








# Settlement Area Boundary Expansion Study

## Focused Study Area Criteria

February 25, 2020

Theme	Criteria Considered when Identifying the Focused Study Area
<b>Growth Management</b> 	<ul style="list-style-type: none"> <li>a) Must be in Caledon.</li> <li>b) Contain sufficient land to accommodate residential and employment growth to 2041.</li> <li>c) Must be larger than the required settlement boundary expansion area.</li> <li>d) Must be at a scale to allow technical studies to be undertaken at a Regional scale.</li> <li>e) Should make use of the location and capacity in existing and planned <i>infrastructure and public service facilities</i>.</li> <li>f) Should plan for infrastructure to achieve sustainable development.</li> <li>g) Should include areas that are logical and contiguous additions to existing settlement areas.</li> </ul>
<b>Infrastructure, Services and Cost of Growth</b> 	<ul style="list-style-type: none"> <li>a) Should consider cost and timing of Region's long-term capital development plans.</li> <li>b) Should be at a scale to provide options to avoid areas with high potential to negatively impact <i>quality and quantity of water</i>.</li> <li>c) Should be at a scale to provide options to evaluate and avoid areas where high concentrations of <i>key hydrologic features and areas</i> occur to maximize opportunities to avoid negative impacts.</li> <li>d) Should be at a scale to provide infrastructure options that minimize negative impacts on key <i>hydrologic features and areas</i>.</li> </ul>
<b>Economic Development and Growth Management</b> 	<ul style="list-style-type: none"> <li>a) Should allow new employment lands to be well-connected to existing and planned employment areas in Peel and, more broadly, the regional economy.</li> <li>b) Should allow new employment lands to connect to existing and planned transit services.</li> <li>c) Should allow for connectivity between new employment areas and major transportation infrastructure investments, particularly the GTA West Corridor and existing <i>major goods movement facilities and corridor</i>.</li> </ul>
<b>Climate Change</b> 	<ul style="list-style-type: none"> <li>a) Size and location of FSA must allow Region to adapt to climate change and mitigate/avoid emissions to facilitate zero emissions carbon communities.</li> </ul>

Theme	Criteria Considered when Identifying the Focused Study Area
<b>Infrastructure, Services and Cost of Growth</b> 	<ul style="list-style-type: none"> <li>a) Should enable fiscal impact analysis of potential SABE to be undertaken and minimize cost of services while ensuring that growth pays for itself to the extent possible.</li> <li>b) Should allow for existing transit services to be optimized and/or extended to support new development.</li> <li>c) Should consider adjacency of lands to the GTA West Corridor for establishing a boundary.</li> <li>d) Should allow for options to consider planned infrastructure investments.</li> </ul>
<b>Environmental Protection and Natural Resources</b> 	<ul style="list-style-type: none"> <li>a) Should enable options to avoid, where possible, <i>key hydrologic areas</i> and the <i>Natural Heritage System</i> for the <i>Growth Plan</i>.</li> <li>b) Should enable options that avoid areas with high concentration of significant <i>natural heritage systems</i>, hydrological features that support the <i>water resource system</i>, and <i>natural hazards</i> (as identified by the PPS).</li> <li>c) Should enable options to be evaluated that generally direct development outside significant <i>natural heritage systems</i>, hydrological features that support the <i>water resource system</i> and <i>natural hazards</i> (as identified by the PPS), or if not possible, minimize and mitigate impacts in accordance with Provincial guidelines.</li> <li>d) Should enable options to be evaluated that avoid impact to <i>mineral aggregate resources</i> (as defined by the PPS) which includes the High Potential Mineral Aggregate Resource Areas or areas that would preclude or hinder aggregate extraction within High Potential Mineral Aggregate Resource Areas.</li> <li>e) Should not include any areas within the <i>Greenbelt Area</i>.</li> </ul>
<b>Public Consultation</b> 	<ul style="list-style-type: none"> <li>a) Must allow for meaningful feedback from lower-tier municipalities, other public agencies, First Nations, as well as the general public on size and location of SABE.</li> </ul>