

November 2020

Peel2041+ Regional Official Plan Review Settlement Area Boundary Expansion Technical Study Public Consultation Sessions Summary and Public Comments Response Table

Settlement Area Boundary Expansion

Prepared for

Region of Peel



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Phase B – Consultation Sessions

1.0 Introduction

Overview

The current Region of Peel Official Plan is based on growth to the year 2031. As of August 2020, the Provincial Growth Plan allocates population and employment forecasts to the Region to the year 2051. The Growth Plan also requires that a Municipal Comprehensive Review be undertaken for growth to the same planning horizon. A Settlement Area Boundary Expansion (SABE) Study is one of the studies that must be conducted as part of the Municipal Comprehensive Review process. The focus study area (FSA), associated with the SABE study was drafted with the potential for 2051 forecasts anticipated to be released during the SABE study. Therefore, the FSA was designed to be large enough to accommodate these anticipated changes to the Growth Plan population and employment forecasts and/or time horizon arising from the Provincial update of Schedule 3. Importantly, the SABE's supporting technical studies were undertaken with the flexibility for a larger area to be considered.

Study Purpose

The Region of Peel is leading the SABE Study with the support of a consortium of consultants led by Hemson Consulting. The Study will determine the appropriate location(s) for additional residential, community and employment lands which are required in the Town of Caledon. This will be based on the results of a number of supporting technical studies, and will be consistent with the policy requirements of the Provincial Growth Plan, Provincial Greenbelt Plan, other applicable Provincial Plans and the Regional Official Plan, as well as strategic priorities related to managing growth.

Study Objectives

Key objectives of the SABE Study are to:

- Identify the location of future settlement area boundary expansions to accommodate residential and employment growth to 2051;
- Include policies in the Regional Official Plan to guide future land use planning; and,
- Facilitate broad consultation throughout the process, including but not limited to local municipal partners, stakeholders, community groups, Indigenous communities and the public.

Phase B Consultation Process

The purpose of the Phase B Consultation was to:

- Meet with stakeholders, interest groups and the public to introduce the SABE study, present the focus study area and key outcomes of the background analysis and supporting technical studies, obtain feedback and outline next steps (September and October, 2020).

Phase B – Consultation Sessions

2.0 Public Consultation Overview

From Monday, September 28th, 2020 to Thursday, October 1st, 2020, Peel Region staff and the Project consultant team organized and attended four informal public meetings. The purpose of these meetings was to present the Peel 2041+ and SABE analysis undertaken to date, with a focus on the results of the technical analysis, and to draw on the insights and expertise of the general public before preceding to the next stage. The four meetings were organized thematically, under which, the relevant technical studies (available online) were presented with their methodologies, principles, and key findings.

The meetings were held virtually using the Zoom Platform. The meetings began with welcome remarks from Adrian Smith and Tara Buonpensiero representing the Region, followed by introductions and a presentation provided by Stefan Krzeczunowicz (Associate Partner, Hemson). The presentation provided an overview of the Peel 2041+ Process, the SABE study, and purpose of the technical studies to help inform the boundary options that will be developed. The presentation was posted to the Peel Region website following the meetings.



Peel Region




Fall Consultations: peelregion.ca/officialplan/review/fall-consultation.asp

MEETINGS BY FOUR THEMES

2.1 Summary of Public Consultation Feedback






Growth Management & Built Environment Monday, September 28th, 2020

-  *Commercial and Employment Opportunities Assessment*
-  *Community Health Assessment*
-  *Public Facilities Assessment*






Infrastructure and Finance Tuesday, September 29th, 2020

-  *Water and Wastewater Study*
-  *Transportation Assessment*
-  *Fiscal Impact Assessment*






Environment, Climate Change and Agriculture Wednesday, September 30th, 2020

-  *Scoped Subwatershed Study (Environmental Screening)*
-  *Climate Change Study*
-  *Agricultural Impact Assessment*



Resources Thursday, October 1st, 2020

-  *Mineral Aggregates Study*
-  *Cultural Heritage Study*
-  *Stage 1 Archaeological Impact Assessment*



Theme: Growth Management & Employment

Date: Monday, September 28th, 2020

Format: Zoom Platform

Participants: Approx. 55

Presentation: peelregion.ca/officialplan/review/pdf/SABE-Public-Session-GM.pdf

On Monday, September 28th, 2020, approx. 55 people including Peel staff and the Project consultation team attended the first public meeting. The discussion was structured by the relevant technical studies, the methods to assess the FSA, and the principles to consider when identifying the draft SABE. A series of general and technical poll questions were posed to participants throughout the presentation to gather high level participant information and create opportunities for participants to say whether opportunities were missed or not, and to clarify what those opportunities are. The results to the poll questions are shown below.

General Poll Questions

Q: Where do you live?

Outside of Peel Region:	34%
Brampton:	26%
Mississauga:	25%
Caledon:	15%

Q: What best describes you as a participant today?

Resident:	40%
Development / Building Industry:	46%
Business Owner:	10%
Farmer:	10%
Non-Governmental Organization:	7%
Local Municipal Government Partner:	20%
Other:	23%

Technical Study Poll Questions

Q: Do you generally agree with the four (4) principles for employment land location to be considered when identifying the location of the SABE?



