



Bolton Special Policy Area (SPA) Study

Flood Risk Assessment & Planning Justification Report (DRAFT)

DECEMBER 2015



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1. Introduction

In 1979 the Province approved revised flood plain management policies to regulate development in flood plains. These policies provided detailed guidelines addressing the health and safety concerns of flood prone areas along various provincial watercourses. Generally, the policies prohibited development in the flood plain; however, in existing flood prone urban centres a risk management based approach was used to regulate development through the creation of a Special Policy Area (SPA). The SPA designation is a flood management approach that has been used where development historically occurred in a community's flood plain areas, as is the case in the downtown Bolton core area. The SPA requires specific approval from the Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNRF) and from the Ministry of Municipal Affairs and Housing (MMAH). Through OPA No. 57 and By-law 85-65 an SPA was enacted by the Town of Caledon for the downtown area of Bolton in 1985 and approved by the Province in 1986.

Through the specific policies detailed in the Town's Official Plan (through OPA No. 57), the SPA designation allows for the continued viability of existing uses and addresses the significant social and economic hardships that would come to a community if there was a strict adherence to provincial policies that would not permit development within the flood plain.

As reflected in the current Provincial Policy Statement (PPS), 2014, this approach remains consistent with current planning practice in Ontario. Section 3.0, of the PPS, Protecting Public Health and Safety, addresses the potential for public cost or risk to Ontario's residents from natural or human made hazards. The PPS directs municipalities to keep development away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety and to property damage. While the PPS is clear about not permitting development in such areas, Section 3.1.4, of the PPS describes SPA's as areas where development could be permitted. The PPS defines a Special Policy Area as:

"... an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain."

Recently, the MNRF and MMAH have been requesting municipalities that have approved SPAs to update their policies and flood plain boundaries since many of the SPAs were established over 25 years ago; as well, Conservation Authorities have been updating their flood plain data and mapping, which may affect the size and boundary delineation of the flood plain and associated development constraints.

In response, the Town of Caledon in partnership with the TRCA has initiated this study to update the Bolton SPA. This Report documents the history and current conditions in Bolton from the perspective of both flood risk and the existing land use planning framework, and provides the flood risk assessment and planning justification for reassessing and updating the Bolton SPA.

2. Purpose and Scope of the SPA Study

2.1 Study Purpose

The Bolton SPA Study is being undertaken by the Town of Caledon in partnership with the TRCA. The Town of Caledon retained a multi-disciplinary team led by MMM Group Limited to conduct the requisite studies to update the SPA policies and establish a Planning Justification for those lands that may be added to or deleted from the SPA. The work provided by this analysis will guide the Town in its efforts to reduce health and safety risks resulting from flooding and the findings will form the basis for Official Plan and Zoning By-law Amendments.

Updates to SPAs can be completed for several reasons and the complexity of the review is directly related to the goals and objectives of the update. SPA reviews may include:

- a boundary reconciliation (i.e. modifying the boundary to reflect current flood plain mapping, with no change to policy);
- a combination of policy and boundary updates; or
- planned land use changes that may result in intensification beyond existing permissions.

SPAs are not intended to allow for new or intensified development if the municipality has feasible alternatives for development outside of the flood plain as defined in the PPS. As a result, the Town of Caledon concurrently undertook a Town-wide Intensification Strategy to assess feasible intensification opportunities within the Town.

The TRCA has recently updated their technical information and mapping, such as flood plain characterization (i.e., flood depth, flood flow velocity direction), for the Humber River watershed, within which the Bolton SPA is located. This information forms the basis of the Flood Risk Assessment. Based on this new information, it was determined that the existing Bolton SPA policies require updating.

The purpose of the Bolton SPA Study is to:

- a) Review and update the existing Bolton SPA boundary to determine which lands should be included or excluded from the SPA, based on Ministry of Natural Resources Technical Guide, Procedure for Approval of New Special Policy Areas (SPAs) and Modifications to existing SPAs Under the Provincial Policy Statement, 2005 (PPS, 2005), Policy 3.1.3 – Natural Hazards – Special Policy Area, January 2009 version of Appendix 5, and based on new technical data (hydrology and hydraulics) available through the TRCA to the Town of Caledon.
- b) The review will form the basis for a flood risk assessment to determine which lands should be included or excluded from the Bolton SPA. This task includes the following components:
 - i. Determine the risk to the existing and proposed SPA to the public and property associated with being located within the flood plain, including the potential risk to loss of life and property including infrastructure. These risks are typically expressed in terms of consequences, such as an estimate of the number of persons at risk of loss of life, estimates for the dollar value of property damage and infrastructure damage as well as the municipality's ability to address any increases in risk;
 - ii. Determine the resulting increases in water levels and/or flows within the flood plain and /or upstream and downstream, based on the proposed land use/development/intensification;

- c) Develop a Planning Justification for those lands to be included or excluded within the updated SPA. The Planning Justification Report would include an analysis of the existing development, development capacity as per the SPA permissions, the proposed development (if any), and the resulting difference between development capacity as per the SPA permissions and the proposed development; and
- d) Prepare an implementing Official Plan Amendment and Zoning By-law Amendment.

The Town's Intensification Strategy has provided input to this Study, by assessing feasible intensification opportunities within the Town, and providing a recommendation as to whether intensification in the SPA would be justifiable. Based upon the findings of the Town's Intensification Study, it was determined that feasible opportunities for intensification in the Town exist outside of the Bolton SPA. Therefore, the proposed updates to the Bolton SPA only relate to a combination of boundary and policy updates to reflect current flood plain mapping, since potential land use changes that would result in intensification (beyond that which is currently contemplated in the Town's planning documents) are not being proposed.

2.2 Study Process and Purpose of this Report

The Bolton SPA Study is being undertaken in three Phases. This Report documents the three phased work program, which generally include:

- **Phase 1: Baseline Conditions** – The purpose of Phase 1 was to collect and analyze relevant existing information to clearly establish the baseline conditions to enhance our understanding of the key issues, constraints and opportunities that exist in the SPA and develop a baseline characterization. Phase 1 involved the preparation of the Flood Risk Assessment – Existing Conditions Report. Phase 1 included a Public Open House on April 2, 2013 to introduce the Study and identify preliminary issues to be addressed, as well as various meetings with the Technical Advisory Committee and Stakeholder Committee. A second Public Open House was held on July 8, 2013 to present the Flood Risk Assessment – Existing Conditions Report.

The Technical Advisory Committee is comprised of various Town staff, Toronto and Region Conservation Authority staff, Provincial staff, and Region of Peel staff who provided technical input throughout the Study. The Stakeholder Committee is comprised of various community groups and interests, including the Business Improvement Associations, Heritage Caledon, Bolton Community Action Site, among other stakeholders. Meetings and workshops with members of the public and Councillors have been planned throughout all phases of the Study.

- **Phase 2: Planning Justification Report** – Phase 2 involves the preparation of the Planning Justification including a flood risk assessment for future land uses based on various scenarios, to develop recommendations for potential modifications to the SPA policies and boundaries. This Report includes an analysis of proposed or future lands uses based on the findings of the Town's Intensification Study for the lands located within the Bolton SPA to determine flood risk. This work has been undertaken following the recommendations of the Town's Intensification Strategy in order to assess feasible intensification opportunities within the Town, and whether intensification in the SPA would be justifiable. A Public Open House was held on March 10, 2015 to present the preliminary findings of the Planning Justification Report. As previously noted, the findings of the Town's Intensification Study concluded that sufficient opportunities for intensification are available within other areas of the Town, and therefore not contemplated for lands within

the Bolton SPA. Nonetheless this Planning Justification Report continues to document the flood risk analyses that was completed for various intensification scenarios as additional growth within the Bolton SPA may currently be accommodated based on the existing Official Plan and Zoning By-law permissions.

- **Phase 3: Implementation** – Phase 3 involves the implementation of the recommendations of the Planning Justification Report, by identifying recommendations for potential SPA boundary and policy modifications to the SPA, including a proposed Official Plan and Zoning By-law Amendment. This Report also establishes a framework for updating the Town's Community Emergency Response Plan to specifically address flooding in Bolton. Phase 3 will involve a Statutory Public Information Meeting before Council, as required under the *Planning Act*, and submission of the Report and proposed amendments to the MNRF and MMAH for final approval. Following Provincial approval, the proposed Official Plan and Zoning By-law Amendments will be brought forward for consideration by Council.

2.3 Bolton SPA Study Area

The Bolton SPA is situated within the Town of Caledon's largest settlement area, referred to as the Bolton Rural Service Centre in the Town's Official Plan. The community of Bolton evolved adjacent to the Humber River, with the community core located within the flood plain. The existing boundaries of the Bolton SPA are identified in the Town's Official Plan Schedule C: Bolton Land Use Plan.

The Bolton SPA study area is located in the historic core of Bolton Rural Service Centre along the major corridors of King St. and Queen St. The Bolton SPA consists of various land uses including open space and environmental protection areas, institutional uses, various forms of residential uses, commercial uses, and an industrial use.

