

To: Chair Iannicca and
Members of Council

Date: May 7, 2021

From: Patricia Caza
Director, Legal Services and
Deputy Regional Solicitor

Subject: ROPA 30 – LPAT Decision

Adrian Smith
Director and Chief Planner
Regional Planning and
Growth Management
Public Works

CC: Janice Baker
Chief Administrative
Officer

Our File: M26382

Kealy Dedman
Commissioner, Public
Works

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒

Chair Iannicca and Members of Council,

On Friday, April 30, 2021, the Local Planning Appeal Tribunal (LPAT) released the attached written decision regarding the matter of the Region of Peel's expansion of the Bolton settlement area, Regional Official Plan Amendment 30 ("ROPA 30"). This LPAT decision brings ROPA 30 into force in accordance with Council's direction.

ROPA 30 was enacted by Regional Council in December 2018 and increased the Bolton Settlement area by approximately 245 hectares to accommodate 11,100 new residents and 3,600 new jobs. Council's decision was appealed by various stakeholders, including the Town of Caledon and the Province, as well as several major landowners.

Although the original length of the hearing was to span several months over the course of 2020 and 2021, the parties to the hearing were able to scope and resolve many of the issues through extensive negotiations. Through the course of three motions heard in August 2020, part of the land under appeal known as the Triangle Lands and Rounding Out Area B, were permitted by the LPAT to be brought into the settlement boundary via the uncontested motions.

In early November 2020, a comprehensive settlement was reached by the key stakeholders, including all major landowners, the Province, the Region and Town of Caledon. On November 30, 2020 the parties presented the settlement along with planning evidence to the Tribunal. To implement the settlement, the Tribunal had before it the modified ROPA 30, found as Attachment 1 to the decision. The modified version of ROPA 30 was supported by evidence from Peel's Director and Chief Planner, Regional Planning and Growth

Management, Adrian Smith, and the Region's land economist expert, Russell Mathew of Hemson Consulting. The Tribunal allowed the appeals in part, modified ROPA 30 and, as so modified, approved ROPA 30. The written decision confirms the oral decision of the Tribunal rendered on the hearing date and is consistent with the previous updates and reports provided to Council by staff.

Should you have any questions regarding the above or attached, please feel free to contact Patricia Caza, Director of Legal Services and Deputy Regional Solicitor at patricia.caza@peelregion.ca or Adrian Smith, Director and Chief Planner, Regional Planning and Growth Management at adrian.smith@peelregion.ca.

PC/AS

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: April 30, 2021

CASE NO(S): PL170058

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	2357104 Ontario Inc.
Appellant:	Bolton North Hill Landowners Group Inc.
Appellant:	Bolton Option 3 Landowners Group
Appellant:	Bolton Residential Option 4 and 5 Landowners Group Inc; and others
Subject:	Proposed Official Plan Amendment No. ROPA 30
Municipality:	Upper Tier of Peel
LPAT Case No.:	PL170058
LPAT File No.:	PL170058
LPAT Case Name:	Bolton North Hill Landowners Group Inc. v. Peel (Region)

Heard: November 30, 2020 via video hearing

APPEARANCES:

Parties

Regional Municipality of Peel

Town of Caledon

Ministry of Municipal Affairs and

Counsel

S. D'Agostino
R. A. Sanichara

C. Barnett
A. Clutterbuck

J. Page

Housing

Bolton North Hill Landowners Group Inc.	Q. Annibale S. Ferri B. Ruddick
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Bolton Option 3 Landowners Group Inc.	P. Harrington
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Bolton Residential Option 4 and 5 Group Inc. Gordon Dennis Gold Humber Station Inc. Flato Developments Inc. 2357104 Ontario Inc.	H. Bahmanpour
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Humber Station Villages Landowners Group Inc. Sarno Holdings Corp. Longbrook Holdings Inc. 2440981 Ontario Inc. Ballantry (Bolton 2) Inc. Tesmar Holdings Inc. Nutristock Corp. Equity Inc. Roger Simone and Ben Chlandry	M. Melling
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Boltcol South Holdings Inc.	P. Patterson
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Zancor Homes (Bolton) Ltd.	C. Kapelos
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DECISION DELIVERED BY SUSAN de AVELLAR SCHILLER AND ORDER OF THE TRIBUNAL

BACKGROUND

[1] Regional Official Plan Amendment 30 (“ROPA 30”) of the Regional Municipality of Peel (“Region”) is a proposed settlement area expansion for employment and residential uses. The dispute before the Tribunal focused on the proposed settlement area expansion of the community of Bolton within the Town of Caledon (“Town”).

