



Growth Management and Built Environment

Peel 2041+ Process

- Peel is currently doing a Municipal Comprehensive Review (MCR);
- Process initiated in 2013 with expected provincial approval in July 2022;
- Includes a settlement area boundary expansion (SABE) study; and,
- 1 of 13 focus area studies associated with Peel 2041+.

Why is the SABE Study Important?

- Based on the 2019 Provincial Growth Plan, the Region is forecast to continue to grow significantly to 2051;
- After identifying opportunities for growth to be located in existing built up areas, there will still be need for additional greenfield lands for development located within Caledon; and,
- This study will identify the best location(s) for future community (residential) lands and employment based on the results of a number of technical studies in accordance with the requirements of the 2019 Growth Plan.



Figure | Focus Areas of the Regional Official Plan Review and MCR



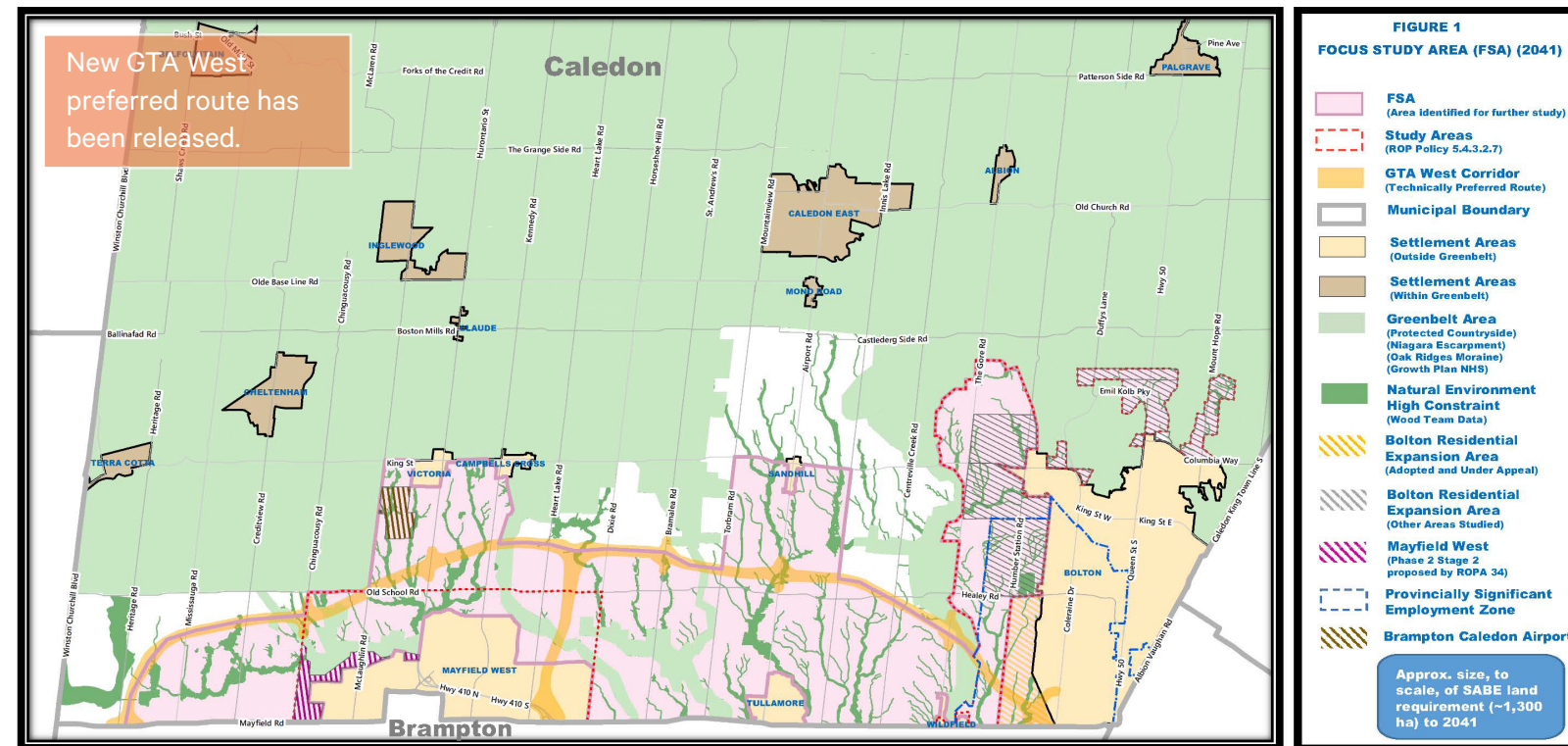


Growth Management and Built Environment

What is the Settlement Area Boundary Expansion (SABE) Study?

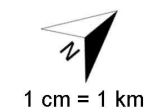
- Determines appropriate location(s) for additional community (residential) and employment lands in Caledon;
- Evidence-based review of Focus Study Area (FSA) through many technical studies;
- SABE analysis has been informed by growth forecasts, based on *A Place to Grow, 2019*, Schedule 3 to 2041; and,
- Province has extended Schedule 3 planning horizon to 2051.

FSA Located in Southern Caledon



Note: The preferred route of the proposed interchange in south Bolton has changed.

Figure | Focus Study Areas (FSA) (2041)



| A Place to Grow | Population | Employment |
|-----------------------------|----------------|---------------|
| Previous Schedule 3 to 2041 | 1,970,000 | 970,000 |
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| Difference | 307,000 | 98,000 |

Figure | A Place to Grow, Previous vs. New Schedule 3 Population and Employment Projections





Growth Management and Built Environment



Employment and Commercial Opportunities

Cushman & Wakefield

Purpose

Provide real estate market insight to guide planning for commercial, retail and employment land uses.

Analysis

The Employment and Commercial Opportunities study included an inventory of existing employment uses, a spatial analysis of the FSA, and a demographic assessment of population driven retail-demands.



DEMOGRAPHIC



INVENTORY



SPATIAL

Preliminary Principles

Employment Land Location

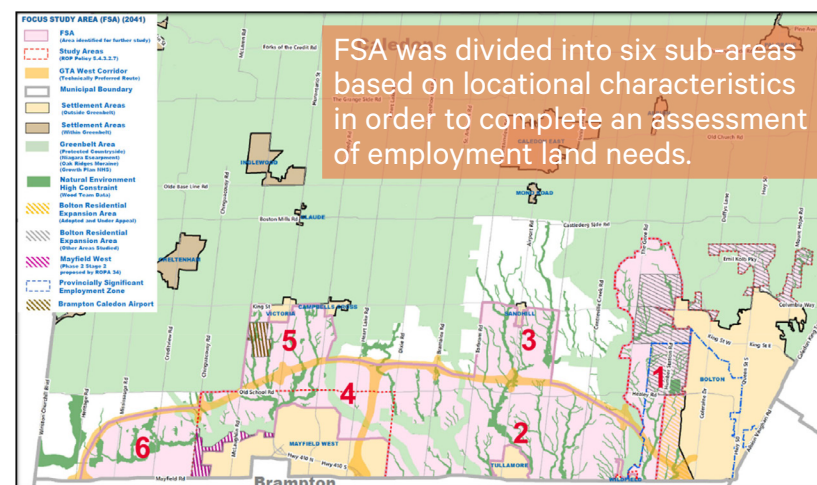
- Good access to labour and proximity to employment uses;
- Access to major transportation infrastructure (e.g. GTA West Corridor and transit);
- Contiguous blocks of employment uses; and,
- Ensure land uses can properly accommodate employment uses (e.g. accommodate land-extensive users and avoid land use conflicts).

Retail Commercial Needs

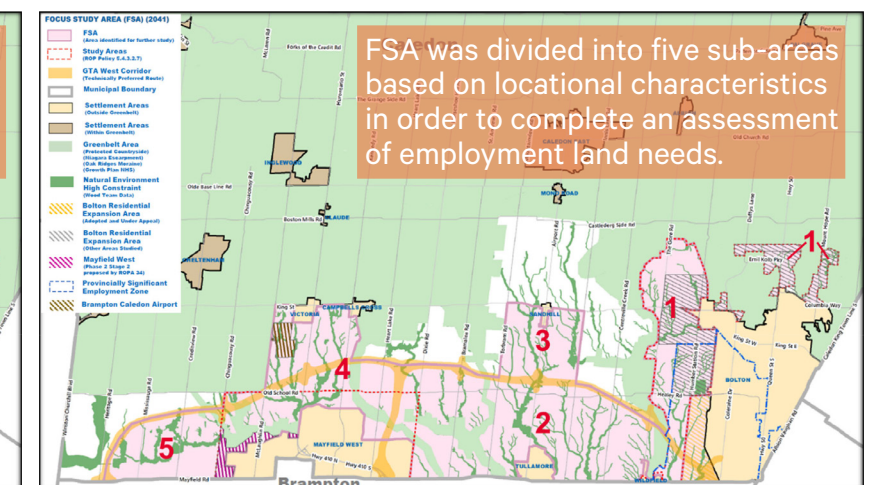
- Adjacency/proximity to existing settlement areas and population growth;
- Proximity to other established and planned retail;
- Access to major transportation infrastructure (e.g. GTA West Corridor and transit); and,
- Ensure land use compatibility (e.g. complement planned employment uses and avoid Greenbelt Lands or environmentally sensitive areas).

