

**SCHEDULE "A"**

**REGION OF PEEL**

**REGION OF PEEL OFFICIAL PLAN AMENDMENT  
NUMBER 28 - AMENDMENT TO ESTABLISH THE  
SOUTH ALBION-BOLTON EMPLOYMENT LANDS  
AND NORTH HILL SUPERMARKET SETTLEMENT  
SITE BOUNDARY EXPANSION**

THE CONSTITUTIONAL STATEMENT

Part A -THE PREAMBLE - does not constitute part of this  
Amendment

Part B - THE AMENDMENT - consisting of the following  
amendments to the text and the  
Schedules of the Official Plan for  
Peel Region 2008, constitutes  
Amendment No. 28 to the  
Official Plan for Peel Region

**AMENDMENT NO. 28  
TO THE OFFICIAL PLAN OF THE REGION OF PEEL**

**PART A – THE PREAMBLE**

**Purpose of the Amendment:**

The purpose of this Region of Peel Official Plan Amendment is to amend Section 5.4.3 Rural Service Centres, and subsection 5.4.3.2.2 and create an additional policy, subsection 5.4.3.2.8 which allows for the expansion of the Bolton Rural Service Centre boundary to include a total of 201.3 ha (497.42 acres). Approximately 198 gross ha (489 gross acres) of land are allocated for employment uses and a small area of 3.3 gross ha (8.0 gross acres) will be used to accommodate a North Hill supermarket site and limited ancillary retail. The additional amended settlement boundary lands will be shown on Schedules “B” Prime Agricultural Area of the Region of Peel Official Plan and “D” Regional Structure of the Region of Peel Official Plan.

**Location**

The settlement expansion consists of two separate areas. The subject employment lands are located west of Coleraine Drive, to the south of the existing employment lands on the west side of Coleraine Drive. The subject North Hill supermarket site is located at the northeast quadrant of the intersection of Regional Road 50 and Columbia Way, extending easterly along Columbia Way to the new high school site.

**Basis**

The Official Plan for Peel Region structures the Region into an Urban System and a Rural System, with the Town of Caledon comprising the Rural System. The Regional Plan designates Bolton, Mayfield West and Caledon East as “Rural Service Centres” on Schedule D Regional Structure. They are the primary foci for growth within the Rural System. Development in the Rural Service Centres will be on municipal water and wastewater services.

In 2004, the Town of Caledon initiated work on the South Albion-Bolton Community Plan. As part of this project, Caledon’s Population and Employment Forecasts and Allocations Study (2006) reviewed the population forecast and allocations and employment forecast for the 2021 planning horizon and developed new population and employment forecasts for Caledon for the 2031 planning horizon.

The recommended population and employment forecasts and allocations were contained in proposed Local Official Plan. Amendment Number 203 (LOPA 203), which Caledon Council endorsed on August 1, 2006 and again on November 6, 2007.

These population and employment forecasts in LOPA 203 have been revised to reflect the forecasts for Caledon contained in the approved Regional Land Budget and Table 3 of the Regional Plan as amended by Regional Official Plan Amendment Number 24 (ROPA 24), the Region's conformity amendment for growth management, employment and the Greenbelt.

ROPA 24 was adopted by the Region on April 22, 2010 and approved as part of a settlement by the Ontario Municipal Board on June 25, 2012. The revised forecasts and allocations have been incorporated into the Caledon Official Plan through LOPA 226, the Town's conformity amendment, which was adopted by Caledon Council on June 8, 2010, modified on September 11, 2012, and approved by the Ontario Municipal Board on October 15, 2013.

The South Albion-Bolton Community Plan studies also included the Employment Land Needs Study (2007) and the Bolton Commercial Policy Review (2007). The Employment Land Needs Study identified the employment land need in Caledon to 2031. The findings of this study were generally consistent with the employment land need identified in the Region's Employment and Employment Land Study (April 2010) that was undertaken as part of the Region's provincial plan conformity and five year review. Also, the Bolton Commercial Policy Review recommended updated commercial policies for Bolton and identified a need for a supermarket site located in the North Hill community for local servicing needs.

Local Official Plan Amendment 215 (LOPA 215), which was adopted by Caledon Council on July 3, 2007, and received final approval following the withdrawal of an OMB appeal on November 9, 2007, incorporated the policy recommendations of the Commercial Policy Review into the Caledon Official Plan. LOPA 215 contained a policy indicating that the Town would undertake studies to identify an appropriate site for a supermarket of up to 3,716 m<sup>2</sup> (40,000 sq.ft.) to serve residents within the North Hill community.