Q: Do you agree with the four (4) principles for retail location to be considered when identifying the location of the SABE?



Q: Do you agree with the seven (7) Health Assessment principles to be considered when identifying the location of the SABE?



Q: Do you generally agree with the approach used to assess public facilities?





Theme: Growth Management & Employment

A summary of the key points that were raised, detailed responses to the questions/comments of clarification, and a list of those points are included below.

QUESTIONS + COMMENTS	RESPONSE
<p>Please confirm that the Mayfield Study Area is a priority for SABE in accordance with policy 5.4.3.2.7 of the PROP, and the historic planning in Caledon for this area to accommodate growth, and the function of this study area in realizing a complete community in Mayfield West.</p>	<p>The Mayfield Study Area was included in the FSA in recognition of the policy framework that is in place. Through the result of the draft technical studies, we will look at this area, among other areas, in more detail. The draft SABE will be determined based on the results of the technical studies in accordance with the requirements of the Growth Plan. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp</p>
<p>Does the employment study consider that there was a certain amount of employment lands already allocated to Mayfield SP area that are being directly impacted by the GTA West alignment? More specifically, due to the highway configuration the land is being split up (and may not be able to attract large employment users).</p>	<p>The area is part of the 2041 Plan Growth. It was long understood that the alignment of the GTA west would be in that location, and it was understood that it would have impact on employment numbers and overall designated greenfield density target. The SABE studies will be looking to allocate more employment up to 2051. The newly released alignment from the Province will be considered. That will be a part of our work going forward.</p>
<p>With respect to employment growth and expansion, what is the Region's position/strategy for accommodating dry industrial uses? There are areas in Caledon which are either partially serviced or do not have access to municipal services, however, can provide suitable and ideal locations for dry industrial uses. Given the rise in the demand for these types of dry uses, what is the Regions strategy for addressing new employment trends and land needs?</p>	<p>We recognized there are challenges to that particular type of use, that there are concerns, because there isn't anywhere for these uses to go. From economic development staff, we heard about challenges about trucking uses that are displaced. We will look at how that unfolds overtime, and how we should accommodate those uses and deal with associated issues.</p>

QUESTIONS + COMMENTS	RESPONSE
<p>Issue with the CHA is that it does not factor in the future community form in new areas, nor does it seem to capture the benefits associated with food security, social wellbeing, pandemic proofing and proper housing form associated with grade related housing.</p>	<p>The issues raised are typically addressed through subsequent planning by the Town of Caledon. The study at a high level does address the issue of food security. Certainly, some of the criteria is about proximity to food systems. You're right, however, that there are no explicit criteria to deal with pandemic impacts, simply because of the timing of the study and the timing of COVID-19. That's something we'll go back and reflect on. Moreover, this study also doesn't get down to the level of design matters, which are some of the matters that you're getting into (e.g., housing form associated with grade related housing). We also do not dive into issues related to housing typologies.</p>
<p>Are pockets of land that are adjacent from existing employment and on municipal/regional roads being considered to be included in the settlement boundary expansion? For example, the west side of Dixie Road is within the built boundary, however, the east side is not, even though there are services along Dixie Rd?</p>	<p>In order to determine if an area should be included within the settlement boundary, a number of factors are considered including being contiguous to employment areas and access to employees. Servicing will also be considered. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp</p>
<p>How big is the SABE study area in hectares? Focus study area.</p>	<p>The Focus Study Area is approximately 8,000 ha gross.</p>
<p>Based on the new Provincial Growth Plan population/job forecast to the planning horizon to 2051, what is the amount of land required to accommodate the anticipated growth?</p>	<p>To accommodate growth to 2041, we had identified a need for approx. 1,300 ha of land. To accommodate growth to 2051, we are looking at between double or triple that land area (approx. 2,500 - 4,500 ha).</p>

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QUESTIONS + COMMENTS	RESPONSE
<p>Is ROPA 30 Lands being considered in Peel 2041 + Employment / Residential uses?</p>	<p>Council adopted a Regional Official Plan Amendment to accommodate growth to 2031. That amendment was appealed and is currently before the Local Planning Appeal Tribunal. Once the expansion lands are finalized by the Tribunal they will be reflected in our work as we identify lands to accommodate growth to 2051.</p>
<p>Private Sector Initiatives are essential to promote the development of employment areas. Will the Region consider private sector interest in determining areas for employment growth and their phasing?</p>	<p>We are looking at these areas based on our employment principles. We've been receiving correspondence asking us to look at various areas. Now is the time to let us know if you have lands you would like us to consider and we will factor it into our decision making.</p>
<p>I asked last week if you were reviewing SABE FSA in light of 2051 plan period. I think I heard tonight that the Region is. I think all lands abutting Brampton boundary & GTA West Corridor, depending on services, should be in the SABE FSA.</p>	<p>When delineating the FSA, it was sized to be large enough to accommodate growth to 2051 as we had anticipated that the planning horizon may be extended. Since our next step was to undertake the technical studies on the FSA we wanted to ensure it was large enough that we wouldn't have to do the technical studies again. We feel comfortable that the FSA has enough suitable locations for expansion, and you can see from the preliminary results tonight – places which lend themselves to expansion are well within the boundary of the FSA. Our expectation is that a lot of the other studies have similar findings.</p>



