

**TOWN OF CALEDON  
PLANNING  
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May 29, 2020

## **ROPA/ LOPA**

# **Planning Justification Report**

**13935, 13951, 13977 and 13999 Chickadee Lane;  
0 King Street;  
&  
550, 600 and 615 Glasgow Road  
Zancor Homes (Bolton) Ltd.**

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**February 2020**

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## 1.0 Introduction and Executive Summary

The subject lands are comprised of several development parcels located at the north-west, south-west, and south-east corners of Glassgow Road and Chickadee lane, east of the recently constructed Emil Kolb Parkway. In total, the lands represent 10.08ha of land, are municipally known as 13935, 13951, 13977 and 13999 Chickadee Lane; 0 King Street; and 550, 600 and 615 Glasgow Road and described as Part of Lot 10, Concession 6, Town of Caledon, Region of Peel.

This Report has been prepared in support of a request for Official Plan and Zoning By-law Amendments as well as Draft Plan of Subdivision Approval on behalf of Zancor Homes (Bolton) Ltd. in order to facilitate the re-development of the subject lands from agricultural and rural residential uses, including several existing homes, to 140 Street Town and associated services and amenities inclusive of 4 new public streets, 1 park block (located in the north-western quadrant), a SWM block (located in the north-western quadrant), 3 Open Space/Natural Heritage System Blocks (located approximately in the location of the existing EPA2 zones), 2 Restoration Area Blocks, a road widening along Glasgow Road and the recent extension of Glasgow Road to Emil Kolb Parkway.

Portions of the Subject Lands south and east of Glasgow and Chickadee are within the Greenbelt Plan and partially designated Environmental Policy Area. These lands are not expected to be redeveloped through the proposed draft plan, but rather zoned in a restrictive category and transferred to the municipality where environmental features exist. The remainder of the lands are designated Prime Agricultural Area by the Caledon Official Plan. These lands are not currently within the Region of Peel Rural Settlement Boundary or the Town of Caledon 2021 Settlement Boundary, nor within the boundaries of the Bolton Rural Service Area, even though there are several existing homes on the subject lands. As such, in order to redevelopment these lands per the proposed Draft Plan of Subdivision, Regional and Local Official Plan Amendments are required to bring the Subject Lands into an urban land use designation, as well as to include the lands within the urban boundary of the Bolton Rural Service Centre.

In order to facilitate an urban boundary adjustment, both Official Plans currently note that a Municipal Comprehensive Review is necessary. Further to this, and in order to conform to the policies and population projections in the Growth Plan, the Town of Caledon endorsed OPA 226 which confirmed the growth allocation and land requirements for Bolton. This was followed by the Bolton Residential Expansion Study (BRES) which commenced in 2012. The goal of the study was to determine areas for expansion of the current urban boundary in order to meet the population projections outlined in OPA 226 for 2031. The study identified the “Option 3” lands in addition to the “rounding out areas” as the appropriate and desirable areas for boundary expansion and met the Region’s requirements for an MCR. The Meridian PJR report also recommended that the three Rounding-out Areas should be included no matter which option was selected, as they exhibit *“low agricultural priority due to their high level of fragmentation, small parcel size, lack of agricultural activity, and proximity to existing settlement areas”* (section 4.5.2) as well as the fact that there was no technical reason for excluding these lands. Moreover, the Blue Plan Engineering Infrastructure Report determined that rounding out area B

(Chickadeee) can utilize existing servicing infrastructure through a connection to the existing Zone 6 distribution network on Chickadee Lane.

Further to the completion of the BRES, in 2014 the Town applied for a Region Official Plan Amendment (ROPA) to include these lands within the Bolton Rural Service Centre in the Regional Official Plan. The Subject Lands are located within one of three “Rounding Out” Areas (Area B), and were therefore to be included in the expanded settlement area boundary. Subsequently, the Region had the Planning Partnership review the Town’s MCR process and recommendations. The Planning partnership indicated in their response, that either Option 4 or Option 3 was supportable, and that Rounding out Areas A and B (The Subject Lands) should be included in the expansion in either alternative, as servicing is at the doorstep. However, despite all professional opinions supporting the selection of Rounding Out Area B, on December 8, 2016, Regional Council approved Option #6 as the preferred Bolton Rural Service Centre Expansion. In January 2017, Regional Council's decision on ROPA 30 was appealed to the Ontario Municipal Board (OMB) (Zancor Homes (Bolton) is a party to the appeal). As such, no urban boundary expansion has been approved for Bolton and the Ontario Municipal Board is now the relevant approval authority for the BRES.

Further, the 2019 Growth Plan was approved by the Province with population projections to 2041. The Region of Peel has subsequently prepared a Draft Growth Management Regional Official Plan Amendment through Report 2017-10-26 to bring the Regional Official Plan in conformance with the Growth Plan. The Draft ROPA provides for an additional 44,000 people in Caledon beyond the 2031 forecast to bring the total to 160,000 people in Caledon by 2041; which will require further expansion of the Bolton Residential Area. The ROPA has not been finalized or adopted by Regional Council at this time.

This Planning Justification Report notes that an MCR, which met all relevant criteria, was prepared by the Town of Caledon, and that said MCR supported Settlement Expansion on the Subject Lands. Further, the report reviews the Provincial, Regional, and Town policies for Urban Boundary Expansion and demonstrates that the Subject Lands are a more appropriate location for settlement boundary expansion than are the Option 6 lands; a conclusion which was also reached by Meridian Planning and The Planning Partnership in 2 separate and independent reports commissioned by the Town and Region respectively.

The Growth Plan, 2019 now allows Regional and local municipalities to provide for Minor Rounding Out of settlement boundaries (section 2.2.9.7) without the need for a MCR especially where services exist. The Region of Peel has confirmed such with the Province, as outlined in the Staff Report for the January 23, 2020 Regional Council meeting, whereby the Province responded to the Region on November 12, 2019. The Provincial letter confirms the greater flexibility to municipalities in local planning decision making and reiterates the provision of policies that direct intensification around transit to increase the supply of housing near transit hubs. The Provincial letter also states that there are no limits on how many settlement boundary expansions of up to 40 hectares municipalities can take outside of an MCR. The Region’s Report also outlines new

opportunities for advancing ROPAs where work is sufficiently advanced and to address significant priorities that support community building, including, but not limited to, issues/policies on Housing, Growth Management and Major Transit Station Areas. Given the previous studies completed for the Chickadee ROA as part of Council endorsed LOPA 226 and BRES, Regional Council is able to proceed with adoption of such policies that are significantly advanced through a ROPA.

On this basis, the applicant is submitting private applications so that the Regional and Local Official Plans can be considered for amendment to include the Subject Lands within the Settlement Area, and the Zoning By-law be likewise amended to support development as provide in the Draft Plan of Subdivision.



## 2.0 Site and Surroundings

### 2.1. Subject Property Description

The Subject lands are comprised of 3 distinct areas inclusive of several development parcels, located at the (1) north-west, (2) south-west, and (3) south-east corners of Glasgow Road and Chickadee lane, and all east of the recently constructed Emil Kolb Parkway. In total, the Lands are comprised of 10.08 ha. and are municipally known as 13935, 13951, 13977 and 13999 Chickadee Lane; 0 King Street; and 550, 600 and 615 Glasgow Road and described as Part of Lot 10, Concession 6, Town of Caledon, Region of Peel.

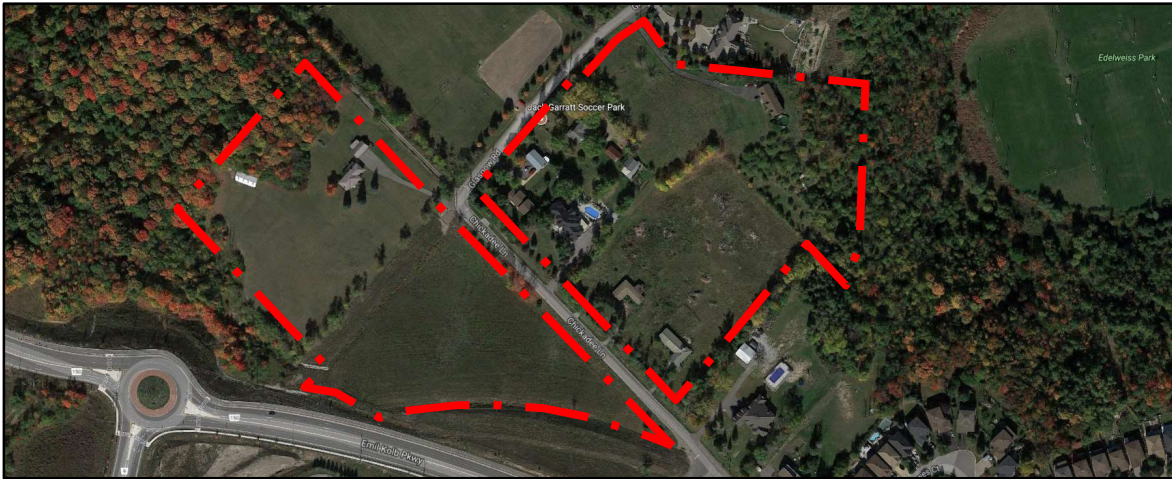


Figure - 1 Aerial view of Subject Lands

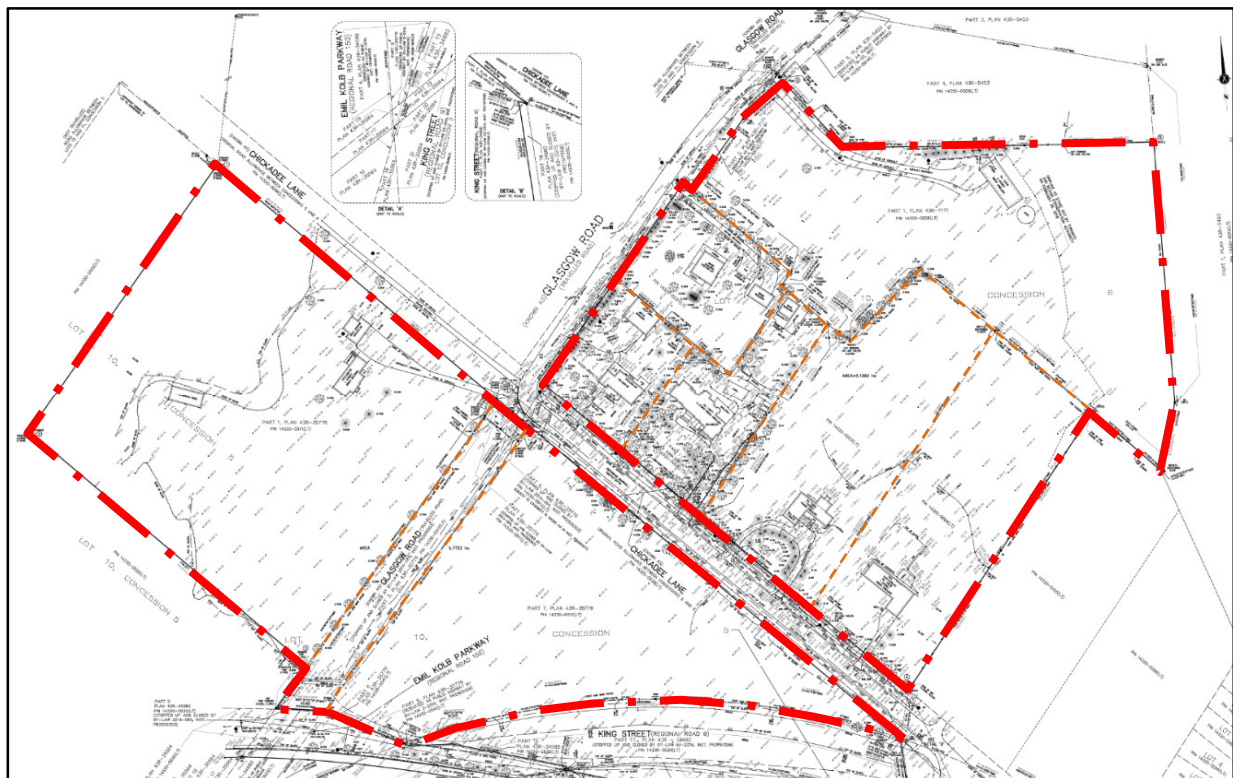


Figure - 2 Excerpt from KRCMAR Topographic Survey dated Mar. 7 2017 (--- subject lands)

### 2.1.1. South-East Quadrant

The south-east Quadrant of the Subject Lands is located east of Chickadee Lane and south of Glasgow Road. It is comprised of 6 parcels of land, each with rural residential and estate dwellings and associated sheds, landscaping and amenity features. These parcels have full moves direct access onto either Chickadee lane (4) or Glasgow Road (3). The parcels have various zoning designations as shown in Figure 3 below. The majority of the quadrant is characterized by rural/estate residential homes and manicured lawns, with the exception of areas below the top of bank which are designated EPA2 and are heavily vegetated.

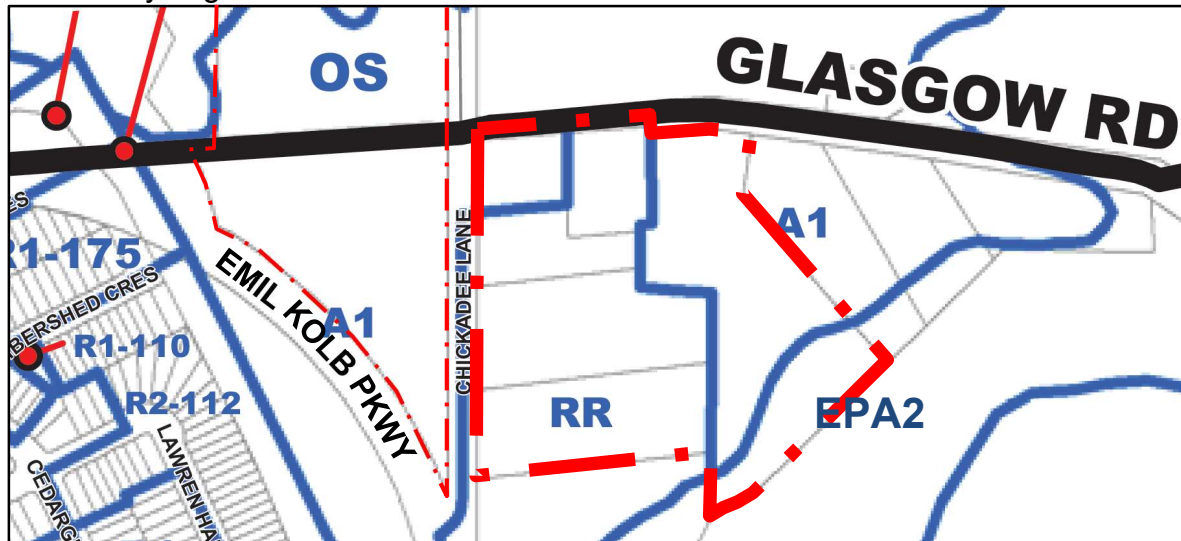


Figure - 3 Excerpt of Caledon Zoning Map 1B

### 2.1.2. South-west Quadrant

The south-west quadrant of the Subject Lands is located west of Chickadee Lane and South of the future Glasgow Road ROW. It is comprised of one large parcel of land containing an open field with some border plantings. It is located immediately east of the recently constructed Emil Kolb Parkway,

### 2.1.3. North-west Quadrant

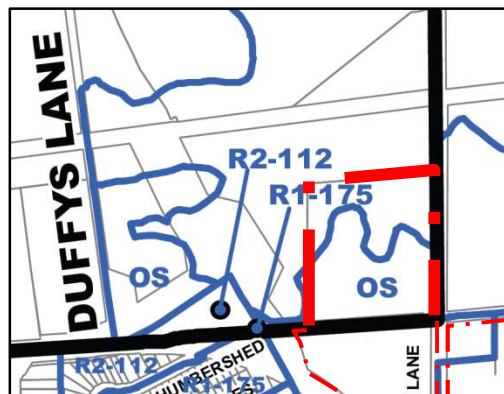


Figure - 4 Excerpt from Caledon Zoning Map 22

The north-west quadrant of the Subject Lands is located north of the future Glasgow Road ROW and is comprised of a single rural residential parcel containing a single detached dwelling and associated garage and shed. The site is predominately comprised of an open field and associated border plantings, however the northern portion is also designated EPA per the zoning by-law and is heavily vegetated. This vegetated area forms part of a ravine system.



