological study would be conducted as lands develop.

With respect to the policies of Section 3: Protecting Public Health and Safety, the floodplain of Clarkson Creek has been identified, studied and mapped by Aquafor Beech. These lands will be protected as Environmental Policy Areas through the implementing LOPA and subsequent zoning by-laws.

The proposed North Hill supermarket site has been examined by the consultant team and there are no natural heritage features, cultural heritage or cultural heritage landscapes or natural or man-made hazards. Furthermore, given its small size of 3.3 ha (8 acres), proximity to urban uses, and lack of agricultural production, there is no merit in preserving this property for long-term agricultural use.

In summary, this ROPA Application is consistent with all of the above-noted policies with respect to Section 1.1.3 Settlement Areas of the PPS 2005.

### “1.3 Employment Areas

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial, and institutional uses) to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving employment areas for current and future uses; and

- d) ensuring the necessary infrastructure is provided to support current and projected needs.”

This ROPA Application is necessary and essential in order to achieve consistency and full conformity with this provincial policy. Without this employment expansion area, the Town will be unable to meet its identified employment land needs, remain competitive and provide a range of employment uses and a range and choice of suitable sites. The plan for this expansion area will protect and enhance the existing employment area in Bolton and has the necessary infrastructure to support it.

In conclusion, all of the relevant and applicable provincial policies applying to this ROPA Application have been reviewed in detail and appropriately addressed. It is the opinion of the consultant team that the subject ROPA is consistent with all of these noted policies, and the Provincial Policy Statement 2005 in general.

It is noted that the PPS (2005) permitted private applications for a settlement boundary expansion as long as the municipality approved the expansion. This part of the PPS (2005) has now been superseded by the requirements of the Growth Plan and a private application is no longer permitted under the Growth Plan. Under the Growth Plan, all settlement boundary expansions must be initiated by a municipality as part of a municipal comprehensive review.

The Town has fully implemented all of the requirements of both the PPS (2005) and the Growth Plan for this ROPA Application.

#### **14. CONCLUSIONS OF THE UPDATED PLANNING JUSTIFICATION REPORT**

1. The ROPA Application has been amended to conform with unallocated employment land employment needs as provided for in the ROPA 24 Land Budget that must be satisfied through a settlement boundary expansion and municipal comprehensive review. Therefore, a reduction in the total amount of employment land required by this ROPA Application has been made from 255 ha (630 acres) to 198 ha (489 acres) and the boundary of the ROPA has been adjusted accordingly. As previously indicated the revised settlement boundary expansion is reflected in **Appendix B: ROPA Application - Revised Schedule “C”**.
2. This ROPA Application has been reviewed in the context of ROPA 24 as approved by the Ontario Municipal Board and specifically policy 7.9.2.12 that sets out criteria that must be satisfied to permit a settlement boundary expansion. This ROPA Application also addresses ROPA 20 with respect to conformity with new sustainability and energy efficiency directions and policies as part of the Regional of Peel Official Plan.
3. This ROPA Application has been reviewed in the context of the Town’s Growth Plan Conformity Amendment (OPA 226) as modified to conform with ROPA 24. OPA 226 was approved by the Ontario Municipal Board on October 15, 2013. It is concluded that the revised ROPA Application conforms with OPA 226.
4. This ROPA Application has been reviewed in the context of the Malone Given Parsons Report for the Region on municipal comprehensive review and

specifically on the evaluation criteria set out in their Report. It is concluded that the revised ROPA Application satisfies all of the evaluation criteria.

5. This ROPA Application has been reviewed in terms of conformity with the Growth Plan. It is concluded that the revised ROPA Application continues to conform in all respects with the Growth Plan and specifically policy 2.8.8 regarding expansions to settlement area boundaries and the need for a municipal comprehensive review.
6. This ROPA Application has been reviewed in terms of consistency with the PPS (2005). It is concluded that the revised ROPA Application continues to be consistent with the PPS (2005) and specifically policy 1.1 and 1.1.3.9 regarding settlement area boundary expansions.
7. All of the technical consultant studies continue to form part of the municipal comprehensive review including the following:
  - a. The Employment Land Needs Study (Watson & Associates Economists Ltd.);
  - b. Bolton Commercial Policy Review (W. Scott Morgan & The Butler Group Consultants Inc.);
  - c. Comprehensive Environmental Impact Study and Management Plan (Aquafor Beech Limited);
  - d. Transportation Impact Study (Paradigm Transportation Solutions Limited);
  - e. Agricultural Impact Assessment (Colville Consulting Inc.);
  - f. Cultural Heritage Landscapes Assessment and Built Heritage Resources Assessment (Andre Scheinman and ENVision, The Hough Group);
  - g. Stage 1 Archaeological Assessment (Leslie Currie and Associates);
  - h. Water and Wastewater Servicing Plan (AECOM/Region of Peel);
  - i. Fiscal and Economic Impact Assessment (Watson & Associates Economists Ltd.);
  - j. Planning Justification Study (September 2010) and Technical Planning Study (November 2009) (The Butler Group Consultants Inc.)
8. In summary, all of the tests required for a settlement boundary expansion through a municipal comprehensive review in terms of Provincial policy, Regional policy ROPAs 24 and 20, Town OPA 226 as well as evaluation criteria set out in an independent peer review (MLP) have been met and satisfied and this ROPA Application can be re-submitted to the Region of Peel.

## **15. RECOMMENDATIONS**

This Updated Report has carefully considered all of the relevant Provincial, Regional and Town growth management policies and recommends the following:

1. That minor text modifications to the proposed draft Region of Peel Official Plan Amendment be made as set out in **Appendix F: ROPA Application - Revised Official Plan Amendment** and forwarded to the Region of Peel;
2. That the boundaries of the proposed ROPA Application as shown on Revised Schedule "C" be added to the proposed draft Region of Peel Official Plan

Amendment as set out in **Appendix F: ROPA Application – Revised Official Plan Amendment** and forwarded to the Region of Peel; and,

3. That the Town of Caledon Council re-affirm its support for the proposed SAB ROPA Application and forward this Updated Planning Justification Report to the Region of Peel as part of the re-submission.

**APPENDIX 'A'**

**CHRONOLOGY OF SOUTH ALBION-BOLTON  
EMPLOYMENT LAND AND NORTH HILL SUPERMARKET  
SITE SETTLEMENT BOUNDARY EXPANSION ROPA  
APPLICATION**

