

**Quinto M. Annibale\***  
**\*Quinto M. Annibale Professional Corporation**  
Direct Line: (416) 748-4757  
E-mail: [gannibale@loonix.com](mailto:gannibale@loonix.com)

**By E-mail**

August 23, 2021

Members of Regional Council  
Region of Peel  
10 Peel Centre Drive  
Brampton, ON  
L6T 4B9

REFERRAL TO \_\_\_\_\_  
RECOMMENDED  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED

Dear Members of Regional Council:

**Re: Submission on behalf of the Bolton North Hill Landowners Group Inc.  
Hybrid Option 1/2 Lands  
Region of Peel 2051 Municipal Comprehensive Review  
Request for Settlement Area Boundary Expansion**

We write on behalf of the members of the Bolton North Hill Landowners Group Inc. (“BNHLG”), owners of approximately 100 hectares of developable land to the north of the Bolton Rural Service Centre, referred to in the Bolton Residential Expansion Study Process as Hybrid Option 1/2. BNHLG was an Appellant Party to the Local Planning Appeal Tribunal Hearing regarding Regional Official Plan Amendment No. 30 (“ROPA 30”), the settlement of which resulted in approximately 30 hectares of land owned by BNHLG being added to the settlement area boundary.

BNHLG seeks to have the balance of the Hybrid Option 1/2 lands, totalling approximately 150 hectares, added to the settlement area “Proposed Expansion”.

A number of submissions have been provided in support of the Proposed Expansion including correspondence sent to the Regional, and deputations by, the group’s planner Michael Bissett and legal counsel Steven Ferri; Mr. Bissett’s correspondence and his presentation to Council are attached as **Attachments 1A, 1B, and 1C**.

In addition, letters in support of the Proposed Expansion were sent to the Region on August 3<sup>rd</sup>, 2021 on behalf of Solmar Development Corp and its related companies, which own significant landholdings in the areas known as the Option 2 and Option 6 lands (see **Attachments 2A and 2B**).

BNHLG is concerned that there are misconceptions surrounding its request and the implications (planning, financial, environmental, growth management, and other) of adding the balance of the Hybrid Option 1/2 lands to the settlement area. We write to address these misconceptions and to provide further context in support of our client’s request.



### 1. The Proposed Expansion will have no impact on Prime Agricultural Lands

There has been some suggestion by certain consultants engaged on behalf of the Region that the Proposed Expansion would negatively impact productive farmland and that the Hybrid Option 1/2 lands are therefore less preferred from an agricultural perspective. **In our view this is a misconception that is not supported by the LEAR Study prepared on behalf of the Region as part of the MCR process or the work undertaken by the BNHLG agrologist.**

**These comprehensive analyses confirm that the Option 1/2 lands are some of the least viable lands from an agricultural perspective and therefore the best candidates for removal from production.** In fact, as a result of the background work, the Option 1/2 lands are recommended to be removed from the Region's Prime Agricultural Areas as identified in the Official Plan.

Although BNHLG fully supports the inclusion of the lands to the west of Bolton in the settlement area boundary, we note that all of those lands are recommended to remain designated Prime Agricultural per the results of the LEAR study. **There is simply no basis to conclude that the Hybrid Option 1/2 Lands are less preferred as an expansion option on the basis of impacts on agricultural lands.**

Details of the technical background work discussed above are set out in the report prepared by Orion Consulting which is included as part of Attachment 1.

### 2. The Proposed Expansion is financially prudent and will reduce overall infrastructure costs

Far from increasing capital costs, **the addition of the Proposed Expansion lands to the settlement area boundary will reduce the overall costs by increasing the area that will benefit from infrastructure that is already proposed and required to facilitate the development of the ROPA 30 lands (Option 1 and Option 3) to meet the Region's 2031 population forecasts.** By adding lands through the Proposed Expansion that rely on the same infrastructure, the per unit costs can be decreased substantially.

**The BNHLG has on numerous occasions committed to pre-pay for all Regional infrastructure required to support development of its lands.** This will eliminate any capital expenditure or burden on the Region associated with the expansion.

### 3. The Proposed Expansion is readily serviced

Detailed analysis undertaken by the group's engineers, RJ Burnside and Crozier, in collaboration with Urbantech (retained on behalf of Option 3) confirm that it is feasible to service the Proposed Expansion.

Planning of the infrastructure required to support the development of the ROPA 30 Option 1 and Option 3 lands is already well underway as development of those lands is required to meet the Region's population and employment forecasts to the 2031 planning horizon. As noted above, **the Proposed Expansion relies on much of the same infrastructure that will already be**



made available to service the ROPA 30 lands in any event. As a result, there is no issue whatsoever with feasibility or availability of services.

#### 4. The Growth Plan population forecasts are a minimum not a cap

Settlement area boundary expansions are not a zero-sum exercise. *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the associated Land Needs Assessment Methodology for the Greater Golden Horseshoe (2020) make very clear that the forecasts in Schedule 3 are a **minimum target** that municipalities are required to plan for to the relevant planning horizon. The Land Needs Assessment Methodology for the Greater Golden Horseshoe (2020), in its discussion of Alternative Growth Scenarios provides the following direction:

*Schedule 3 of the Plan [A Place to Grow: Growth Plan for the Greater Golden Horseshoe] establishes the **minimum** population and employment growth forecasts that municipalities must use to assess land needs to the Plan horizon. **Lower forecasts are not permitted as this may lead to affordability issues and land shortages.***

(emphasis added)

It is open for the Region to adopt and employ alternate targets that are higher than those in Schedule 3 in accordance with the policies of the Growth Plan. The current policy framework is designed to avoid the affordability and housing supply issues that result from an artificially constrained housing market. It is clear that undersupply of housing is the problem, not oversupply.

**This means that the Proposed Expansion can be approved by the Region without removing any other proposed lands from the settlement area boundary.** There is enough population and “allocation” for everyone to be included.

#### 5. The Proposed Expansion is entirely outside of the Provincial Greenbelt

**The Proposed Expansion does not include or impact any lands in the Greenbelt Plan Area.** All of Hybrid Option 1/2 is entirely outside of the Greenbelt and the BNHLG is not and has never requested that any of its landholdings in the Greenbelt be added to the settlement area boundary or otherwise developed.

Thank you for your time and for considering our submission. We would welcome an opportunity to discuss this matter further with appropriate Regional staff and consultants engaged on behalf of the Region as part of the ongoing MCR process.

