

DATE: November 27, 2013

REPORT TITLE: **SOUTH ALBION-BOLTON EMPLOYMENT LAND AND NORTH HILL SUPERMARKET SETTLEMENT EXPANSION - REGIONAL OFFICIAL PLAN AMENDMENT APPLICATION (ROP-10-002C) BY THE TOWN OF CALEDON**

FROM: Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That the Regional Municipality of Peel hold a Public Meeting on January 23, 2014 to consider the application (ROP-10-002C) by the Town of Caledon for a Regional Official Plan Amendment for the South Albion-Bolton Employment Land and North Hill Supermarket settlement boundary expansion to the Regional Official Plan.

REPORT HIGHLIGHTS

- In October 2010, the Region of Peel deemed the Town of Caledon's South Albion-Bolton Employment Land and North Hill Supermarket application for a settlement boundary expansion to be complete.
- The Town of Caledon's Regional Official Plan Amendment seeks to expand the Rural Service Centre boundary delineated in Schedule 'D' of the Region's Official Plan by adding 198 ha of land for employment purposes to the west side of Coleraine Drive and 3.3 ha of land for commercial purposes in the North Hill Community.
- Processing of the application was on hold pending approval of Regional Official Plan Amendment (ROPA) 24 and Town of Caledon Official Plan Amendment (OPA) 226.
- The Ontario Municipal Board approved ROPA 24 June 25, 2012 and OPA 226 October 15, 2013.
- Regional staff are now moving forward in processing the Town of Caledon's South Albion-Bolton Employment Land and North Hill Supermarket Regional Official Plan Amendment.

DISCUSSION

1. Background and Purpose of the Amendment

The South Albion-Bolton Employment and North Hill Supermarket Settlement Boundary Expansion proposes to include an additional 198 ha of land to the Rural Service Centre Boundary in the Region's Official Plan identified in Schedule 'D'. As demonstrated in Appendix I, the lands are located on the west side of Coleraine Drive from just north of Healey Road to Mayfield Road with a small amount of lands (3.3 ha) in the North Hill Community. The Town's ROPA application for employment lands includes the Canadian

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Tire site on the north west corner of Healey Road and Coleraine Drive as well as the lands south of Healey Road to Mayfield Road. Although the Canadian Tire lands have development approval under a zoning order pursuant to Section 47 of the *Planning Act*, it is still necessary to include these lands in the Town's South Albion-Bolton Employment Land and North Hill Supermarket Expansion (SAB) Regional Official Plan Amendment (ROPA) application.

Regional staff deemed the Town's application for the South Albion-Bolton Employment Land and North Hill Supermarket Expansion (SAB) Regional Official Plan Amendment (ROPA) complete in October 2010. However, at that time the Region advised the Town that the SAB ROPA could not be processed until ROPA 24 and OPA 226, the Region and Town's growth plan conformity Amendments were approved by the Ontario Municipal Board (OMB). Given that both ROPA 24 and OPA 226 have been approved by the OMB, Regional staff can continue to process the Town's SAB ROPA application.

The Region's process requires circulation to affected municipalities, agencies, persons and internal departments for comment. The application has been circulated to the appropriate staff and stakeholders for review and comment. Regional and Town of Caledon staff have been working closely together regarding the Regional Official Plan Amendment for the SAB Settlement Boundary Expansion to ensure that the proposed expansion conforms to regional and provincial policy as described below.

Pursuant to the *Planning Act* Section 22 (1) b. requests for amendments to official plans, it is a requirement to hold a public meeting under subsection 17 (15). In addition, the Region's process also includes the requirement to hold a public meeting. Following the public meeting, Regional staff will bring forward the SAB ROPA application for consideration by Regional Council at a future Council meeting.

2. Policy Framework

The Provincial Policy Statement (PPS) requires that municipalities provide sufficient employment land to meet long term needs to maintain a range of choice and suitable sites for employment uses. Following this direction, the Town of Caledon in 2004 initiated a review of the South Albion-Bolton Community Plan and determined through various studies (the Population Forecasts and Allocations, Commercial Review Study and Employment Land Needs Study) that the Town must provide for sufficient employment land to meet its long term needs. Town of Caledon Council directed staff to complete the necessary studies that would form the basis of the Municipal Comprehensive Review for the Settlement Boundary Expansion for the Bolton Rural Service Centre.

Subsequently, the Places to Grow Plan provided direction to regional and municipal governments on planning for and managing growth. The Region of Peel initiated a Regional Official Plan Amendment (ROPA 24) to bring the Region's Official Plan into conformity with the Places to Grow Plan. ROPA 24 was adopted by Regional Council and the Ministry of Municipal Affairs and Housing (MMAH) issued a draft decision on the matter which was then appealed to the Ontario Municipal Board (OMB). The OMB approved most of ROPA 24 in a decision issued June 25, 2012. The remaining portions of ROPA 24 are policies and mapping to protect the proposed Strategic Infrastructure Study Area (SISA) and will be determined by the OMB in conjunction with appeals of ROPA 26, likely in 2014.

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As part of the Minutes of Settlement for ROPA 24 it was agreed upon that the SAB ROPA would not be decided upon until ROPA 24 and OPA 226 were approved. Regional staff would use best efforts, in good faith, to process the SAB ROPA within 90 days of all legal obstacles being removed (ie. ROPA 24 and OPA 226 approval). If Regional staff are unable to bring forward a recommendation report to Council within the 90 days, staff shall provide a public letter to Caledon outlining the reasons for not being able to meet the specified timeframe.

The Town of Caledon Official Plan Amendment (OPA) 226 forms part of the Town's Provincial Growth Plan Conformity exercise which is consistent with ROPA 24. OPA 226 was appealed to the OMB, since then the appeals have been withdrawn and the OMB issued an oral decision approving OPA 226 on October 15, 2013.

