

Summary of Comments Submitted on the Settlement Area Boundary Expansion (SABE) Study

Phase A Focus Study Area Document: https://peelregion.ca/officialplan/review/pdf/settlement-area-boundary-expansion/2_hemson-study-2-phase-a.pdf

Hemson Consulting, Region of Peel Settlement Area

Boundary Expansion: Rural Settlements Final Report

and Recommendations, August 6, 2021: https://peelregion.ca/officialplan/review/pdf/settlement-area-boundary-expansion/4_Rural-Settlements.pdf

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ID #; address	Applicable area	Comments	Response
#1; 13790 Airport Road, Weston Consulting	SABE Study	Request for inclusion in SABE. Delegation to Council for transportation and logistics uses around Sandhill, including the subject lands.	Subject property was included in the FSA, however based on the results of the technical analysis, staff are not recommending this property be included in the draft SABE. Lands are identified as Future Strategic Employment Land Reserve and the Region proposes to study these lands in subsequent municipal comprehensive reviews. Policies included in the draft ROPA contemplate future study in the vicinity of Sandhill to consider permission for dry industrial uses that do not require the extension of municipal services in strategic locations undertaken by the local municipality in consultation with the Region subject to meeting policy requirements.
#2; 16494 Innis Lake Road, Gagnon Walker Domes Ltd. on behalf of Mansrin Ltd c/o 722147 Ontario Ltd.	Rural Settlement Study	Request to expand Caledon East SABE to accommodate a 38 hectare property and resolve an outstanding LPAT appeal. Property is not contiguous with Caledon East as there is an estate subdivision between the subject property and the Caledon East boundary. Delegation to Council requested a technical amendment to the Greenbelt Plan to include the abutting estate residential subdivision within Caledon East, which would then result in the property being adjacent to the Caledon East boundary and therefore allow the Region to consider the request.	This expansion does not meet the requirements of the Growth Plan. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021. Staff have initiated discussions with the Province and were advised that the request would require an amendment to the Greenbelt Plan to include the southerly estate residential subdivision within Caledon East and it would also require an amendment to the Oak Ridges Moraine Plan.
#3; 0 Charleston Side Road and 2785 Charleston Side Road, Gagnon Walker Domes Ltd. on behalf of Caledon Village Properties GP Inc.	Rural Settlement Study	Request to expand Caledon Village to accommodate 12 hectares of land for residential uses on Charleston Sideroad. Owner proposes plan of subdivision in lieu of a rehabilitation plan.	Request to expand Caledon Village to complete a comprehensive rehabilitation plan in conjunction with the portion of the lands within the settlement is premature at this time. Policies included in the draft ROPA contemplate permitting that the applicant undertake a subsequent planning process with the Town of Caledon in consultation with the Region of Peel as part of a rehabilitation plan for the subject lands in accordance with Provincial policy. The study would need to demonstrate that the proposed settlement expansion would not preclude or hinder the continued use of adjacent mineral aggregate operations and that expansion would not be incompatible for reasons of public health, public safety, or environmental impact. The proposal would need to demonstrate full compliance with the Provincial Greenbelt Plan policies and a significant contribution to complete communities supported by the Town of Caledon.