## 2.2. Site Surroundings / Context

The Subject Lands are generally located at the north western limits of the Bolton Rural Service Centre. The lands north of the site are predominately wooded, being part of the Bolton Resource Management Tract. Also immediately north of the Site, at the north east corner of Glasgow and Chickadee, is the Jack Garratt Soccer Park, which is comprised of 2 large and 1 small soccer fields.

To the immediate east of the Subject Lands along Glasgow Road are existing estate/rural residential lots and a large wooded area which separates the site from Edelweiss Park. Edelweiss park contains a further 5 Soccer Fields, 4 tennis courts, a washroom facility, picnic Shelter & club-run concession stand.

Immediately south of the Subject Lands are 2 rural residential dwellings, and south of these, is a low rise residential community comprised of 2 storey single detached dwellings on traditional lots.

To the west is the recently constructed Emil Kolb Parkway and further west of this is another low rise residential community. The existing community is bound by King Street in the north, Emil Kolb to the east, and a rail corridor to the south and west. It contains 2 storey single detached, semi-detached and town homes as well as St. Nicholas Elementary School and Adam Wallace Memorial Park.

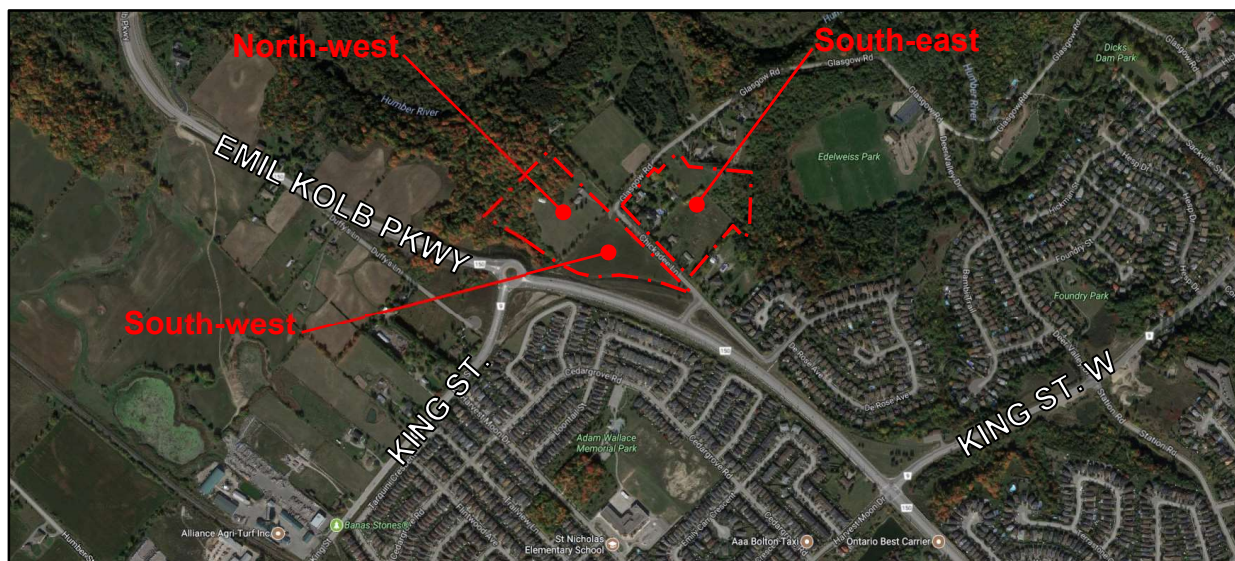


Figure - 5 Aerial view of Subject Lands and surrounding area

## **3.0 Proposal**

The Draft Plan of Subdivision proposes to subdivide the Subject Lands into 36 blocks and create 4 new public streets. This includes 25 street townhouse blocks containing a total of 140 units, all located in the south-east and south-west quadrants of the Subject Lands. It also proposes to maintain 2 of the existing rural residential lots and create one new single detached dwelling at the southernmost point on the Subject Lands. In addition to these residential uses the draft plan provides for 1 park block (located in the north-western quadrant), a SWM block (located in the north-western quadrant), 3 Open Space/Natural Heritage System Blocks (located approximately in the location of the existing EPA2 zones), 2 Restoration Area Blocks and a road widening along Glasgow Road.

### **3.1. Required Approvals**

The Subject Lands are currently outside of both the Region of Peel and the Town of Caledon Settlement Areas per their respective Official Plans. Thus development on these lands will not be consistent with the policies of the PPS and will not conform to the policies of the Growth Plan until the lands are brought within the Settlement Areas of the Region and Town. Regional and Local Official Plan Amendments are required in order to bring the Subject Lands within the Urban Boundary and both application processes have been initiated.

However, the Growth Plan specifically notes that Urban Boundaries can only be expanded to meet the growth targets of the Plan, and only through a MCR. Both the Local and Regional Official Plans conform to the Growth Plan, and therefore have similar policies noting that Urban Boundary Expansion is only permitted through an MCR. As such, the Local and Region Official Plan Amendment Applications being submitted implement the conclusions of the Town of Caledon's Municipal Comprehensive Review project, known as the Bolton Residential Expansion Study, the decisions of the Council of Caledon, and the separate report prepared by the Planning Partnership at the request of the Region, all of which recommended inclusion of these lands within the Settlement Area.

Should Regional and Local Official Plan Amendments be granted, approval will be required from the Town of Caledon in order to subdivide the lands as shown in the Draft Plan of Subdivision and to re-zone the lands into the appropriate urban zoning categories as described in the Draft Zoning By-law included in the application submission.

It is intended that these applications will be brought forward for consolidation by the OMB as part of the BRES/ROPA 30 hearing process as they implement the decisions of the Town of Caledon.



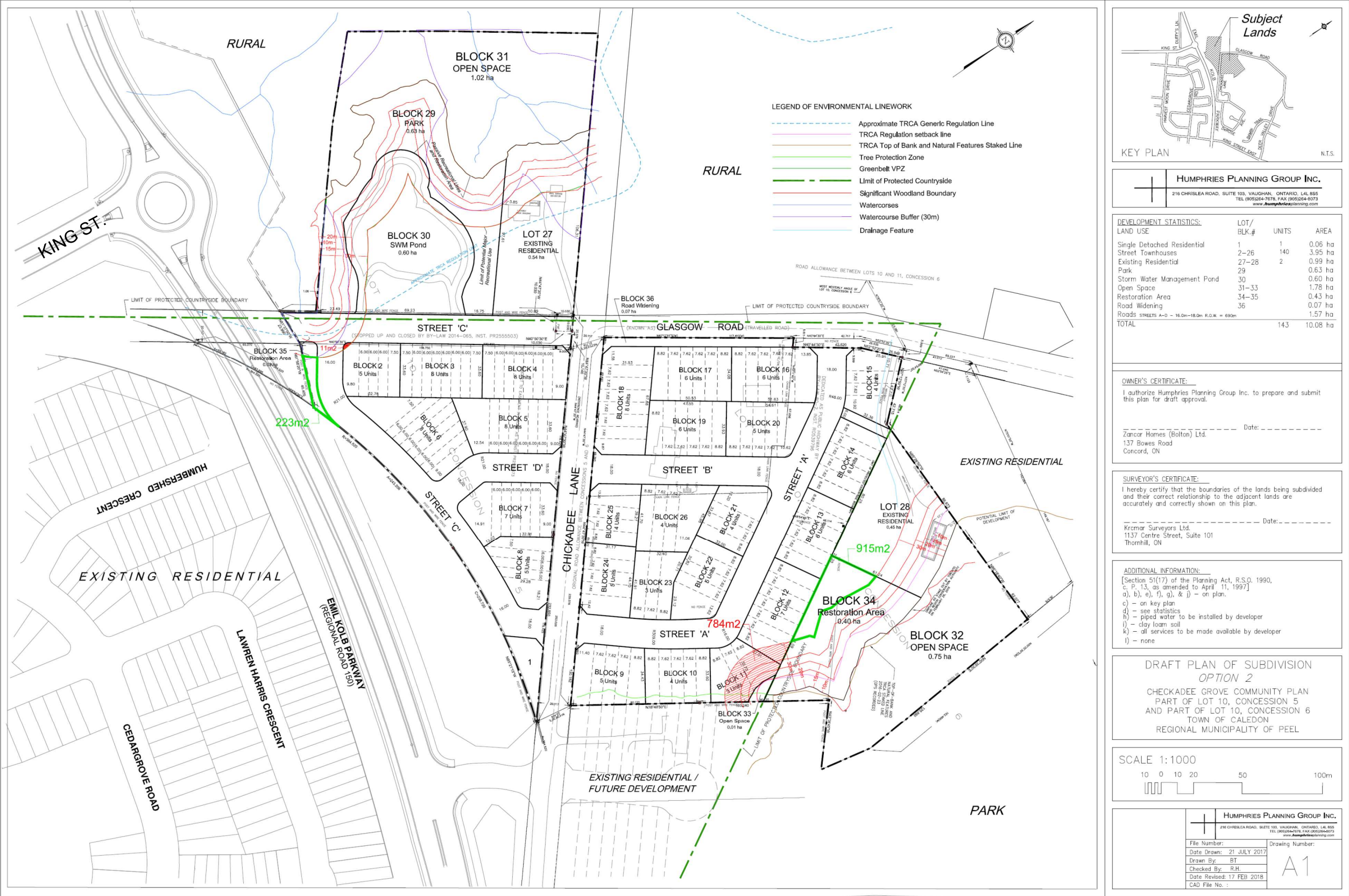


Figure - 6 Draft Plan of Subdivision prepared by Humphries Planning Group Inc.

## 4.0 Current Policy Review & Analysis

### 4.1. Provincial Policy Statement

The *Provincial Policy Statement (PPS)*, 2014 provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for the development and use of land. Section 1.1.5.2 of the *PPS* includes a list of permitted uses on rural lands, which includes:

- a. the management or use of resources;
- b. resource-based recreational uses (including recreational dwellings);
- c. limited residential development;
- d. home occupations and home industries;
- e. cemeteries; and
- f. other rural land uses.

The Subject Lands are currently designated as rural in the Caledon Official Plan, and as such, per the policies listed above, residential development as contemplated by the proposed draft plan is not consistent with the Provincial Policy Statement.

Per the PPS subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would only be permitted if the lands were within the Settlement Area of the Town of Caledon. Further, in order for the lands to be included within the Settlement Area of the Town of Caledon, the Town would have to carry out a comprehensive review as defined and scoped per the policies contained in Section 1.1.3.8 of the PPS.

As mentioned above in the executive summary, and as will be discussed in further detail below, it is the Town's intention through the BRES and ROPA 30 to have the lands included in the settlement boundary through the ongoing OMB process.

### 4.2. Greenbelt Plan (2017)

The Subject Lands are partially located within the limits of the Greenbelt Plan as shown in the Draft Plan of Subdivision (Figure 6). These portions of the site are designated Natural Heritage System per Greenbelt Detailed Map 58. The Greenbelt Plan prohibits new development in the natural heritage system unless it meets a strict list of criteria as outlined in Section 3.2.

The proposed Draft Plan conforms to the policies of the Greenbelt in relation to development in the Natural Heritage System. No new residential lots are being created on the Greenbelt Lands, rather, 2 existing residential lots are being reduced in size to facilitate the creation of the following Blocks:

- 1 Stormwater Management (SWM) Block;
- 2 Open Space Blocks;
- 1 Restoration Area Block (beyond the MVPZ) and,
- 1 Park Block.

The Restoration Area Block 34 will remain in private ownership and will be a part of Lot 28, however Block 34 will be subject to a conservation easement and will be zoned Open Space to ensure the proposed plantings and environmental enhancements are preserved. The Open Space Blocks are analogous to the limits of the natural features on site and therefore protect the natural features as required by the policies of the Greenbelt Plan. These Blocks will be zoned in a restrictive zone category in order to afford further protection to the features there-on. The Greenbelt Plan also stipulates that a 30m MVPZ shall be applied significant woodlands (3.2.5.4). Within the Greenbelt Plan area, no lots are included within 30m of a significant woodlot. There are however two areas outside of the Greenbelt where a 30 metre buffer from the significant woodland, if extended, would be located within that 30 metre buffer. These areas are the Townhouse block with the rear of Blocks 11 and 12 and the front corner of Block 2

### **Blocks 11 and 12**

Blocks 11 and 12 (the south-east portion of the plan) are partially within 30m of a significant woodland, however they are not located within the Greenbelt Plan. The policy framework, inclusive of the Greenbelt Plan, Regional OP or Town OP, is not clear or specific to determine if the required buffers of the Greenbelt Plan also apply to lands outside the Greenbelt Plan, even if the feature itself is within the Greenbelt Plan. The proposed lots outside of the Greenbelt Plan area are setback a minimum of 10m from the significant woodland at the narrowest point, as illustrated in Figure 6. The proposed lots are outside the Greenbelt Plan, but within 30m of the significant woodland and total 784 square metres in area. A Restoration Block (34) is proposed which has an area of 0.4 hectares and there is an area of 915 square metres of beyond the 30m of the significant woodland that will be replanted and restored to compensate for the area of Block 11 and 12 within the 30 metre buffer to the significant woodland. A net ecological gain of 131 square metres. The proposed restoration area represents a proposed buffer area with an average buffer that is greater than 30m, the majority of which will be located within the Greenbelt Plan. Buffers with an average of 30m have been approved elsewhere within the Greenbelt Plan, subject to the demonstration of a net ecological gain. This is addressed further in the EIS which identifies restoration of the existing sporadic orchard area, as it contains accompanying native species. Additional native species can be added to this area, as explained further in the EIS.