On November 6, 2007, Caledon Council directed Planning Staff to complete the studies required to support a settlement boundary expansion for the Bolton Rural Service Centre in accordance with the requirements of the Region of Peel Official Plan. Section 5.4.3.2.2 of the Region of Peel Official Plan requires a municipal comprehensive review, and consistency with Sections 5.4.7., 5.5 and 7.9 of the Plan to expand a settlement area. The specific study requirements in Section 7.9.2.12 of ROPA 24 need to be addressed. This ROPA Application also addresses all other relevant policies for a settlement boundary expansion as

approved by the OMB as well as other Regional policies including ROPA 20 – Sustainability and Energy Policies.

The Town of Caledon initiated the municipal comprehensive review by retaining a team of consultants to complete the technical studies as required by the Region of Peel Official Plan and the Town of Caledon Official Plan.

A consultant was also retained to comprehensively analyze the various locational options for the expansion based on the findings of the technical studies and a planning assessment.

The Municipal Comprehensive Review included the following studies:

- South Albion-Bolton Community Plan Population and Employment Forecasts and Allocations Study;
- Employment Land Needs Study;
- Bolton Commercial Policy Review;
- Comprehensive Environmental Impact Study and Management Plan;
- Transportation Impact Study;
- Agricultural Impact Assessment;
- Cultural Heritage Landscapes Assessment and Built Heritage Resources Assessment;
- Stage 1 Archaeological Assessment;
- South Albion-Bolton Settlement Boundary Expansion Study for Employment Lands and North Hill Supermarket (the comprehensive locational analysis);
- Water and Wastewater Servicing Study.

Following the completion of these studies, Caledon Council selected a preferred land use scenario at its meeting on November 17, 2009. To meet the Regional requirements for a settlement boundary expansion, the following additional work was undertaken as part of the municipal comprehensive review to evaluate the implications of the preferred land use scenario and to synthesize the findings and recommendations of the municipal comprehensive review and demonstrate that the Amendment conforms to the Region of Peel Official Plan:

- Fiscal and Economic Impact Assessment Study;
- Planning Justification Report.

As a result of the reduction in the land area required for this ROPA Application, Caledon Council conducted an additional review of the boundaries of this settlement boundary expansion and approved a new Schedule “C” on November 5, 2013.

### **Planning Policy Review**



a) Region of Peel Official Plan

The Region of Peel Official Plan requires the area municipalities to provide sufficient employment land to meet long term need and to maintain a range and choice of suitable sites for employment uses.

A settlement area expansion to meet these needs may be allowed only where there are no further opportunities for growth within the existing settlement boundary through intensification, redevelopment and in designated Greenfield areas.

The boundaries of the Town's three Rural Service Centres: Bolton, Caledon East and Mayfield West are also identified on Schedule D. A Region of Peel Official Plan Amendment is required to change the boundaries of the Rural Service Centres. A municipal comprehensive review for a settlement expansion and the detailed requirements for the municipal comprehensive review are set out in Section 7.9.2.12 of the Region of Peel Official Plan

Caledon has worked closely with Regional Staff on this Amendment, and has completed the municipal comprehensive review for the settlement expansion based on the requirements of the Regional Plan. Regional staff was consulted in the development of the terms of reference for the Comprehensive Environmental Impact Study and Management Plan, the Transportation Impact Study, the Fiscal and Economic Impact Assessment and the Planning Justification Report. The Water and Wastewater Servicing Study was undertaken by the Region of Peel.

The Updated Planning Justification Report, which is attached as Appendix "A" analyses the conformity of the subject ROPA with the Region of Peel Official Plan and specifically with the requirements of Section 7.9.2.12. The Report concludes that the subject ROPA conforms to the Region of Peel Official Plan and the Region of Peel Amendment 24 and 20. Furthermore, this Report has reviewed the evaluation criteria for a municipal comprehensive review in the context of a report entitled "Region of Peel Assessment of the Municipal Comprehensive Review Process for Settlement Area Boundary Expansion in the Town of Caledon" dated April 2013.

The Updated Planning Justification Report indicates that the municipal comprehensive review has examined several land use scenarios to identify potential impacts on the natural environment, agricultural lands, cultural heritage, archaeological features, transportation, municipal servicing and overall planning to ensure that there are no unacceptable impacts. This report also indicates that the timing and phasing of this expansion will be implemented in an orderly and cost-effective manner and will result in a more complete community by providing local employment opportunities. Existing and planned infrastructure needed to accommodate the proposed expansion can be provided in a financially and

environmentally sustainable manner. Furthermore, there are no impacts on the Greenbelt Plan, the Niagara Escarpment Plan or the Oak Ridges Conservation Plan and the proposed expansion will not compromise existing agricultural operations.

