

Settlement Area Boundary Expansion Study

Phase A: Focus Study Area

HEMSON

In Association with:

SvN

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Acronyms

BRES	Bolton Residential Expansion Study Area
FSA	Focused Study Area
GGH	Greater Golden Horseshoe
GTAH	Greater Toronto Area and Hamilton
MCR	Municipal Comprehensive Review
PPS	Provincial Policy Statement
ROP	Regional Official Plan
SABE	Settlement Area Boundary Expansion
SWS	Scoped Subwatershed Study

Abbreviations

Growth Plan	2019 A Place to Growth: Growth Plan for the GGH
Peel 2041	Peel 2041 Regional Official Plan Review
Region	Region of Peel

Section 1

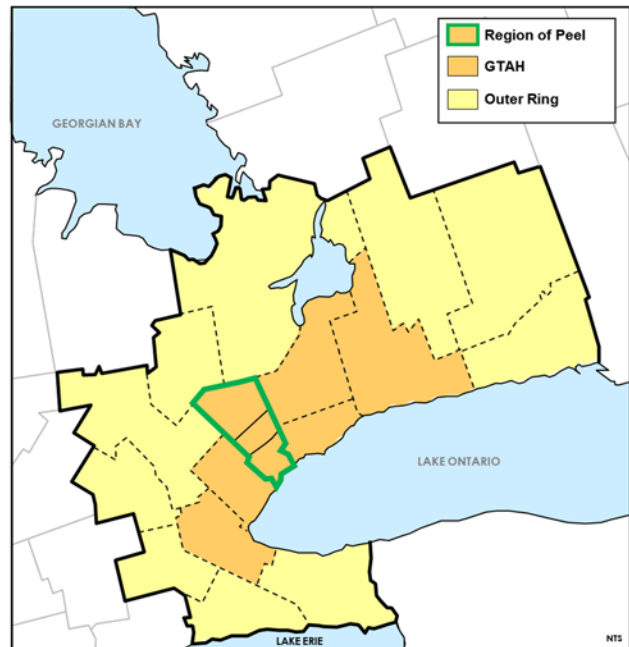
Background

This report is the first of four to identify a recommended settlement area boundary expansion (SABE) as part of the Region of Peel’s Official Plan update. The primary purpose of this report is to establish a broad area to serve as the basis for technical studies. This area—the Focus Study Area (FSA)—will be based on evaluation criteria and will serve as the basis for determining new urban designated lands within the Town of Caledon. In subsequent phases, the FSA will be narrowed down through technical analysis to a smaller recommended SABE.

1.1 Peel 2041 Official Plan Review

The Region of Peel is a regional municipality located in the Greater Golden Horseshoe (GGH) planning area of Southern Ontario, within the rapidly growing Greater Toronto Area and Hamilton (GTAH) (Map 1). In recent years, growth and development in the Region has been focused in the highly urbanized Cities of Mississauga and Brampton to the south. The Town of Caledon, to the north, remains largely rural and agricultural.

The Region is currently undertaking a comprehensive update to its Official Plan (“Peel 2041”). The update is required to ensure the Official Plan is consistent with provincial policies and conforms with provincial plans. These policies and plans—particularly the Provincial Policy Statement 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe (Growth Plan)—have undergone substantial revision in recent years. Most relevant to this analysis is that Schedule 3 of the Growth Plan now requires that the Region achieve a population of 1.97 million and employment of 970,000 by 2041. This represents population and employment growth of about 38% and 40% respectively from the time of the 2016 Census.



Map 1: Greater Toronto Area and Hamilton

Planning for this growth requires that the Region understand the social, economic, and demographic factors driving growth in Peel as well as the complex land use planning policy framework that regulates municipal growth management. In the Region’s case, there is opportunity to accommodate a significant amount of growth in existing urban areas as intensification. However, the Region’s most recent draft Land Needs Assessment, prepared in accordance with the most up-to-date methodology required by the Province, demonstrates that new urban land will be required to meet the Growth Plan population and employment targets to 2041.

Under the Growth Plan, a settlement area boundary expansion (SABE) greater than 40 hectares may only occur through a municipal comprehensive review (MCR). This report is the first of several to be released as part of the SABE Study process under Peel 2041. The purpose of this report is to establish a FSA to serve as the basis for determining new urban lands in the Region.

1.2 Planning Policy Context

The Peel 2041 process is being completed in accordance with the requirements of the statutory planning framework in Ontario. Key legislation and relevant policies and plans that guide development and land use in the Region are briefly summarized below.

Planning Act, 1990

The *Planning Act* is the central piece of legislation in Ontario that governs land use planning. Matters of provincial interest are identified in section 2 of the Act and municipal councils must have regard to these matters when making planning decisions. The provincial interests include:

- Protection of ecological systems and agricultural resources;
- Conservation and management of natural and mineral resources as well as conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- Supply, efficient use and conservation of energy and water;
- Adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- Minimization of waste;
- Development of safe and healthy communities, including accessibility for persons with disabilities;
- Adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- Adequate provision of a full range of housing, including affordable housing, and employment opportunities;
- Protection of the financial and economic well-being;
- Co-ordination of planning activities of public bodies;
- Resolution of planning conflicts involving public and private interests;
- Protection of public health and safety;
- Appropriate location of growth and development;
- Promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians and built form that is well-designed, encourages a sense of place, provides for high-quality public spaces; and
- Mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest establish the foundation for all land use planning in Ontario. They have been applied throughout the Peel 2041 process and the SABE Study.

Provincial Policy Statement, 2014

The PPS establishes the link between the list of provincial interests and municipal decision making. It provides provincial policy direction regarding, among other matters, land use, housing, environmental protection, agricultural lands, economic development and job creation, infrastructure and municipal servicing, and growth management. All planning decisions in Ontario must be consistent with the PPS and official plans are the most important vehicle for implementing its policies. As such, PPS policies, particularly those that address the wise use and management of resources (section 2) and protection of

public safety (section 3), have been carefully considered in establishing the FSA.

Growth Plan, 2019

Building on the PPS, the Province has enacted a plan specifically to manage growth in the GGH (the Growth Plan). Policies in the Growth Plan are to be read in conjunction with the PPS and take precedence where there is a conflict between the two documents. The Growth Plan includes detailed policies for settlement area boundary expansions and MCRs. As such, the Growth Plan is a critical policy document in establishing the FSA and, ultimately, the proposed SABE area in Peel.

This report provides a detailed analysis of the Growth Plan policies that are directly relevant to the SABE Study (see Table 2).