### **Street C and Block 2**

Street C and a 11 square metre portion of Townhouse Block 2 (the north-west portion of the plan) are within 30m of a significant woodland, however are not located within the Greenbelt Plan area, as illustrated in Figure 6. Again, the policy framework is not clear or specific to determine if the required buffers of the Greenbelt Plan Area apply to lands outside the Greenbelt Plan Area, even if the feature itself is within the Greenbelt Plan. Street C and Block 2 have already been significantly disturbed as a result of Glasgow Road, which was stopped up and closed by By-law 2014-065, Instrument PR2555503. Street C provides essential infrastructure to service the proposed development and therefore it is permitted within the Greenbelt Plan and permitted within the associated minimum Vegetation Protection Zone (MVPZ) subject to an EIS demonstrating that it will have no negative effect on the natural heritage system per policy 3.2.5 and 4.2.1. Given the historical disturbance and the permissions for encroachment for essential



infrastructure, this is appropriate as in the EIS has demonstrated that it will not have any negative effect on the natural heritage system. Block 2 will be cut off from the significant woodland feature as a result of the essential infrastructure (Street C) and as a result should not be required as part of a buffer, as it would not function as a buffer.

The SWM block provides for essential infrastructure to service the development and is therefore permitted within the Natural Heritage System and the associated minimum Vegetation Protection Zone (MVPZ) subject to an EIS demonstrating that it will have no negative effect on the natural heritage system per Policies 3.2.5 and 4.2.1. The proposed SWM block is not located within the feature itself thereby respecting Policy 4.2.3 of the Greenbelt Plan. A recreation use is also permitted in the Natural Heritage System and MVPZ per Policies 3.2.5 and 4.1.2; and is subject to similar limitations in regards to the NHS. Only passive recreational uses and restoration areas are proposed within the portion of park block located within the MVPZ. As such, an EIS has been submitted with the application and demonstrates that the SWM block and Park block are outside of the limits of the natural heritage features on site and will not negatively affect the Natural Heritage System. Both uses will also provide an appropriate transition from the residential uses proposed internal to the Subject Lands and the Natural Heritage System features located at the south-eastern and north-western limits of the Subject Lands.

The proposed uses within the Greenbelt Plan, inclusive of 2 existing residential lots, 1 Stormwater Management (SWM) Block, 2 Open Space Blocks; 1 Restoration Area Block (beyond the MVPZ) and, 1 Park Block conform to the policies of the Greenbelt Plan. Therefore the proposed Draft Plan, and related Zoning By-law and Official Plan Amendments, conform to the intent of the Greenbelt Plan and are appropriate for approval.

#### **4.3. Growth Plan for the Greater Golden Horseshoe (2017)**

The Growth Plan for the Greater Golden Horseshoe provides policies intended to guide municipalities in the creation of Plans which support the achievement of complete communities, a thriving economy, a clean & healthy environment, and social equity.

The Plan specifies various land use designations such as settlement areas, designated greenfield areas, and rural areas; and provides policies for development on said lands. It also directs municipalities to designate lands into the various categories listed above in their Official Plans in order to meet the population forecasts in Schedule 3 and the density provisions in Section 2.

The Subject Lands are currently designated as Rural Lands in the Caledon and Peel Official Plans, and are not included within the existing Built Boundary nor the Settlement Area of the Town or Region.

Section 2.2.9.6 of the Growth Plan provides policies for Rural Areas and notes that new multiple lots or units for residential development will be directed to settlement areas. Further, Section 2.2.1.2 notes that new development will be directed toward settlement areas and that the establishment of new settlement areas is generally prohibited.

As such, per the policies of the Growth Plan, subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would only be permitted if the lands were within the Settlement Area of the Town of Caledon and denoted as a Designated Greenfield. Further, in order for the lands to be included within the Settlement Area of the Town of Caledon, the Town would have to carry out a Municipal Comprehensive Review as defined and scoped per the policies contained in Section 2.2.8 of the Growth Plan.

As mentioned above in the executive summary, and as will be discussed in further detail below in Section 5, it is the Town's intention through the BRES and ROPA 30 to have the Subject Lands included in the settlement boundary through the ongoing OMB process.

#### **4.3.1 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, May 2019**

The Province has released an updated Growth Plan, May 2019, which includes allowing minor adjustments or rounding out of rural settlements whether it is part of a MCR or not (proposed Policy 2.2.9.7), subject to it not being within the Greenbelt Area, the rounding out being in keeping with the character of the area, servicing being available for the area and there being no natural hazards. The submission herein of private planning applications, including a private ROPA and LOPA, have demonstrated that rounding out the portion of the Subject Lands outside the Greenbelt meet these criteria and as such this can be done outside of an MCR, such as a private initiated process. The proposed amendments would help the Town and Region in reaching its growth and intensification targets set out in the Growth Plan.

#### **4.4. Region of Peel Official Plan (December 2018 Office Consolidation)**

The Subject Lands hold the following designations in the Region of Peel Official Plan

- Core Area of the **Greenlands System** – Schedule “A”
- **Prime Agricultural Lands** – Schedule “B”
- **Rural System** – Schedule “D”
- **Agricultural and Rural Area and Greenbelt** – Schedule “D-4”
- Outside of **Rural Settlement Boundary** – Figure 2

The Region of Peel's Official Plan is consistent with the Policies of the PPS and conforms to the policies of the Growth Plan. As such, the plan specifically delineates the settlement boundaries of the Region in Figure 2 and Schedule “D”. As noted above, the Subject Lands are not included with the settlement boundaries of the Region, but are instead designated Rural System, Prime Agricultural Lands, Agricultural and Rural Area, Greenbelt and Core Area of the Greenlands System per Schedules “A”, “B”, “D” and “D-4”.

Section 5.4 of the Peel Official Plan provides policies for the Rural System, and Section 5.4.6 provides specific policies with respect to Rural Areas within the Rural System. These policies note that the rural area is devoted to agricultural, forestry, recreation and conservation uses, and that only limited growth is permitted (5.4.6.2.1e).

Per Section 5.4.2.1 and 5.4.3.2.1, a majority of growth in the Rural System is to be concentrated in the Rural Service Centres. Further, both Sections 5.4.3.2.2 and 5.4.7 note that an Official Plan Amendment, supported by a Municipal Comprehensive Review, is required in order to establish new boundaries for the Bolton Rural Service Centre.

As such, per the policies of the Region of Peel Official Plan, subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would only be permitted if the Lands were within the Bolton Rural Service Centre. Further, in order for the lands to be included within the Bolton Rural Service Centre a Local Official Plan Amendment is required.

As mentioned above in the executive summary, and as will be discussed in further detail below in Section 5, it is the Town's intention through the BRES and ROPA 30 to have the Subject Lands included in the settlement boundary through the ongoing OMB process. Per the recommendations of the Meridian PJR, which was completed in support of the the BRES and ROPA 30, the three Rounding-out Areas should be included no matter which option is selected, as they exhibit *"low agricultural priority due to their high level of fragmentation, small parcel size, lack of agricultural activity, and proximity to existing settlement areas"* and since there are no technical reasons for excluding these lands. On this basis, as well as based on the technical studies completed to support Caledon's ROPA application and the studies completed by the applicant, the ROPA to bring the Subject Lands into the Rural Service Centre is appropriate as servicing and roads exist. The Growth Plan, 2019 now allows Regional and local municipalities to provide for Minor Rounding Out of settlement boundaries (section 2.2.9.7) without the need for a MCR especially. The Region of Peel has confirmed such with the Province, as outlined in the Staff Report for the January 23, 2020 Regional Council meeting, whereby the Province responded to the Region on November 12, 2019. The Region's Report also outlines new opportunities for advancing ROPAs where work is sufficiently advanced and to address significant priorities that support community building, including, but not limited to, issues/policies on Housing, Growth Management and Major Transit Station Areas. Given the previous studies completed for the Chickadee ROA as part of Council endorsed LOPA 226 and BRES, Regional Council is able to proceed with adoption of such policies that are significantly advanced through a ROPA.

As discussed in Section 4.2 of this Report, two areas (the rear of Townhouse Blocks 11 and 12 – the south-east portion of the plan and Block 2 – the north-west portion of the plan) are within the 30m buffer of a significant woodland, however these areas are located outside the Greenbelt Plan area. The policy framework under the Region of Peel Official Plan is not specific to determine if the required buffers of the Greenbelt Plan Area apply to lands outside the Greenbelt Plan Area. Even if the feature itself is within the Greenbelt Plan. We have reviewed the matter further in other Municipalities and have found that within the York Region Official Plan there is a policy that considers features partially within the Greenbelt Plan, specifically Policy 2.2.10 requires the greater of the buffer to apply where the feature is more than 50% in the Greenbelt Plan boundary, unless an EIS can demonstrate that a lesser buffer is appropriate. This policy does not apply to the Subject Lands, as they are within the Region of Peel, however an average 30m buffer was

accepted by the Regional and Local municipality and agencies in a situation in York Region where a feature was over 50% in the Greenbelt Plan area.

The proposed lots outside of the Greenbelt Plan area are no closer than 10m from the significant woodland at the narrowest point. The proposed lots for this area that is outside the Greenbelt Area, but within 30m of the significant woodland total 784 square metres in area. Within proposed Block 34 – Restoration Area, there is 957 square metres of area beyond the 30m of the significant woodland that will be replanted and restored to compensate for the area within the lots, while providing a net ecological gain of 173 square metres. With the proposed restoration area, this represents a proposed buffer area on average that is greater than 30m, the majority of which will now be in the Greenbelt Plan area. Buffers with an average of 30m have been approved elsewhere within the Greenbelt Plan, subject to the demonstration of net ecological gain. This is appropriate and further justified in the EIS which demonstrates the existing sporadic orchard area can also be retained, as it contains native species and planting of additional native species can be added to this area as part of a proposed restoration area.

Section 7.3.6.2.2 of the Region of Peel's Official Plan outlines all studies that may be required as part of a ROPA application. The requirements are further refined as part of the pre-consultation process. A pre-consultation meeting was held on December 19, 2019, which confirmed the studies that are required, which have been completed and include:

#### Technical Studies

- Water and Wastewater Servicing and SWM Study;
- Traffic Impact Study;
- Environmental Noise Study;
- A Comprehensive Environmental Impact Study and Management Plan (CEISMP);
- Arborist Report;
- Geotechnical Study;
- Hydrogeological Study;
- Planning Justification Report;
- Community Services and Facilities Study;
- Agricultural Impact Assessment; and,
- Healthy Development Assessment.

#### **4.5. Caledon Official Plan**

The Subject Lands have the following designations in the Town of Caledon Official Plan:

- Bolton Land Use Plan "C"
  - Prime Agricultural Area
  - Outside of 2021 Settlement Boundary
  - Environmental Policy Area
- Town Structure "A1"

- Agricultural and Rural Area of the Growth Plan
- Not within Rural Service Centre
  
- Growth Plan Policy Areas in Caledon “Figure 1”
- Agricultural and Rural Area

Section 5 of the Official Plan provides land use policies for Caledon, and Section 5.1.1 provides specific policies for Prime Agricultural Areas. Section 5.1.1.4 notes the permitted uses for these lands which includes a variety of agricultural uses as well as single-detached dwellings on existing lots of record. Further, Section 5.1.1.15.1 provides policies with respect to lot creation, and notes that lot creation in the Prime Agricultural Area will generally be discouraged. Per the policies above, subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would not be permitted based on the in force Official Plan policies.

Further, per policies contained in Section 4.2.3 an Official Plan Amendment and a Municipal Comprehensive Review (MCR) are required to expand the boundary of the Bolton Rural Service Centre, the requirements for which are outlined in Section 4.2.3.3.1:

*4.2.3.3.1 Expansions to settlements will require an amendment to this Plan and shall be undertaken through a municipal comprehensive review that will address the following:*

- a) How the proposed expansion is based on the population and employment forecasts and population allocations in Tables 4.1 to 4.6 of this Plan;*
- b) Protection and enhancement of natural environmental, and cultural resources, including identification of a natural heritage system;*
- c) The potential impact of the expansion on the function and character of the community including those lands in neighbouring municipalities;*
- d) The expansion is a logical and contiguous addition to the existing settlement;*
- e) The ability to provide the necessary Regional infrastructure and services including Regional and local transportation infrastructure, water and wastewater servicing in a financially and, environmentally sustainable manner;*
- f) Fiscal impact;*
- g) Sufficient opportunities as determined by the Region to accommodate forecasted growth contained in Section 4.2.4 of this Plan through intensification and in designated Greenfield areas are not available in Caledon;*
- h) An examination of reasonable alternative locations which avoid Prime Agricultural Areas, and reasonable alternative locations on lands with lower priority in the Prime Agricultural Area;*



- i) The preparation and conclusions of watershed and sub-watershed studies that also address impacts in neighbouring municipalities within the watershed or sub-watershed area;*
- j) Compliance with minimum distance separation formulae;*
- k) The provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Greenbelt Plan;*
- l) Conformity with the objectives and policies of the Region of Peel Official Plan; and, the principles, strategic direction, goals, objectives and policies of this Plan;*
- m) The expansion makes available sufficient lands for a time horizon not exceeding the timeframe of this Plan;*
- n) The timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the Regional and municipal intensification and density targets;*
- o) Mitigation of impacts of settlement area expansions on agricultural operations which are adjacent to or close to the settlement area to the greatest extent feasible;*
- p) The sustainability objectives and policies of Section 3.1 of this Plan;*
- q) The proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan; and,*
- r) In determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 and 3 of the Provincial Policy Statement, 2005 are applied.*

The above matters have been addressed through the BRES process and the site-specific technical studies supporting the planning applications. A detailed review of Section 4.2.3.3.1 is provided in Section 5 of this Report. Further to this, it is the Town's intention through the BRES and ROPA 30 to have the Subject Lands included in the settlement boundary through the ongoing OMB process.

#### **4.6. Zoning By-law 2006-50**

Per Caledon Zoning By-law 2006-50 and as illustrated in the figure below, the Subject Lands are currently zoned:

- A1 – Agricultural zone;

- RR - Rural Residential zone;
- EPA2 - Environmental Policy Area 2 zone; and,
- OS - Open Space zone.

The EPA zones generally follow the current limits of the natural features on site as well as the limits of the Greenbelt Plan, and therefore would only require minor mapping amendments in order to facilitate the proposed development. This is also true for the OS zone, which is located on lands proposed for park uses (the portion of said lands which will retain the rural residential dwelling would be re-zoned RR).

However, the portions of the Lands zoned RR and A1 are largely proposed for subdivision and the development of townhouses, which is not a permitted use in the RR nor A1 zones. As such, a Zoning By-law Amendment would be required in order to re-zone the Subject Lands into an appropriate residential zone category(ies) with site specific exemptions. Such an application is supportable on the basis that the Subject Lands were included within the Bolton Rural Service Centre per the BRES, assuming that the OMB adopts the recommendations of the BRES.