Yours truly,  
LOOPSTRA NIXON LLP

Per: Quinto M. Annibale



Project No. 1619

December 9, 2020

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

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,

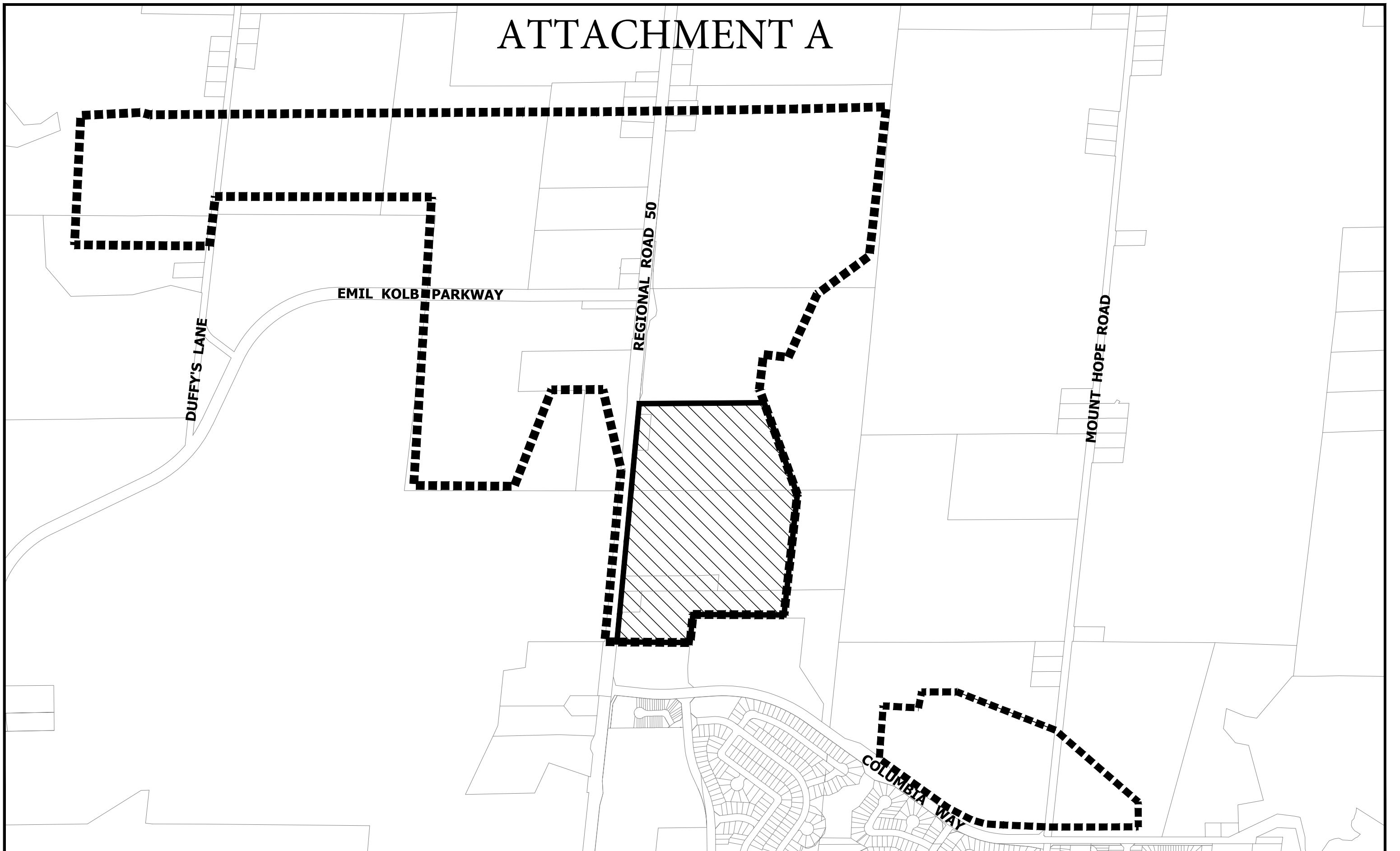


**Bousfields Inc.**

Michael Bissett, MCIP, RPP

- c. Adrian Smith  
Kathryn Dewar  
BNHL

# ATTACHMENT A





Project No. 1619

May 19, 2021

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

Dear Members of Regional Council:

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

---

Please accept this letter further to our correspondence to Regional Council dated December 9, 2020 concerning the Draft Settlement Area Boundary Expansion (SABE), Bolton, Ontario.

As referenced in our letter, 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 **Appendix A**) (BNHL Lands).

As per our previous correspondence, 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, which was further bolstered by the ROPA 30 approval. 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 and supporting the historical Bolton commercial main street.

This approach is better suited to establish an improved corridor condition and a more desirable planning pattern resulting in a complete community. The inclusion of the remainder of these lands would result in a more cost effective and efficient delivery of Regional infrastructure and services as compared to including only a small portion of the lands that were added through ROPA 30.

Since our letter to Regional Council dated December 9, 2021, we have now had the opportunity to further evaluate the engineering solutions and synergies between Options 1, 2 and 3 in north Bolton. Given this additional information, we can now confirm that we are supportive of including all the lands in Options 1 and the “SABE Community Area Lands” portion of Option 2 as indicated in the figure below.



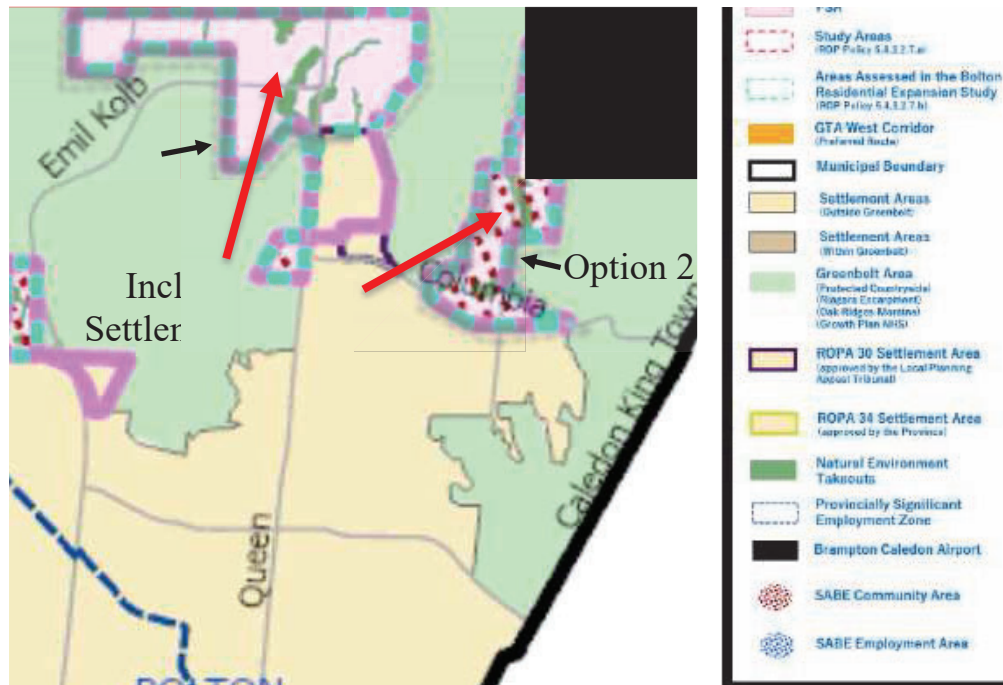


Figure 1 – Lands Requested to be Included in 2051 SABE Boundary

In summary, these lands should be included in the Bolton Urban Settlement Area Boundary for the following reasons:

- We believe it is appropriate to include the lands north on Highway 50 given that servicing is coming from the northwest toward the east to service the ROPA 30 lands needed to meet 2031 forecast population. The inclusion of all the BNHL Lands into the SABE will support the cost recovery for infrastructure required to service the ROPA 30 settlement on both the Option 1 and 3 lands. The BNHL have maintain their commitment to front ending the costs for any such expansion.
- The lands approved through ROPA 30 are required to be serviced. Building out the lands identified in Figure 1 above makes good financial and engineering sense in relation to what will already be undertaken to service the ROPA 30 approved lands.
- The growth of north Bolton onto the Options 1, 2 and 3 lands results in many financial and engineering synergies, including a more efficient implementation of water pressure zone 7.

- Expanding for a complete community in north Bolton also takes advantage of the investment in the Emil Kolb Parkway, providing a direct vehicular and bicycle linkages between the BNHL Lands and the future GO Station on the Option 3 lands, which development has now been confirmed by way of both the ROPA 30 approval and the recent Minister's Zoning Order.
- Expanding north is consistent with the historic pattern of residential growth in Bolton, providing new growth in close proximity to existing community facilities, emergency services and the historic main street commercial area which would benefit from nearby population in north Bolton (see **Appendix B** - Context Plan). New development in north Bolton would also have no potential constraints due to Highway 413.
- The BNHL Lands in north Bolton are some of the only lands surrounding Bolton that were not considered Prime Agricultural by the LEAR Study. The attached detailed letter from an Agricultural consultant confirms that there is no agricultural linkages in this area (see **Appendix C** – Letter from Orion Consulting). There is no reason in our opinion to exclude residential growth on the BNHL Lands based on retaining any agricultural linkages.
- All landowner parties to the recent LPAT hearing respecting ROPA 30 support the full inclusion of the Options 1 BNHL Lands and the "SABE Community Area Lands" and a portion of Option 2 in the 2051 urban boundary.

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 lands indicated in Figure 1 to this letter 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.