Other Provincial Plans

In addition to the Growth Plan, there are other provincial plans that apply to the Region, including the Greenbelt Plan (2017), Niagara Escarpment Plan (2017), Lake Simcoe Protection Plan (2009) and Oak Ridges Moraine Conservation Plan (2017). These plans work together with the Growth Plan to, among other things, protect farmland, areas of environmental significance including water resources, natural heritage systems, and hydrologic features, and other important cultural and natural resources.

Section 2

The SABE Study and Focus Study Area

This section sets out the SABE Study process and the rationale for establishing the FSA.

2.1 Settlement Area Boundary Expansion Study Process

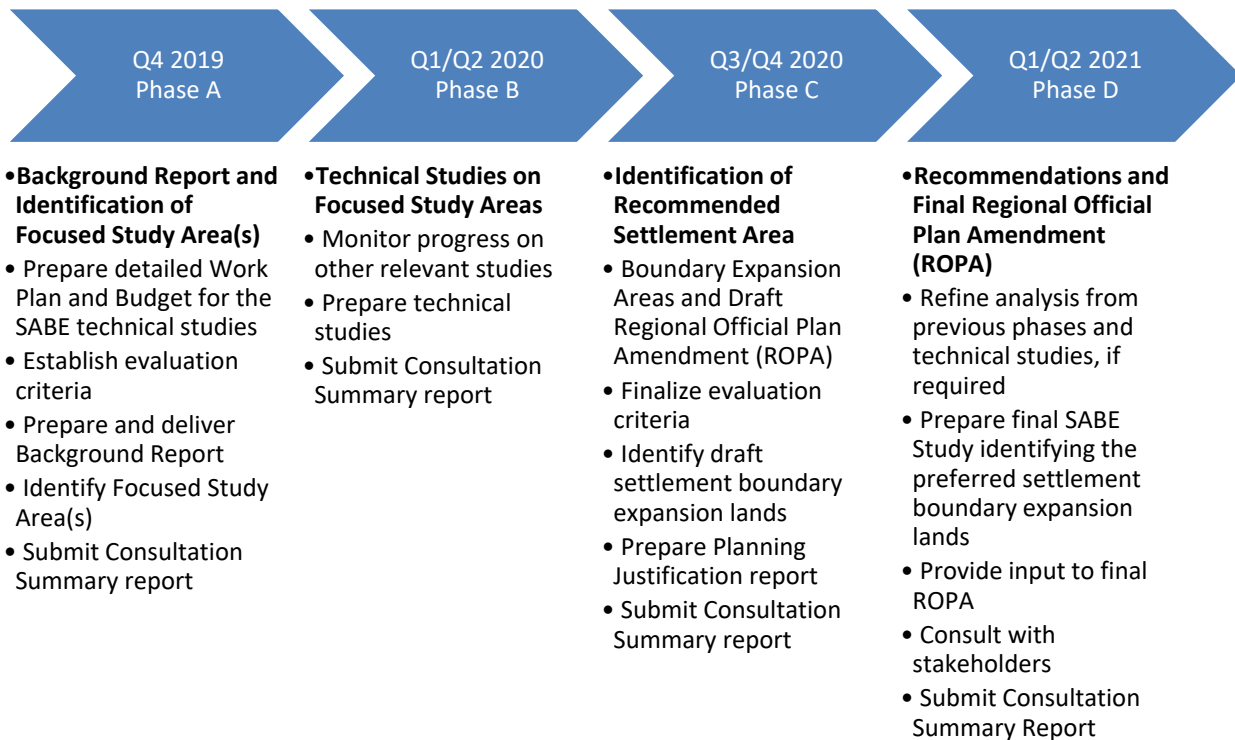
The key objective of the SABE Study is to identify an area, or areas, in Peel that are suitable for expanding areas of settlement. The study process will be highly consultative and comprehensive. In determining the SABE, natural environmental constraint data prepared by a consulting team lead by Wood Environment & Infrastructure Solutions (the “Wood Team”), will be carefully considered. As well, consideration will be given to several technical studies that will identify the most appropriate locations for expansion and determine their feasibility. The process will conclude with a proposed SABE area for Regional Council to consider.

SABE Timing and Process

The SABE Study is being undertaken in four phases, which are summarized in the figure below.

- ➔ Phase A will provide background on the SABE process and identify the FSA, the area to serve as the basis for the technical studies.
- ➔ The technical studies will be undertaken in Phase B.
- ➔ In Phase C, a draft SABE Area will be identified within the FSA based on the technical studies results.
- ➔ Final SABE recommendations, as well as an associated Regional Official Plan Amendment, will be prepared in Phase D.

This report, which provides background on the study process and identifies the FSA, has been prepared as part of Phase A.



Technical Studies

The technical studies will address provincial interests, as well as PPS, Growth Plan, and other provincial plan policies that have a direct bearing on the SABE Study: transportation, public health, public facilities, cultural heritage, archaeology, employment and commercial opportunities, agricultural impact, climate change, fiscal impact, and mineral aggregate resource impact. They are being prepared by a range of technical experts under the overall coordination of Hemson (see Table 1). The studies will be initiated in January 2020 as part of Phase B of the SABE Study. As shown in the table below, the Wood Team is tasked with completing a Scoped Subwatershed Study. The study is particularly relevant to the SABE analysis as it will identify environmental constraints on development in Caledon, including the FSA.

Table 1: SABE Technical Studies	
Technical Study	Responsibility
Transportation	Paradigm
Health Assessment	SVN and Hemson
Public Facilities	Monteith Brown Planning Consultants & Hemson
Cultural Heritage	ASI
Archaeologic Assessment	ASI
Employment & Commercial Opportunities	Cushman and Wakefield
Agricultural Impact Assessment	Planscape
Climate Change	Laura Taylor Designs and Hemson
Fiscal Impact	Hemson
Mineral Aggregate Resource Impact	Planscape
Consultation Strategy	SVN
Water and Wastewater Assessment	Regional staff
Environmental Screening & Scoped Subwatershed Study	Wood Team

Other studies are being undertaken by Regional staff and other consultants as part of the overall Peel 2041 process. Examples include a Major Transit Station Areas Study, Water and Wasterwater Master Plan, and Long-Range Transportation Plan.

To the extent that they have a direct bearing on the identification of the SABE, the results of other studies will be carefully considered during the SABE Study process. Importantly, information arising from the Town of Caledon's ongoing Official Plan Review will be considered as well.