[2] ROPA 30 was the subject of several appeals. A number of preliminary hearing

events, including motions with requests for review, were conducted over time and generally by a panel of the Tribunal differently constituted. This video hearing was a settlement to deal with the remaining appeals of ROPA 30.

[3] To implement the settlement, the Tribunal had before it a modified ROPA 30, filed as Exhibit 5 in these proceedings and found at Attachment 1 to this decision. The Tribunal allowed the appeals in part, modified ROPA 30 and, as so modified, approved ROPA 30. These are the Tribunal's reasons.

WITNESSES

[4] The Tribunal heard from two expert witnesses, called by the Region:

1. Adrian Smith, a full Member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario whom the Tribunal qualified to provide independent expert opinion evidence in land use planning matters.
2. Russell Mathew, a full Member of the Canadian Institute of Planners, a Registered Professional Planner in Ontario and a Professional Land Economist. The Tribunal qualified Mr. Mathew to provide independent expert opinion evidence in land use planning and land economic matters.

[5] The Tribunal accepts and relies on the unchallenged evidence of these two expert witnesses.

A HISTORY OF EXTENSIVE STUDY

[6] Bolton is a Rural Service Centre located in the southeast portion of the Town. The City of Brampton is to the south; agricultural lands and the Greenbelt are to the west and north and the Township of King and the City of Vaughan are to the east.

[7] Studies related to the proposed expansion began as part of the Region's

Municipal Comprehensive Review (“MCR”) to conform to the Growth Plan for the Greater Golden Horseshoe, 2006 (“Growth Plan 2006”).

[8] The analyses included a detailed Land Budget Report. That Report concluded that additional Designated Greenfield Area in the Town would be needed to accommodate projected growth. Doing so would require a settlement area expansion.

[9] Concurrent with the Region’s studies, the Town initiated a conformity exercise also designed to conform to the Growth Plan 2006. This study resulted in an amendment to the Town Official Plan, known as OPA 226.

[10] Although OPA 226 included population and employment allocations for the Designated Greenfield Area, this OPA as approved did not expand any settlement areas to accommodate this population. Doing so would require an MCR and companion amendment to the Regional Official Plan (“ROP”).

[11] The Town undertook the requisite technical studies that resulted in ROPA 28 on Bolton Employment Expansion and ROPA 30 on Bolton Residential Expansion, which rested on the Bolton Residential Expansion Study (“BRES”).

[12] BRES identified six options for the areas of expansion and three options for smaller, rounding out areas for a settlement area expansion for Bolton.

[13] Option 3, at the northwest corner of Bolton, and the Rounding Out Areas were the Town’s preference for the settlement area expansion. The Town then applied for a Regional Official Plan Amendment on this basis.

[14] The Region had a somewhat different preference. When considering the Town’s application for an amendment to the ROP, the Region chose Option 6 and an area known as the Triangle Lands located at the south end of Bolton. These lands then became ROPA 30, subsequently appealed to this Tribunal.

ISSUES, ANALYSIS AND FINDINGS

[15] The key points of dispute in these proceedings highlighted two underlying issues: which lands should be included in the settlement expansion and what is the appropriate land use designation for each. This latter matter focused primarily on the choice of employment land uses or residential uses, and the degree of compatibility between the two.

[16] Through extensive, technical and detailed negotiations a settlement was finally reached between the Parties. The settlement involved certain proposed modifications both to the policy provisions and to the schedules for ROPA 30 as it was initially before the Tribunal in these proceedings.