Methodology

Employment Land Location



Retail Commercial Needs



* Sub-Area numbering does not reflect ranking





Growth Management and Built Environment



Employment and Commercial Opportunities

Cushman & Wakefield

Preliminary Principles & Conclusions

Employment Land Location

| Area | Preliminary Conclusion |
|--|--|
| Area 1: Bolton's Provincially Significant Employment Zone (PSEZ) | <ul style="list-style-type: none"> Preferred for employment due to the presence of existing and well-established employment uses. |
| Area 2: Tullamore | <ul style="list-style-type: none"> Additional employment land demand could emerge in the near to medium term; and, GTA West and Airport may be significant catalyst for future employment. |
| Area 3: Sandhill | <ul style="list-style-type: none"> Location is distant from established employment areas; and, Opportunity for long-term employment land once better suitable lands are absorbed. |
| Area 4: Mayfield West | <ul style="list-style-type: none"> Strong potential for near and long-term employment uses. |
| Area 5: Brampton Caledon Airport Area | <ul style="list-style-type: none"> Best suited for long-term employment; and, Brampton Caledon airport may attract related employment uses. |
| Area 6: Southwest Caledon | <ul style="list-style-type: none"> Unlikely to accommodate employment in the immediate-term. |

Retail Commercial Needs

| Area | Preliminary Conclusion |
|--|--|
| Area 1: Bolton's Provincially Significant Employment Zone (PSEZ) | <ul style="list-style-type: none"> Area has considerable retail-commercial inventory; and, Scale of residential growth will dictate quantum of retail space demand. |
| Area 2: Tullamore | <ul style="list-style-type: none"> Area has existing shopping centres; and, Future development should extend north of Mayfield Rd in recognition of planned uses. |
| Area 3: Sandhill | <ul style="list-style-type: none"> Not considered to be well located for retail-commercial uses; and, If retail is accommodated, sites should have frontage on Airport Road. |
| Area 4: Mayfield West | <ul style="list-style-type: none"> Planned population in Mayfield West will generate demand for new retail-commercial uses; and, GTA West Corridor that intersects with Highway 410 has excellent visibility and accessibility and is a good location for major retail-commercial development. |
| Area 5: Southwest Caledon | <ul style="list-style-type: none"> Limited retail-commercial opportunities; and, If future population is allocated to this area, it is likely to necessitate small-scale shopping centre development. |





Growth Management and Built Environment



Community Health Assessment

SvN Architects + Planners Inc.

Purpose

Provide qualitative and quantitative evaluation of health benefits and impact on the built environment of different SABE configurations.

Analysis

The Community Health Assessment was informed by a detailed policy review, an assessment of health best practices and a spatial analysis of the FSA.



POLICY AND REGULATORY



CASE STUDY AND BEST PRACTICE



SPATIAL

Methodology



The key themes for the Health Assessment area based on the Core Elements identified in the Region of Peel Healthy Assessment Development Criteria. In addition, the assessment adopts three supplementary themes, informed by the provincial and regional planning policy framework and findings of the precedent reports on healthy build environments. These include contiguous expansion, natural environments and sustainability, and food systems.

The analysis involves a process of assessment with consideration of both quantitative and qualitative elements, to identify principle-achieving areas across the focus study area. These areas were comprehensively overlaid to identify which met the greatest number of principles. These were deemed most suitable for inclusion in the potential SABE.





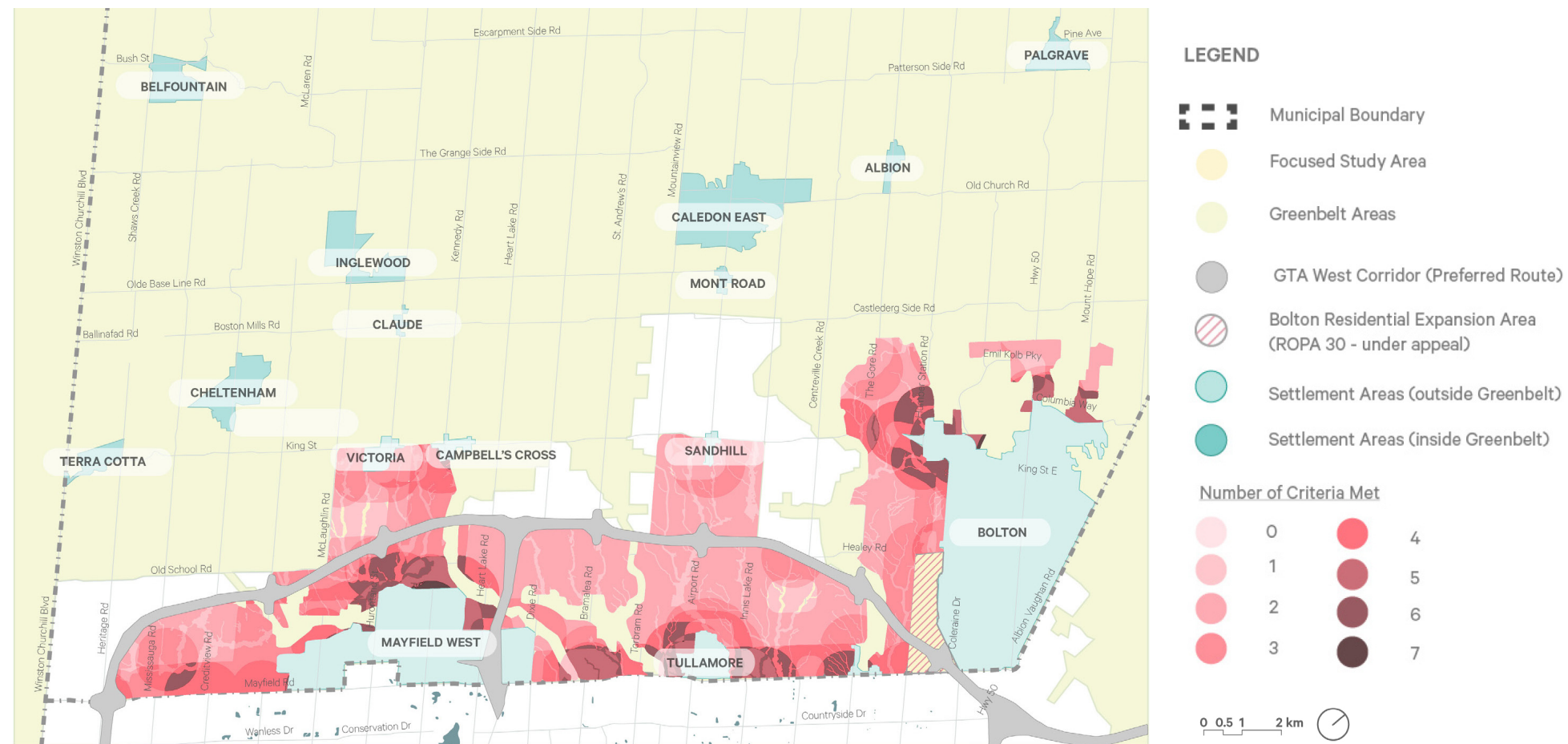
Growth Management and Built Environment



Community Health Assessment

SvN Architects + Planners Inc.

Preliminary Principles & Conclusions



- The areas with the darkest shade meet the highest number of principles, while the areas with the lightest shade meet the least number of principles;
- This colour gradient helps establish a tiered breakdown of which Potential SABE Areas within the FSA are most appropriate and/or supportive of a healthy built environment; and,
- Generally, areas surrounding existing settlement areas are more preferable for development.





Growth Management and Built Environment



Public Facilities Assessment

Monteith Brown Planning Consultants

Purpose

Identify existing/planned infrastructure and capacity at Regional scale including recreation, library, emergency services, and school needs.

Analysis

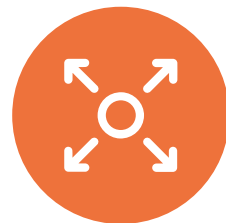
The Public Facilities Assessment involved a review of provincial legislation, relevant master plans and supporting documents; creating a detailed inventory of existing public service facilities; establishing current and planned service level standards; identify growth-related facility needs.



POLICY AND REGULATORY



INVENTORY



CAPACITY AND NEEDS

Methodology



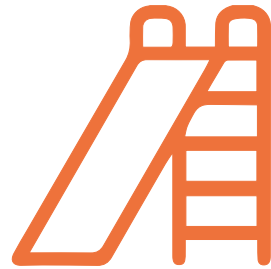
The Public Facilities Study was intended to address the requirements of the Growth Plan, 2019:

- Growth Plan requires sufficient capacity in existing and planned public service facilities when establishing new settlements; and,
- Public facilities include recreation, police and fire protection, health and educational programs, and cultural services: Lands, buildings or structures for the provision of programs and services provided or subsidized by a government or other body.





Growth Management and Built Environment



Public Facilities Assessment

Monteith Brown Planning Consultants

Preliminary Principles & Conclusions

The following principles should be considered in selecting the preferred located of the SABE:

- Avoid overlapping with similar facilities; and,
- Leverage existing and planned settlement areas.

Library & Recreation



- Ensure good access to existing/planned road network; and,
- Ensure SABE is serviced by existing or planned infrastructure.

Protection Services



- Consider how SABE will impact existing schools;
- Ensure sufficient land for secondary and elementary schools; and,
- Locate SABE near existing/planned facilities with excess capacity.

School Boards



The analysis also concluded:

- There is limited capacity in existing and currently planned public service facilities to accommodate the SABE; and,
- It is expected that the Region, Caledon and local School Boards will continue to invest in infrastructure needed to maintain adequate service levels for future development, including within the SABE area.