2.2 What is the Focus Study Area?

In undertaking a settlement area boundary expansion, the Growth Plan requires that the Region determine the feasibility of the proposed expansion and identify the most appropriate location(s). To meet these requirements, the Region needs to identify an area, or areas, in which the SABE *could* occur as supported by the results of the detailed technical analysis. This is the FSA and, as such, it needs to be larger than the settlement areas that are ultimately approved by Council as part of the Peel 2041 process.

As set out in the previous section, the FSA must be a defined area that can be studied, at a Regional scale, through a series of technical analyses of transportation, fiscal impact, agricultural impact, cultural heritage and other matters required by provincial policy. Findings from the technical analyses will support the draft and final recommended SABE areas.

This filtering process is described below and is shown schematically in Figure 1.

- ➔ **Study Area** – the process begins with defining an area to study within the Region. The study area must allow for the designation of new urban lands to accommodate the 2041 population and employment growth which cannot otherwise be accommodated through intensification or non-developable lands such as the Greenbelt Area.
- ➔ **FSA** – the next step is to scope the study area to a smaller FSA using evaluation criteria. The FSA represents an area to be assessed in greater detail through technical studies.
- ➔ **Potential SABE Areas** – the evaluation criteria will be further refined to arrive at a potential SABE area. The SABE area, or areas, will be located within the FSA and will be larger than the identified land area required.
- ➔ **Recommended SABE** – the evaluation criteria used to arrive at the draft SABE will be refined through additional technical analysis and stakeholder consultation to arrive at the final recommended SABE. A planning justification report will address the proposed expansion and identify the refined evaluation criteria, technical analysis, identified land needs to accommodate growth in the Region to 2041 as well as input from stakeholder consultation. Information contained in this report will ultimately inform language included in the updated Regional Official Plan.

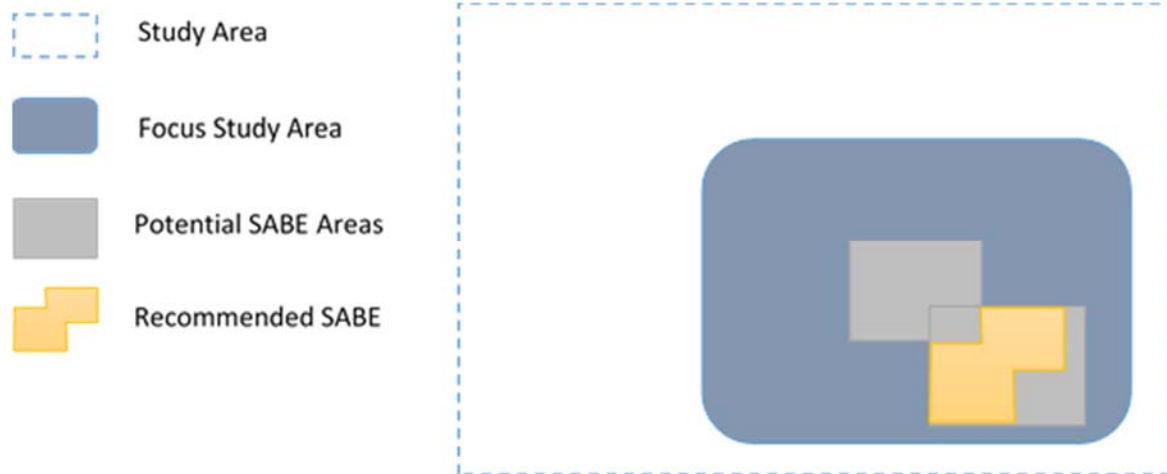


Figure 1: SABE Process

Focus Study Area Parameters

Given that areas suitable to be designated as new urban land in Brampton and Mississauga are severely limited, of necessity the FSA has to be located in Caledon.

Additionally, the FSA recognizes that the SABE will be outside the:

- ➔ Existing settlement areas in Caledon that are either already developed and intensifying (Built Up Areas) or designated for development (Designated Greenfield Areas). Existing settlement areas include the newly designated Bolton Residential Expansion Area (BRES), Mayfield West, Victoria, Campbells Cross and Sandhill.
- ➔ Designated Greenbelt Area in Caledon, which identifies environmental features of provincial importance. To the extent that minor settlement area boundary expansions are permitted in the Greenbelt Area, any limited expansions that are considered will be analyzed outside the framework of the FSA and associated technical studies.

In particular, the FSA needs to include a Study Area Boundary defined in the Region's current Official Plan through Policy 5.4.3.2.7. This policy states that the Study Area Boundary "is the area within which additional growth for Mayfield West and Bolton beyond the 2031 population target is anticipated to occur".

Finally, it should be reiterated that the FSA has been determined based on good planning principles as set out in applicable Provincial and municipal policies and plans.

Section 3

Defining the Focus Study Area

This section sets out the process for establishing the FSA, including determining criteria for defining the FSA based on the Provincial planning framework.

3.1 Evaluation Criteria Workshop

On November 14, 2019, the consulting team held an Evaluation Criteria Workshop to begin identifying the FSA. The workshop involved approximately 40 Regional staff and targeted stakeholders, including representatives from all three lower-tier municipalities in Peel (Mississauga, Brampton, and Caledon) and consultants who are assisting with the Peel 2041 studies. The workshop was structured around two small group breakout sessions:

- ➔ **Like-Discipline Breakout Session** – which allowed stakeholders of like disciplines to identify relevant data and studies, key goals and objectives, opportunities and challenges, and success indicators for use in defining the FSA.
- ➔ **Cross-Discipline Breakout Session** – which allowed stakeholders of different disciplines to identify common and diverging themes as well as key priorities for establishing the FSA.

A summary of findings from the workshop sessions are attached as Appendix A.

Information gathered during the workshop was reviewed and disseminated by Hemson and SvN. This feedback, along with relevant policy requirements of provincial legislation, resulted in the identification of evaluation criteria used to determine the FSA.

3.2 Criteria for Defining FSA

Table 2 below sets out specific criteria for defining the FSA based on the Provincial and Regional planning policy framework, the findings of the Evaluation Criteria Workshop, and natural environment constraint data prepared by the Wood Team. The table identifies specific provisions of the Growth Plan that guide the SABE process; the most relevant are found in section 2.2.8 (Settlement Area Boundary Expansions).