[17] The proposed modifications provide an increase to the Bolton settlement area of 245 developable hectares to accommodate close to 11,100 persons and 3,600 jobs. The expansion lands include the Triangle lands, Rounding Out Area B lands, the Option 6 lands, part of the Option 3 lands, and part of the Option 1 lands. It also recognizes an existing and operating school at the edge of Bolton.

[18] The policy modifications have been designed to supplement the comprehensive policies in the ROP with more specific direction for the detailed planning of development within the settlement area expansion lands. These include development phasing, transportation, affordable housing assessment, natural heritage, and agriculture, among others.

[19] The Tribunal finds that this proposed modified ROPA 30 has had appropriate regard for the matters of Provincial interest, as set out in s. 2 of the *Planning Act*. The Tribunal has regard for the decisions of the Town and the Region, as represented by the submission of this proposed modified ROPA 30 which is now supported by both the Town and the Region.

[20] Having considered all the materials filed, the Tribunal also finds that the

proposed modified ROPA 30 is consistent with the Provincial Policy Statement, 2020.

[21] Section 3(5) of the *Planning Act* requires the Tribunal's decision to be in conformity with applicable Provincial Plans in effect on the date of the decision. In this case a panel of the Tribunal, differently constituted, heard and decided a motion on the question of which version of the Growth Plan for the Greater Golden Horseshoe, enacted under the Places to Grow Act, is applicable to these proceedings. That panel of the Tribunal determined that the Growth Plan for the Greater Golden Horseshoe 2006 is the one that is applicable to these proceedings.

[22] The Tribunal finds that this proposed modified ROPA 30 conforms with the Growth Plan for the Greater Golden Horseshoe, 2006.

[23] The Tribunal finds that this proposed modified ROPA 30 completes the MCR carried out by the Region and the Town, conforms with the policy regime and supports the objectives of the ROP, and has had regard for the Town's intention for growth in the Bolton area.

ORDER

[24] The Tribunal orders that the appeals of the Region of Peel Official Plan Amendment 30 are allowed in part.

[25] The Tribunal orders that the Region of Peel Official Plan Amendment 30 is modified as shown on Attachment 1 to this decision and, as so modified, is approved.

“Susan de Avellar Schiller”

SUSAN de AVELLAR SCHILLER
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.olt.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Ontario Land Tribunals

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 30

AN AMENDMENT TO ESTABLISH A BOLTON RESIDENTIAL
EXPANSION SETTLEMENT AREA BOUNDARY

THE CONSTITUTIONAL STATEMENT

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

Part B, THE AMENDMENT, consisting of amendments to the Text, Schedules, and Figures of the Region of Peel Official Plan, constitutes Amendment Number 30 to the Region of Peel Official Plan.

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to establish an expansion to the Bolton Rural Service Centre, and identify Areas Assessed in the Bolton Residential Expansion Study.

This Amendment also provides an updated policy framework to guide further planning development review in the Bolton Residential Expansion Settlement Area.

Location:

This Amendment applies to lands in the Town of Caledon as legally described as Concession 5, Part Lot 1 to 5 (Township of Albion), Concession 7 Part of Lot 11 and 12, Concession 4 (Alb) Part of Lots 11 and 12, Concession 5 (Alb) Part of Lots 11, 12 and 13, Concession 5 (Alb) Part of Lot 10, Concession 6 (Alb) Part of Lot 10, Concession 7 (Alb) and Part Lots 11, 12, 13 and as shown by the Areas Assessed in the Bolton Residential Expansion Study surrounding Bolton in Schedule D in the attachment in this Appendix PART B – THE AMENDMENT.

Basis:

Settlement Boundary Expansion in Caledon

Regional Official Plan Amendment (ROPA) 24 is the Region's Growth Plan conformity exercise. The growth management component of ROPA 24 was approved by the OMB in 2012 with new 2031 forecasts for the Town of Caledon and introduced a minimum greenfield density target of 42 residents and jobs per hectare. ROPA 28 (South-Albion-Bolton Employment Land and the North Hill Supermarket Expansion Area) and ROPA 29 (Mayfield West Phase 2) implemented ROPA 24. This Bolton Residential Expansion Settlement Area completes the 2031 ROPA 24 population and employment forecasts for the Town of Caledon.