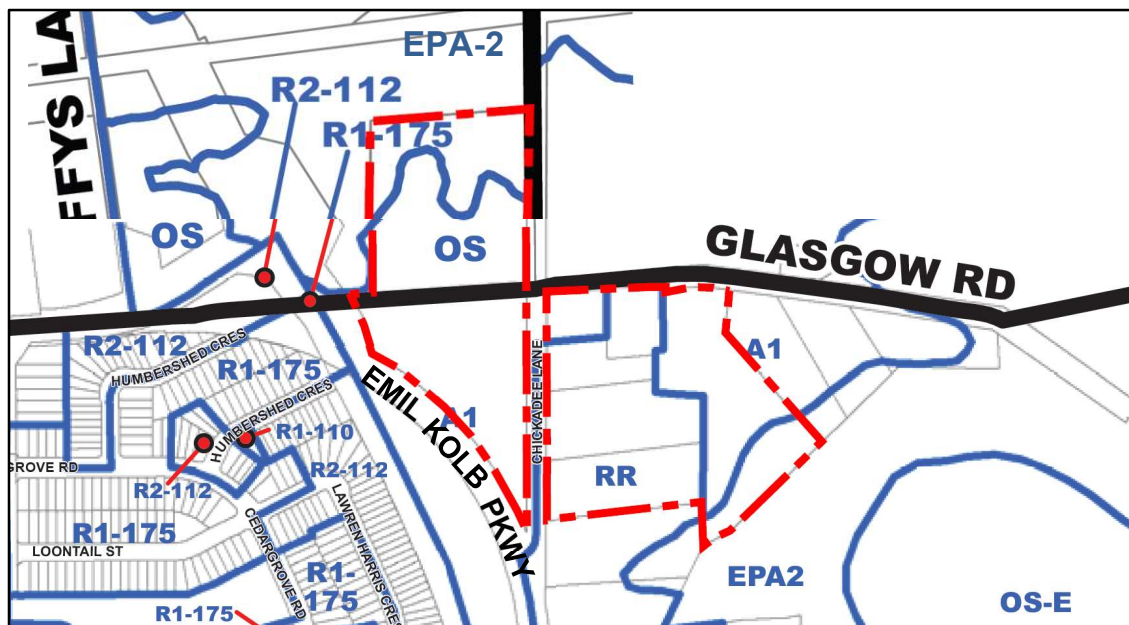


Figure - 7 Zoning designations per By-law 2006-50

## 5.0 Proposed Regional and Local Official Plan Amendments

### 5.1. History

The Caeldon Official Plan was last approved in 2006. The Chickadee Rounding out Area is a minor adjustment to recognize the existing urban context. In 2012 the Town of Caledon began the Bolton Residential Expansion Study (BRES). The intention of the Study was to (1) identify the amount of land required to implement the 2031 Regional growth targets as established by the Region of Peel and (2) determine what land would form the basis of the Bolton Rural Service Centre Expansion and associated Regional Official Plan Amendment. Given this goal, the Study also needed to meet the requirement for a MCR per the policies of the PPS, Growth Plan, Regional Official Plan, and Caledon Official Plan.

On October 14, 2014, following the completion and approval of the BRES, the Town of Caledon submitted an application to amend the Region of Peel Official Plan (ROPA) to expand the current Bolton Settlement Boundary as shown in the figure below. This expansion, justified by an MCR, included the “Option 3 Lands” and “Rounding Out Areas A – C”. The Subject Lands form a majority of “Rounding Out Area B”. Town staff thereafter began preparation of the BRES Secondary Plan. A draft of this document has yet to be circulated for review.

In support of the October 14<sup>th</sup> submission to the Region, the Town’s Consultant (Meridian Planning) prepared a Planning Justification Report (the Meridian PJR). This report provided a summary of the various technical studies and reports prepared as part of the BRES (Section 2.4) as well as an explanation of how said studies met the requirements for a MCR per the PPS, Growth Plan, Regional OP and Local OP (section 6). Studies included as part of the BRES included:

- Reports by Meridian Planning inclusive of a PJR, the BRES Recommendations: Selection of Residential Expansion Areas, BRES – Recommendations: Selection of Expansion Area Report, and BRES – Recommendations: Potential Expansion Areas and Evaluation Criteria;
- Reports by Dougan & Associates inclusive of Bolton Residential Expansion Study: Background Environmental Study, and Bolton Residential Expansion Study – Phase 3: Technical Memorandum – Development of a Preliminary Natural Heritage System;
- A Headwater Drainage Features Assessment by Aquafor Beech Limited
- A Transportation Evaluation of Alternative Growth Areas by Paradigm Transportation Solutions Ltd.;
- Reports by Colville Consulting Inc. inclusive of the BRES Agricultural Impact Assessment Part A and Part B;
- An Infrastructure Report by GM BluePlan Engineering Consultants Ltd.;
- A Fiscal Impact Assessment by Watson & Associates;
- A Retail Market Demand Analysis for 2031: Bolton, Ontario by Kircher Research Associates Ltd.;
- A Stage 1 Archaeological Assessment: Option #1, Option #3 and the Rounding-out Areas, by Archaeological Services Inc.

- A Population and Employment Forecast and Allocations Study Town of Caledon by Watson & Associates Economist Limited and The Butler Group Consultants Inc.; and,
- Reports by the Town of Caledon inclusive of Cultural Heritage Landscapes and Built Heritage Resources Assessment, Selection of Preferred Settlement Expansion Area, General Terms of Reference: Bolton Residential Expansion Study, OPA 226 Modifications, Adoption of Official Plan Amendment 226 File Number, and, Town of Caledon Population and Employment Forecasts and Allocations: Final Recommendations

It should also be noted that the Chickadee Rounding Out Area B differs from Option 3 because it does not require significant capital investment in municipal servicing infrastructure, as the existing servicing infrastructure is already in place and can be utilized.

The Meridian PJR notes that based on the new population and employment forecasts/allocations for the 2031 planning horizon 185 hectares of additional urban land (net environmental features) is required in Bolton. This was based on an assumption that development will proceed at a density of 71.5 people and jobs (population related) per hectare on average. As mentioned above, the Meridian report recommended that the Option 3 lands and three Rounding-out Areas be selected for Settlement Area expansion. The executive summary outlines the rationale for this decision noting that:

- *"There is the potential to develop a broader mix of residential forms that integrate well with public transit, and the opportunity exists to create a walkable, transit-supportive and complete community based on the implementation of a number of healthy community principles as a consequence of the location of Option 3 in relation to a planned GO Station that is an integral component of the 'Big Move'.*
- *The selection of the Option 3 lands would provide additional support for the establishment of the GO Station at this location in a timely manner and would provide an opportunity to create a transit hub providing options for future Bolton residents to walk to rail transit.*
- *The cost of the required Regional road improvements is less than for Option 1 (which was the other option under consideration).*
- *The cost and complexity of the Regional sewer and water upgrades is less than for Option 1.*
- *There are a number of strategic advantages to selecting Option 3 as a result of the servicing of the Option 3 lands which will provide opportunities to service other future growth areas, including the Option 1 lands."* (Meridian PJR, exec. summary)

The report also recommended that the three Rounding-out Areas should be included no matter which option was selected, as they exhibit *"low agricultural priority due to their high level of fragmentation, small parcel size, lack of agricultural activity, and proximity to existing settlement areas"* (Meridian PJR, section 4.5.2) as well as the fact that there was no technical reason for excluding these lands.

The Town's application as supported by the technical studies above and the Meridian PJR was considered to have fulfilled all the requirements of an MCR and as such Regional staff circulated the ROPA application to all relevant agencies for comments. Subsequently, the Region had the Planning Partnership review the Town's MCR process and recommendations. The Planning partnership indicated in their response, that either Option 4 or Option 3 was supportable, and that Rounding out Areas A and B (The Subject

Lands) should be included in the expansion in either alternative. However, despite all professional opinions supporting the selection of Rounding Out Area B, on December 8, 2016, Regional Council approved Option #6 as the preferred Bolton Rural Service Centre Expansion. The decision of Regional Council was appealed to the OMB in January 2017, and the matter remains before the Board as of the date of this report. As such, the Board is now the approval authority of the Regional Official Plan Amendment Application submitted by the Town of Caledon and Zancor Homes (Bolton) Ltd. is a party to the OMB hearing.

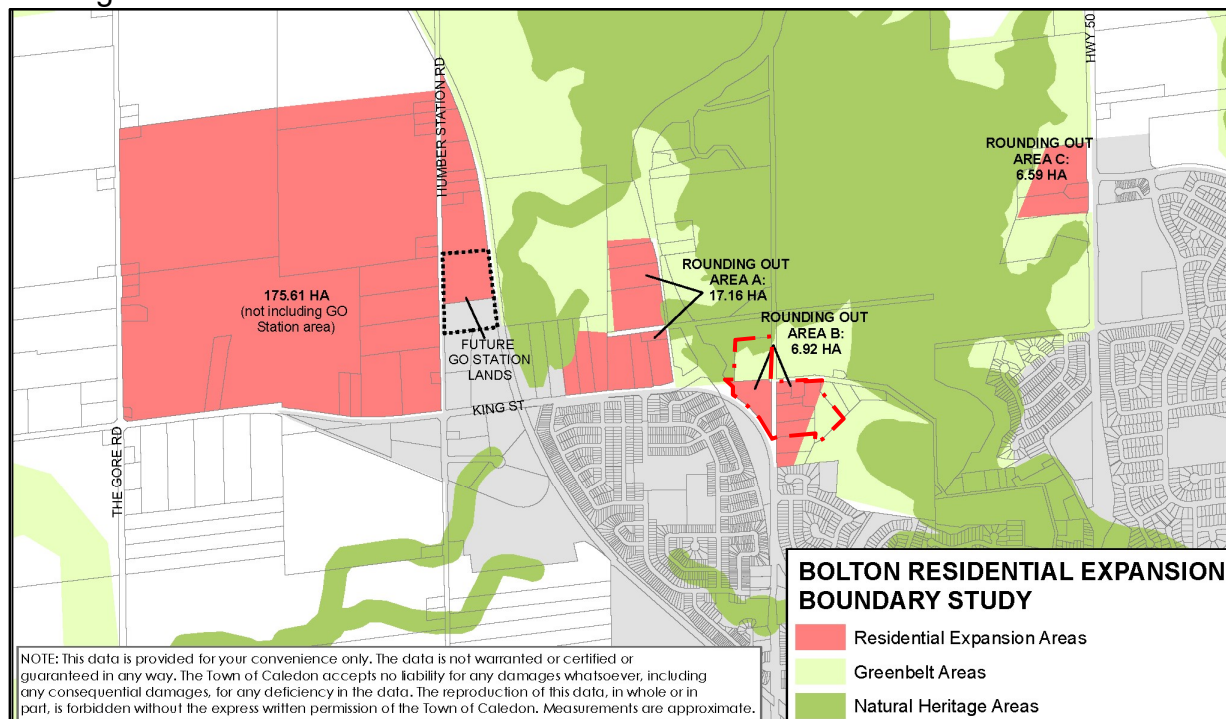


Figure - 8 BRES proposed settlement area expansion

## 5.2. Zancor Homes (Bolton) Regional Official Plan Amendment (ROPA)

Since the Board is now hearing appeals on the Town of Caledon's ROPA application, Zancor Homes (Bolton) is submitting its own private ROPA application to include the Subject Lands within the boundaries of the Bolton Rural Service Centre. The following is a brief description of the proposed Regional Official Plan Amendment (ROPA) and the required subsequent local Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA).

### 5.2.1. Peel ROPA

As per the recommendations of the Meridian PJR, the three Rounding-out Areas should be included no matter which option is selected, as they exhibit *"low agricultural priority due to their high level of fragmentation, small parcel size, lack of agricultural activity, and proximity to existing settlement areas"* and since there are no technical reason for excluding these lands.



On this basis, as well as based on the technical studies completed to support Caledon's ROPA application and the studies completed by the applicant, Zancor Homes (Bolton) is applying to Amend the Regional Official Plan. Specifically, the request is to Amend:

- Schedule "B" to remove the entirety of the Subject Lands from the Prime Agricultural Area designation;
- Schedule "D" to re-designate a portion of the Subject Lands from Rural System to Rural Service Centre;
- Schedule "D4" to re-designate a portion of the Subject Lands from Agricultural and Rural Area to Designated Greenfield Area; and,
- Figure 2 to include a portion of the Subject Lands within the Rural Settlement Boundary.

The portion of the Subject Lands subject to the re-designation in Schedules "D", "D-4" and Figure 2 relate to the portion of the subject lands outside of the Greenbelt Plan area. The amendment to Schedule B relates to the entirety of the Subject Lands, as the removal of the lands within the Greenbelt area from the Prime Agricultural Area designation will help to facilitate the proposed Park use within this area, as permitted through the Greenbelt Plan.

The subject lands contain several existing homes, which are part of the existing Bolton area, the proposed ROPA and OPA can be considered a minor amendment to recognize the existing urban context. These Amendments, which mirror the Amendments requested by the Town through the BRES and ROPA 30, would have the effect of including the Subject Lands within the Bolton Rural Service Centre and approval of such would be the first step toward redevelopment of the Lands. Approval of the local OPA and ZBLA would thereafter be required.

#### 5.2.2. Caledon OPA

A Local OPA will be required after or concurrent with approval of the Regional OPA, in order to include the Subject Lands within the Settlement Boundary of the Town of Caledon. At this point, the Amendments required are expected to be generally as follows:

- Amend Schedule "A" to include the Lands within the Settlement Area;
- Amend Schedule "A1" to include the Lands within the Rural Service Centre;
- Amend Schedule "C" to include the Lands within the 2031 Settlement Boundary;
- Amend Schedule "C" to re-designate the developable portions of the Lands from Prime Agricultural Area to "Policy Area – Bolton Expansion";
- Amend Figure "1" Growth Plan Policy Areas in Caledon to re-designate the developable portions of the Lands from "Agricultural and Rural Area" to "Designated Greenfield Area";
- Provide the following site-specific policies for the developable portions "Policy Area – Bolton Expansion"
  - The following uses shall be permitted on the developable portion of the Subject Lands:
    - Single Detached Dwellings no greater than 3 storeys in height;
    - Semi-Detached Dwellings no greater than 3 storeys in height;

- Townhomes (inclusive of Street Towns, Rear Loaded Towns, Stacked Towns, Back to Back Towns, and Stacked Back to Back Towns) no greater than 4 storeys in height;
- The developable portions of the Subject Lands shall be those portions of the Lands on which development would not be precluded pursuant to the policies of Section 5.7;
- The density permitted on the Subject Lands shall be between 20 and 40 units per net developable hectare (inclusive of new lots and roads)
- Amend Figure 1 to re-designate the developable portions of the Lands from Agricultural and Rural Area to Designated Greenfield Area.

