

AN OVERVIEW OF THE PROVINCIALLY SIGNIFICANT EMPLOYMENT ZONES FRAMEWORK AND IMPLICATIONS FOR THE PEEL SETTLEMENT AREA BOUNDARY EXPANSION STUDY

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Subject: Settlement Area Boundary Expansion Study Update

The purpose of this memo is to outline the work completed to date on the Region's Settlement Area Boundary Expansion Study and outline the next steps.

Background

The Region's Settlement Area Boundary Expansion Study is being undertaken to determine the appropriate location(s) for the additional community (residential) and employment lands in the Town of Caledon to accommodate growth to 2041. The study is being undertaken by a team of consultants led by Hemson Consulting. The study commenced in October 2019 and is being undertaken in four phases as outlined on Figure 1.

Figure 1: Settlement Area Boundary Expansion Phases and Consultation



Regional staff have been working closely with local municipal staff through preparation of the scope of the study as well as on the work undertaken to date. As the study progresses, draft materials will be provided to local municipal staff and other stakeholders through their participation on the Project Team. Broad consultation with the public and other stakeholders will be undertaken in each phase of the study.

Public Works

Status of the Settlement Area Boundary Expansion Study

Phase 1 is now complete with the consultant delivering draft evaluation criteria and a draft focused study area.

Draft Criteria to Establish the Focused Study Area

The draft criteria were established based on the results of a workshop that was held in November 2019. Approximately 40 people participated in the workshop including regional staff and 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 draft criteria for establishing the Focused Study Area have been summarized by theme as follows:

- ➔ **Climate Change** – climate change mitigation and adaption as well as community resiliency are overarching principles that will be considered as part of all the supporting technical studies. A specific energy management assessment will be undertaken on the FSA to make recommendations on settlement expansion areas that best support greenhouse gas (GHG) reductions.
- ➔ **Environmental Protection and Natural Resources** – environmental features such as Natural Heritage, Water Resource Systems, Key Hydrological Features, Mineral Aggregates and other matters of importance have been considered in defining the FSA. The FSA will need to be large enough to accommodate future growth, recognizing that some areas cannot be developed due to environmental and natural resource factors.
- ➔ **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.
- ➔ **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. Fiscal impacts of growth will assess the ability of the Region to pay for the associated costs in a financially sustainable manner.
- ➔ **Public Consultation** – on the FSA and subsequent phases of the study must allow for meaningful consultation on the SABE with a range of stakeholders, including the general public, First Nations and Métis, and others.

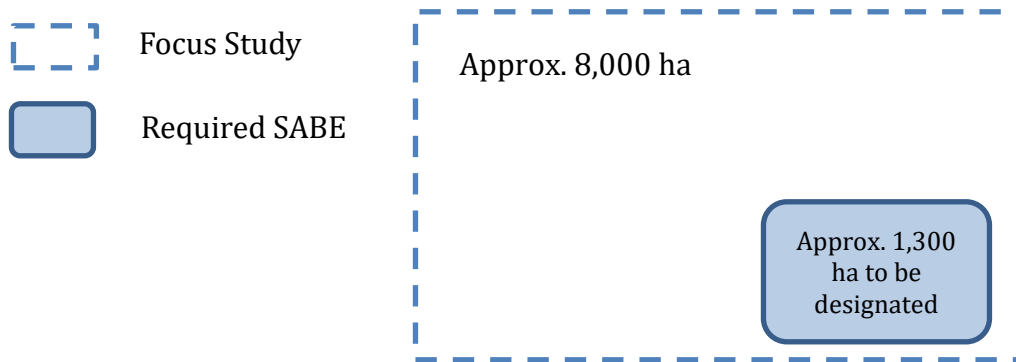
A table outlining the criteria in more detail is attached as Appendix A.

In order to refine the study area from the Focused Study Area to the potential settlement expansion area(s), the criteria will be refined to consider the results of the supporting technical studies.

Draft Focused Study Area

Based on the draft criteria above, a draft of the Focused Study Area has been proposed. As shown on Figure 2, the size of the Focused Study Area is considerably larger than the land area needed to accommodate future growth to 2041.

Figure 2: Area of Focused Study Area Compared to Area of Land Needed to Accommodate Growth from 2031-2041



Based on the land needs assessment and forecasting work undertaken to date, approximately 550 ha of land is required to accommodate future residential growth and between 550 and 750 hectares of land is required to accommodate future employment growth for a total of approximately 1,300 ha. Given the reduced intensification and density targets included in the 2019 Growth Plan, the municipal allocation and land needs assessment is currently being updated. As outlined on Figure 1, Phase 2 of the study includes undertaking several technical studies to inform selection of potential settlement area boundary expansions.

Appendix B of this report shows the draft Focused Study Area.

Next Steps

Three public consultation sessions are planned for the overall Peel 2041 study at the beginning of March 2020. The draft criteria and Focused Study Area will be presented to the public for review and comments at that time. This will conclude Phase 1 of the study.

The consultant team for the Settlement Area Boundary Expansion Study will begin undertaking the Phase 2 technical studies on the Focused Study Area.

Staff will continue to update Council on the results of the public consultation and status of the Settlement Area Boundary Expansion Study throughout the process.