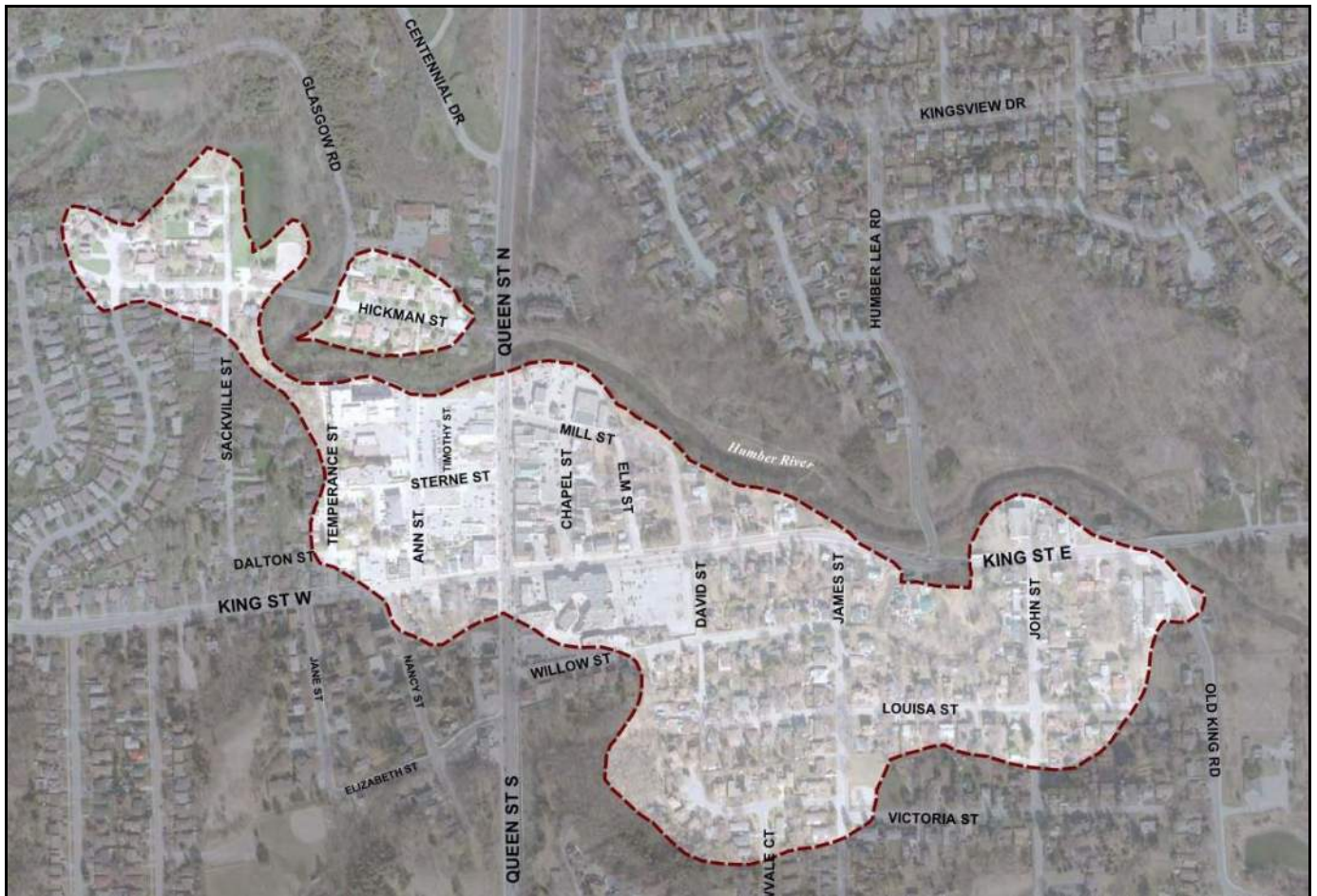


Figure 2.1 – Bolton Special Policy Area

2.4 Policy Context for the SPA Update

In the early 1980's the Province of Ontario initiated a program to develop SPAs specific to existing communities that were prone to flooding. As quoted in Caledon's OPA 57 *"the rationale for permitting an area to be designated as a Special Policy Area is to ensure the maintenance of the economic and social viability of an established community that is highly susceptible to flooding, and provide additional flexibility for flood plain management"*. In 2009 the Province released new guidelines for SPAs. The rationale for releasing new guidelines was predicated on the fact that provincial planning policies and priorities have evolved considerably since the original guidelines were issued in 1985.

This Study will result in new SPA boundaries and policies, including revised Official Plan policies and Zoning By-law regulations affecting the SPA, through a Town initiated Official Plan and Zoning By-law Amendment.

Policy direction for undertaking the Bolton SPA Study is primarily provided through the following documents:

- i. the Provincial Policy Statement (PPS), 2014; and
- ii. the "Procedures of the Approval of New Special Policy Areas and Modifications to Existing SPAs Under the Provincial Policy Statement 2005 (PPS, 2005), Policy 3.1.3 – Natural hazards – Special Policy Areas" (MNR 2009).

2.4.1 Provincial Policy Statement, 2014

The PPS (2014) establishes the policy basis and Provincial approval requirements for establishing and modifying SPAs, which are outlined below. The PPS outlines the need for Provincial approval and under the direction that the SPA is not intended for new development if feasible alternatives are available elsewhere outside the flood plain.

Section 3.0 of the PPS states that:

3.1.2 Development and site alteration shall not be permitted within:

“c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard;

3.1.4 Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:

- a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or*
- b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.”*

The PPS defines a Special Policy Area as:

“an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.”

Furthermore, the Provincial Policy Statement provides policies that restrict the development of certain institutional, emergency service, and other potentially hazardous substances from locating within floodprone lands. Specifically, Section 3.1.5 of the PPS states that:

“Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- a) *an institutional use associated with hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day care and schools;*
- b) *an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or*
- c) *uses associated with the disposal, manufacture, treatment or storage of hazardous substances.”*

As outlined in this Report, a number of uses have been identified within the Bolton SPA which may be considered an institutional use or essential emergency service use.

2.4.2 Technical Guidelines

In 2009 the Province released new guidelines for Special Policy Areas. Appendix 5 of the Adaptive Management of Stream Corridors in Ontario - Natural Hazards Technical Guides (MNR 2002) addresses SPA's. Part B of Appendix 5 has been replaced by the "Procedures of the Approval of New Special Policy Areas and Modifications to Existing SPAs Under the Provincial Policy Statement 2005 (PPS, 2005), Policy 3.1.3 – Natural hazards – Special Policy Areas" (MNR 2009). The PPS 2005 has now been replaced by the PPS 2014, which took effect on April 30, 2014.

Five scenarios for changes to SPA boundaries and/or policies are identified in the document:

- i. Deletions due to permanent flood plain reduction;
- ii. Deletions due to flood depth reduction;
- iii. Major adjustments due to flood plain enlargement;
- iv. Minor adjustments (minor increase in risk to public health and safety and minimal property damage); and
- v. Boundary the same but increase in flood depth/velocities.

The Procedures of the Approval of New Special Policy Areas and Modifications to Existing SPAs under the Provincial Policy Statement 2005 (PPS, 2005), Policy 3.1.3 – Natural hazards – Special Policy Areas" (MNR 2009) also lists the information requirements for a change to SPA policies. This can include any proposed changes to the existing land use designations/densities as well as policies specific to the SPA requirements.

The following general information requirements apply to all of the potential changes to the SPA, however, the level of detail is a function of what is ultimately proposed in terms of revisions to the policies of the SPA.

- a) Technical (flood related):
 - documentation on any new flood information for the SPA (flood lines, flood depths, flow velocities, access/egress);
 - if there have been changes, explain why and whether there are any opportunities for remediation;
 - any changes to floodproofing measures;
 - analysis of extent to which any flood risk has increased since the SPA was first approved and any subsequent formal reviews;
 - explanation as to how emergency response will be provided; and
 - all mapping should include digital files in geographical information system (GIS) format and be geo-referenced.

b) Land Use Planning:

- a copy of the current SPA approvals by the Province along with OP policies and schedules;
- background information related to land uses in the SPA – how successful has the SPA been functioning – have issues arisen that need to be addressed?
- estimation of the range of any proposed population increases, and structural investment in the flood plain over the planning horizon of the OP;
- explanation of the proposed OPA policy changes to the SPA policies themselves and/or to the land use policies;
- justification report as to why any new or intensified uses need to be located in the SPA;
- demonstration of how the revised policies and land uses are consistent with the PPS and other provincial plans if applicable;
- draft OPA policies and/or revised OP schedule to be submitted;
- any necessary zoning by-law provisions; and
- any relevant planning studies that may have been done for the area.

3. History of Flooding and Flood Risk Management in Bolton

For many municipalities in Ontario, downtown historic cores developed along rivers in areas that were prone to flooding, causing structural damage and a risk to public health and safety. The village core of Bolton developed much the same way as other downtown historic cores with the majority of existing historic development occurring within the flood plain of the Humber River and amongst the hills of Caledon. Bolton's lotting and street patterns, as well as land use and built form were shaped by, and still reflect the early influence of the river and rolling terrain. The human settlement of the Humber River Valley dates back thousands of years, and is a place of rich cultural and natural heritage. The village core is characterized by the industrial heritage of milling, referenced by the mill ponds that still shape the landscape, along with the 19th century homes and storefronts of the historic core. The history of milling has resulted in mill runs which have since been buried.



1912 Flood (Photo Credits: Peel Art Gallery, Museum and Archives)

The flooding of the Humber River in Bolton has been reported as far back as 1850, and continued through to 1965. Typically flooding was caused by rainfall, snowmelt or both. However, in some cases such as April 1912 ice jamming caused the flooding. Hurricane Hazel is recognized for jump-starting the Metro Toronto Region Conservation Authority (MTRCA and now known as Toronto and Region Conservation Authority (TRCA)) flood control program. On October 15th and 16th, 1954, 210 millimetres of rain fell within a period of 12 hours. Flooding was inevitable due to several factors including steep slopes along rivers and little or no natural water storage capacity. As well, previous rainfall had already saturated the soils thereby preventing any infiltration and thus funnelling most of the rain directly into watercourses. An estimated 90% of the rainfall washed into the watercourses as runoff. As a result the flows in the Humber River were four times greater than previously recorded. Hurricane Hazel continues to be the most severe flood in the Toronto area in recorded history (source: <http://www.trca.on.ca/protect/water-management/flood-protection.dot>).

