

**REGION OF PEEL  
REGIONAL OFFICIAL PLAN AMENDMENT NO. \_\_\_\_\_  
AMENDMENT TO UPDATE  
POPULATION, HOUSHOLD AND EMPLOYMENT FORECASTS  
FOR CALEDON TO 2031**

## THE CONSTITUTIONAL STATEMENT

- PART A – THE PREAMBLE - does not constitute part of this Amendment.
- PART B – THE AMENDMENT - The Amendment, consisting of amendments to the Text, the Figures and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment Number \_\_\_\_\_ to the Official Plan for Peel Region.

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

**PART A – THE PREAMBLE**

**1.0 Purpose of the Amendment**

The purpose of this Regional Official Plan (ROP) Amendment is to establish the 2031 Bolton/South Albion Rural Service Centre boundary by including approximately an additional 740 hectares (1830 acres) of land. The additional lands are to be used for residential and related employment, commercial, industrial and institutional land uses to accommodate a population of approximately 21,000 persons and approximately 11,000 jobs.

The proposed amendments to the text and schedules of the ROP are noted in Part B.

The proposed Amendment is privately initiated by Solmar Development Corp.

**2.0 Location**

The lands are generally bounded to the east by Coleraine Drive, to the south by Mayfield Road, to the west by the Greenbelt associated with the Humber River, and to the north by Healey Road and the north limit of the east half of Lot 7, Concession 5, (Albion).

**3.0 Basis**

The Official Plan for Peel Region structures the Region into an Urban System and a Rural System. The Town of Caledon comes under the Rural System. The Regional Plan designates Mayfield West, Caledon East and Bolton – “Rural Service Centres”. 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.

This Amendment is intended to provide for an expansion of the Bolton Rural Service Centre into South Albion to be called Bolton/South Albion. The Amendment is the end product of a comprehensive planning process undertaken by the proponent in response to the Town initiated South Albion Bolton Community Plan Study. It establishes Humber Station Villages as an extension of, and part of, the Bolton/South Albion Rural Service Centre in the Town of Caledon.

The forecast allocations of population and employment growth were derived from a comprehensive and extensive review process consistent with the Provincial Policy

Statement and The Growth Plan – “Places To Grow”, and having particular regard to the level of population and households required to accommodate growth in Peel Region to 2031.

A privately initiated Amendment to the Town of Caledon Official Plan by Solmar Development Corp. has been submitted concurrently with the application to amend the Region’s Official Plan which would designate the subject lands as part of the 2031 Rural Service Centre for Bolton/South Albion.

The Regional Plan identifies a number of planning objectives and policies which are reflected in the proposed Secondary Plan including:

- Achieving a range and mix of housing types, sizes and tenures;
- Providing housing for all income groups, including those with special needs;
- Support of development densities and patterns which are transit-supportive;
- Development patterns which are pedestrian-oriented and promote walking and bicycling within the community;
- Fostering efficient and environmentally sensitive use of land and buildings in the provision of housing;
- Maintaining a healthy, resilient and self-sustaining natural environment.

Table 1 of the Region’s Official Plan defines population, household and employment forecasts for Peel’s three constituent local municipalities. Both the Region and Town Official Plan as proposed to be amended by the privately initiated amendments by Solmar Development Corp. define a population forecast for Caledon of approximately 125,000 for the 2031 timeframe.

Caledon’s Official Plan as proposed to be amended by this Amendment provides a more detailed allocation of population growth on a settlement basis, and allocates a total population of 21,000 to Humber Station Villages.

#### **4.0 Planning Policy Review**

Policy 5.4.3 in the Regional Official Plan states:

The only Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. For the three Rural Service Centres, the 2021 boundaries are designated, or will be designated, in this Plan which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of *the Region*.

This Amendment expands Bolton into South Albion, refers to the enlarged Rural Service Centre as Bolton/South Albion and establishes its boundary to 2031.

