



March 22, 2024

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario L7C 1J6

Dear Mayor Groves:

**Re: Caledon Official Plan 2024
Planning Committee Item 8.1 (Staff Report 2024-0072)
Comments from the Bolton North Hill Landowners Group**

We are the planning consultants to the Bolton North Hill Landowners Group (BNHL), owners of lands located north of Columbia Way along Highway 50 and Emil Kolb Parkway in north Bolton. Further to our delegation to Planning and Development Committee in September 2023, we have reviewed the most recent draft of the Caledon Official Plan 2024 proposed to be enacted at Council on March 26, 2024 and are generally supportive of its direction. However, based on our initial review of the most recent draft we have the following remaining comments for consideration:

- A Community Park symbol is shown northeast of the intersection of Emil Kolb and Highway 50. Policy 14.5.5 speaks to criteria for such parks including an area range of between 4.0 and 15 hectares to accommodate a variety of outdoor recreational activities. It appears that 14.3.1 provides some flexibility in the location and size of parks through secondary planning or other planning approvals. We are writing to confirm that this policy would not preclude a variety of sizes of parks on the BNHL lands depending upon the proposed programming and the specific consideration of the applications filed under the Planning Act.
- We also believe that the policies should explicitly consider parkland within the Rural System on the boundary of the Urban System. Parkland could be provided within the Rural System at the edges, similar to how the existing parkland with baseball diamonds on the south side of Emil Kolb, just east of Duffy's Lane would function.
- There are several policies encouraging co-location of parks and schools. In our recent discussions with staff, we have been advised that parks and schools should not be located directly adjacent to each other. We request clarification in this respect as we continue to work towards advancing the concept plans for the BNHL lands.

- Schedule C1 identifies a collector road stubbing into the greenbelt lands to the north. While these collector road locations are conceptual, we question the purpose of extending a collector road head north on the east side of highway 50 to stub at the Greenbelt.
- Policy 4.4.2 speaks to Development proceeding in accordance with a Phasing Plan. We continue to emphasize that the entirety of the BNHL lands should be included in the initial phase of growth. To exclude a portion of the BNHL lands would not allow for the appropriate servicing of the area in our opinion.
- Policy 27.2.2 d) lists a variety of "Planning – Written Confirmation Items". It is unclear when these will apply to a development application and would appear to require materials that may not be required in all circumstances. Further discussion with staff is required in order to clarify the purpose of this section.

We thank you for your consideration of the above comments and look forward to further discussions with staff as we continue to advance the provision of new housing and mixed use development through the BNHL official plan amendment and subsequent development applications in the near future.

Yours truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP

- c. Steven Burke
Lesley Gill Woods
Bailey Loverock
Tanjot Bal
BNHL Landowners (c/o Peter Campbell)