## **Chronology of South Albion - Bolton Employment Land and North Hill Supermarket Site Settlement Boundary Expansion**

### **Key Milestones**

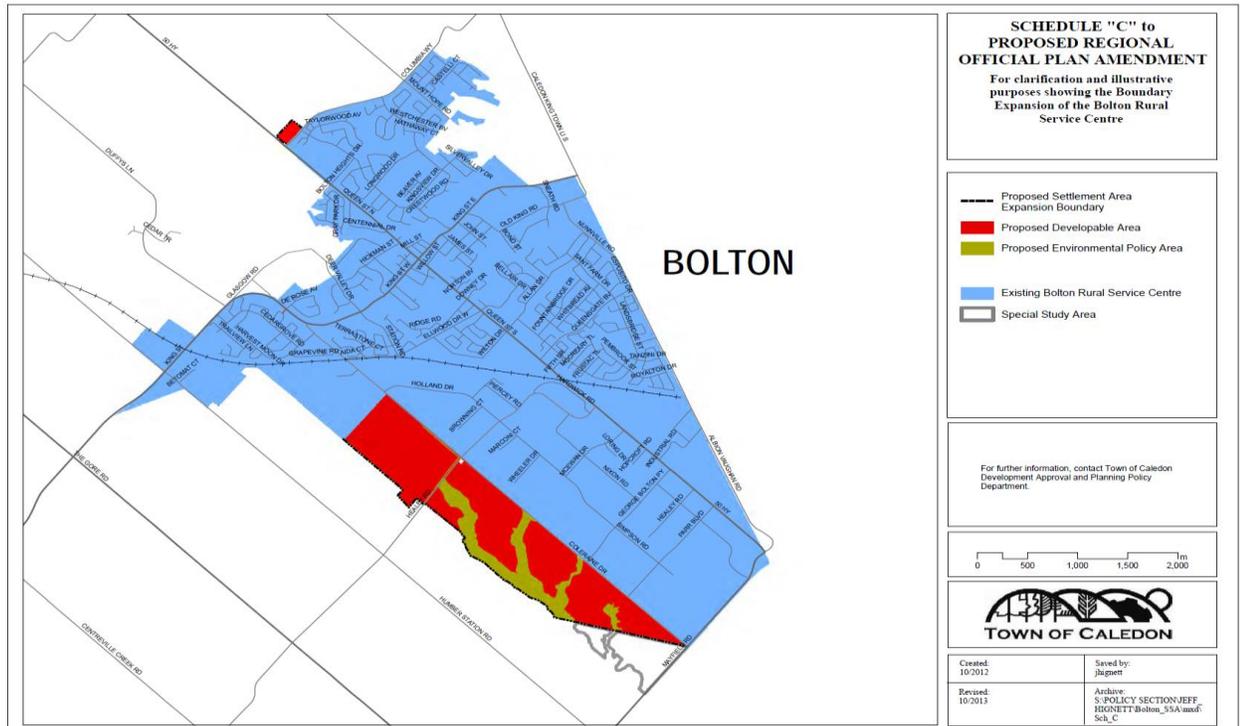
April 1, 2008	PR 2008-24: Comprehensive EIS & MP authorization given for Consultant retention and Treasurer's Report 2008-11 re: increase to SAB budget
September 16, 2008	PR 2008-61 re: retention of Andre Scheinman and ENVision to complete the Cultural Heritage Landscapes Assessment and Built Heritage Resources Assessment, as they were not the lowest bidder, plus memo re: status of technical studies for SAB & Mayfield West
October 6, 2008	Agricultural Impact Study: project initiation meeting: Sean Colville, K. Kurtz.
October 7, 2008	Cultural Heritage Landscapes and Built Heritage Assessment: initiation meeting: Andre Scheinman, Caroline Marshall, S. Drummond, and K. Kurtz
November 11, 2008	PD 2008-71 Retention of Paradigm Transportation Solutions Inc. for the Transportation Impact Study: Council authorized sole-sourcing a consultant
December 3, 2008	Council Workshop re: technical studies for employment land and North Hill supermarket
April 7, 2009	PD 2009-018 re: revised SAB timelines referred back to staff. Council did not accept the revised timelines and wants tighter timelines.
April 21, 2009	PD 2009-040 re: revised SAB settlement expansion timelines accepted by Council
July 30, 2009	Retained The Butler Group Consultants Inc. (David Butler) to prepare the Planning Justification Report for the Regional Official Plan Amendment and Local Official Plan Amendment
August 25, 2009	Council Workshop re: selection of preferred expansion scenario
September 16, 2009	Public Open House re: selection of preferred expansion scenario
November 17, 2009	PD 2009-83: Council authorizes ROPA application
April 20, 2010	PD-2010-028 South Albion Bolton Employment Land and North Hill Supermarket Site Settlement Boundary Expansion- Fiscal and Economic

Impact Assessment – Consultant Selection – Retained Watson & Associates Economists Ltd. – Resolution 2010-261

September 21, 2010	Submission of ROPA application to the Region of Peel for the expansion
February 2011	Retained Hatch Mott MacDonald to prepare the South Albion Bolton Employment Land and North Hill Supermarket Site - Transportation Management Plan
July 13, 2011	Council Workshop – South Albion Bolton Employment Land and North Hill Supermarket Site – Progress Report – Resolution 2011-467
June 12, 2012	Council Delegation re: Penretail and the North Hill supermarket site
June 27, 2012	Council Workshop re: Ministry of Transportation Greater Toronto Area West Corridor Status
September 11, 2012	Council Meeting re: Penretail
January 16 &17, 2013	Developers’ and Staff Workshops re: TRCA Eco-business Study
November 5, 2013	DP-2013-129 Report re: South Albion-Bolton Employment Land and North Hill Supermarket Settlement Boundary Expansion - Regional Official Plan Amendment Application Addendum

**APPENDIX 'B'**

**ROPA APPLICATION – REVISED SCHEDULE “C”**



**APPENDIX 'C'**

**TRCA LETTER DATED AUGUST 21, 2013**



August 21, 2012

CFN: 41800

Marisa Williams  
Senior Policy Planner  
Policy and Sustainability  
Development Approval & Planning Policy  
Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

Dear Ms. Williams,

**RE: Final South Albion-Bolton Comprehensive Environmental Impact Study and Management Plan (CEISMP) Phase 3 Report and Technical Memos**

The following documents were received by the Toronto and Region Conservation Authority (TRCA) on July 9, 2012:

- Letter from Dave Maunder, Aquafor Beech, re: "Aquafor Beech Responses to Town of Caledon Comments on Draft Report – South Albion-Bolton Community Plan CEISMP – Settlement Expansion and North Hill Supermarket – Phase 3 Draft Report and Addendums", dated June 21, 2012;
- "Technical Memo: Comprehensive Environmental Impact Study and Management Plan, Employment Land Needs Study and North Hill Supermarket, Technical Memo: HDF Assessment", prepared by Aquafor Beech Ltd., dated June 21, 2012;
- "Technical Memo: Comprehensive Environmental Impact Study and Management Plan, Employment Land Needs Study and North Hill Supermarket, Surface Water Resources: Hydrology and Hydraulics", prepared by Aquafor Beech Ltd., dated June 21, 2012; and
- "Final Report: Comprehensive Environmental Impact Study and Management Plan for the South Albion-Bolton Community Plan, Employment Land Needs Study and North Hill Supermarket, Phase 3 Report: Implementation", prepared by Aquafor Beech Ltd., dated June 21, 2012.

TRCA staff has reviewed the above documents and provide the following comments.

**Background**

It is TRCA staff's understanding that the Town of Caledon initiated the South Albion-Bolton Comprehensive Environmental Impact Study and Management Plan (CEISMP) as part of other technical studies to complete a Municipal Comprehensive Review to address the requirements of the Provincial Policy Statement, 2005 (PPS), the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the Town of Caledon Official Plan for the proposed Bolton Rural Service Centre settlement boundary expansion.

[file:///F:/Home/Public/Development%20Services/Peel%20Region/Caledon/CFN%2041800\\_SAB\\_CEISMP\\_Final\\_TRCA.08.21.12.doc](file:///F:/Home/Public/Development%20Services/Peel%20Region/Caledon/CFN%2041800_SAB_CEISMP_Final_TRCA.08.21.12.doc)

*Member of Conservation Ontario*

5 Shoreham Drive, Downsview, Ontario M3N 1S4 (416) 661-6600 FAX 661-6898 [www.trca.on.ca](http://www.trca.on.ca)



According to the CEISMP Terms of Reference dated February 8, 2008, and Aquafor Beech's Study Proposal dated, March 7, 2008, the CEISMP is to be completed in three Parts:

- Part A: Existing Conditions and Characterization
  - Introduction to the Study Area
  - Background Information
  - Baseline Monitoring
  - Existing Conditions Characterization and Initial Constraints and Opportunities Mapping
  - Part A Report
- Part B: Detailed Studies and Impact Assessment
  - Detailed Studies
  - Land Use Evaluation and Impact Assessment
  - Part B Report
- Part C: Implementation
  - Conclusions, Recommendations, Strategies and Management Measures
  - Long Term Monitoring Plan
  - Comprehensive Adaptive Management Plan
  - Policy Conformity Assessment and Recommendations
  - Guidelines for Site Specific Environmental Studies
  - Executive Summary
  - Final Report and Reporting Format

#### **Completion of the CEISMP and Future Local Planning Stages**

While TRCA has accepted the proposal by Aquafor Beech to defer some of the work that ideally should be done as part of the CEISMP to subsequent planning phases (i.e. Secondary Plan or Draft Plan of Subdivision), as we understand that these cannot be addressed through the current process, it is critical to establish the baseline conditions and limits of development through the CEISMP to effectively inform the boundary expansion and form the basis for future studies.