In developing the FSA criteria, specific reference has been made to:

- ➔ Provincial policy requirements related to areas of agriculture, infrastructure, natural heritage systems etc.
- ➔ The existing municipal policy framework, including current Regional Official Plan objectives (such as climate change, healthy development planning for complete communities, amongst others) and policies, themes, and similar criteria established during the BRES process.
- ➔ The Region’s long-term capital development plans, particularly for large water, wastewater, and transportation infrastructure (including transit) planned to 2041. Special attention was paid to the implications of the “technically preferred” GTA West Highway Corridor that runs through the southern part of Caledon.
- ➔ Studies being undertaken by the Region and other public bodies relevant to the SABE exercise,

including the Scoped Subwatershed Study which is identifying, among other matters, environmental considerations in Caledon and specifically within the FSA.

- The availability of data on the demographic, economic, real estate, and land use conditions in Caledon.
- Themes, priorities, goals, and success indicators identified at the Evaluation Criteria Workshop (see Appendix A).

Natural Environment Constraint Categories

In developing the FSA evaluation criteria, consideration was also given to natural environment constraint data prepared by the Wood Team. The data identifies natural environment constraints to development in Caledon, as informed by provincial and regional plans and policies. The constraints are categorized as high, moderate and low features. The findings are preliminary.

For FSA purposes, high constraint areas within the FSA are identified to provide an initial indication of locations where development would not be permitted and should be avoided. Further identification of the high, moderate and low constraint categories will be completed to identify SABE boundaries that avoid or minimize important environmental features and areas. Moreover, other areas of environmental significance, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development in the FSA.

Areas of Study

The criteria have been reviewed by those who attended the Evaluation Criteria Workshop and the technical study teams. To assist the reader, the criteria have been categorized thematically into “areas of study” that broadly correspond to matters of provincial interest. The areas of study will continue to be refined as the FSA is further scoped to the preferred SABE.

- **Climate Change** – climate change mitigation and adaption as well as community resiliency are broad overarching principles embedded within the other areas of study. The FSA will facilitate mitigation of climate change, including greenhouse gas (GHG) reductions and adaptation to existing and projected changes in the climate.
- **Environmental Protection and Natural Resources** – environmental features and resource areas such as natural heritage system features and areas, water resource system features, mineral aggregate and related criteria have been considered in defining the FSA. The FSA will need to be large enough to accommodate future growth outside areas that cannot be developed because of environmental and natural resource constraints.
- **Agriculture** – the FSA considers the inter-connected elements that create a viable, thriving Agricultural System and allow locations to be tested to avoid, or minimize or mitigate, impact on farmland and agricultural activities.
- **Growth Management** – the appropriate location of growth and development, including the amount of land needed to accommodate population and employment targets to 2041, have been considered in defining the FSA. The technical studies will be applying provincial planning policy to the local context in Caledon in assessing the appropriate SABE areas.

- **Economic Development** – existing and future employment opportunities, recognizing the influence of broader regional economic trends, have been considered in selecting the FSA.
- **Infrastructure, Services and Cost of Growth** – the size and location of the FSA considers existing and planned infrastructure and services as well as the Region’s ability to pay for the associated costs in a financially sustainable manner.
- **Public Consultation** – the FSA allows for meaningful consultation on SABE location and configuration with a range of stakeholders, including First Nations and Métis and the general public.

Table 2: FSA Evaluation Criteria					
No	Area of Study	Growth Plan Policy Reference	Policy Requirement ¹	Relevance to FSA	Criteria to Define FSA
1	Growth Management	Growth Plan Section 2.2.8.2	SABE greater than 40 hectares may only occur through a <i>Municipal Comprehensive Review</i> (MCR) and must be justified by a land needs assessment, undertaken in accordance with the Provincial Land Needs Assessment Methodology.	Region's draft land needs assessment demonstrates that new urban lands are required to accommodate Growth Plan forecasts and meet Growth Plan targets not available through <i>intensification</i> and in <i>designated greenfield areas</i> . Opportunities to designate new urban land in Brampton and Mississauga are severely limited.	FSA must be in Caledon. FSA should contain sufficient land to accommodate residential and employment area growth to 2041.
2	Growth Management	Growth Plan Section 2.2.8.3	Requires that most appropriate location(s) for expansion be identified and that feasibility of proposed expansion be justified based on an application of growth management considerations (e.g. <i>infrastructure</i> requirements, avoidance of <i>prime agricultural areas</i> and <i>key hydrological areas</i> etc).	FSA is the area on which technical studies on SABE location and feasibility will be based. FSA must be an area that is larger than SABE so that the most appropriate location for expansion can be determined.	FSA must be larger than SABE area. FSA must allow technical studies to assess SABE on a Regional scale.
3	Growth Management	Growth Plan Section 2.2.8.3(a)	Requires that Region consider capacity of existing and planned <i>infrastructure</i> and <i>public service facilities</i> .	Evaluation criteria workshop identified maximizing efficiency of existing infrastructure/resources, supporting climate resilient communities, and analyzing cost of growth as key priorities in establishing FSA. Region has completed several long range infrastructure plans.	FSA should include areas that could make use of the location and capacity in existing and planned <i>infrastructure</i> and <i>public service facilities</i> . FSA should enable SABE to plan for infrastructure to achieve sustainable development imperatives of the Peel Region Official Plan (see ROPA 20).

¹ All words and phrases in italics are defined in the Growth Plan

Table 2: FSA Evaluation Criteria					
No	Area of Study	Growth Plan Policy Reference	Policy Requirement ¹	Relevance to FSA	Criteria to Define FSA
4	Infrastructure, Services and Cost of Growth	Growth Plan Section 2.2.8.3(c)	SABE needs to be informed by applicable master plans.	Master plans are being undertaken as part of the Region's Growth Management Strategy and related Peel 2041 process.	Configuration of FSA should consider cost and timing of Region's long-term capital development plans.
5	Infrastructure, Services and Cost of Growth	Growth Plan Section 2.2.8.3(d)	SABE, including associated servicing (water, wastewater, stormwater) should avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the <i>water resource system</i> , including <i>quality and quantity of water</i> .	<p>Main policy objective is to avoid negative impacts. Minimizing and mitigating negative impacts are secondary objectives, when avoidance cannot be achieved. FSA must consider this prioritization of objectives.</p> <p>Integration of watershed planning principles by aligning FSA with the Scoped Subwatershed Study will assist in meeting these objectives.</p>	<p>FSA should enable SABE options to avoid areas with high potential to negatively impact <i>quality</i> and <i>quantity of water</i>.</p> <p>FSA should enable SABE locations to be evaluated to avoid areas where high concentrations of <i>key hydrologic features and areas</i> occur to maximize opportunities to avoid negative impacts.</p> <p>FSA should enable SABE locations to be evaluated to minimize negative impacts on <i>key hydrologic features and areas</i>.</p>
6	Environmental Protection and Natural Resources ²	Growth Plan Section 2.2.8.3(e)	SABE must avoid, where possible, <i>key hydrologic areas</i> and the <i>Natural Heritage System</i> for the <i>Growth Plan</i> .	The primary objective of this policy is avoidance.	FSA should enable SABE options to avoid, where possible, <i>key hydrologic areas</i> and the <i>Natural Heritage System</i> for the <i>Growth Plan</i> .
7	Agriculture	Growth Plan Section 2.2.8.3(f)	SABE must avoid, where possible, <i>prime agricultural areas</i> .	Vast majority of developable land in Caledon is in the <i>Agricultural System</i> , and includes a range of <i>prime agricultural areas</i> and <i>agri-food network</i> activities.	FSA must allow SABE options to be evaluated, prioritized and determined to avoid or minimize and mitigate impact on the <i>Agricultural System</i> , including <i>prime agriculture</i>

