

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 BOUNDARY EXPANSION**

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 (ROP) 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 approximately 255 gross ha (630 gross acres) of land. The majority of the additional lands are to be used for employment uses and a small area will be used to accommodate a North Hill supermarket site. 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 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. 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.

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, including the need for 251 gross ha (620 gross ac.) of employment land in Bolton. 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 m² (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.

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.

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.

The Strategic Infrastructure Study Area (SISA) identified on Schedule D is a conceptual study area for the protection of land for long-term planning and infrastructure studies in advance of future development. The Region of Peel Official Plan supports the study of the SISA for potential infrastructure and employment areas. Settlement expansions must conform to the Strategic Infrastructure Study Area (SISA) policies in Section 5.7 of the Region of Peel Official Plan, which require that it be demonstrated that the expansion will not predetermine or preclude the potential outcomes of the GTA West Corridor Environmental Assessment.

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 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.

The 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 Ridges Conservation Plan and the proposed expansion will not compromise existing agricultural operations.

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 m² (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 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.

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 251 gross ha (620 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 within the Strategic Infrastructure Study Area (SISA) consisting of 40 ha (100 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, which is in accordance with the Strategic Infrastructure Study Area (SISA) policies of Section 5.7 of this Plan.”