### 5.2.3. Caledon ZBLA

A ZBLA will be required with approval of the Regional OPA and Local OPA in order to include the developable portions of the Subject Lands in appropriate zoning categories to facilitate the proposed development. The amendments required are expected to be as follows:

- New Single/Semi Detached lots and Townhouse Blocks, will be zoned RMD, Mixed Density Residential;
- New SWM blocks will be zoned OS
- Restoration areas will be zoned OS
- New parks will be zoned OS
- the existing limits of the EPA2 zone on the Lands shall be refined to reflect the limits of development as established through the application process;
- Existing single detached lots will be rezoned RR
- Site Specific exemptions to the zones will be provided as determined through the application process.

## 5.3. **Zancor Homes (Bolton) ROPA Policy Conformance Analysis**

### 5.3.1. Provincial Policy Statement

As discussed above, the Subject Lands are currently designated as Rural in the Caledon Official Plan. Therefore, residential development as contemplated by the proposed Draft Plan of Subdivision is currently not consistent with the Provincial Policy Statement.

However, per the policies of the PPS subdivision and development of the Subject Lands as contemplated would be permitted if the lands were within the Settlement Area of the Town of Caledon. In order for the lands to be included within the Settlement Area of the Town of Caledon, the Town would have to carry out a comprehensive review as defined and scoped per the policies contained in Section 1.1.3.8 of the PPS.

As mentioned above, the Town of Caledon has undertaken such a review and has identified the Subject Lands as part of the 2031 Settlement Area. Further, the Meridian PJR provides a comprehensive summary of the how the policies of Section 1.1.3.8 of the PPS have been satisfied. Therefore, the PPS requirements for an MCR has been satisfied for the Subject Lands. As such, this PJR further illustrates why development on the Subject Lands would be consistent with the remaining policies of the PPS and should

therefore be included in any 2031 boundary expansion. The information presented below will demonstrate that, at a minimum, Rounding Out Area “B” should be included in the Settlement Boundary Expansion (through the applicant’s private ROPA application) and that the same amount of lands should therefore be removed from the Option 6 Settlement Boundary Expansion through the OMB process. Further, it should be noted that the 2017 Growth Plan was approved by the Province with population projections to 2041. The Region of Peel has subsequently prepared a Draft Regional Official Plan Amendment to bring the Regional Official Plan in conformance with the Growth Plan. The Draft ROPA provides for an additional 44,000 people in Caledon by 2041; which will require further expansion of the Bolton Residential Area.

Section 1.1.3.8 of the PPS outlines policies which are intended to guide expansion of Settlement Area boundaries. These policies provide a strong justification for development on the Subject Lands. Specifically these include:

*“a. sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;”*

The Subject Lands currently represent very low density rural/estate residential development and are immediately adjacent to the existing built boundary. As such, their re-development would be more akin to intensification than true Greenfield development and could be considered a minor adjustment to recognize the existing urban context. In contrast, the Option 6 lands are primarily large lots used for agricultural purposes, and therefore represent true and traditional Greenfield development.

*“c. in prime agricultural areas:*

- 1. the lands do not comprise specialty crop areas;*
- 2. alternative locations have been evaluated, and*
  - i. there are no reasonable alternatives which avoid prime agricultural areas; and*
  - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;”*

The Lands are designated Prime Agricultural in the Caledon Official Plan. However, as demonstrated through the MCR process, they are not suitable for agricultural uses, and therefore the policies above should not be construed to apply to the Subject Lands. This is in stark contrast to the Option 6 lands which are currently used for agriculture.

*“d. the new or expanding settlement area is in compliance with the minimum distance separation formulae”*

*“e. impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.”*

The site is not in proximity to active agricultural uses; rather has homes on lands surrounded by environmental and urban land uses. This is in stark contrast to the Option 6 and other option lands which will abut a variety of Agricultural uses to the north and west.

Further to the policies above re expansion of Settlement Area boundaries, Section 1.1 of the PPS provides general policies geared towards managing and directing land use to create healthy, liveable and safe communities and Section 1.1.3 provides specific policies for Settlement Areas. These policies include:

*“1.1.1 d. avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;”*

The Subject lands are immediately adjacent to the built boundary of Bolton and are surrounded by environmental land uses. The amendments can be considered minor adjustments to recognize the existing urban context. As such they represent a logical and efficient rounding out of the Settlement Boundary. They will also support retail and commercial investment in the Bolton Core.

Alternatively, the Option 6 lands are located in proximity to the potential GTA West Corridor. Per provincial direction, Municipalities are directed to plan for appropriate employment lands to ensure the long term economic prosperity of the City Region. Lands adjacent to 400 series highways are often identified as appropriate locations for employment lands based on the need for transportation service to support ‘just in time’ product delivery. As such, the selection of the Option 6 lands could hinder the appropriate expansion of Greenfield employment lands in Caledon. As such, development on the Option 6 lands should not proceed until such a time as the status and alignment of the GTA West Corridor is finalized.

Further, development of the Option 6 lands for residential purposes would occur immediately adjacent to existing employment uses, which could create compatibility issues between existing businesses and future residents.

*“1.1.1e. promoting cost-effective development patterns and standards to minimize land consumption and servicing;”*

The Subject Lands can be serviced through a minor extension of the existing services in the immediate vicinity. Existing servicing infrastructure exists which currently is not being fully utilized. Further, the lands are in proximity to the recently constructed Emil Kolb Parkway, and would make efficient use of this Regional infrastructure via the proposed extension of Glasgow Road.

*“1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.”*

The proposed Draft Plan of Subdivision is adjacent to the existing built-up area, and is proposed to contain anywhere between 20 and 40 UPH, which is compact in nature.

As demonstrated above, the Town of Caledon has undertaken an MCR which satisfies the requirements of the PPS for Settlement Area expansion, and said analysis included the Subject Lands. As such, expansion of the Bolton Rural Service Centre to include the Subject Lands would be consistent with the policies of the PPS. Further, the section above illustrates that development on the Subject Lands would be consistent with the policies for building strong, healthy and livable communities; and therefore that Rounding Out Area “B” is appropriate to be included in the Bolton Settlement Boundary Expansion.

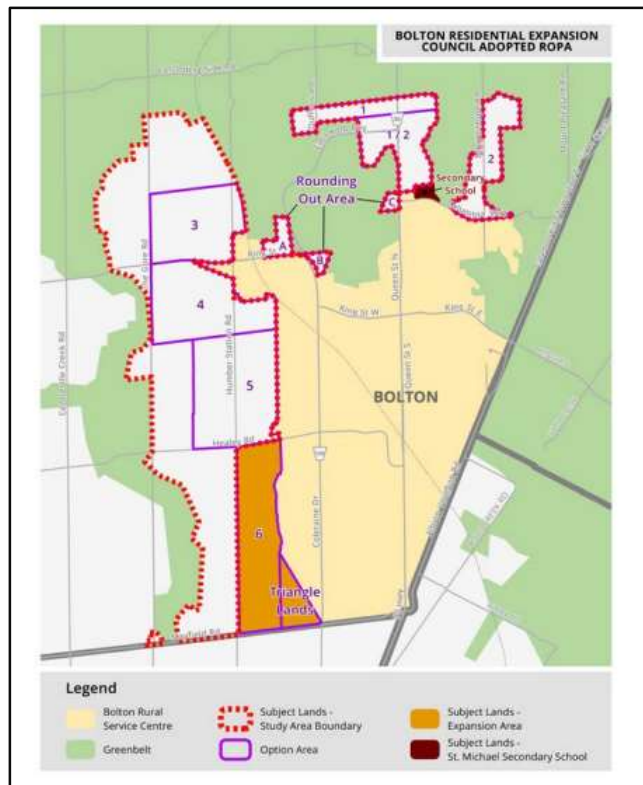


Figure - 9 Option 6 Lands per ROPA 30

### 5.3.2. Growth Plan, 2019

As discussed above, the Growth Plan creates various land use categories such as settlement areas, designated greenfield areas, and rural areas; and provides policies for development on said lands. It also directs municipalities to designate lands into the various categories listed above in their Official Plans, in order to meet the population forecasts in Schedule 3 and the density provisions in Section 2.

The Subject Lands are currently designated as Rural Lands in the Caledon and Peel Official Plans. As such, per the policies of the Growth Plan, subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would only be permitted if the lands were within the Settlement Area of the Town of Caledon and denoted as a Designated Greenfield.

As such, the Town of Caledon carried out a Municipal Comprehensive Review as defined and scoped per the policies contained in Section 2.2.8 of the Growth Plan and included the Subject Lands within the Settlement Area Expansion. This PJR further illustrates how re-development of the Subject Lands conforms to the remaining policies of the Growth Plan and should be included in any 2041 boundary expansion.

Section 2.2.1.4 provides policies for managing growth and noted that new development should:

*“support the achievement of complete communities that: ...*



- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
  - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - ii. *public service facilities, co-located and integrated in community hubs;*
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
  - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;”*

And further, Section 2.2.7 of the growth Plan provides policies for Designated Greenfield Areas. This Section notes that new development should:

- “1. ...be planned, designated, zoned and designed in a manner that:*
  - a. supports the achievement of complete communities;*
  - b. supports active transportation; and*
  - c. encourages the integration and sustained viability of transit services.”*
- “2. The minimum density target applicable to the designated greenfield area of each upper- or single-tier municipality is as follows Regio of Peel: a minimum density target that is not less than 50 residents and jobs combined per hectare.”*

The proposed Settlement Boundary expansion and Draft Plan conforms to the growth management and Greenfield development policies above. The Draft Plan will provide for townhouse units in Caledon, which has a disproportionate amount of single detached units. This will provide further affordability in Bolton and Caledon. Further, the Subject Lands are within proximity to the future GO Station located to the north and west, and will therefore support provincial investment in transportation infrastructure and support public transit as a mode choice. A Bolton Commuter Rail Service Feasibility Study was completed in 2010 and examined property requirements, environmental issues and construction cost estimates for the future GO Station. Suniya Kukaswadia, a media relations adviser for Metrolinx, has advised in February 2018 that the future GO Station project remains in the 2041 transportation plan. The density of the proposed development, being between 20-40 UPH, translates to approximately 65-130 people per hectare (assuming 3.28 people per household per Hemson Growth Forecast Assumptions Table 22 from Dec. 2016) and will therefore assist The Region of Peel and the Town of Caledon in meeting the minimum growth targets for Greenfield development per the Growth Plan.

### 5.3.3. Greenbelt Plan (2017)

As discussed above in Section 4.2 of this Report both the proposed Draft Plan of Subdivision and proposed Zoning By-law Amendment are in conformance with the policies of the Greenbelt Plan (2017). Please refer to said Section for further discussion with regards to Greenbelt conformance.

#### 5.3.4. Region of Peel Official Plan

The Region of Peel's Official Plan is consistent with the Policies of the PPS and conforms to the policies of the Growth Plan. As such, the Plan specifically delineates the settlement boundaries of the Region in Figure 2 and Schedule "D". As noted above, the Subject Lands are not included within the settlement boundaries of the Region, but are instead designated Rural System, Prime Agricultural Lands, and Core Area of the Greenlands System per Schedules "A", "B", "D" and "D-4".

Per the Regional OP, a majority of growth in the Rural System is to be concentrated in the Rural Service Centres. Further, both Sections 5.4.3.2.2 and 5.4.7 note that an Official Plan Amendment, supported by a Municipal Comprehensive Review, is required in order to establish new boundaries for the Bolton Rural Service Centre. As such, per the policies of the Regional OP, subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would only be permitted if the Lands were within the Bolton Rural Service Centre.

As mentioned above, the Town of Caledon has undertaken a MCR which identified the Subject Lands as part of the 2031 settlement area. Further, the Meridian PJR (section 4.5) provides a comprehensive summary of the how the policies of Section 7.9.2.12 of the Regional OP have been satisfied. Therefore, the Regional requirement for an MCR has been met for the Subject Lands. As such, this PJR further illustrates how development on the Subject Lands would be consistent with the remaining policies of the Regional OP and should be therefore be included in any 2031 boundary expansion.

Section 5.4.3 of the Regional Official Plan provides policies for Rural Service Centres. This section notes that development within the Rural Services Centres is expected to be on full services. Per the Servicing Report prepared by Candevcon, **existing** storm, water and sanitary systems in the vicinity of the site can be utilized to service the proposed Draft Plan, have sufficient capacity to support the proposed development and will not require Regional investment in infrastructure (local infrastructure expansion only). As such, servicing of the lands can occur in a cost efficient and logical manner, that require no extra Regional costs.

Policy 5.5.4.2.1 of the Regional Official Plan outlines the Region's minimum greenfield density target across the Region which is 50 people or jobs per hectare, whereas per Policy 5.5.4.2.2 the minimum target for Caledon is 42 residents or jobs per hectare. The Draft Plan provide for a density that is greater than both of the minimum density targets outlined in the Region of Peel Official Plan. The density of the proposed development, being between 20-40 UPH, translates to approximately 65-130 people per hectare (assuming 3.28 people per household per Hemson Growth Forecast Assumptions Table 22 from Dec. 2016) and will therefore assist The Region of Peel and the Town of Caledon in meeting the minimum growth targets for Greenfield development.

Section 7.3.6.2.2 of the Region of Peel's Official Plan outlines all studies that may be required as part of a ROPA application. The requirements were further refined as part of

the pre-consultation meeting held on December 19, 2019 has been provided and all studies outlined therein have been completed. These studies include:

### Technical Studies

- Water and Wastewater Servicing and SWM Study;
- Traffic Impact Study;
- Environmental Noise Study;
- A Comprehensive Environmental Impact Study and Management Plan (CEISMP);
- Arborist Report;
- Geotechnical Study;
- Hydrogeological Study;
- Planning Justification Report;
- Community Services and Facilities Study;
- Agricultural Impact Assessment; and,
- Healthy Development Assessment.

Further Section 7.9.2.12 highlights the requirements of an MCR when considering expansion of a Settlement Boundary. Several of these policies provide a strong justification for development on the Subject Lands specifically as described below:

- “b) that sufficient opportunities, as determined by the Region, are not available in the area municipality to accommodate forecasted growth for the area municipality contain in Table 3, through intensification and in designated greenfield areas”*

The Subject Lands currently house low density rural/estate residential development and are immediately adjacent to the existing built boundary. As such, they represent an underutilization of the lands. Based on their existing residential nature and adjacency to the built boundary, their development is akin to intensification rather than true Greenfield development. In contrast, the Option 6 lands are primarily large lots used for agricultural purposes, and therefore represent true and traditional Greenfield development.

- “c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification and density targets of this plan”*

By providing for additional density in proximity to the Bolton Downtown Core, the proposed expansion would serve to heighten retail and commercial demand in the core, and would therefore support further intensification and development of a complete community in the Bolton Core. Alternatively, the Option 6 lands are immediately adjacent to the City of Brampton, and the lower density auto-oriented portions to the Bolton Rural Service Centre. As such, expansion of the Rural service centre in Option 6 would serve to further support low density auto-oriented development in north Brampton and South Bolton.