Infrastructure and Finance

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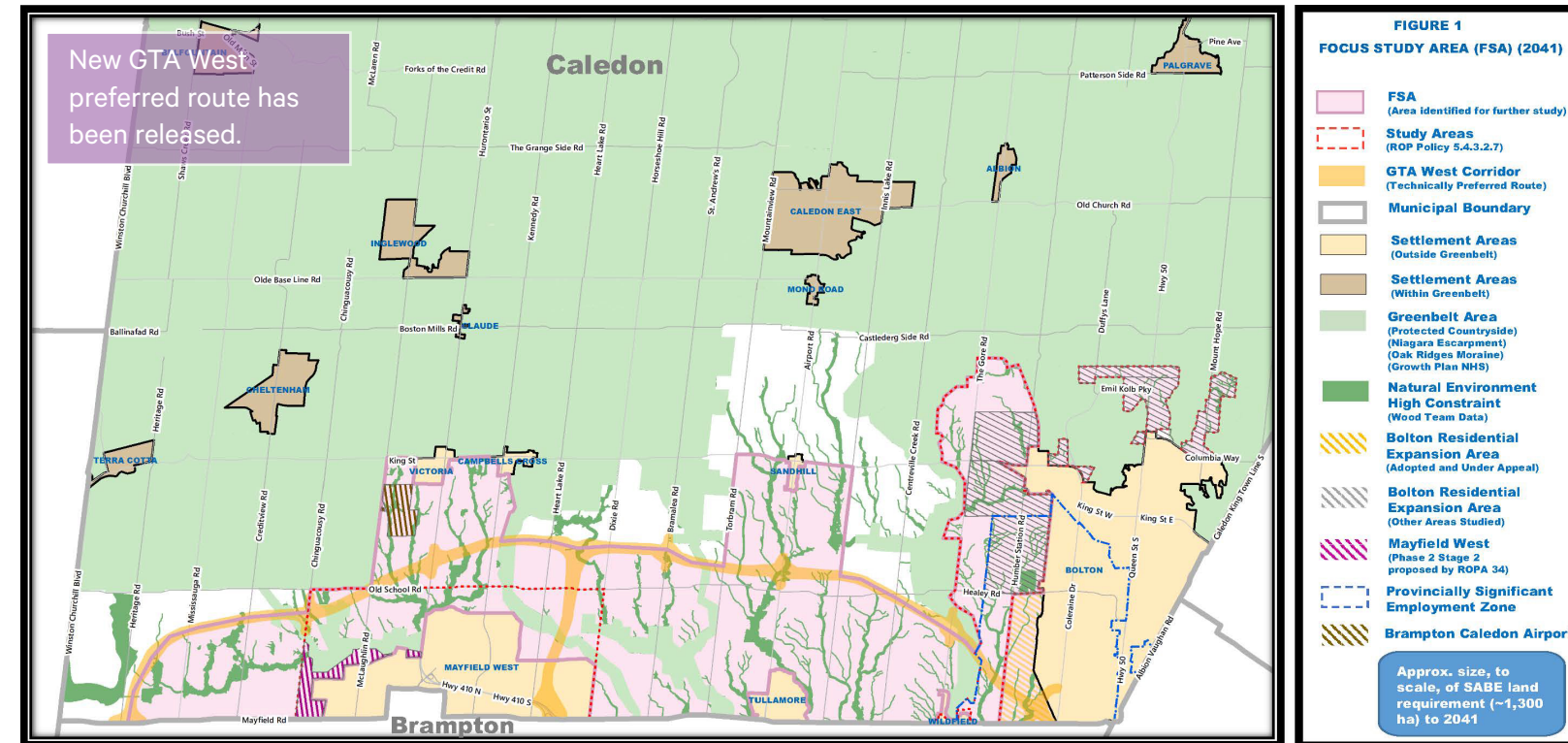


Infrastructure and Finance

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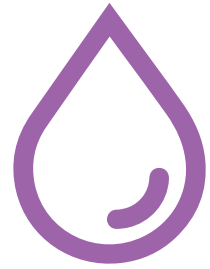
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Infrastructure and Finance



Water and Wastewater Study

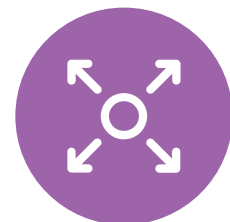
Region of Peel Staff

Purpose

Establish water and wastewater servicing principles to inform the SABE assessment analysis. Provide a detailed infrastructure assessment.

Analysis

The Water & Wastewater Assessment study includes a capacity assessment of existing infrastructure, a spatial analysis of the FSA as well as identified servicing principles based on a review of existing master plans and capital infrastructure policies.



CAPACITY AND NEEDS

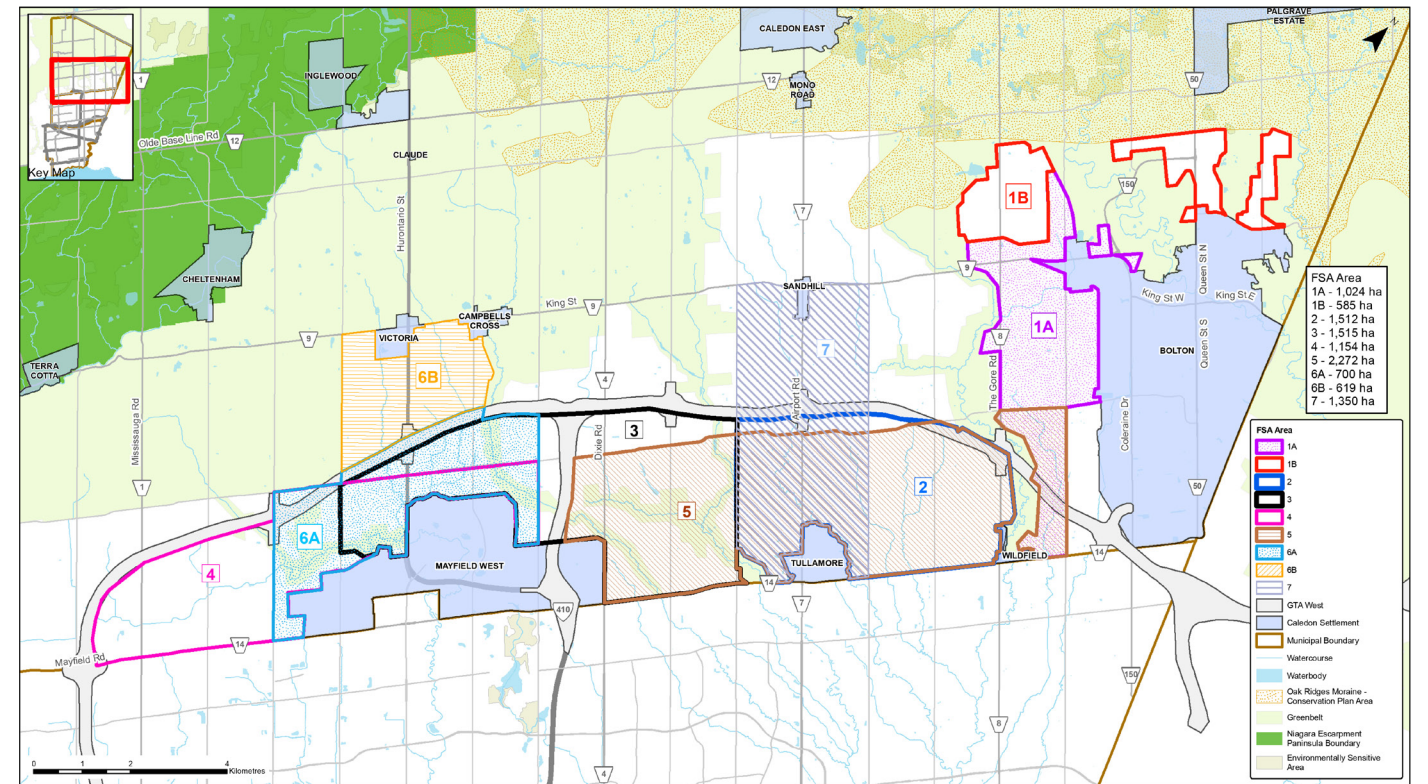


POLICY AND REGULATORY



SPATIAL

Preliminary Principles



* Sub-Area numbering does not reflect ranking

SABE area should:

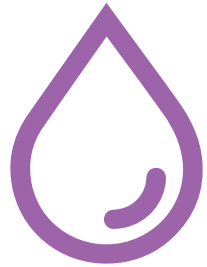
- Optimize the use of existing/planned infrastructure and growth where possible;
- Provide reliable and safe distribution of drinking water and collection of wastewater;
- Consideration for servicing life of infrastructure relative to the planning horizon; and,
- Locate infrastructure efficiently.

Based on these principles, FSA sub-areas were determined to be more/less preferable for development. The FSA was divided into 7 servicing areas which was used to assess the water and wastewater servicing requirements.