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Appendix A: Draft Criteria used to Identify the Focused Study Area

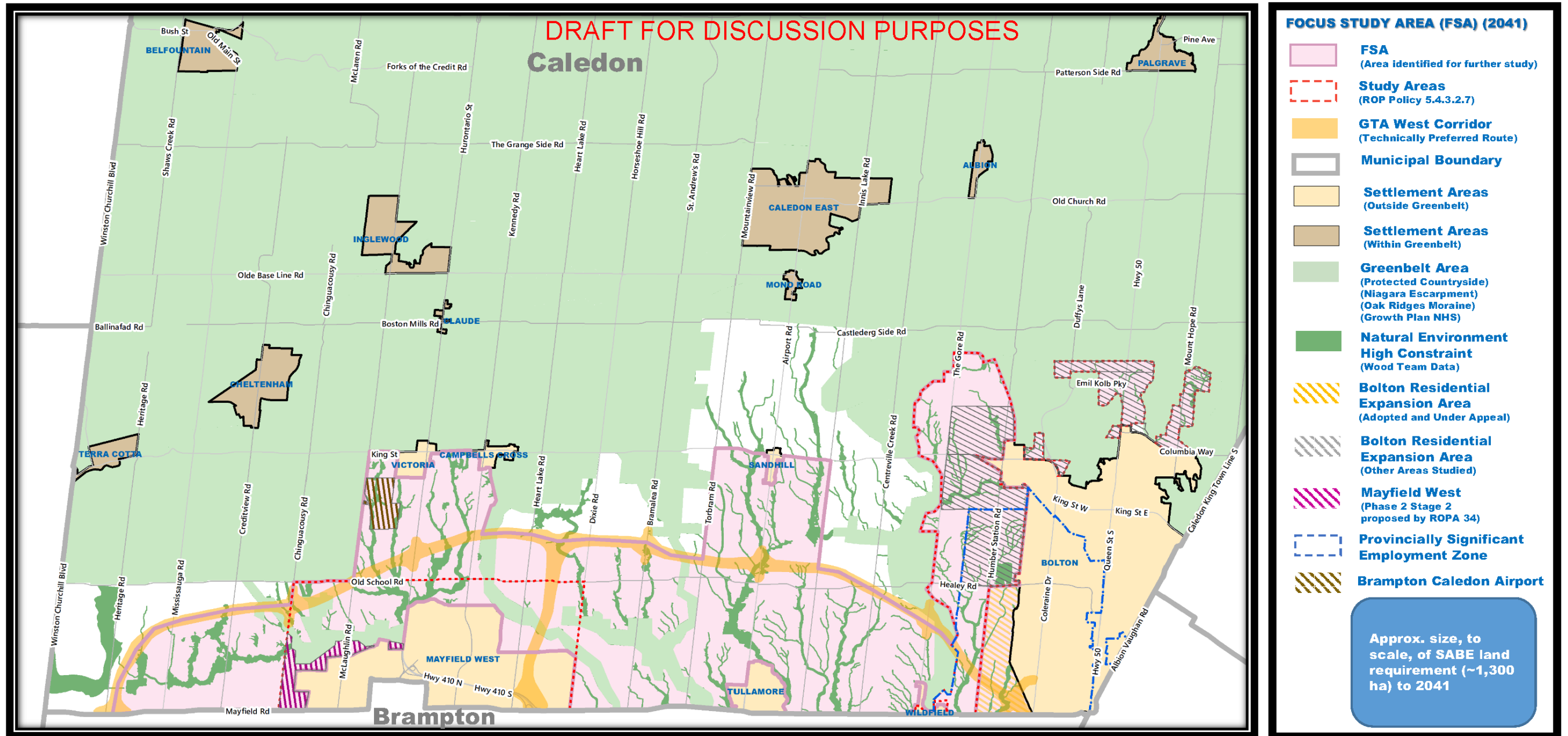
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#	Theme	Criteria Considered when Identifying the Focused Study Area
1	Growth Management	<ul style="list-style-type: none"> a) Must be in Caledon. b) Contain sufficient land to accommodate residential and employment growth to 2041. c) Must be larger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

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#	Theme	Criteria Considered when Identifying the Focused Study Area
4	Environmental Protection and Natural Resources	<ul style="list-style-type: none"> a) Should enable options to avoid, where possible, key hydrologic areas and the Natural Heritage System for the Growth Plan. b) Should enable options that avoid areas with high concentration of significant natural heritage systems, hydrological features that support the water resource system, and natural hazards (as identified by the PPS). c) Should enable options to be evaluated that generally direct development outside significant natural heritage systems, hydrological features that support the water resource system and natural hazards (as identified by the PPS), or if not possible, minimize and mitigate impacts in accordance with Provincial guidelines. d) Should enable options to be evaluated that avoid impact to mineral aggregate resources (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. e) Should not include any areas within the Greenbelt Area.
5	Agriculture	<ul style="list-style-type: none"> a) Must allow options to be evaluated, prioritized and determined to avoid or minimize and mitigate impact on the Agricultural System, including prime agriculture areas, and avoid fragmented linkages between such areas. b) Must allow for options that avoid, or if avoidance is not possible, minimize and mitigate impact to livestock operations and the agri-food system.
6	Climate Change	<ul style="list-style-type: none"> a) Size and location of FSA must allow Region to adapt to climate change and mitigate/avoid emissions to facilitate zero emissions carbon communities.
7	Public Consultation	<ul style="list-style-type: none"> 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.



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