The expansion of the current Bolton Rural Service Centre boundary is a key component of Caledon's growth management strategy of directing the majority of growth in the Town of Caledon to the Rural Service Centre settlements of Bolton, Caledon East and Mayfield West. This expansion will accommodate approximately 11,100 people and 3,600 jobs.

Bolton Rural Service Centre

Bolton is located in the Town of Caledon and is identified as a Rural Service Centre in the Peel Official Plan. Rural Service Centres are developed on full municipal water and sewer services and provide a range and mix of residential, employment, commercial, recreational and institutional and community services to those living and working in Caledon.

Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan)

The Growth Plan provides growth management policy direction and population and employment forecasts for single- and upper-tier municipalities within the Greater Golden Horseshoe.

The proposed Bolton Residential Expansion Settlement Area implements the Growth Plan population and employment forecasts for 2031A.

Region of Peel Official Plan

The Regional Land Budget assigns population and employment growth to the Growth Plan policy areas in Peel. For Caledon the 2031 population and employment totals are 108,000 people and 46,000 jobs. The Regional Land Budget set the 2031 unallocated greenfield population and employment totals for Caledon at 21,500 people and 11,000 jobs and established the need for 609 hectares of land for all settlement area boundary expansions.

Town of Caledon Official Plan

The Town of Caledon is required to bring its Official Plan into conformity with Provincial Plans and Policies and the Peel Official Plan, in particular ROPA 24. The Town's conformity exercise resulted in OPA 226 which was approved by the OMB in 2013. The population and employment forecasts from the Regional Land Budget are reflected in OPA 226.

OPA 226 is being implemented through a series of settlement area boundary expansions as the Bolton Residential Expansion Settlement Area is required to accommodate growth from Bolton contained in OPA 226. This expansion will accommodate approximately 11,100 people and 3,600 jobs.

Region's Consideration and Evaluation of the Town's ROPA Application

The Bolton Residential Expansion Study (BRES) was initiated by the Town of Caledon in April 2012 to determine the appropriate location to accommodate growth in Bolton. After completion of several studies as part of the BRES process and identification of a preferred boundary expansion area, Town Council approved a proposed Bolton settlement expansion area (generally known at the time as Option 3) as recommended by the study. In October 2014 the Town submitted its Bolton Residential Expansion ROPA application to the Region of Peel.

On November 12, 2015, Regional Council endorsed a planning process for the consideration of the Town's ROPA application. The planning process lays out a number of tasks and milestones to ensure a fair, open and transparent public process that provides all stakeholders, agencies, and members of the public with an opportunity to provide their input.

The Region retained a consultant to recommend criteria to assist in the consideration of the Town's ROPA application. Following a period of public consultation, eighteen evaluation criteria were finalized and supported by staff. The criteria are organized into six theme areas for use in evaluating each expansion option from a Regional perspective. The themes include:

Theme One: Protect Natural Heritage Features and their Associated Functions

Theme Two: Promote Coordinated, Efficient, and Cost Effective Infrastructure

Theme Three: Promote Fiscal Responsibility

Theme Four: Ensure Compact, Complete, and Healthy Communities

Theme Five: Protect Agricultural Lands

Theme Six: Response to Long-Term Urban Structure Implications

The evaluation themes and criteria are based on a comprehensive review of Regional interests, the Peel Official Plan, the Provincial Policy Statement (PPS), the Growth Plan, and stakeholder input.

Municipal Comprehensive Review (MCR) Process

In September 2012, the Region retained Malone Given Parsons (MGP) to review Caledon's MCR process. MGP prepared a policy framework listing all relevant policies that should be reviewed for compliance to and conformity with settlement area boundary expansions in the context of the MCR process. MGP developed a list of 23 evaluation criteria which form the basis of evaluating whether a settlement area boundary expansion meet the requirements of an MCR. The Region retained The Planning Partnership to assist with the consideration of this application and has reviewed the Evaluation Table prepared by Malone Given Parsons. Regional staff has concluded the MCR criteria have been met for this proposed expansion to the Bolton Rural Service Centre Boundary.