Following Hurricane Hazel in 1954, and continuing through to the mid-1970s, the TRCA considered the construction of a flood control reservoir to reduce flood risk through Bolton. However, in the mid-1970s the approach to flood control started to move towards policy solutions and site specific measures. In 1979 the Province established policies that dealt with flooding and flood plain management. Around the same time, Conservation Authorities also began to develop watershed plans and more comprehensive flood plain mapping to show the flood hazard limit and risk to public health and safety during the Regulatory flood event. The areas of high risk were called "flood damage centres" and were defined as flood susceptible areas which have the potential to damage and disrupt the community during a significant flood event. The factors used to determine a significant flood event include: expected damage, threat to life and community disruption.

In 1980 the TRCA retained Marshall Macklin Monaghan, (now carrying on business as MMM Group) to assess flood remediation alternatives for Bolton. At that time Bolton was identified as a high priority flood damage centre. In March 1981, MMM Group produced a report entitled *Preliminary Engineering Study of Flood Protection in the Village of Bolton*. The report included a calculation of the expected Average Annual Damages as well as an evaluation of remedial alternatives to reduce flood risk. The Average Annual Damages was calculated as \$54,000. In addition it was noted that some damage would occur with a flood as frequent as the 5 year event. Based on the Consumer Prices Index since 1981 the Average Annual Damages translates to \$135,000 in 2013 dollars. In 1981 the Present Worth of the damages was calculated as \$656,700 (or \$1.6 million in 2013 dollars).

In 1980 TRCA's flood protection policy was to provide remedial measures to reduce the flooding potential to 50 percent over a period of 100 years. With further assessment of flood protection measures within the Bolton SPA and reasonable associated costs, the minimum standard for flood protection was raised to 18 percent over a period of 100 years. The corresponding event that would cause the flooding would be considered a 1:500 year event.

In 1983, MMM Group issued a Design Brief that documented the recommended flood control remedial works. Implementation of these works would protect Bolton from flooding to the 500-year flood level. Figure 3.1 illustrates the location of the recommended measures. These were implemented in 1984 and included the following:

1. **Diversion Channel:** An excavated diversion channel was constructed parallel to King Street through the Humber Lea Rd. to convey higher flows. The diversion channel was designed with a 0.3% longitudinal slope, 2:1 side slopes and the capacity to pass the 500 year flow, which was 155m³/s (based on MMM's 1983 HEC-2 model).
2. **Box Culvert and Weir by Upstream End of Oxbow:** A box culvert was proposed and implemented at the upstream end of the oxbow to restrict and maintain low flow to the oxbow. A weir was constructed at the upstream end of the diversion channel to allow higher flows through the diversion channel.
3. **Humber Lea Road Bridge:** The Humber Lea Road Bridge was constructed over the diversion channel and was designed to convey the 500 year flow without overtopping the road.
4. **Replacement of Bridge by Old King Rd.:** The existing bridge by Old King Rd. was replaced with a bridge that was designed to convey the 500 year flow without overtopping the road.
5. **Concrete Crib Wall:** A concrete crib wall was installed upstream of King St. into the oxbow on the east bank. The concrete crib wall was designed to provide flood protection to the 500 year flood level.
6. **Berms:** The earth berms were installed with top elevations ranging from 212.5m-216.2m from the bridge by Old King Rd. to the downstream end of Queen St, respectively. The earth berms were installed in sections as listed below:
 - a. from the downstream side of Queen St. to the old mill dam on the south side only,
 - b. from the old mill dam to the downstream end of the diversion channel on the south side only,
 - c. from the existing bridge east of Humber Lea Rd. to the bridge by Old King Rd. along south side of the river.

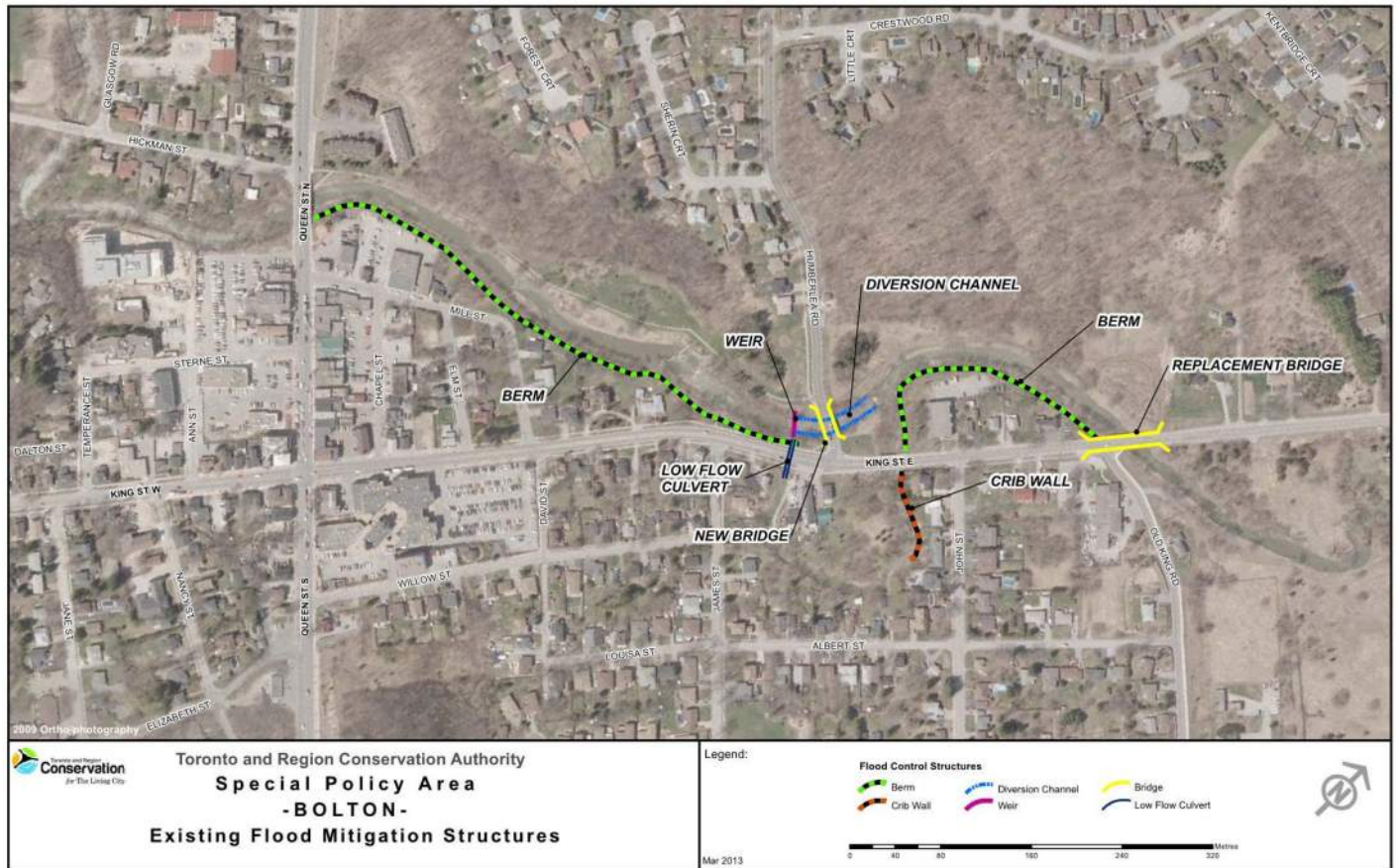


Figure 3.1 – Existing Flood Mitigation Structures

Table 3.1, below lists the top elevation of the constructed berm along the south side of the Humber River from the bridge by Old King Rd. to Queen St. Figure 3.2, copied from the 1983 Design Brief illustrates the location of the HEC-2 cross-sections.

Table 3.1: Top Elevation of Constructed Berm

HEC-2 Cross - Sections	Location Description	Top Elev. Of Constructed Berm (m)
10	Downstream of bridge by Old King Rd.	No berm
13	Upstream of bridge by Old King Rd.	212.5
16	Downstream of the confluence of the diversion channel with the Oxbow	213.0
20	Downstream of the Humber Lea Rd. Bridge	214.3
25	Opposite James Street	215.0
30	Upstream of Old Mill Dam	216.0
9.170		216.0
9.173	Downstream side of Hickman Rd.	216.2

(Source: Table 4.2.1 of Design Brief, MMM, 1983)

