

Nobleton Alert Residents Association Inc.
P.O. Box 99, Nobleton, ON, L0G 1N0
905-859-0761

January 12, 2004

Mr. Denis Kelly, Clerk
Regional Municipality of York

Dear Sir:

Re: Amendment No. 57, Township of King
Nobleton Community Plan

Nobleton Alert Residents Association Inc. respectfully requests permission for a deputation at Regional Council on January 22, 2004 about the Nobleton Community Plan and the labeling of Nobleton as a Settlement Area.

In the Planning and Economic Development Committee's report on January 7, 2004, in the section entitled "Next Steps", it states
"Consensus between the Region, Township, landowners/developers and residents is essential to ensure that the vision for Nobleton takes place and the community is developed in accordance with the policies of the Plan."

Consensus has not been reached with the Nobleton residents. The residents have a number of concerns with the Nobleton Community Plan.

The Consolidated Version of OPA #57, completed as part of the Oak Ridges Moraine Conformity Exercise, included the words that explained that one of the purposes of a Settlement Area is to have "transit-supportive densities". This means that the densities in the plan should be at least 4 units/acre (1 hour bus service). Frequent bus service is 15 units/acre. Our plan calls for 90% low density (between 2 units/acre and 5 units/acre) and 10% medium density (at 12 units/acre). How can York Region defend the 2 units/acre since that is not transit supportive? Is York Region willing to tell the Province that Nobleton should not be classified as a Settlement Area, so that it does not need to have transit-supportive densities?

In our deputation to the Planning and Economic Development Committee on Jan. 7, 2004 (attached), we drew the committee's attention to the fact that although the goal is to increase the population to a maximum of 6,500 people by 2016, the actual areas and densities means that the population could be as large as 9,900 people.

We think that:

- A) York Region should not pass a plan with such a large contradiction in its policies.
- B) York Region should send a request to the Province to ask that Nobleton not be labelled a Settlement Area on the Oak Ridges Moraine, but instead be labelled a Rural Settlement (as the policies for a Rural Settlement do not require transit-supportive densities).

Nancy Hopkinson
President

Nobleton Alert Residents Association Inc.

Attachment: Presentation to York Region Planning and Economic Development Committee

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Deputation to Planning and Economic Development Committee January 7, 2004

Nobleton Community Plan, OPA 57

We are concerned about the probability of exceeding the 6,000 - 6,500 proposed population for Nobleton in the Nobleton Community Plan. Section 2.2.1 states "*The Community Plan provides for an increase in the population of the Nobleton Study Area from approximately 3,150 in 1996 to approximately 6,000 to 6,500 by the year 2016. This represents an average annual growth rate of approximately 3.5 percent over the 20-year timeframe.*"

There are 395¹ acres of new residential development and 53¹ acres for employment. 90% (or 355.5 acres) is designated for low density residential and 10% (or 39.5 acres) for medium density residential. ¹Jan. 7, 2004 Report of the Commissioner of Planning and Development Services on Amendment No. 57, Township of King, Nobleton Community Plan, page 7.

In the Nobleton plan, the low residential density is 2 units /acre (5 units per hectare) or 5 units / acre (12 units per hectare) provided that the developer does certain things (such as fund Nobleton's sewage treatment plant, which one developer is interested in doing). This variation in units/acre leads to huge differences in the total projected population.

Low Residential
Using 2 units/acre and 3 people /unit:
 $355.5 \times 2 \times 3 = 2133$ people

OR

Low Residential
Using 5 units/acre and 3 people /unit:
 $355.5 \times 5 \times 3 = 5333$ people

Medium residential
Using 12 units/acre and 3 people/unit:
 $39.5 \times 12 \times 3 = 1422$ people

Medium residential
1422 people

Current population is close to
3150 people

Current population
3150 people

Total = $2133 + 1422 + 3150$
= 6,705 people

Total = $5333 + 1422 + 1350$
= 9,905 people

Either way, we have overshot our target of 6000 – 6500...

"...the Community Plan shall be reviewed 5 years from its approval date... Should additional servicing capacity become available any new development shall be directed to the "Urban Area" and, if feasible, used for the purpose of intensification."² This will further exacerbate the problem with a population far exceeding that projected in the introductory section 2.2.1.

²Jan. 7, 2004 Report of the Commissioner of Planning and Development Services on Amendment No. 57, Township of King, Nobleton Community Plan, page 8, Section 4.2 Modifications

The Nobleton Community Plan contradicts itself and leads to a mockery of a plan with a projected total population of 6000 – 6500. A firm well defined plan can be defended at the O.M.B. more easily.

One option to consider would be reducing the urban boundary. We want the Community Plan to be a well defined plan and to have 6500 as the maximum population in 2016.

Nancy Hopkinson
President, Nobleton Alert Residents Association Inc.

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