Draft ROPA Policy Framework

Draft ROPA 30 has been prepared that provides for the inclusion of approximately 245 hectares of developable land to be included in the Bolton Rural Service Centre Boundary and provide a policy framework for the expansion lands while addressing a range of matters including infrastructure, financing, healthy development, transportation, natural heritage, and agricultural planning.

A policy regarding the GTA West Transportation Corridor and NWGTA Transmission Corridor protection has been included in the draft ROPA that requires the Town of Caledon to prepare official plan and secondary plan policies for the phased release of lands within the GTA West Study Area which includes the Focused Analysis Area (FAA) and NWGTA Transmission Corridor Identification Study Area if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor. It is anticipated that applications in the GTA West Study Area that are outside the FAA will not be impacted by the potential GTA West Transportation Corridor. Similarly, it is anticipated that applications outside of the NWGTA Transmission Corridor Identification Study Area will not be impacted by the future electricity transmission corridor.

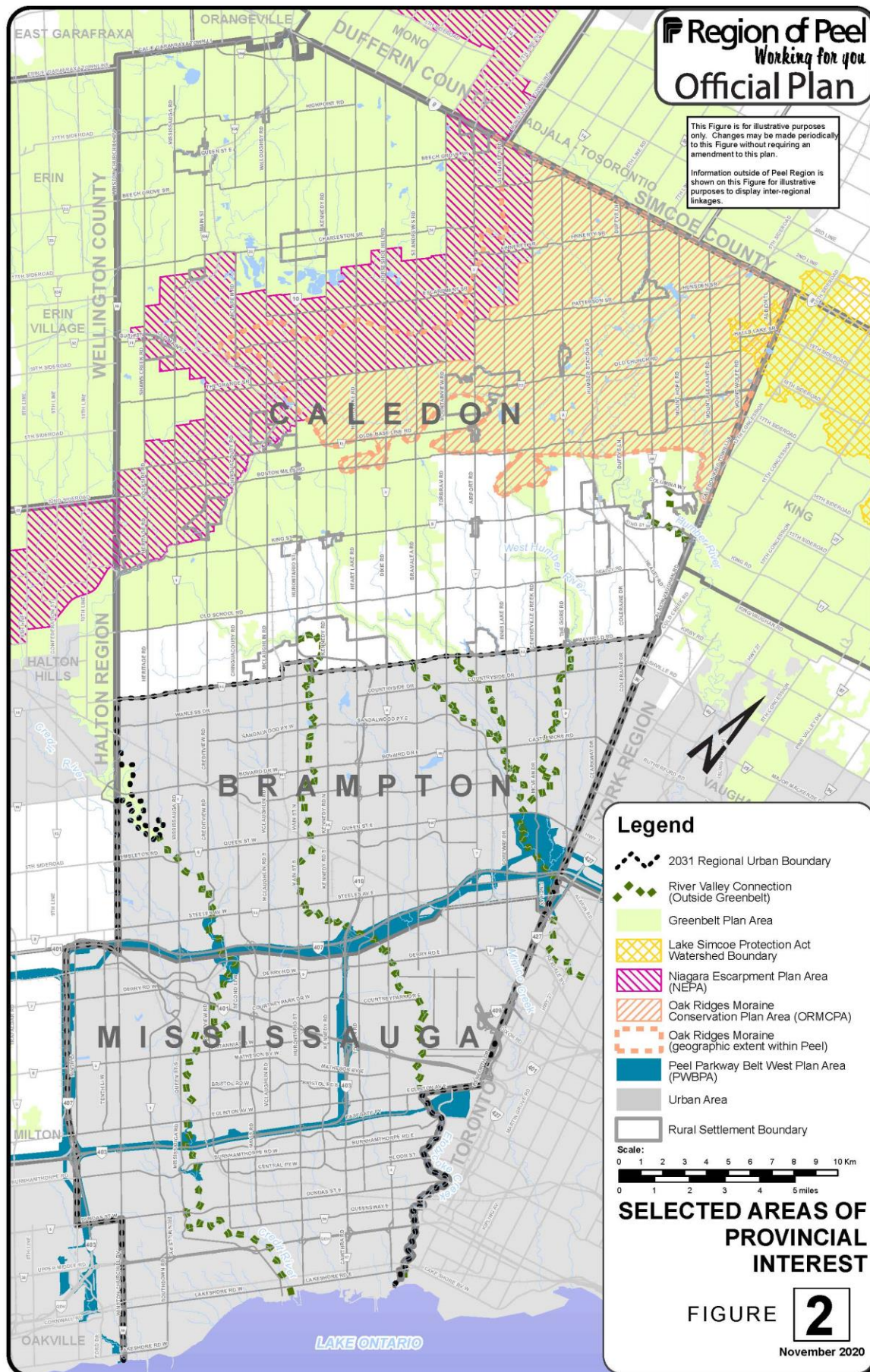
The draft ROPA also includes proposed Schedule amendments to include Areas Assessed in the Bolton Residential Expansion Study surrounding the Bolton Rural Service Centre and