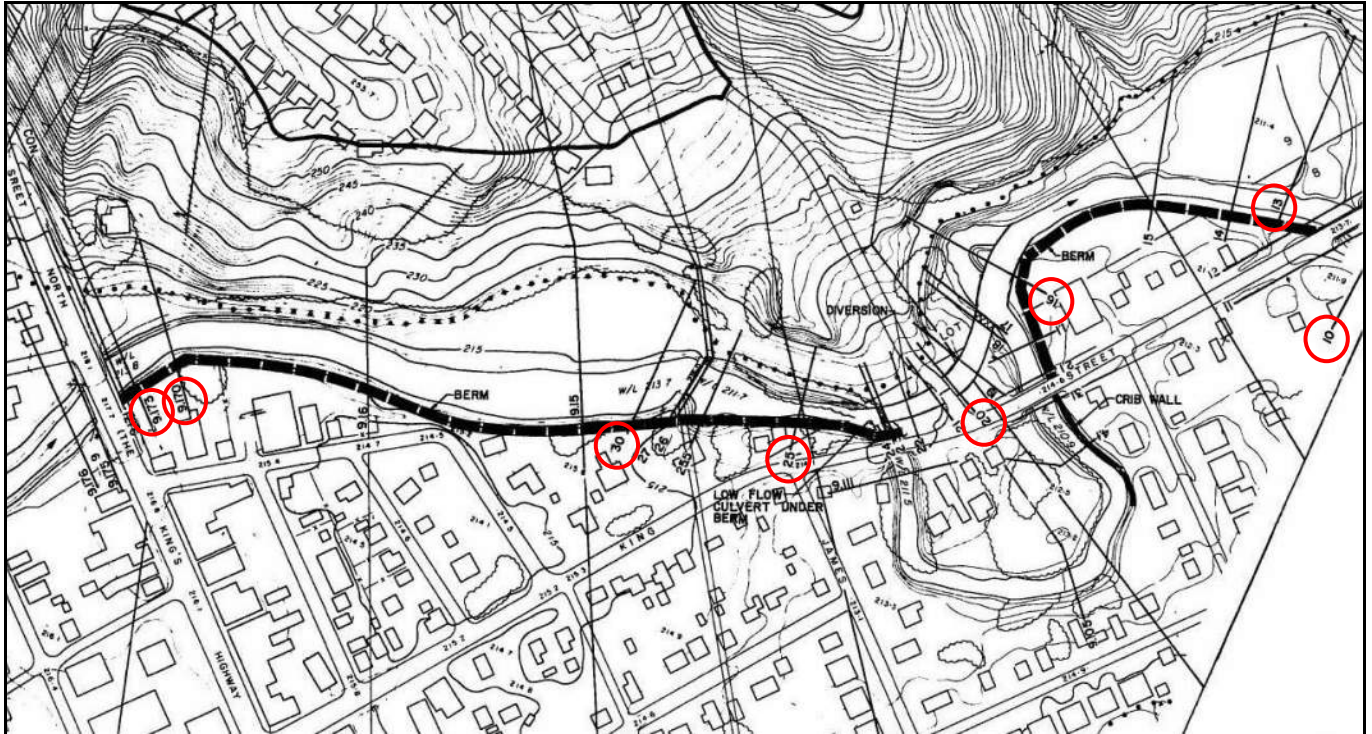


Figure 3.2 – HEC-2 Cross Sections (1983 Design Brief, MMM Group)

The Bolton SPA was enacted through OPA 57 by the Town of Caledon in 1985 and approved by the Province in 1986. Under OPA 57, flood-proofing to a minimum of the 1:500 year event is required (18% risk of flooding over a 100 year period).

4. Existing Land Use Planning Framework

4.1 Region of Peel Official Plan

The Peel Region Official Plan (ROP) is Regional Council's long-term policy framework for decision making. The Town of Caledon's Official Plan is required to conform to and implement the Region of Peel Official Plan. The ROP sets the Regional context for detailed planning by protecting the environment, managing resources, directing growth and setting the basis for providing Regional services in an efficient and effective manner.

Section 2.4 of the ROP establishes policies with respect to ravine, valley, river and stream corridors and flood plains and natural hazards which pose threats to human life and risk of property damage, with the general intent to limit development and site alterations in areas susceptible to these risks. The policies of S. 2.4.4 are particularly relevant to the Bolton SPA as they address issues associated with riverine flood plains. These policies have been revised and updated through Regional Council adoption of ROPA 26, which is subject to OMB appeals. The policies seek to direct development and site alterations to areas outside the regulatory floodplain. The policies recognize that maintaining an up to date policy framework and floodplain information for Special Policy Areas is important to managing flood plains to allow for continued viability of existing uses and address the significant social and economic hardships to a community that would result from strict adherence to provincial policies concerning development (S. 2.4.5.2.6). The ROP directs municipalities to obtain approvals from the MNR and MMAH prior to any change of modification to the site-specific policies or boundaries of an SPA (S. 2.4.5.2.7). The ROP also encourages municipalities to collaborate with their Conservation Authorities to comprehensively review areas of existing development that are flood vulnerable and to evaluate and implement flood remediation measures to decrease the level of risk as appropriate (S. 2.4.5.2.4).

4.2 Town of Caledon Official Plan

The Town of Caledon's Official Plan contains the flood plain management policies in section 5.10.4.5.13. Of note, the policy contained in Section 5.10.4.5.13.1 describes the SPA designation:

"The flood plain management policies of the Province of Ontario generally state that no development or redevelopment will be permitted in areas below the Regulatory flood line as defined by a Conservation Authority, or if one does not exist, by the Ministry of Natural Resources. In certain exceptional situations, where the basic policy is not feasible, the provincial policy provides for additional flexibility to flood plain management by means of a "Special Policy Area" designation. Such a designation may be applied to existing developed areas where the strict application of flood plain management policies could threaten the economic and social viability of the community by restricting new development and redevelopment, or by limiting existing uses. The Bolton Core is such an area".

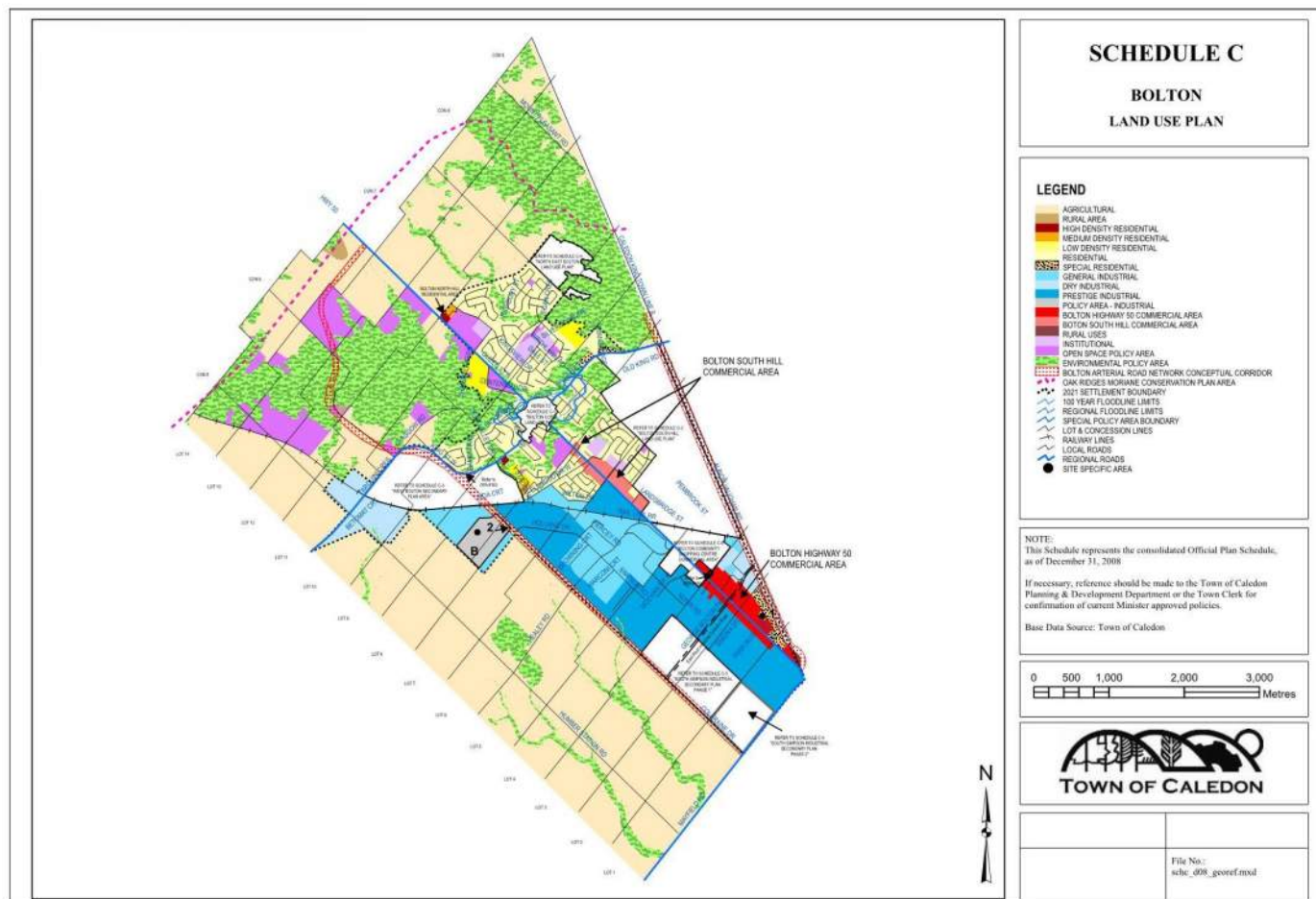


Figure 4.1 – Bolton Land Use Plan (Town of Caledon Official Plan Schedule C)

Schedule C delineates the extent of the Bolton SPA which encompasses the majority of the Bolton Core Area, but also extends beyond the Bolton Core Area to include Residential designated lands to the northwest and northeast adjacent to the Humber River.

4.2.1 Bolton Special Policy Area

The Town's Official Plan provides policies pertaining to the Bolton SPA and generally permits limited development in the flood plain and recognizes that restricting new development would have severe economic and social impacts on the community of Bolton. The policies provide for the protection of flooding to the Regulatory Flood line, but provide for a lower level of protection where this is not achievable, subject to approval by the TRCA. The minimum acceptable level of protection will be an 18% risk of flooding of the structure over a 100 year period (approximately the 1:500 year flood). Section 5.10.4.5.13.1 of the Town's Official Plan outlines the specific policies that apply to lands within the Bolton SPA, for which excerpts are provided in Appendix A.

It is recommended that the updated Bolton SPA policies be updated to reflect the role of the MMAH and MNR as the approval authority for any modifications to the SPA.

