



Peel2041+

Settlement Area Boundary Expansion Status Update & Policy Directions

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Settlement Area Boundary Expansion (SABE): Study Overview

- Provincial Plans require that the Region of Peel determine the appropriate location(s) for additional community (residential) and employment lands
- SABE locations to be informed by 12 evidence-based technical studies
- Growth Plan 2019 directs planning for SABE
 - Requires detailed technical analysis
 - Accommodate growth to a 2051 planning horizon

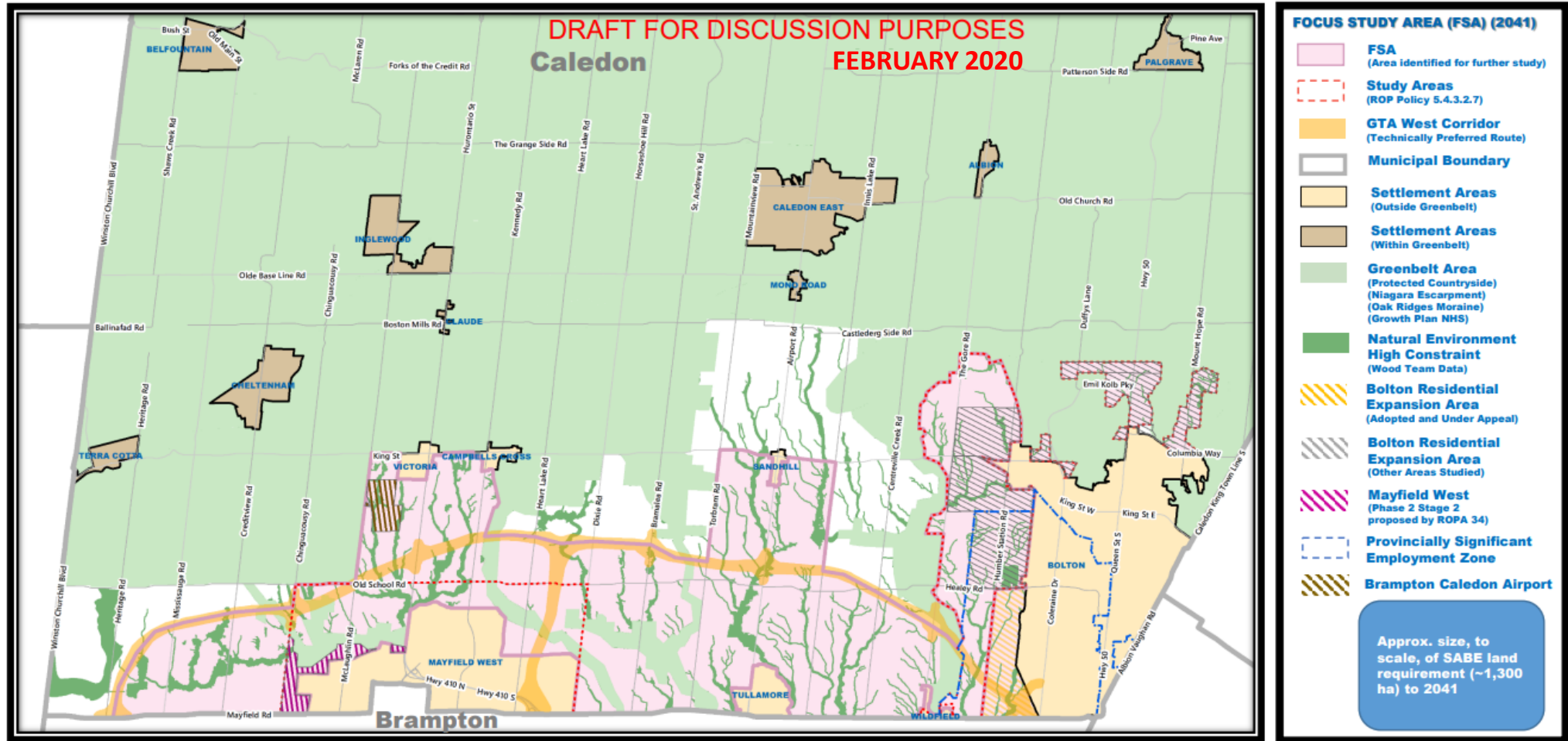


SABE: Phases of Work





SABE: Focus Study Area (February 2020)