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#4; Multiple addresses in the vicinity of Heart Lake Road, Dixie Road and Old School Road, Mayfield East Landowners Group	SABE Study	Request for inclusion in SABE.	The FSA was established through criteria and a report on the rationale for the FSA was shared in February 2020 (refer to study Phase A Focus Study Area Feb. 25, 2020). It appears that the majority of the subject properties (south of the GTA West infrastructure corridor were included in the FSA and the technical studies undertaken during Phase 2 were undertaken on the FSA. Based on the results of the technical analysis, the subject lands outside of the Provincial Greenbelt, south of the GTA West infrastructure corridor are proposed to be included in the draft SABE, some Community Area and some Employment Area.
#5; Multiple addresses -- approx. 144.4 ha, located between Creditview Road and Chinguacousy Road, North of Mayfield Road to Old School Road	SABE Study	Request for inclusion in the FSA and in the SABE.	The majority of these lands have been included in the proposed SABE concept as suitable for Community Area development. A small area of SABE Employment Area at the north east corner of Mayfield Road and Mississauga Road has also been proposed. A portion of the lands--those north of the GTA West Highway corridor--were excluded from the FSA and SABE consideration due to the suitability of the area for long-term agricultural protection as well as potential costs to extend infrastructure across the highway corridor. Full criteria used to establish the FSA are set out in the report Hemson Consulting, Phase A Focus Study Area, Feb. 25, 2020).
#6; 13846 Airport Road and 13940 Airport Road, RGC Design Group	SABE Study	Request for inclusion in SABE for the purposes industrial use and a convention centre.	Subject property was included in the FSA, however based on the results of the technical analysis, staff are not recommending this property be included in the draft SABE. Lands are identified as Future Strategic Employment Land Reserve and the Region proposes to study these lands in subsequent municipal comprehensive reviews. Policies included in the draft ROPA contemplate future study in the vicinity of Sandhill to consider permission for dry industrial uses that do not require the extension of municipal services in strategic locations undertaken by the local municipality in consultation with the Region subject to meeting policy requirements. The request for a future convention centre however, would likely require municipal servicing which is not contemplated at this time.
#7; 12434 Dixie Road	SABE Study	Request for inclusion in SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#9; 13935, 13951, 13977, 13999 Chickadee Lane, 0 King Street, 550, 500, 615 Glasgow Road, Humphries Planning Group Inc.	SABE Study	Request for inclusion in SABE. Background studies submitted to the Town in October 2019.	The subject lands outside of the Provincial Greenbelt have been included in the settlement area through the LPAT decision on ROPA 30.
#10; 12505 Heart Lake Road north of Mayfield Road	SABE Study	Request for inclusion as employment lands in SABE submitted via letter to Mayor Thompson, February 2019.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) and outside of the GTA West Infrastructure Corridor are proposed to be included in the draft SABE as Employment Area.
#11; Multiple addresses in Bolton Residential Expansion Option 4/5	SABE Study	Request for inclusion in SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
#13; 3540 King Street and 3264 King Street	Rural Settlement Study	Request for inclusion in SABE submitted via letter to Adrian Smith.	This request is not permitted based on Provincial policy requirements. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.

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#14; Part Lot 27, Con 1, WHS, south east corner of McLaughlin Road and King Street, Victoria, Humphries Planning Group Inc.	SABE Study	Request for consideration in "Official plan and zoning review" identifying an intent for dry employment use submitted to Town. Letter to Region submitted in June 2020.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area.
#15; 6434 Mayfield Road, north west corner of Innis Lake Road and Mayfield Road	SABE Study	Request for consideration submitted to Water and Wastewater regarding service extension.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area.
#16; 12016 Chinguacousy Road	SABE Study	Request for information regarding servicing on lands to develop a gas station, redirected to make a request via SABE study.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
#17; 12434 Dixie Road, Prologis	SABE Study	Request for inclusion in the SABE submitted via letter May, 2019.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#18; 6939 King Street	SABE Study	Request for inclusion in SABE submitted to Town September, 2018 for the purpose of a place of worship.	Subject property did not meet the criteria for inclusion in the FSA (refer to study Phase A Focus Study Area Feb. 25, 2020) and is not permitted by Provincial policy as it is not contiguous to an existing or proposed settlement area.
#19; Multiple addresses, West of Tullamore in the vicinity of Torbram Road North of Mayfield Road, First Gulf	SABE Study	Request for inclusion in SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#20; 15983-16069 Mclaughlin Road, Urban in Mind	Rural Settlement Study	Request for inclusion of ~10 residential lots and parkland in SABE.	This request is not permitted as it would require an amendment to the NEP and the Region is not contemplating requesting such an amendment at this time. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.
#21; Bolton Residential Expansion Option 5 Lands	SABE Study	Request for inclusion in SABE for residential growth.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
#22; Multiple addresses, north of Mayfield West Phase 2 and Greenbelt, Malone Given Parsons	SABE Study	Request for inclusion in SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE primarily as Community Area with a small section of Employment Area.
#23; Three parcels of land on Chinguacousy Road North of Mayfield Road in Mayfield West Phase 2 Stage 2	SABE Study	Request for inclusion in SABE.	Subject lands included in Mayfield West Settlement Area through the Mayfield West Phase 2 Stage 2 ROPA 34.