4.2.2 Bolton Core Area Secondary Plan

The Bolton Core Area Secondary Plan (S. 7.3) establishes detailed land use policies for the Bolton Core, including policies regarding future land uses, historic conservation, an open space network, environmental considerations and local transportation network. The Secondary Plan was prepared in the context of the need to support and enhance the continued viability and diversity of the Core and to support opportunities for the residential and commercial intensification within the Core. The policies of the Bolton Core Area Secondary Plan should be read in conjunction with the policies of the Town's Official Plan, and the policies pertaining to the Bolton SPA (S. 5.10.4.5.13.1).

The Plan seeks to allow for the revitalization of the Core as a historic community and commercial focus for Bolton while recognizing potential flood risks associated with the Humber River. Specific goals include (S. 7.3.1.4):

- to enhance the vitality and diversity of the Core;
- to define the function of Core Commercial activities within the context of the Bolton trade area and surrounding commercial nodes;
- to provide locational focus for retail and service commercial activities in the Core;
- to provide orderly and appropriate development and intensification opportunities, while minimizing potential flood impacts;
- to protect and preserve existing stable low density residential areas on the periphery of the Core;
- to promote improved streetscape and urban design opportunities;
- to recognize and build upon the historic character of development within the Core;
- to promote a vibrant pedestrian oriented streetscape, and encourage pedestrian accessibility from adjacent residential areas, while maintaining and improving automobile accessibility throughout the area; and,
- to recognize the opportunities presented by the Humber River and to promote the river as a public asset.

General development policies of particular relevance to the SPA include:

- All development of lands or structures for any purpose shall be subject to the floodplain management policies and provisions of the Bolton Special Policy Area in Section 5.10.4.5.13 of the Official Plan, the boundaries of which are shown on Schedule C-1 (S. 7.3.3.1 i).
- All development of lands or structures for any purpose within the Bolton Special Policy Area shall be adequately set back a safe distance from the active riverbank erosion zone, as may be determined by studies prepared by a competent professional to the satisfaction of the TRCA (S. 7.3.3.1 j).
- All development of lands or structures for any purpose adjacent to the Humber River shall include the retention or establishment of a riparian habitat zone where determined appropriate by the TRCA or Ministry of Natural Resources. (S. 7.3.3.1 k).

4.2.2.1 Land Use

Lands within the SPA in the Bolton Core are designated a variety of land uses and include:

Low Density Residential/Office Commercial – the designation is intended to provide a transition and buffer from adjacent stable low density residential areas. Permitted uses shall include single detached residential units and accessory apartment units, mixed uses (comprising a combination of a dwelling unit and professional offices and other similar compatible non-retail activities), and small institutional uses. No mixed use development shall be permitted to contain stand-alone non-residential uses (as amended by OPA 224

(Bolton Core), approved in February 2010). Furthermore, OPA 224 provided for the payment of cash-in-lieu of parking in circumstances where insufficient parking is available on site for redevelopment.

Low Density Residential – permitted uses include single detached dwelling units and accessory apartments.

Medium Density Residential – permitted uses will be primarily residential and include walk-up apartments, townhouses or similar type units. Office and compatible commercial uses may be permitted on the ground floor of properties which abut Mill Street and Elm Street, subject to the Bolton Core Commercial Area policies (S. 7.3.5). A maximum density of 1.5 times the lot area is permitted (calculated to be inclusive of any area within the environmental policy area designation). Building heights shall not exceed 3 storeys or 10 metres.

High Density Residential – lands in the northwest quadrant of the Core is the only area designated High Density Residential where the combination of grades, buffering, accessibility and surrounding land uses permit such density. The intended land use is residential with emphasis placed on apartment or townhouse unit types. A maximum building density of 2.0 times the lot area is permitted (calculated to be inclusive of any area within the environmental policy area designation). Building heights are not to exceed the top of the valley ridge, and limited to reduce any negative environmental impacts (loss of privacy/views).

Commercial – the commercial policies of Section 5.4 apply to the core area, which provide for concentrated commercial retail and service facilities in the Rural Service Centres. Within the Bolton Core all automotive related commercial uses are discouraged, and in order to achieve a pedestrian oriented streetscape, drive-through facilities are not permitted. The policies encourage the adaptive reuse of historic structures which maintains the historic features. The policies provide guidance for the development of commercial, commercial/residential mixed use development and residential development. As such, residential uses are confined to upper floors in mixed use developments, and residential uses are not permitted on the ground floor of any development on King Street or Queen Street. Building densities are encouraged to exceed 1.5 times the lot area, and shall not exceed 3.0 times the lot area

Institutional – this designation permits a variety of institutional uses and relates to one parcel within the SPA, which accommodates a Town fire station and Peel Region Paramedic Services. Notwithstanding this, for public safety purposes, Section 5.10.4.5.13.13 of the Official Plan prohibits certain uses on any parcel of land which is either wholly or partially designated SPA, such as an elementary school, day care centre, hospital, nursing home, senior citizens housing, a home for the physically or mentally handicapped other child care, or residential care facility, and a building or structure directly related to the distribution and delivery of an essential or emergency public service including police, fire, ambulance and electric power transmission. The Town is contemplating the relocation and repurposing of the existing fire station, through the review of the SPA.

Environmental Policy Area – this designation includes lands directly adjacent to the Humber River and the policies of Section 5.7 apply. New development is prohibited within lands designated EPA, with the exception of essential infrastructure, non-intensive recreation, approved forestry, and limited extractive industrial uses. A pedestrian walkway is permitted within the designation in accordance with the policies of the Plan.

A parcel located at the southwest corner of Old King Road and King Street East, while designated Residential in the Official Plan, is zoned Serviced Industrial (MS) which reflects existing industrial uses.

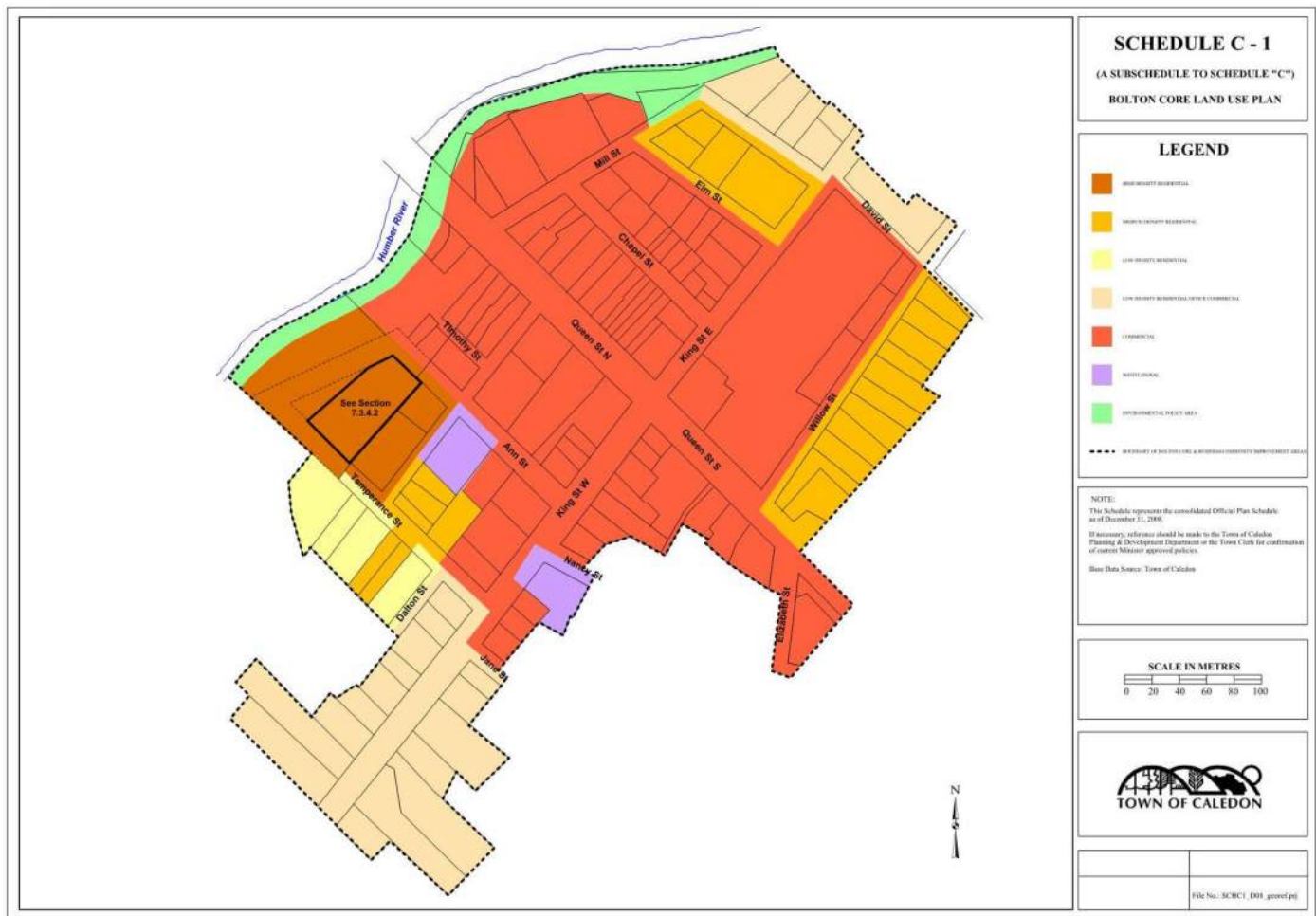


Figure 4.2 – Bolton Core Land Use Plan (Town of Caledon Official Plan Schedule C-1)

Site Specific Policies

The Secondary Plan also provides site specific policies (S. 7.3.4.2 High Density Residential) for the development of high density residential uses located at 50 Ann St. and identified on Schedule C-1 (OPA 152, OPA 172).

