

Summer 2021

Ask the Planner Drop-in Sessions

**Settlement Area Boundary Expansion
(SABE) Policies**

Peel2051

Regional Official Plan Review and
Municipal Comprehensive Review

What is a Regional Official Plan?

A Regional Official Plan is a long-term plan that provides a policy framework for making land use planning decisions (setting a structure for managing growth, protecting the environment, and managing resources).

What is a Municipal Comprehensive Review?

A Municipal Comprehensive Review (MCR) is a process required by the Province.

An MCR results in a new official plan or official plan amendments requiring Provincial approval based on various policies (see diagram).



Focus Areas



Agriculture
& Rural Areas



Climate Change



Wildland
Fire Hazards



Provincial
Greenbelt Plans



Water
Resources



Other:
Waste Management,
Cultural Heritage &
Indigenous Engagement



Growth
Management



Major Transit
Station Areas



Housing



Transportation



Greenlands
System



Settlement Area
Boundary Expansion

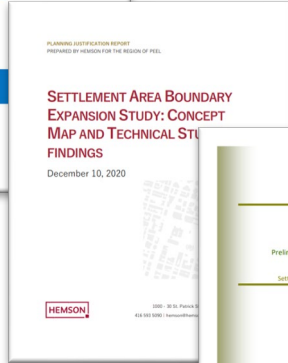
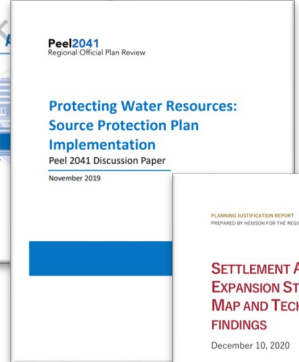
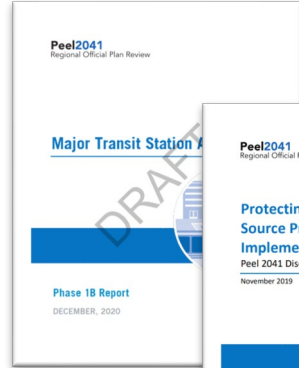
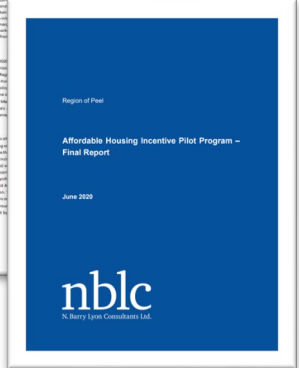
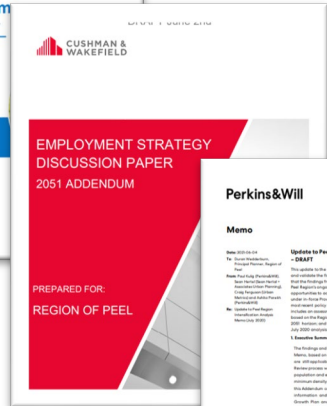
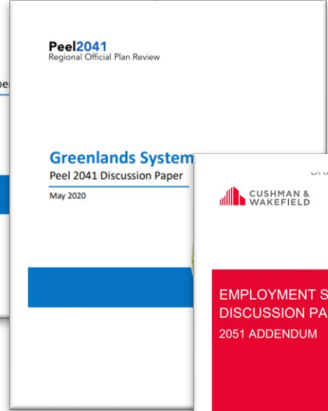
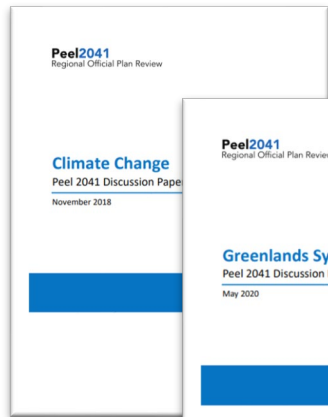


Aggregate
Resources

Peel2051

Regional Official Plan Review

Technical Studies



Key Policy Themes

- action against climate change
- fiscally sustainable growth
- healthy, complete development of communities
- increase affordable housing
- changing economy and encourage job growth
- encourage active transportation



Land Needs Assessment:

A technical study that determines how much land is needed to accommodate forecasted growth to the Planning horizon.