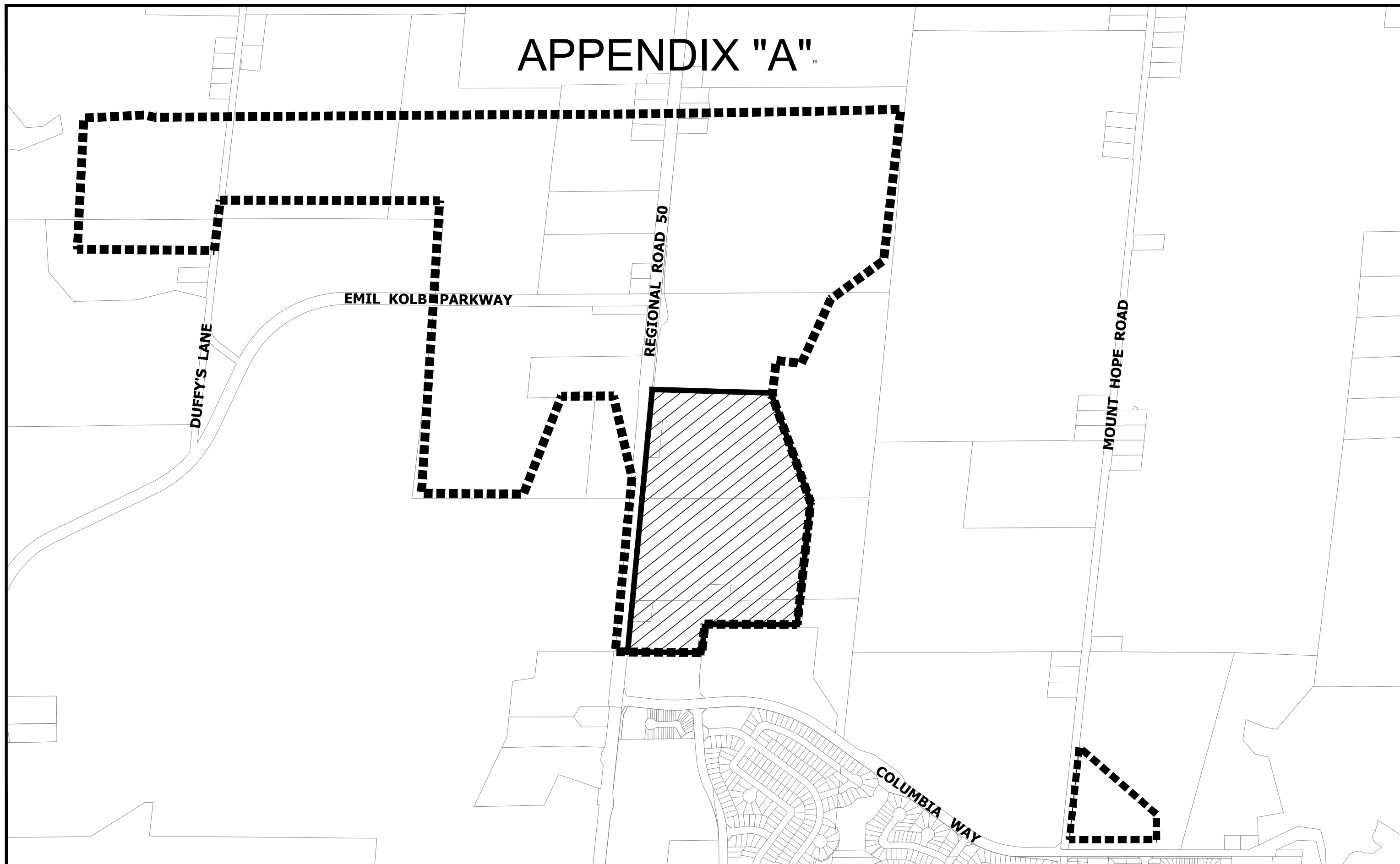
Sincerely,  
**Bousfields Inc.**



Michael Bissett, MCIP, RPP

c. Landowners  
Adrian Smith  
Ed Sajecki

# APPENDIX "A"



# APPENDIX "B"



Not to Scale

# Context Plan



GO Station Area



Humber River Trails and Recreation



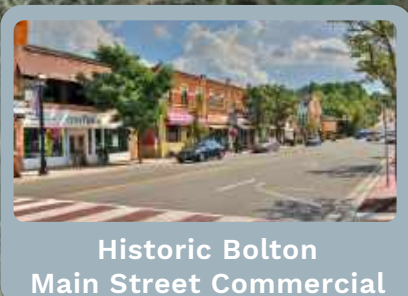
High School



EMS Station



Recreation Centre



Historic Bolton Main Street Commercial

# APPENDIX "C"



March 23, 2021

OEC 17-043

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

Attention: Dear Members of Regional Council:

**Re: Region of Peel 2041+ Official Plan Review  
Agricultural Review of the Settlement Area Boundary Expansion  
Study (Hemson December 2020)**

Dear Members of Regional Council:

Orion Environmental is pleased to provide our review of the findings of the Settlement Area Boundary Expansion Study: Concept Map and Technical Study Findings (Hemson December 10, 2020) and the related report entitled Preliminary Agricultural Impact Assessment – SABE (Planscape November 6, 2020). The purpose of this review is to comment on the proposed Settlement Area Boundary Expansion (SABE) Community Area as shown in Map 8 of the aforementioned report (copy attached) as it relates to the lands in north Bolton referenced through the BRES process as the Hybrid Options 1 and 2 lands (the “BNHL Lands”)(see Attachment A - Map of the BNHL Lands). The Planscape report identifies the BNHL Lands as Area 1 in Figure 8 to that report (see attached excerpt).

Our findings are based our review of these recent reports as well as and on the agricultural impact assessment we undertook for the alternative Bolton Expansion Areas as part of the Appeal of ROPA 30.

In reviewing Map 8 of the SABE report they are completely ignoring the results of the 2041 Regional Official Plan Review Agricultural Mapping Refinement Peel 2041 (November 2019). This study applied the provincial Land Evaluation and Area Review (LEAR) methodology for the assessment of agricultural lands with the participation of the agricultural community and it confirmed that the BNHL

Lands are not recommended by the Region to be designated prime agricultural lands. The LEAR study Map 8 – Draft Recommended Prime Agricultural Area Designation and Map 9 – Prime Agricultural Area To Be Added & Deleted is attached hereto as Attachment “B”.

The SABE study recommended the northerly portions of BNHL Lands not be included in the SABE Community Area in order to provide an agricultural landscape linkage with the City of Vaughan. However, the BNHL Lands were found to be too fragmented based on the LEAR agricultural assessment methodology and have been recommended to be removed from the provincial prime agricultural land base for the Region. The agricultural analysis undertaken by Orion for these lands confirmed the findings of the LEAR study.

The Planscape study concluded that the northerly portion of the BNHL Lands provides strong links to the surrounding agricultural community which support normal farm practices over the long term between Peel and York Regions. The report appears to conclude this landscape linkage is required to maintain and strengthen the rural character of the area. Review of the report found no explanation of what agricultural components must be present to define an agricultural linkage between the two Regions. Nor is there any explanation of how this perceived linkage will support the continuation of normal farming practices over the long term.

Review of the Ontario Ministry of Agriculture, Food and Rural Affairs report, Implementation Procedures for the Agricultural system in Ontario’s Greater Golden Horseshoe March 2020 identified the agricultural inputs and services required for the agricultural system. The inputs listed were mechanical services, equipment dealerships, feed mills, seed/fertilizer/feed suppliers, grading/packing/distribution facilities, custom operators, large animal veterinarians and crop and nutrient management consultants.

Based on our field studies as part of the ROPA 30 appeal, the aforementioned inputs are not found in the area to any significant extent. Farm equipment dealerships and associated mechanical services are centred in the larger farming areas beyond the urban hinterland. Feed mills and seed/fertilizer/feed suppliers are not prevalent in the adjacent rural areas of Vaughan, nor is their close proximity a requirement for economic sustainability. Feed mills from Kitchener- Waterloo supply farmers throughout central Ontario. Fertilizer and seed suppliers and crop management consultants are not reliant on a landscape linkage to effectively

services their clients. Large animal veterinarians no longer have a significant client base in the area because of the lack of livestock operations and the expansion of cash cropping.

Therefore, based on this report we can find no basis for the SABE report or Planscape report maintaining a rural landscape linkage through the BNHL Lands, which are the only NON-prime agricultural lands surrounding Bolton, for the long-term viability of the agricultural system.

The aforementioned OMAFRA report references two studies: the 2015 Friends of the Greenbelt Foundation commissioned study, *The Agricultural System: Components, Linkages and Rationale*, and the Ontario Federation of Agriculture and Environmental Defense report *Farmland at Risk: Why Land-use Planning Needs Improvements for a Healthy Agricultural Future in the Greater Golden Horseshoe* (December 2015).

The Greenbelt Foundation study referenced linking the six elements of the agricultural system: farms, natural environment, government, agribusiness, technical/professional expertise and non-profit/community sector to establish an economically viable agricultural system. The only elements that benefit from geographic close proximity are farms and agribusiness.

We have confirmed that agribusinesses are lacking in the adjacent Vaughan lands so in our opinion there is no need for any linkage. In addition, the agricultural lands that are part of the landscape linkage recommended by the Planscape report in the City of Vaughan are of a lower quality than the agricultural lands to west of Bolton and are significantly impacted by rural estate development and hobby farms with limited evidence of viable livestock or cash cropping operations.

The Ontario Federation of Agriculture study on land use planning for a healthy agricultural infrastructure recognizes that rural lands are part of the agricultural system but does not state landscape linkages are required for an economically sustainable agricultural system. The study does state the land base is the core of the agricultural system. The SABE recommendation to exclude the northerly portion of the BNHL Lands, which are fragmented LEAR designated non-prime lands north of Bolton is not supported by the OFA report.

Therefore, we can find no requirement for the landscape linkage of the BNHL Lands to the City of Vaughan agricultural lands to ensure the economic viability of

the area in either of the aforementioned studies addressing linkage in agricultural communities.