The policies provide for:

In addition to Section 7.3.3.1, and Section 7.3.4.1, development of lands designated High Density Residential on Schedule C-1 shall occur in accordance with the following provisions:

- a) The use of lands will be residential in nature, with emphasis placed on apartment or townhouse unit types.*
- b) The maximum building density shall be 2.0 times the lot area exclusive of any porch, balcony, underground parking facility, or rooftop mechanical structure. Lot area is to be calculated inclusive of*

any portion of a lot within the environmental policy area designation. All density restrictions shall be reflected in the implementing Zoning By-law.

c) Building heights exclusive of rooftop mechanical structures and any ornamental architectural detail shall not exceed the top of the valley ridge. In addition, heights shall be limited to ensure negative environmental impacts are minimal, and that existing residential properties do not substantially lose privacy or views. In this regard, Council may require the following:

i) preparation of a sun/shade study that models the proposed development to determine shadow casting. If necessary, such study should provide recommendations with respect to alleviation of problem areas; and,

ii) presentation of the proposed development in cross or long section in relation to existing residential uses, in order to determine impacts of overview and privacy. If necessary, proposals should be revised to alleviate problem areas. All height restrictions shall be reflected in the implementing Zoning By-law.

d) Parking should be accommodated in well designed parking lots or underground. Open lots should be hard surfaced, landscaped, and should not provide large frontages parallel to the streetline.

e) Prior to the rezoning of any lands within the High Density Residential designation, Council may require the preparation of a Traffic Study in order to assess the potential trip generation and distribution associated with the proposed development in relation to the local road network.

f) Notwithstanding any policy contained in this Plan, in addition to those uses permitted in the High Density Residential designation, the use of part of the existing building and lands for an Industrial warehouse and accessory office use as defined in accordance to the Town of Caledon's Comprehensive Zoning By-law, No. 87-250, as amended, is permitted, on parts of those lands described as Part of Lots 52 and 61 and all of Lots 53, 62, and 63, Block 4, Plan BOL-7, municipally known as 50 Ann Street, Town of Caledon, Regional Municipality of Peel.

Within the High Density Residential designation at 50 Ann Street and legally described above, the Industrial warehouse and accessory office use, shall be permitted for a period not exceeding three years from the day of the passing of the associated Temporary Use By-law, or as such time period hereafter as may be extended from time to time, pursuant to the Temporary Use provisions of the Ontario Planning Act, R.S.O. 1990, as amended.

4.2.2.2 Vehicular and Pedestrian Accessibility

The Secondary Plan provides policies which promote the long term transportation plan for Bolton to promote vehicular access and enhance pedestrian accessibility, and support future transit opportunities. The Plan identifies locations for new traffic signals which are also intended to improve accessibility for emergency vehicles. Minor improvements and road re-alignments are identified to accommodate larger turning radii for possible transit usage and improve intersection functions. A continuous walkway linkage is anticipated close to the shores of the Humber River, as part of a longer term pedestrian open space network.

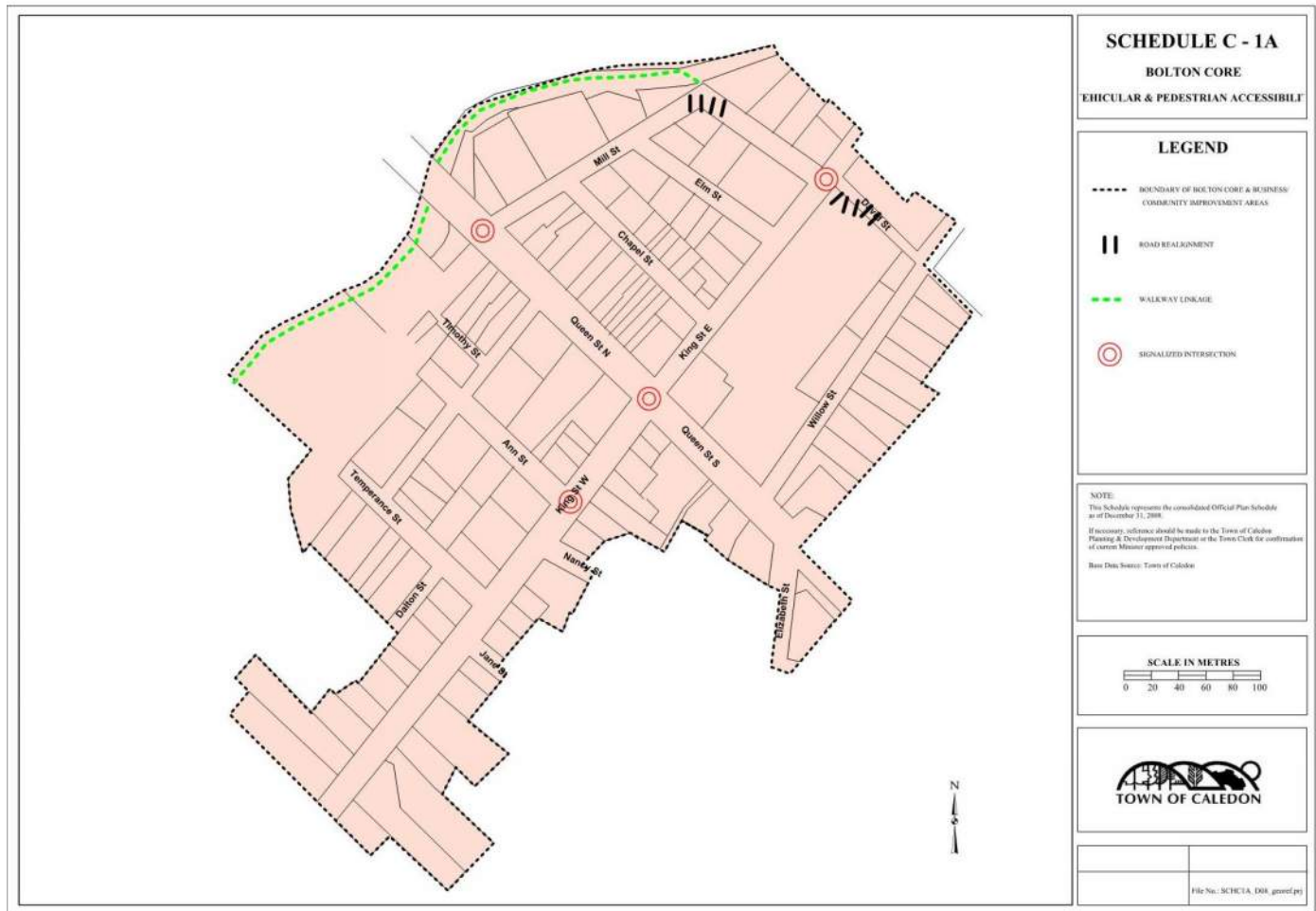


Figure 4.3 – Bolton Core Vehicular and Pedestrian Accessibility (Town of Caledon Official Plan Schedule C-1A)

4.2.2.3 Institutional and Essential Emergency Service Uses

The Provincial Policy Statement provides policies that restrict the development of certain institutional, emergency service, and other potentially hazardous substances from locating within floodprone lands. Specifically, Section 3.1.4 of the PPS states that:

“Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- a) an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;*
- b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and*
- c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.”*

Based on a review of land uses, a number of uses have been identified within the Bolton SPA which may be considered an institutional use or emergency service use, which include:

- King Nursing Home Ltd. (49 Ann St.)
- Children's Castle Day Care (Royal Courtyards 18 King St.)
- Rainbow Academy Child Care Centre (Royal Courtyards 18 King St.)
- Caledon Community Services (Royal Courtyards 18 King St.)
- Hospice Caledon (Royal Courtyards 18 King St.)
- Caledon OPP (Royal Courtyards 18 King St.)
- Brampton Caledon Community Living (33 King St.)
- Caledon Fire Station and Peel Region Paramedic (28 Ann St.)

This Study is anticipated to result in an Official Plan and Zoning By-law Amendment to update the Bolton SPA requirements, and as such, this update provides the opportunity to remove certain uses that are currently permitted within the SPA through the Official Plan and Zoning By-law, which are not permitted by the PPS. As previously discussed, the Town of Caledon is assessing opportunities to relocate the existing Fire Station and repurpose the existing site. Furthermore, it is recommended that the Town consider the removal of all institutional and emergency service uses within the SPA.

4.2.3 Official Plan Amendment 57

OPA 57 established the Bolton SPA and policies pertaining to development within the Bolton SPA. OPA 57 was approved as modified by the Ministry of Municipal Affairs on January 7, 1986. The policies included in the Town's Consolidated Official Plan were subsequently modified from the approved OPA 57 amendment. The current SPA policies included in the Town's Official Plan, and OPA 57 as approved and modified by the Province are included in Appendix A.

OPA 57 amended Official Plan Schedule C to the Official Plan to include a line delineating the Bolton Core Special Policy Area as shown in the Figure below.