Infrastructure and Finance



Water and Wastewater Study

Region of Peel Staff

Preliminary Conclusions

| Area | Preliminary Conclusion |
|---|--|
| 1A. Bolton Study Area | Better positioned for future servicing. |
| 1B. Bolton Study Area | Less preferred based on complexity and cost of servicing, especially in areas north of Columbia Way. |
| 2. Tullamore – East Extension | Better positioned for future servicing. |
| 3. Mayfield West – East Extension | Less preferred based on servicing requirements. |
| 4. Alloa / Mayfield West – West Extension | Better positioned for future servicing. |
| 5. Wildfield | Better positioned for future servicing. |
| 6A. Mayfield West Extension to Victoria/Campbells Cross | Better positioned for future servicing (for lands south of the planned GTA West Corridor). |
| 6B. Mayfield West Extension to Victoria/Campbells Cross | Less preferred based on servicing requirements. |
| 7. Tullamore Extension to Sandhill | Less preferred based on servicing requirements. |





Infrastructure and Finance



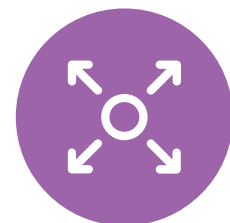
Transportation Initial Assessment Paradigm

Purpose

Identify transportation planning principles including active transportation and transit infrastructure.

Analysis

The Transportation Initial Assessment was based on a qualitative screening of the relative advantages, disadvantages and development constraints of the alternative location(s) for additional residential and employment lands from a transportation perspective. This included a spatial analysis of the FSA and an assessment of Transportation principles from relevant master plans.



CAPACITY AND NEEDS



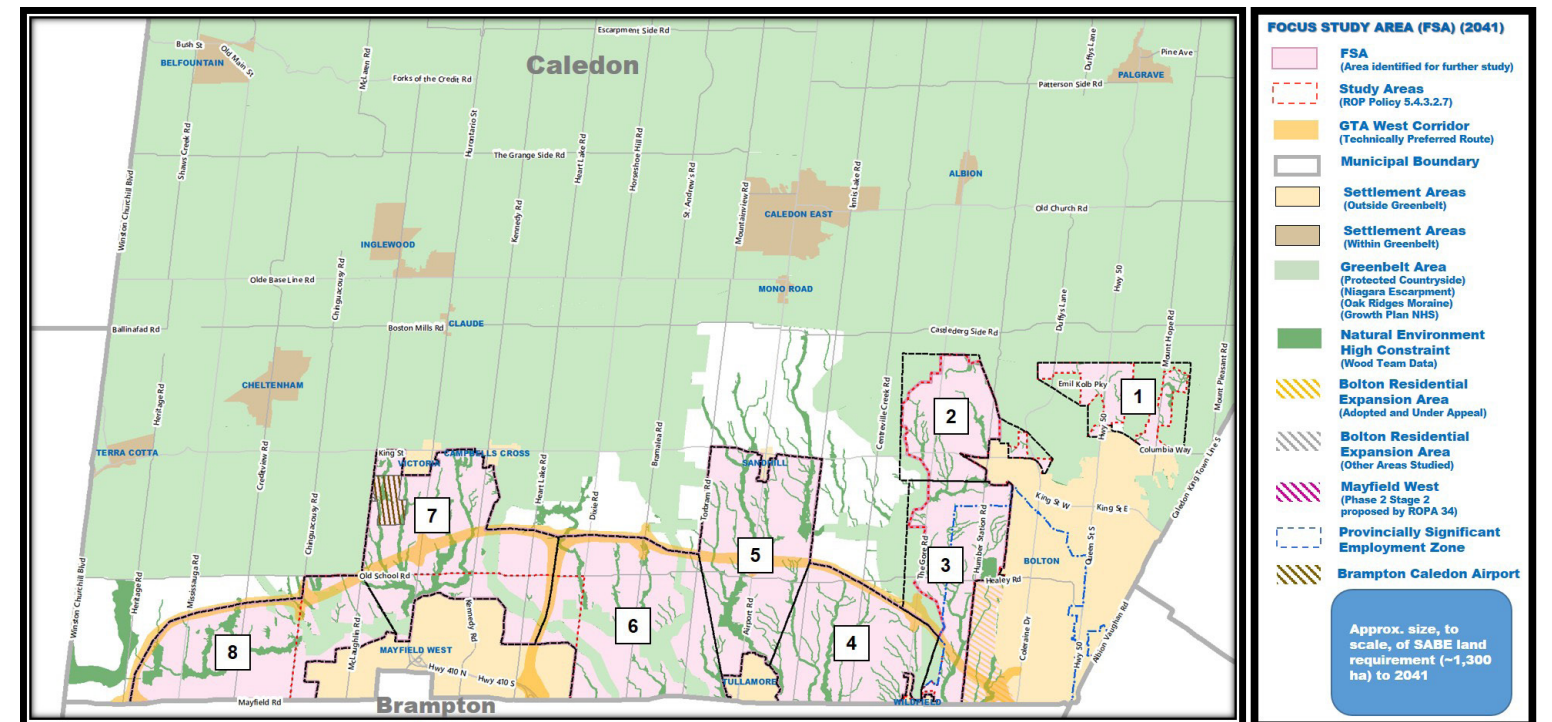
POLICY AND REGULATORY



SPATIAL

Methodology

The FSA was divided into eight sub-areas and assessed using principles from the Region's Long Range Transportation Plan framework.



* Sub-Area numbering does not reflect ranking

- Area 1 - North of Bolton
- Area 2 - Northwest of Bolton
- Area 3 - West of Bolton
- Area 4 - Northeast of Tullamore
- Area 5 - North of Tullamore
- Area 6 - Northwest of Tullamore/Northeast of Mayfield West
- Area 7 - North of Mayfield West
- Area 8 - Northwest of Mayfield West





Infrastructure and Finance



Transportation Initial Assessment

Paradigm

Preliminary Principles & Conclusions

These principles included: Transportation, Economic, Natural Environment and Cultural Heritage.

Transportation included three sub-categories of sustainable modes of transportation, vehicle traffic, and road network connectivity.

The goods flow movement is categorized as an economic transportation principle.

- Positive or negative operational impacts on active transportation, carpooling and transit; and,
- Areas 2, 3, 6, 7, and 8 most preferable.

Sustainable Modes



- Network level of service and degree of congestion; and,
- Areas 4-8 most preferable.

Vehicle Traffic



- Effect on first and last-mile access; and,
- Areas 2, 3, 6 and 8 most preferable.

Road Network Connectivity



- Effect on mobility and ease of access for goods movement; and,
- Areas 3-6 most preferable.

Goods Movement



- Encroachment to sensitive cultural heritage features; and,
- There are minimal to no cultural heritage sites located within the FSA.

Cultural Heritage



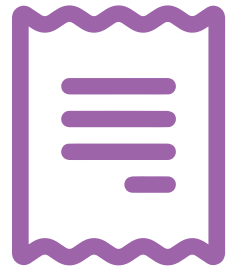
- Effects on NHS caused by new construction; and,
- Area 5 not preferred (most amount of NHS).

Natural Environment





Infrastructure and Finance



Fiscal Impact Assessment

Hemson

Purpose

Analyze costs and anticipated revenue from new development associated with the SABE.

Analysis

The Fiscal Impact Assessment will analyze the how the size and location of development impacts capital costs and revenues. As supported through the other technical studies, consideration is given to available servicing capacity. As part of the analysis, different intensification and density assumptions will be considered. Anticipated growth will also be assessed to understand potential assessment growth (e.g. property taxes).



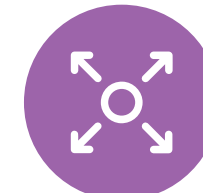
IMPACT



POLICY AND REGULATORY

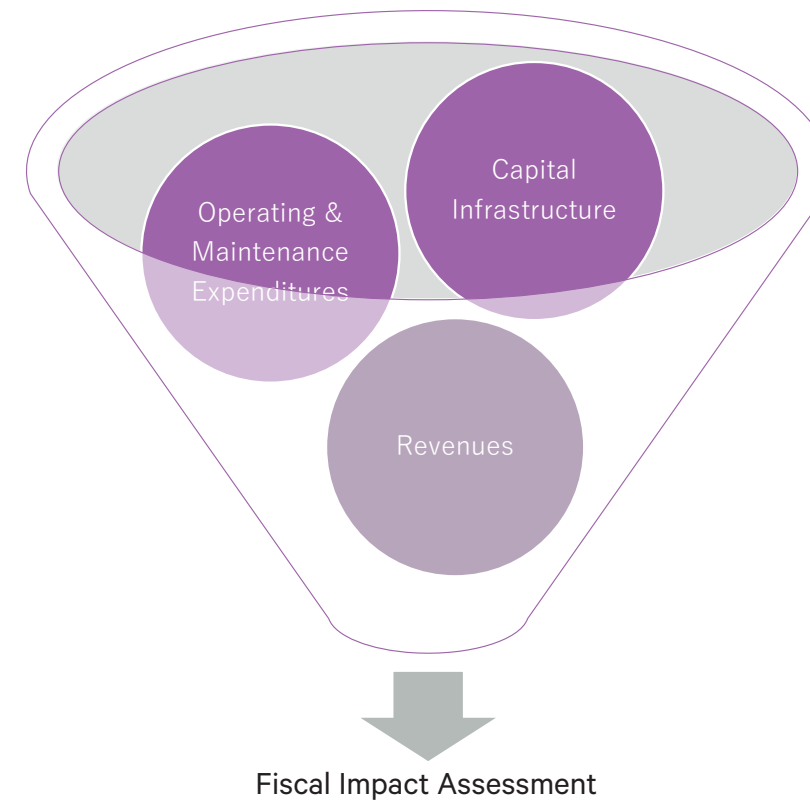


DEMOGRAPHIC



CAPACITY AND NEEDS

Methodology



- Assessment has been initiated but not yet completed;
- The approach to the Assessment will include an analysis of how the size and location of development influences capital costs and revenues, particularly as it relates to water and wastewater linear infrastructure and arterial roads, which are more sensitive to the location of development;
- The Growth Plan states that growth-related infrastructure and public service facilitates should be financially viable over the full life cycle of these assets; and,
- Analysis will consider capital infrastructure, operating costs, and potential revenue sources.



