



Peel2041+

Settlement Area Boundary Expansion Status Update & Policy Directions

Kathryn Dewar

Regional Planning & Growth Management Region of Peel

Stefan Krzeczunowicz

Hemson Consulting



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



Background

- Data Collection
- Criteria Setting
- Consultation Strategy
- Identify Focused Study Area

В



Technical Studies

- Water/Wastewater
- Transportation
- Health/Public Facilities
- Heritage/Archaeology
- Comm./Employment
- Environment
- Agriculture
- Fiscal
- Mineral Aggregates
- Climate Change

We are here





Draft Policies & Mapping

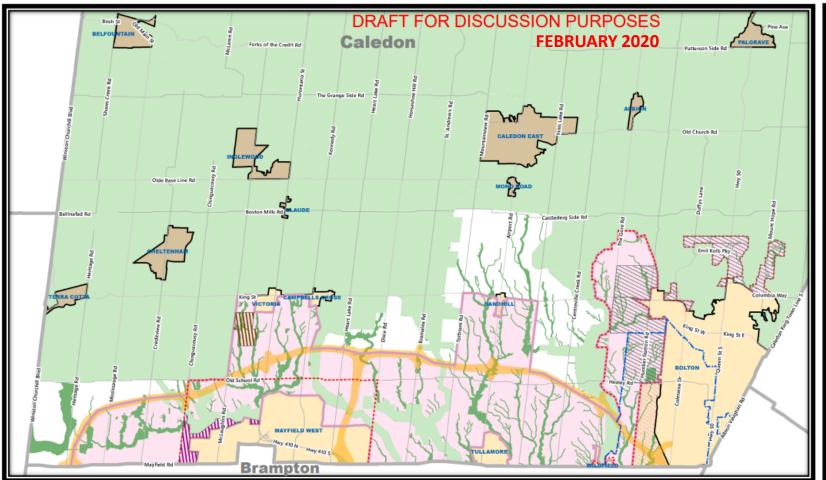
- Planning Justification
- **Identify Expansion** Areas
- Complete more detailed analysis
- Draft Policies and Mapping

Final Official Plan Amendment

- Recommendation Report
- Final Mapping and **Policies**
- Council Adoption



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.





SABE: Technical Studies Overview



Environment, Climate Change and Agriculture

- Agricultural Impact Assessment
- Climate Change: Energy and Emissions Reductions
- ScopedSubwatershedStudy



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) **Developable land needed for** Pine 2051 growth: Forks of the Credit Caledon PALGRAVE BELFOUNTAIN Community area: ~3,100 ha Employment area: ~ 1,200 ha The Grange Old Church CALEDON EAST INGLEWOOD **Future Strategic Employment Land Reserve** MONO ROAD CLAUDE Boston Mills Ballinafad TERRA COTTA MAYFIELD WES Brampton

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:

- 1) 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.

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

DISCLAIMER

FOCUS STUDY AREA (FSA) (2051)

Study Areas

(ROP Policy 5.4.3.2.7.a)

(ROP Policy 5.4.3.2.7.b)

GTA West Corridor (Preferred Route)

Municipal Boundary

Settlement Areas (Outside Greenbelt)

Settlement Areas

(Protected Countryside) (Niagara Escarpment) (Oak Ridges Moraine) (Growth Plan NHS)

ROPA 30 Settlement Area (approved by the Local Planning

ROPA 34 Settlement Area (approved by the Province)

Natural Environment

Provincially Significant Employment Zone

SABE Community Area

SABE Employment Area

Brampton Caledon Airport

(Within Greenbelt)

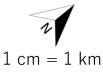
Greenbelt Area

Appeal Tribunal)

Takeouts

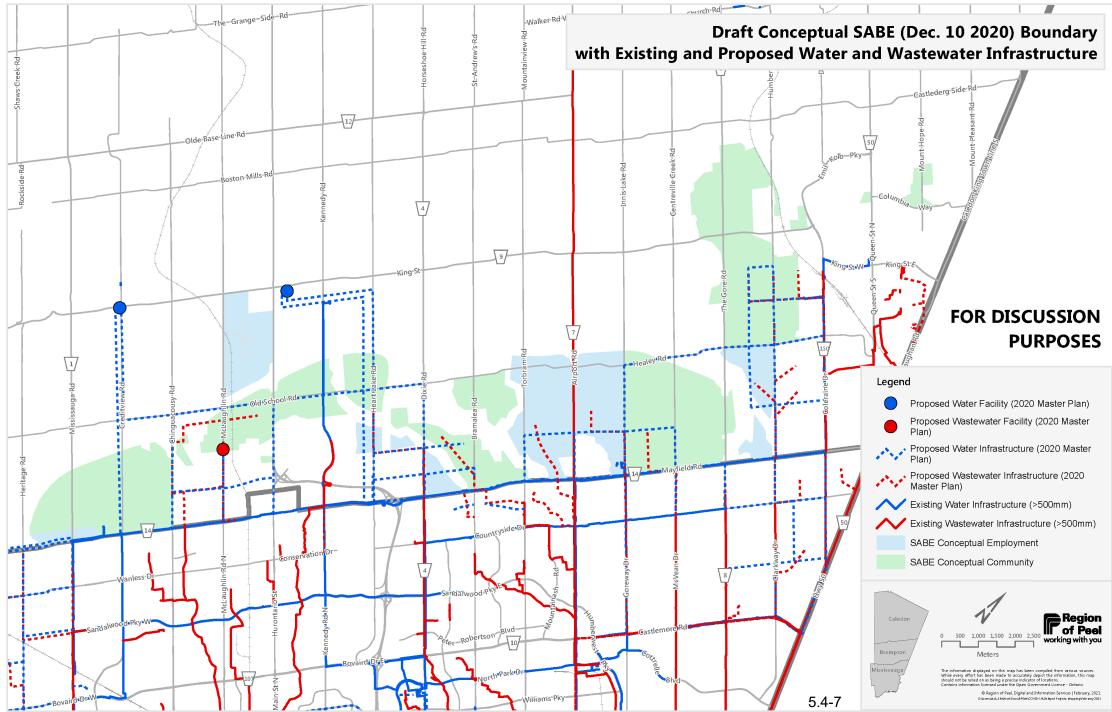
Areas Assessed in the Bolton Residential Expansion Study

FSA



5.4-6







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)