In conclusion, we cannot find any rationale from an agricultural viability perspective for the SABE recommendation to require the fragmented NON-prime lands in on the BNHL Lands to be retained due to its landscape linkage to the rural lands in Vaughan. The viability of agricultural lands relies on retaining the continuous high capability agricultural lands as defined by the Peel LEAR study.

Thank you for providing Orion with the opportunity to work with you on this project. If you have any questions or require further information, please do not hesitate to call.

Yours truly,  
ORION ENVIRONMENTAL SOLUTIONS, INC.

A handwritten signature in blue ink, appearing to read "Paul Neals", is written over the printed name and company name.

Paul Neals, B.Sc. Agr., P.Ag.  
Principal

PCN:

CC: Michael Bissett, Bousfields Inc.



Caledon

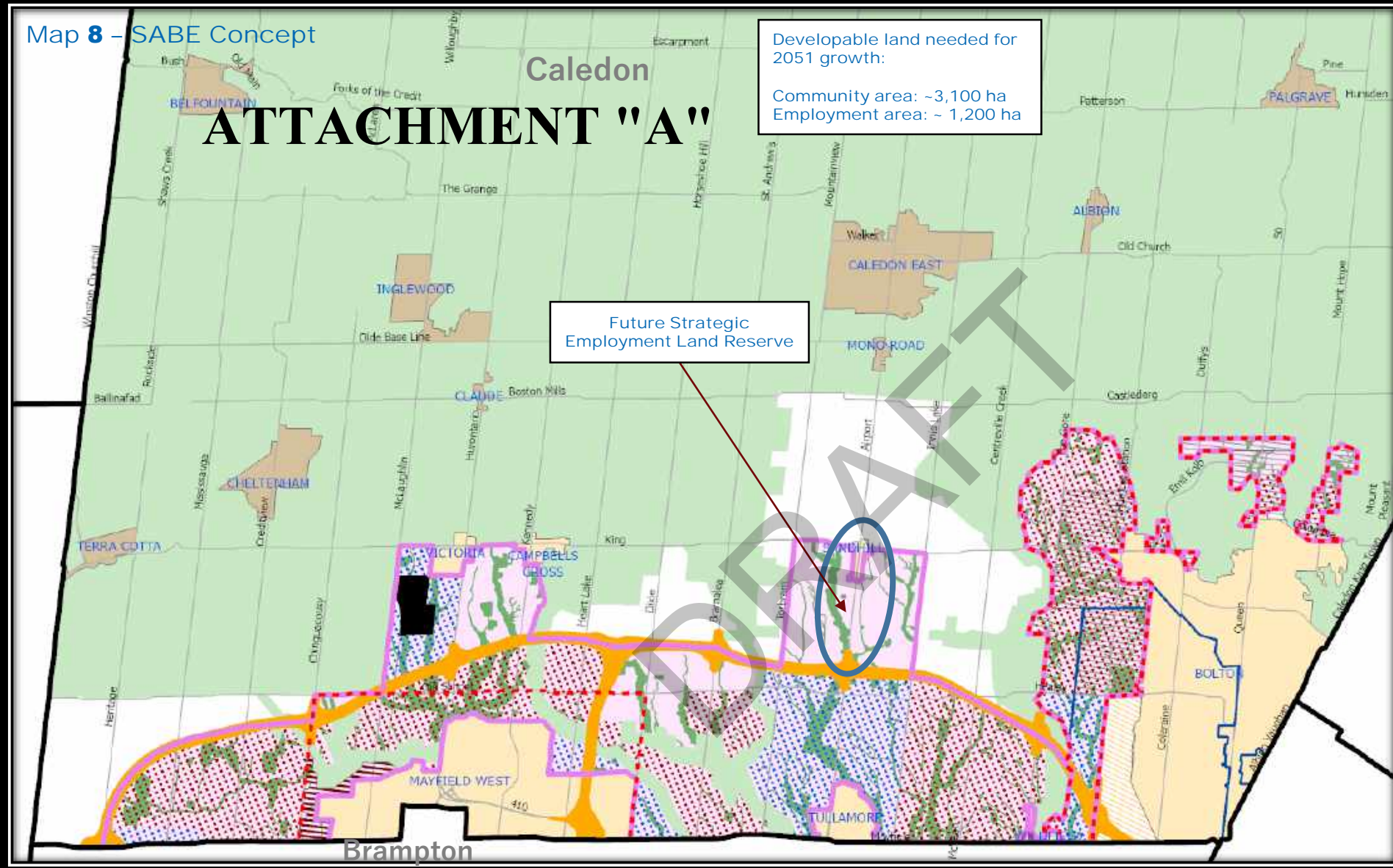
# ATTACHMENT "A"

Developable land needed for 2051 growth:  
 Community area: ~3,100 ha  
 Employment area: ~ 1,200 ha

Future Strategic  
 Employment Land Reserve

**FOCUS STUDY AREA (FSA) (2051)**

- FSA
- Study Areas (ROP Policy 5.4.3.2.7)
- GTA West Corridor (Technically Preferred Route)
- Municipal Boundary
- Settlement Areas (Outside Greenbelt)
- Settlement Areas (Within Greenbelt)
- Greenbelt Area (Protected Countryside) (Niagara Escarpment) (Oak Ridges Moraine) (Growth Plan NHS)
- Natural Environment Takeouts
- Bolton Residential Expansion Area (Adopted and Under Appeal)
- Bolton Residential Expansion Area (Other Areas Studied)
- Mayfield West (Phase 2 Stage 2 proposed by ROPA 34)
- Provincially Significant Employment Zone
- Brampton Caledon Airport
- SABE Community Area
- SABE Employment Area



**Disclaimer:** This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents a conceptual area for the SABE based on technical studies. For additional information, please refer to the technical studies at <http://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>

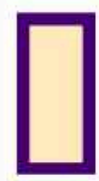
- Notes:**
- 1) Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
  - 2) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
  - 3) The ~4,300 ha SABE is based on a draft land needs assessment which is under review.

**DISCLAIMER: Draft conceptual SABE for further study and discussion.**



1 cm = 1 km

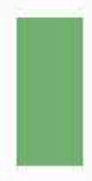
(Niagara Escarpment)  
(Oak Ridges Moraine)  
(Growth Plan NHS)



