

# Settlement Area Boundary Expansion



Strategically expand the development boundary to accommodate future residential and employment growth by identifying new Designated Greenfield Areas. In policy, this is known as the **New 2051 Community Area** and considers the natural environment, agricultural system, fiscal impact, heritage resources, efficient use of infrastructure and sustainable development.

## Study Objectives & Process

The Settlement Area Boundary Expansion (SABE) Study is being undertaken to provide background and technical work as part of the Municipal Comprehensive Review and in accordance with the requirements of the Growth Plan, Greenbelt Plan, other applicable Provincial Plans, Regional Official Plan and strategic priorities related to managing growth. The SABE study is being undertaken in four phases as follows:



## Draft SABE Mapping and Policies

### Mapping

A Draft SABE map has been prepared as a result of technical study work and it:

- Is based on the principle of developing complete communities with logical extensions from existing communities and existing services.
- Is planned in a way that can accommodate growth with or without a Provincial highway.
- Implements the land area, and density and intensification targets from the Land Needs Assessment.
- Provides a connected, resilient Greenlands System and removes key environmental features from developable land.
- Provides employment lands that are viable and will support local and Regional employment opportunities.

### Policies

Policies support the findings of the technical studies and address:

- delineation of the new 2051 Community Area and identification of the new draft employment area
- staging and sequencing of development, efficient provision of infrastructure, and financial sustainability with a strong Regional role
- ensure future community and employment areas reduce resource consumption, energy use, and carbon footprint of the built environment
- mitigation of impact to agricultural areas
- a structure and approach for the provision of transit and goods movement capacity to support development to 2051