

Resolution 2016-662:

Whereas Regional Council has considered the report of the Commissioners of Public Works and Corporate Services, titled “Bolton Residential Expansion Regional Official Plan Amendment Application - Request To Hold A Statutory Public Meeting”, dated June 28, 2016;

And whereas, Council has also considered the Supplemental Presentation made by staff to Council on July 21, 2016;

And whereas, Council recognizes that multiple factors are significant and must be fully considered by Council before making a final decision on the location of any settlement area boundary expansion, including all input from the Statutory Public Meeting;

Now therefore be it resolved:

That a Statutory Public meeting authorized by Regional Council’s resolution adopted July 7, 2016 continue to be scheduled on September 29, 2016, pursuant to subsection 17(15) of the *Planning Act* for the purpose of giving the public an opportunity to make representations in respect of a proposed expansion to the Bolton Rural Service Centre settlement boundary;

And further, that Regional staff be directed to prepare a draft Regional Official Plan Amendment (ROPA) to be presented at the Statutory Public Meeting, which proposes Option 6 together with the triangle lands as the proposed expansion area;

And further, that the public be invited to provide comment on the proposed expansion of the Bolton Rural Service Centre settlement boundary on matters including but not limited to the proposed ROPA, the six candidate expansion options, the three “rounding out areas”, the triangle-shaped piece of land located north of Mayfield Road and west of Coleraine Drive, and any other hybrid options;

And further, that an open house be scheduled in Caledon prior to the Statutory Public meeting.

**BOLTON RESIDENTIAL EXPANSION REGIONAL OFFICIAL PLAN AMENDMENT
STATUTORY PUBLIC MEETING**

REGION OF PEEL

REGIONAL OFFICIAL PLAN

**REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER ____**

**AN AMENDMENT TO ESTABLISH A BOLTON RESIDENTIAL
EXPANSION SETTLEMENT AREA BOUNDARY**

Draft August 9, 2016

**BOLTON RESIDENTIAL EXPANSION REGIONAL OFFICIAL PLAN AMENDMENT
STATUTORY PUBLIC MEETING**

THE CONSTITUTIONAL STATEMENT

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

Part B, THE AMENDMENT, consisting of amendments to the Text, Schedules, and Figures of the Region of Peel Official Plan, constitutes Amendment Number ____ to the Region of Peel Official Plan.

BOLTON RESIDENTIAL EXPANSION REGIONAL OFFICIAL PLAN AMENDMENT STATUTORY PUBLIC MEETING

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to establish an expansion to the Bolton Rural Service Centre, and establish a Study Area Boundary.

This Amendment also provides an updated policy framework to guide further planning development review in the Bolton Residential Expansion Settlement Area.

Location:

This Amendment applies to lands in the Town of Caledon as legally described as Concession 5, Part Lot 1 to 5 (Township of Albion), lands legally described as Concession 7 Part of Lot 11 and 12, and as shown by the Study Area Boundary surrounding Bolton in Schedule D in the attachment in this Appendix PART B – THE AMENDMENT.

Basis:

Settlement Boundary Expansion in Caledon

Regional Official Plan Amendment (ROPA) 24 is the Region's Growth Plan conformity exercise. The growth management component of ROPA 24 was approved by the OMB in 2012 with new 2031 forecasts for the Town of Caledon and introduced a minimum greenfield density target of 42 residents and jobs per hectare. ROPA 28 (South-Albion-Bolton Employment Land and the North Hill Supermarket Expansion Area) and ROPA 29 (Mayfield West Phase 2) implemented ROPA 24. This Bolton Residential Expansion Settlement Area completes the 2031 ROPA 24 population and employment forecasts for the Town of Caledon. The 2031 forecasts are known as 2031A from the Province's Amendment 2 to the Growth Plan in 2013. The Province also introduced new forecasts for 2031 known as 2031B and new forecasts for 2041 which will require a ROPA to conform to Amendment 2.

The expansion of the current Bolton Rural Service Centre boundary for primarily residential uses is a key component of Caledon's growth management strategy of directing the majority of growth in the Town of Caledon to the Rural Service Centre settlements of Bolton, Caledon East and Mayfield West. This expansion will accommodate approximately 10,350 people and 2,520 jobs.

Bolton Rural Service Centre

Bolton is located in the Town of Caledon and is identified as a Rural Service Centre in the Peel Official Plan. Rural Service Centres are developed on full municipal water and sewer services and provide a range and mix of residential, employment, commercial, recreational and institutional and community services to those living and working in Caledon.

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Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan)

The Growth Plan provides growth management policy direction and population and employment forecasts for single- and upper-tier municipalities within the Greater Golden Horseshoe.