Date: Tuesday, September 29th, 2020

Format: Zoom Platform

Participants: Approx. 45

Presentation: peelregion.ca/officialplan/review/pdf/SABE-Public-Session-Infrastructure-and-Finance.pdf

On Tuesday, September 29th, 2020, approx. 45 people including Peel staff and the Project consultation team attended the second public meeting. The discussion was structured by the relevant technical studies, the methods to assess the FSA, and the principles to consider when identifying the draft SABE. A series of general and technical poll questions were posed to participants throughout the presentation to gather high level participant information and create opportunities for participants to say whether opportunities were missed or not, and to clarify what those opportunities are. The results to the poll questions are shown below.

General Poll Questions

Q: Where do you live?

Brampton:	27%
Caledon:	13%
Mississauga:	27%
Outside of Peel Region:	50%

Q: What best describes you as a participant today?

Resident:	43%
Development / Building Industry:	43%
Business Owner:	14%
Farmer:	7%
Non-Governmental Organization:	7%
Local Municipal Government Partner:	29%
Other:	14%

Technical Study Poll Questions

Q: Do you generally agree with the preliminary water and wastewater servicing principles?



Q: Do you generally agree with the transportation assessment principles?



Q: Do you generally agree with the approach proposed for the fiscal impact assessment?





Summary of Comments

A summary of the key points that were raised, detailed responses to the questions/comments of clarification, and a list of those points are included below.

QUESTIONS + COMMENTS	RESPONSE
<p>Would you say that the fiscal impact is weighted more than other focus areas in determining the settlement boundary expansion? Mainly based on availability of servicing and proximity to existing services.</p>	<p>We will be in a better position to answer that when we get the results. The fiscal work helps validate the land use planning decisions. The fiscal impact analysis will inform the density of housing that could or should be contemplated. That will have a bearing on how much land we need for housing. It may provide good information about whether we can proceed without opening up new water pressure zones or we could avoid major transportation project that might be needed such as perhaps avoiding the need to cross an important natural feature. This will be determinative of what's on the map, and how much land is ultimately needed in the SABE, by informing us of the housing densities, and that will influence the financial health of the region. It will support, rather than be the determining factor of where things will be located.</p>
<p>Will the 12 SABE technical studies be evaluated with different relative weightings as to their importance in the determination of the eventual 2051 SABE?</p>	<p>The first exercise is to overlay the results of the technical studies to see where they align. If we have a circumstance where findings of one study conflict with others, we may weigh the importance of one study over another. However, we don't intend on weighing that way from the outset.</p>
<p>Will this presentation be posted?</p>	<p>Yes, it will be posted online, if you would like to view it again.</p>
<p>Will the draft SABE report identify this area is delineated for 2041 and then this area is approved for 2051 growth residential/employment?</p>	<p>The Growth Plan does not require provision of a 2041 and 2051 boundary so we expect to provide a 2051 boundary. Given the expansion area will accommodate growth for 30 years, we will be including staging and sequencing policies to ensure the efficient provision of infrastructure.</p>



Date: Wednesday, September 30th, 2020

Format: Zoom Platform

Participants: Approx. 35

Presentation: peelregion.ca/officialplan/review/pdf/SABE-Public-Session-Environment-Climate-Change.pdf

On Wednesday, September 30th, 2020, approx. 35 people including Peel staff and the Project consultation team attended the third public meeting. The discussion was structured by the relevant technical studies, the methods to assess the FSA, and the principles to consider when identifying the draft SABE. A series of general and technical poll questions were posed to participants throughout the presentation to gather high level participant information and create opportunities for participants to say whether opportunities were missed or not, and to clarify what those opportunities are. The results to the poll questions are shown below.

Poll Questions

Q: Where do you live?

Brampton:	17%
Caledon:	25%
Mississauga:	8%
Outside of Peel Region:	50%

Q: What best describes you as a participant today?

Resident:	27%
Development / Building Industry:	18%
Business Owner:	9%
Local Municipal Government Partner:	27%
Other:	27%

Technical Study Poll Questions

Q: Do you generally agree with the agricultural principles to be considered when determining the location of the SABE?



Q: Do you agree with the energy and emissions reductions principles to be considered when determining the location of the SABE?



Q: Do you feel that the Phase 1 Environmental screening has appropriately identified the environmental constraints within the FSA?





Summary of Comments

A summary of the key points that were raised, detailed responses to the questions/comments of clarification, and a list of those points are included below.