Two components:

Community Area: for population, housing, population-related jobs and office jobs.

Employment Area: employment land jobs (industrial, manufacturing, warehousing) and some office and population-related jobs.

Note: The following is generalized mapping for discussion purposes. Specific policies and designations may be draft or under review/appeal. For all approved and in effect mapping, see the Regional Official Plan.

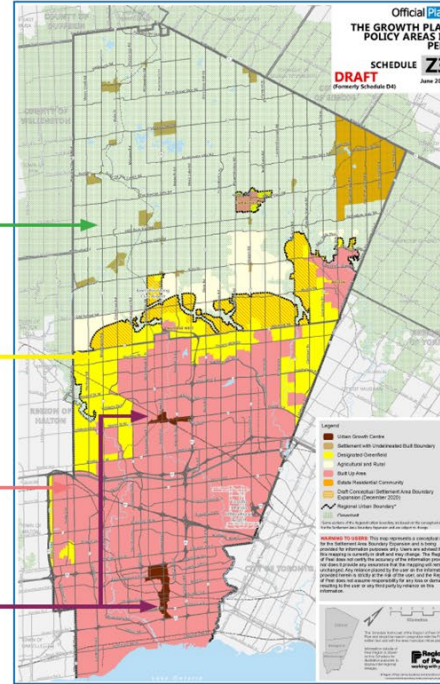
Sources: Growth Plan, 2019

Greenbelt
Protected from major development

Designated Greenfield Area
Lands to accommodate current and future growth at 65 ppj/ha*

Built-up Area
A minimum of 55% of Peel's growth is planned through intensification in the built-up area

Urban Growth Centres
Planned to grow and achieve a density of 200 ppj/ha through high-density mixed-use development



*Minimums being used in the Region's technical planning analysis and background work

****Draft Conceptual Settlement Area Boundary Expansion (SABE) -Additional land need**
3,000ha of Community Area Land Needs
1,400ha of Employment Area Land Needs

Community Area Need
700,000 Additional People
271,000 Additional Units
75% of additional people to be accommodated within existing areas

Employment Area Need
335,000 Additional Jobs
80% of additional jobs to be accommodated within existing areas

Existing areas are comprised of land within the delineated built-up-area and designated greenfield areas

*Maps are subject to change

** SABE is based on December 2020 draft map



Settlement Area Boundary Expansion (SABE)

What is the SABE?

- Provincial Plans require that the Region determine the feasibility of and appropriate locations for additional community (residential) and employment lands
- While much of Peel's growth to 2051 can be accommodated through intensification of existing areas, the Region's Land Needs Assessment (LNA) identifies additional growth requirements to be accommodated on new designated greenfield lands.
- The SABE Study will result in a strategic expansion to the development boundary to accommodate 2051 growth while considering:
 - the natural environment and agricultural system;
 - fiscal impact;
 - heritage resources;
 - climate change impacts;
 - efficient use of infrastructure; and
 - the Region's Land Needs Assessment (LNA) which identifies growth that needs to be accommodated on new urban land (or designated greenfield lands)

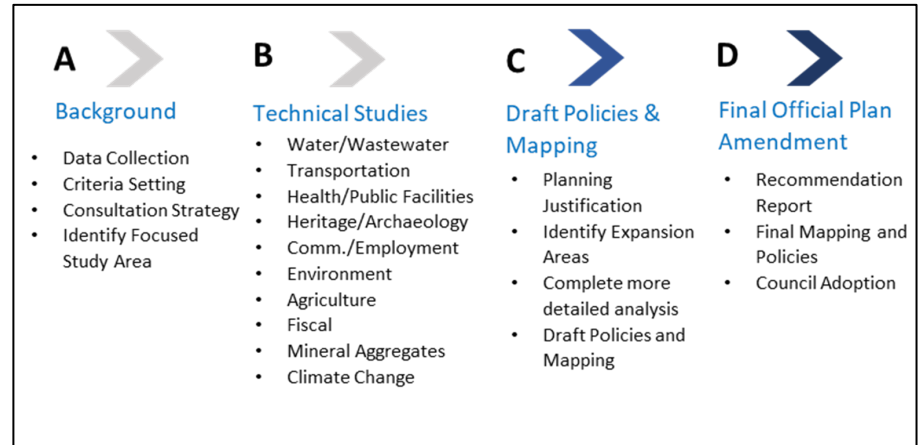




Settlement Area Boundary Expansion (SABE)

What is the Region doing?