Infrastructure and Finance



Fiscal Impact Assessment

Hemson

Preliminary Principles





Environment, Climate Change and Agriculture

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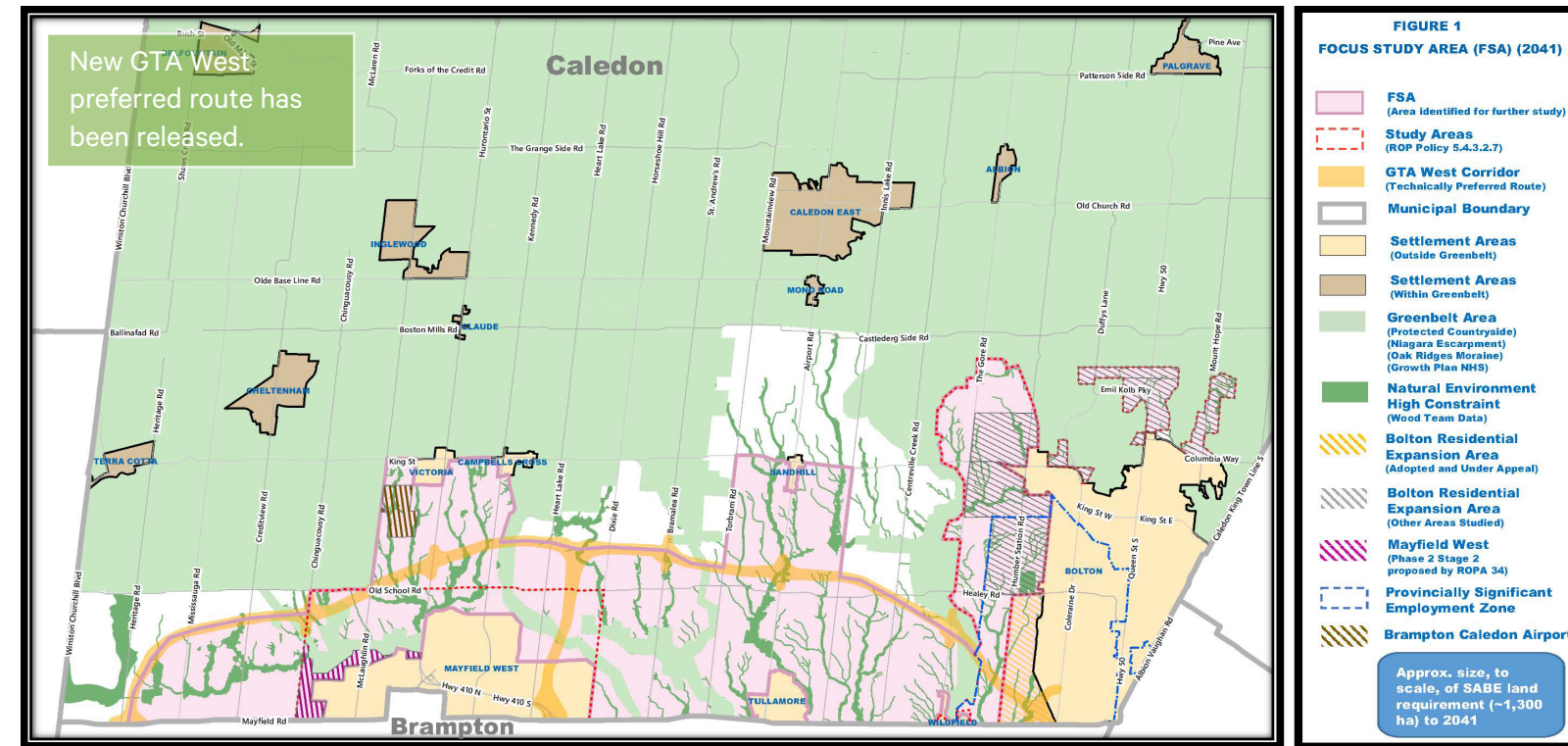


Environment, Climate Change and Agriculture

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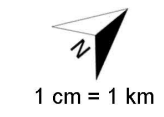
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Environment, Climate Change and Agriculture



Agricultural Impact Assessment (AIA)

Planscape

Purpose

Scoped analysis to assess SABE impact on Regional agricultural system. Detailed Agricultural Impact Assessment (AIA) to be completed once preferred SABE is identified.

Analysis

The AIA included a detailed review of policy and regulatory requirements of agricultural uses, an assessment of potential impacts to the agricultural system, and a spatial and inventory analysis of agricultural activities within the FSA.



POLICY AND REGULATORY



IMPACT

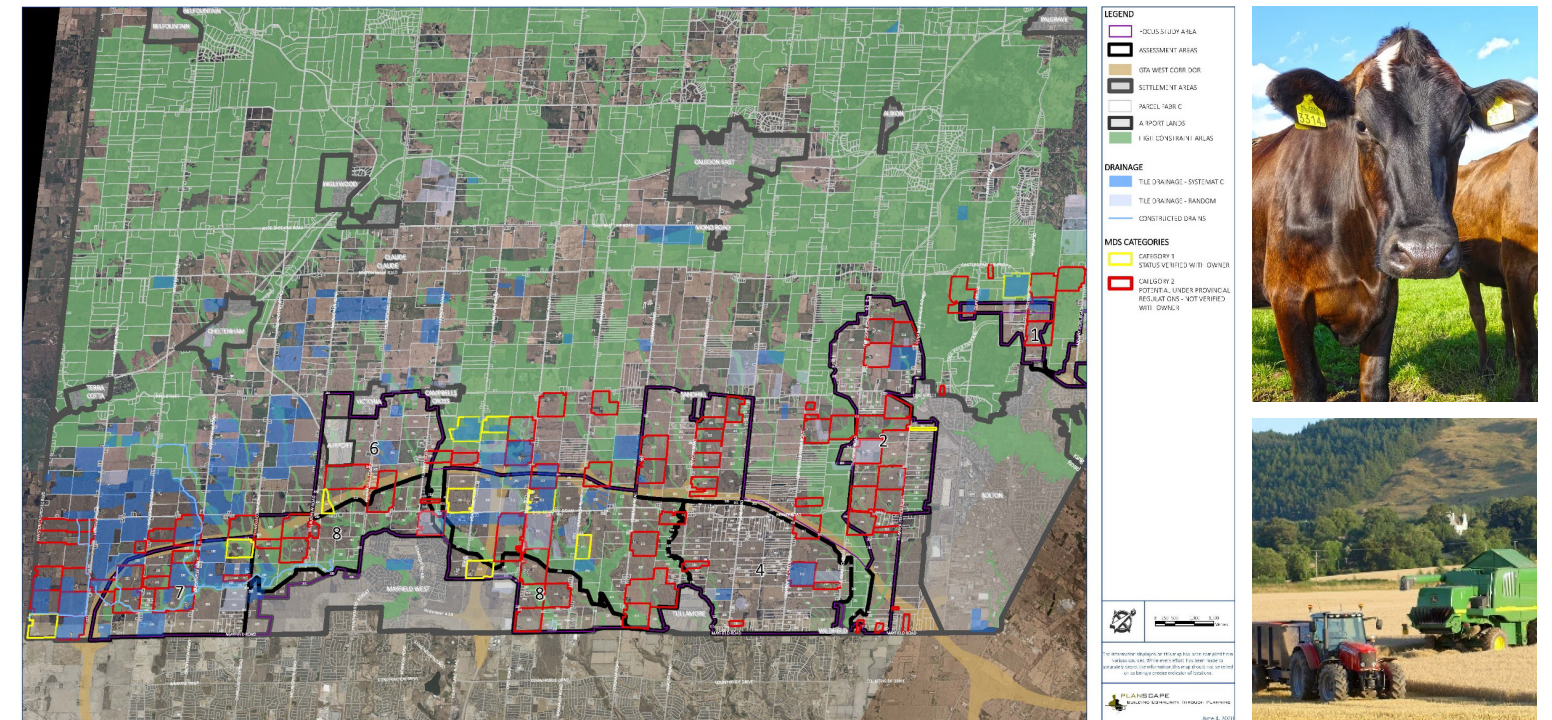


SPATIAL



INVENTORY

Preliminary Principles



SABE area should avoid lands with:

- Strong connection to existing agricultural uses; and,
- Recent farm-related improvements and infrastructure investment, and,
- Active farming operations.

Areas more appropriate for SABE:

- Fragmented parcels unsuitable for farming;
- Near existing urban development with minimal buffers; and,
- Lower priority agricultural lands.





