



Project No. 1619

December 9, 2020

Members of Regional Council
10 Peel Centre Drive,
Suite A and B,
Brampton, ON L6T 4B9

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED ☒ _____

Dear Members of Regional Council:

***Re: Draft Settlement Area Boundary Expansion (SABE), Bolton, Ontario
ROPA 30 Settlement***

We are the land use planners to the Bolton North Hill Landowners Group (BNHL) who are landowners within the Option 1 lands and the southerly portion of the Option 2 lands in north Bolton (see **Attachment A**) (BNHL Lands). While we are still undertaking a detailed review of the staff report and related technical studies, we are writing to provide you with our preliminary comments on the Draft Bolton Settlement Area Boundary Expansion (SABE).

While we note that the mapping in the staff report recommends inclusion of the southerly portions of Options 1 and 2 in the SABE (approximately 40 hectares in Option 1 and 60 hectares in Option 2 totaling 100 hectares), the draft mapping does not include the northerly portion of Option 1 (an additional gross area of approximately 145 hectares).

As an active party to the ROPA 30 hearing, BNHL, along with the Province of Ontario, the Region of Peel, the Town of Caledon, and other appellant landowner groups, recently reached a settlement of the ROPA 30 appeals.. That settlement, which has been approved by the Local Planning Appeals Tribunal, included recognition that approximately 90 hectares of land located on the Option 3 and Option 1 lands were required to meet the 2031 forecasts,. Specifically, the settlement included 30 hectares on the Option 1 lands along Highway 50, north of Columbia Way and 60 hectares on the Option 3 lands. We request that staff please update the SABE mapping to recognize the recent ROPA 30 settlement and allocate the additional 90 hectares required lands to the BNHL Lands and specifically, those located in Option 1.

Given that infrastructure is proposed to be extended along Highway 50 to service the southern portion of Option 1 included through ROPA 30, the most efficient and cost effective approach would be to include the remainder of Option 1 lands in priority to

extending new services north along Mount Hope Road into the northernmost portions of the Option 2 lands. From this perspective it is reasonable to include the approximately 20 hectare portion of Option 2 fronting onto Columbia Way, but not necessarily the remaining 40 hectares that is now shown in the Draft SABE extending north on Mount Hope Road. With the 40 hectares taken from Option 2, as well as the 90 hectares that was found to be surplus through the ROPA 30 settlement, we believe that the remaining lands in Option 1 should be included in the SABE.

We believe it is appropriate to include the lands north on Highway 50 to continue the extension of servicing northward that would have already commenced through the lands coming into the boundary through ROPA 30. The inclusion of the Option 1 lands into the SABE will contribute to the cost recovery for infrastructure required to service the ROPA 30 settlement on both the Option 1 and 3 lands.

While we are supportive of the SABE areas shown surrounding Bolton in other areas outside of Options 1 and 2, it is our opinion that the entirety of the BNHL Lands should be included to complete the build out of Bolton outside of the Greenbelt Area boundary. The development pattern of Bolton has historically occurred to the north and bordered either side of Highway 50. The inclusion of the remainder of the Option 1 lands would continue this intention by “filling out” the remaining portions of land suitable for residential development. This approach is better suited to establish an improved corridor condition and a more desirable planning pattern resulting in a complete community.

Furthermore, it is noted that the 2051 forecasts of the Growth Plan are provided to ensure there is sufficient supply of land to meet the population forecasts and are not a maximum or “cap”. In this respect, it is my opinion that all of the BNHL Lands should be included within the SABE to complete the build out of the lands surrounding Bolton and outside of the Greenbelt Area.

At this point in time the BNHL will continue to review the relevant materials and studies that informed the proposed SABE boundaries. It is our understanding that Peel Region remains open to feedback and these documents will be revisited in Spring 2021.

In the interim, we remain open to any further discussions with the region and associated parties involved.

Sincerely,



Bousfields Inc.

Michael Bissett, MCIP, RPP

c. Adrian Smith
Kathryn Dewar
BNHL

ATTACHMENT A

