

Town receives Ontario Municipal Board approval on growth forecasts

The Ontario Municipal Board (OMB) issued an oral decision Tuesday approving the Town of Caledon's Official Plan Amendment 226 (OPA 226).

This amendment allocates forecasted growth for the Town up to 2031.

The decision came after a session which lasted a little more than an hour. Planning consultant David Butler was the only witness called, and he put forth his opinion to Chris Barnett, lawyer representing the Town, that the OPA, as modified, represented good planning and reflected a comprehensive review of planning policies.

Butler told Lyn Townsend, the lawyer representing Solmar Development Corporation, the OPA deals with population allocation between Bolton and Mayfield West, but not employment allocation. That will be addressed in subsequent Official Plan amendments. The OMB ruling reaffirms that the Town's new Official Plan policies, developed over the past six years, conform with the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and other provincial plans and policies, according to a statement issued Tuesday afternoon by the Town. OPA 226 is also in conformity with the Peel Region Official Plan.

The ruling allows the Town of Caledon to proceed with the settlement area boundary expansion studies based on the growth distribution to 2031 contained in OPA 226, as modified by Town council last September. OPA 226 allows for a total of 21,500 persons for new greenfield residential growth. The Bolton area and the Mayfield West area will each receive 10,348 persons with the remainder going to the Alton area. There will also be a small amount of growth, or intensification, within already built-up areas. The addition of population and employment numbers in OPA 226 establishes that the Town's population will grow from approximately 60,000 in 2011 to 108,000 by 2031, and an employment base of 46,000.

OPA 226 was initiated in May 2007, according to the Town. After extensive public consultation and in-depth technical analyses over the following three years, it was adopted by Council June 8, 2010, and submitted to the Region for approval.