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#24; 14297 Mount Hope Road, 14747 The Gore Road, 12729 Torbram Road, 5450 Mayfield Road (Properties as shown on correspondence dated June 4, 2020), Muzzo Group and Corbett Land Strategies	SABE Study	Request for inclusion in SABE sent via letter Feb 2020. Agricultural impact assessments undertaken June 2020, and formal comments provided January 2021.	Subject lands are included in the FSA, and based on the results of the technical analysis the recommendations for each property are as follows: 14297 Mount Hope: lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area. 14747 The Gore Road: lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area. 12729 Torbram Road: lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE (east side of Torbram as Employment Area and west side of Torbram as Community Area) 5450 Mayfield Road: lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area
#25; 12801 Bramalea Road at south east corner of Bramalea Road and Old School Road	SABE Study	Request for inclusion in SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
#26; 13678-13682 Kennedy Road, 0 Kennedy Road, Campbell's Cross, KFA Architects and Planners	SABE Study	Request for inclusion in SABE for future residential. See additional table GM ROPA.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#27; East side of Dixie Road north of Mayfield Road, Mainline Planning	SABE Study	Request for inclusion in SABE employment area.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE. The portion of the land with frontage on Dixie Road is proposed to be Employment Area and the rear portion east of the Provincial Greenbelt is proposed to be Community Area.
#28; 13464 The Gore Road	SABE Study	Request for inclusion in SABE and support the subject lands being included as Community Area on the Dec. 10 2020 mapping.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
#29; 13945 Kennedy Road, Campbell's Cross, RGC Consulting	SABE Study	Request for inclusion in MCR study for future residential.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area however policies are proposed to be included in the Regional Official Plan to require that future secondary planning around Campbell's Cross should consider transition from the existing residential area to the proposed future employment.
#30; 10 Perdue Court, 22 Perdue Court and 34 Perdue Court	SABE Study	Seeking to obtain more employment land to the north of the subject parcels which is outside of the current boundary of Tullamore.	The property to the north of Purdue Court are included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area.
#32; 8 Victoria Street, Campbell's Cross	Rural Settlement Study	Request for inclusion in SABE, requested through Town.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area however policies are proposed to be included in the Regional Official Plan to require that future secondary planning around Campbell's Cross should consider transition from the existing residential area to the proposed future employment.
#33; 15430 Innis Lake Road	Rural Settlement Study	Request for inclusion in SABE received from Town in January 2020.	This request is not permitted based on Provincial policy requirements. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.

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#34; 5846 Boston Mills Road	Rural Settlement Study	Request for inclusion in SABE received from Town in January 2020.	Subject property did not meet the criteria for inclusion in the FSA (refer to study Phase A Focus Study Area Feb. 25, 2020) and is not permitted by Provincial policy as it is not contiguous to an existing or proposed settlement area.
#35; 12097 Kennedy Road	SABE Study	Request for inclusion in SABE received from Town in January 2020.	Subject lands already included in Mayfield West Settlement Area
#37; Multiple Addresses north of Mayfield Road between the proposed 410 Extension and Bolton, Davies Howe	SABE Study	Request for inclusion in employment area and community SABE for lands between Mayfield West Phase 1 and Bolton. Gave a presentation to Council on July 23, 2020	Subject lands are included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE. Some lands are proposed to be Community Area and some are proposed to be Employment Area.
#38; Con 6 EHS Lots 18, 19, 20 and Part of Lot 21 north of Mayfield Road between Airport Road and Torbram, IO Investments	SABE Study	Request for inclusion in employment area and community area in the SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#39; 15731 Highway 50, Malone Given Parsons	Rural Settlement Study	Request for expansion of Palgrave Estates boundary within OMRCP to accommodate Glen Eagle Golf Club.	Expansion is not recommended on the basis that the Region and Town are implementing the long-established boundaries of an approved Palgrave Estate Residential Community that is consistent with the ORMCP. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.
#40; 12035 Dixie Road, Armstrong Planning	SABE Study	Request for inclusion in employment area SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#41; 12682 Dixie Road and 12982 Dixie Road, Armstrong Planning	SABE Study	Request for inclusion in employment area SABE for lands approximately 80 hectares.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area.
#42; 3634 King Street, Glen Schnarr & Associates Inc.	Rural Settlement Study	Request for inclusion in SABE for lands approximately 24 hectares.	This request is not permitted based on Provincial policy requirements. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.
#43; Lands west of The Gore Road and north of King Street, Glen Schnarr & Associates Inc.	SABE Study	Request for inclusion in SABE for lands west of Bolton Residential Expansion Study (BRES) ROPA30 Option 3.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Community Area.
#44; Lands Between Winston and Churchill Boulevard and Mississauga Road, south of Old School Road, Glen Schnarr & Associates Inc.	SABE Study	Request for 5 parcels totaling approximately 200 hectares to be included in SABE.	This correspondence was submitted on October 30, 2020. The FSA was established through criteria and a report on the rationale for the FSA was shared in February 2020 (refer to study Phase A Focus Study Area Feb. 25, 2020) which did not include these lands. The technical studies undertaken during Phase 2 were undertaken on the FSA.
#45; 15707 McLaughlin Road and 0 McLaughlin Road, Gagnon Walker Domes	Rural Settlement Study	Request for 3 parcels totaling 29 hectares to be included in SABE.	This request is not permitted as it would require an amendment to the NEP and the Region is not contemplating requesting such an amendment at this time. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.