- “g) that there are no reasonable alternative locations which avoid Prime Agricultural Areas”*

- “j) impacts from expanding settlement areas on agricultural operation are mitigated to the greatest extent feasible”*

As demonstrated through the MCR process, the Subject Lands are not suitable for agricultural uses. This is in stark contrast to the Option 6 lands which are currently used for agricultural purposes. Further, the site is not in proximity to active agricultural uses. This is in stark contrast to the Option 6 lands which will abut a variety of Agricultural uses to the north and west.

*“m) the ability to provide the necessary Regional infrastructure and services... in a financially and environmentally sustainable manner”*

The Subject Lands can be serviced through local servicing infrastructure with no costs to the Region. Further, the lands are in proximity to the recently constructed Emil Kolb Parkway, and would make efficient use of this recently constructed infrastructure. Lastly, it has been noted in previous reports that the surrounding arterial road network has sufficient reserve capacity to accommodate the community.

*“n) the sustainable development imperatives in Section 1.3.5 have been addressed”*

As discussed above, the development of the Subject Lands would be similar to intensification rather than Greenfield development as the lands have already been developed for low density rural/estate residential uses. Further, their intensification would support retail and commercial uses in the Bolton Core, which would encourage further intensification within the existing rural service centre and thereby support development of a complete and walkable community. The proposed development has a density of 25.36 uph (inclusive of new local roads) and 35.44 uph (exclusive of local roads), and is in proximity to the future GO station, meaning its development will further support the use of public transportation as a mode choice. From an environmental perspective, the proposal respects the limits of the adjacent features and would provide adequate buffers to said features. However at the same time, the proximity of the environmental features are a benefit, as they will provide a cultural benefit to future residents, allowing them visual and where appropriate physical connection to the amenity that is the natural environment. From an economic perspective the Subject Lands can be serviced through a minor extension of existing services in the immediate vicinity.

The proposed amendments can be considered a minor adjustment to recognize the existing urban context. As demonstrated above, the Town of Caledon has undertaken an MCR which satisfies the requirements of the Region of Peel for Settlement Area expansion, and said analysis included the Subject Lands. As such, expansion of the Bolton Rural Service Centre to include the Subject Lands would conform to the Region's Official Plan. Further, the section above illustrates that development on the Subject Lands is strongly supported by the policies in Section 7.9.2.12 which direct expansion to areas that can be easily serviced, support intensification and existing infrastructure, and protect prime agricultural lands.

#### 5.3.5. Peel 2041 Growth Allocation & Growth Management Regional OPA

Further, it should be noted that the 2017 Growth Plan was approved by the Province with population projections to 2041. The Region of Peel has subsequently prepared a Draft Regional Official Plan Amendment to bring the Regional Official Plan in conformance with

the Growth Plan. The Draft ROPA provides for an additional 44,000 people in Caledon by 2041; which will require further expansion of the Bolton Residential Area. Accommodating an additional 44,000 residents will require additional boundary expansion. Based on the review of Regional policies above as well as the conclusions of MCRs completed by the Planning Partnership and Meridian Planning, the Subject Lands, if the lands are not included in the 2031 expansion, they should be included in the 2041 expansion. Further supporting this position is the fact that the proposed density of the project meets the Region's proposed minimum Greenfield target of 80 people and jobs per hectare. Lastly, if the lands are included in the 2041 expansion, these matters should be addressed through the current Tribunal process.

#### 5.3.6. Town of Caledon Official Plan

The Town of Caledon's Official Plan, last updated in 2006, is consistent with the policies of the PPS and conforms to the policies of the Growth Plan and the Regional Official Plan. As such, the plan specifically delineates the settlement boundaries of the Bolton Rural Service Centre in Schedule "C" – Bolton Land Use Plan. As noted above, the Subject Lands are not included within the Bolton Rural Service Centre, but are instead designated Prime Agricultural Area, and Environmental Policy Area per Schedule "C".

Per the policies of the Town's Official Plan lot creation in Prime Agricultural Areas is generally discouraged and growth is to be directed to the rural service centres. As such, subdivision and development of the Subject Lands as contemplated in the proposed Draft Plan of Subdivision would not conform to the policies of the in effect Official Plan. Further, per policies contained in Section 4.2.3 an Official Plan Amendment and an MCR are required to expand the boundary of the Bolton Rural Service Centre, the requirements for which are outlined in Section 4.2.3.3.1. As such, in order to support development on the Subject Lands, an MCR and Official Plan Amendment are required.

As mentioned previously, the Town of Caledon has undertaken such a review and has identified the Subject Lands as part of the 2031 settlement area. Further, the Meridian PJR provides a comprehensive summary of the how the policies of Section 4.2.3 of the Caledon Official Plan have been satisfied. Therefore, the requirement for an MCR has been met for the Subject Lands. As such, this Section of the PJR:

- (1) demonstrates that, at a minimum, Rounding Out Area "B" should be included in the Settlement Boundary Expansion as these lands are more appropriate for expansion than those lands contained in Option 6;
- (2) Illustrates that development on the Subject Lands as proposed in the Draft Plan of Subdivision would conform to the Environmental Policies of the Town's Official Plan; and,
- (3) Illustrates that the density and form of the development on the Subject Lands as proposed in the Draft Plan of Subdivision would assist the Town in meeting its Growth Plan targets.

#### Rounding Out Area "B" should be included in the Settlement Boundary Expansion

Section 4.2.3.3.1 provides a specific list of considerations for Settlement Boundary Expansions. Several of these policies demonstrate that Rounding Out Area "B", is an



appropriate location & choice for Settlement Boundary Expansion. These policies are listed below.

*“c) The potential impact of the expansion on the function and character of the community including those lands in neighbouring municipalities;”*

The Subject Lands are comprised of rural/estate residential uses and as such re-development of these lands, from a practical perspective, would represent intensification of existing residential lands uses. The Option 6 lands are comprised of large lot agricultural land uses, and their development would represent a more pronounced change in land use. The character of Caledon is strongly tied to its agricultural landscape and therefore the re-development of the Option 6 lands would appear to have a larger impact on the character of the Caledon community. As such, the intensification of the Subject Lands is more consistent with the policy listed above.

*“d) The expansion is a logical and contiguous addition to the existing settlement;”*

The Subject lands are immediately adjacent to the built boundary of Bolton and are surrounded by environmental land uses on all other sides. As such they represent a logical and efficient rounding out of the Bolton Settlement Boundary. Alternatively, the Option 6 lands remain surrounded by Prime Agricultural land to the north and west.

*“e) The ability to provide the necessary Regional infrastructure and services including Regional and local transportation infrastructure, water and wastewater servicing in a financially and environmentally sustainable manner;”*

The Subject Lands can be serviced through a minor extension of the existing services in the immediate vicinity of the site. There will be no net impact to the Region or Town, but rather they will maximize use of existing services and assist their DC Programs and overall cashflow. Further, the lands are in proximity to the recently constructed Emil Kolb Parkway, and would make efficient use of this recently constructed infrastructure. It has also been noted in previous reports that the surrounding arterial road network has sufficient reserve capacity to accommodate the community. Lastly, the lands are in proximity to the planned GO train station to the north and west.

*“g) Sufficient opportunities as determined by the Region to accommodate forecasted growth contained in Section 4.2.4 of this Plan through intensification and in designated Greenfield areas are not available in Caledon;”*

*“n) The timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the Regional and municipal intensification and density targets;”*

The Subject Lands currently house low density rural/estate residential development and are immediately adjacent to the existing built boundary. Therefore, from a practical standpoint, their re-development is akin to intensification rather than true Greenfield development. In contrast, the Option 6 lands are primarily large lots used for agricultural purposes, and therefore represent true and traditional Greenfield development.

It is also expected that the development of the Subject Lands will re-inforce and promote intensification within the Bolton Core. By providing for additional density in proximity to the Bolton Downtown Core, the proposed expansion would serve to heighten retail and commercial demand in the Core, thereby supporting further intensification of the Core.

Alternatively, the Option 6 lands are immediately adjacent to the City of Brampton, and the lower density/auto-oriented portions of the Bolton Rural Service Centre. As such, expansion of the Rural Service Centre via the Option 6 lands would serve to further support low density, auto-oriented development in northern Brampton and southern Bolton.

Lastly, the Option 6 lands are located in proximity to the potential GTA West Corridor. Per provincial direction, Municipalities are directed to plan for appropriate employment lands to ensure the long term economic prosperity of the City Region. Lands adjacent to 400 series highways are often identified as appropriate locations for employment lands based on their need for transportation service to support 'just in time' product delivery. As such, the selection of the Option 6 lands could hinder the appropriate expansion of Greenfield employment lands in Caledon going forward. Not only would residential development in the Option 6 lands preclude employment development on these lands, it would also provide a significant constraint to providing for further employment lands in close proximity based on compatibility concerns. Considering that one of the primary goals of the GTA west Corridor is to improve the goods distribution network in the Region, constraining employment lands in its vicinity is in direct conflict with large scale provincial infrastructure investment and does not conform to the policies of the PPS and Growth Plan, nor the Regional or Local Official Plan.

- "h) An examination of reasonable alternative locations which avoid Prime Agricultural Areas, and reasonable alternative locations on lands with lower priority in the Prime Agricultural Area;"*
- "o) Mitigation of impacts of settlement area expansions on agricultural operations which are adjacent to or close to the settlement area to the greatest extent feasible;"*

As demonstrated through the MCR process, the Subject Lands are not suitable for agricultural uses. This is in stark contrast to the Option 6 lands which are currently used for agricultural purposes. Further, the Subject Lands are not in proximity to active agricultural uses. This is in stark contrast to the Option 6 lands which will abut a variety of Agricultural uses to the north and west, which in turn may pose restrictions from an MDS perspective.

#### Draft Plan conformance to EPA policies

Per the Caledon Official Plan portions of the site are designated Environmental Protection Area and are within the boundaries of the Greenbelt Plan.

Per Section 3.2.5 of the Caledon Official Plan new development within the following features is generally prohibited (subject to the policies contain in Section 5.7): Woodlands, Wetlands, Valley and Stream Corridors.

Section 5.7 provides further clarity with respect to permitted uses within these features and the EPA designation generally. Section 5.7.3.1.4 states that the precise boundaries of features can be determined through site specific investigations, and Section 5.7.3.1.2 provides specific policies with regards to permitted uses once feature limits are determined. This section notes that:

*"The uses permitted in EPA shall be limited to: legally existing residential and agricultural uses; a building permit on a vacant existing lot of record; portions of new lots; activities*

*permitted through approved Forest Management and Environmental Management Plans; limited extractive industrial; non-intensive recreation; and, essential infrastructure.”*

A site specific Environmental Impact Statement (EIS) and Natural Heritage Evaluation (NHE) has been carried out for the Subject Lands. This report has studied and delineated the environmental features present on site and has recommended appropriate buffers to said features. The lotting fabric, as proposed through the Draft Plan of Subdivision, protects the environmental features on site by containing them wholly with “EP” Blocks, which can later be zoned in a restrictive zoning category. Some existing residential lots are also maintained and a park block created, however, no other lotting occurs within any feature and its related buffer (as recommended by the EIS/NHE).

Further to the policies above, portions of the Site are also within the Greenbelt. Section 7.13 provides policies for lands within the Greenbelt. Per the policies of the Official Plan no subdivision of lots is permitted within the Greenbelt and development within Key Natural Heritage Features and their associated Vegetation Protection Zone (VPZ) is prohibited.

The proposed Draft Plan conforms to the policies of the Caledon Official Plan in relation to development in the Greenbelt. No new residential lots are being created on the Greenbelt Lands, instead, 2 existing residential lots are being reduced in size to facilitate the creation of the following Blocks:

- 1 Stormwater Management (SWM) Block;
- 2 Open Space Blocks; and,
- 1 Park Block.

The Open Space Blocks are analogous to the limits of the natural features on site and therefore protect the natural features and their associated VPZs as required by the policies of the Greenbelt Plan. These Blocks are being zoned in a restrictive zone category in order to afford further protection to them.

The SWM block provides for essential infrastructure to service the development and is therefore permitted within the Natural Heritage System and the associated minimum Vegetation Protection Zone (MVPZ) subject to an EIS demonstrating that it will have no negative effect on the natural heritage system. A recreation use is also permitted in the Natural Heritage System; and is subject to similar limitations in regards to the NHS. As such, an EIS has been submitted with the application and demonstrates that the SWM block and Park block are outside of the limits of the natural heritage features on site and will not negatively affect the Natural Heritage System. The proposed park block within 30 metres from the Open Space Block will be for passive recreational uses and restoration area, whereas beyond the 30m will be the area for Major Recreation uses, including any earthworks, re-sodding, and structure placement (i.e. playground equipment).

#### Density, Development Form & Growth Plan Targets

Per Caledon’s Official Plan (Section 4.2.2), Greenfield areas shall be designed to meet or exceed the minimum overall density of 42 residents and jobs combined per hectare to 2031. However, this requirement was based on the previous Growth Plan’s minimum

greenfield requirement of 50 people and jobs per hectare. The 2017 Growth Plan is now in effect and stipulates a minimum of 80 people and jobs per hectare as the requirement for Greenfield density.

The townhouse and apartment units provided in the proposed Draft Plan will result in a net residential density between 20-40 UPH, which translates to approximately 65 -130 people per hectare (assuming 3.28 people per household per Hemson Growth Forecast Assumptions Table 22 from Dec. 2016). As such, the proposed development will assist the Region and Town in meeting its minimum growth targets per the policies of the 2019 Growth Plan and therefore conform to the intent of Official Plan policy.

Further, as mentioned above, the development of the Subject Lands will support further retail and commercial intensification of the Bolton Core, which in turn will support the creation of a more complete and walkable community.

## 6.0 Supporting Studies

In addition to this Planning Justification Report, a variety of supporting studies have been completed in support of the proposed development including:

- Geotechnical Investigation, prepared by Soil Engineers Ltd.;
- Slope Stability Assessment, prepared by Soil Engineers Ltd.;
- Hydrogeological Investigation, prepared by Palmer Environmental Consulting Group Inc.;
- Environmental Impact Study and Management Plan, prepared by Palmer Environmental Consulting Group Inc.;
- Vegetation Inventory and Preservation Plan, prepared by Palmer Environmental Consulting Group Inc.;
- Headwater Drainage Feature Assessment, prepared by Palmer Environmental Consulting Group Inc.;
- Traffic Impact Study, prepared by GHD;
- Functional Servicing / Stormwater Management Report, prepared by Candevcon Limited;
- Preliminary Stormwater Management Plan, prepared by Candevcon Limited;
- Environmental Noise Assessment, prepared by Candevcon Limited; and
- Agricultural Impact Assessment, prepared by Stantec Consulting Ltd.
- Community Services and Facilities Study, prepared by HPGL (contained herein); and,
- Healthy Development Assessment, prepared by HPGL (contained herein along with completed chart).