QUESTIONS + COMMENTS	RESPONSE
<p>With regard to agricultural impact assessment what does MDS categories mean?</p>	<p>Minimum Distance Separation (MDS) setbacks refer to setback buffer requirements that separates sensitive land uses from livestock farm operations to mitigate or reduce the potential of nuisance impacts of odor. Settlement expansion that introduces urban uses is restricted within MDS setback distances.</p>
<p>Can you comment on the use of different sub-Areas for different Studies? Will the Region's process assess one study's results for a sub-area, with a similar but not identical sub-area of a different study? E.g., the Water/WW and Transportation hard infrastructure sub-area for a location but a differently defined sub-area in the AIA Study.</p>	<p>Different technical studies identified different sub-areas based on the availability of data or different locational attributes. When different sub-areas for each technical study compared there will be some areas that are more favoured for urban expansion. Some of the actual boundaries might be slightly different and when study results differ we may come to an evaluation system about how to make decisions at the margins.</p>
<p>Many properties within Caledon are naturally severed by high constraint natural heritage features areas (for example, east of the Mayfield West Area is low constraint but there is a high constraint feature as shown on slide 22), would the urban boundary follow strict property lines or could it include lands to avoid those high constraint areas and naturally sever existing properties.</p>	<p>As we continue to understand the natural heritage system in the area it will inform delineation of the SABE and if a feature is appropriate to be a logical boundary. In other cases, the natural heritage feature may be included in the SABE with policies more detailed study to ensure the features including linkages and enhancements to the natural heritage system are protected.</p>

QUESTIONS + COMMENTS	RESPONSE
<p>The role that restoration of lands plays in the environmental work in the SABE.</p>	<p>When planning for a natural heritage system, linkages and enhancements are important for the long-term protection of the system. To improve linkages and enhancements, some areas may be restored by for example reforesting woodlands, and improving wetlands to create better connections in the system.</p>
<p>If the region is expected or required to develop urban intensification, why would any more lands be zoned to include suburban settlement expansions? Whatever undeveloped lands the exist presently, should be protected to promote self-sufficiency i.e., food production high-rise hydroponic food production and energy production?</p>	<p>The Region's Official Plan Review is planning for growth for the next 30 years. The GTA is growing and Peel is required by the Province to accommodate substantial growth to 2051. In Peel we are focusing a large portion of that growth in existing built up areas. In the coming years, all the growth in Mississauga/Brampton will be through intensification. We also know that we can't accommodate all those people (800,000k) through intensification alone - so we are looking at settlement expansion. Through our work, we are looking at density and in that settlement boundary expansion, what kind of things should we be considering, what kind of policies should we put in place? The points you make are ones we are mindful of, and yet we also mindful of the growth that needs to be planned for places like Peel.</p>



Theme: Resources

Date: Wednesday, September 30th, 2020

Format: Zoom Platform

Participants: Approx. 15

Presentation: peelregion.ca/officialplan/review/pdf/SABE-Public-Session-Resources.pdf

On Wednesday, September 30th, 2020, approx. 15 people including Peel staff and the Project consultation team attended the fourth public meeting. The discussion was structured by the relevant technical studies, the methods to assess the FSA, and the principles to consider when identifying the draft SABE. A series of general and technical poll questions were posed to participants throughout the presentation to gather high level participant information and create opportunities for participants to say whether opportunities were missed or not, and to clarify what those opportunities are. The results to the poll questions are shown below.

Poll Questions

Q: Where do you live?

Brampton:	29%
Caledon:	29%
Mississauga:	14%
Outside of Peel Region:	29%

Q: What best describes you as a participant today?

Resident:	17%
Development /Building Industry:	17%
Local Municipal Government Partner:	50%
Other:	70%

Technical Study Poll Questions

Q: Do you generally agree with the approach used for the Mineral Aggregates Study?



Q: Do you generally agree with the approach used for the Cultural Heritage Assessment?



Q: Do you generally agree with the approach used for the Stage 1 Archaeological Assessment?





Theme: Resources

Summary of Comments

A summary of the key points that were raised, detailed responses to the questions/comments of clarification, and a list of those points are included below.

QUESTIONS + COMMENTS	RESPONSE
Can you advise when it is expected the mineral aggregate resources policies will be discussed in the context of the ROP?	As the SABE is advanced, if it is determined that a preferred location is in proximity to the mineral aggregate deposit, additional analysis will be undertaken and considered within the context of an ROPA. The aggregate resource policies component of the ROP is advancing. Region will be bringing on a consultant to undertake this work in 2021.
Is there a final date to submit comments regarding the technical studies and the draft policies	Aiming to have studies finalized to Council by the end of the year, we appreciate having comments on the draft studies by the week of October 23rd at the latest, if possible. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
The SABE is focusing on the south Caledon lands. Is the Region also looking at other lands such as Caledon East and Caledon Village?	Yes. We are also looking at rural settlements, which are more northly and within the greenbelt. We will get in touch with residents who have asked us to look at particular properties. We are working on subsequent technical study that looks into this in particular.
While I don't think it is relevant to SABE, it is important that the correct mapping be used to delineate correct locations of mineral aggregate mapping in Caledon. Using ARIP maps, which are several generations out of date. New OGS earth are most up to date and should be used.	Agreed. Consultant coming on board will update schedule and policy work for ROP. Through that process the Region will update mapping.