Sufficient work has been completed through the CEISMP to establish the baseline conditions; however, further technical analyses will be required through subsequent planning phases to ensure that the impacts of development on the natural heritage system (both terrestrial and aquatic) have been comprehensively assessed to inform good planning decisions within the boundary expansion area. Therefore, the Phase 3 CEISMP Report, dated June 21, 2012, includes specific study requirements for future planning stages in order to satisfy the full intent of the CEISMP study process.

Furthermore, in the interest of completing the CEISMP, TRCA's advice to the Town and formal comments have focused on the area defined as the "Proposed Employment Lands Option" as shown on Figure 1.2, and "Preferred North Hill Commercial Site Option" as shown on Figure 1.3 of the Phase 3 Report, dated June 21, 2012. Adequate study has taken place at this time for this defined area. However, lands outside this area would require a significant amount of additional study, should the Town wish to proceed with developing within a different area.

It is TRCA staff's understanding that following the approval of the Region Official Plan Amendment (ROPA) 10-002, the Town will be initiating a Local Official Plan Amendment (LOPA) and Secondary Plan for the settlement boundary expansion area (i.e. Coleriane West Secondary Plan). At the local planning stage, it is our expectation that there may be opportunities to further refine the recommended Natural Heritage System through additional analysis and fieldwork, and that the Natural Heritage System is appropriately designated Environmental Protection Area (EPA) in the Secondary Plan and Zoned accordingly within an EPA category.

### **Supplementary Study Requirements for Future Local Planning Stages**

In addition to the recommendations of the Phase 3 Implementation Report, the following section outlines technical work that will be required through subsequent planning processes.

### **Ecology**

1. For the Canadian Tire site, a Headwater Drainage Features Assessment (HDFA) was completed by a third party consultant hired by the proponent. Based on site-visits and the information provided within the HDFA, TRCA staff concluded that the two tributaries on the site are watercourses that convey stormwater flows from the north and need to continue to provide that function. The tributaries can be realigned, but they need to continue to perform their existing functions and be enhanced through restoration works to encourage fish habitat. Given the timing of the Canadian Tire technical work and the completion of the Phase 3 CEISMP Report, the above analysis was not included in the final CEISMP. It is TRCA staff's position that the two tributaries within the Canadian Tire site form part of the Natural Heritage System for the boundary expansion area; and therefore, through the Secondary Plan and Zoning By-law Amendment be designated and protected accordingly.
2. The approach and requirements for restoration, enhancement and monitoring will depend on the management decisions for the features existing on site. If features are altered, monitoring beyond that described in Section 5.0 of the Phase 3 Report will be required. Additional monitoring requirements must be determined in consultation with the Town of Caledon and the TRCA.
3. TRCA staff has not had the opportunity to verify the Natural Heritage System and the proposed limits of natural features in the field. Therefore, the final boundaries of the Natural Heritage System are to be determined at a subsequent planning stage through the completion of additional studies, as outlined in Section 4.0 (page 49) of the Phase 3 Report, dated June 21, 2012.

### **Hydrogeology**

4. The following data was not made available in the final submission, and must be obtained to form the complete CEISMP package:
  - a. Borehole logs for the deeper boreholes (i.e. more than 100m depth) are not available within the Hydrogeology Technical Memo. The identification numbers used on the borehole logs and Aquafor Beech drawings do not match with each

[file:///F:/Home/Public/Development%20Services/Peel%20Region/Caledon/CFN%2041800\\_SAB\\_CEISMP\\_Final\\_TRCA.08.21.12.doc](file:///F:/Home/Public/Development%20Services/Peel%20Region/Caledon/CFN%2041800_SAB_CEISMP_Final_TRCA.08.21.12.doc)

Ms. Williams

- 5 -

August 21, 2012

I trust that the above comments are of assistance for the completion of the South Albion-Bolton CEISMP. Please do not hesitate to contact me should you have any questions.

Sincerely,



Leilani Lee-Yates, MCIP, RPP  
Senior Planner  
Planning and Development  
Tel: (416) 661-6600, Ext. 5370  
Email: [llee-yates@trca.on.ca](mailto:llee-yates@trca.on.ca)

cc: Haiqing Xu, Town of Caledon  
Kennedy Self, Region of Peel  
Mark Head, Region of Peel  
Quentin Hanchard, Toronto and Region Conservation Authority  
Brad Stephens, Toronto and Region Conservation Authority  
Maggie Liu, Toronto and Region Conservation Authority  
Don Ford, Toronto and Region Conservation Authority  
Jehan Zeb, Toronto and Region Conservation Authority

**APPENDIX 'D'**

**MINISTER'S ZONING ORDER (ONTARIO REGULATION 210/13)**

<b>REGISTRAR OF REGULATIONS</b>	
Filed as O. Reg.	210/13
On	JUL 18 2013
Proposed source law publication dates:	
e-Laws	by July 22/13.
Ontario Gazette	Aug 3/13.

## ONTARIO REGULATION

made under the

### PLANNING ACT

#### ZONING ORDER — TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

##### Interpretation

1. In this Order,

“accessory” means a use, building or structure that is normally incidental or subordinate to the principal use, building or structure located on the same lot, including but not limited to,

- (a) cleaning, drying, ironing and finishing of laundry or dry cleaning,
- (b) dispensing of gasoline,
- (c) maintenance, painting and repair of motor vehicles and vehicular trailers,
- (d) parking of motor vehicles and vehicular trailers,
- (e) a place of worship used in conjunction with the other uses on the lot, and
- (f) a cafeteria used in conjunction with the other uses on the lot.

“exterior side lot line” means the boundary of the zoning area on the map described in subsection 2 (1) represented by the line that abuts the road allowance for Coleraine Drive;

“front lot line” means the boundary of the zoning area on the map described in subsection 2 (1) represented by the line that abuts the road allowance for Healey Road, including the line approximately 22.5 metres in length abutting the intersection of the road allowances for Coleraine Drive and Healey Road;

“interior side lot line” means the boundary of the zoning area on the map described in subsection 2 (1) that is not the front lot line, rear lot line or exterior side lot line;

“rear lot line” means the boundary of the zoning area on the map described in subsection 2 (1) represented by the line that intersects the exterior side lot line that is not the front lot line;

“yard” has the same meaning as in the zoning by-law;

“zoning by-law” means Zoning By-law No. 2006-50 of the Town of Caledon.

### **Application**

2. (1) This Order applies to lands in the Town of Caledon in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 222 and identified by stamp of the Registrar of Regulations on [INSERT DATE OF FILING], 2013 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

July 18

(2) For the purposes of this Order, the lands described in subsection (1) shall be considered to be a single lot.