The proposed Bolton Residential Expansion Settlement Area implements the Growth Plan population and employment forecasts for 2031A.

Region of Peel Official Plan

The Regional Land Budget assigns population and employment growth to the Growth Plan policy areas in Peel. For Caledon the 2031 population and employment totals are 108,000 people and 46,000 jobs. The Regional Land Budget set the 2031 unallocated greenfield population and employment totals for Caledon at 21,500 people and 11,000 jobs and established the need for 609 hectares of land for all settlement area boundary expansions.

Town of Caledon Official Plan

The Town of Caledon is required to bring its Official Plan into conformity with Provincial Plans and Policies and the Peel Official Plan, in particular ROPA 24. The Town's conformity exercise resulted in OPA 226 which was approved by the OMB in 2013. The population and employment forecasts from the Regional Land Budget are reflected in OPA 226.

OPA 226 is being implemented through a series of settlement area boundary expansions as the Bolton Residential Expansion Settlement Area is required to accommodate growth from Bolton contained in OPA 226. This expansion will accommodate approximately 10,300 people and 2,500 jobs.

Region's Consideration and Evaluation of the Town's ROPA Application

The Bolton Residential Expansion Study (BRES) was initiated by the Town of Caledon in April 2012 to determine the appropriate location to accommodate growth in Bolton. After completion of several studies as part of the BRES process and identification of a preferred boundary expansion area, Town Council approved a proposed Bolton settlement expansion area (generally known at the time as Option 3) as recommended by the study. In October 2014 the Town submitted its Bolton Residential Expansion ROPA application to the Region of Peel.

On November 12, 2015, Regional Council endorsed a planning process for the consideration of the Town's ROPA application. The planning process lays out a number of tasks and milestones to ensure a fair, open and transparent public process that provides all stakeholders, agencies, and members of the public with an opportunity to provide their input.

The Region retained a consultant to recommend criteria to assist in the consideration of the Town's ROPA application. Following a period of public consultation, eighteen evaluation criteria were finalized and supported by staff. The criteria are organized into six theme areas for use in evaluating each expansion option from a Regional perspective. The themes include:

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Theme One: Protect Natural Heritage Features and their Associated Functions

Theme Two: Promote Coordinated, Efficient, and Cost Effective Infrastructure

Theme Three: Promote Fiscal Responsibility

Theme Four: Ensure Compact, Complete, and Healthy Communities

Theme Five: Protect Agricultural Lands

Theme Six: Response to Long-Term Urban Structure Implications

The evaluation themes and criteria are based on a comprehensive review of Regional interests, the Peel Official Plan, the Provincial Policy Statement (PPS), the Growth Plan, and stakeholder input.

Municipal Comprehensive Review (MCR) Process

In September 2012, the Region retained Malone Given Parsons (MGP) to review Caledon's MCR process. MGP prepared a policy framework listing all relevant policies that should be reviewed for compliance to and conformity with settlement area boundary expansions in the context of the MCR process. MGP developed a list of 23 evaluation criteria which form the basis of evaluating whether a settlement area boundary expansion meet the requirements of an MCR. An evaluation of the criteria prepared by MGP was undertaken to determine the settlement area boundary expansion met the MCR requirements.

Draft ROPA Policy Framework

This draft ROPA identifies a proposed Bolton Rural Service Study Area. This component of the proposed amendment is important for establishing a policy framework that recognizes that, although the current exercise can be seen as allocation of Bolton's next phase of residential growth, consideration is to be given for the further expansion of the Bolton Rural Service Centre.

Regional Council provided direction at the July 21, 2016 Regional Council meeting to proceed with a draft ROPA for statutory public consultation based on Option 6 and the triangle of land between the Bolton Rural Service Centre, Option 6, and Mayfield Road. A draft ROPA (Draft ROPA __) has been prepared that provides for the inclusion of approximately 185 hectares of developable land to be included in the Bolton Rural Service Centre Boundary and provide a policy framework for the expansion lands while addressing a range of matters including infrastructure, financing, healthy development, transportation, natural heritage, and agricultural planning.

The draft ROPA also includes proposed Schedule amendments to include a Study Area Boundary surrounding the Bolton Rural Service Centre and include the subject lands in the Bolton Residential Expansion Area 2031 to be part of the Bolton Rural Service Centre on Schedule D of the Peel Official Plan. Other Schedules that are proposed to be amended include Schedule B (remove the subject lands from the Prime Agricultural Area), Schedule D1 (include the subject lands in the Rural Service Centre outside the Oak Ridges Moraine Conservation Plan Area), Schedule D3 (include the subject lands in the Settlement Areas outside the Greenbelt), and Schedule D4 (include the subject lands in the Designated Greenfield Area).

