



South Albion-Bolton Employment Land and North Hill Supermarket Settlement Boundary Expansion

Comprehensive Environmental Impact Study and
Management Plan – Consultant Selection
Planning and Development Report 2008-24
April 1, 2008

Background

- Draft Employment Land Needs Study identified the need for 620 gross acres of serviced employment land in South Albion
- Bolton Commercial Policy Review identified the need for a supermarket to serve the North Hill residents
- A settlement boundary expansion is needed to provide sites for these uses
- On November 6, 2007, Council directed staff to complete the studies for the expansion in 2008

Policy Context

- Provincial Policies: Settlement boundary expansions must be initiated through a municipal comprehensive review.
- Region of Peel Official Plan: A ROPA is required for an expansion to a Rural Service Centre. A comprehensive analysis must be done to support the ROPA.
- Caledon Official Plan: A number of studies are required to expand a settlement boundary, including a Comprehensive Environmental Impact Study & Management Plan.

Next Steps and Timelines

- The CEIS & MP is the most time-sensitive study and therefore must be started immediately.
- The CEIS & MP is the most extensive study and is a key determinant of the timelines.
- The ROPA process, which is connected to the Peel Region Official Plan Review (PROPR) is another key determinant of the timelines.
- The Peel Region Official Plan Review (PROPR) which includes the Employment Lands Project will conclude in 2009.

Settlement Expansion Process Timeline

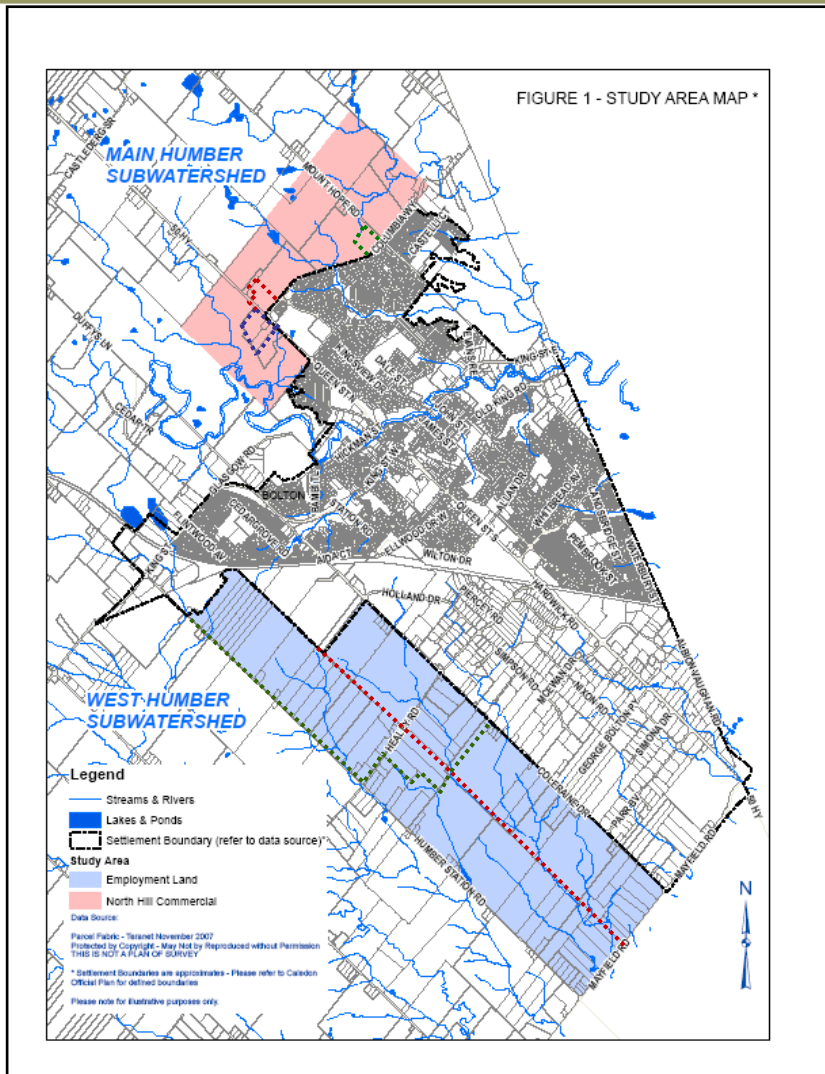
South Albion-Bolton Employment Land Needs Study and North Hill Supermarket		2008				2009			
Settlement Boundary Expansion Timeline		Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Phase One - Background Reports: Existing Conditions, Characterization, Opportunities and Constraints.									
1. Comp Environmental Impact Study & Management Plan (Part A)			▲		●				
2. Agricultural Impact Assessment			▲		●				
3. Water & Wastewater Servicing Study (Part 1)			▲		●				
4. Cultural Heritage Survey (In House)				▲	●				
5. Traffic Impact Study (Part 1) CATS					●				
Phase Two - Impact Assessment, Evaluation of Land Use Scenarios, Selection of Preferred Alternative and ROPA Application.									
6. Developing Community Planning & Design Principles (Ind Comm Design Guidelines)									
7. Evaluating Land Use Scenarios						●			
8. Traffic Impact Study (Part 2) (In House)						●			
9. Comp Environmental Impact Study & Management Plan (Part B)						●			
10. Water & Wastewater Servicing Study (Part 2)						●			
11. Financial Impact Analysis						▲			
12. ROPA Application ⁽¹⁾						→			
Phase Three - Implementation Plans, Draft Master Environmental & Servicing Plan									
13. Identification of Policy Areas and Appropriate Policies									
14. Comp Environmental Impact Study & Management Plan (Part C)							●		
15. Draft Master Environmental & Servicing Plan									
16. Master Financial Agreement									
17. Community Phasing Plan									
18. Traffic Management Plan									
19. Community Design Plan									
Phase Four - Local Official Plan Amendment and Final Master Environmental & Servicing Plan.									
20. Finalize Local OPA									
21. Finalize Master Environmental & Servicing Plan									●
22. Council Consideration of Local OPA									—
Meetings									
Open House ⁽³⁾					■			■	
Stakeholder Consultation ⁽²⁾					■			■	
Council Information Workshop ⁽³⁾					■			■	
Statutory Public Meeting ⁽¹⁾									■
Council Meeting ⁽³⁾					■			■	

