
DATE: April 30, 2012

REPORT TITLE: **PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB)
APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT
NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL
COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY
EXPANSIONS**

FROM: Norma Trim, Chief Financial Officer and Commissioner of Corporate Services

RECOMMENDATION

That the proposed process for undertaking a municipal comprehensive review for settlement area boundary expansions to implement Regional Official Plan Amendment number 24 (ROPA 24), as set out in the report of the Chief Financial Officer and Commissioner of Corporate Services dated April 30, 2012 and titled "Progress Update on Ontario Municipal Board (OMB) Appeals Related to Regional Official Plan Amendment Numbers 20, 22 and 24 and Process for a Municipal Comprehensive Review for Settlement Area Boundary Expansions" and the modifications set out in Appendix I to the subject report, be supported.

REPORT HIGHLIGHTS

- Solmar Development Corporation has appealed Regional Official Plan Amendment numbers 20, 22 and 24 (ROPAs 20, 22 and 24).
- On September 22, 2011, Regional Council approved the ROPA 24 Government Settlement between the Region of Peel, Brampton, Caledon and Mississauga and the Minister of Municipal Affairs and Housing and executed the Minutes of Settlement. The Minutes of Settlement were forwarded to the OMB.
- Seven pre-hearing conferences have been held by the OMB to discuss procedural matters and report on progress in achieving settlements.
- Regional staff has met with Solmar Development Corporation and other parties to the proceedings to discuss reaching settlement on issues and has made progress on achieving settlements.
- Regional staff has worked with Caledon staff to develop a process for undertaking a municipal comprehensive review in Caledon to implement ROPA 24.

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

DISCUSSION

1. Purpose

The purpose of this report is to update Regional Council on matters related to Regional Official Plan Amendment numbers 20, 22 and 24 (ROPAs 20, 22, and 24) that have been appealed to the Ontario Municipal Board (OMB). This report will update Regional Council on the OMB process to date, progress achieved and recommend to Council the next steps to complete a municipal comprehensive review for settlement area boundary expansions in Caledon which is required to implement ROPA 24.

2. Background

The Peel Region Official Plan Review (PROPR) process developed seven Regional Official Plan Amendments (ROPAs): ROPAs 20, 21A, 21B, 22, 23, 24 and 25. ROPAs 21A, 23 and 25 have been approved by the Ministry of Municipal Affairs and Housing (MMAH) and are now in effect. On March 8, 2012 Regional Council approved a report proposing modifications to ROPA 21B in response to MMAH's draft decision on the amendment. ROPAs 20, 22 and 24 have been appealed to the OMB by Solmar Development Corporation (Solmar).

ROPA 20 was approved with minor modifications by MMAH on November 26, 2009. MMAH's decision was later appealed to the OMB by Solmar on December 15, 2009. ROPA 22 was approved with minor modifications by MMAH on August 27, 2010. MMAH's decision was later appealed to the OMB by Solmar on September 3, 2010. A report was brought to the April 28, 2011 Regional Council meeting to inform Council that on April 19, 2011, Solmar had scoped their appeal on ROPA 20 down to one policy and on ROPA 22 down to seven policies. The remaining appealed policies of ROPAs 20 and 22 relate to utility corridors, planned transportation corridors and the Strategic Infrastructure Study Area. A copy of the report showing the scoped withdrawals can be found at the website: <http://www.peelregion.ca/council/agendas/ma-b3.pdf>

On April 22, 2010, Regional Council adopted ROPA 24 and the Region submitted ROPA 24 to MMAH for approval. On October 27, 2010, MMAH issued a draft decision containing 110 proposed modifications and two non-decision items. Following the release of this draft decision, Regional staff commenced collaborations with area municipal and provincial staff to resolve all the issues. As a result of this collaboration, a final agreed upon Government Settlement was achieved. This Government Settlement was approved by Regional Council on September 22, 2011.

Since the Province did not issue a decision regarding ROPA 24 within the regulatory 180 days, Solmar appealed the entire ROPA 24 to the OMB on November 25, 2010. ROPA 24, along with the portions of ROPAs 20 and 22 that remain under appeal have been consolidated into one hearing.

3. OMB and Settlement Progress

Since May 2011, seven pre-hearing conferences have been held by the OMB on the ROPA appeals. These pre-hearing conferences have been primarily procedural in nature

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

identifying interested parties and participants, identifying issues, setting hearing dates, status updates, discussing process questions and setting settlement discussions.