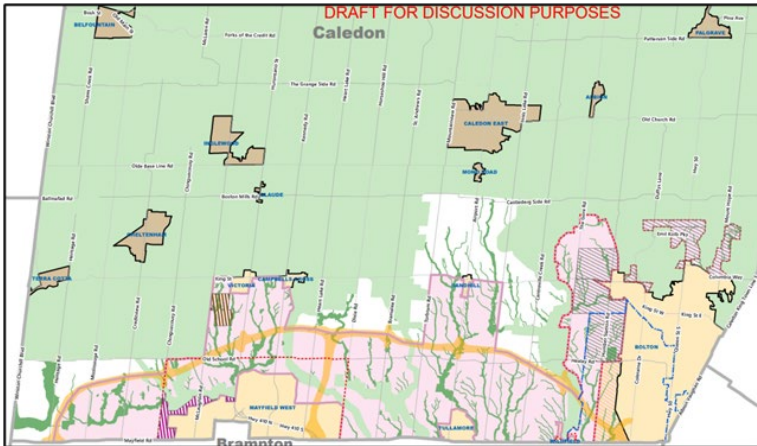
- Undertaking a four-phased study to determine the appropriate location(s) to accommodate community (residential) and employment growth to the year 2051 in the Town of Caledon
- Preparing a number of technical studies to support the selection of the future growth areas
- Proposing policies to guide future detailed secondary planning of these lands
- Undertaking broad consultation to receive input throughout the study



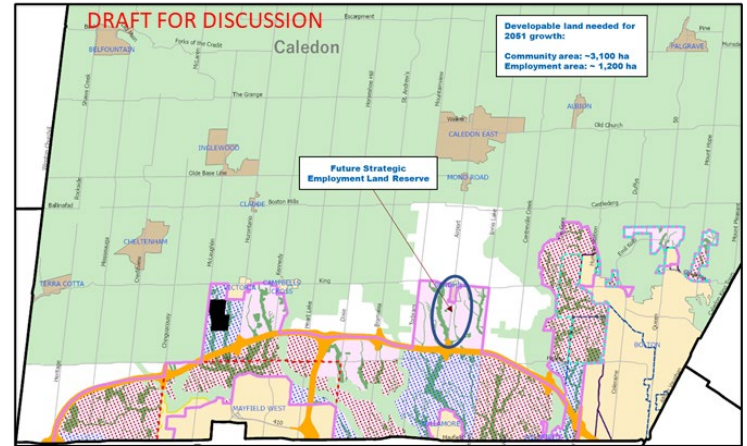


Settlement Area Boundary Expansion (SABE)

FOCUS STUDY AREA (FEB 2020)



CONCEPTUAL SABE AREAS (DEC 2020)





Settlement Area Boundary Expansion (SABE) Study

The 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.



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



Settlement Area Boundary Expansion (SABE)

Environmental Screening and Scoped Subwatershed Study

- One of twelve technical studies for the SABE
- Two-phase science-based study started in late-2019
- Three-part Scoped Subwatershed Study including:
 - Part A – Existing Conditions and Characterization
 - Part B – Impact Assessment
 - Part C – Implementation Plan
- Updated versions available on Region’s website late-August
- Study and related policies address natural heritage system planning, targets, water management, erosion, flooding and mitigation.





Settlement Area Boundary Expansion (SABE)

Policy Theme Areas

1. Develop complete communities that are healthy, high quality and sustainable with strong neighbourhood centres.
2. Phase development to 2051
3. Manage growth in a fiscally sustainable manner
4. Protect and manage resources
5. Climate change adaptation and energy conservation and emission reductions
6. Provide a Region-wide, multi-modal transportation system
7. Advance housing objectives including the provision of affordable housing



Figure 3 Healthy City Demonstration Concept

Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN

Concept demonstrating how communities throughout Peel Region can incorporate the seven themes associated with making a healthy city.