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#46 8575 Patterson Sideroad, Humphries Planning Group Inc., Solmar Development Corp and Bousfields Inc.	Rural Settlement Study	Request for 32 hectare parcel to be included in community SABE.	This request is not recommended based not meeting the Provincial policy criteria. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.
#47 Multiple addresses in BRES Option 1 and Option 2	SABE Study	Request for subject lands to included in rural service centre and a portion of Option 1 lands be included in BRES/ROPA30 settlement.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Community Area.
#48; 15344 Hurontario Street, Glen Schnarr & Associates	Rural Settlement Study	Request for inclusion in SABE.	Given the existing commercial uses along Hurontario, staff recommend that additional analysis be undertaken to confirm the proposal meets Provincial policy criteria related to the confirming the proposed uses cannot be reasonably accommodated within the existing Village and that the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing Village. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.
#49; 7904 Mayfield Road, Weston Consulting	SABE Study	Request for inclusion in Bolton SABE but suggest that the subject lands would also be suitable for Community Area as the GTA West Corridor and Natural Heritage System result in a high degree of fragmentation.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt are proposed to be included in the draft SABE as Employment Area. Staff have undertaken a more detailed review of the subject lands and concluded that these lands can accommodate and are suitable for smaller scale employment uses or potentially larger uses and therefore continue to propose to include them as Employment Area.
#50; 15070 Airport Road Glen Schnarr & Associates Inc.	Rural Settlement Study	Request for inclusion in SABE.	This request is not permitted based on Provincial policy requirements. For more details see Table 4 of Hemson Consulting, Region of Peel Settlement Area Boundary Expansion: Rural Settlements Final Report and Recommendations, August 6, 2021.
#51; 12600 Bramalea Road, Weston Consulting	SABE Study	Request that the entire property be inclusion in the SABE Community Area.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
#52; 0 Hurontario Street north of King Street	Rural Settlement Study	Request for inclusion in SABE.	Subject property did not meet the criteria for inclusion in the FSA (refer to study Phase A Focus Study Area Feb. 25, 2020) and is not permitted by Provincial policy as it is not contiguous to an existing or proposed settlement area.
#53; 0 King Street, Barbir and Associates	SABE Study	Request for Sandhill Hamlet Settlement Area Boundary Expansion for dry industrial uses.	Subject property was included in the FSA, however based on the results of the technical analysis, staff are not recommending this property be included in the draft SABE. Lands are identified as Future Strategic Employment Land Reserve and the Region proposes to study these lands in subsequent municipal comprehensive reviews. Policies included in the draft ROPA contemplate future study in the vicinity of Sandhill to consider permission for dry industrial uses that do not require the extension of municipal services in strategic locations undertaken by the local municipality in consultation with the Region subject to meeting policy requirements.
#55; 0 Airport Road (east of Airport Road, south of Healey Road, north of Davis Lane and Mayfield Road), Blackthorn Development Corp.	SABE Study	Request for employment area uses as part of the "Future Strategic Employment Land Reserve"	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area.