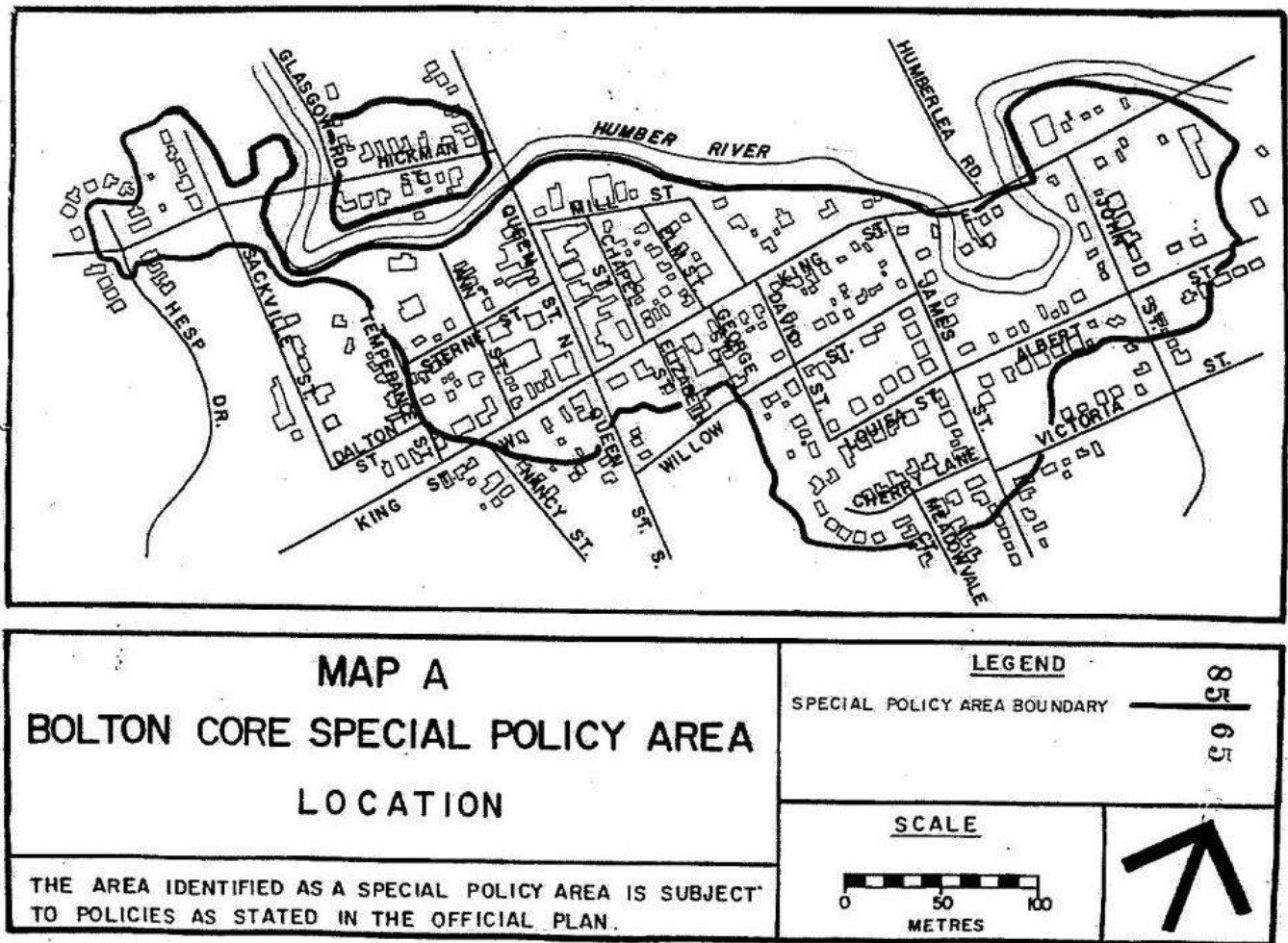


Figure 4.4 – Bolton Core SPA (Town of Caledon Official Plan Amendment 57)

4.2.4 Official Plan Amendment 226 (Growth Plan Conformity Amendment)

The purpose of OPA 226 was to revise as well as add new policies to the Town's Official Plan to conform with new Province of Ontario directions, including the Growth Plan for the Greater Golden Horseshoe, among others. The Growth Plan for the Greater Golden Horseshoe works in conjunction with other provincial legislation, policies, plans and regulations including the PPS, and provides more detailed Provincial policies pertaining to growth within the Greater Golden Horseshoe while addressing the protection of the natural environment and human health and safety. OPA 226 is currently subject to OMB appeals and is not in full force and effect. The OPA revised the Town structure and growth management policies to implement the Provincial directions, which included identifying Bolton as a Rural Service Centre. Rural Service Centres are intended as the primary growth areas over the planning period. This included the identification of Settlement Study Areas around Bolton to further study areas of settlement area expansions in order to accommodate growth to 2031.

OPA 226 also seeks to implement the Provincial requirements for intensification within the existing built-up areas, which includes Bolton and the downtown area. An intensification strategy will be undertaken by the Town, which includes community design guidelines to accommodate intensification in a manner that is compatible with the Town.

The Town is undertaking an Intensification Strategy, which will provide input into this Study to determine appropriate locations for intensification.

4.3 Comprehensive Zoning By-law

The Town's Comprehensive Zoning By-law (2006-50) regulates the use of lands within the Town, and specifically the Bolton Core. The zone categories are identified on Schedule A to the By-law, and the By-law establishes the types of uses permitted within each zone category as well as the zone standards, which relate to minimum lot areas, lot frontages, yard setbacks, building heights, landscaped areas, among other matters.

Zone categories within the Bolton SPA predominately comprise a variety of residential, commercial, institutional, open space and environmental protection zones.

Where a zone symbol is followed by a dash and number, the symbol refers to a site-specific exception that applies to the subject lands. Site-specific exceptions are provided in Section 13 of the By-law and may provide zone exceptions related to permitted uses and zone standards.

Notwithstanding, any requirements of the By-law, no development or site alteration is permitted on any lands subject to the regulations made under Section 28(1) of the *Conservation Authorities Act* without the permission of the applicable Conservation Authority. All lands within the Bolton SPA are considered to be within the regulation of the TRCA as discussed further below.

The current Zoning By-law does not provide any specific flood-related requirements which regulate development within the Bolton SPA.

4.4 Conservation Authority Regulations and Permitting Requirements

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06)

TRCA administers the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06, as amended) as approved by the Minister of MNRF, pursuant to Section 28 of the *Conservation Authorities Act*. TRCA also has a significant advisory role under the *Planning Act* to municipalities, including the delegated responsibility to represent the "Provincial interest" regarding natural hazards. Through the review of planning applications, the TRCA ensures that the Section 28 Regulations and requirements under the *Conservation Authorities Act* are implemented.

Under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, TRCA is responsible for regulating development in river or stream valleys, wetlands, shorelines, hazardous lands and associated allowances and any works associated with watercourses. These areas are referred to as the Regulated Area, and represent the greatest physical extent of the combined hazards plus a prescribed allowance as set out in the Regulation. The boundaries of the Regulated Area are defined in the text of the Regulation, and any mapping is only intended to provide a visual representation, recognizing that it may be updated from time to time to reflect new information.

The Regulation allows TRCA to prohibit or regulate development (including site alteration and fill) in the regulated area where the control of flooding, erosion, dynamic beaches, pollution or the conservation of land could be impacted by development and in other areas where development could interfere with the hydrologic function of a wetland.

TRCA implements three approaches to managing valley and stream flood hazards, in accordance with Provincial policies and standards: One Zone Concept, Two Zone Concept and Special Policy Areas. Development within the flood hazard (One Zone Concept) or erosion hazard is not permitted, although in certain circumstances, additions to existing buildings may be permitted. Within a Two Zone Concept, development is not permitted within the floodway, but may be permitted within the flood fringe in accordance with the approved site-specific policies.

Within Special Policy Areas development within the flood plain may be permitted in accordance with Provincially approved site-specific SPA policies, which address such matters as floodproofing, vehicular and pedestrian access, land use permissions, and flood emergency management plans, such in the case of the Bolton SPA.

4.5 History of SPA Approvals and Development Applications

The following summarizes recent development approvals, including Official Plan and Zoning By-law amendments, Site Plan applications, minor variances, and building permits within the SPA, since it was approved by the Province in 1986.

It is acknowledged that other Official Plan and Zoning By-law Amendments to permit development in the SPA have been approved by the Town since the SPA was approved in 1986. It is further recognized that prior to the 2005 PPS coming into effect, the Provincial Policy Statement (1996, amended in 1997), did not explicitly require that any changes or modifications to the site-specific policies to a Special Policy Area, be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications, as in now the case under the 2014 PPS (S. 3.1.4 a).

The Provincial Policy Statement (1996, amended in 1997), stated that:

“3.1.2 Development and site alteration will not be permitted within:

- a. defined portions of the dynamic beach;*
- b. defined portions of the one hundred year flood level along connecting channels (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); and*
- c. a floodway (except in those exceptional situations where a Special Policy Area has been approved).*

3.1.3 Except as provided in policy 3.1.2, development and site alteration may be permitted in hazardous lands and hazardous sites, provided that all of the following can be achieved:

- a. the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;*
- b. new hazards are not created and existing hazards are not aggravated;*
- c. no adverse environmental impacts will result;*
- d. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and*

- e. *the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.”*

The Provincial Policy Statement (1996, amended in 1997) defined a Special policy area as:

“means an area within a community that has historically existed in the flood plain and where site specific policies, approved by the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development.”

While the SPA policies were approved by the Ministers of Natural Resources and Municipal Affairs and Housing at that time, any applications which preceded the 2005 PPS were not explicitly required to have been circulated to the Province for review and approval. It is recognized that moving forward, future applications that propose changes or modifications to the site-specific policies or boundaries of the SPA must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications, in accordance with Section 3.1.4 a) of the 2014 PPS.

In support of the Bolton SPA Update, the Town of Caledon has undertaken a search of historic development approvals within the SPA, however, since these applications date back a number of years, the files are not readily accessible through the Town’s development tracking system and were not possible to obtain.