² These are informed largely by the Natural Environment category constraint information provided by the Wood Team

Table 2: FSA Evaluation Criteria					
No	Area of Study	Growth Plan Policy Reference	Policy Requirement ¹	Relevance to FSA	Criteria to Define FSA
			SABE must support the inter-connected elements of the <i>Agricultural System</i> , including <i>prime agricultural lands</i> . Where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands will be used.	Evaluation criteria workshop identified support for protection of prime agricultural lands and the need for sensitive transition between growth areas and agricultural lands.	<i>areas</i> , and avoid fragmented linkages between such areas.
8	Agriculture	Growth Plan Section 2.2.8.3(g)(h)	SABE must comply with <i>minimum distance separation formula</i> . SABE must avoid, where possible, adverse impacts on the <i>agri-food network</i> , or if not possible, minimize and mitigate as determined through an <i>agricultural impact assessment</i> .	Vast majority of developable land in Caledon is in the <i>Agricultural System</i> , and includes a range of <i>prime agricultural areas</i> and <i>agri-food network</i> activities, including existing livestock operations.	FSA must allow for SABE options that avoid, or if avoidance is not possible, minimize and mitigate impact to livestock operations and the <i>agri-food system</i> .
9	Environmental Protection and Natural Resources ³	Growth Plan Section 2.2.8.3(i)	SABE must apply PPS policies that address Wise Use and Management of Resources (s.2) and Protection of Public Health and Safety (s.3).	Scoped Subwatershed Study and some SABE technical studies, including Mineral Aggregate and Health Assessment, will address these policies. Region of Peel Official Plan and Town of Caledon Official Plan both mirror and expand upon PPS restrictions on specific natural features, functions, and areas. Watercourses also regulated under <i>Conservation Authorities Act</i> .	FSA should enable for SABE 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). FSA should enable SABE 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

³ Ibid

Table 2: FSA Evaluation Criteria					
No	Area of Study	Growth Plan Policy Reference	Policy Requirement ¹	Relevance to FSA	Criteria to Define FSA
					<p>mitigate impacts in accordance with Provincial guidelines.</p> <p>FSA should enable SABE options that could avoid areas that would directly impact <i>mineral aggregate resources</i> (as defined by the PPS) which includes the High Potential Mineral Aggregate Resource Areas (HPMARA) (as defined in the Regional Official Plan) or areas that would preclude or hinder aggregate extraction within HPMARA.</p>
10	Environmental Protection and Natural Resources ⁴	Growth Plan 2.2.8.3(j)(k)	Requires that SABE meet applicable requirements of other Provincial Plans, including those that apply to the <i>Greenbelt Area</i> .	<p>Caledon includes substantial areas that fall within the <i>Greenbelt Area</i>.</p> <p>Evaluation criteria workshop identified strong support for environmental protection and conservation, including protection of the natural resource and natural heritage systems.</p>	FSA should not include any areas within the <i>Greenbelt Area</i> .
11	Infrastructure, Services and Cost of Growth	Growth Plan 2.2.8.3(b)	SABE must consider financial viability of <i>infrastructure</i> and <i>public service facilities</i> .	Evaluation criteria workshop identified strong support for fiscal responsibility, growth paying for growth (particularly through development charges), optimizing existing infrastructure etc.	<p>FSA should enable fiscal impact analysis of potential SABE to be undertaken.</p> <p>FSA should enable the Region to minimize cost of services while and ensuring that growth pays for itself to the extent possible.</p>

⁴ Ibid

Table 2: FSA Evaluation Criteria

No	Area of Study	Growth Plan Policy Reference	Policy Requirement ¹	Relevance to FSA	Criteria to Define FSA
12	Growth Management and Infrastructure, Services and Cost of Growth	Growth Plan (various)	Promotes development of <i>complete communities</i> and <i>compact built form</i> .	Evaluation criteria workshop identified strong support for applying <i>complete communities</i> and <i>compact built form</i> principles as well as multi modal transportation opportunities to SABE.	<p>FSA should include areas that are logical and contiguous additions to existing settlement areas, including Bolton and Mayfield West as identified within the “Study Area Boundary” under Policy 5.4.3.2.7 of the Peel Region Official Plan.</p> <p>FSA should allow for existing transit services to be optimized and/or extended to support new development.</p>
13	Infrastructure, Services and Cost of Growth	Growth Plan 3.2.1.1	Requires that land-use planning be coordinated with infrastructure planning and investment.	<p>Province has identified a technically preferred GTA West Corridor through southern Caledon.</p> <p>Evaluation criteria workshop identified general support for defining FSA with reference to GTA West Corridor, recognizing the importance of the corridor to long-term growth and development (i.e. post-2041).</p> <p>Region’s long range infrastructure plans (e.g. Water and Wastewater Master Plan) identifies future servicing within Caledon.</p>	<p>FSA should consider adjacency of lands to the GTA West Corridor for establishing a boundary.</p> <p>FSA should allow for SABE options to consider planned infrastructure investments.</p>