At the October 18, 2011 pre-hearing conference, the OMB set out a schedule for parties to provide their issues lists and positions on the Government Settlement. The non-Government parties were instructed to provide their "without prejudice" positions and proposed modifications to the Government Settlement to all parties involved by November 18, 2011. Following this, the non-Government parties were instructed to provide "without prejudice" statements of issues or concern with other parties' proposed modifications. Regional staff, in collaboration with area municipal and provincial staff, then assessed the proposed modifications and issues to determine if settlements could be reached on the proposals. During the month of January 2012, the Region's legal counsel, along with Regional staff, area municipal staff and provincial staff met with the majority of the parties to determine ways to negotiate and resolve parties' issues.

Between November 2011, when the original issues lists were filed by the parties, and March 2012, when final issues lists were filed, the number of parties who filed issues lists was reduced from nine parties to three parties and the three remaining issues lists are more focused than the original lists. The three parties who filed final issues lists are Solmar Development Corporation, Northwest Brampton Landowners Group Ltd. and Mayfield West Developers Group Inc. In addition, a new party, Brampton Brick Limited, orally advised the Board that they have issues with the Government Settlement. The reduced number of issues was a result of the meetings and discussions that took place with parties to resolve and discuss their issues.

The Region and government parties have also reached settlements with some of the non-government parties. A settlement was achieved with Orlando Corporation to further clarify the employment areas policies in Mississauga in the Regional Official Plan (ROP). A settlement was achieved with 1096288 Ontario Limited to include a policy in the ROP to reflect the transition provisions contained in the Greenbelt Plan. Also, agreement has been reached on minor modifications to the Government Settlement to delete references to 2011 forecasts, add notes to Figures and to rename Figure 16 to Schedule D4. Appendix I to this report shows the modifications that have been agreed to by the Region and other government parties to settle non-government party issues. Through further reviews of the Government Settlement, Regional staff identified a number of minor editorial corrections that will be made to the settlement as well. While good progress was made in understanding the issues and resolving many of the issues, significant issues still remain outstanding. The significant issues remaining are related primarily to the Strategic Infrastructure Study Area, which includes the identification of a conceptual study area and protection policies for future infrastructure, the 2021 Growth Forecasts and the municipal comprehensive review that will be required to implement ROPA 24 in Caledon.

An OMB Hearing for the ROPA appeals will commence on June 25, 2012 and has been scheduled for 5 weeks, ending on July 27, 2012.

4. Municipal Comprehensive Review (MCR)

a) Background to the MCR

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) requires the Region to allocate growth to area municipalities up to the 2031 planning horizon

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

which was done through ROPA 24. The Growth Plan does not require allocation of growth by the Region to specific areas within area municipalities including settlements in Caledon. During the process of reaching the ROPA 24 Government Settlement with the Province and the area municipalities, the Region was requested to develop a Regional Land Budget to document the basis of the Regional growth allocations to the area municipalities, the Region's ability to achieve the Growth Plan targets, data sources, assumptions and calculations.

The Regional Land Budget confirms that ROPA 24 provides for up to 609 hectares of land for settlement area boundary expansions to accommodate unallocated growth in Caledon to the year 2031. Unallocated growth is growth for which no land is currently designated in the Regional and Caledon Official Plans. Both Regional staff and Caledon staff recognize the need to expand one or more settlement boundaries, following the approval of ROPA 24, in order to implement the growth allocations of ROPA 24 to 2031. Both the Provincial Growth Plan and the Regional Official Plan require that settlement area boundary expansions only be undertaken as part of a municipal comprehensive review (MCR), which is a municipally initiated comprehensive study process. The specific provincial requirements for a MCR are incorporated into the ROP. Work relating to this MCR in Caledon is already partly underway; however, many of the studies in the MCR study process depend upon the resolution of ROPA 24 and Caledon OPA 226 by the OMB.

b) The Proposed MCR Process

Regional staff has been working with Caledon staff to develop an agreed upon study process and anticipated timeline, which respects Regional and local responsibilities, to complete the necessary MCR. It is Regional staff's opinion that the agreed upon process, outlined below, will satisfy the Provincial and Regional requirements for a MCR to implement ROPA 24 in Caledon to 2031.