Through both amendments (ROPA 24 and OPA 226), Regional and Town staff have been working closely together and are satisfied that ROPA 24 and OPA 226 form the basic policy framework to enable employment growth in the Town of Caledon.

3. Next Steps

The South Albion Employment and North Hill Supermarket Settlement Boundary Expansion application has been circulated to various Regional departments and external stakeholders for review. In order to comply with *Planning Act* requirements noted above, the Region must hold a public meeting for the SAB ROPA in order to move the application forward. Following receipt of comments from the public, internal staff and external stakeholders, regional staff will bring forward a recommendation report to Council seeking a decision on the SAB ROPA application.


Dan Labrecque
Commissioner of Public Works

Approved for Submission:



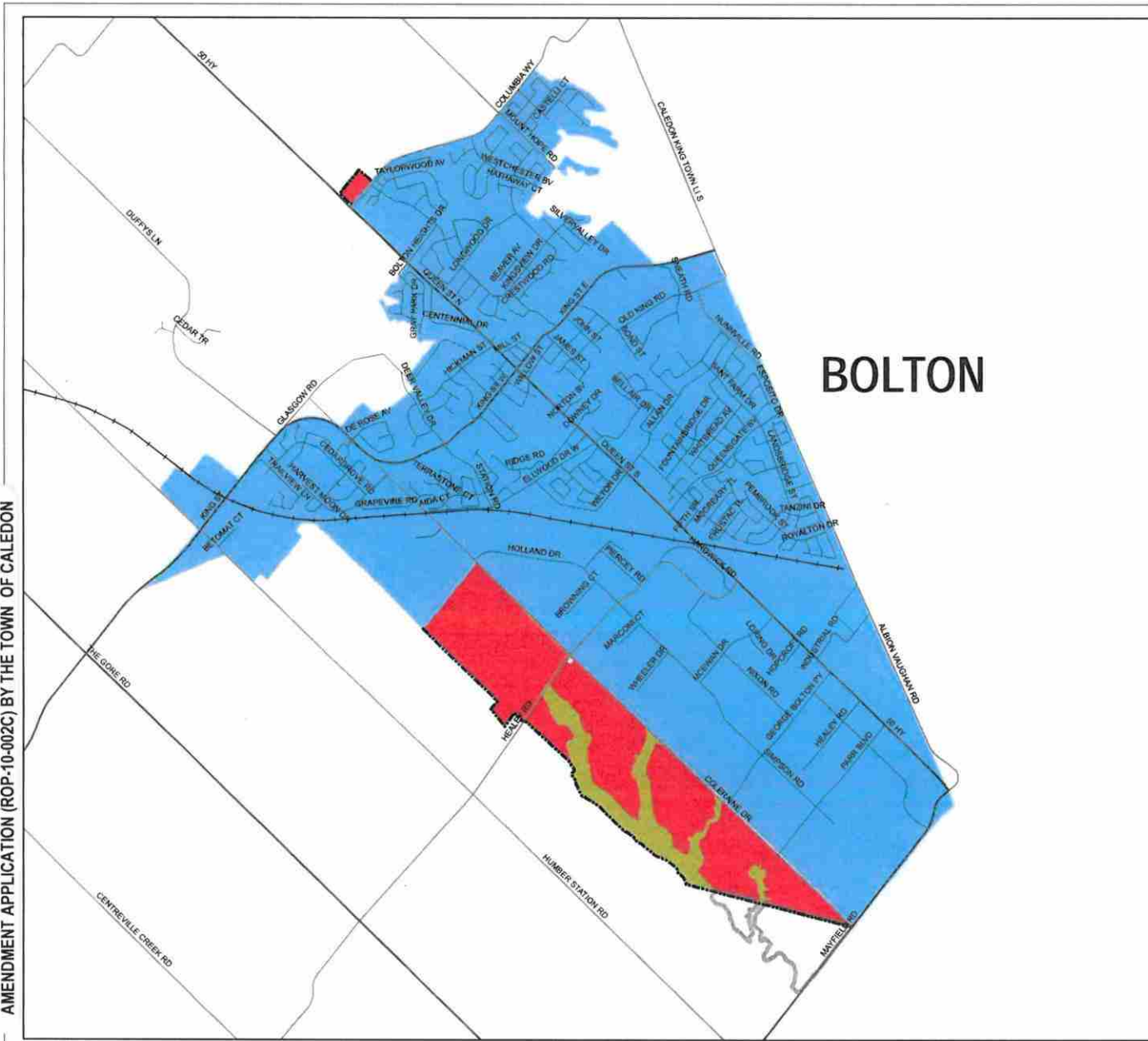
D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Tom Slomke at extension 4345 or via email at tom.slomke@peelregion.ca


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c. Legislative Services

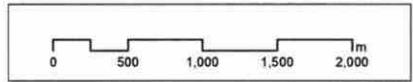
APPENDIX I
 November 14, 2013
 SOUTH ALBION-BOLTON EMPLOYMENT LAND AND NORTH HILL
 SUPERMARKET SETTLEMENT EXPANSION – REGIONAL OFFICIAL PLAN
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**SCHEDULE "C" to
 PROPOSED REGIONAL
 OFFICIAL PLAN AMENDMENT**
 For clarification and illustrative
 purposes showing the Boundary
 Expansion of the Bolton Rural
 Service Centre

- Proposed Settlement Area Expansion Boundary
- Proposed Developable Area
- Proposed Environmental Policy Area
- Existing Bolton Rural Service Centre
- Special Study Area

For further information, contact Town of Caledon
 Development Approval and Planning Policy
 Department.



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