Table 2: FSA Evaluation Criteria

No	Area of Study	Growth Plan Policy Reference	Policy Requirement ¹	Relevance to FSA	Criteria to Define FSA
14	Economic Development and Growth Management	Growth Plan 2.2.5.1	Economic development and competitiveness will be promoted by making more efficient use of land, ensuring the availability of sufficient land for a range of employment uses in appropriate locations and planning to connect employment to transit.	Evaluation criteria workshop identified support for economic development of a diverse employment sector, supported by Council direction, and transition between urban-rural employment uses.	FSA should allow new employment lands to be well-connected to existing and planned employment areas in Peel and, more broadly, the regional economy. FSA should allow new employment lands to connect to existing and planned transit services.
15	Economic Development	Growth Plan 2.2.5.5	Municipalities should designate and preserve lands within settlement areas located adjacent to or near <i>major goods movement facilities</i> and <i>corridors</i> , including major highway interchanges as areas for employment.	Evaluation criteria workshop identified opportunity for employment growth along GTA West Corridor and existing <i>major goods movement facilities</i> and <i>corridors</i> .	FSA 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</i> and <i>corridor</i> .
16	Climate Change	Growth Plan 4.2.10	Requires Region to identify actions that will reduce GHG emissions and address climate change adaptation goals in the context of environmental protection and sustainability.	Evaluation criteria workshop identified strong support for climate resilient communities and, more broadly, environmental protection and conservation.	Size and location of FSA must allow Region to adapt to climate change and mitigate/avoid emissions to facilitate zero emissions carbon communities.
17	Public Consultation	Growth Plan 5.2.3.2 and 5.2.3.3 and 5.2.3.6	Through the MCR process, Region must consult with lower-tiers and is encouraged to engage the public, First Nations and Metis and other stakeholders, and facilitate knowledge sharing with First Nations.	Findings of technical studies will be presented through a comprehensive consultation strategy.	FSA 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 SABA.

3.3 Proposed FSA

The proposed FSA is located in the southern part of Caledon and is set out in Map 2. The FSA is large enough to allow for a number of SABE configurations that would be logical extensions of existing settlement areas and best meet the evaluation criteria in Table 2.

Using the criteria, the FSA excludes the Greenbelt and natural environment high constraint areas identified by the Wood Team. The FSA also acknowledges areas that have been already been studied and/or approved for development (per Official Plan Policy 5.4.3.2.7) as well as major planned infrastructure such as the water distribution projects and the GTA West Corridor.

Figure 2 below illustrates the size of the FSA compared to the estimated residential and non-residential land area to be designated through the SABE analysis. The FSA is approximately six times larger than the total land need requirement.

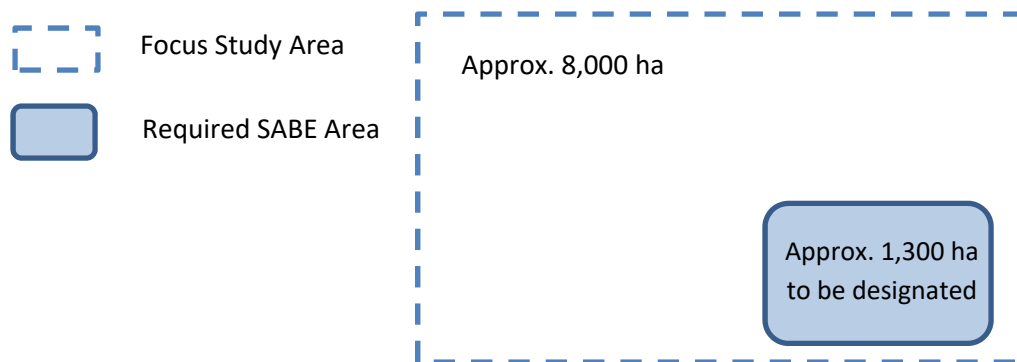


Figure 2: Required SABE area

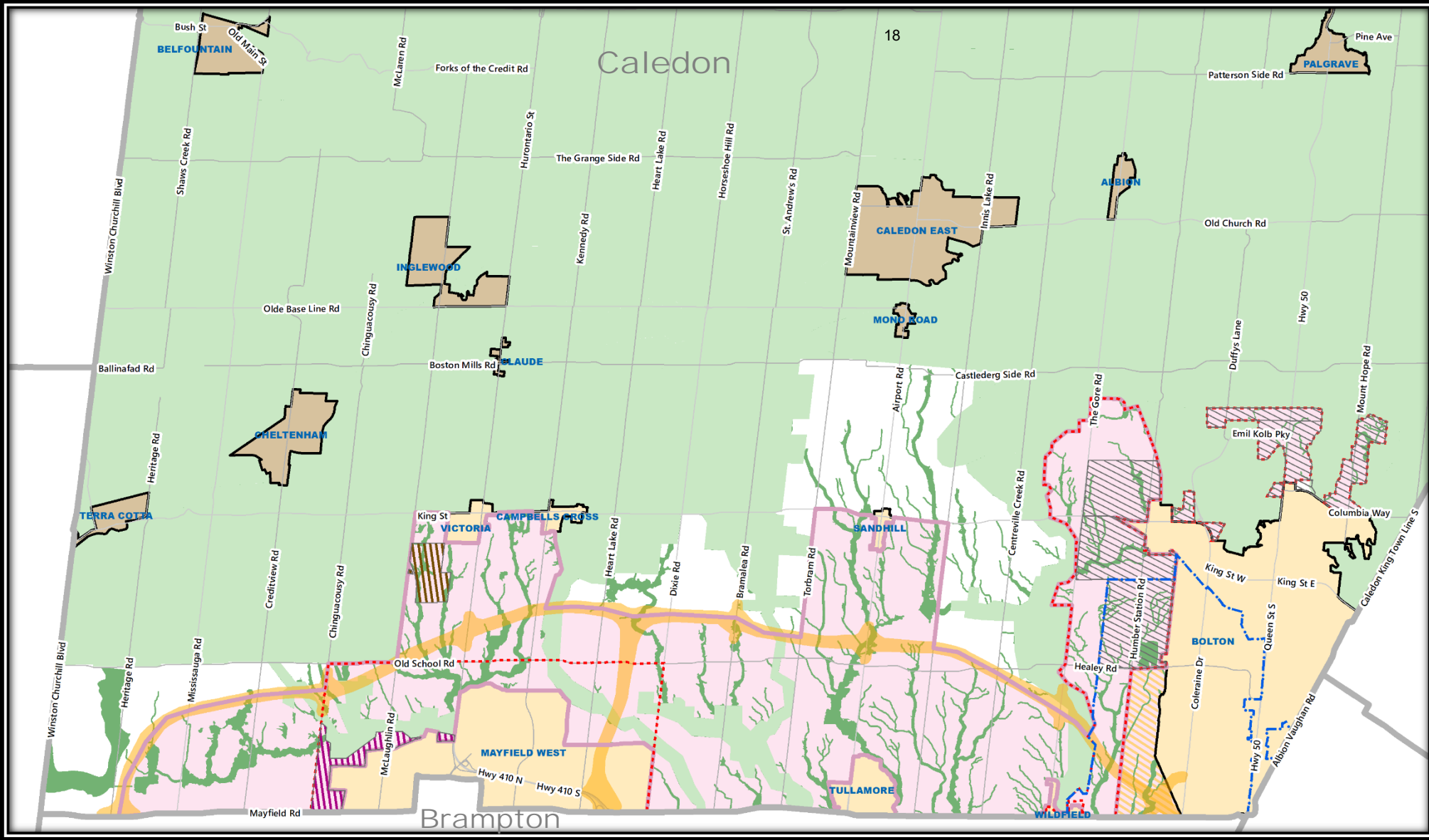
3.4 Consideration of Existing Rural Settlements

The FSA excludes the area surrounding a number of rural settlements in Caledon. There may be opportunities to expand these rural settlements as part of the SABE Study. However, these opportunities are considered to be unaffected by excluding these settlements from the FSA.