**ROPA 30 Settlement Area**  
(approved by the Local Planning  
Appeal Tribunal)



**ROPA 34 Settlement Area**  
(approved by the Province)



**Natural Environment  
Takeouts**



**Provincially Significant  
Employment Zone**



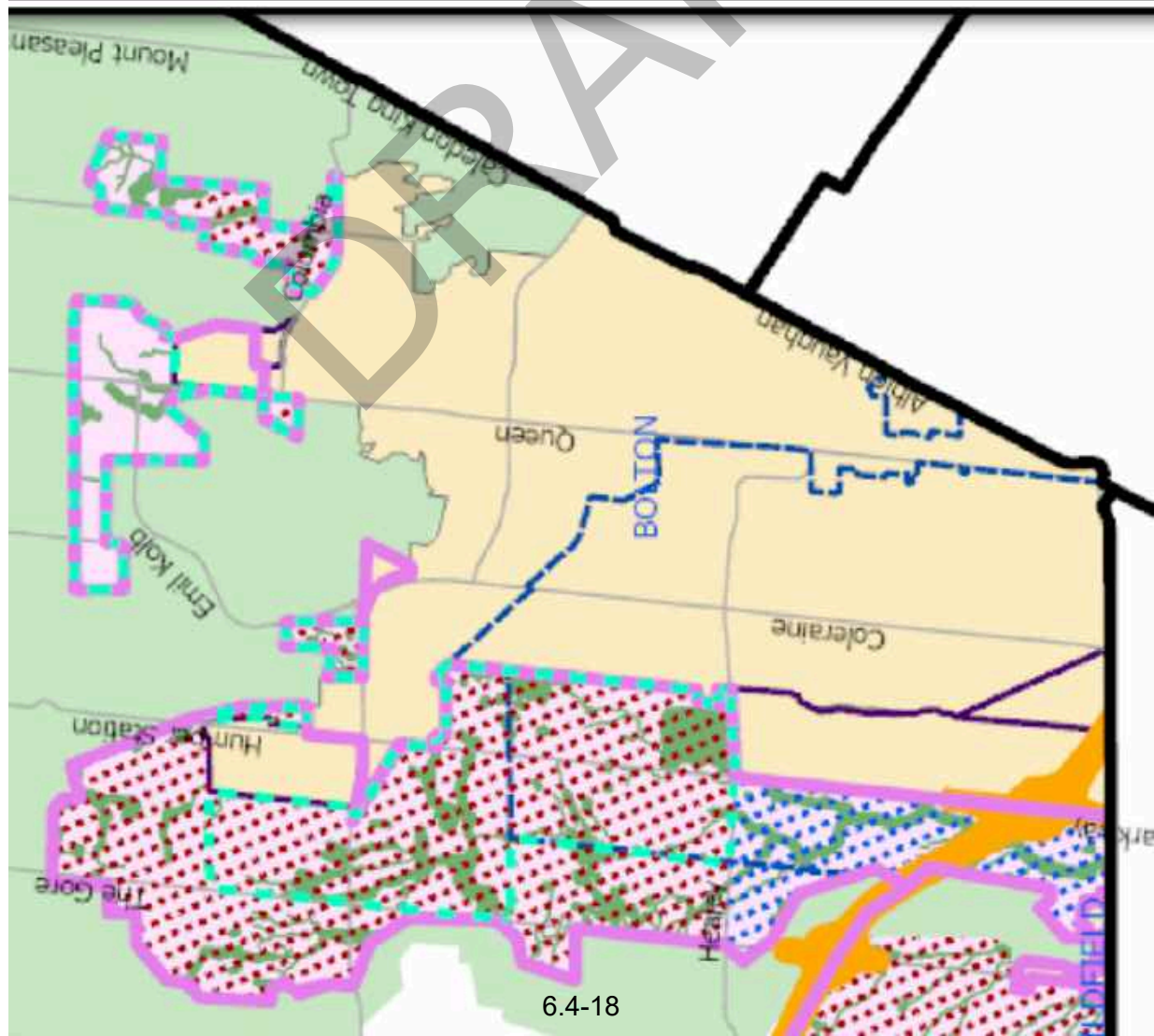
**Brampton Caledon Airport**



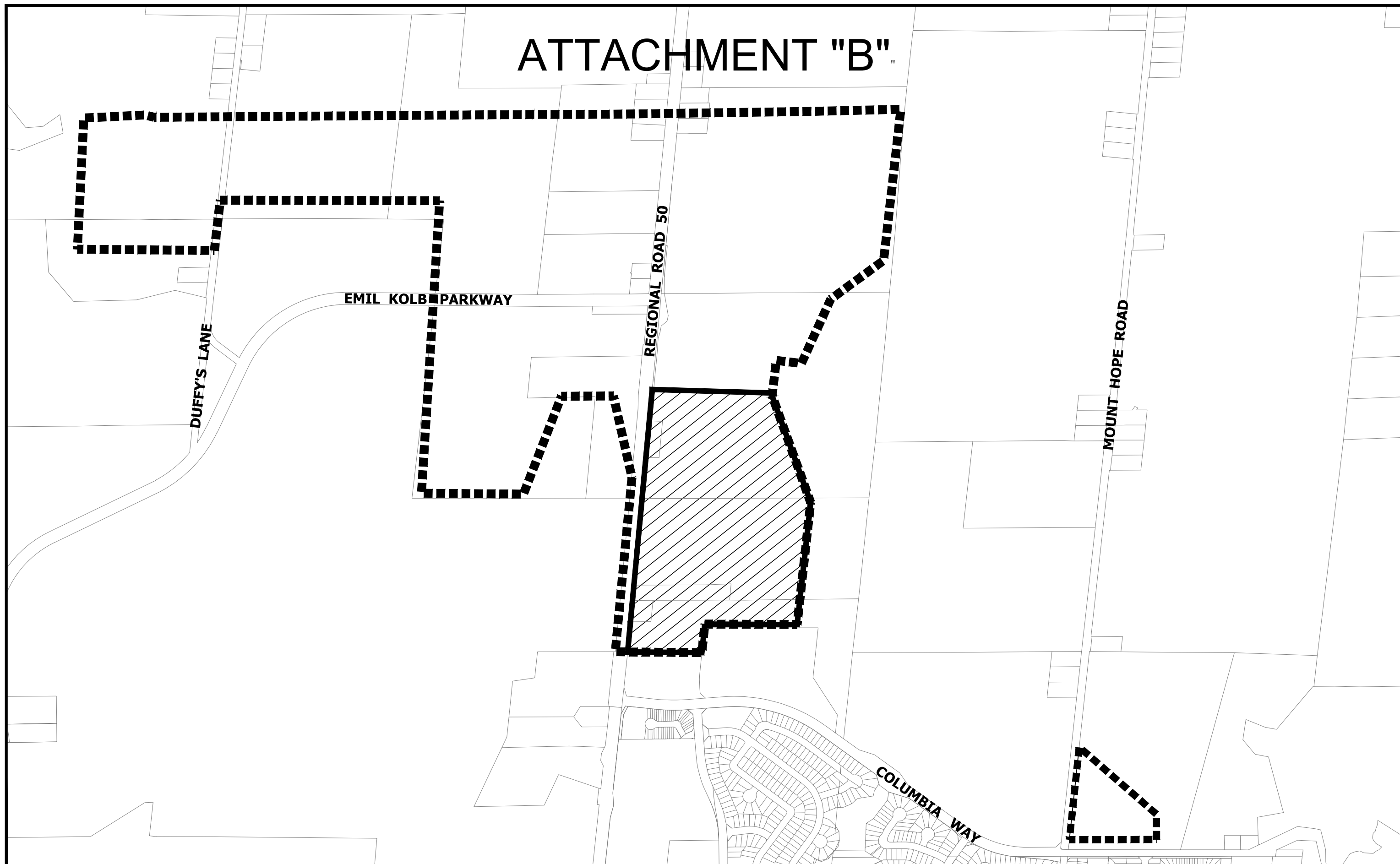
**SABE Community Area**



**SABE Employment Area**

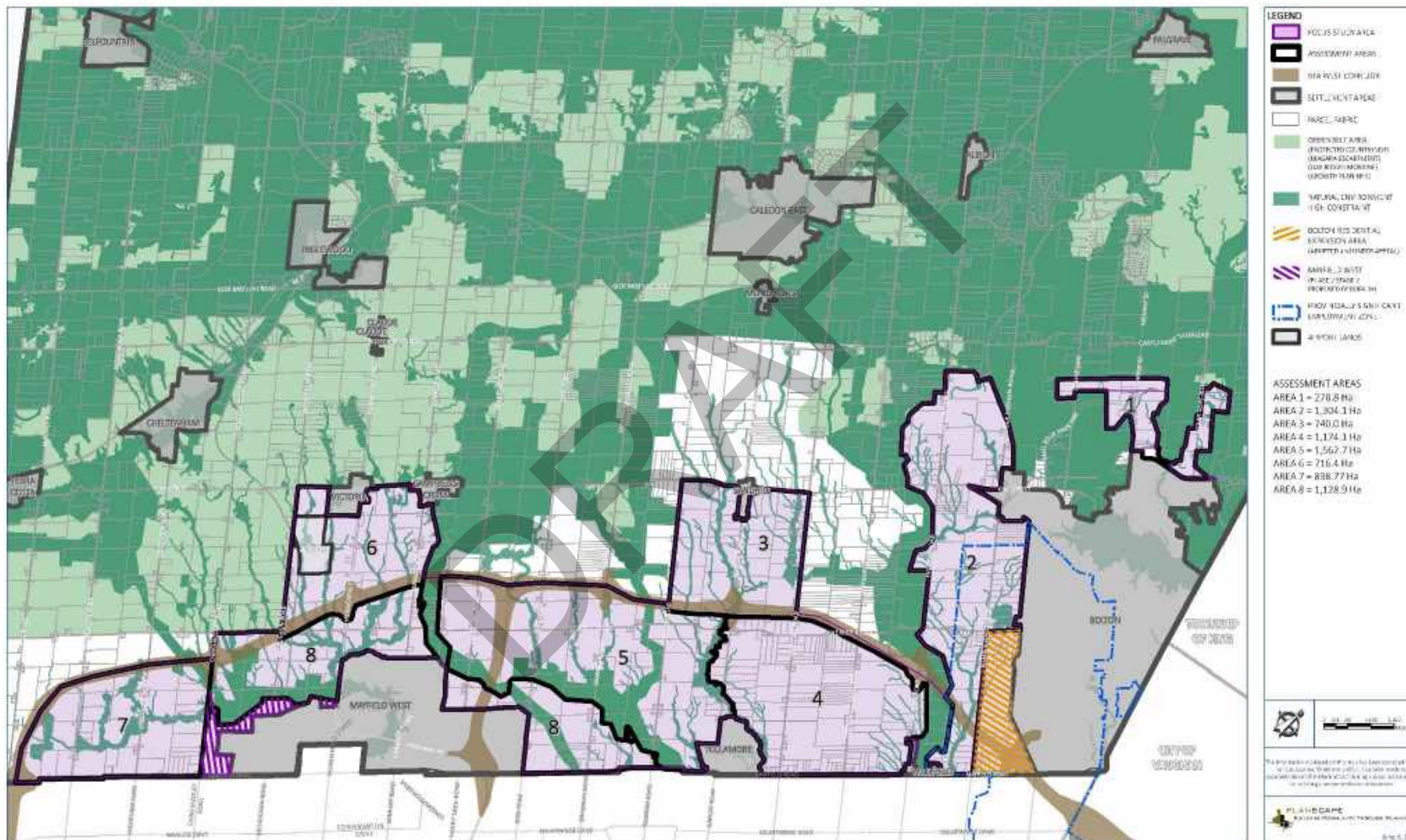


# ATTACHMENT "B"



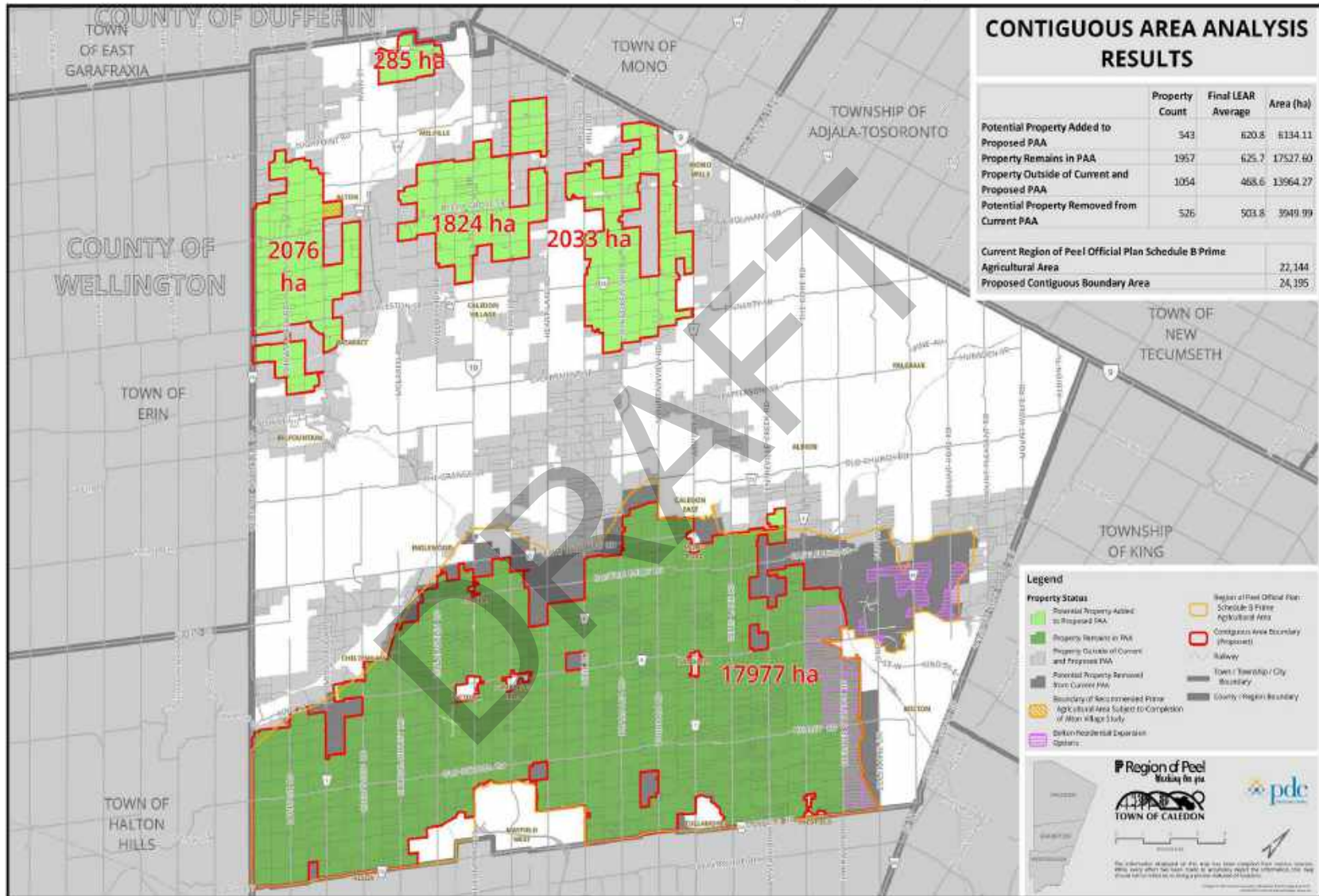
# ATTACHMENT "C"

FIGURE 8 - FSA ASSESSMENT UNITS



# ATTACHMENT "D"

FIGURE 9B - REGION - TOWN LEAR PRIME AGRICULTURAL AREA BOUNDARIES (MHBC, 2016)



Source: Region of Peel. (2019c). Agricultural Mapping Refinement Report, pg. 3

# ATTACHMENT "E"

To facilitate more specific analysis of the FSA, it has been divided into 8 areas as shown on **Figure 8**. Insight gained from the analysis conducted of each of these areas is summarized on **Table 2** for consideration as part of the ongoing comprehensive process to identify settlement area boundary expansion options.

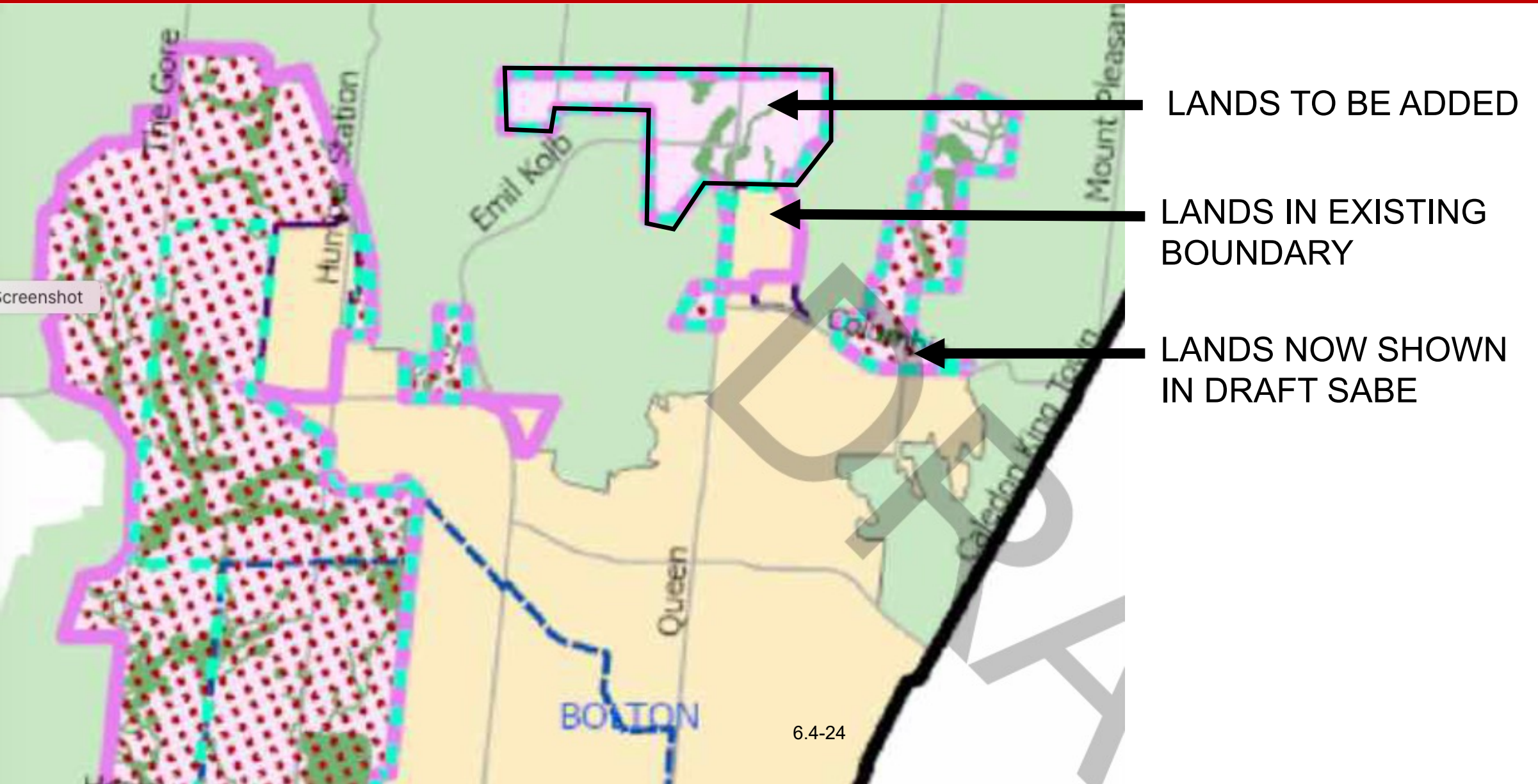
TABLE 2 - ASSESSMENT AREA ANALYSIS (Units as shown on Figure 8)	
Assessment Area	Analysis
1	<p>This area is currently part of the PAA as designated in both the ROP and the Caledon Official Plan and is part of the GGH <b>Agricultural System</b>. The LEAR scoring for this area is lower than for the other assessment units (<b>Figure 12</b>). On average, it was below the Regional LEAR threshold for identifying PAA's. Although it has been recommended for removal from the PAA on Schedule X12 (<b>Figure 6</b>) as presented for review by the Region, it is retained as part of the proposed <b>Rural System</b>. It is part of a narrow band of land that links the Peel and York agricultural systems as identified by the Province. Retaining