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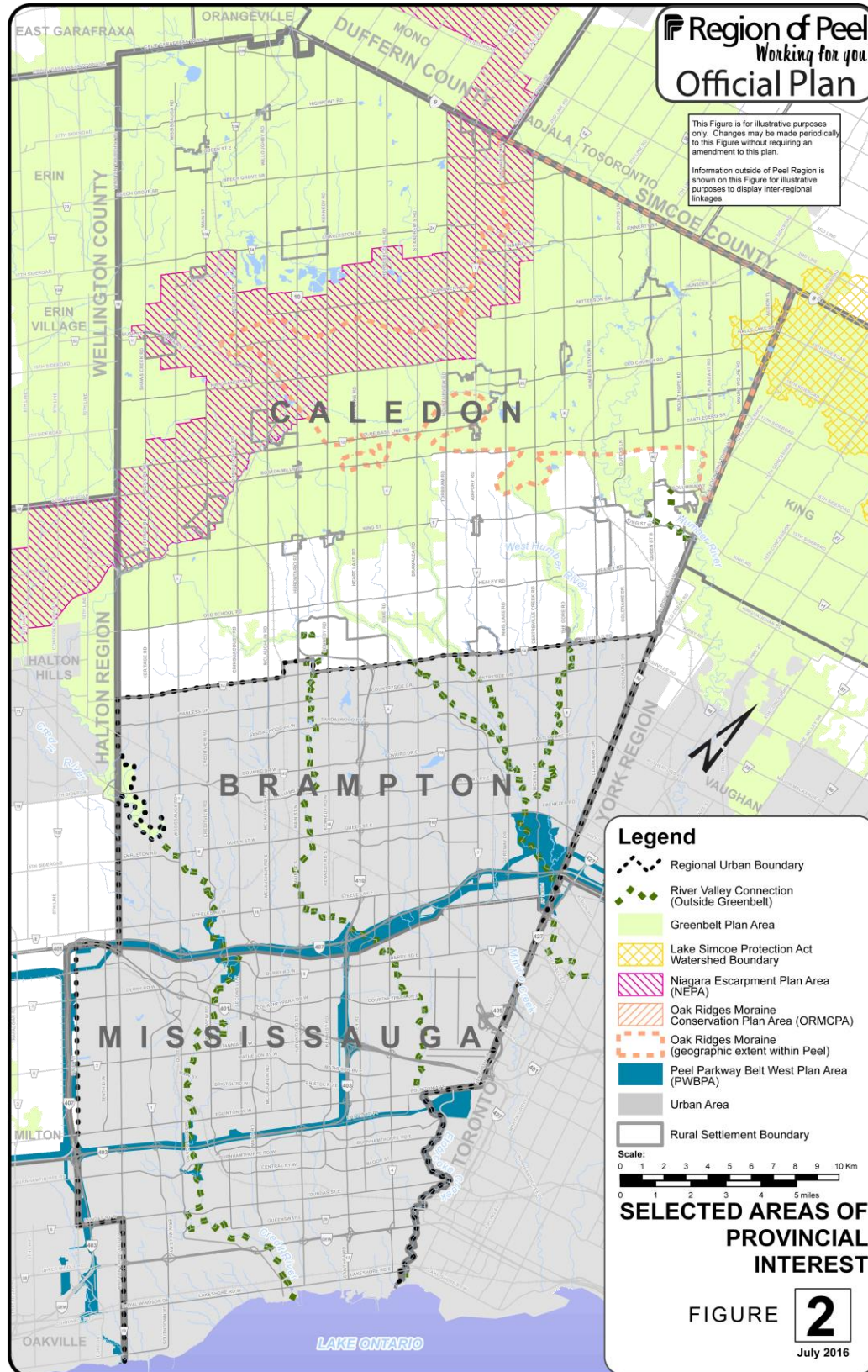
A technical minor adjustment and correction is also recommended to include the existing St. Michael Secondary School into the Bolton Rural Service Centre Boundary which would update Schedule B, D, D1, D3, and D4. The school site which is currently located outside, but abutting the Bolton Rural Service Centre Boundary, should be included as this existing facility functions as part of the Rural Service Centre.

Figure 2 Selected Areas of Provincial Interest is proposed to be amended by including the subject lands in the Rural Settlement Boundary as shown in the attachment in this Appendix PART A – THE PREAMBLE. Section 1.3.3 of the Peel Official Plan notes Figures may be changed by Regional Council, without requiring an amendment. Figure 2 will be approved by Regional Council and take effect when the ROPA is in effect.

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PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and schedules constitute Amendment Number ___ to the Region of Peel Official Plan.



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Amendments to Text and Schedules

1. Chapter 5, Regional Structure, is amended by inserting new Section 5.4.3.1.5 as follows:

“To establish healthy complete communities that contain, living, working and recreational activities, which respect the natural environment, resources and characteristics of existing communities and *services*.”

