



# BOUSFIELDS INC.

Project No. 1619

**DELIVERED VIA EPLAN**

January 19, 2021

Planning and Development Services

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Town of Caledon

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***Re: Bolton North Hill Land Owners Group Inc.***

***Application for Local Official Plan Amendment (LOPA) "POPA 2022-0001"***

Bousfields Inc. is representing the Bolton North Hill Landowners Group (BNHLG) (the "Applicant") in relation to a proposed Local Official Plan Amendment Application for a future Secondary Plan Area in the Town of Caledon, herein referred to as the Bolton North Hill Secondary Plan ("BNHSP" or the "Secondary Plan"). The purpose of this application is to implement a comprehensive land use and development strategy through the BNHSP which is located at the north extent of the Bolton Urban Settlement Boundary Expansion herein referred to as the "BNHL Lands" or "the subject site". The subject site is approximately 178 hectares and is generally situated along Highway 50 and Emil Kolb Parkway.

Application Background

On October 27, 2021 a DART meeting was requested, which took place on November 18, 2021. The DART meeting provided comments and direction by staff for required approvals, drawings, studies and planning policies to inform the LOPA Application. On behalf of the BNHL, we are pleased to submit this Local Official Plan Amendment (LOPA) Application to facilitate the Secondary Plan for the BNHL Lands.

Policy Background

As per the Growth Plan, it is noted that expansions to the settlement area boundaries for more than 40 hectares of land can only occur through a Municipal Comprehensive Review (MCR).



As such, the Town of Caledon's Bolton Residential Expansion Study (BRES) which occurred from 2012 to 2014; and the Region of Peel's ROPA 30 process from 2014 to 2016 resulted in the Region and Town's recommendations to fulfill the requirements of a MCR in relation to the 2031 Growth Plan's population and employment projections. As a result of ROPA 30, southern portions of the BNHL Lands along Highway 50 were brought forward into the Urban Settlement Area. The outcomes of ROPA 30 were subsequently appealed by numerous parties, including the BNHLG. The resulting ROPA 30 Settlement brought forward the remainder of the BNHL Lands into the Settlement Area located along Emil Kolb Parkway and Highway 50.

The Region's new Official Plan will include the 2041 and 2051 projections. As part of the ongoing MCR process, the Region recently published their Draft Settlement Area Boundary Expansion (SABE) Mapping which includes the BNHL Lands as "Urban System – 2051 New Community Area".

#### Bolton North Hill Secondary Plan Overview

As previously mentioned, ROPA 30 brought forward a south portion of the BNHL Lands into the Settlement Area which logically continues the pattern of urban development along Highway 50, north of Columbia Way. The remaining portion to the north and northwest are generally oriented along Emil Kolb Parkway and are strategically positioned to take advantage of municipal infrastructure such as roads whilst remaining cognizant of the Natural Heritage System that surrounds the Humber River to the west of Highway 50.

The proposed Bolton North Hill Secondary Plan is comprised of multiple properties under various ownerships that include; Pacific, Polsinelli, Country Homes, Oakbank Estates Inc, Marhome Ventures, Georgian Humbervale Inc and Cold Creek Developments.

The BNHSP Area is proposed to accommodate approximately 4,136 residential units across the entire area which is comprised of singles, townhouses, back-to-back townhouses and apartments. The Secondary Plan will also incorporate new Public Parks that total of 10.35 hectares. A preliminary breakdown of units is as follows:

- 1,554 Singles
- 1,334 Townhouses
- 831 Back to Back Townhouses
- 417 Apartment Units

Submitted Materials

In support of the application, we are pleased to submit the following digital materials:

- One (1) copy of the Stage I Archaeological Assessment prepared by TMHC Inc., dated January 13, 2022;
- One (1) copy of the Cultural Heritage Assessment prepared by TMHC Inc., dated January 3, 2022;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by C.F. Crozier & Associates Inc., dated December 2021;
- One (1) copy of the Transportation Assessment prepared by C.F. Crozier & Associates Inc., dated December 2021;
- One (1) copy of the Natural Heritage Study Report prepared by Dillon Consulting, dated December 2021;
- One (1) copy of the Limited Phase I ESA prepared by Dillon Consulting, dated November 2021;
- One (1) copy of the Planning Rationale Report prepared by Bousfield's Inc., dated January 2022;
- One (1) copy of the Draft Bolton North Hill Secondary Plan and Official Plan Amendment prepared by Bousfield's Inc., dated December 2021;
- One (1) copy of the Concept Plan prepared by Bousfield's Inc., dated December 2021;
- One (1) copy of the Peel Region Health Development Assessment and Appendices prepared by Bousfields Inc. dated December 2021.
- One (1) copy of the Commercial Impact Study prepared by IBI Group, dated December 21, 2021;
- One (1) copy of the Community Services and Facilities Study prepared by IBI Group, dated December 21, 2021;
- One (1) copy of a Public Engagement Letter prepared by PGC Land Management Inc. dated January 19, 2022;
- One (1) copy of the Preliminary Fiscal Impact Assessment (Region) prepared by IBI Group, dated December 21, 2021; and
- One (1) copy of the Preliminary Fiscal Impact Assessment (Town) prepared by IBI Group, dated December 21, 2021;

We trust that the above is satisfactory and complete. Should you have any questions or comments, please do hesitate to contact the undersigned or Charlie Smith of our office at [csmith@bousfields.ca](mailto:csmith@bousfields.ca).

Yours very truly,

**Bousfields Inc.**



Michael Bissett, MCIP, RPP.

*cc: Peter Campbell – PGC Land Management Inc.*