linkages is critical to sustaining a strong <b>agricultural system</b>. The majority of the area is bounded by Protected Countryside with a relatively small urban /rural interface (<b>Figure 32</b>). It is linked to the surrounding agricultural community, can support normal farm practises and reflects the rural character of the area. The property fabric is relatively intact, and the majority of the land is under production.</p>
2	<p>This area is separated from the areas to the west by an extensive finger of the Regional Natural Heritage System in the general vicinity of The Gore Road. The average LEAR score for this area (<b>Figure 12</b>) is well over the threshold for PAA. The property fabric is fragmented in areas to the west of the current urban boundary along the east side of Humber Station Road, along Mayfield Road and on the south side of King Street. There is an extensive interface with the urban designation south of King Street and along Mayfield Road where buffering or sufficient separation to allow normal farm practises to occur would be difficult (<b>Figure 32</b>). A review of historic MDS analyses for this area confirms that the livestock sector, which used to be strong in this area, is declining. The southern portion of the area will be divided by the GTA West Corridor and a proposed PSEZ (which is being questioned by the Region) covers most of the south east corner of the area. Except for the properties around King Street, the property fabric in the westerly portion along The Gore Road is largely intact with active farming ongoing. One of the few building permits issued over the past few years for barn improvements was for a livestock operation on The Gore Road north of King Street. Retaining the northern portion of this area as part of the <b>rural system</b> would strengthen the system.</p>