Settlement Area Boundary Expansion (SABE)

1. Develop complete communities

Require that:

- Additional planning be undertaken to guide how the lands will be developed and phased to 2051 to result in the creation of complete communities
- Compact, mixed use, sustainable communities be planned in a way that supports the introduction of transit in Caledon
- Centers of communities be identified and planned to be focal points with a mix of retail, institutional and residential uses that are walkable and served by transit



Figure 2 Healthy City Principles

Healthy City Principles

Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN



Settlement Area Boundary Expansion (SABE)

2. Phase development to 2051 in a logical progressive manner

Require that:

- Development progress as logical extensions of existing communities to build upon available infrastructure and services
- Phasing of development allows agriculture and agricultural activities to continue for as long as possible



Example of suitable locations for contiguous expansion.

Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN



Settlement Area Boundary Expansion (SABE)

3. Manage growth in a fiscally sustainable manner

Require that:

- Development proceeds in accordance with a staging and sequencing plan, undertaken to the satisfaction of the Region
- Substantial completion of complete communities is achieved before new areas are available for development





Settlement Area Boundary Expansion (SABE)

4. Protect and manage resources

Requires that:

- Secondary planning to be undertaken on the basis of technical studies and analyses (e.g. agricultural impact assessments, aggregate resource impact assessments and subwatershed studies)
- Reviews to consider:
 - Identification of system and resources;
 - potential impacts; and,
 - recommendations to avoid, minimize or mitigate impacts
- Implement recommendations in the secondary plans as appropriate



Settlement Area Boundary Expansion (SABE)

5. Climate change adaptation and energy conservation & emission reductions

Require that:

- Assessments be undertaken to determine the feasibility of implementing alternative and renewable energy systems and net zero carbon emissions and annual energy usage
- Risk assessments be undertaken to minimize the risk and vulnerability of the new communities due to changing climate conditions and the recommendation of these assessments be implemented

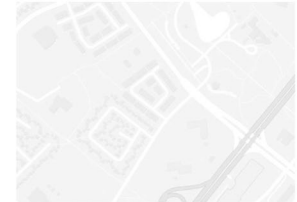
DRAFT REPORT

PREPARED BY HEMSON AND LAURA TAYLOR DESIGNS FOR THE REGION OF PEEL

PEEL REGION SETTLEMENT AREA BOUNDARY EXPANSION STUDY

**OPPORTUNITIES FOR
CLIMATE CHANGE MITIGATION,
ENERGY AND EMISSIONS REDUCTIONS**

November 20, 2020



LTD

HEMSON

1000 - 30 St. Patrick Street, Toronto ON M5T 3A3
416 593 5090 | hemson@hemson.com | www.hemson.com



Settlement Area Boundary Expansion (SABE)

6. Provide a Region-wide, multi-modal transportation system

Require that:

- Future plans are only approved after the jurisdiction, financing and conceptual alignment for local transit service is established
- Future planning include coordinated and efficient, sustainable transportation and transit infrastructure and services, as per local and regional long-range plans





Settlement Area Boundary Expansion (SABE)

7. Advance housing objectives including the provision of affordable housing

Require that:

- The supply of affordable housing be increased through implementing an inclusionary zoning framework, setting bold targets that meet housing needs, greater involvement in the development review process, and exploring new housing opportunities

Table 4 – Peel Annual Minimum New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are affordable housing. Encourage 50% of all affordable housing to be affordable to low income residents.
Tenure	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

Rural Settlement Area Boundary Review

Why is the Region and Town reviewing the rural settlement area boundaries?

- Existing mapping of settlement areas in the Town of Caledon Official Plan were originally created in the 1970s using historical air photo mapping
- More recently, some boundaries have been established in updated secondary plan schedules.
- Proposing to identify rural settlement area boundaries in the Regional Official Plan as part of the Peel 2051.
- Necessary that historic boundaries are translated with more accuracy and precision in an appropriate digital format for the purposes of including the mapping in the Regional Official Plan.