2. Chapter 5, Regional Structure, Section 5.4.3.2.1 is amended by inserting “employment,” after “providing a range and mix of residential,” as follows:

“Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, employment, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.”

3. Chapter 5, Regional Structure, Section 5.4.3.2.2 is amended by deleting the second and third sentences as follows:

“Show on Schedule D the 2031 settlement boundaries for each of the Caledon East, Mayfield West and Bolton Rural Service Centres. ~~The 2031 boundaries for Caledon East and Mayfield West have been established. The 2031 boundary for Bolton has been partially established and remains to be completed.~~ The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, the Region, working with the Town of Caledon, will designate the 2031 boundaries of the Mayfield West and Bolton Rural Service Centres.”

Appealed

4. Chapter 5, Regional Structure, Section 5.4.3.2.7 is amended by inserting “and Bolton” after “additional growth for Mayfield West”, inserting “or Bolton Rural” after “Any settlement boundary expansion for the Mayfield West”, and replace “Service Centre” with “Service Centres” as follows:

“The boundary shown as a red dashed line on Schedule D and designated in the legend “Study Area Boundary” is the area within which additional growth for Mayfield West and Bolton beyond the 2031 population target is anticipated to occur. Any settlement boundary expansion for the Mayfield West or Bolton Rural Service Centre Service Centres will be designated on the basis of a *municipal comprehensive review* and will require an amendment to this plan.”

5. Chapter 5, Regional Structure, is amended by inserting the following new Sections 5.4.3.2.9 and 5.4.3.2.9.1 after Section 5.4.3.2.8.3 as follows:

“5.4.3.2.9 Bolton Residential Expansion Settlement Area 2031

The Bolton Residential Expansion Settlement Area within the Rural Service Centre will accommodate approximately 10,350 residents and 2,520 jobs and comprises

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approximately 185 hectares (of developable lands) as identified on Schedule D. The following special policies shall apply to the Bolton Residential Expansion Settlement Area.

The Bolton Residential Expansion Settlement Area will contribute to the development of the Bolton Rural Service Centre to be a complete community by planning for an appropriate mix of jobs, local services, *affordable housing*, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected. The provision of Regional *infrastructure* will be staged and financed in a manner that is consistent with the financial management and capabilities of the Region. Health considerations will be included in the planning process to facilitate physical activity through *active transportation* to optimize the health promoting potential of the community.

- 5.4.3.2.9.1 In addition to the policies in this Plan that govern the Region's Rural System, it is the policy of Regional Council to require the Town of Caledon to conform to the following policies:

Phasing of Development, Staging of Regional Infrastructure and Financial Agreements

- a) In accordance with Section 5.4.3.2.5 and prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town will prepare a phasing plan that satisfactorily provides for the orderly, fiscally responsible and efficient progression of *development* that is coordinated with the Region's Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.
- b) In accordance with Section 7.8.2.12 prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town will prepare a satisfactory financial and implementation plan that includes the execution of any financial agreements for the provision of Regional *infrastructure*. This may require front-end financing or accelerated payment agreements and/or other cost-sharing agreements, and limitations to be placed on the *development*, consistent with a phasing plan.

Transportation

- c) During the preparation of the secondary plan to implement the settlement area boundary, the Town of Caledon will plan for a range of transportation options including transit service, *active transportation*, and *carpooling*.

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Affordable Housing Assessment

- d) During the preparation of a secondary plan to implement the settlement area boundary, the Town of Caledon will prepare a satisfactory *affordable housing* assessment in order to include policies for the provision of *affordable housing*. *The affordable housing* assessment shall address:
 - i) Contribution towards the achievement of Regional new housing unit targets;
 - ii) The availability of an appropriate range and mix of housing types, densities, sizes and tenure that contribute to the supply of *affordable housing*; and,
 - iii) Identification and conveyance strategy for *affordable housing*, in consultation with the *Region of Peel*.

Healthy Communities and the Built Environment

- e) The Town of Caledon will conduct a health assessment of the secondary plan that implements the settlement area boundary in consultation with *the Region*, and that results are reported to Town Council prior to approval of the secondary plan. The health assessment must be completed in accordance with the *Region of Peel's* Healthy Development Framework.
- f) The Town of Caledon shall include in the secondary plan, a policy to require the completion of a health assessment as part of a complete application for any *development*, and that results are reported to Town Council in consultation with *the Region*. The health assessment must be completed in accordance with the *Region of Peel's* Healthy Development Framework.
- g) Integrate the *Region of Peel's* Healthy Development Assessment elements into the secondary plan to optimize its health promoting potential.
- h) *The Region* and the Town of Caledon shall conduct health assessments on Regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.