### **Prestige Industrial Area**

3. (1) This section applies to the lands located in the area shown as the Prestige Industrial Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) the storage and distribution of goods, wares, merchandise, substances or articles;
- (b) the storage, servicing, hiring, loading or unloading of trucks, buses or other fleet vehicles;
- (c) a business office;
- (d) the manufacturing, processing, fabrication, assembly, treatment and packaging of goods and materials;
- (e) the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances;
- (f) the storage of equipment, including tools and machinery;
- (g) the repair or service of articles or goods such as appliances, furniture or similar items;

- (h) scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application;
- (i) accessory uses, buildings and structures; and
- (j) uses, buildings and structures lawfully existing on the day this Order comes into force.

(3) Except as set out in subsection (4) and section 7, the standards applicable to lands in the Prestige Industrial Zone of the zoning by-law, including the standards set out in sections 4, 5 and 8 of the by-law, apply to the uses, buildings and structures permitted under subsection (2).

(4) The zoning requirements for the lands described in subsection (1) are as follows:

1. Loading spaces are permitted in any yard.
2. The storage of vehicular trailers is permitted in any yard.
3. No planting strip is required adjacent to the rear lot line.
4. No setback from the rear lot line is required for a driveway.
5. The minimum horizontal distance between the extremities of an unobstructed passageway used to provide vehicular access from the travelled portion of a street to a driveway is 6 metres.
6. The maximum horizontal distance between the extremities of an unobstructed passageway used to provide vehicular access from the travelled portion of a street to a driveway is 23 metres.
7. No delivery spaces are required in respect of the use of any building lawfully existing on the lands on the day this Order comes into force.
8. A lighting fixture shall be a maximum of 19 metres above grade.
9. The dispensing of gasoline is permitted in any yard.
10. Any structure used for the dispensing of gasoline shall be set back a minimum of 4.5 metres from any road allowance.
11. The total floor area of a place of worship established as an accessory use, building or structure shall not exceed 370 square metres.

**Serviced Industrial Area**

4. (1) This section applies to the lands located in the area shown as the Serviced Industrial Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) the storage and distribution of goods, wares, merchandise, substances or articles;
- (b) the storage, servicing, hiring, loading or unloading of trucks, buses or other fleet vehicles;
- (c) a business office;
- (d) the manufacturing, processing, fabrication, assembly, treatment and packaging of goods and materials;
- (e) the bulk storage of petroleum, petroleum products, chemicals, gases or similar substances;
- (f) the storage of equipment, including tools and machinery;
- (g) the repair or service of articles or goods such as appliances, furniture or similar items;
- (h) scientific research, tests or investigations, data collection and manipulation or technical development of information, products or devices for scientific application;
- (i) outdoor storage;
- (j) the outdoor display of merchandise;
- (k) accessory uses, buildings and structures; and
- (l) uses, buildings and structures lawfully existing on the day this Order comes into force.

(3) Except as set out in subsection (4) and section 7, the standards applicable to lands in the Serviced Industrial Zone of the zoning by-law, including the standards set out in sections 4, 5 and 8 of the by-law, apply to the uses, buildings and structures permitted under subsection (2).

(4) The zoning requirements for the lands described in subsection (1) are as follows:

1. Loading spaces are permitted in any yard.
2. The storage of vehicular trailers is permitted in any yard.

3. No planting strip is required adjacent to the rear lot line.
4. No setback from the rear lot line is required for a driveway.
5. A building shall have a maximum height of 18 metres.
6. Despite paragraph 5, a building or portion of a building used for the uses referred to in clause (2) (a) not exceeding a gross floor area of 23,226 square metres may have a maximum height of 45 metres.
7. The uses referred to in clause (2) (i) shall be located within a fence with a minimum height of 2 metres, and the fence is not required to be composed of solid board or other opaque fencing material.
8. Any land devoted to the storage of containers for the shipping and transport of goods and materials shall have a minimum setback of 180 metres from the front lot line, a minimum setback of 600 metres from the rear lot line and a minimum setback of 70 metres from the interior side lot line.
9. Containers for the shipping and transport of goods and materials shall not be stored so as to exceed a height of 9 metres from grade at the location of the container.
10. A lighting fixture shall be a maximum of 19 metres above grade.
11. The total floor area of a place of worship established as an accessory use, building or structure shall not exceed 370 square metres.

**Stormwater Management Facility Area**

5. (1) This section applies to the lands located in the area shown as the Stormwater Management Facility Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) a stormwater management facility;
- (b) flood and erosion control; and
- (c) uses, buildings and structures lawfully existing on the day this Order comes into force.

**Environmental Protection Area**

6. (1) This section applies to the lands located in the area shown as the Environmental Protection Area on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1) except,

- (a) the protection, maintenance, enhancement and restoration of ecosystem forms and functions;
- (b) drainage, flood and erosion control; and
- (c) uses, buildings and structures lawfully existing on the day this Order comes into force.

**Landscaping**

7. (1) The minimum area of the lot required for the growth and maintenance of grass, flowers, bushes, trees and other landscaping is 10 per cent.

(2) The landscaped area may include a surfaced walk, a surfaced patio, a stormwater management pond and a naturalized area or a similar area, but shall not include any driveway or vehicular access ramp, curb, retaining wall, parking area, delivery space or loading space.

**Effect of Order**

8. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(3) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

9. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the Town of Caledon.