Environment, Climate Change and Agriculture

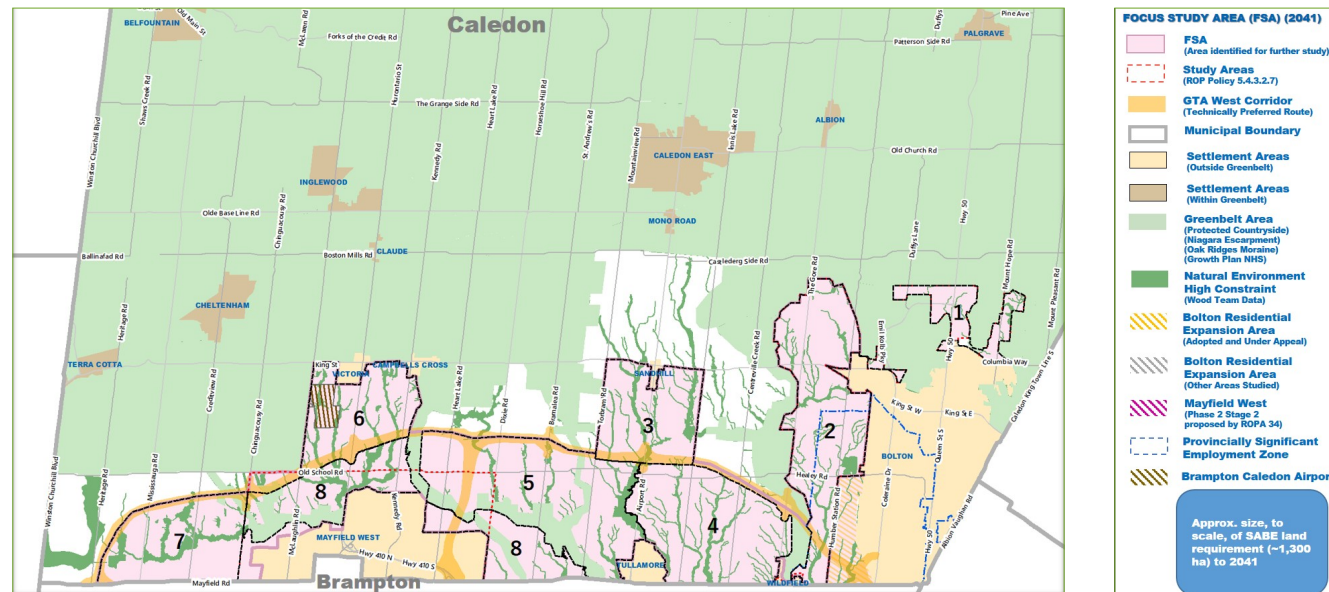


Agricultural Impact Assessment (AIA)

Planscape

Methodology

To facilitate the analysis, the FSA was divided into eight sub-areas as shown on the map. Background data collection and review included land use survey, consultation with local farmers and farm organizations, field investigations, identification of properties subject to minimum distance separation (MDS) formula.



* Sub-Area numbering does not reflect ranking

Preliminary Conclusions

| Area | Preliminary Conclusion |
|--------|--|
| Area 1 | <ul style="list-style-type: none"> Property fabric is relatively intact, and the majority of the land is under production. |
| Area 2 | <ul style="list-style-type: none"> Property fabric is fragmented; Livestock sector is generally declining; and, Retaining the northern portion of Area 2 would strengthen the rural system. |
| Area 3 | <ul style="list-style-type: none"> Isolated from existing urban development and includes active farming operations. |
| Area 4 | <ul style="list-style-type: none"> Although much of the area is farmed, there is extensive non-farm property ownership, a pattern of fragmentation and a high incidence of potentially conflicting uses. |
| Area 5 | <ul style="list-style-type: none"> Contains a significant cluster of active farm operations including large livestock operations. |
| Area 6 | <ul style="list-style-type: none"> Non-farm residential uses scattered throughout the area and there is considerable non-farm ownership. |
| Area 7 | <ul style="list-style-type: none"> Limited fragmentation and the agricultural character is well established. |
| Area 8 | <ul style="list-style-type: none"> Existing land use is largely agricultural; and, Area has extensive interface with Mayfield West. |





Environment, Climate Change and Agriculture



Climate Change: Energy and Emissions Reductions

Laura Taylor Designs

Purpose

Create planning policy framework that supports energy planning and GHG emissions reductions in Peel.

Analysis

The Climate Change: Energy and Emissions Reductions Study was informed by a systematic review of land use planning policies and plans in Ontario and climate change reports. Energy and emissions case studies from municipalities across Ontario and Canada were reviewed to determine best practices.



POLICY AND REGULATORY



CASE STUDY AND BEST PRACTICE

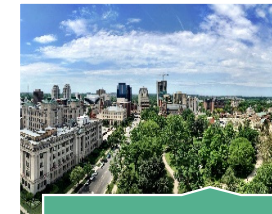
Methodology



Guelph, ON



Toronto, ON



London, ON



Kitchener, ON



Victoria, BC



Ottawa, ON

- Informed by systematic review of land use policies and lessons learned through case study review; and,
- Emphasis placed on communities with low-carbon and net-zero emissions.

Relevant case studies included:

- District energy systems in Toronto supported through Secondary Plan policies;
- Constructing net-zero buildings in Guelph facilities through voluntary standards;
- The development of new greenfield communities in Kitchener and London designed to be near-zero and ultimately transition to net-zero emissions over time; and,
- Official Plan policies in the City of Victoria that support a variety of ways that energy conservation and renewable energy may be considered in official plans or secondary plans.



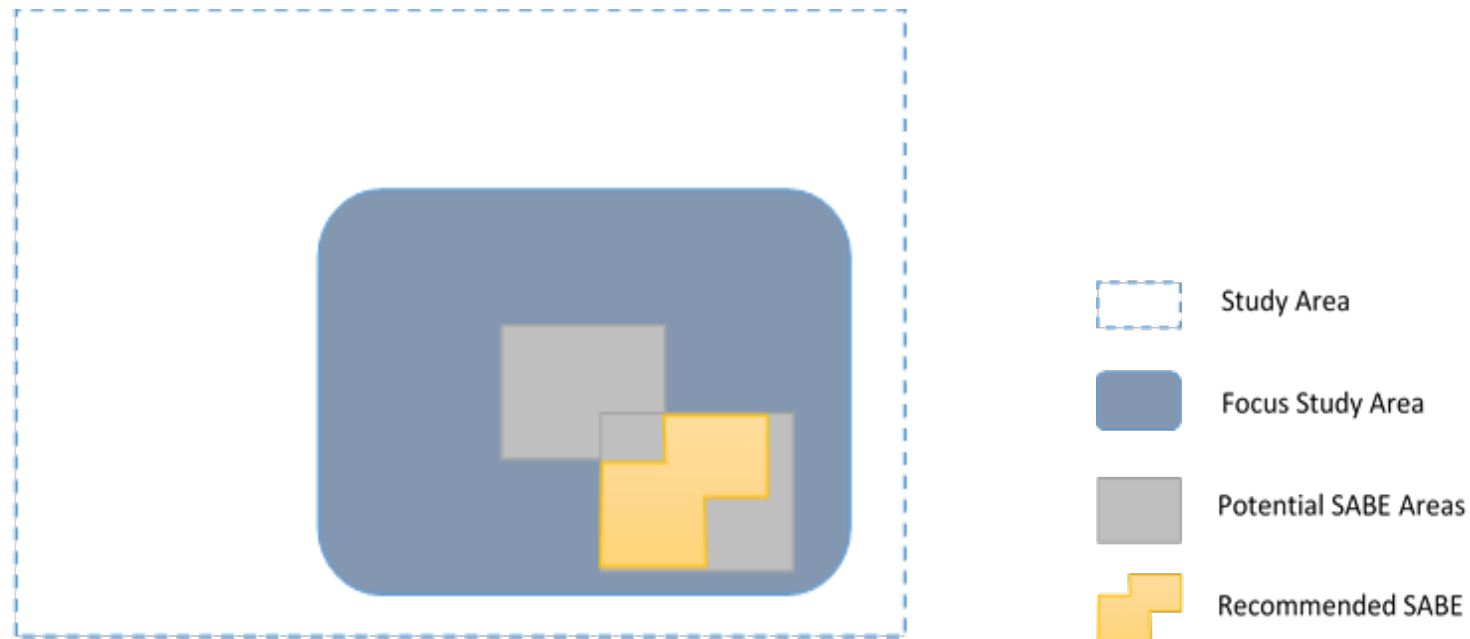
Environment, Climate Change and Agriculture



Climate Change: Energy and Emissions Reductions

Laura Taylor Designs

Preliminary Principles & Conclusions



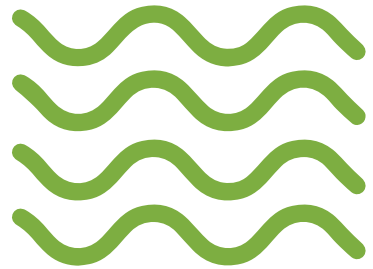
SABLE area should:

- Represent contiguous expansion of existing settlement areas (Bolton and Mayfield West);
- Have strong connections with existing settlement areas;
- Be near existing and planned transit and active transportation infrastructure;
- Avoid natural areas that sequester carbon; and,
- Ensure access to or connection with planned energy infrastructure.

Note: Beyond energy and emissions reductions, aspects of climate change mitigation and adaptation are addressed in other technical studies.



Environment, Climate Change and Agriculture



Environmental Screening and Scoped Subwatershed Study (Phase 1 & 2)

Wood Environmental

Purpose

Compile an inventory and ensure natural heritage features and water resources are protected and managed, restored or improved in and around future SABE area.

Analysis

The Scoped Subwatershed Study involves undertaking a screening analysis, reviewing and characterizing existing conditions, undertaking an impact assessment and detailed studies, as well as an implementation and management plan.