A Fiscal Impact Assessment was completed by Watson and Associates Economists Limited as part of the Town's BRES where the analysis has the rounding out areas included with either of the selected options analyzed. As such, we rely on the work already completed by Watson and Associates Economists Limited, as part of this process. Furthermore, from an economic perspective the Subject Lands can be serviced through



a minor extension of existing services in the immediate vicinity, as detailed in the Functional Servicing Report prepared by Candevcon Limited.

## **7.0 Community Services and Facilities Study and Community Infrastructure Needs Evaluation**

The Community Services and Facilities Study and Community Infrastructure Needs Evaluation was completed by HPGI herein to demonstrate that there is sufficient community services and facilities in proximity to the Subject Lands to service the proposed development. This analysis supports the discussions above, providing further evidence that the proposed built form will provide for diversification of the housing stock, affordability and better use of existing recreational and planned transportation infrastructure. Section 7.1 and 7.2 provide data on existing demographics and community services and facilities. Section 7.3 provides an analysis of the same in relation to the development proposal.

### **7.1. Demographic Data**

Statistics from the 2011 Canadian Census were used to create a demographic profile for the Bolton community. The selected Study Area is defined by Census Tracts 0585.02, 0585.03, 0585.05, 0585.09, and 0585.10 (as seen in the image below). Census Tract 0585.02 was included to incorporate statistical data of the subdivision south-west of the subject site.

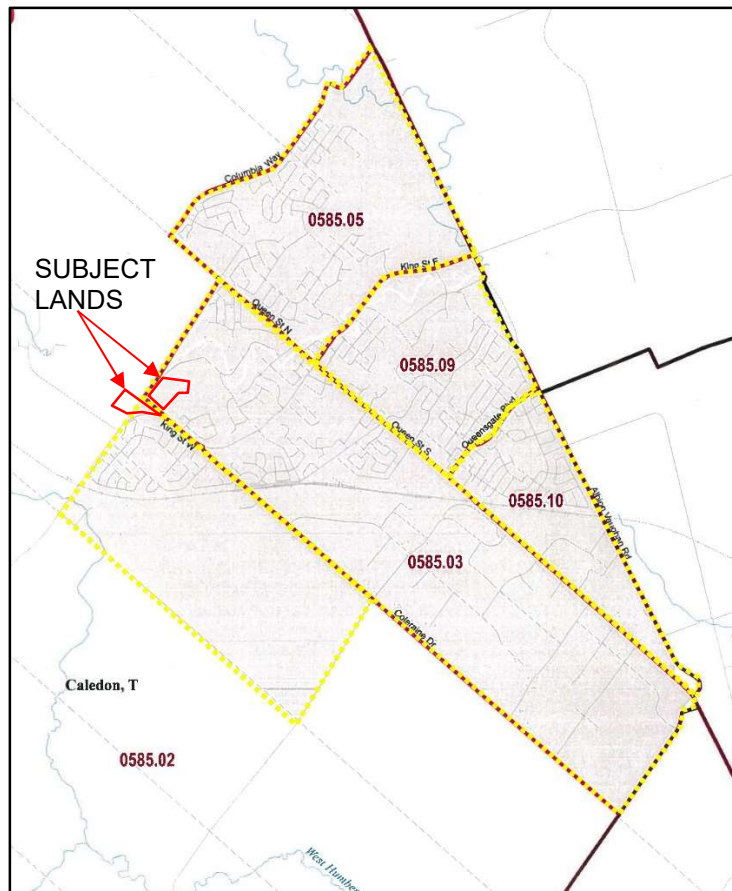
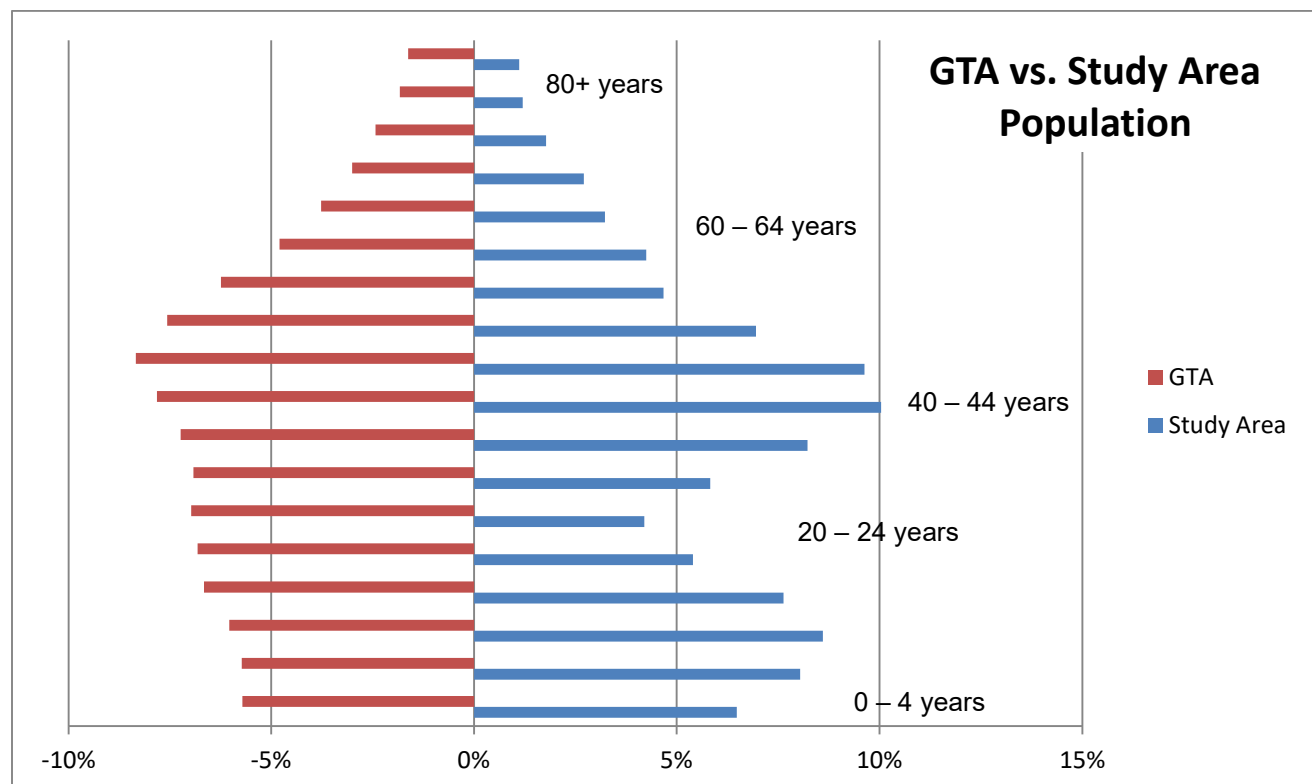


Figure - 10 Community Services and Facilities Study Area

The chart below highlights the relevant demographic data for each Census Tract, and aggregates that data where possible in the 'Study Area' column. It also provides Caledon and GTA wide data for comparison purposes.

|   | 585.0<br>2 | 585.0<br>3 | 585.0<br>5 | 585.0<br>9 | 585.1<br>0 | Study<br>Area | Caledo<br>n | GTA       |
|---|------------|------------|------------|------------|------------|---------------|-------------|-----------|
| <b>Demographics</b>                     |            |            |            |            |            |               |             |           |
| Popn. 2011                              | 6,362      | 5,532      | 7,460      | 5,914      | 4,268      | 29,536        | 59,460      | 5,583,064 |
| Popn. 2006                              | 5,976      | 5,396      | 7,228      | 5,977      | 4,118      | 28,695        | 57,050      | 5,113,149 |
| Popn. growth rate (2006 to 2011)        | 4.7%       | 2.5%       | 3.2%       | -1.1%      | 3.6%       | 2.6%          | 4.2%        | 9.2%      |
| Area (Km <sup>2</sup> )                 | 4.10       | 8.18       | 4.06       | 2.50       | 1.95       | 20.79         | 688.15      | 5,905.71  |
| Area (ha)                               | 410.0      | 818.0      | 406.0      | 250.0      | 195.0      | 2,079.0       | 68,815      | 590,571   |
| Density (ppl/ha)                        | 15.27      | 6.76       | 18.37      | 23.66      | 21.89      | 14.16         | 0.86        | 9.45      |
| Median Age                              | 36.0       | 40.1       | 36.5       | 39.9       | 35.9       | 37.7          | 40.4        | 38.6      |
| % of the popn. aged 15 and over         | 75.1%      | 79.8%      | 77.1%      | 79.2%      | 72.1%      | 76.7%         | 80.1%       | 82.5%     |
| # of census family persons              | 5,875      | 4,920      | 6,950      | 5,485      | 4,055      | 27,285        | 54,670      | 1,529,240 |
| # of persons not in census families     | 425        | 530        | 410        | 355        | 215        | 1,935         | 4,305       | 830,025   |
| % of People in Census Families          | 92%        | 89%        | 93%        | 93%        | 95%        | 92%           | 92%         | 83%       |
| Average ppl/ census families            | 3.2        | 3.1        | 3.3        | 3.3        | 3.3        | 3.2           | 3.2         | 3.1       |
| Average children at home/ census family | 1.3        | 1.3        | 1.5        | 1.4        | 1.5        | 1.4           | 1.3         | 1.2       |
| Average persons in private households   | 3.2        | 2.9        | 3.3        | 3.2        | 3.3        | 3.2           | 3.1         | 2.8       |
| <b>Housing Stock</b>                    |            |            |            |            |            |               |             |           |
| Single Detached Housing                 | 78.0%      | 74.0%      | 81.7%      | 83.8%      | 69.2%      | 77.2%         | 85.2%       | 41.3%     |

|   |       |      |      |      |       |      |      |       |
|---|-------|------|------|------|-------|------|------|-------|
| Apartment, building more than 5 storeys | 0.0%  | 4.7% | 0.0% | 0.0% | 0.0%  | 0.9% | 0.4% | 27.4% |
| Semi-detached house                     | 15.0% | 5.8% | 9.5% | 8.0% | 6.5%  | 9.0% | 5.4% | 7.7%  |
| Row House                               | 6.0%  | 6.3% | 4.9% | 3.6% | 23.8% | 5.5% | 4.5% | 8.9%  |
| Apartment, duplex                       | 1.3%  | 3.7% | 1.8% | 1.9% | 0.0%  | 3.0% | 1.8% | 4.1%  |
| Apartment, building less than 5 storeys | 10.0% | 6.3% | 2.0% | 3.0% | 0.0%  | 4.3% | 2.5% | 10.5% |
| Percentage Other single-attached house  | 0.3%  | 0.0% | 0.0% | 0.0% | 0.0%  | 0.1% | 0.1% | 0.1%  |



From the Figure above, it is clear that the study area has a disproportionate concentration of residents in their middle years (30-65) and young children (0-20) in relation to the 20-30 age group. This would indicate that the Bolton community has a disproportionate number of families in comparison to the GTA as a whole. This is also reflected in the housing stock, which is comprised of 77.2% Single Detached Housing, whereas the GTA average for Single detached is 41.3%.

## 7.2. Community Services and Facilities Data

### 7.2.1. General Community Facilities

The chart below lists major community facilities in proximity to the Subject Lands as well as the services they provide and their distance from the Subject Lands. The general location of the facilities referenced, as well as the general location of retail and commercial services in the vicinity of the Subject Lands, are outlined on the maps below.

| <b>Community Facilities</b>           | <b>Services Provided</b>   | <b>~Distance to site</b> |
|---------------------------------------|--|--------------------------|
| Jack Garratt Soccer Park              | 2 Soccer Fields, 1 micro sized Soccer field, parking area  | <b>25m</b>               |
| Edelweiss Park                        | 5 Soccer Fields, 4 tennis courts, washroom facility, picnic Shelter & club-run concession stand. | <b>250m</b>              |
| Adam Wallace Memorial Park            | Accessible splash pad, washrooms, seating, shade structure, playground and basketball court      | <b>300m</b>              |
| Dick's Dam Park                       | Rustic Park near Humber River, two beach volleyball courts, trail parking & picnic area          | <b>750m</b>              |
| Foundry Park                          | Playground park & recreational trail   | <b>800m</b>              |
| Albion & Bolton Community Centre      | Arena, Multipurpose Rooms, Snack bar, Wheelchair Accessible                                      | <b>1,500m</b>            |
| Albion-Bolton Public Library          | Multilingual Collections, child/adult programs   | <b>1,500m</b>            |
| Bolton Fire Station 302               | Fire Services  | <b>1,350m</b>            |
| St Nicholas Elementary School         | Catholic Elementary School   | <b>550m</b>              |
| James Bolton Public School            | Public Elementary School   | <b>1.550m</b>            |
| Humberview Secondary School           | Public Secondary School  | <b>2,000m</b>            |
| St. Michael Catholic Secondary School | Catholic Secondary School  | <b>1,900m</b>            |

Figure - 11 List of community services and facilities



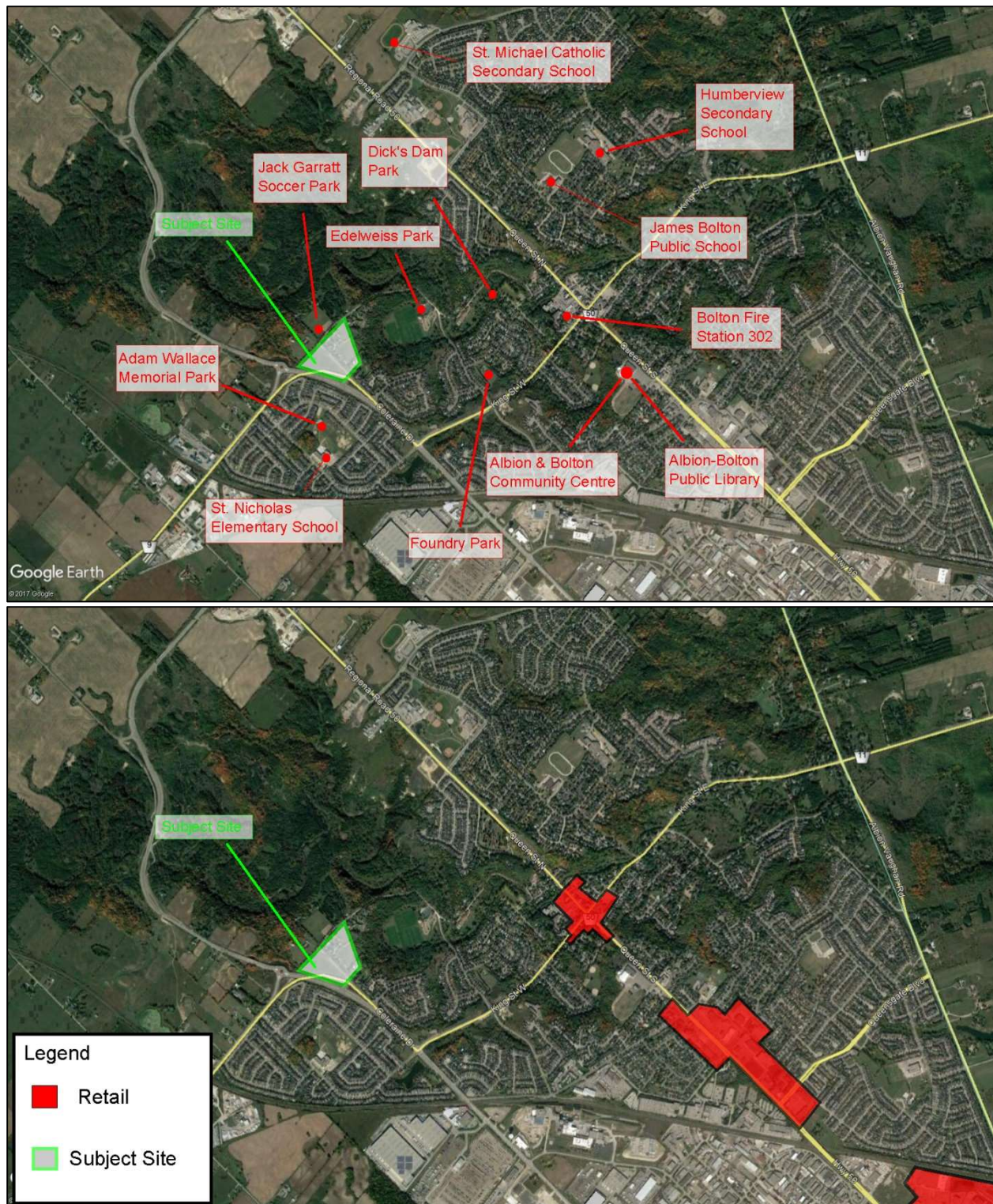


Figure - 12 Location of Community Facilities and Retail



## 7.2.2. Schools

Below are statistics from the PDSB Annual Planning Document 2016/17 and the DPCDSB 2013 Long Term Accommodation Plan 2013-2028. Both statistics show enrolment projects for schools in the study area.