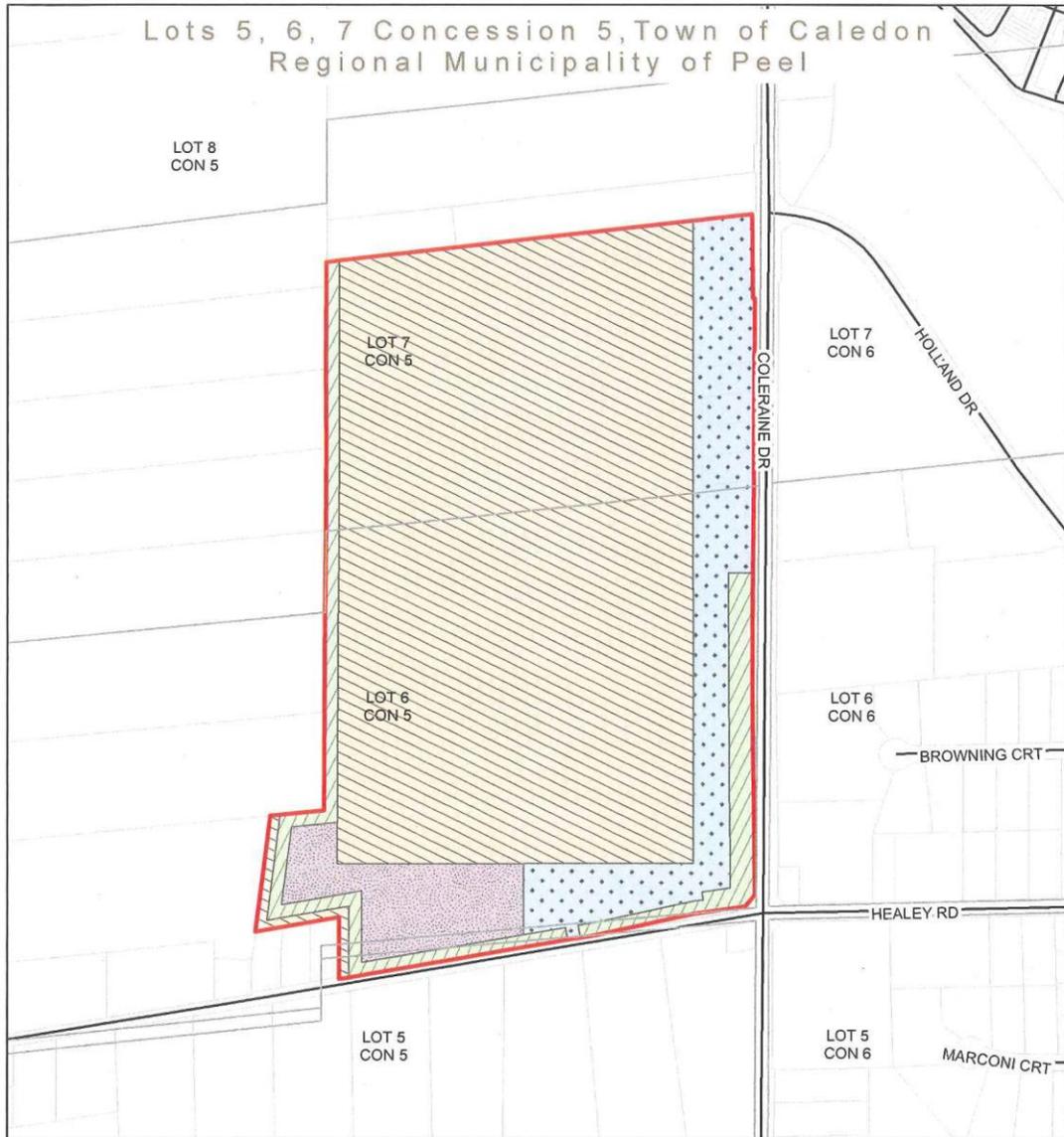
**Commencement**

10. This Regulation comes into force on the day it is filed.

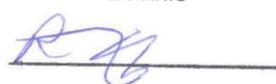
Made by:

  
 Signature (in blue ink)  
 Minister of Municipal Affairs and Housing

Date made: JULY 18/2013



**MAP No. 222**  
 Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,  
 The Planning Act  
 Ontario Regulation: 210/13  
 Date: July 18, 2013  
 Original Signed By: Linda Jeffrey  
 Minister of Municipal Affairs and Housing

Registrar of Regulations Office  
**A REGISTRAR OF REGULATIONS ONTARIO**  
  
 DATE: 18/JULY/2013

**LEGEND**

-  Boundary of Zoning Area
-  Serviced Industrial Area
-  Prestige Industrial Area
-  Stormwater Management Facility Area
-  Environmental Protection Area
-  Assessment Parcel
-  Lot & Concession
-  Roads

0 170 340  
 Meters



Produced by GIS Unit - Enterprise Business Intelligence Operations, Data Collection and Decision Support Solutions Branch.

Data Sensitivity: Low Sensitivity

Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources.

**APPENDIX 'E'**  
**CONSULTANT UPDATE LETTERS**



August 27, 2013

Reference: 64827

Town of Caledon  
6311 Old Church Road  
Caledon, ON  
L7C 1J6

Attention: Ms. M. Williams, MCIP, RPP

**RE: Email Request - August 07, 2013 - Comprehensive Environmental Impact Study and Management Plan - Phases 1, 2 and 3**

Further to your above noted email request this letter will confirm that our findings for the above noted study continue to be valid based on the revised boundaries as shown on the email attachment.

---

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink that reads "D. Maunder". The signature is written in a cursive style.

Dave Maunder, P. Eng.  
AQUAFOR BEECH LIMITED

DEM:jh



October 31, 2013

Marisa Williams, MCIP RPP  
Town of Caledon  
Planning & Development Department  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6

Dear Ms. Williams,

**RE: South Albion-Bolton Community Plan Agricultural Impact Assessment (Parts A & B)**

It is understood that the Region of Peel has asked the Town of Caledon to provide letters from the consultants that worked on the South Albion-Bolton Community Plan in which the consultants were to acknowledge whether the findings of their reports continue to be valid following a revision of the boundary for the proposed Employment Lands. The boundary of the draft preferred scenario has been reduced in size from 255 ha to 198 ha as submitted in the September 2010 ROPA application. Colville Consulting prepared the South Albion-Bolton Community Plan Agricultural Impact Assessment – Part A (July 2009) and Part B (July 2009).

As per your request, I have reviewed the draft preferred scenario for the employment lands and the South Albion-Bolton Community Plan Agricultural Impact Assessment. I have also reviewed recent aerial photography of the area and I completed a site visit on June 14, 2013.

Based on my review and observations, I believe that the conclusions reached in my reports (both Part A and Part B) are still valid and supportable.

I trust this letter satisfactorily addresses your request. Please contact me if you have any questions or further requests. I can be reached by telephone at 905-935-2161 or by fax 905 935-0397 or email me at [sean@colvilleconsultinginc.com](mailto:sean@colvilleconsultinginc.com).

Sincerely yours,

A handwritten signature in blue ink that reads "Sean Colville".

Sean Colville, B.Sc., P.Ag.  
Colville Consulting Inc.



**André Scheinman** Heritage Preservation Consultant

---

September 16, 2013.

Marissa Williams  
Senior Policy Planner  
Town of Caledon  
(sent by email)

Dear Marissa:

**Re: Employment Land and North Hill Supermarket Site Boundary Expansions:  
Revised Boundary**

As requested we have reviewed our July 29 , 2009 report: Cultural Heritage Landscapes and Built Heritage Resources Assessment and can now report that the findings of that report, to the best of our knowledge remain valid in light of the new proposed boundaries.

I trust this is the information that you require for the moment. Please feel free to contact me if any further information is required.

Sincerely,

  
André Scheinman

---

200 Ontario St. #12, Kingston, Ontario K7L 2Y9 e-mail: [preserve@cogeco.ca](mailto:preserve@cogeco.ca)  
Tel: 613-546-1121

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Concept Plans, Restoration Plans, Drawings and Specifications, Site Review, Education, Cultural Heritage Landscapes*



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 101-2000 Argentia Rd.  
 Mississauga, Ontario  
 Canada L5N 1V9  
 Phone: (905) 272-3600  
 Fax: (905) 272-3602  
 e-mail: [info@watson-econ.ca](mailto:info@watson-econ.ca)

October 10, 2013

Ms. Marisa Williams, MCIP, RPP  
 Senior Policy Planner  
 Policy and Sustainability  
 Development Approval & Planning Policy  
 Town of Caledon  
 6311 Old Church Road  
 Caledon, Ontario  
 L7C 1J6

Dear Ms. Williams:

Our response to your enquiry as to the anticipated impact of a modification to the magnitude of the Bolton Boundary Expansion on our previous Fiscal and Economic Impact Assessment, is as follows:

1. Objective

You have asked us to review the findings was reached in our July 21, 2010 Final Draft report entitled, "Bolton Settlement Boundary Expansion, Fiscal and Economic Impact Assessment re the Region of Peel" and our July 22, 2010 draft report entitled, "The Caledon Fiscal Impact Model as Applied to the Bolton Settlement Boundary Expansion." The latter report was finalized in a July 21, 2011 version entitled, "Bolton Settlement Boundary Expansion, Fiscal Impact Assessment re the Town of Caledon."

2. Change in Assumptions

- a) The change in assumptions that we are to give consideration to involves a reduction in the original boundary expansion area of 255 Ha, to 198 Ha, in order to reflect the land budget revisions resulting from the OMB decision of ROPA 24. You are requesting clarification as to whether our studies are valid, based on the revised boundary.
- b) You have indicated that the assumption is that the net developable area will be approximately 25% less than the 190 Ha previously estimated, i.e. 142.5 Ha (190 Ha X 0.75). This change is expected to give rise to reductions in servicing costs, associated operating costs, tax revenue and potentially in net operating impact.

Watson & Associates Economists Ltd.

2.

3. 2010 Findings

Our findings were to the effect that:

3.1 Town Impact

As of full Buildout, the Town's net tax impact resulting from the employment land expansion would be positively impacted by approx. \$0.26 million/year and the Town's non-residential development charges should not be increased as result of the proposed development.

