SUMMARY OF SHALE PROTECTION SCENARIO IMPLICATIONS

Scenario 1: Partial Shale Protection (Up to 8m of Overburden)

- The partial protection scenario assumed continued shale protection on 332 gross hectares of land.
- The scenario assumed new greenfield areas would be required in Caledon to accommodate approximately 13,000 people and 6,400 jobs displaced from Heritage Heights.
- The scenario does not result in any reduction of Regional water or wastewater servicing costs in North West Brampton (Heritage Heights) due to reallocation of growth to Caledon as servicing will continue to be needed for the remaining allocation in North West Brampton to accommodate development up to Mayfield Road.
- The scenario potentially results in additional water and wastewater costs beyond those currently identified to service growth to 2041 in Caledon as the amount of additional incremental growth could be allocated in Caledon north or south of King Street. If growth is allocated north of King Street then additional costs to service this population has been estimated at $65 million.
- The water and wastewater costs to service Heritage Heights are estimated at $167 million.
- The existing Long Range Transportation Master Plan assumes a requirement to provide a North South Transportation Corridor in Heritage Heights at an estimated cost of approximately $200 million plus land costs; however, road improvement requirements are being reviewed in light of the Province’s cancellation of the GTA West Transportation Corridor EA and may be revised depending on the outcome of the review.
- The partial protection scenario does not require new Caledon road widening improvements, however additional population allocation would contribute to the need for a new road grade separation being warranted if growth was allocated to Bolton.
- Although it is noted that while a partial protection scenario (up to 8 m of overburden) is identified; this scenario does not reduce Regional servicing costs in North West Brampton and significantly impacts the ability to provide a contiguous urban form and planned complete community in North West Brampton (Heritage Heights) if shale protection were to continue in the long term.

Scenario 2: Full Shale Protection/Continuation of the NWBPA Policies and Boundary

- This scenario assumed continued shale protection in the entirety of the NWBPA with the implication that population and employment growth could not be accommodated in the existing designated greenfield area within current planning horizons until policies were reviewed at a future date.
New greenfield area will be needed in Caledon to accommodate the approximately 49,500 people and 24,000 jobs currently being planned in Heritage Heights that would be displaced if full shale protection applied.

New water and wastewater infrastructure costs of approximately $140 million to service the additional greenfield in Caledon would be approximately equal to the costs of servicing Heritage Heights, which are estimated at $167 million, and result in no net financial impact to the Region’s water and wastewater capital program.

Water and wastewater infrastructure cost implications of new greenfield in Caledon includes costs of servicing north of King Street in Bolton estimated at $65 million.

The reallocation of new growth to Caledon would potentially require two additional road widening projects costing $40 million and a new road grade separation costing approximately $20 million.

Further review of the transportation implications is required including the potential for new arterial road corridor needs in Brampton and Caledon as a result of the Province’s decision to cancel the GTA West Transportation Corridor EA and whether existing planned Regional infrastructure in North West Brampton including the North South Transportation Corridor would be deferred and result in a potential reduction of Regional infrastructure costs.

Continuing full protection of shale resources in North West Brampton would have the effect of potentially deferring the provision of infrastructure to service North West Brampton; however, shifting growth to Caledon indefinitely was not considered reasonable given prior planning approvals and the intention that the opportunity for shale extraction would not preclude the use of the area for urban uses in the long term.

Net new incremental costs to provide other infrastructure and servicing (e.g. transit) that would need to be considered in Caledon were identified, but not costed.

**Scenario 3: Full Shale Protection (Up to 15 m of Overburden)**

- The scenario assumed continued shale protection on 733 gross hectares of land.
- The scenario assumed new greenfield areas would be required in Caledon to accommodate approximately 28,500 people and 10,500 jobs displaced from Heritage Heights.
- The scenario does not result in any reduction of water and wastewater servicing costs in North West Brampton (Heritage Heights) due to reallocation of growth to Caledon as servicing will continue to be needed for the remaining allocation in North West Brampton to accommodate development up to Mayfield Road.
- The scenario would also potentially result in additional water and wastewater servicing costs beyond those currently identified to service growth to 2041 in Caledon, as the amount of additional incremental growth is sufficiently large that it requires consideration of growth allocations north of King Street. If growth is allocated north of King Street, the additional cost to service this population has been estimated at $65 million.
APPENDIX V
NORTH WEST BRAMPTON SHALE RESOURCES POLICY REVIEW STUDY
CONCLUSIONS

- The water and wastewater costs to service Heritage Heights are estimated at $167 million.
- The partial protection scenario (up to 15m overburden) would potentially require one new road widening project costing $20 million and a new road grade separation costing approximately $20 million.
- The existing Long Range Transportation Master Plan assumes a requirement to provide a North South Transportation Corridor in Heritage Heights at an estimated cost of approximately $200 million plus land costs; however, road improvement requirements are being reviewed in light of the Province’s cancellation of the GTA West Transportation Corridor EA and may be revised depending on the outcome of the review.

Scenario 4: Full Removal of Shale Protection

- This scenario results in no additional new infrastructure beyond what is currently identified to service North West Brampton (Heritage Heights) in the Region’s water, wastewater or roads capital plans.
- Infrastructure requirements for North West Brampton were evaluated and included in the long-term capital plans at the time that North West Brampton was brought within the Regional Urban Boundary through Regional Official Plan Amendment 15.
- The cost of water and wastewater infrastructure to service Heritage Heights is estimated at $167 million.
- Transportation road improvements in Heritage Heights assume a requirement to provide a North South Transportation Corridor at an estimated revised cost of approximately $200 million plus land costs; however, road improvement requirements are being reviewed in light of the Province’s cancellation of the GTA West Transportation Corridor EA and may be revised depending on the outcome of the review.