Furthermore, it is recognized that although the Official Plan policies in force and effect at the time the SPA was approved were similar in the type and distribution of land uses as they exist today within the SPA, the preceding policy framework was much more general in nature and less detailed with respect to the type of permitted uses and development permissions than those that currently exist in the Town’s Official Plan.

Based on the foregoing, the following summarizes recent development approvals within the SPA:

60 Ann Street (River’s Edge Bolton Ltd.) - The Site Plan application (SPA 07-063) was approved for the River’s Edge development, 60 Ann Street, on June 11, 2008, to permit the construction of a 5 storey, 72 unit condominium apartment building. The property is located at the foot of Ann Street adjacent to the Humber River. A Draft Plan of Condominium was later approved in October 2009, and the building has now been constructed. The property is located in the Bolton SPA and was subject to the floodplain management policies and provisions of the SPA policies of the Towns Official Plan (S. 5.10.4.5.11), which establishes extensive performance measures for all development, including floodproofing, safe ingress and egress, an approved flood warning and evacuation plan, and the establishment of a 10 metre wide riparian habitat zone adjacent to the Humber River. As a condition of draft approval, the owner was required to complete an Emergency Management Flood Evacuation Plan to the satisfaction of the TRCA.

Other recent developments include:

- 60 Hickman Street – New single detached dwelling;
- 42 Queen Street – Minor Variance for increase in number of apartment units and relief from parking requirements;
- 20 and 28 Queen Street – New Restaurant with drive-through and financial institution;
- 15 Queen Street – New commercial development;
- 57 David Street – New single detached dwelling and relief from certain yard setbacks;
- 37 James Street – New single detached dwelling;

- 204 King Street E. – New single detached dwelling;
- 181 King Street E. – Extension of accessory building, apartment building, and relief from certain zoning provisions; and
- 211 King Street E – New single detached dwelling and relief from certain setbacks.

It is recognized that any changes or modifications to the site-specific policies or boundaries of an SPA must be approved by the MMAH and MNRF prior to the approval authority approving any such changes or modifications, in accordance with Section 3.1.3 (a) of the PPS.

Surrounding Development Applications Outside the SPA

Other recent development applications located in vicinity, but not within the SPA, include:

- Wyndcliffe Developments Inc. (East of Humber Lea Rd., north of King St. E.) (Applications 21T-95046; POPA 95-05; RZ 95-14) – To permit a change in land use from "Open Space" to "Residential". Draft plan to permit the development of 6 single detached and 53 townhouse units. This application is currently inactive.
- Stoneridge Valley (232 & 240 King St. W.) (POPA 08-07; RZ 08-14) – To permit a 200-unit residential development. 122 apartment units are proposed within two 6-storey condominium buildings, in addition to 78 townhouse units. The application was approved by the Ontario Municipal Board (OMB) on January 15, 2010 to permit 147 apartment dwellings in two buildings and 53 townhouse dwellings.
- 84 Sackville Street (RZ 90-05) – This application relates to a requested zone change from Open Space to Residential One to permit single detached dwellings. The file was appealed to the OMB but appears to be inactive.

5. Review of Historical and Existing Land Uses

The land uses which existed at the time the SPA was approved are presented in Figure 5.1: Historical Land Use (1986). The Planning Report, December 1984, prepared in support of the SPA, provided the basis for identifying the historical land uses (Appendix 2: Property Description Bolton Core SPA). The historical land use provided in the Planning Report, December 1984 does not necessarily reflect the Official Plan land use designation at that time, however, the historical zoning was provided at the time the SPA was approved. A current land use review was undertaken to identify the existing land uses which currently exist “on the ground”, which is presented in Figure 5.2: Current Land Use. While it is recognized that specific tenants and buildings have evolved and redeveloped since the SPA was approved, the comparison of historical land uses with current land uses focuses on the general type of land use which exists on the property (i.e., residential, commercial, institutional, vacant, etc.).

Appendix B provides a property specific overview and comparison of the historical and current land use, tenancy, Official Plan land use designation and zoning (where such historical information was available).

Figure 5.3: Areas of Land Use Change (Historical versus Current Land Use) illustrates those areas where a change in land use has occurred since the approval of the SPA, and includes properties which were historically vacant or not developed, and have since been developed. Furthermore, the Figure identifies properties where substantial redevelopment has occurred such as the Royal Courtyards commercial complex (15 King Street) and the River’s Edge Apartment Building (60 Ann Street). Generally, the overall community structure and land uses have not substantially changed since the approval of the SPA in 1986, as the core commercial area continues to accommodate commercial uses, and the residential areas on the periphery of the core remain residential in nature. Refer to Section 4.5 for further discussion regarding the development approvals which have occurred since the time the SPA was approved.

5.1 Potential Development Capacity

An assessment of the potential development capacity within the SPA was undertaken based upon a review of the current Official Plan land use designations and the existing zoning. The potential development capacity has been categorized as:

- a) **Existing Development Opportunity** – includes an assessment of the development opportunity which is provided through the existing zoning; and
- b) **Potential Development Opportunity** – includes an assessment of the development opportunity which is provided in the Town’s Official Plan, but is not accommodated through the existing zoning.

Figure 5.4: Areas of Potential Development Capacity, identifies properties within the SPA where the Official Plan land use designation and/or zoning may accommodate additional development. Figure 5.5: Official Plan Land Use Designations and Zoning, identifies the existing Official Plan land use designations and zoning pertaining to the properties, which provides the basis to estimate the potential development capacity.

Figure 5.6: Heritage Properties, identifies properties that have been designated under the *Ontario Heritage Act*, in addition to properties listed on the Town’s Built Heritage Resources Inventory, which represent properties of heritage interest. For the purposes of calculating potential development capacity, it was assumed that the properties designated under the *Ontario Heritage Act* are not anticipated to accommodate any redevelopment, whereas

properties listed on the Town's Built Heritage Resources Inventory could potentially accommodate redevelopment, based on existing development entitlements. Furthermore, the Town is currently undertaking a Heritage Conservation District (HCD) Study to assess the opportunity for potentially establishing a Heritage Conservation District in the Bolton downtown core.

5.1.1 Existing Development Opportunity

Table 1 (Appendix C) summarizes the total existing development entitlement on a block by block basis, under the assumption that the properties could be developed or redeveloped to their full development potential as permitted by the existing development permissions provided by the current Zoning By-law. The development capacity does not take into account the existing development which currently exists, but rather the total development capacity that could be accommodated based on the current zoning permissions.

Generally, areas comprised of low density residential uses (lands zoned R1 and R2) would not accommodate any redevelopment, however, there may be opportunity to accommodate an accessory dwelling unit within an existing single-detached dwelling or semi-detached dwelling, as permitted in the Town's Zoning By-law.

Lands within the historic commercial core and generally zoned Core Commercial (CC) provide the greatest opportunity for potential redevelopment in the SPA. The zoning generally permits a maximum building area of 75% of the lot area, and a maximum permitted height of 3 storeys (10.5m), in addition to other zone regulations.

The development capacity for lands zoned CC has been calculated under the assumption that these lands could redevelop in their entirety under two potential scenarios:

1. Mix of commercial uses (retail, office, restaurant, etc.); and/or a
2. Mix of commercial uses in addition to above-grade accessory residential dwelling units, in accordance with the CC zone provisions.

While the CC zone could provide opportunity for a substantial amount of redevelopment, it is not anticipated that all these areas would be redeveloped to their full existing development opportunity in the near future. For instance, the likelihood of redeveloping established commercial properties which front King St. and Queen St., is anticipated to be very minimal since these buildings and uses already accommodate more intensive development (i.e., generally a greater lot coverage and a minimum of 2 storeys). It is anticipated that any potential redevelopment would likely be directed to single-storey commercial uses or existing/underutilized parking areas or properties. Furthermore, the assumptions do not take into consideration site-specific constraints, which may influence the extent of redevelopment. It is further assumed that all other provisions of the zoning by-law would be accommodated, including the provision of sufficient on-site parking, setback requirements, etc.











5.1.2 Potential Development Opportunity

Table 2 (Appendix C) provides an assessment of the potential development opportunities that are provided in the Town's existing Official Plan, but the lands are not appropriately zoned to implement the Official Plan designation. Generally, these properties relate to areas that are designated for medium or high density development in the Official Plan, but are zoned R1. The table provides assumptions on the potential development capacity, should these lands be rezoned to implement the Official Plan designation. Furthermore, some assumptions have been made for the

redevelopment of the existing Fire Station, which is zoned Institutional, should the property be redeveloped for CC zone uses.




Legend

- | | |
|--|---|
|  Residential |  Institutional |
|  Residential with ancillary Residential |  Industrial |
|  Multiple Residential |  Open Space |
|  Commercial |  Vacant |
|  Commercial with ancillary Residential |  ROW |













BOLTON SPECIAL POLICY AREA

Title: Historical Land Use (1986)	
Prepared by: 	
14-13201-001-P01	Figure: 5.1
Date: June 2013	
© Queen's Printer for Ontario	



Legend

- | | |
|---|---|
|  Residential |  Institutional |
|  Residential with ancillary Commercial |  Industrial |
|  Multiple Residential |  Open Space |
|  Commercial |  Vacant |
|  Commercial with ancillary Residential |  ROW |



BOLTON SPECIAL POLICY AREA

Title: **Current Land Use**

Prepared by:  **MMM GROUP**

14-13201-001-P01


Date: June 2013

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Figure: 5.2



Legend

 Areas of Land Use Change



BOLTON SPECIAL POLICY AREA

Title: **Areas of Land Use Change
(Historical Land Use Versus Current Land Use)**

Prepared by:  **MMM GROUP**

14-13201-001-P01

Date: June 2013

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Figure: 5.3