3.5 Individual SABE Requests

The Region has received a number of SABE requests from private land owners. These requests have not been considered when selecting the FSA, nor have they influenced the size and configuration of the FSA. Nevertheless, the majority of these requests fall within the FSA.

This report is not intended to influence planning decisions on these individual requests. The planning merits of these requests will be assessed through later phases of the SABE Study process.



FOCUS STUDY AREA (FSA) (2041)

- FSA
(Area identified for further study)
- Study Areas
(ROP Policy 5.4.3.2.7)
- GTA West Corridor
(Technically Preferred Route)
- Municipal Boundary
- Settlement Areas
(Outside Greenbelt)
- Settlement Areas
(Within Greenbelt)
- Greenbelt Area
(Protected Countryside)
(Niagara Escarpment)
(Oak Ridges Moraine)
(Growth Plan NHS)
- Natural Environment
High Constraint
(Wood Team Data)
- Bolton Residential
Expansion Area
(Adopted and Under Appeal)
- Bolton Residential
Expansion Area
(Other Areas Studied)
- Mayfield West
(Phase 2 Stage 2
proposed by ROPA 34)
- Provincially Significant
Employment Zone
- Brampton Caledon Airport

Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the *Settlement Area Boundary Expansion Study Phase A: Focus Study Area* report.

Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development.
- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~1,300 ha SABE is based on a draft land needs assessment which is under review.



1 cm = 1 km

Section 4

Next Steps

The immediate next steps required as part of the SABE Study process include:

- Circulate this Phase A report to stakeholders and solicit feedback on identified FSA and evaluation criteria.
- Organize and facilitate meetings with stakeholders, including landowners and development industry representatives, and a hold public open house.
- Initiate online engagement on the SABE Study process, including this Phase A report.
- Meet with Regional staff to review stakeholder feedback.
- Review findings from other studies undertaken to support the Peel 2041 process.
- Initiate technical studies on the FSA area.
- Refine FSA and SABE evaluation criteria based on received feedback.

Appendix A

Evaluation Criteria Workshop Breakout Session Findings

Region of Peel Settlement Area Boundary Expansion Study
Workshop #1 Breakout Session Feedback – Responses by Table/Exercise

Breakout #1 (Discipline)

Table #1 (Planning and Growth Management)	
Relevant Projects	GTA West Corridor, Bolton MW, regional and local studies, updated growth forecast, Bolton Residential Expansion Study, Caledon Whitebelt Study Visioning Exercise
Available Data	Caledon OP review, climate change plans and green development standards, Caledon Economic Development Strategy 2020, Brampton OP review, Caledon Housing Study, Brampton SP 47, Bolton GO MTSA, active development applications, Peel's Healthy Development Assessment Tool
Key Goals and Objectives	Complete communities, sustainability and climate resilience, efficient use of infrastructure, fiscal responsibility, economic development supported by Council direction, climate -modal transportation, natural resource protection, preservation of agricultural lands, affordable housing
Key Opportunities and Challenges	Opportunities: employment growth through GTA West Corridor, complete communities for all ages, logical and contiguous expansion, diverse housing options, rapid transit extension (Hurontario) Challenges: congestion and gridlock, achieving multi-modal split/transit supportive densities, overcoming sprawl for walkable higher density-built forms, housing affordability, Bolton GO post 2041, political influence
Success Indicators	Public health, reduction in vehicular trips, higher uptake of sustainable modes, climate change targets, housing affordability, demographic/cultural diversity, fewer land use conflicts, minimal greenfield consumption

Table #2 (Planning and Growth Management)	
Relevant Projects	GTA West Corridor EA, Schedule 3 of 2019 OP update, Bolton Residential Expansion Study, Mayfield West Study Area, Regional Employment Strategy, Sub-watershed Study
Available Data	Development review and Site Plans, Caledon OP review, Caledon Economic Development Strategy, LEAR scores
Key Goals and Objectives	Logical and contiguous expansion, phased implementation, strong municipal involvement and input, complete communities, sensitive transition between growth areas and agricultural lands, intensification opportunities in tri-nodal Strategy (regional service centres), mix of densities and transit opportunities
Key Opportunities and Challenges	Opportunities: employment between Tullamore and Sandhill, GTA West employment strategy, transit connections, opportunities along existing servicing routes Challenges: broadband provision, technological advancements, planning for an unknown future, balancing growth in villages/hamlets
Success Indicators	Monitoring of change and implementation of provincial requirements, fiscal responsibility, efficient use of infrastructure, complete vision for the community

Table #3 (Transportation, Infrastructure, Finance)	
Relevant Projects	GTA West Corridor, highway infrastructure (Hwy 427, Hwy 410) and road improvements, GGH Transportation Plan, active transportation infrastructure, water and wastewater capital projects, Hurontario LRT
Available Data	Regional water pressure zones, development charges revenue, population/employment growth models, Long Range Transportation Plan, Goods Movement Strategic Plan, Regional of Peel Innovation Strategy, Water and Wastewater Master Plan
Key Goals and Objectives	Growth pays for growth, optimizing existing infrastructure, planning for complete communities, facilitating infrastructure and servicing integration, protecting source water
Key Opportunities and Challenges	Opportunities: no set land uses/permissions, connected transportation grid Challenges: changing landscape of goods movement/logistic hubs, changing nature of employment
Success Indicators	Meeting demands of growth, reducing cost-revenue gap, optimizing existing infrastructure, matching growth with infrastructure, sustainable asset management