**SABE 2041+**  
Settlement Boundary  
Expansion

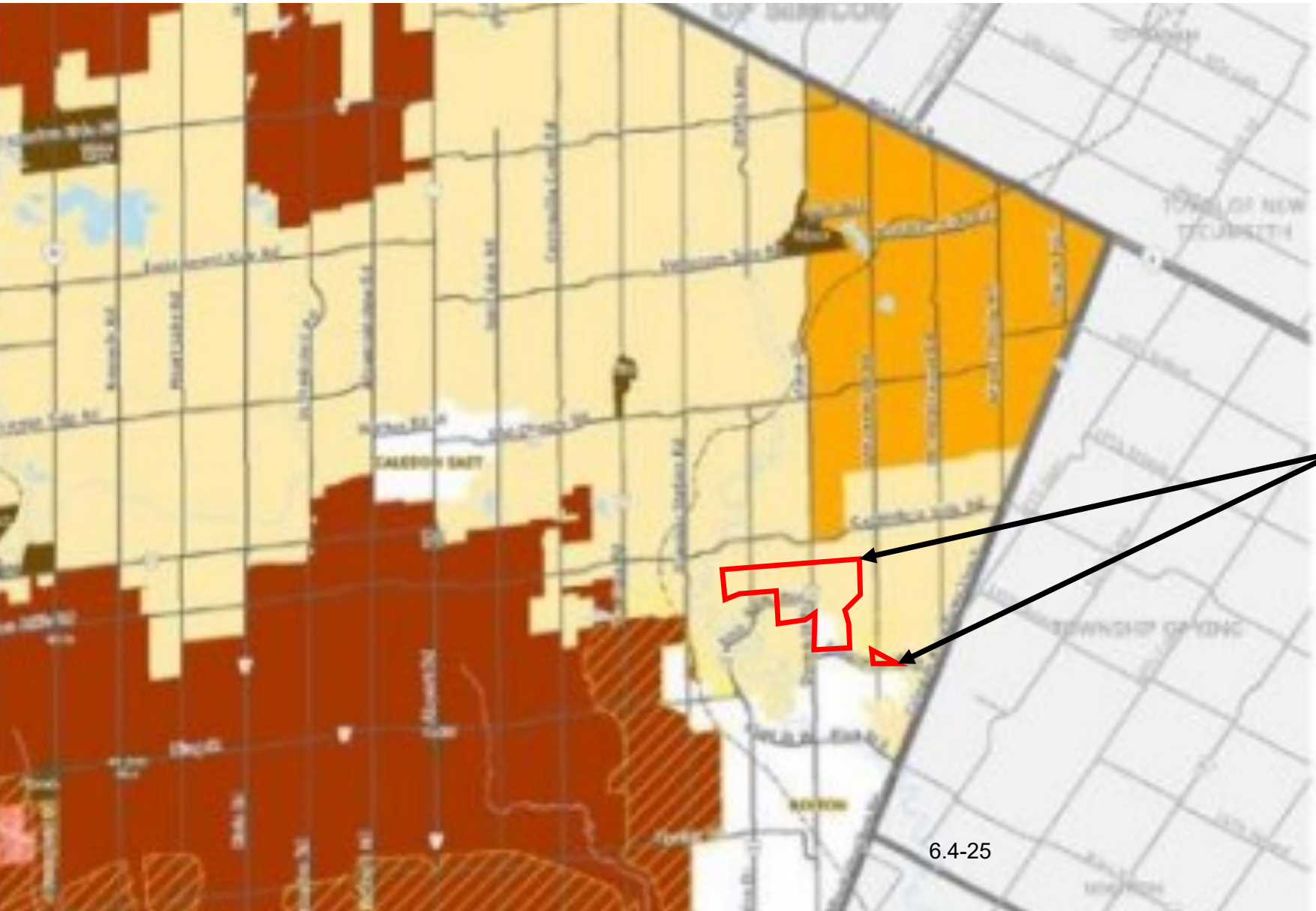
**Bolton North Hill**  
Landowner's Group

# REQUEST BNHL LANDS TO BE ADDED TO SABE COMMUNITY





# BNHL LANDS NOT PRIME AGRICULTURAL



BNHL lands  
Are NOT Prime  
Agricultural

# CONTEXT PLAN

## Context Plan



# SUMMARY SABE COMMUNITY REQUEST



## Logical Expansion to Existing Community

- Consistent with the historic pattern of residential growth in Bolton
- Filling in up to the natural Greenbelt Plan boundary.
- Proximate to existing community facilities, emergency services
- Proximate to historic main street commercial area, to benefit from nearby population in north Bolton.



## Not Prime Agricultural Lands



## Efficient Use of Infrastructure

- BNHL lands already approved through ROPA 30 are required to be serviced.
- Remaining lands supports cost recovery for infrastructure on both the Option 1 and 3 lands, including water pressure zone 7.