3.2 Regional Impact

As of full Buildout of the Bolton employment land expansion, the Region's net annual tax impact would be positively impacted by approx. \$2.1 million/year.

The expansion is expected to place marginal upward pressure on water rates, largely offset by the fact that the vast majority of the required infrastructure is already in place, committed or under construction.

The Region's water and sewer DC costs/unit would be marginally reduced by the subject development.

4. Town Impact

- a) The impact of a 25% reduction in the net land area involved, is expected to have a generally proportionate decrease in employment and associated Town operating expenditures, which are estimated on a per employee basis. In addition, assessment and associated tax and non-tax revenues are expected to decline proportionately. The requirement for roads and stormwater works is expected to decline somewhat, but not proportionately and this would leave the net annual surplus smaller, but still positive.
- b) The variation in infrastructure requirements, as well as in development subject to the charge, is expected to have negligible impact on the Town's development charge, which would continue to be positive.

5. Regional Impact

- a) A revised Regional servicing plan for roads, water and wastewater has not been made available to us. It is, therefore, unknown as to whether the reduction in Bolton employment land size will have an impact on Regional infrastructure sizing or the utilization and funding of works already constructed or planned. There is no indication that negative impacts of this nature are involved.
- b) As in the case of the Town tax impact, the Regional Tax Impact would be reduced proportionately and is expected to continue to be significant, i.e. in the order of \$1.5 million/year as of full Buildout.
- c) The Regional Water Rate impact is expected to continue to place marginal upward pressure on water rates, but on a reduced scale, given the lower flow requirement.

Watson & Associates Economists Ltd.

3.

- d) Regional development charge impacts are expected to continued to be positive, given that much of the plant expansion work has already been completed and funded and that much of the balance is expected to be acquired via direct developer emplacement outside of DCs. The direct and indirect road requirements were similar in size to the anticipated DC revenue and any impact would be minor.
- e) The availability of employment land in this strategic location will permit industrial development to occur that would otherwise locate elsewhere in the GGH, to be accommodated in Caledon and Peel. This will produce economic benefits to the Region and the Town in terms of assessment base, economic stimulus and live/work potential but on a somewhat reduced scale.

Please advise if further input is required.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.



C.N. Watson, M.B.A., PLE



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Traffic  
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**Philip E. Grubb**  
B.A.Sc., P.Eng.  
President

**James J.L. Mallett**  
M.A.Sc., P.Eng., PTOE  
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Cambridge ON N1S 3B4

Email: pgrubb@ptsl.com  
Phone: 519-896-3163  
905-381-2229  
Fax: 1-866-722-5117

August 29, 2013  
Project: 130880

Marisa Williams, MCIP RPP  
Senior Policy Planner  
Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

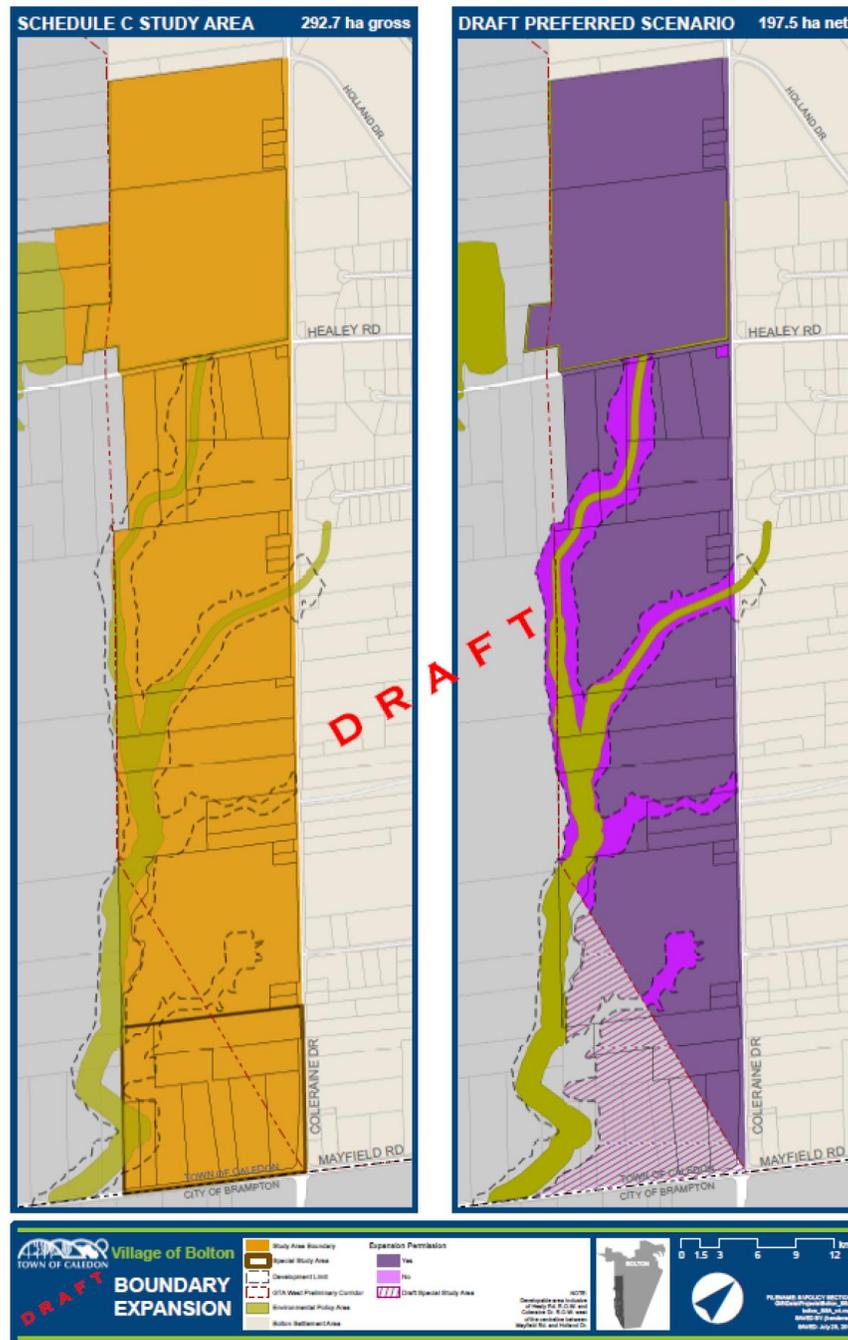
Dear Ms. Williams:

**Re: South Albion Community Plan Employment  
Lands Transportation Impact Study Part B**

In 2009, Paradigm Transportation Solutions Limited prepared a Transportation Impact Study Part B for the Town of Caledon with respect to the South Albion Bolton Employment Lands boundary expansion. Since then the following background work has occurred:

1. The Town submitted its Region of Peel Official Plan Amendment (ROPA) application to the Region in September 2010.
2. Due to the Ontario Municipal Board (OMB) Hearing for the Region of Peel Official Plan Amendment 24 (the Region's Growth Conformity policies, which affects the outcomes of the boundary expansion ROPA), there have been time delays in processing the boundary expansion application by the Region.
3. An OMB settlement on ROPA 24 was reached in June 2012.
4. The Town's Official Plan Amendment (OPA) 226 (the Town's Growth Conformity exercise) has been appealed to the OMB with a hearing date set for October 2013, which has also contributed to delays in processing the boundary expansion.
5. The original boundary expansion area of 255 ha that was submitted with the September 2010 ROPA application must be reduced to 198 ha to reflect the land budget revisions resulting from the OMB decision of ROPA 24.