Phase B – Consultation Sessions

3.0 Other Public Comments Overview

From March to November 2020, a number of public comments have been received on SABE through various means, including; Peel’s website, email, other Peel 2041+ consultations, phone calls and other inquiries. Overall, three categories of comments have been received including:

- General comments on the SABE study;
- Requests for particular properties to be considered for inclusion; and
- Specific feedback on the draft technical studies.

These comments have been documented and responded to in Section 2.1.



To continue to follow the study process, please visit:

<https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>

3.1 Other Public Comments

A summary of the key points that were raised about the SABE, detailed responses to the questions/comments of clarification, and a list of those points are included below.

QUESTIONS + COMMENTS			RESPONSE
March 2, 2020	OP-20-004	Question about the progress of 2016 work done for the Bolton area that is being held up "in the courts".	The Bolton Residential Expansion Study (ROPA 30) is before the Local Planning Appeal Tribunal as a result of appeals. The areas around Bolton are continuing to be studied as part of the Region's Settlement Boundary Expansion Study which will recommend settlement boundary expansions to accommodate residential and employment growth to 2051.
March 2, 2020	OP-20-008	Resident hopes for residential development on the West and East side of Kennedy Road, South of King to Old School Rd. Currently, development is restricted near the norther boundaries due to the current flight plan and noise as a result of the increased aircraft activities occurring at the Brampton Flight Centre. Far greater consideration should be taken to ensure a full understanding of the Brampton Flight Centre's impact on this area particularly should residential development be considered.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future residential growth based on the results of a broad range of technical studies. One of the considerations will be impacts from the Brampton Caledon Airport.
March 2, 2020	OP-20-010	Supports the employment land between Mayfield Rd. and King Rd. between Innis Lake Rd. and Torbram Rd of Mayfield to Old School between Torbram and Bramalea Rd. Resident also in supports of the residential lands in option 4 and 5 for BRES.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
March 2, 2020	OP-20-011	Supports the employment corridor from Mayfield to King Rd between Innis Lake Rd. and Torbram Rd. Suggests that lands north of Healey Rd. East and east of Humber Station Rd. should be residential.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
March 2, 2020	OP-20-012	Supports the employment lands from Mayfield Rd to King Rd. from Airport to Gore Rd. BRES options 4 and 5 are the best options for residential uses.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
March 2, 2020	OP-20-013	Supports employment between Mayfield to King Rd. between Innis Lake Rd. to Torbram Rd. There is great potential between Torbram and Bramalea from Mayfield to Old School Rd for employment. BRES options 4 and 5 is preferred for residential area.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .

March 2, 2020	OP-20-014	Supports employment between Mayfield to King Rd. between Innis Lake Rd. to Torbram Rd. Lands north of Healey on both sides of Humber Station should be residential.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
March 15, 2020	OP-20-025e	Propose to reduce settlement boundaries within the Greenbelt as there is little infrastructure to service developments in these areas and few jobs for new residents. With the lack of public transportation and more commuters, the issues involving climate change and water will increase. Parts of Caledon reside in the Niagara Escarpment which is a UNESCO World Biosphere Reserve. This needs to be preserved to help slow the climate crisis.	Policies in the Greenbelt are limiting and restrictive with respect to expansion of settlement boundaries, however there are no policies that permit reducing settlement expansion. The policies are aimed at recognizing existing settlements in the Greenbelt and directing growth to areas outside of the Greenbelt.
April 25, 2020	OP-20-035	Request to bring more residential area in this area to support retail and employment land of Bolton. Propose a hybrid of options 5 and 6 to help commercial and population growth in Bolton. Suggest residential development north of the proposed GTA West Corridor and more employment lands around Airport Rd. from North of Mayfield Rd to South of King Rd. West of Innis Lake Rd and East of Torbram Rd.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
April 27, 2020	OP-20-036	Request to bring more residential area in this area to support retail and employment land of Bolton. Propose a hybrid of options 5 and 6 to help commercial and population growth in Bolton. Suggest residential development north of the proposed GTA West Corridor and more employment lands around Airport Rd. from North of Mayfield Rd to South of King Rd. West of Innis Lake Rd and East of Torbram Rd.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
May 1, 2020	OP-20-037	Request to bring more residential area in this area to support retail and employment land of Bolton. Propose a hybrid of options 5 and 6 to help commercial and population growth in Bolton. Suggest residential development north of the proposed GTA West Corridor and more employment lands around Airport Rd. from North of Mayfield Rd to South of King Rd. West of Innis Lake Rd and East of Torbram Rd.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
May 7, 2020	OP-20-038	Request for all of the Caledon Village Properties G.P. Inc. lands be included within an expanded Caledon Village Rural Service Centre.	A draft technical study is being prepared to outline the policy framework to inform responses to requests to consider expansions to rural settlements in the Region. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .

May 11, 2020	OP-20-039	Applicant requests for a Local Official Plan Amendment to establish the Macville Secondary Plan with a population allocation of roughly 10,000 and proceed independently of the required settlement boundary expansion.	Regional staff have deemed this application premature without completing the Regional Official Plan Amendment of the Settlement Boundary Expansion Study. The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
May 19, 2020	OP-20-040	Request to include 16494 Innis Lake Road, Caledon lands be included within an expanded Caledon Village Rural Service Centre because the subject site is in proximity to existing and proposed transportation infrastructure, compliments existing residential forms, represents a logical progression of growth, situated on readily serviced lands and can contribute to complete communities.	A draft technical study is being prepared to outline the policy framework to inform responses to requests to consider expansions to rural settlements in the Region. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
April 6, 2020	OP-20-041	Request to include the property known as PT LT 27 CON 1 WHS CHINGUACOUSY AS IN VS375139; CALEDON in the regional expansion of settlement areas.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
May 26, 2020	OP-20-043	Request to include lands owned by the Mayfield East Landowners Group be included within an expanded Mayfield West Rural Service Centre because the subject site is in proximity to existing and proposed transportation infrastructure, compliments existing residential forms, represents a logical progression of growth, situated on readily serviced lands and can contribute to complete communities.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
June 4, 2020	OP-20-044	Request that these four properties be comprehensively considered in the current Region of Peel Official Plan Review as candidate locations for Settlement Area Expansion, as all are within the FSA. They have retained the services of Orion Environmental Solutions to undertake a detailed Agricultural Impact Assessment for each of the four Caledon Farms properties.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
June 15, 2020	OP-20-047	The Friends and Neighbours of Allison's Grove request that the property remain designated as a special area to be used only for specified tourism and cultural uses and a limited commercial use for the house itself. Request that the property be protected from residential subdivision and that the three main elements of the property - the Heritage House, the grove of trees, and the meadow - remain intact and protected as a cultural, historical and natural treasure.	The primary focus of the SABE study is to identify areas outside of the Greenbelt Plan appropriate for residential and employment growth to 2051. Should expansion be considered top Caledon East, it would need to be in accordance with Provincial Greenbelt policies that are limiting and restrictive with respect to expansion of settlement boundaries. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .

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June 16, 2020	OP-20-048a	Related to Villa San Antonio request. Request letter to the region in June 2020, including a concept plan for a subdivision.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
June 16, 2020	OP-20-048b	Related to Villa San Antonio request. Request letter to the region in June 2020, including a concept plan for a subdivision.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
January 15, 2020	OP-20-052	Request for expansion received by Region in a list sent by the Town Jan 15, 2020.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies
January 15, 2020	OP-20-053	Request for expansion received by Region in a list sent by the Town Jan 15, 2020 (Received by Town May 1, 2019). Request that their property be brought into the settlement area.	A draft technical study is being prepared to outline the policy framework to inform responses to requests to consider expansions to rural settlements in the Region. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
January 15, 2020	OP-20-054	Request for expansion received by Region in a list sent by the Town Jan 15, 2020.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies
January 15, 2020	OP-20-055	Request for expansion received by Region in a list sent by the Town Jan 15, 2020.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies

January 15, 2020	OP-20-056	Request for expansion received by Region in a list sent by the Town Jan 15, 2020.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies
January 15, 2020	OP-20-057	Request for expansion received by Region in a list sent by the Town Jan 15, 2020.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies
January 23, 2020	OP-20-058	Request that the lands between Mayfield West Phase 1 and Bolton be made into a connected settlement area with residential and employment land.	Refer to Council discussion. The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
February 11, 2020	OP-20-059	Request that their properties be included in a settlement boundary expansion.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
March 6, 2020	OP-20-060	Request that lands be included in the settlement boundary for employment uses (Note – the I.O. Investment property east and west of Torbram coincides with the First Gulf lands)	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .

May 6, 2020	OP-20-061	Request that lands be considered for inclusion for employment in Official Plan review (formal letter)	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
May 6, 2020	OP-20-062	Request for a boundary expansion for future employment uses on lands approximately 97 acres (39 hectares) in size	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
July 24, 2020	OP-20-063	Provides an overview of how Sub Area 5 (Area north of the proposed GTA West corridor north to Victoria and Campbells Cross) as shown on the Employment Allocations FSA Sub Study Area map meets the employment principles as included in the Employment Study and has considerable private sector interest. Recommends the following: 1. That Sub Area 5 be included in the Settlement Area Boundary Expansion as a priority employment area. 2. That the Region use the Province's high scenario forecast to provide the greatest opportunities and range for employment opportunities. 3. That the Region plan for Employment Areas beyond the 25 year planning horizon. 4. That the Region designate additional employment land beyond the Province's forecast. 5. That land needs for employment consider vacancy factors, sufficient supply or large parcels and provide opportunities for strategic investment sites.	The Region has noted and will consider your comments and recommendation for the lands known as Area 5 in the Employment and Commercial Opportunities Technical Study to be included in the settlement area boundary expansion to 2051.
August 18, 2020	OP-20-064	Request for expansion	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .

<p>August 18, 2020</p>	<p>OP-20-065</p>	<p>Addendum to original request for a boundary expansion for future employment uses on lands approximately 97 acres (39 hectares) in size, to include lands immediately north (PT LT 19 CON 4 EHS CHINGUACOUSY AS IN RO811026; EXCEPT 29, 30, 33 & 34 43R20417, PT 1 & 2 43R16098 & PT 4 43R16437 ; CALEDON)</p>	<p>The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp.</p>
<p>August 19, 2020</p>	<p>OP-20-066</p>	<p>Request that subject land be prioritized in the results of the SABE Study as employment lands as it represents a logical extension to the Tullamore Industrial/Commercial Centre.</p> <p>Correspondence provided advises of general agreement with the conclusions of the Commercial and Employment Study as it relates to Sub Area 2 which is the sub area that the subject lands are within. The correspondence provides additional analysis as it relates to how the subject property meets the employment principles.</p>	<p>Identification of future employment lands as part of the Settlement Area Boundary Expansion (SABE) will be determined based on the results of the Commercial and Employment Study as well as the results of all of the technical studies will be considered in accordance with the requirements of the Growth Plan. In addition to the studies undertaken to date, detailed technical analysis will be undertaken to inform selection of the SABE based on optimizing infrastructure investments, agricultural impacts and fiscal impacts. The Commercial and Employment Study does not examine individual parcels and rather applied the principles to each Sub Area within the Focus Study Area to determine which Sub Areas meet the most principles and/or best meet the principles.</p> <p>Conceptual delineation of the draft SABE area as well as the methodology used to delineate the SABE is provided as an Appendix to the December 10, 2020 Report titled “Peel 2041 Regional Official Plan Review and Municipal Comprehensive Review Update”</p>
<p>August 26, 2020</p>	<p>OP-20-067</p>	<ol style="list-style-type: none"> 1. Requests that lands north and west of the GTA West be included in the Focus Study Area. 2. States that Council revised the staff report to the Province to recommend that the Growth Plan include a minimum greenfield density of 50 people and jobs per hectare. Given this, a greenfield density for all of Peel of 65 people and jobs per hectare is inappropriate relative to Caledon. 3. Recommend that the Region use Hemson’s most recent 2041 population reference forecast for Peel of 2,048,000 for their 2041 OP Review and MCR. 4. Agrees with the results of most technical studies as it relates to the subject lands with the exception of statements related to the timing of growth related to Heritage Heights. 	<ol style="list-style-type: none"> 1. The Focus Study Area (FSA) was delineated based on criteria outlined in Focus Study Area Report in February 2020. The FSA was delineated deliberately large enough to accommodate population and employment growth beyond the 2041 planning horizon as we anticipated that we may need to plan for growth to 2051. The Technical studies required to be completed to support settlement area boundary expansion as per the Provincial Growth Plan were undertaken on the FSA. 2. Council did endorse a recommendation to the Province that a minimum greenfield density of 50 people and jobs per hectare be included in the Growth Plan. Staff continue to recommend a minimum greenfield density of 65 people and jobs per hectare for greenfield development which is similar to other recent greenfield developments in Caledon including Mayfield West. 3. Given that Amendment 1 to the Growth Plan is in effect, the Region’s MCR will be planning for growth to 2051 and therefore the 2041 number is no longer an issue. 4. Regional staff continue to work with the City of Brampton as they proceed with the Heritage Heights Secondary Plan and better understand the planned build out of the community. The results of draft technical studies conclude that continuing to build on existing service centres in Caledon best meet the principles included in the studies.

September 17, 2020	OP-20-070	Follow up request that lands be included in the settlement boundary for employment uses (Note – the I.O. Investment property east and west of Torbram coincides with the First Gulf lands)	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
September 21, 2020	OP-20-073	Request lands south of the Sandhill Settlement Area be included within the Region's Settlement Area Boundary Expansion, as be designated as Employment Lands within the Region's Official Plan.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp .
September 28, 2020	OP-20-075	Caledon resident raises concerns about land lock issues the future residential lands in the Settlement Area Boundary Expansion FSA will bring. These lands should remain agricultural rural to preserve Caledon's scenic beauty and natural landscape.	The subject area was included in the Focus Study Area which was the area subject of the 12 technical studies. The Agricultural Impact Assessment identified the subject lands within Sub area 8 and concluded Existing land use is largely agricultural but also has an extensive interface with Mayfield West. The environmental features in the area will be studied as part of the Environmental Screening Report and Scoped Subwatershed Study. As part of next steps, a more detailed transportation assessment will also be undertaken. The results of these and the other technical studies required to be undertaken as per the Provincial Growth Plan will be considered when identifying the final settlement boundary expansion area. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
September 21, 2020	OP-20-077f	Question on how the new and future employment lands designation will shape the Settlement Boundary Expansion.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment growth based on the results of a broad range of technical studies. Please continue to follow the Employment Study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
September 21, 2020	OP-20-077j	Please explain all 6 options of employment.	As part of the Settlement Area Boundary Expansion (SABE) study, detailed technical reports have been prepared for lands within the Focused Study Area (FSA). An Employment and Commercial Opportunities Technical Study was prepared, which divided the FSA into 6 areas for assessment and commentary on what development may be appropriate within them. Please visit the SABE Study webpage to review details on the Employment and Commercial Opportunities Technical Study which describes the 6 areas considered: https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
September 21, 2020	OP-20-077k	Question whether the new planning horizon will expand the about the Settlement Boundary Expansion focus study area.	In delineating the Focus Study Area we anticipated that the planning horizon may be extended to 2051 and therefore ensured that the size of the area was large enough to accommodate growth to 2051.