Issue RFP & Retain Consultant (Report to Council) if necessary to retain and outside Consultant Key Milestone ● Completion Date — Required for ROPA application

Comprehensive EIS & MP

- The Terms of Reference are based on Mayfield West Phase Two Secondary Plan CEIS & MP developed by the TRCA, CVC, the Region and the Town
- Part A: Existing Conditions and Characterization
- Part B: Impact Assessment and Detailed Studies
- Part C: Implementation

Study Area Map



- 2 Study Areas reflect the candidate locations for serviced employment land and North Hill supermarket
- Study area to be refined to include functionally connected areas
- Data provided in support of development proposals will be provided to the Town's consultant, subject to an agreement with developers and their consultants

..... Dashed line indicates candidate locations

Consultant Selection

- Proposals received from:
 - TSH & North-South Environmental: \$268,285
 - Aquafor Beech: \$358,580
 - Beacon: \$433,500
- Aquafor Beech recommended because:
 - Work program that meets the requirements of the Terms of Reference for the least cost
 - Timelines are the most condensed
 - Field work completed in Part A

Financial

- The approved budget for 2008 of \$160,000 is insufficient to fund the Comprehensive EIS & MP and other required studies. Some studies that were originally to be done in-house will have to be contracted out. The 2008 budget did not include a fiscal impact study to be completed in 2009.
- Additional funding of \$440,000 is needed, but it will cover all the 2008 and 2009 work, taking the project to completion.
- Additional funding to be obtained from the 2008 and 2009 DC account as recommended by the Town Treasurer in Treasurer/Director of Corporate Services Report 2008 -11.

Recommendations

- authorize the retainer of Aquafor Beech to undertake the Comprehensive EIS & MP and the preparation of an agreement with the consultant
- authorize staff to seek formal approval from developers and their consultants for the provision of their studies to the Town's consultant