include the subject lands in the Bolton Residential Expansion Area 2031 to be part of the Bolton Rural Service Centre on Schedule D of the Peel Official Plan. Other Schedules that are proposed to be amended include Schedule B (remove the subject lands from the Prime Agricultural Area), Schedule D1 (include the subject lands in the Rural Service Centre outside the Oak Ridges Moraine Conservation Plan Area), Schedule D3 (include the subject lands in the Settlement Areas outside the Greenbelt), and Schedule D4 (include the subject lands in the Designated Greenfield Area).

The proposed Areas Assessed in the Bolton Residential Expansion Study in Schedule D and proposed Residential Expansion Area in Schedule D and Schedule D4 are identified by a series of arrows and boxes with rounded corners to indicate what has changed in those Schedules and are not part of the amendment to the Official Plan.

A technical minor adjustment and correction is also recommended to include the existing St. Michael Secondary School into the Bolton Rural Service Centre Boundary which would update Schedule B, D, D1, D3, and D4. The school site which is currently located outside, but abutting the Bolton Rural Service Centre Boundary, should be included as this existing facility functions as part of the Rural Service Centre.

Figure 2 Selected Areas of Provincial Interest is proposed to be amended by including the subject lands in the Rural Settlement Boundary as shown in the attachment in this Appendix PART A – THE PREAMBLE. Section 1.3.3 of the Peel Official Plan notes Figures may be changed by Regional Council, without requiring an amendment. Figure 2 will be approved by Regional Council and take effect when the ROPA is in effect.



PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and schedules constitute Amendment Number ___ to the Region of Peel Official Plan.

Amendments to Text and Schedules

1. Chapter 5, Regional Structure, is amended by inserting new Section 5.4.3.1.5 as follows:

“To establish healthy complete communities that contain, living, working and recreational activities, which respect the natural environment, resources and characteristics of existing communities and *services*.”

2. Chapter 5, Regional Structure, Section 5.4.3.2.1 is amended by inserting “employment,” after “providing a range and mix of residential,” as follows:

“Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, employment, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.”

3. Chapter 5, Regional Structure, Section 5.4.3.2.2 is amended by deleting the second and third sentences as follows:

“Show on Schedule D the 2031 settlement boundaries for each of the Caledon East, Mayfield West and Bolton Rural Service Centres. ~~The 2031 boundaries for Caledon East and Mayfield West have been established. The 2031 boundary for Bolton has been partially established and remains to be completed.~~ 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.”

Appealed

4. Chapter 5, Regional Structure, Section 5.4.3.2.7 is amended as follows:

“The Region of Peel will study and consider future growth through a municipal comprehensive review, which will examine the need and most appropriate location for an expansion across the Region, including, but not limited to, the following locations:

- a) Around the Mayfield West Rural Service Centre, the boundary shown as a red dashed line on Schedule D and designated in the legend as “Study Area Boundary” is the area within which additional growth for Mayfield West beyond the 2031 population target is anticipated to occur; and
- b) Generally, the area surrounding the Bolton Rural Service Centre including the lands previously considered as part of the Bolton Residential Expansion Study as

shown on Schedule D and designated in the legend as “Areas Assessed in the Bolton Residential Expansion Study”.