September 21, 2020	OP-20-077w	Is the Region exploring urban expansion FSA west of the GTA West corridor north of Mayfield Road? This is the area between Winston Churchill Blvd and Mississauga Road.	The Focus Study Area was delineated based on several criteria as outlined in a report prepared by Hemson dated February 2020. The FSA is bound by the preferred GTA West alignment to the west and does not extend to Winston Churchill Road.
September 23, 2020	OP-20-0780j	Question as to whether the Region will ultimately plan to develop all 6 options being studied in the review process.	As part of the Settlement Area Boundary Expansion Study, all 6 options for BRES have been included in the area in southern Caledon within the Focus Study Area subject to detailed technical study. Selection of lands to accommodate residential and employment growth to 2051 in the Region will be based on the results of the studies.
September 23, 2020	OP-20-0780k	Is the Region considering the long-term use for these lands located within the focus study area?	Yes, the long-term use of the Focus Study Area is being considered as part of the Settlement Area Boundary Expansion Study.
August 19, 2020	OP-20-086	States that the Commercial and Employment Study presents an incomplete picture of Sub Area 5 and undervalues the opportunity to accommodate future planned employment growth. Request that site be considered separately from the rest of lands south of Victoria to GTA west and by applying the employment principles specifically to the site, it should be prioritized as part of the recommended SABE to accommodate employment growth.	<p>Identification of future employment lands as part of the Settlement Area Boundary Expansion (SABE) will be determined based on the results of the Commercial and Employment Study as well as the results of all of the technical studies will be considered in accordance with the requirements of the Growth Plan. In addition to the studies undertaken to date, detailed technical analysis will be undertaken to inform selection of the SABE based on optimizing infrastructure investments, agricultural impacts and fiscal impacts. The Commercial and Employment Study does not examine individual parcels and rather applied the principles to each Sub Area within the Focus Study Area to determine which Sub Areas meet the most principles and/or best meet the principles.</p> <p>Conceptual delineation of the draft SABE area as well as the methodology used to delineate the SABE is provided as an Appendix to the December 10, 2020 Report titled "Peel 2041 Regional Official Plan Review and Municipal Comprehensive Review Update"</p>

September 9, 2020	OP-20-087	After reviewing the studies, Mr. Dunstan concludes that the BethNeil property scores well and is appropriate for inclusion in the pending SABE. Related to the Agricultural Impact Assessment, it is suggested that Sub Area 5 (the sub area that includes the BethNeil property) be divided at Old School Road, where the agricultural fabric is different. Also, the Agricultural Impact Assessment only lightly touches on fragmentation caused by the planned GTA West Corridor. If Sub Area 5 was further divided, it would more clearly illustrate the minimal agricultural impact of the BethNeil property use for the planned development project. The property is buffered by natural features which provides a transition to adjacent land use.	The SABE study will not be commenting on the appropriateness of a particular development proposal, but rather will identify the appropriate location and area of land necessary to accommodate Residential and Employment Growth to 2051. Subsequent detailed planning will be undertaken to determine the phasing of development and detailed land uses within the expansion areas. When delineating the draft SABE, Planscape, the agricultural consultant as well as all of the other consultants that have prepared the technical studies, will be providing additional input on the sub areas to further refine where the draft SABE is delineated based on the principles outlined.
October 16, 2020	OP-20-089	Request for lands approximately 24 hectares in size to be included in the Campbell's Cross settlement boundary for potential agri-tourism/agri-entertainment uses. A portion of the lands are already in the boundary.	A draft technical study is being prepared to outline the policy framework to inform responses to requests to consider expansions to rural settlements in the Region. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
October 23, 2020	OP-20-091	Will the Region review its boundaries for the SABE FSA now that the planning horizon has been extended to 2051? Particularly interested in area north of Old School Road and Bramalea Road for consideration.	In delineating the Focus Study Area originally, we anticipated that the planning horizon may be extended to 2051 and therefore ensured that the size of the area was large enough to accommodate growth to 2051.
October 22, 2020	OP-20-092	Request for lands immediately west of BRES ROPA30 Option 3 lands to be included in the Bolton settlement boundary.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp
October 30, 2020	OP-20-093	Request for 5 parcels of land approximately 200 hectares in total to be considered for future settlement area expansion. Lands are located in the whitebelt area, west of the Mayfield West Settlement Area.	The Settlement Area Boundary Expansion Study being undertaken as part of Peel 2041+ will recommend the location for future employment and residential growth based on the results of a broad range of technical studies. Please continue to follow the study progress at https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp

Phase B – Consultation Sessions

4.0 Next Steps

Key next steps of the SABE Study are to:

- Meet with rural landowners to introduce the SABE Study, present the policies associated with rural settlement expansions in the greenbelt and the results of the assessment. (Anticipated in early 2021);
- Present the focus study area and key outcomes of the background analysis and supporting technical studies to Peel Regional Council (December, 2020).



To continue to follow the study process, please visit:

<https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>