Prior to an expansion of the urban boundary Section 7.9 of the Regional Plan, more specifically, Section 7.9.2.8 requires an analysis of the following:

- Environmental and resource protection;
- Ensuring that there are no reasonable alternative location which avoid the Prime Agricultural Areas and no reasonable alternative locations with lower priority agricultural lands;
- Compliance with the minimum distance separation formulae;
- Population and employment growth forecasts in accordance with Table 1;
- Development potential, including intensification opportunities, within the existing areas, in the proposed expansion areas and their inter-relationship;
- Opportunities for efficient use of land. Regional infrastructure and services in existing areas;
- Fiscal impact including property assessment;
- The financial and physical abilities to provide necessary services to the proposed area, including the suitability and availability of water and sewer servicing;
- The growth management strategies of the Region and the area municipalities and other relevant Regional interests.

To satisfy these key Regional policy requirements, the proponent has completed the following studies for Bolton/South Albion:

- “Town of Caledon – Housing Requirements” prepared by Altus-Clayton dated September 2007;
- “Humber Station Villages Master Environmental and Servicing Plan” dated September 2007 prepared jointly by:
  - Stonybrook Consulting;
  - R.J.Burnside and Associates Ltd.;
  - Savanta Inc.;
  - Stantec Consulting Ltd.;
  - Parish Geomorphic Ltd.;
  - Schaeffers Consulting Engineers.
- “Transportation Study – Proposed Humber Station Villages Community” prepared by Cole Engineering dated September 2007;
- Urban Design Brief prepared by Strybos Barron King and KLM Planning Partners Inc. dated September 2007;
- “Phase 1 Archaeological Assessment” prepared by Archeoworks Inc. dated July 2007;

- “Cultural Heritage Evaluation” prepared by M. W. Hall Corporation dated July 2007;
- “Humber Station Villages - Commercial Land Needs” prepared by Altus Clayton dated September 2007;
- “Agricultural Impact Assessment” (Executive Summary) prepared by Enviro Plan Consulting Services dated September 2007;
- “Agricultural Impact Assessment (Executive Summary) prepared by Enviro Plan Consulting Services dated October 2007;
- “Planning Justification Report – Region of Peel and Town of Caledon Proposed Official Plan Amendments – Humber Station Villages” prepared by KLM Planning Partners Inc. dated September 2007.

These studies have addressed population, housing and commercial needs, environmental and servicing, traffic and transportation, cultural heritage, urban design and built-form as well as Provincial, Regional and local policies and are supportive of the proposed amendments to the Region of Peel and Town of Caledon Official Plans.

In addition Hemson Consulting Ltd. was retained to undertake an independent review of population growth expected for Caledon in the context of work previously completed by that firm for the Region of Peel and the Cities of Mississauga and Brampton.

This independent review entitled “Accommodating Growth in the Town of Caledon” prepared by Hemson Consulting Ltd. dated June 19, 2007 and submitted on June 20, 2007 concluded that there are about 18,000 persons unallocated in Peel and that this population could be accommodated in Caledon.

As a result the planned population for Caledon has been increased from the 113,000 persons anticipated in proposed ROPA 18 to 125,000 in this Amendment, which would leave some 6,000 persons still unallocated in Peel.

**PART B – THE AMENDMENT**

The portion of this document entitled PART B - THE AMENDMENT consisting of the following text and Schedules constitutes Amendment No. \_\_\_ to the Region of Peel Official Plan 1996.

A. Amendments to Text

- 1 Chapter 1, Introduction, Section 1.3 paragraph one is deleted and replaced with the following:

“This Plan outlines strategies to guide growth and *development* in *Peel Region* for the period 2005 to 2031 for the Urban and Rural Systems. The reference year for the Plan is 2001, which was a Federal Census year”.

2. Chapter 1, Introduction, Section 1.3.4, the second sentence in paragraph three is deleted and replaced with the following:

“Chapter 4 contains growth forecasts for Peel’s Urban and Rural Systems to the year 2031, allocates the forecasted population and employment growth among the three area municipalities, and contains policies regarding population and employment growth”.

3. Chapter 4, Population and Employment Forecasts, Section 4.1.1:

- i) The second sentence in the first paragraph is deleted and replaced with the following:

“The forecasts serve as the basis for determining Regional services and establishing land requirements to accommodate growth within the Urban and Rural Systems to the year 2031”.