Furthermore, the Updated Planning Justification Report has reviewed and analyzed updated information regarding the GTA West Corridor Study, updated Environmental Reviews by the Town's environmental consultants, and other relevant new issues such as eco-business planning.

The settlement expansion will not preclude or predetermine the potential outcomes of the GTA West Corridor Environmental Assessment as the southernmost portion of the Bolton settlement expansion, which is affected by the SISA, will not be released for development until the right-of-way for a new transportation corridor has been determined.

b) Town of Caledon Official Plan

The Town's Official Plan includes policies in Section 5.5 Employment Areas to ensure that a diverse and sufficient supply of employment land is available to accommodate the employment forecasts and meet the demands and needs of various industries. The Bolton Commercial Policies include a policy objective to provide for a supermarket of up to 3,716 m<sup>2</sup> (40,000 S.F.) with limited ancillary commercial uses in a location that can offer convenient services to residents within the North Hill community. It was concluded based on detailed studies that this facility could not be accommodated within the existing settlement boundary of the North Hill area.

A settlement area expansion requires a Town Official Plan Amendment and must meet the requirements of Section 4.2.3.3.1, which sets out the Town's requirements for the municipal comprehensive review. The Official Plan contains detailed policies with respect to protection of prime agricultural land, natural heritage resources, cultural heritage resources and other planning objectives/policies for comprehensive planning of communities.

The Town has retained a wide array of technical consultants to address the requirements of the Town's Official Plan settlement expansion policies as well as those of the Regional Plan. The Updated Planning Justification Report that accompanies the municipal comprehensive review and other supportive materials indicates how these requirements have been addressed and has concluded that the proposed amendment conforms to the requirements of the Caledon Official Plan. All other supportive studies and reports have been provided to the Region of Peel as part of this Regional Official Plan Amendment application.

The Updated Planning Justification Report has reviewed the revised ROPA Application in the context of the in-force LOPA 226 as approved by the Board including Table 4.1 Population and Employment Forecasts, Policy 4.2.3 Settlement Expansions, Policy 4.2.4 Population and Employment Forecasts and Allocations and all other relevant policies.

c) Provincial Plans

The Updated Planning Justification Report has reviewed the proposed revised ROPA Application in terms of conformity with the Provincial Growth Plan and consistency with the Provincial Policy Statement (2005).

**PART B – THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitute Amendment No. \_\_\_\_\_ to the Region of Peel Official Plan.

**Details of the Amendment**

**a) Amendments to Text**

The Region of Peel Official Plan is proposed to be amended as follows:

The first paragraph of Chapter 5, Section 5.4.3 Rural Service Centres, is deleted in its entirety and replaced with the following new first paragraph:

**“5.4.3 Rural Service Centres**

The Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The settlement area boundaries for the Caledon East, Mayfield West and Bolton Rural Service Centres are designated in this Plan as shown on Schedule D, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of the Region. The settlement area boundaries for the Rural Service Centres will be designated on the basis of a municipal comprehensive review and will require an amendment to this Plan.”

The second paragraph of Chapter 5, Section 5.4.3 Rural Service Centres, remains as it currently appears in the Regional Official Plan.

Chapter 5, Section 5.4.3.2.2, is deleted in its entirety and replaced with the new Section 5.4.3.2.2. as follows:



“5.4.3.2.2.

Show on Schedule D the 2031 boundary for the Caledon East Rural Service Centre, the 2031 boundary for the Bolton Rural Service Centre employment lands, and the 2021 boundaries for the Mayfield West and Bolton Rural Service Centres. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, the Region, working with the Town of Caledon, will designate the 2031 boundaries of the Mayfield West and Bolton Rural Service Centres.”

**b) Amendments to Schedules and Figures**

Schedule B, Prime Agricultural Area, is amended by removing the South Albion-Bolton Regional Official Plan Amendment lands from the Prime Agricultural Area designation.

Schedule D, Regional Structure, is amended by adding the South Albion-Bolton Regional Official Plan Amendment lands into the Rural Service Centre designation.

Schedule D1, Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations, is amended by adding the South Albion-Bolton Regional Official Plan Amendment lands into the Rural Service Centre Outside ORMCPA designation.

Schedule D3, Greenbelt Plan Area Land Use Designations, is amended by adding the South Albion-Bolton Regional Official Plan Amendment lands into the Settlement Areas Outside the Greenbelt designation.

Schedule D4, The Growth Plan Policy Areas in Peel, is amended by adding the South Albion-Bolton Regional Official Plan Amendment lands into the Designated Greenfield Area designation.

Figure 2, Selected Areas of Provincial Interest, is amended by adding the South Albion-Bolton Regional Official Plan Amendment lands into the Rural Settlement Boundary designation.

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





