The Region of Peel staff advised the Town that a revised application is necessary. To assist the processing of the revised application, the Region requested the Town to obtain from its consultants that conducted studies in 2009/2010, letters of acknowledgement as to whether the studies are valid based on the revised boundary. This letter is intended to address this request.



August 29, 2013  
South Albion-Bolton Employment Lands Study



The South Albion-Bolton Community Plan Transportation Impact Study Part B essentially included the lands shown in Schedule C above with some minor boundary adjustments. The net area of development was assumed to be 190 hectares in the Impact Study which is virtually the same but slightly lower than the 197.5 hectares now proposed (4% less land area). Therefore the traffic generation developed will virtually be the same as that reported in the Transportation Impact Study and certainly within the bounds of accuracy of any forecast of this nature.

The study looked at full build-out to 2021 and 2031 based on background growth developed from the Regional Model. These projections are expected to still reasonably reflect future conditions.

On the basis of the above, it is our opinion that the study results and recommendations are still valid for the purpose of the Official Plan Amendment.

Yours very truly,

**PARADIGM TRANSPORTATION SOLUTIONS LIMITED**

A handwritten signature in black ink, appearing to read 'P. Grubb', written in a cursive style.

**Phil Grubb, P. Eng.**  
President

**APPENDIX 'F'**

**ROPA APPLICATION – REVISED OFFICIAL PLAN AMENDMENT**

**SCHEDULE "A"**

**REGION OF PEEL**

**REGION OF PEEL OFFICIAL PLAN AMENDMENT  
NUMBER \_\_\_\_\_ - AMENDMENT TO ESTABLISH  
THE SOUTH ALBION-BOLTON EMPLOYMENT  
LANDS AND NORTH HILL SUPERMARKET  
SETTLEMENT SITE BOUNDARY EXPANSION**

-1-

## THE CONSTITUTIONAL STATEMENT

Part A -THE PREAMBLE - does not constitute part of this  
Amendment

Part B - THE AMENDMENT - consisting of the following  
amendments to the text and the  
Schedules of the Official Plan for  
Peel Region 2008, constitutes  
Amendment No. \_\_\_\_\_to the  
Official Plan for Peel Region

**AMENDMENT NO. \_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE REGION OF PEEL**

**PART A – THE PREAMBLE**

**Purpose of the Amendment:**

The purpose of this Region of Peel Official Plan Amendment is to amend Section 5.4.3 Rural Service Centres, and subsection 5.4.3.2.2 and create an additional policy, subsection 5.4.3.2.8 which allows for the expansion of the Bolton Rural Service Centre boundary to include a total of 201.3 ha (497.42 acres). Approximately 198 gross ha (489 gross acres) of land are allocated for employment uses and a small area of 3.3 gross ha (8.0 gross acres) will be used to accommodate a North Hill supermarket site and limited ancillary retail. The additional amended settlement boundary lands will be shown on Schedules “B” Prime Agricultural Area of the Region of Peel Official Plan and “D” Regional Structure of the Region of Peel Official Plan.

**Location**

The settlement expansion consists of two separate areas. The subject employment lands are located west of Coleraine Drive generally to the half lot line of Concession VI, and extending north of Mayfield Road, to the existing employment lands on the west side of Coleraine Drive. The subject North Hill supermarket site is located at the northeast quadrant of the intersection of Regional Road (RR) 50 and Columbia Way, extending easterly along Columbia Way to the new high school site.

**Basis**

The Official Plan for Peel Region structures the Region into an Urban System and a Rural System, with the Town of Caledon comprising the Rural System. The Regional Plan designates Bolton, Mayfield West and Caledon East as “Rural Service Centres” on Schedule D Regional Structure. They are the primary foci for growth within the Rural System. Development in the Rural Service Centres will be on municipal water and wastewater services.

In 2004, the Town of Caledon initiated work on the South Albion-Bolton Community Plan. As part of this project, Caledon’s Population and Employment Forecasts and Allocations Study (2006) reviewed the population forecast and allocations and employment forecast for the 2021 planning horizon and developed new population and employment forecasts for Caledon for the 2031 planning horizon.

The recommended population and employment forecasts and allocations were contained in proposed Local Official Plan Amendment Number 203 (LOPA 203), which Caledon Council endorsed on August 1, 2006 and again on November 6, 2007.

These population and employment forecasts in LOPA 203 have been revised to reflect the forecasts for Caledon contained in the approved Regional Land Budget and Table 3 of the Regional Plan as amended by Regional Official Plan Amendment Number 24 (ROPA 24), the Region’s conformity amendment for growth management, employment and the Greenbelt.

ROPA 24 was adopted by the Region on April 22, 2010 and approved as part of a settlement by the Ontario Municipal Board on June 25, 2012. The revised forecasts and allocations have been incorporated into the Caledon Official Plan through LOPA 226, the Town’s conformity amendment, which was adopted by Caledon Council on June 8, 2010, modified on September 11, 2012, and approved by the Ontario Municipal Board on October 15, 2013.

The South Albion-Bolton Community Plan studies also included the Employment Land Needs Study (2007) and the Bolton Commercial Policy Review (2007). The Employment Land Needs Study identified the employment land need in Caledon to 2031. The findings of this study were generally consistent with the employment land need identified in the Region’s Employment and Employment Land Study (April 2010) that was undertaken as part of the Region’s provincial plan conformity and five year review. Also, the Bolton Commercial Policy Review recommended updated commercial policies for Bolton and identified a need for a supermarket site located in the North Hill community for local servicing needs.

Local Official Plan Amendment 215 (LOPA 215), which was adopted by Caledon Council on July 3, 2007, and received final approval following the withdrawal of an OMB appeal on November 9, 2007, incorporated the policy recommendations of the Commercial Policy Review into the Caledon Official Plan. LOPA 215

contained a policy indicating that the Town would undertake studies to identify an appropriate site for a supermarket of up to 3,716 m<sup>2</sup> (40,000 sq.ft.) to serve residents within the North Hill community.

On November 6, 2007, Caledon Council directed Planning Staff to complete the studies required to support a settlement boundary expansion for the Bolton Rural Service Centre in accordance with the requirements of the Region of Peel Official Plan. Section 5.4.3.2.2 of the Region of Peel Official Plan requires a municipal comprehensive review, and consistency with Sections 5.4.7.5.5 and 7.9 of the Plan to expand a settlement area. The specific study requirements in Section 7.9.2.12 of ROPA 24 need to be addressed. This ROPA Application also addresses all other relevant policies for a settlement boundary expansion as approved by the OMB as well as other Regional policies including ROPA 20 – Sustainability and Energy Policies.

The Town of Caledon initiated the municipal comprehensive review by retaining a team of consultants to complete the technical studies as required by the Region of Peel Official Plan and the Town of Caledon Official Plan.

A consultant was also retained to comprehensively analyze the various locational options for the expansion based on the findings of the technical studies and a planning assessment.

The Municipal Comprehensive Review included the following studies:

- South Albion-Bolton Community Plan Population and Employment Forecasts and Allocations Study;
- Employment Land Needs Study;
- Bolton Commercial Policy Review;
- Comprehensive Environmental Impact Study and Management Plan;
- Transportation Impact Study;
- Agricultural Impact Assessment;
- Cultural Heritage Landscapes Assessment and Built Heritage Resources Assessment;
- Stage 1 Archaeological Assessment;
  - South Albion-Bolton Settlement Boundary Expansion Study for Employment Lands and North Hill Supermarket (the comprehensive locational analysis);
- Water and Wastewater Servicing Study.