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#56; 899 Old School Road, Glen Schnarr & Associates Inc.	SABE Study	Request that the Region include the subject lands in the FSA given uncertainty regarding the GTA West.	This correspondence was submitted on June 4, 2021. The FSA was established through criteria and a report on the rationale for the FSA was shared in February 2020 (refer to study Phase A Focus Study Area Feb. 25, 2020) which did not include these lands. The technical studies undertaken during Phase 2 were undertaken on the FSA.
#57; Wildfield Village (west of The Gore Road, north of Mayfield Rd, east of Centreville Creek Road and south of the GTA West Corridor, SGL Planning and Design Inc.	SABE Study	Requests that the subject lands continue to be included in the draft SABE and that the lands be identified as a logical first expansion to the Town of Caledon Boundary through Peel 2041+.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area. Phasing of development will be determined by the Town of Caledon and the Region of Peel in accordance with the policies proposed in the draft Regional Official Plan Amendment.
#58; Lands surrounding Victoria and Campbell's Cross, GSAI and Orlando	SABE Study	1. That Sub-Area 5, as shown on Attachment 1, be included in the proposed SABE as a priority Employment Area; 2. That the Region utilize the Province's high scenario forecast to provide the greatest opportunities and range for employment development; 3. That the Region plan for Employment Areas beyond the 25-year planning horizon, as permitted by the PPS; 4. That the Region designate additional Employment Land beyond the Province's employment forecasts; and 5. That the Region, in the land needs calculation for employment, consider: • vacancy factors to account for lands that may not develop in the horizon; • a sufficient supply of large parcels to accommodate land-extensive users; and, • strategic investment sites to attract employment investment that may otherwise choose to locate outside of Ontario	Staff have considered the comments provided and respond as follows: 1. Based on the results of the technical analysis, lands north of the GTA West Corridor in Sub-Area 5 are proposed to be included in the draft SABE as Employment Area. Lands south of the GTA West Corridor in Sub-Area 5 are proposed to be included in the draft SABE as primarily Community Area, with lands at the intersection of Old School Road and Hurontario as Employment Area. 2. Staff recognize that the 2020 Land Needs Assessment and updated Growth Plan provides for the Schedule 3 forecasts as minimums and allows for the consideration of alternative growth scenario where it can be demonstrated that the alternative scenario is justifiable considering both general trends in the Province and specific local conditions. At this time, the Region is not considering the use of alternate employment growth scenarios. Over the next 30 years, employment growth in Peel is anticipated to diversify as the municipalities of Brampton and Mississauga accommodate more employment in urban forms such as Major Office and Population-related Employments and existing Employment Areas intensify. Caledon will support a greater share of Employment Land Employment (ELE) growth due to the availability of new greenfield lands to accommodate new ELE, Staff recognize this potential and have identified Future Strategic Employment lands to accommodate this form of employment. 3. The draft Recommended SABE identifies Future Strategic Employment Lands north of Old School Road up Airport Road to Sandhill. 4/ 5 – The draft Recommended Sabe includes an additional 200 ha of employment lands to account for the factors outlined in the GSAI letter on behalf of Orlando and in response to the Orlando delegation at Planning and Growth Management Committee.
59; 12351 Innis Lake Road, Humphries Planning Group Inc.	SABE Study	Request for inclusion in SABE as employment lands	Subject property was included in the FSA, but fall outside the Employment Area proposed north of Tullamore and framed by Torbram Road to the west and Innis Lake Road to the east. Innis Lake Road provides a suitable boundary between this Employment Area and Community Area extending west from Bolton. As such, this property, which is located west of Innis Lake Road, has been included in this Community Area.
61; Bolton Residential Expansion Study Option 3, Glen Schnarr & Associates Inc.	SABE Study	Request for inclusion in SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.

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Please Note: Lands proposed to be included in the draft Settlement Boundary Expansion (SABE) area will be subject to further Scoped Subwatershed Study and natural heritage planning requirements.