4. Table 1 – Population and Employment Forecasts for Peel:

- i) Caledon figures are deleted and replaced with the following:

CALEDON SECTION OF TABLE 1: POPULATION*, HOUSEHOLD AND EMPLOYMENT FORECASTS									
Year	2011			2021			2031		
Municipality	Population	Households**	Employment	Population	Households**	Employment	Population	Households**	Employment
Caledon	81,000	25,000	30,000	103,000	33,500	45,000	125,000	42,000	59,000

\* **Population Figures Include Census Undercount**

\*\* **Peel Average Household Size – Growth Outlook for Greater Golden Horseshoe Forecast**

2011 - 3.26 pph    2021 - 3.08 pph    2031 – 2.99 pph.

5. Chapter 5, Regional Structure, Section 5.4.3, paragraph one is deleted and replaced with the following one:

“The only Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton/South Albion and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The 2031 boundaries for the Caledon East and the Bolton/South Albion Rural Service Centres and the 2021 boundary for the Mayfield West Rural Service Centre are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of the Region. The 2031 boundary for the Mayfield West Rural Service Centre will be designated through a comprehensive review analysis and will require an amendment to this Plan. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available services”.
6. Chapter 5, Regional Structure, Section 5.4.3.2.2 is deleted in its entirety and replaced with the following:

“Designate 2031 boundaries for the three Rural Service Centres in this Plan. The 2031 boundaries for the Caledon East and Bolton/South Albion Rural Service Centres and the 2021 boundary for the Mayfield West Rural Service Centre are shown on Schedule “D”. The 2031 boundary for the Mayfield West Rural Service Centre will be determined through a comprehensive analysis. The need to incorporate the 2031 boundary for the Mayfield West Rural Service Centre will be considered consistent with Section 7.9 of this Plan and will require an amendment to this Plan”.
7. Chapter 5, Regional Structure, Section 5.4.3.2.5 is deleted in its entirety and replaced with the following:

“Direct the Town of Caledon to designate in its Official Plan, consistent with the policies in this Plan, the 2031 boundary for the Caledon East and Bolton/South Albion Rural Service Centres and the 2021 boundary for the Mayfield West Rural Service Centre”.
8. Chapter 5, Regional Structure, Section 5.4.3.2.6.b, the reference to “2021” is deleted and replaced with “2031”.
9. Chapter 6, Regional Services, Section 6.3.2.1, the reference to “2021” in the first sentence is deleted and replaced with “2031”.
10. Chapter 7, Implementation, Section 7.8.2.11, the reference to “2021” in the second bullet is deleted and replaced with “2031”.

11. Chapter 7, Implementation, Section 7.9, by deleting the first sentence and replacing it with the following:

“The objectives and policies contained in this Plan set the direction for Peel until 2031”.

12. Chapter 7, Implementation, Section 7.9.2.8, the second and third bullets are deleted and replaced with the following:

- “proposed amendment to the 2031 boundaries for the Caledon East and Bolton/South Albion Rural Service Centres and the 2021 boundary for the Mayfield West Rural Service Centre”.