| Peel District School Board - Annual Planning Document 2016/17 |               |         |                    |                         |                   |                      |       |       |       |       |       |       |       |       |       |
|---|---------------|---------|--------------------|-------------------------|-------------------|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Elementary School   |               | Grades  | Occupied Portables | Ministry Rated Capacity | Sept. 2016 Actual | Enrolment Projection |       |       |       |       |       |       |       |       |       |
|   |               |         |                    |                         |                   | 2017                 | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  | 2024  | 2025  | 2026  |
| James Bolton  | Fr. Imm.      | 1-5     | 0                  | 596                     | 280               | 286                  | 306   | 318   | 330   | 348   | 354   | 352   | 349   | 346   | 318   |
|   | Eng           | K-5     |                    |                         | 233               | 234                  | 256   | 276   | 277   | 294   | 301   | 299   | 297   | 296   | 294   |
|   | Total         |         |                    |                         | 513               | 520                  | 562   | 594   | 607   | 642   | 655   | 651   | 646   | 642   | 612   |
| Ellwood Memorial  |               | K-5     | 0                  | 504                     | 410               | 417                  | 436   | 411   | 413   | 430   | 436   | 432   | 429   | 428   | 426   |
| Allan Drive Middle School                                     | Ext. F.I      | 7-8     | 0                  | 629                     | 69                | 82                   | 81    | 77    | 76    | 83    | 71    | 64    | 61    | 53    | 52    |
|   | Fr. Imm.      | 6-8     |                    |                         | 187               | 181                  | 162   | 153   | 157   | 156   | 159   | 168   | 185   | 193   | 193   |
|   | Eng           | 6-8     |                    |                         | 321               | 315                  | 288   | 307   | 309   | 297   | 280   | 277   | 299   | 310   | 306   |
|   | Total         |         |                    |                         | 577               | 578                  | 531   | 537   | 542   | 536   | 511   | 509   | 544   | 556   | 552   |
| TOTAL   |               |         | 0                  | 1,729                   | 2,590             | 2,613                | 2,622 | 2,673 | 2,711 | 2,786 | 2,767 | 2,752 | 2,810 | 2,824 | 2,753 |
|   |               |         |                    |                         |                   |                      |       |       |       |       |       |       |       |       |       |
| Secondary School  |               | Program | Occupied Portables | Capacity                | Sept. 2016 Actual | Enrolment Projection |       |       |       |       |       |       |       |       |       |
|   |               |         |                    |                         |                   | 2017                 | 2018  | 2019  | 2020  | 2021  | 2022  | 2023  | 2024  | 2025  | 2026  |
| Humberview  | Ext. Fr. Imm. | 2       | 1,437              | 54                      | 61                | 64                   | 70    | 70    | 74    | 73    | 75    | 69    | 69    | 62    |       |
|   | Fr. Imm.      |         |                    | 176                     | 167               | 253                  | 336   | 418   | 488   | 503   | 497   | 474   | 456   | 455   |       |
|   | Regular       |         |                    | 890                     | 950               | 1,061                | 1,222 | 1,316 | 1,445 | 1,688 | 1,815 | 1,877 | 1,980 | 2,060 |       |
|   | VOC           |         |                    | 61                      | 66                | 66                   | 71    | 76    | 80    | 85    | 87    | 88    | 88    | 88    |       |
| TOTAL   |               |         | 2                  | 1,437                   | 1,181             | 1,264                | 1,444 | 1,699 | 1,879 | 2,087 | 2,349 | 2,474 | 2,508 | 2,593 | 2,665 |
|   |               |         |                    |                         |                   |                      |       |       |       |       |       |       |       |       |       |

| Dufferin – Peel Catholic District School Board – 2013 Long Term Accommodation Plan |  |   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|--|--|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Elementary School  |  |   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Education Service Area (ESA)   |  | Recommendation                            | Year 1 2013/ 2014 | Year 2 2014/ 2015 | Year 3 2015/ 2016 | Year 4 2016/ 2017 | Year 5 2017/ 2018 | Year 6 2018/ 2019 | Year 7 2019/ 2020 | Year 8 2020/ 2021 | Year 9 2021/ 2022 | Year 10 2022/ 2023 | Year 11 2023/ 2024 | Year 12 2024/ 2025 | Year 13 2025/ 2026 | Year 14 2026/ 2027 | Year 15 2027/ 2028 |
| CE23: Bolton, Palgrave Estates   |  | Overall Enrolment is stable: will monitor |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|  |  |   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
|  |  |   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Secondary School   |  |   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |
| Education Service Area (ESA)   |  | Recommendation                            | 2013/ 2014        | 2014/ 2015        | 2015/ 2016        | Year 4 2016/ 2017 | 2017/ 2018        | 2018/ 2019        | 2019/ 2020        | 2020/ 2021        | 2021/ 2022        | 2022/ 2023         | 2023/ 2024         | 2024/ 2025         | 2025/ 2026         | 2026/ 2027         | 2027/ 2028         |
| CS13: Caledon  |  | Overall enrolment is stable: will monitor |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |                    |                    |                    |                    |                    |

Figure - 13 School Enrollment Statistics

### 7.2.3. Transportation

The following bus routes have stops in medium proximity to the subject site:

1. Highway 50 & King Street West - GO Bus Route 38 & 38A with approximately 1.0hr – 2.0hr headways (south to Malton, and southeast to Yorkdale Bus Terminal. Note that the intersection of Highway 50 and King Street West is ~1.50 kilometres from the subject site; being a 30 minute walk and 5 minute car ride.
2. A GO Train Station Hub is proposed to be located North of King Street and east of Humber Station Road – approximately 1.25km from subject site; being a 5 minute car ride. The proposed station will accommodate ~500 parking spaces, station platform, bus loops and will run on the proposed GO 2020 transit expansion rail line.

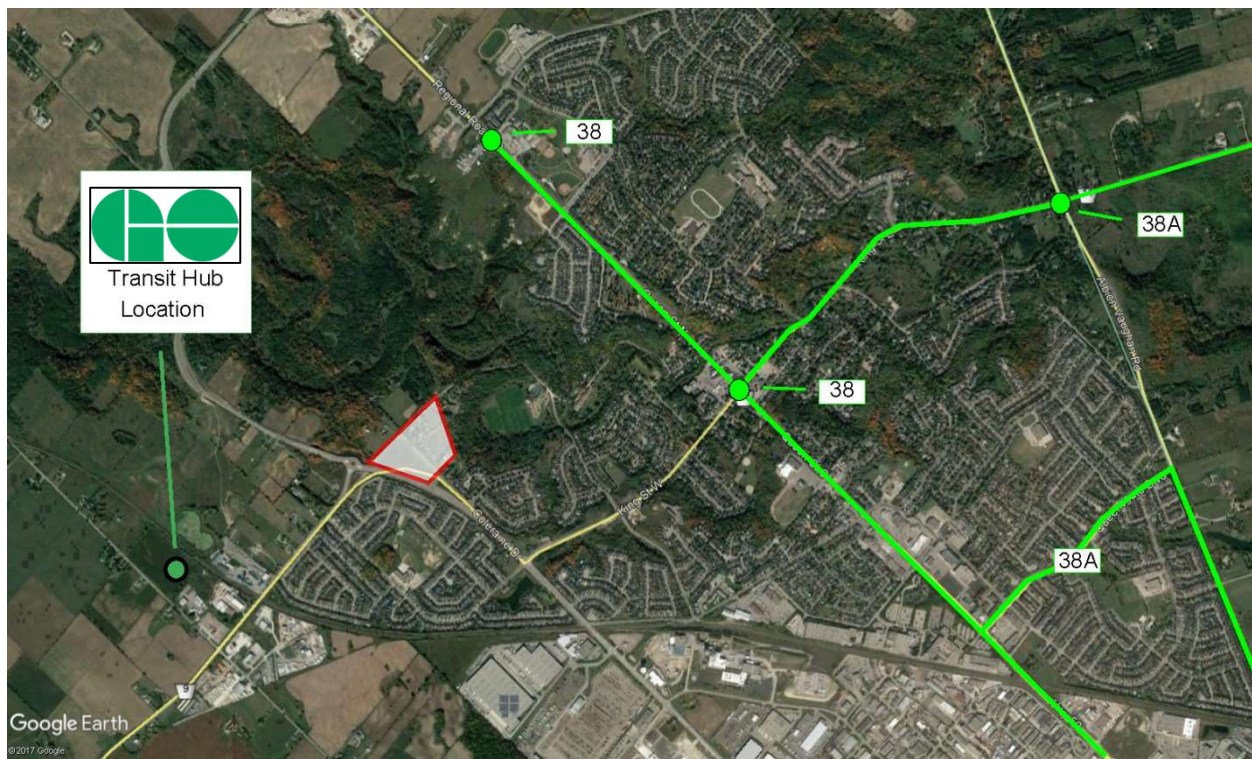


Figure - 14 GO Bus Route Map ( --- Subject Site)

## 7.3. Analysis & Conclusion

### 7.3.1. Demographics and Built Form

Similar to Caledon as a whole, the study area is dominated by families and single detached dwellings. As such, the provision of townhouse units will further diversify the building stock in Bolton and provide a more cost-effective built form to attract/retain young professionals in the Bolton Rural Service Centre, which will be further aided by the Subject Land's proximity to the new GO station.

### 7.3.2. Retail and Commercial Services

Downtown Bolton, at the intersection of King Street and Queen Street, represents the closest cluster of retail and commercial services in relation to the Subject Lands. This area includes several restaurants, personal service shops, banks, convenience stores, medical services, offices and places of worship.

As such development of the Subject Lands will further support intensification of the retail and commercial services in Downtown Bolton, which can be reached by car in approximately 5 minutes and by walk in approximately 30 minutes.

### 7.3.3. Education and Recreation Infrastructure

The population of the Study Area is younger than Caledon as a whole as demonstrated by the significant difference in median age between the selected Census Tracts and Caledon as a whole. Both the Study Area and town of Caledon share similar statistics in terms of census families and average number of children per census family. As such, there are many community facilities in the vicinity of the Subject Lands which cater specifically to families; being large recreational open space parks and community centres. The Subject Lands are within walking distance of several parks, inclusive of Edelweiss Park, Jack Garratt Soccer Park, and Adam Wallace Memorial Park. As such, there would appear to be a significant amount of existing community infrastructure in the vicinity of the Subject Lands which would be utilized by future inhabitants.

Of particular note are school facilities, which are currently operating at near full capacity and the PDSB notes that most schools appear to be above capacity in the year 2026. These schools serve the entire Bolton area, therefore would appear that expansion of educational infrastructure will be required regardless of which expansion area is selected. As noted above, the schools in closest proximity to the subject site are James Bolton Public School, St. Nicholas Elementary School, Humberview Secondary School and St. Michael Catholic Secondary School.

### 7.3.4. Transportation Infrastructure

The town of Caledon has recently completed a joint study with the Regional Municipality of Peel to develop a Transportation Master plan (TMP) for the community of Bolton. The purpose of the TMP is to address transportation concerns and support planning goals for the short, medium and long term within the study area. The TMP was approved both by the Caledon Council and the Peel Regional Council on September 24, 2015 and is currently implementing programs and projects to build stronger transportation infrastructure.

In terms of the Subject Lands, the Transportation Master Plan is proposing a potential GO Train Station within the Bolton Residential Expansion Area approximately 1.0km from the Subject Lands. The TMP is also proposing a potential expansion of neighbouring transit services such as Brampton and York Region transit into the Bolton. The GO Bus service is also being expanded throughout areas in Bolton which includes the Subject Lands. Redevelopment of the site will further support and make better use of the proposed improvements via the Transportation Master Plan.



#### 7.3.5. Conclusion

There is a more than adequate supply of community facilities in the study area from transportation and recreation perspectives. These community facilities can accommodate the proposed development, and as noted above, the proposed development will help make better use of these existing facilities.

## 8.0 Healthy Development Assessment

As required through Policy 7.3.6.2.2 of the Region of Peel's Official Plan a Healthy Development Assessment has been completed for the Plan of Subdivision proposed on the Subject Lands in accordance with the Region's Healthy Development Framework. The Healthy Development Assessment Chart has been filled out and submitted with the planning applications and an overall score of 36 out of 50 has been achieved. This represents 72%, which is considered a Silver Score.

## 9.0 Conclusion

As outlined in this Report, an MCR, which met all relevant criteria, was prepared by the Town of Caledon, and that said MCR supported Settlement Expansion on the Subject Lands. It has also been demonstrated in this Report, through the review of the Provincial, Regional, and Town policies for Urban Boundary Expansion, that the Subject Lands are an appropriate location for settlement boundary expansion; a conclusion which was also reached by Meridian Planning and The Planning Partnership in 2 separate and independent reports commissioned by the Town and Region respectively. On this basis, the requested private amendment to the Regional and Local Official Plans to include the Subject Lands within the Settlement Area, which is now permitted through the Growth Plan 2019 for such policies that have already been significantly advanced, is appropriate and represents good planning. Likewise, the proposed Zoning By-law Amendment to support development as provide in the Draft Plan of Subdivision is appropriate and represents good planning.