ID #; address	Applicable area	Comments	Response
62; 7236 Mayfield Road	SABE Study	Comments ask if there are any proposals to change the designation on the subject lands.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
63; 14096 and 14114 Emil Kolb	SABE Study	Will the subject lands be included in future settlement boundaries?	There are two properties included in this email. A portion of the subject lands are included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
64; Lands West of Bolton Residential Expansion Area Option 6, SGL Planning and Design Inc.	SABE Study	Request that the subject lands be considered for Community Area in the SABE (currently proposed to be Employment Area) due to the natural heritage constraints limiting the ability for large format employment uses.	Staff have undertaken a more detailed review of the lands and determined that the more southerly lands could accommodate and are suitable for smaller scale employment uses or potentially larger uses. Staff are in agreement that given the environmental features in the lands north of the GTA West Transportation Corridor, it may be challenging to develop these lands for future employment and are recommending those lands be included as Community Area in the revised draft SABE map.
65; Bolton Residential Expansion Study Option 1, Solmar Development Corp	SABE Study	Support that all of BRES Option 1 lands be included in the SABE.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
66; Triple Crown, Design Plan Services	Rural Settlement Study	Request that the boundaries of the Triple Crown Line development as approved by the LPAT (Case #: PL180037) be addressed through the Region's Municipal Comprehensive Review.	A review to implement the LPAT decision and confirm the settlement boundary for Caledon East has been undertaken through the Region's Rural Settlement Area Boundary Refinement Review. Based on the natural boundaries of the Town's Environmental Policy Area designation and through the detailed supporting work which recognizes a defined edge that contains the settlement area within a greenbelt/buffer area, the refinement implements a buffer boundary and outer limit that is consistent with Schedule D and the Structural Concept for the Caledon East Settlement Area in the Town of Caledon Official Plan. Mapping included in the Draft ROPA have been updated to reflect the boundary as approved in the LPAT decision.
67; 13070 Heart Lake Road, Borden Ladner Gervais	SABE Study	Supports the inclusion of the subject lands as Community Area as shown on the Dec. 10, 2020 Concept Map.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.
68; Lot 3 Con 1 Airport Road	SABE Study	Supports the expansion of the SABE to include the subject property.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area.
69; Lands West of Humber Station, Pound & Stewart	SABE Study	Will lands be included as employment lands as part of the SABE Study	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE. Lands north of the GTA West Corridor lands are proposed to be Community Area and lands south of the GTA West Corridor are proposed to be Employment Area.

Summary of Comments Submitted on the Settlement Area Boundary Expansion (SABE) Study

Phase A Focus Study Area Document: https://peelregion.ca/officialplan/review/pdf/settlement-area-boundary-expansion/2_hemson-study-2-phase-a.pdf

Hemson Consulting, Region of Peel Settlement Area

Boundary Expansion: Rural Settlements Final Report

and Recommendations, August 6, 2021: https://peelregion.ca/officialplan/review/pdf/settlement-area-boundary-expansion/4_Rural-Settlements.pdf

Please Note: Lands proposed to be included in the draft Settlement Boundary Expansion (SABE) area will be subject to further Scoped Subwatershed Study and natural heritage planning requirements.

ID #; address	Applicable area	Comments	Response
70; Climate change, water resources and natural heritage planning	n/a	Requests that Peel's Municipal Comprehensive Review should take a high-level path to protect the Region's terrestrial and aquatic integrity and not just to satisfy the requirements of the Growth Plan. It also asks to protect and restore water quality and quantity through the Provincial Policy Statement and to ensure that local Land Need Assessments require a watershed or sub-watershed plan to be considered complete, ready for public comment, and to be presented for ratification by Council.	Comprehensive policy updates for climate change, water resource system and natural heritage system planning are included in Peel 2051. The Region is addressing the planning for the new settlement area through a Settlement Area Boundary Expansion (SABE) Study that includes twelve technical studies to inform where and how new settlement areas are planned. One of the technical studies is the Environmental Screening and Scoped Subwatershed Study. The Scoped Subwatershed Study component includes a characterization of water resource and natural heritage system features and areas, an impact assessment with detailed studies of surface water and ground water impacts, and an implementation plan of measures to avoid, minimize and mitigate impacts. Headwater areas affected in the SABE study area are being comprehensively considered within the Scoped Subwatershed Study.
71; Lands west of Airport Road, east of Torbram Road, and north of Mayfield Road, Weston Consulting	SABE Study	Support lands continue to be employment in updated SABE mapping	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area.
72; 4810 Mayfield Road, The Biglieri Group Ltd.	SABE Study	Concurs that the "Most appropriate location for development in Caledon is as intensification and in SABE areas around Bolton and Mayfield West", including the Subject Site.	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Employment Area and Community Area.
73; Bolton Residential Expansion Study Option 1/2, Solmar Development Corp	SABE Study	Support that entirety of the BRES Option 1/2 lands be included in the SABE	Subject property was included in the FSA, and based on the results of the technical analysis, lands outside of the Provincial Greenbelt (if applicable) are proposed to be included in the draft SABE as Community Area.