POLICY AND REGULATORY



INVENTORY



SCREENING



SPATIAL



IMPACT

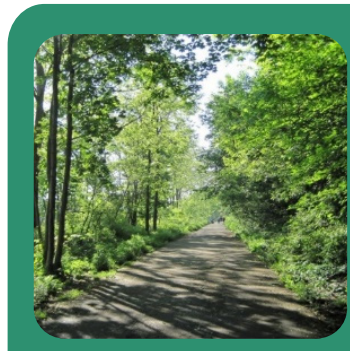
Methodology

To date, the Wood team has identified three types of environmental constraints within the FSA. They include:



High Constraints

- Natural environment features and areas with existing designations or significance; and,
- Represent features and areas that prohibit development.



Moderate Constraints

- Natural environment features and areas that may, through future assessment represent constraints to development or are indicators of potentially significant functions; and,
- Moderate constraint areas may become high constraint or be assessed as posing little or no constraint to development.

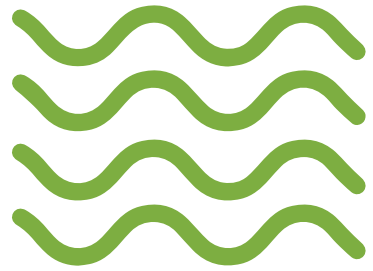


Low Constraints

- Mapped natural environment areas that, based on current knowledge, do not represent constraints to development; and,
- These may impact some aspects of land use planning decisions or present additional study requirements or enhanced management requirements.



Environment, Climate Change and Agriculture



Environmental Screening and Scoped Subwatershed Study (Phase 1 & 2)

Wood Environmental

Study Process

The study is being undertaken in two phases:

1. **Environmental Screening** - provides preliminary identification of natural heritage and water resources features, natural hazards and policy restrictions.
2. **Scoped Subwatershed Study** - Three Parts: A) Characterization, B) Impact Assessment and C) Management Plan, which will identify / recommend:
 - Direction for environmental protection and management;
 - Conceptual natural heritage system to be protected, restored and enhanced;
 - Conceptual water resource system to be protected, restored and improved; and,
 - Stormwater management planning requirements.

| Phase 1: Environmental Screening | Phase 2: Scoped Subwatershed Study |
|---|--|
| <ul style="list-style-type: none"> ● Three environmental constraint scenarios to support assessment for area requirements; ● Combined with findings from SABE planning study for input into the FSA; ● Sufficient area to accommodate growth to 2041 / 2051; and, ● Draft report completed; refinement through Phase 2. | <ul style="list-style-type: none"> ● Based on desktop data and limited field assessments; ● Further refinement of FSA to define one or more draft SABE(s); ● Target to complete Parts A and B (draft) by Fall 2020; ● Secondary Plan level direction and further refinement through future detailed sub-watershed study; and, ● Will provide direction to address natural heritage and water source system needs. |





Resources

Peel 2041+ Process

- Peel is currently doing a Municipal Comprehensive Review (MCR);
- Process initiated in 2013 with expected provincial approval in July 2022;
- Includes a settlement area boundary expansion (SABE) study; and,
- 1 of 13 focus area studies associated with Peel 2041+.

Why is the SABE Study Important?

- Based on the 2019 Provincial Growth Plan, the Region is forecast to continue to grow significantly to 2051;
- After identifying opportunities for growth to be located in existing built up areas, there will still be need for additional greenfield lands for development located within Caledon; and,
- This study will identify the best location(s) for future community (residential) lands and employment based on the results of a number of technical studies in accordance with the requirements of the 2019 Growth Plan.



Figure | Focus Areas of the Regional Official Plan Review and MCR



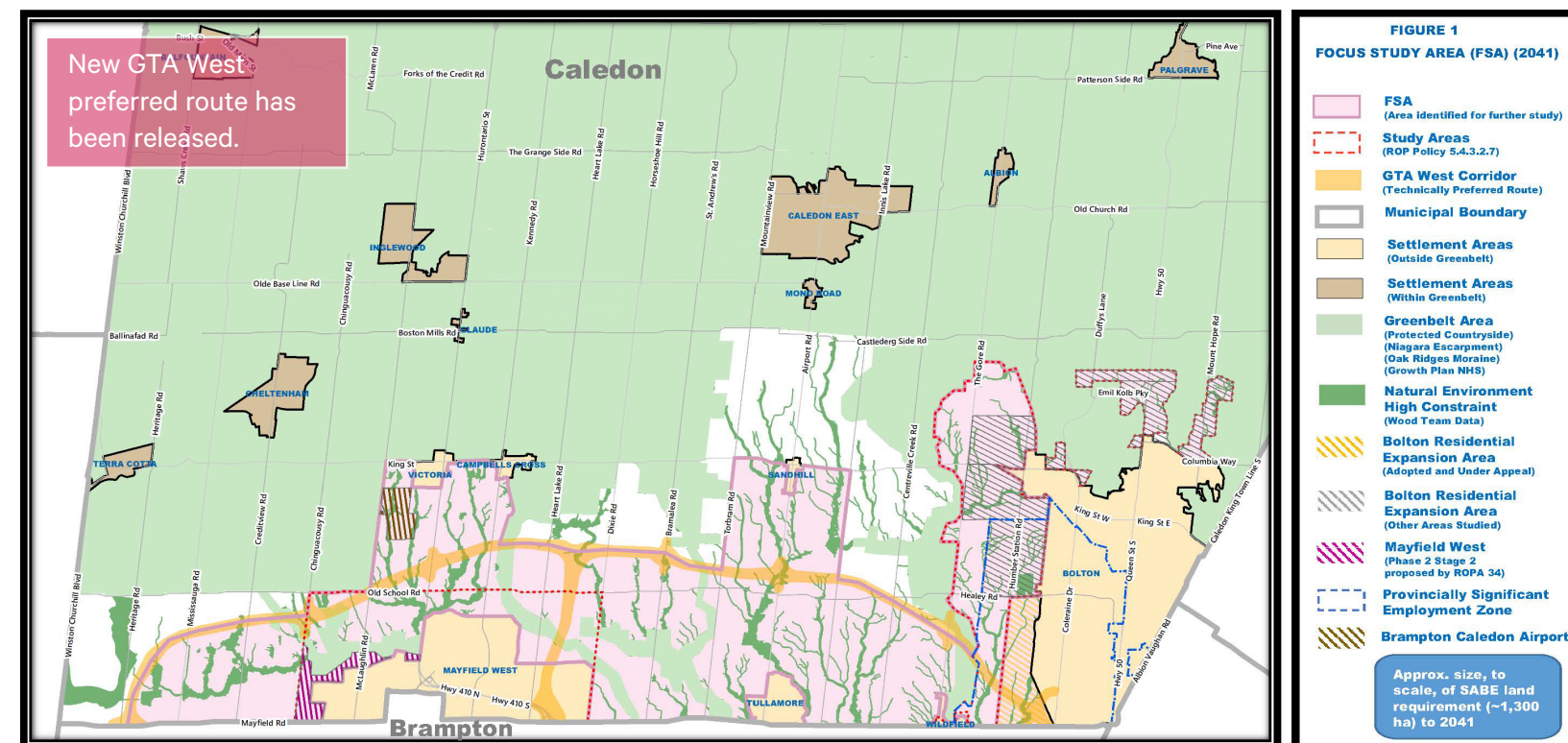


Resources

What is the Settlement Area Boundary Expansion (SABE) Study?

- Determines appropriate location(s) for additional community (residential) and employment lands in Caledon;
- Evidence-based review of Focus Study Area (FSA) through many technical studies;
- SABE analysis has been informed by growth forecasts, based on *A Place to Grow, 2019*, Schedule 3 to 2041; and,
- Province has extended Schedule 3 planning horizon to 2051.

FSA Located in Southern Caledon



Note: The preferred route of the proposed interchange in south Bolton has changed.

Figure | Focus Study Areas (FSA) (2041)

| A Place to Grow | Population | Employment |
|-----------------------------|----------------|---------------|
| Previous Schedule 3 to 2041 | 1,970,000 | 970,000 |
| New Schedule 3 to 2051 | 2,277,000 | 1,068,000 |
| Difference | 307,000 | 98,000 |

Figure | A Place to Grow, Previous vs. New Schedule 3 Population and Employment Projections





Resources



Mineral Aggregates Study

Planscape

Purpose

Map high potential mineral aggregate resources for projected growth. Address potential provincial policy requirements.

Analysis

The Mineral Aggregates Study was informed by a legislative requirements relating to resource management as well as an inventory of aggregate resources within the FSA.



INVENTORY



POLICY AND
REGULATORY

Methodology



Growth Plan requires that settlement boundary expansions must apply policies related to:

- Wise Use and Management of Resources; and
- Protecting Public Health and Safety in accordance with the Provincial Policy Statement (PPS), 2020.

That analysis also relied upon the Ontario Geological Survey (OGS) Aggregate Resources Inventory Papers (ARIP), which provide detailed analysis of the physiography of designated aggregate resource areas in Ontario, including the Region of Peel.