Natural Heritage

- i) Prior to the Town of Caledon adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will designate a natural heritage system to be in conformity with a comprehensive environmental impact study and management plan (EIS and MP) and prepared in accordance with terms of reference

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satisfactory to *the Region*, the Town of Caledon and the Toronto and Region Conservation Authority, in consultation with relevant agencies. The implementation of recommendations of the Comprehensive EIS and MP shall be incorporated into the Town of Caledon Official Plan and Secondary Plan in accordance with provincial, regional and local policy.

- j) Based on the results of the natural heritage system identified in i) above, the final boundary of the community may be refined in the local official plan amendment and secondary plan such that approximately 185 hectares of developable lands are included.

Agriculture

- k) Prior to the Town of Caledon adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will prepare an agricultural impact assessment (AIA) to be completed in accordance with terms of reference prepared to the satisfaction of the Region and Town of Caledon, in consultation with relevant agencies. The AIA will be prepared to provide a further detailed evaluation of potential impacts of non-agricultural development on agricultural operations adjacent to the Bolton Residential Expansion Settlement Area with recommendations to avoid, minimize and/or mitigate adverse impacts. The implementation of recommendations of the AIA shall be incorporated into the Town of Caledon Official Plan and Secondary Plan, as appropriate, including policies that will:
 - i) Identify through mapping any Provincial Minimum Distance Separation (MDS) I calculated setback (the Setback Area) that extends into the Bolton Residential Expansion Settlement Area;
 - ii) Prohibit development in the Setback Area. If and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, development can proceed in accordance with the Bolton Residential Expansion Settlement Area Secondary Plan;
 - iii) Recognize that lands within the Setback Area will be considered a Type A Land Use for the purpose of applying Provincial MDS II Formula; and,
 - iv) Promote land use compatibility where agricultural uses and non-agricultural uses interface.”