Any settlement boundary expansion for the Mayfield West or Bolton Rural Service Centres will be designated on the basis of a municipal comprehensive review and will require an amendment to this plan.”

5. Chapter 5, Regional Structure, is amended by inserting the following new Sections 5.4.3.2.9 and 5.4.3.2.9.1 after Section 5.4.3.2.8.3 as follows:

“5.4.3.2.9 Bolton Residential Expansion Settlement Area 2031

The Bolton Residential Expansion Settlement Area within the Rural Service Centre will accommodate approximately 11,100 residents and 3,600 jobs and comprises approximately 245 hectares (of developable lands) as identified on Schedule D. The following special policies shall apply to the Bolton Residential Expansion Settlement Area.

The Bolton Residential Expansion Settlement Area will contribute to the development of the Bolton Rural Service Centre to be a complete community by planning for an appropriate mix of jobs, employment lands, local services, housing, including *affordable housing*, community infrastructure, and a full range of transportation options while ensuring natural heritage features are identified and protected. The provision of Regional *infrastructure* will be staged and financed in a manner that is consistent with the financial management and capabilities of *the Region*. Health considerations will be included in the planning process to facilitate physical activity through *active transportation* to optimize the health promoting potential of the community.

- 5.4.3.2.9.1 In addition to the policies in this Plan that govern the *Region’s* Rural System, it is the policy of Regional Council to require the Town of Caledon to conform to the following policies:

Phasing of Development, Staging of Regional Infrastructure and Financial Agreements

- a) In accordance with Section 5.4.3.2.5 and prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town will prepare a phasing plan to *the Region’s* satisfaction that provides for the orderly, fiscally responsible and efficient progression of *development* that is coordinated with the *Region’s* Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.
- b) In accordance with Section 7.8.2.12 prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town will prepare a

financial and implementation plan to *the Region's* satisfaction that includes the execution of any financial agreements for the provision of Regional *infrastructure*. This may require front-end financing or accelerated payment agreements and/or other cost-sharing agreements, and limitations to be placed on the *development*, consistent with a phasing plan.

- c) In implementing a) and b) above, more than one local official plan amendment and/or secondary plan may be considered, in which case the Region may provide for an area to address the above requirements independently. Where an area is to be serviced, the Region may require limitations to be placed on development and servicing of an area, or a portion of an area, consistent with a phasing plan.

Transportation

- d) Prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon will plan for a range of transportation options including transit service, *active transportation*, and *carpooling*.

Affordable Housing Assessment

- e) Prior to the Town of Caledon adopting an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon will prepare an *affordable housing* assessment in consultation with *the Region* in order to include policies for the provision of *affordable housing*. *The affordable housing* assessment shall address:
 - i) Contribution towards the achievement of Regional new housing unit targets;
 - ii) The availability of an appropriate range and mix of housing types, densities, sizes and tenure that contribute to the supply of *affordable housing*; and,
 - iii) Identification and conveyance strategy for *affordable housing*, in consultation with the *Region of Peel*.

Healthy Communities and the Built Environment

- f) The Town of Caledon will conduct a health assessment of the secondary plan that implements the settlement area boundary in consultation with *the Region*, and that results are reported to Town

Council prior to approval of the secondary plan. The health assessment must be completed in accordance with the *Region of Peel's Healthy Development Framework*.

- g) The Town of Caledon shall include in the secondary plan, a policy to require the completion of a health assessment as part of a complete application for any *development*, and that results are reported to Town Council in consultation with *the Region*. The health assessment must be completed in accordance with the *Region of Peel's Healthy Development Framework*.
- h) Integrate the *Region of Peel's Healthy Development Assessment* elements into the secondary plan to optimize its health promoting potential.
- i) *The Region* and the Town of Caledon shall conduct health assessments on Regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.