Following the completion of these studies, Caledon Council selected a preferred land use scenario at its meeting on November 17, 2009. To meet the Regional requirements for a settlement boundary expansion, the following additional work was undertaken as part of the municipal comprehensive review to evaluate the implications of the preferred land use scenario and to synthesize the findings and

recommendations of the municipal comprehensive review and demonstrate that the Amendment conforms to the Region of Peel Official Plan:

- Fiscal and Economic Impact Assessment Study;
- Planning Justification Report.

As a result of the reduction in the land area required for this ROPA Application, Caledon Council conducted an additional review of the boundaries of this settlement boundary expansion and approved a new Schedule “C” on November 5, 2013.

### **Planning Policy Review**

#### a) Region of Peel Official Plan

The Region of Peel Official Plan requires the area municipalities to provide sufficient employment land to meet long term need and to maintain a range and choice of suitable sites for employment uses.

A settlement area expansion to meet these needs may be allowed only where there are no further opportunities for growth within the existing settlement boundary through intensification, redevelopment and in designated Greenfield areas.

The boundaries of the Town’s three Rural Service Centres: Bolton, Caledon East and Mayfield West are also identified on Schedule D. A Region of Peel Official Plan Amendment is required to change the boundaries of the Rural Service Centres. A municipal comprehensive review for a settlement expansion and the detailed requirements for the municipal comprehensive review are set out in Section 7.9.2.12 of the Region of Peel Official Plan

Caledon has worked closely with Regional Staff on this Amendment, and has completed the municipal comprehensive review for the settlement expansion based on the requirements of the Regional Plan. Regional staff was consulted in the development of the terms of reference for the Comprehensive Environmental Impact Study and Management Plan, the Transportation Impact Study, the Fiscal and Economic Impact Assessment and the Planning Justification Report. The Water and Wastewater Servicing Study was undertaken by the Region of Peel.

The Updated Planning Justification Report, which is attached as Appendix “A” analyses the conformity of the subject ROPA with the Region of Peel Official Plan and specifically with the requirements of Section 7.9.2.12. The Report concludes that the subject ROPA conforms to the Region of Peel Official Plan and the Region of Peel Amendment 24 and 20. Furthermore, this Report has reviewed the evaluation criteria for a municipal comprehensive review in the

context of a report entitled “Region of Peel Assessment of the Municipal Comprehensive Review Process for Settlement Area Boundary Expansion in the Town of Caledon” dated April 2013.

The Updated Planning Justification Report indicates that the municipal comprehensive review has examined several land use scenarios to identify potential impacts on the natural environment, agricultural lands, cultural heritage, archaeological features, transportation, municipal servicing and overall planning to ensure that there are no unacceptable impacts. This report also indicates that the timing and phasing of this expansion will be implemented in an orderly and cost-effective manner and will result in a more complete community by providing local employment opportunities. Existing and planned infrastructure needed to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner. Furthermore, there are no impacts on the Greenbelt Plan, the Niagara Escarpment Plan or the Oak Ridge’s Conservation Plan and the proposed expansion will not compromise existing agricultural operations.

Furthermore, the Updated Planning Justification Report has reviewed and analyzed updated information regarding the GTA West Corridor Study, updated Environmental Reviews by the Town’s environmental consultants, and other relevant new issues such as eco-business planning.

The settlement expansion will not preclude or predetermine the potential outcomes of the GTA West Corridor Environmental Assessment as the southernmost portion of the Bolton settlement expansion, which is affected by the SISA, will not be released for development until the right-of-way for a new transportation corridor has been determined.

#### b) Town of Caledon Official Plan

The Town’s Official Plan includes policies in Section 5.5 Employment Areas to ensure that a diverse and sufficient supply of employment land is available to accommodate the employment forecasts and meet the demands and needs of various industries. The Bolton Commercial Policies include a policy objective to provide for a supermarket of up to 3,716 m<sup>2</sup> (40,000 S.F.) with limited ancillary commercial uses in a location that can offer convenient services to residents within the North Hill community. It was concluded based on detailed studies that this facility could not be accommodated within the existing settlement boundary of the North Hill area.

A settlement area expansion requires a Town Official Plan Amendment and must meet the requirements of Section 4.2.3.3.1, which sets out the Town’s requirements for the municipal comprehensive review. The Official Plan contains detailed policies with respect to protection of prime agricultural land, natural

heritage resources, cultural heritage resources and other planning objectives/policies for comprehensive planning of communities.

The Town has retained a wide array of technical consultants to address the requirements of the Town's Official Plan settlement expansion policies as well as those of the Regional Plan. The Updated Planning Justification Report that accompanies the municipal comprehensive review and other supportive materials indicates how these requirements have been addressed and has concluded that the proposed amendment conforms to the requirements of the Caledon Official Plan. All other supportive studies and reports have been provided to the Region of Peel as part of this Regional Official Plan Amendment application.

The Updated Planning Justification Report has reviewed the revised ROPA Application in the context of the in-force LOPA 226 as approved by the Board including Table 4.1 Population and Employment Forecasts, Policy 4.2.3 Settlement Expansions, Policy 4.2.4 Population and Employment Forecasts and Allocations and all other relevant policies.

#### c) Provincial Plans

The Updated Planning Justification Report has reviewed the proposed revised ROPA Application in terms of conformity with the Provincial Growth Plan and consistency with the Provincial Policy Statement (2005).

## **PART B – THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitute Amendment No. \_\_\_\_\_ to the Region of Peel Official Plan.

### **Details of the Amendment**

#### **a) Amendments to Text**

The Region of Peel Official Plan is proposed to be amended as follows:

Chapter 5, Section 5.4.3 Rural Service Centres, is amended by adding the following paragraph after the last sentence of the first paragraph:

“The Bolton Rural Service Centre settlement boundary has been expanded on the basis of a municipal comprehensive review and is consistent with Section 5.4.7, 5.5 and 7.9 of the Plan to accommodate the need for employment land to the year 2031 as well as to accommodate the land needs for a supermarket in the North Hill Neighbourhood.”

Chapter 5, Section 5.4.3.2.2, is amended by adding a new subsection 5.4.3.2.2.a) as follows:

“5.4.3.2.2.a)

The Bolton Rural Service Centre boundary is expanded to include a total of 201.3 gross ha (497.4), 198 gross ha (489 gross acres) for lands to accommodate the Town of Caledon’s employment land needs to the year of 2031; and, to include lands in the North Hill area, specifically the north-east corner of Columbia Way and Regional Road 50, as commercial land of the size of 3.3 gross ha (8 gross acres) for a supermarket.”

Chapter 5, Section 5.4.3.2 is amended by adding policy 5.4.3.2.8 regarding the Coleraine Drive Special Study Area and the following paragraphs:

“5.4.3.2.8

The portion of the employment area located adjacent to the GTA West Corridor Study Area consisting of 33.5 ha (82.7 ac.) northwest of the intersection of Coleraine Drive and Mayfield Road, is identified as the Coleraine Drive Special Study Area.

The Town of Caledon is directed to include detailed policies in its Official Plan to ensure that the lands within Coleraine Drive Special Study Area will not be released for development until the Environmental Assessment (EA) work for the Greater Toronto Area West Corridor is sufficiently advanced in order for a satisfactory assessment to be completed which demonstrates that the development of the lands will not preclude or predetermine the outcome of the EA”

**b) Amendments to Schedules and Figures**

Schedule B, Prime Agricultural Area, is amended by removing the area shown in red on Schedule A attached hereto from the Prime Agricultural Area.

Schedule D, Regional Structure, is amended by revising the area shown in red on Schedule B attached hereto from “Settlement Study Area” to “Rural Service Centre”.

Schedule D, Regional Structure, is amended by adding the Coleraine Drive Special Study Area as shown on Schedule B attached hereto.

Schedule C, is for clarification and illustrative purposes showing the Boundary Expansion of the Bolton Rural Service Centre.