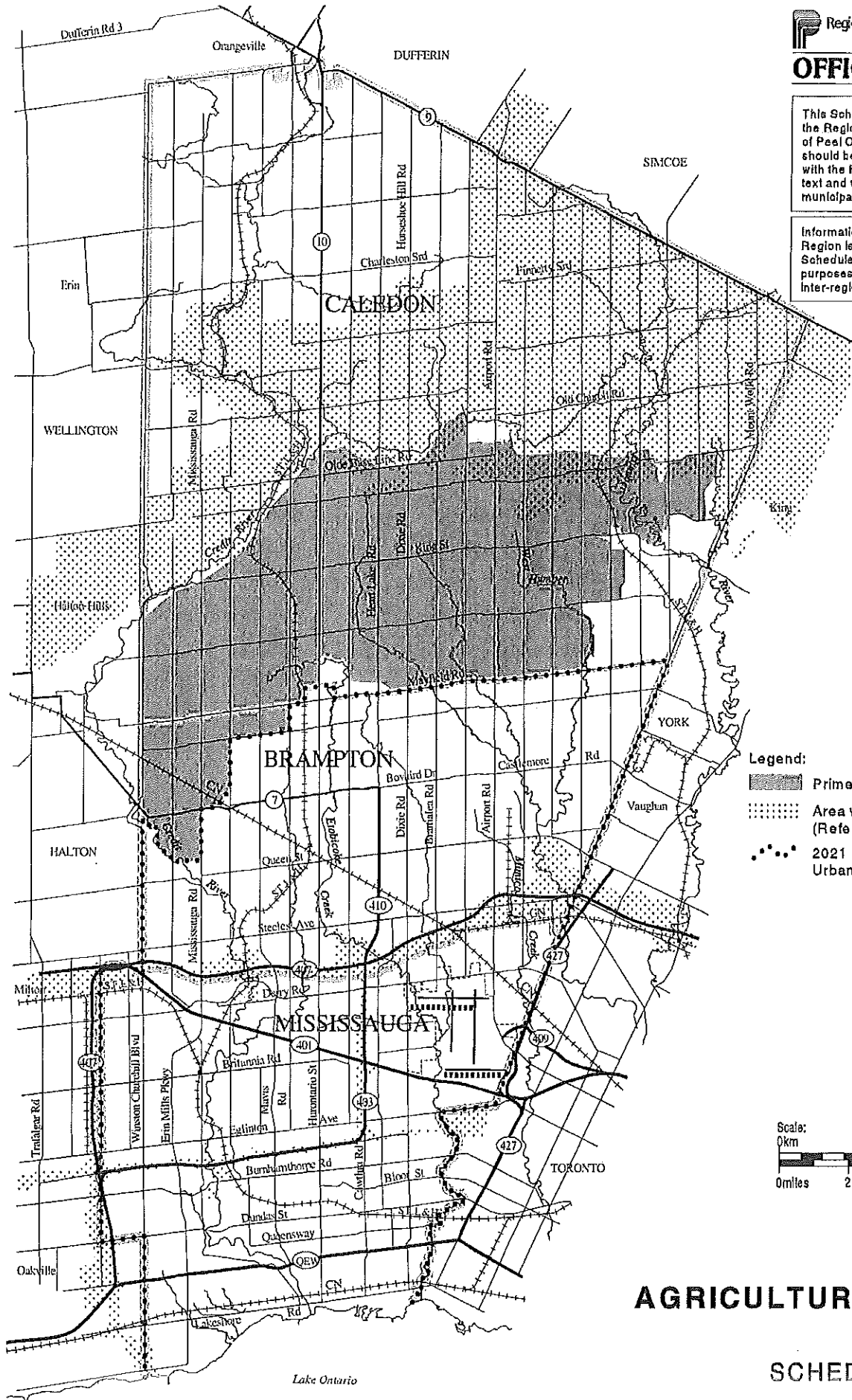
B. Amendments to Schedules

1. Schedule “B”, Prime Agricultural Area, is amended by removing the Prime Agricultural designation from the lands within the revised 2031 Bolton/South Albion Rural Service Centre as shown on the attached Schedule “B”.
2. Schedule “D”, Regional Structure, is amended by revising the 2031 Bolton/South Albion Rural Service Centre boundary as shown on the attached Schedule “D”.




# OFFICIAL PLAN

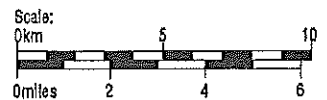
This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.



**Legend:**

-  Prime Agricultural Area
-  Area with Special Policies (Refer to Figure 2)
-  2021 Regional Urban Boundary