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:

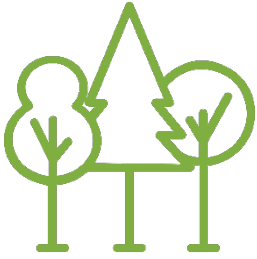
- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis 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



SABE: Technical Studies Overview



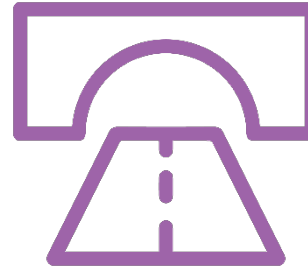
Environment, Climate Change
and Agriculture

- Agricultural Impact Assessment
- Climate Change: Energy and Emissions Reductions
- Scoped Subwatershed Study



Resources

- Mineral Aggregate Study
- Cultural Heritage Assessment
- Stage 1 Archaeological Assessment



Infrastructure and
Finance

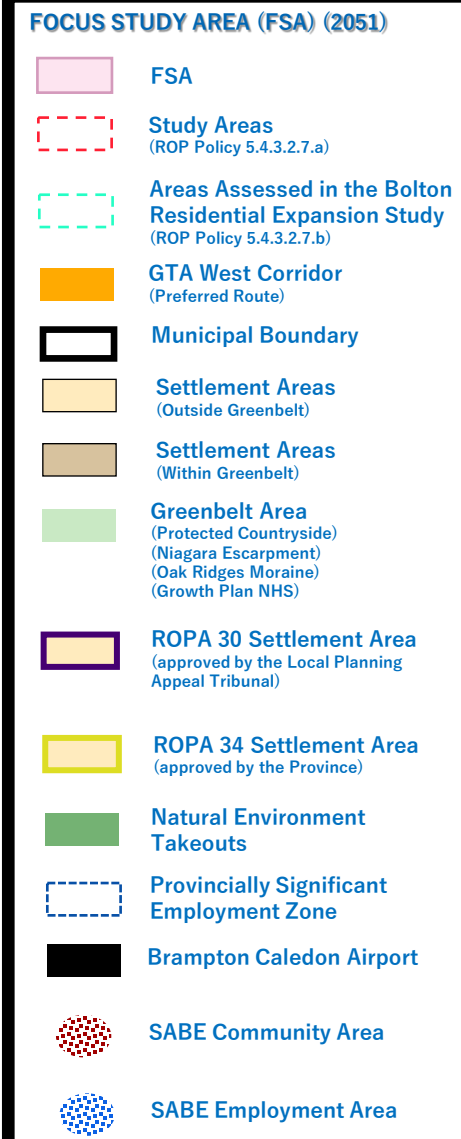
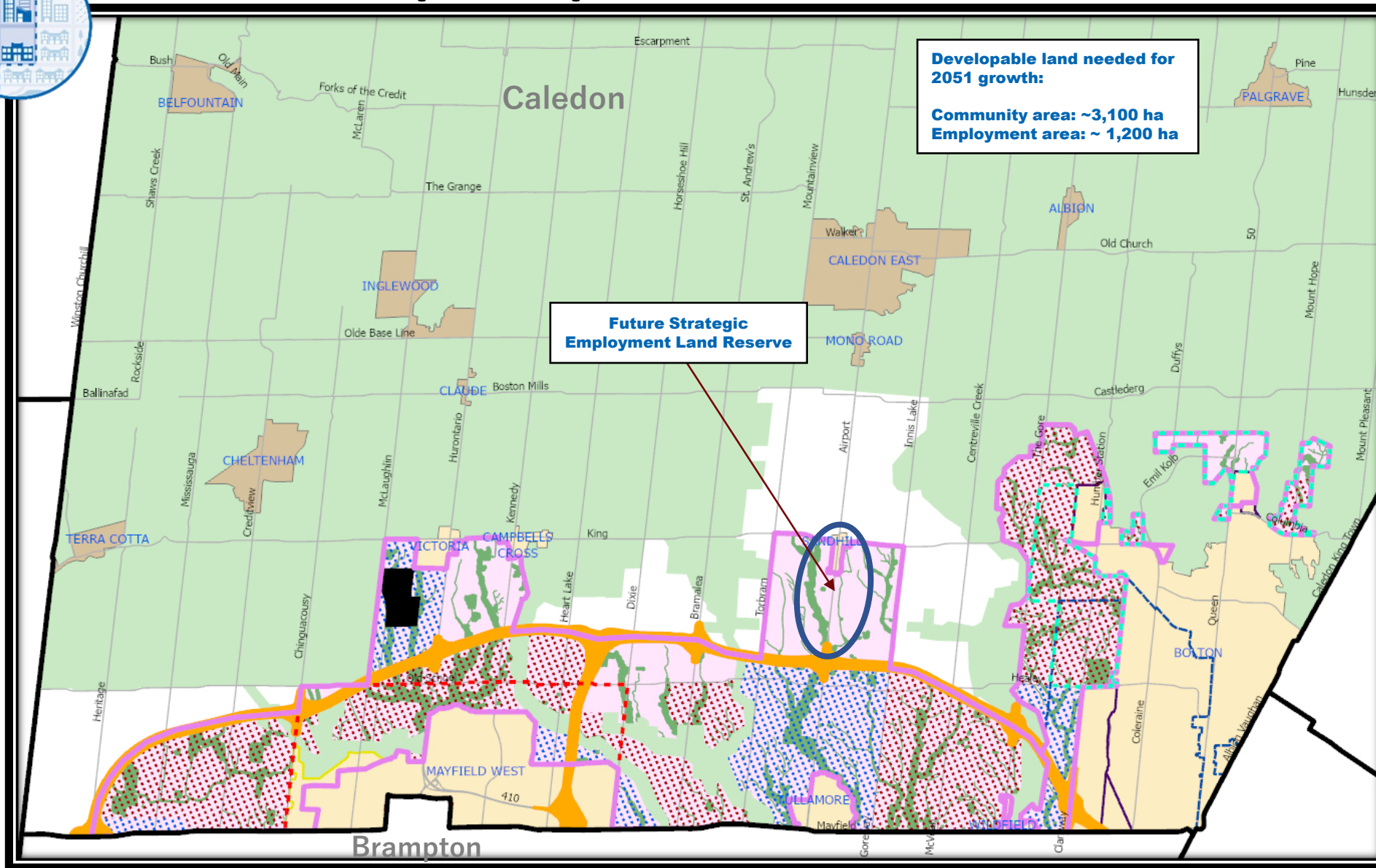
- Water and Wastewater Assessment
- Transportation Assessment
- Fiscal Impact