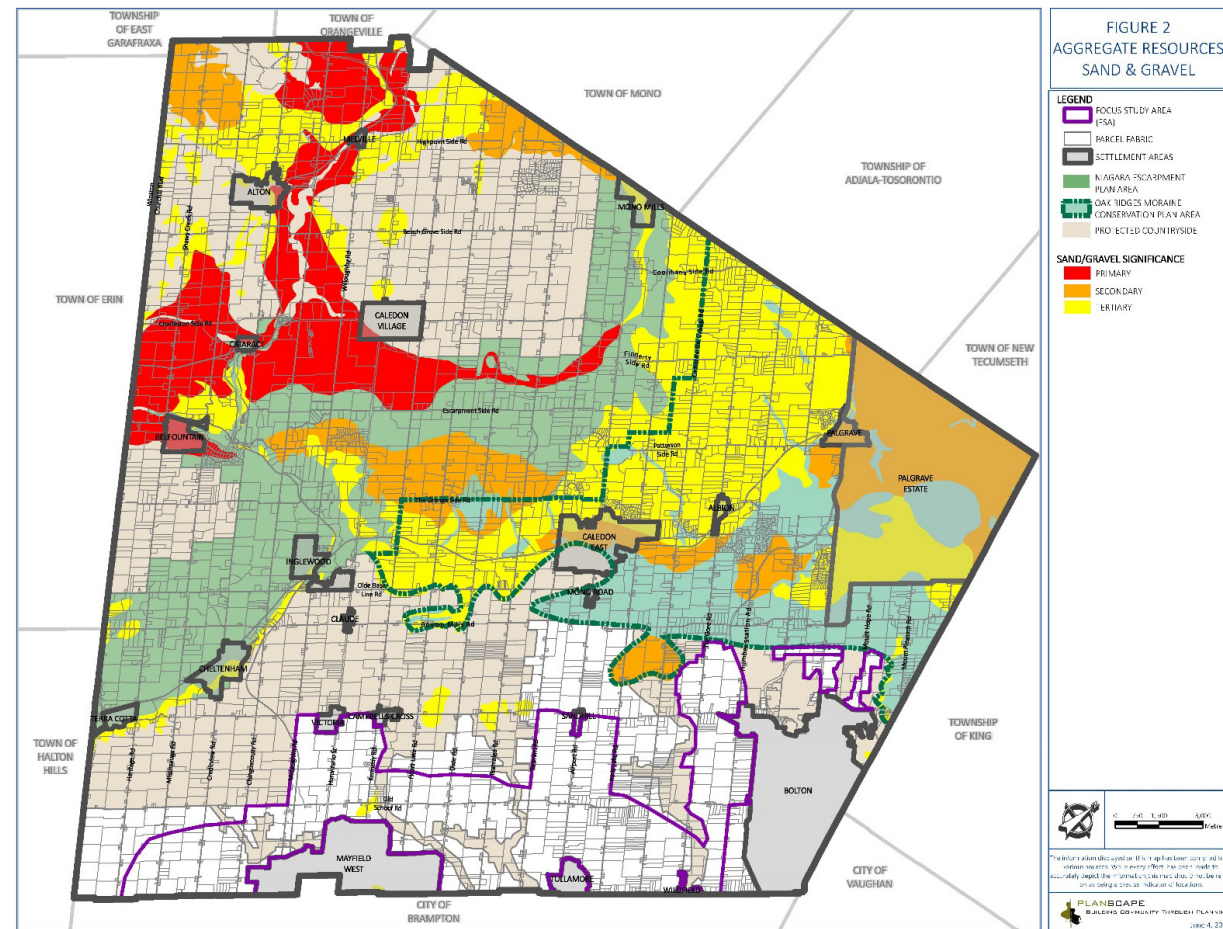


Resources



Mineral Aggregates Study *Planscape*

Preliminary Principles & Conclusions



- No high potential mineral aggregate resource areas (HPMARA) within the FSA, but deposits are adjacent;
- Should a SABE be within 300-500 metres from the HPMARA deposits, further study would be required; and,
- Recommended that the Region engage in discussions with the Ministry of Natural Resources and Forestry to confirm and refine mapping of potentially unconstrained, viable resource areas and setbacks should a SABE be identified in the area.



Resources



Cultural Heritage Study

ASI

Purpose

Establish an inventory of known and potential cultural heritage resources. Provide guidance on implications of cultural heritage in relation to SABE.

Analysis

The Cultural Heritage Study included desktop field review using historical mapping of early settlement patterns, an assessment of policy requirements and spatial analysis of the FSA.



INVENTORY

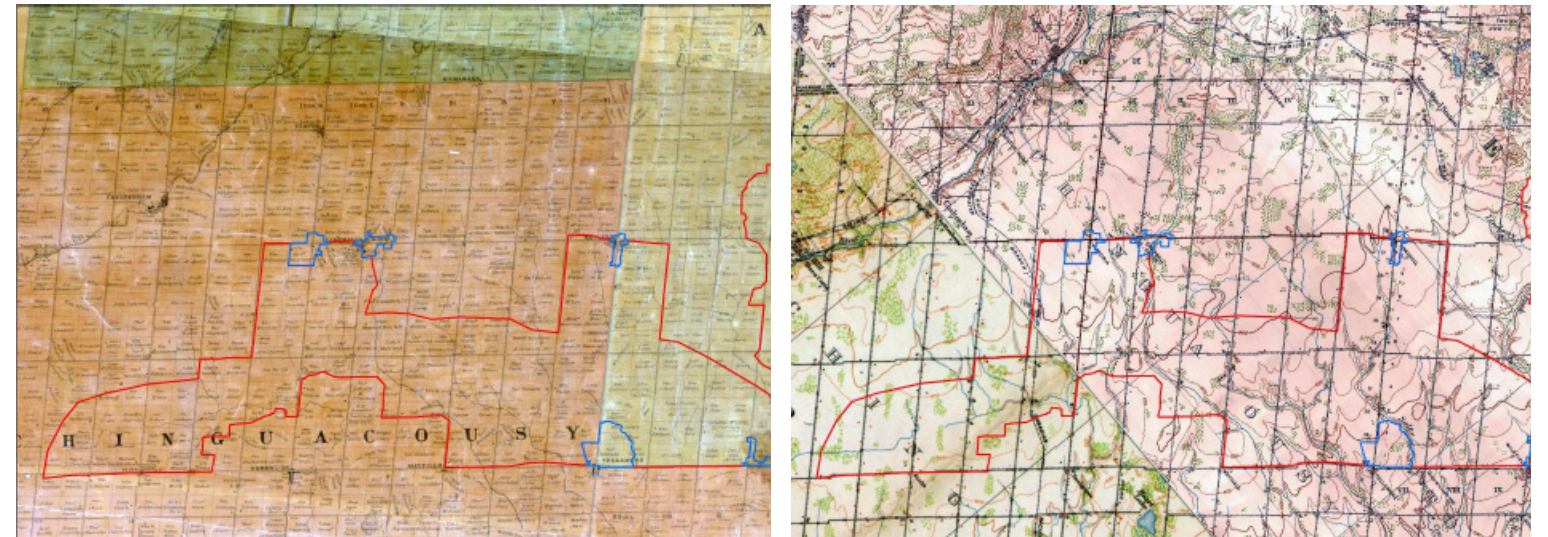


POLICY AND REGULATORY



SPATIAL

Methodology



Both the Cultural and Archaeological Impact Assessments included a detailed historical context of the Town and its associated settlements. This context provides important information about resources of Cultural and Archaeological significant in the Town.

For example:

- The Indigenous cultural history in what is currently the Region and Caledon begins approximately 10,000 years ago and continues to present day;
- The first settlers, primarily from Scotland and Ireland, arrived in the township in 1819-1820; and,
- During the late 19th and 20th centuries important industries in the Town included:
 - Agriculture;
 - Stone quarry operations; and,
 - Grist and saw mills.



Resources



Cultural Heritage Study

ASI

Preliminary Principles & Conclusions

The analysis identified 139 confirmed or potential cultural heritage resources located within the FSA, including:

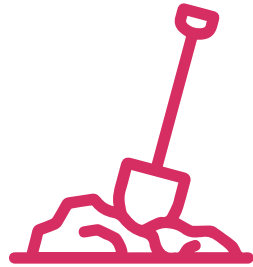


Importantly, the analysis also concluded that:

- There is no preferred location for the SABE from a cultural heritage perspective as cultural heritage resources are distributed evenly throughout the FSA; and,
- The identified inventory of cultural heritage resources have good potential for conservation and integration with future land uses associated with the SABE.



Resources



Stage 1 Archaeological Impact Assessment

ASI

Purpose

Review previous archaeological sites and historical settlement trends. Determine the archaeological potential of properties in the study area.

Analysis

The historical context of the focused study area was reviewed and registered archaeological sites were examined along with previous archaeological assessments. This led to the identification of sites with Indigenous, Euro-Canadian and composite archaeological potential within the FSA.



INVENTORY



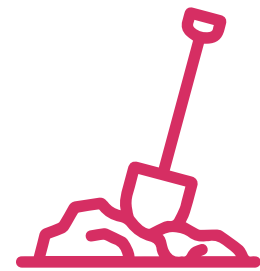
POLICY AND
REGULATORY



SPATIAL



Resources



Stage 1 Archaeological Impact Assessment

ASI

Preliminary Principles & Conclusions



Key findings of the FSA:

- Approximately 78%, or 6,503 ha, of the FSA exhibits potential for the presence of Indigenous and/or Euro-Canadian archaeological resources.

Development occurring in the SABE:

- Will require more in-depth archaeological assessments (Stage 2, 3 or 4) if there is archaeological potential; and,
- This need does not preclude development; rather, it requires negative impacts to archaeological resources be mitigated prior to development occurring.

In rare cases mitigation measures may be so substantial that a developer will choose not to develop all or a portion the site.

The archaeological potential of sites in the FSA will be further reviewed as part of the Town of Caledon's Archaeological Management Plan, which is currently underway and will inform Town Official Plan policies.