Table #4 (Resources, Agriculture, Environment and Climate Change)	
Relevant Projects	Peel Corporate Climate Change Master Plan, Caledon climate change strategies, Caledon OP review, GTA West Corridor, Peel 2041 initiative, Primate Agricultural Area updates, IESO Electricity Planning System Needs Study, Caledon Intensification Study, water resources updates, Peel Climate Change Partnership (with local municipalities and conservation authorities)
Available Data	CA Natural System, CA Monitoring Data/Terrestrial/Field Inventory, Peel 2041 Discussion Papers, Natural hazard/floodplain mapping, LEAR scores, Canada Land Inventory classification system, MDS calculations, natural systems vulnerability assessments, Green Infrastructure Assessment, Strategies Identified Under the Peel Climate Change Partnership including Low Carbon, Flood Resiliency, Green Natural Infrastructure
Key Goals and Objectives	Natural heritage protection, hazard management, well-head and source water protection, green technology and alternative/renewable energy systems, protection of prime agricultural lands, climate-resilient communities, Zero carbon emissions, Stormwater Management
Key Opportunities and Challenges	Opportunities: comprehensive analysis of growth, establishment of future Regional infrastructure, exploration of alternative energy models (i.e. co-generation projects, district energy), emissions reductions Challenges: limitations of Greenbelt, aggregate resource protection, avoiding vulnerable/high-risk areas, unintended natural constraints and hazards, life cycle analysis including carbon pricing and climate change risks costs -Energy mapping to inform district energy options
Success Indicators	Strong natural heritage system, healthy communities, high air and water quality, zero emissions communities by 2050, settlement boundary criteria supported by sound scientific data, minimal risk to Regional infrastructure

Table #5 (Environment and Climate Change)	
Relevant Projects	Scoped Sub-watershed Study
Available Data	CVC and TRCA: air photos, site-specific erosion studies, HDF classifications and mapping, groundwater flow and mapping, geologic and hydrogeologic cross-sections, vertical gradient mapping, fisheries data and monitoring locations, processed data for fisheries and water quality, ESGRA mapping, aquifer vulnerability mapping, significant wildlife habitat mapping, species at-risk locations/mapped habitat, hydrological model sub-catchment boundary plan, ground water recharge area mapping, natural heritage system, features and areas mapping, water resource system
Key Goals and Objectives	Environmental protection and conservation
Key Opportunities and Challenges	Limiting features to development: provincially significant wetlands, regulated watercourses, natural hazards/regulated floodplain, Greenbelt, significant woodland (core woodlands in Peel), Significant Life Science Area of Natural and Scientific Interest (ANSI), environmentally sensitive areas, significant valleylands Consideration of higher densities within current boundary and potential expansion areas (identified on map as areas adjacent to existing settlement areas in Mayfield West, Yullamore, Wildfield, Bolton)
Success Indicators	Natural heritage and water resource systems are protected, restored, enhanced or improved. Climate change mitigation and adaptation considerations are addressed.

*Note: feedback for Table 5 was provided through draft memo provided by Wood Group, who are currently undertaking the Scoped Sub-watershed Study

Breakout #2 (Cross-Discipline)

Table #1	
Common Themes	Using existing resources to maximum efficiency, integration and impact on external plans and areas, GTA West Corridor, complete communities, agriculture, environmental protection and climate change resilience
Diverging Themes	Integration between transportation and environment (i.e. roads crossing natural heritage system), eliminating natural features in favour of development, divergence between current/ongoing studies, natural environment and no-go zones for growth
Other Considerations	Housing diversification and choice, geographical scale (regional vs. local vs. neighbourhood, water shed)
Key Priorities	Efficient use of resources/infrastructure, environmental protection and climate change resilience, fiscal responsibility across disciplines, coordination of key services, optimizing existing Regional assets, forward-thinking financial planning, triple-bottom line (social, economic, environmental)

Table #2	
Common Themes	GTA West Corridor, financial sustainability, environmental protection, complete communities, growth pays for growth, transit
Diverging Themes	Prioritization of municipal interests and desires (Brampton vs. Caledon), protection of prime agricultural land
Other Considerations	Quantifying green infrastructure, financial sustainability, valuation of prime agricultural land, value of non-growth, triple-cost accounting (social, economic, ecological costs)
Key Priorities	Growth pays for growth, narrowing the cost-revenue gap, implementation of climate change plans, quantifiable complete communities (measuring/indexing)

Table #3	
Common Themes	Environmental protection and climate resilience, financial sustainability, GTA West Corridor, complete communities, contiguous growth, costing, external influences (data, policies, current projects)
Diverging Themes	Regional vs. local priorities, financial vs. service outcomes, environmental protection vs. growth, timing of infrastructure costs vs. timing of growth
Other Considerations	Phasing and implementation (especially GTA West Corridor), community engagement, external government projects
Key Priorities	Environmental sustainability, complete communities, growth contiguous to existing infrastructure, ensuring no feasible growth opportunities elsewhere, economic costs (short, medium, long-term)

Table #4	
Common Themes	GTA West Corridor, climate change, environmental protection, infrastructure, complete communities
Diverging Themes	Rural vs. urban priorities (agriculture vs. growth), competing objectives (environmental protection vs. growth), competing interests (good planning vs. developers vs. community), redevelopment in Whitebelt hamlets vs. other areas, climate change adaptation conflicts
Other Considerations	Integration between disciplines/projects, technological disruptors, planning for technology and innovation, federally-regulated uses (i.e. Brampton-Caledon airport), NIMBY-ism, haul routes for aggregate resources, utilities corridor for GTA West, Toronto-Kitchener Innovation Corridor, Union West Transit Hub at Pearson, Metrolinx Hub in Bolton
Key Priorities	Criteria weighting through the triple-bottom line, consideration of GTA West uncertainties, environmental impact and ecological systems, an overall vision for sustainable communities

Table #5	
Common Themes	Complete communities, integrated planning, climate resilience and environmental protection, logical extension of existing communities, Whitebelt as appropriate location for growth, leveraging intensification opportunities, transit-oriented development, economic development and local job creation
Diverging Themes	Locating development in relation to GTA West Corridor, flexibility of density targets, growth vs. environmental protection, vehicular goods movement/economic development vs. climate change, complete communities, walkability, public transit, lake-based services vs. well-based/rural settlements
Other Considerations	Logical extension of Brampton's built up area, urban-rural transition, preserving prime agricultural land and capitalizing on agri-food network, employment areas and the changing nature of work, unclassified stream corridors
Key Priorities	Meeting climate change targets, environmental protection, planning for complete communities, transition between urban-rural-employment uses