In summary, the MCR process is being considered on a Town-wide basis and consists of various components to satisfy the requirements of Section 7.9.2.12 of the ROP (see Appendix II). Through the completion of this MCR, settlement area boundary expansions required to accommodate the unallocated growth to 2031 will be identified.

This Town-wide MCR process is being completed from the perspective of accommodating future growth with a focus on the three Rural Service Centres to reinforce the Town of Caledon's Official Plan Tri-Nodal Growth Strategy and the Caledon Council endorsed OPA 203. In keeping with this perspective, the Town's OPA 226 is directing unallocated growth to the Bolton and Mayfield West Rural Service Centres. There are three settlement area boundary expansion components being contemplated through this MCR process; Mayfield West Phase 2, South Albion-Bolton Employment Land and North Hill Supermarket Settlement expansion, and the Bolton Rural Service Centre Residential expansion.

The Regional framework for evaluating the Town-wide MCR against the ROP requirements will be set out in a Regionally-initiated overview planning justification report. The report will provide a high level overview of the Town-wide components including growth forecasts and targets, outstanding Regional requirements, and will address any overriding issues necessary to ensure that the requirements of the ROP are met. This report will show how the forecasts in ROPA 24 will be implemented and how

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

the expansions of settlement boundaries will occur. With the completion of this justification report, the Region will have the justification and documentation required to review the three settlement area boundary expansion components of the MCR.

c) Settlement Area Boundary Expansions

The Settlement Area expansions consist of three components. They are:

- **Mayfield West Rural Service Centre:** The planning of Mayfield West has been underway since OPA 114 was approved by the OMB on August 1, 1997. The completion of the Mayfield West Secondary Plan was part of the implementation of OPA 114. Mayfield West Phase 2 is the final piece to complete this planning to 2031 and will accommodate the growth allocation to the Mayfield West Rural Service Centre. The planning work for Mayfield West Phase 2 is well underway and a ROPA with supporting studies will likely be received by Regional Council in Spring 2013.
- **South Albion-Bolton Employment Land and North Hill Supermarket Settlement:** The ROPA application has been received by the Region and Regional staff are determining what further work will be required to satisfy the tests in Section 7.9.2.12 of the ROP. Approval of this ROPA can only be considered once ROPA 24 and Caledon's OPA 226 are approved by the OMB.
- **Bolton Rural Service Centre residential expansion:** This component has commenced, but is still in its early stages. Regional staff, in collaboration with Town of Caledon staff, are preparing draft Terms of Reference for the studies required to meet Section 7.9.2.12. The initiation of this work commenced in January 2012 and the Terms of Reference for the study were reviewed by the Town of Caledon Council and adopted on April 17, 2012. The adopted Terms of Reference provide that the required studies to support this settlement expansion component will commence in Q2 of 2012 with the completion of the process in Q1 of 2014. ROPA processing and adoption will follow in Q2 2014.

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

CONCLUSION

Regional staff has made good progress in understanding and resolving a number of the issues raised by the non-government parties. Regional staff and the Region's legal counsel, in collaboration with area municipal and provincial staff will continue to discuss ways to further reduce and resolve issues prior to the scheduled OMB hearing.

Regional staff considers the proposed process outlined above for a municipal comprehensive review to implement ROPA 24 to be good planning. It is a requirement of the Growth Plan for the Greater Golden Horseshoe and of the Regional Official Plan to undertake municipal comprehensive reviews cooperatively with area municipal staff for all settlement area boundary expansions and the process outlined will meet the requirements of both these plans.




Norma Trim
Chief Financial Officer
and Commissioner of Corporate Services

Approved for Submission:



D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Arvin Prasad at extension 4251 or via email at arvin.prasad@peelregion.ca

Authored By: Kathryn Dewar 

c. Legislative Services

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

APPENDIX I

Modifications to Government Settlement Items in Response to Party Issues

Note: The page numbers noted below refer to the consolidated By-law Number 34-2010 submitted as part of the settlement package as attached to the September 22, 2012 Regional Council report titled "Proposed Settlement Between the Region of Peel and the Province Regarding Regional Official Plan Amendment Number 24 (ROPA 24)". Underlined text indicates the new/revised text to the Government Settlement agreement.