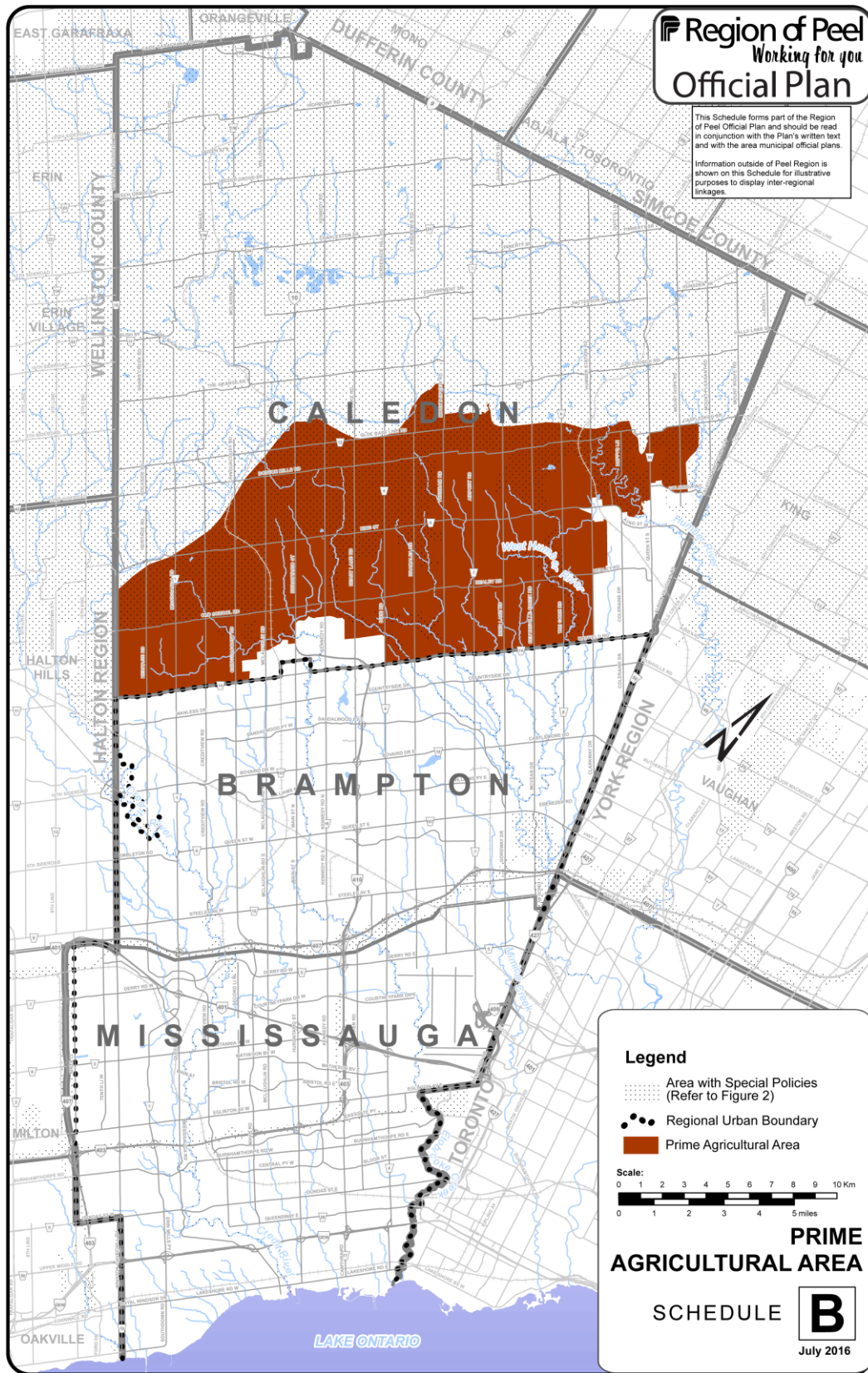
GTA West Focused Analysis Area

- l) During the preparation of a secondary plan to implement the settlement area boundary, the Town of Caledon will prepare policies that address the following:

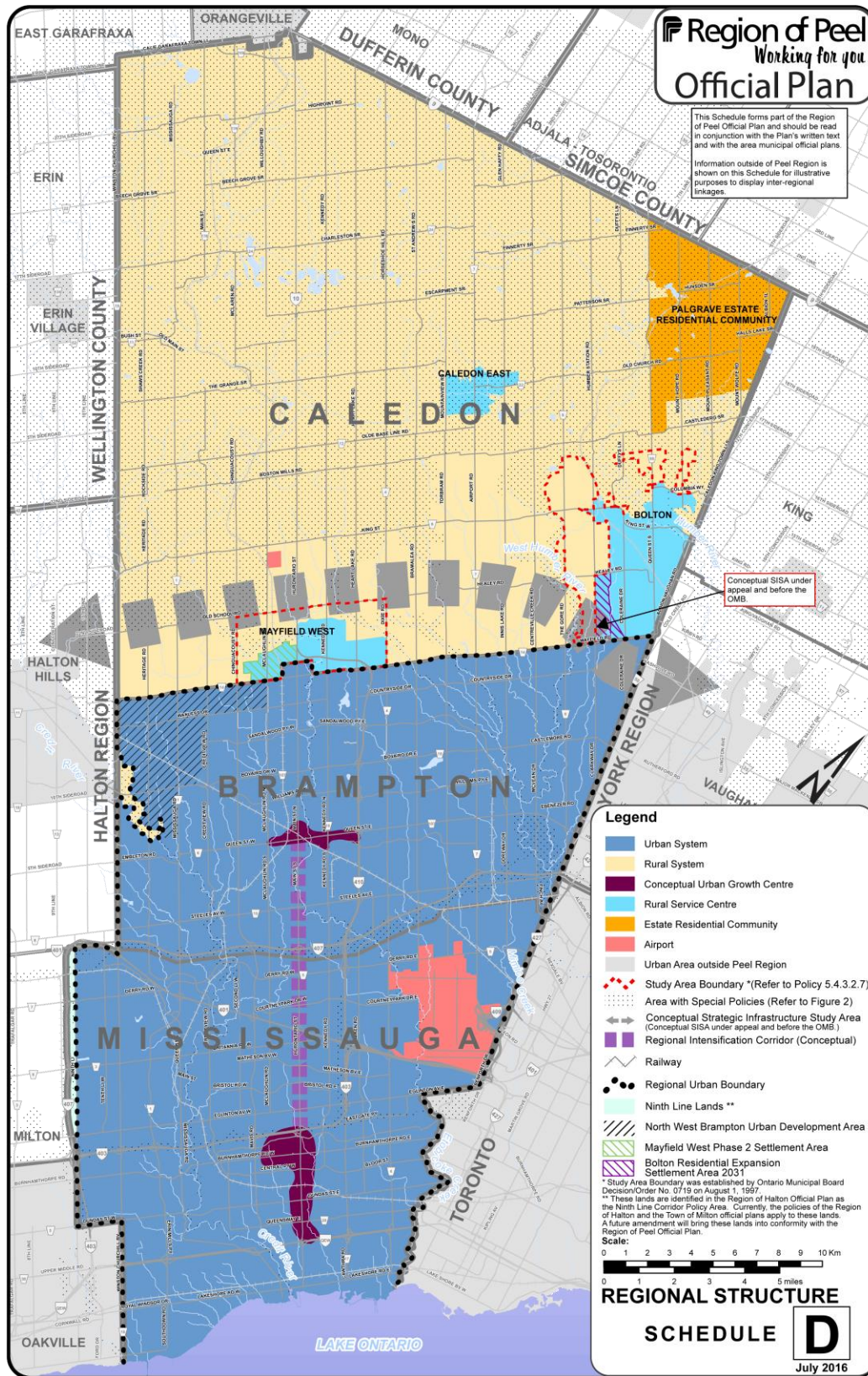
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- i) Identify through mapping, any portion of the GTA West Focused Analysis Area that extends into the Bolton Residential Expansion Settlement Area.
 - ii) Ensure that development applications for lands within the Study Area will not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor. These policies may include provisions for the phased release of lands within the GTA West Focused Analysis Area if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor.
6. Schedule B Prime Agricultural Area is amended by deleting the subject lands from the Prime Agricultural Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.
7. Schedule D Regional Structure is amended by inserting the Study Area Boundary surrounding Bolton and including the subject lands in the Bolton Residential Expansion Area 2031 to be part of the Bolton Rural Service Centre as shown in the attachment in this Appendix PART B – THE AMENDMENT.
8. Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations is amended by including the subject lands in the Rural Service Centre outside the ORMCPA as shown in the attachment in this Appendix PART B – THE AMENDMENT.
9. Schedule D3 Greenbelt Plan Area Land Use Designations is amended by including the subject lands in the Settlement Areas Outside the Greenbelt as shown in the attachment in this Appendix PART B – THE AMENDMENT.
10. Schedule D4 Growth Plan Policy Areas in Peel is amended by including the subject lands in the Designated Greenfield Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.