Growth Management & Built
Environment

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

SABE: Concept Map (December 2020, updated with ROPA 30 Settlement)



WARNING TO USERS: This map represents a conceptual area for the Settlement Area Boundary Expansion and is being provided for information purposes only. Users are advised that this mapping is currently in draft and may change. The Region of Peel does not certify the accuracy of the information provided nor does it provide any assurance that the mapping will remain unchanged. Any reliance placed by the user on the information provided herein is strictly at the risk of the user, and the Region of Peel does not assume responsibility for any loss or damages resulting to the user or any third party by reliance on this information.

- Notes:**
- Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
 - The ~4,300 ha SABE is based on a draft land needs assessment which is under review.

DISCLAIMER
Mapping is **DRAFT**
only for further study
and discussion.

1 cm = 1 km⁶





SABE: Policy Directions

- Robust protection of natural heritage and water resource management systems—to maintain and enhance natural environment
- Stage/sequence development—to make efficient use of infrastructure and preserve financial well-being
- Community and neighbourhood planning to be thorough, detailed and well coordinated—to ensure complete, healthy and sustainable communities. Local municipalities must:
 - Address long-term transit and active transportation needs
 - Protect cultural heritage and archaeological resources
 - Support energy and emission reductions
 - Develop communities with neighbourhood centres and high-quality urban design
 - Direct retail and employment areas to multiple modes of transportation



SABE: Next Steps

- Further detailed technical analysis:
 - Step 1 –Infrastructure modelling of conceptual SABE areas
 - Step 2 –detailed Agricultural Impact Assessment of conceptual SABE areas
 - Step 3 –Fiscal impact analysis, including testing of different intensification rates and housing densities
- Policy development and refined SABE mapping
- Draft ROPA (including revised draft SABE) for Council consideration and direction to proceed to statutory consultation (spring/summer 2021)
- Final ROPA for Council's consideration (end of 2021)