Revisions to reflect settlement with Orlando Corporation:

1. **Item #79**, on page 50, as relates to **Section 5.6.2.6** is modified by deleting: "In Mississauga: Business Employment, Industrial, Institutional or Office within the Airport Corporate, Gateway, Meadowvale Business Park, and Sheridan Park Corporate Centres; and the Churchill Meadows, Clarkson, Dixie, Gateway, Lakeview, Mavis-Erindale, Northeast, Southdown and Western Business Park *Employment Areas*." and replacing it with: "In Mississauga: Any of the following designations: Business Employment; Industrial; Institutional; Mixed Use; or Office;

within any of the following Corporate Centres or Employment Areas:

Airport Corporate Centre; Gateway Corporate Centre; Meadowvale Business Park Corporate Centre; Sheridan Park Corporate Centre; Churchill Meadows Employment Area; Clarkson Employment Area; Dixie Employment Area; Gateway Employment Area; Lakeview Employment Area; Mavis-Erindale Employment Area; Northeast Employment Area; Southdown Employment Area; and Western Business Park Employment Area."

2. **Item #79**, on page 51, as relates to **Section 5.6.2.8** is modified by deleting: "in addition to those uses not permitted in the designations identified in Section 5.6.2.6." and replacing it with "unless already permitted by the designations identified in Section 5.6.2.6."

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

APPENDIX I

Revision to reflect settlement with 1096288 Ontario Limited:

3. **Item #6** (New Amendment), on page 11, as it relates to **Section 2.2.10.3** is modified by inserting a new Section 2.2.10.3.5 after Section 2.2.10.3.4 as follows and by renumbering subsequent sections accordingly:

“Recognize that where an official plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 of the Greenbelt Plan and any further applications required under the *Planning Act* or *Condominium Act, 1998*, to implement the official plan approval are not required to conform with the Greenbelt Plan. Where a zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), this approval may continue to be recognized through the conformity exercise described in section 5.3 of the Greenbelt Plan and any further applications required under the *Planning Act* or *Condominium Act, 1998*, to implement the use permitted by the zoning by-law are not required to conform with the Greenbelt Plan. Applications to further amend the site-specific official plan or zoning by-law permissions referred to above, for uses similar to or more in conformity with the provisions of the Greenbelt Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with the Greenbelt Plan.”

Minor modifications based on various parties' issues:

4. **Item #8**, on page 26, as it relates to **Chapter 3, Resources, Section 3.3 Mineral Aggregate Resources**, is modified by deleting the last paragraph.
5. **Item #25**, on page 28, as it relates to **Chapter 4, Section 4.1.1 Purpose, Paragraph 2** is modified by deleting “2011,”.
6. **Item #57**, on page 36, as it relates to **Section 5.4.2.1** is modified by deleting it in its entirety and replacing it with the following:

“Define the Rural System, as shown on Schedule D, to include all lands outside the 2031 Regional Urban Boundary. The Rural System includes the three Rural Service Centres, the Palgrave Estate Residential Community and the Brampton Flying Club identified on Schedule D and the Rural Settlements shown on Schedule D4. The Rural System also includes lands identified and

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

APPENDIX I

protected in the Natural Environment and Resources sections of this Plan including the Core Areas of the Greenlands System as shown on Schedule A, the Prime Agricultural Area as shown on Schedule B and the High Potential Mineral Aggregate Resource Areas as shown on Schedule C. The lands outside of the Prime Agricultural Area which also form part of the Rural System are identified as Rural Area in the Town of Caledon Official Plan and Greenbelt in the City of Brampton Official Plan. Figure 2 shows the area within the Rural System that is subject to provincial policies including the Greenbelt Plan Area, the Niagara Escarpment Plan Area, the Oak Ridges Moraine Conservation Plan Area, and the Lake Simcoe Protection Plan Area.”

7. **Item #72**, on page 39, as it relates to Chapter 5, **Section 5.4.5**, Rural Settlements, is modified by deleting “Figure 16” after the words “as identified on” and replacing it with “Schedule D4”.
8. **Item #79**, on page 42, as it relates to **Section 5.5**, Growth Management, paragraph 2 is modified by deleting “Figure 16” before the words “shows these areas” and replacing it with “Schedule D4”
9. **Item #79**, on page 45, as it relates to **Section 5.5.3.2.1**, is modified by deleting “Figure 16” after the words “provincial criteria, on” and replacing it with “Schedule D4”.
10. **Item #79** (New Amendment), on page 47, as it relates to **Section 5.5.4.2** is modified by inserting Section 5.5.4.2.2 after Section 5.5.4.2.1 as follows:

“Development within the designated greenfield areas shall be designed to meet or exceed the following minimum densities:

City of Mississauga: 77 residents and jobs combined per hectare (applicable to existing designated greenfield areas as shown on Schedule D4);

Should additional designated greenfield areas be added to Mississauga, the combined density for all designated greenfield areas in Mississauga shall be revised.