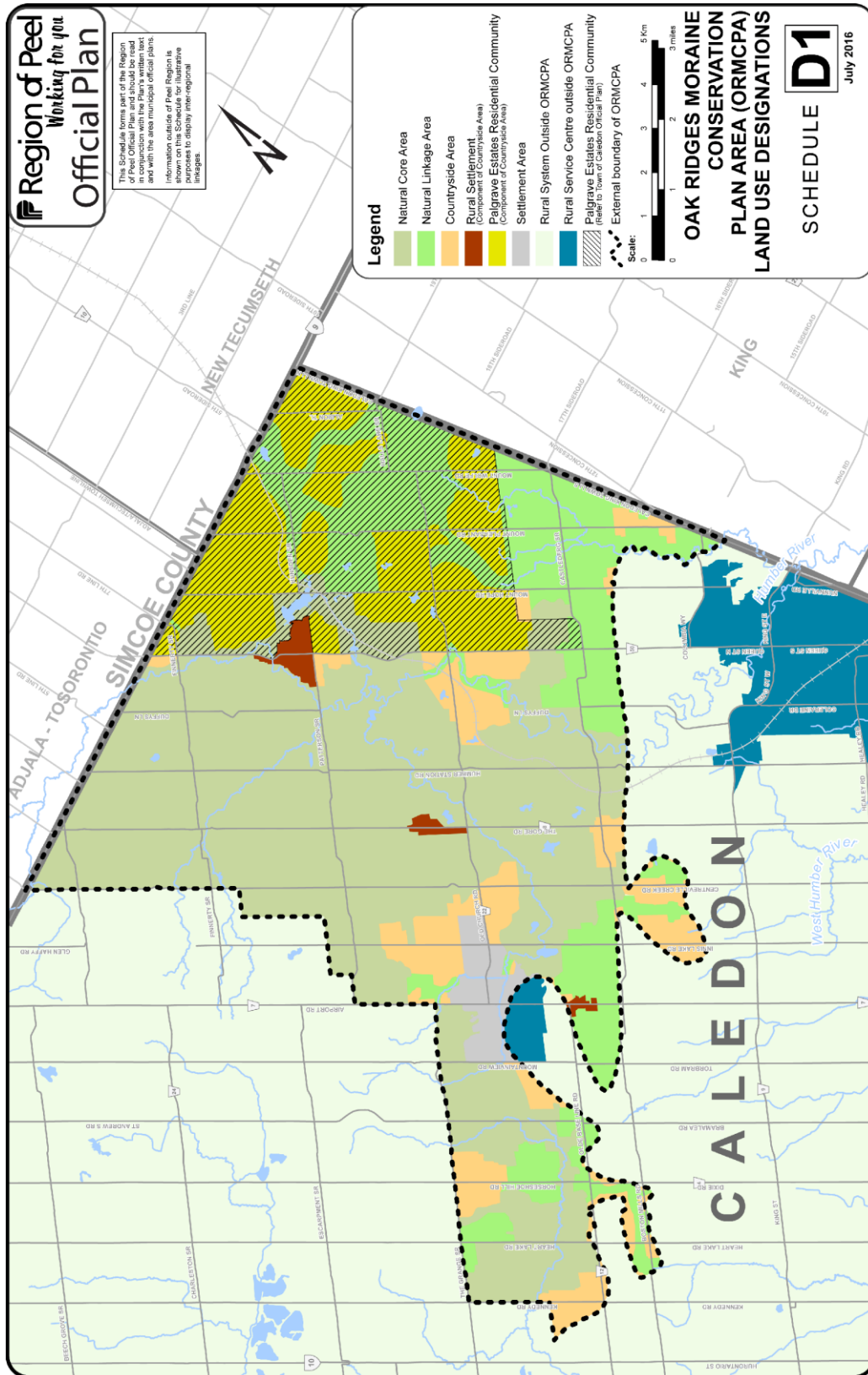
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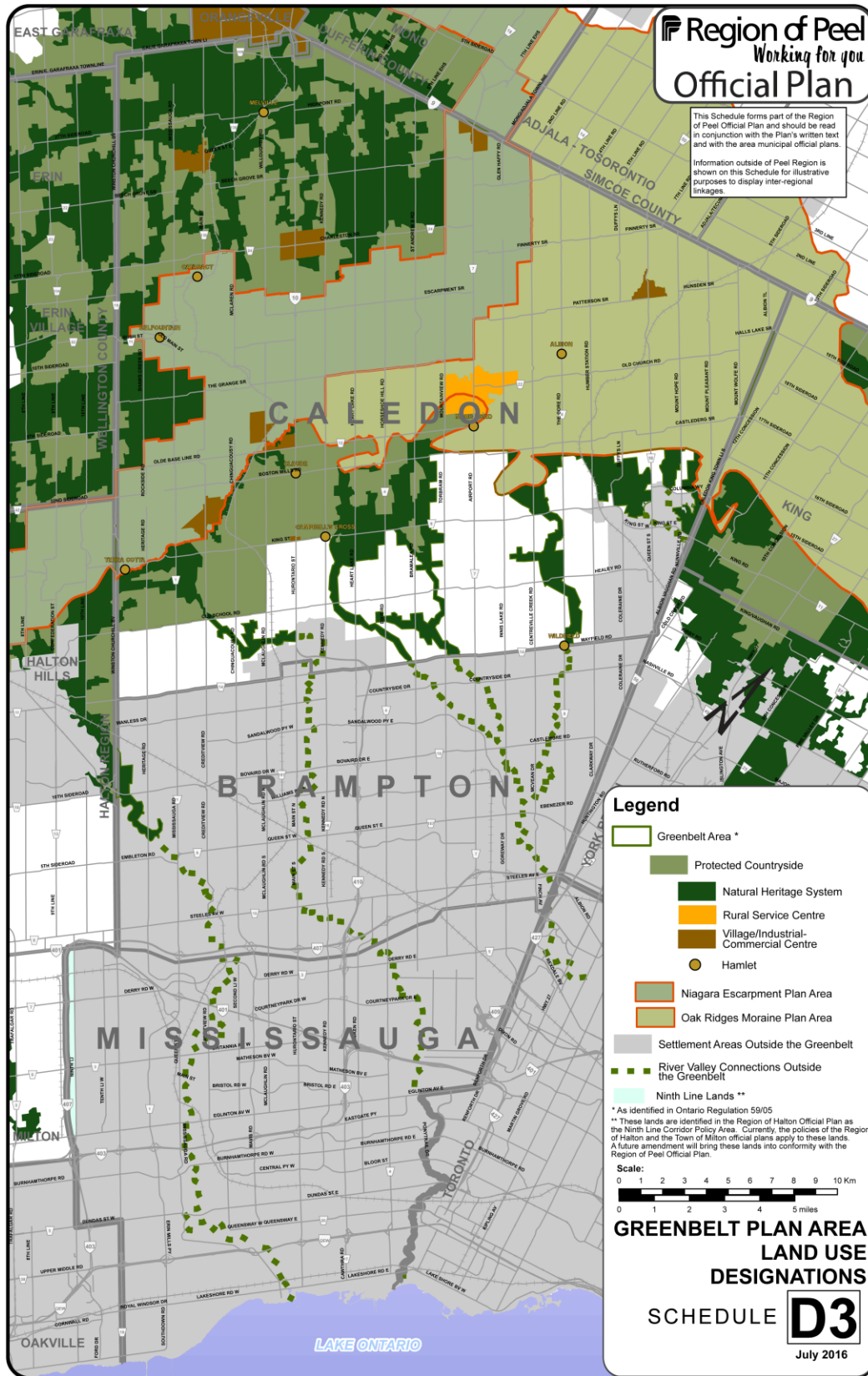
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