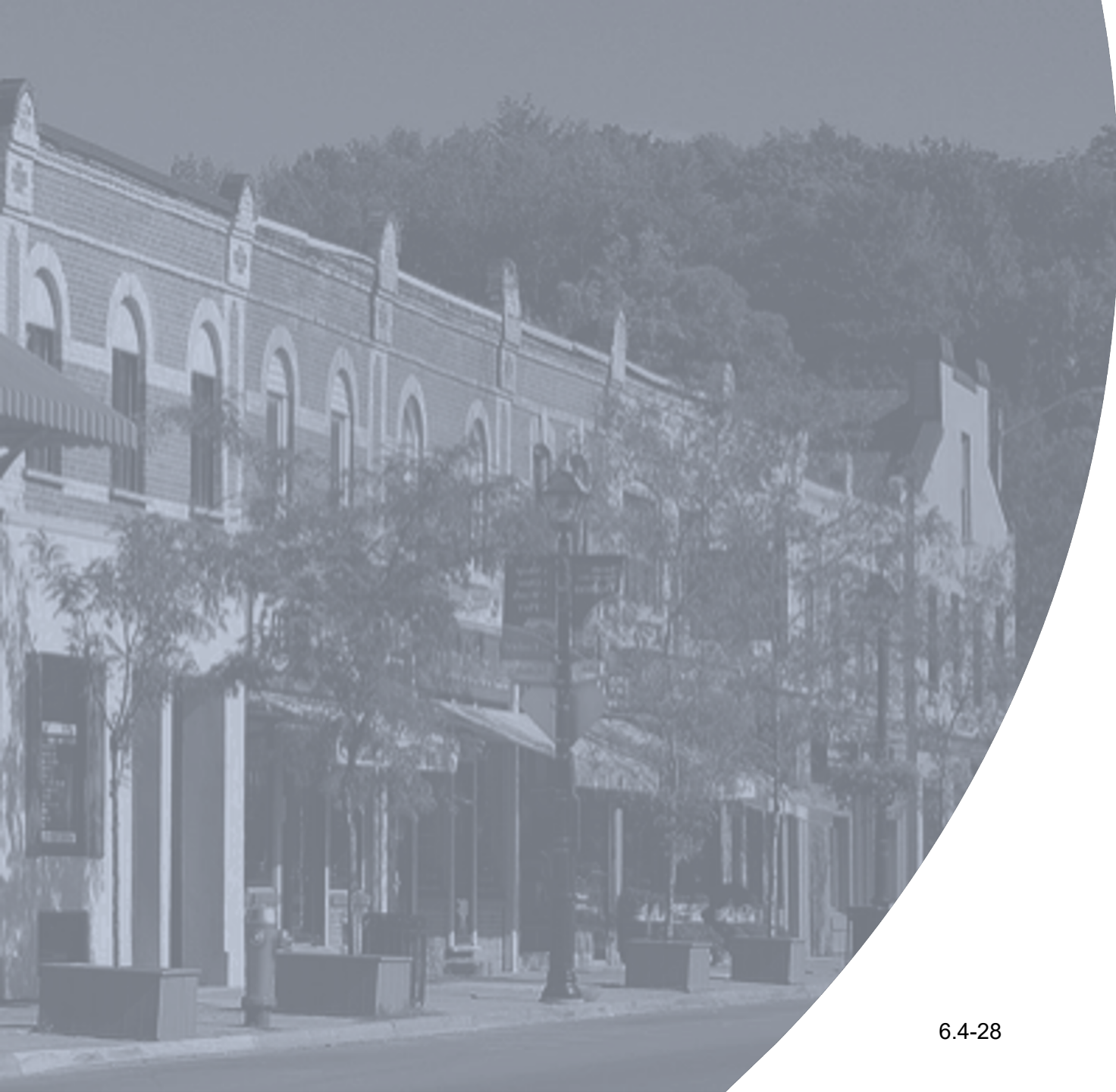


## Good Access

- Make use of investment in Emil Kolb Parkway, with direct vehicular and bicycle linkages between the BNHL Lands and the future GO Station on the Option 3 Lands.



## Minimal Impacts on Natural Features



# **Thank You**

## **Bolton North Hill Landowner's Group**



VIA E-MAIL  
Council@peelregion.ca

August 3, 2021

Members of Regional Council  
Region of Peel  
10 Peel Centre Drive  
Brampton, ON  
L6T 4B9

Dear Members of Regional Council:

**RE: Peel Region 2051 Municipal Comprehensive Review  
Inclusion of lands owned by Bolton North Hill Landowners Group in Draft  
Bolton Settlement Area Boundary Expansion (SABE)**

Solmar Development Corp., are owners of lands in Bolton located within the "Option 6" land area through our affiliated companies, Sarno Holdings Corp., 2440981 Ontario Corp., Tesmar Holdings Inc., Nutristock Crop., and Equity Inc.

Please accept this written submission as our support that the entirety of the "Option 1" lands owned by the Bolton North Hill Landowners Group ("BNHL Group") be included in the settlement area boundary expansion (SABE) as part of the Peel 2051 Official Plan Review.

Regards,

A handwritten signature in blue ink, appearing to read "Luis Correia", is written over a blue horizontal line.

Luis Correia  
Senior Director, Development and Planning

Cc: Benny Marotta, Solmar Development Corp.  
Rino Mostacci, Solmar Development Corp.  
Adrian Smith, Region of Peel



VIA E-MAIL  
Council@peelregion.ca

August 3, 2021

Members of Regional Council  
Region of Peel  
10 Peel Centre Drive  
Brampton, ON  
L6T 4B9

Dear Members of Regional Council:

**RE: Peel Region 2051 Municipal Comprehensive Review  
Inclusion of lands owned by Bolton North Hill Landowners Group in Draft  
Bolton Settlement Area Boundary Expansion (SABE)**

Solmar Development Corp., are owners of the lands located west of Mount Hope Road and north of Columbia Way in Bolton as shown in the attached context map.

Please accept this written submission as our support that the entirety of the "Option 1/2" lands owned by the Bolton North Hill Landowners Group ("BNHL Group") be included in the settlement area boundary expansion (SABE) as part of the Peel 2051 Official Plan Review. The confirmation of our support is in line with the request to Regional Council from Michael Bissett, Bousfields Inc., in a letter dated May 19, 2021, on behalf of his client, BNHL Group.

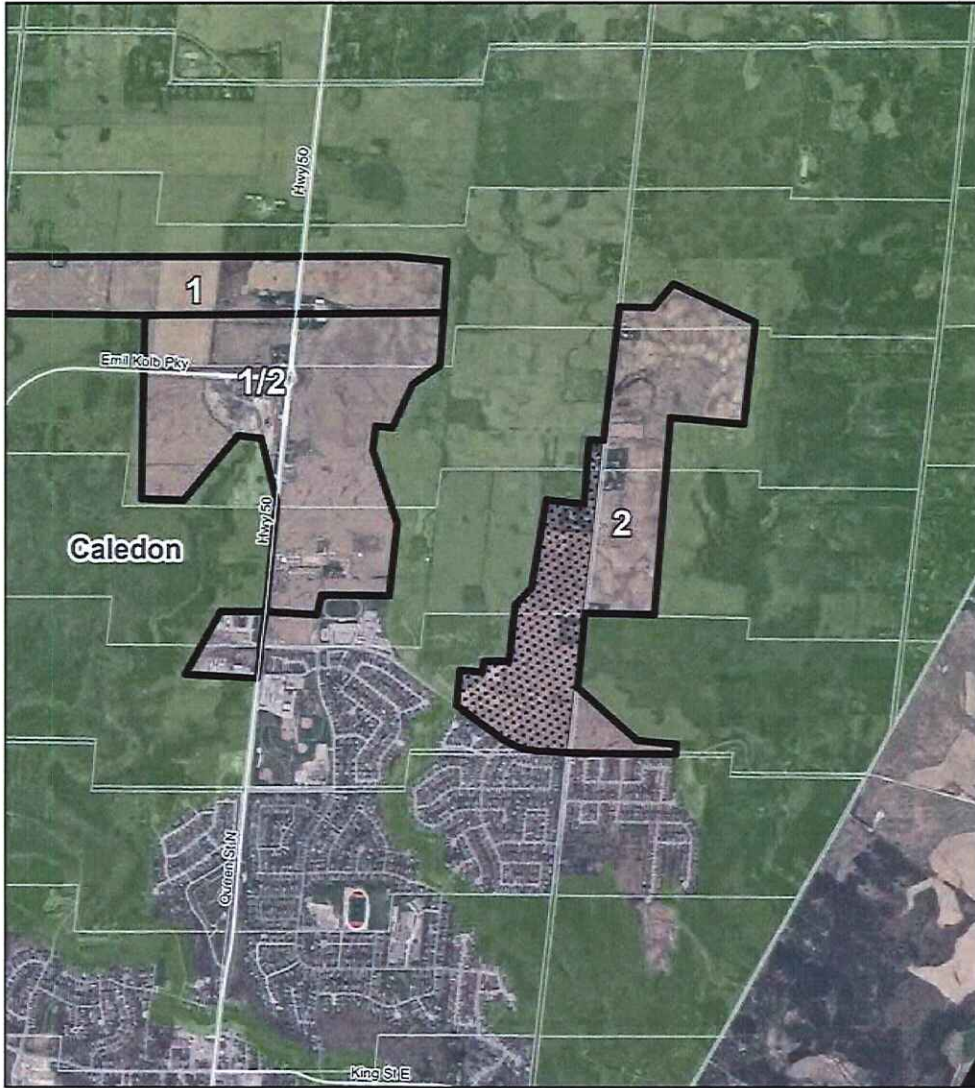
Regards,

A handwritten signature in blue ink, appearing to read "Luis Correia", is written over a horizontal line.

Luis Correia  
Senior Director, Development and Planning

Cc: Benny Marotta, Solmar Development Corp.  
Rino Mostacci, Solmar Development Corp.  
Adrian Smith, Region of Peel

Context Map



**Legend**

 BRES OPTIONS

 Solmar Developments Landholdings -34.77ha