Natural Heritage

- j) Prior to the Town of Caledon Council endorsing land uses for the secondary plan areas and prior to adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will identify a natural heritage system to be in conformity with a Comprehensive Environmental Impact Study and Management Plan (EIS and MP) that is prepared and completed to the satisfaction of *the Region* and Town of Caledon in consultation with the Toronto and Region Conservation Authority and other relevant agencies. The Comprehensive EIS and MP shall be prepared in accordance with terms of reference satisfactory to *the Region*, the Town of Caledon and the Toronto and Region Conservation Authority, in consultation with relevant agencies.
- k) The implementation of recommendations of the completed Comprehensive EIS and MP shall be incorporated into the Town of Caledon Official Plan and Secondary Plan in accordance with provincial, regional, local and conservation authority policy. Based on the results of the Comprehensive EIS and MP, the natural heritage system shall be designated in the Town of Caledon Official Plan.
- l) Minor refinements to the boundary of the community may be incorporated in the local official plan amendment and secondary plan

to reflect the designation of the natural heritage system such that approximately 245 hectares of developable lands are included.

Agriculture

- m) Prior to the Town of Caledon adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will prepare an agricultural impact assessment (AIA) to be completed in accordance with terms of reference prepared to the satisfaction of *the Region* and Town of Caledon, in consultation with relevant agencies. The AIA will be prepared to provide a further detailed evaluation of potential impacts of non-agricultural development on agricultural operations adjacent to the Bolton Residential Expansion Settlement Area with recommendations to avoid, minimize and/or mitigate adverse impacts. The implementation of recommendations of the AIA shall be incorporated into the Town of Caledon Official Plan and Secondary Plan, as appropriate, and will include policies, at a minimum, that will:
 - i) Identify through mapping any Provincial Minimum Distance Separation (MDS) I calculated setback (the Setback Area) that extends into the Bolton Residential Expansion Settlement Area;
 - ii) Prohibit development in the Setback Area. If and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, development can proceed in accordance with the Bolton Residential Expansion Settlement Area Secondary Plan;
 - iii) Recognize that lands within the Setback Area will be considered a Type A Land Use for the purpose of applying Provincial MDS II Formula;
 - iv) Promote land use compatibility where agricultural uses and non-agricultural uses interface; and,
 - v) Require mitigation of potential impacts of development on surrounding agricultural operations and land to the extent feasible.

GTA West Preliminary Route Planning Study Area/NWGTA Transmission Corridor Identification Study Area

- n) During the preparation of an official plan amendment and the secondary plan to implement the settlement area boundary, the Town of Caledon in consultation with and to the satisfaction of *the Region* and the Province will prepare policies that address the following:

- i) Identify through mapping, any portion of the GTA West Preliminary Route Planning Study Area (the GTA West Study Area) which includes the GTA West Focused Analysis Area (FAA) and NWGTA Transmission Corridor Identification Study Area that extends into the Bolton Residential Expansion Settlement Area. The mapping will indicate the GTA West Study Area, FAA, and NWGTA Transmission Corridor Identification Study Area are located in portions of the Bolton Residential Expansion Settlement Area.
 - ii) Ensure that development applications for lands within the GTA West Study Area and NWGTA Transmission Corridor Identification Study Area will not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor or the NWGTA Transmission Corridor. These policies may include provisions for the phased release of lands within the GTA West Study Area and NWGTA Transmission Corridor Identification Study Area if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor or the NWGTA Transmission Corridor.”
- 6. Schedule B Prime Agricultural Area is amended by deleting the subject lands from the Prime Agricultural Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 7. Schedule D Regional Structure is amended by inserting the Areas Assessed in the Bolton Residential Expansion Study surrounding Bolton and including the subject lands in the Bolton Residential Expansion Area 2031 to be part of the Bolton Rural Service Centre as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 8. Schedule D1 Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations is amended by including the subject lands in the Rural Service Centre outside the ORMCPA as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 9. Schedule D3 Greenbelt Plan Area Land Use Designations is amended by including the subject lands in the Settlement Areas Outside the Greenbelt as shown in the attachment in this Appendix PART B – THE AMENDMENT.
- 10. Schedule D4 Growth Plan Policy Areas in Peel is amended by including the subject lands in the Designated Greenfield Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.

