

Nobleton Alert Residents Association Inc.
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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 + 3150
= 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.

Nancy Hopkinson
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