City of Brampton: 51 residents and jobs combined per hectare; and

Town of Caledon: 42 residents and jobs combined per hectare.”

April 30, 2012

PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24 AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT AREA BOUNDARY EXPANSIONS

APPENDIX I

11. **Item #80**, on page 54, as it relates to Chapter 5, **Section 5.10**, is modified by deleting "Figure 16" after the words "Schedule D3 and" and replacing it with "Schedule D4".
12. **Item #90**, on page 59, as it relates to **Figure 4, Paragraph 1** of the "Note", is modified by deleting "2011" and replacing it with "2021".
13. **Item #90**, on page 59, as it relates to **Figure 4, Paragraph 2** of the "Note", is modified by deleting "2011".
14. **Item #90**, on page 59, as it relates to **Figure 13** is modified by adding "This Figure is for illustrative purposes only. Changes may be made periodically to this Figure without requiring an amendment to this plan. Information outside of Peel Region is shown on this Figure for illustrative purposes to display inter-regional linkages."
15. **Item #90**, on page 59 as it relates to **Figure 2** is modified by deleting "This Figure forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans. Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages." and replacing it with: "This Figure is for illustrative purposes only. Changes may be made periodically to this Figure without requiring an amendment to this plan. Information outside of Peel Region is shown on this Figure for illustrative purposes to display inter-regional linkages."
16. **Item #91** on page 60, as it relates to **List of Figures** and **List of Schedules**, **Figure 16** is modified by renaming it to Schedule D4 and deleting it from the **List of Figures** and **List of Schedules** is modified by adding "Schedule D4" after "Schedule D3".

April 30, 2012

MA- A4- 11

**PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS
RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24
AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT
AREA BOUNDARY EXPANSIONS**

APPENDIX II

Municipal Comprehensive Review requirements in ROPA 24 (as modified by the Government Settlement)

7.9.2.12

Consider an expansion to the 2031 Urban Boundary, 2021 or 2031 Rural Service Centre boundary only through a Regional Official Plan Amendment which is based on a *municipal comprehensive review* which demonstrates the following:

- a) that the proposed expansion is based on the population, household and employment growth forecasts contained in Table 3;
- b) that sufficient opportunities, as determined by the Region, are not available in the area municipality to accommodate forecasted growth for the area municipality contained in Table 3, through *intensification* and in designated greenfield areas;
- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification and density targets of this Plan;
- d) that the proposed expansion makes available sufficient lands for a time horizon not exceeding 2031;
- e) conformity with the Regional Official Plan;
- f) environmental and resource protection and enhancement including the identification of a natural heritage system, in accordance with the policies of this Plan;
- g) that there are no reasonable alternative locations which avoid the *Prime Agricultural Areas*;
- h) within *Prime Agricultural Areas* there are no reasonable alternative locations on lower priority agricultural lands;
- i) impacts from expanding settlement areas on agricultural operations are mitigated to the greatest extent feasible;

April 30, 2012

MA-A4-12

**PROGRESS UPDATE ON ONTARIO MUNICIPAL BOARD (OMB) APPEALS
RELATED TO REGIONAL OFFICIAL PLAN AMENDMENT NUMBERS 20, 22 AND 24
AND PROCESS FOR A MUNICIPAL COMPREHENSIVE REVIEW FOR SETTLEMENT
AREA BOUNDARY EXPANSIONS**

APPENDIX II

- j) compliance with the *minimum distance separation formulae*;
- k) a fiscal impact analysis;
- l) the ability to provide the necessary Regional infrastructure and services, including Regional and local transportation infrastructure, water and wastewater servicing, in a financially and environmentally sustainable manner;
- m) the sustainable development imperatives in Section 1.3.5 have been addressed;
- n) other relevant Regional interests as may be confirmed through pre-consultation;
- o) proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan; and
- p) in determining the most appropriate location for expansions to the boundaries of settlement areas the policies of Sections 2 and 3 of the *Provincial Policy Statement, 2005* are applied.