Albion (Figure 2)
Town of Caledon Official Plan



Rural Settlement Area Boundary Review

Town of Caledon - Rural Settlement Areas

Hamlets	Villages / Industrial	Minor Urban Centres	Rural Service Centres
Albion	Alton	Belfountain	Caledon East (part of the Urban System)
Campbell's Cross	Caledon Village	Cataract	
Claude	Palgrave	Cheltenham	
Melville	Sandhill	Inglewood	
Mono Road	Tullamore	Mono Mills	
Wildfield	Victoria	Terra Cotta	



Rural Settlement Area Boundary Review

Methodology

#	Criteria
1)	Niagara Escarpment Plan: “Minor Urban Centres” as identified in the Niagara Escarpment Plan
2)	Parcel fabric: parcel / property lines
3)	Centerline of roads / corridors: Roads, railways, trails, transmission corridors, etc.
4)	Official Plan Mapping: applied if criteria #2 and #3 could not be determined
5)	Zoning Mapping: applied if criteria #2, #3 and #4 could not be determined



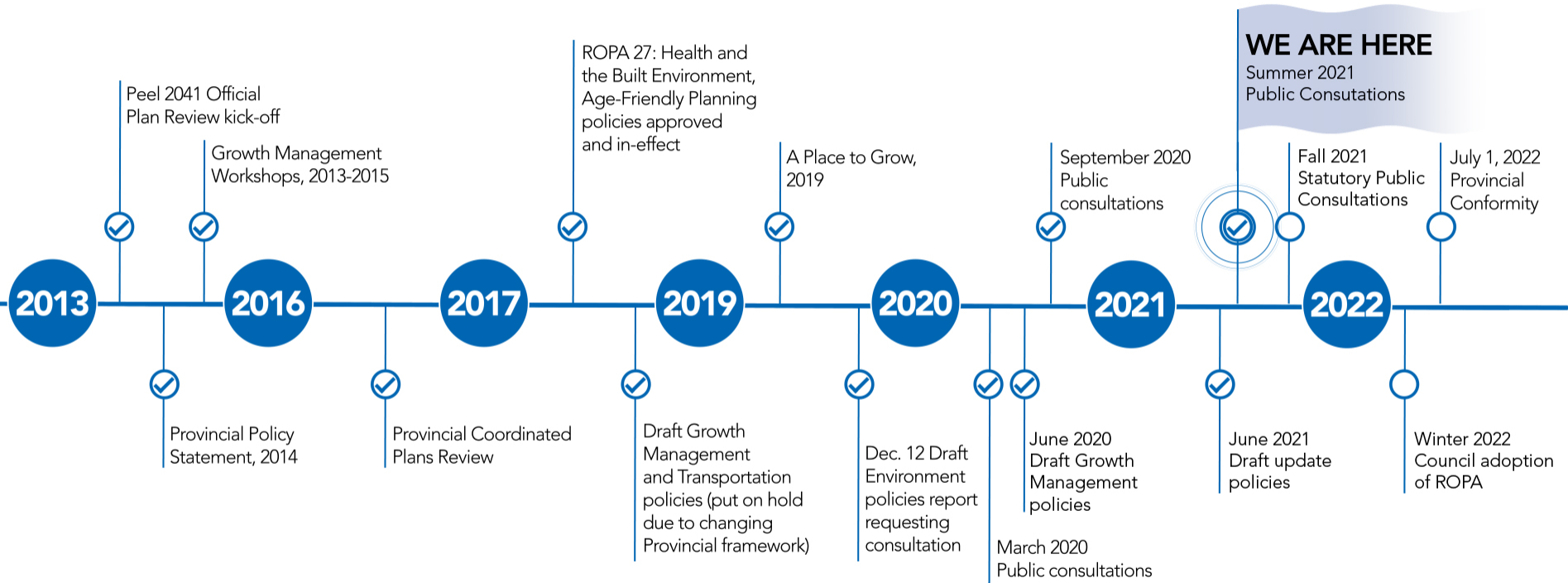
Rural Settlement Area Boundary Review

Results

- The mapping produced for each rural settlement area in the Town of Caledon provide a basis for informing and supporting the Region and Town's official plan review process.
- Links to review each rural settlement area map are available on the Peel 2051 website:
<https://www.peelregion.ca/officialplan/review/focus-areas/other.asp>



Process



What we want to Hear from You

- What is most important to you when it comes to the future of Peel Region?
- Do the Official Plan themes cover all the major areas you'd like to see?
- Is there anything missing from our approach?

 **Visit:** peelregion.ca/officialplan/review

 **Email/Subscribe:** planpeel@peelregion.ca

 **Follow:** [@regionofpeel](https://twitter.com/regionofpeel)