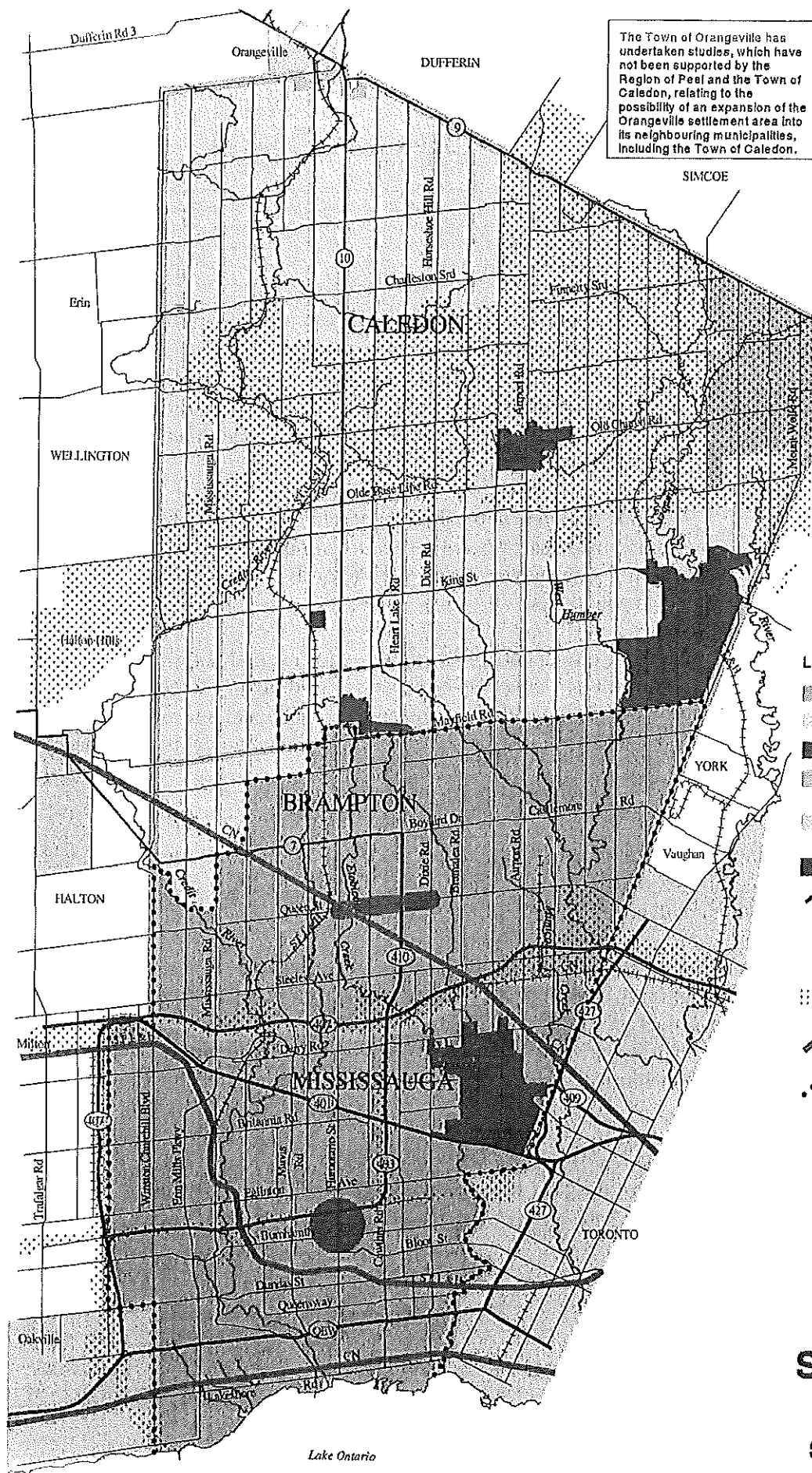


## PRIME AGRICULTURAL AREA

SCHEDULE



May 2000



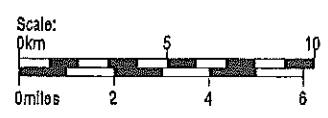
The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon.

**OFFICIAL PLAN**

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- Legend:**
- Urban System
  - Rural System
  - Rural Service Centre
  - Estate Residential Community
  - Urban Area Outside Region of Peel
  - Airport
  - Study Area Boundary (Refer to Policy 5.4.3.2.4)
  - Regional Urban Node
  - Area with Special Policies (Refer to Figure 2)
  - Inter-Regional Rail Line
  - 2021 Regional Urban Boundary



**REGIONAL STRUCTURE**