

Settlement Area Boundary Expansion (section 2.2.8) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted

Bolded text = text to be added

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>2.2.8.3 Where the need for a <i>settlement area</i> boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:</p>	<p>2.2.8.3 Where the need for a <i>settlement area</i> boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:</p>	<p><u>Neutral</u></p>
<p>2.2.8.3 a) there are is sufficient capacity in existing or planned <i>infrastructure</i> and <i>public service facilities</i> to support the achievement of complete communities;</p>	<p>2.2.8.3 a) there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>public service facilities</i>;</p>	<p><u>Neutral</u></p> <p>Removes emphasis on complete communities, but the requirement to plan for complete communities is captured elsewhere in the plan.</p>
<p>2.2.8.3 b) the <i>infrastructure</i> and <i>public service facilities</i> needed would be financially viable over the full life cycle of these assets, based on mechanisms such as asset management planning and revenue generation analyses;</p>	<p>2.2.8.3 b) the <i>infrastructure</i> and <i>public service facilities</i> needed would be financially viable over the full life cycle of these assets;</p>	<p><u>Neutral</u></p> <p>Removes emphasis on asset management planning and revenue generation.</p>
<p>2.2.8.3 ed watershed planning or equivalent has demonstrated that the proposed expansion, including the water, wastewater and stormwater associated servicing, would not negatively impact be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;</p>	<p>2.2.8.3 d) the proposed expansion, including the water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the <i>water resource system</i>, including the <i>quality and quantity of water</i></p>	<p><u>Support</u></p> <p>Adding flexibility to the requirement for watershed planning is positive as it is costly and time consuming for a municipality to complete watershed plans for each potential expansion area. Sub-watershed plans would be conducted as part of a future secondary planning exercise.</p>

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<p>2.2.8.3 h) <i>prime agricultural areas</i> should be avoided where possible. An agricultural impact assessment will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the Agricultural System and evaluating and prioritizing To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <ul style="list-style-type: none"> i. expansion into <i>specialty crop areas</i> is prohibited; ii. reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated; and iii. where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used; 	<p>2.2.8.3 f) <i>prime agricultural areas</i> should be avoided where possible. To support the <i>Agricultural System</i>, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impacts on the <i>Agricultural System</i> and in accordance with the following:</p> <ul style="list-style-type: none"> i. expansion into specialty crop areas is prohibited; ii. reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated; and iii. where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used; 	<p><u>Neutral</u></p> <p>Removes requirement for agricultural impact assessment (as defined), but the policy still requires that alternative locations from prime agricultural land be prioritized, and that impacts to the agricultural system be minimized.</p>

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<p>2.2.8.4 Notwithstanding policy 2.2.8.2, municipalities may adjust <i>settlement area</i> boundaries outside of a <i>municipal comprehensive review</i>, provided:</p> <ul style="list-style-type: none"> a. there would be no net increase in land within <i>settlement areas</i>; b. the adjustment would support the municipality’s ability to meet the intensification and density targets established pursuant to this Plan; c. the location of any lands added to a <i>settlement area</i> will satisfy the applicable requirements of policy 2.2.8.3; d. the affected <i>settlement areas</i> are not <i>rural settlements</i> or in the <i>Greenbelt Area</i>; e. and the <i>settlement area</i> to which lands would be added is serviced by <i>municipal water and wastewater systems</i> and there is sufficient reserve <i>infrastructure</i> capacity to service the lands. 	<p>2.2.8.4 Notwithstanding policy 2.2.8.2, municipalities may adjust <i>settlement area</i> boundaries outside of a <i>municipal comprehensive review</i>, provided:</p> <ul style="list-style-type: none"> a. there would be no net increase in land within <i>settlement areas</i>; b. the adjustment would support the municipality’s ability to meet the intensification and density targets established pursuant to this Plan; c. the location of any lands added to a <i>settlement area</i> will satisfy the applicable requirements of policy 2.2.8.3; d. the affected <i>settlement areas</i> are not <i>rural settlements</i> or in the <i>Greenbelt Area</i>; e. and the <i>settlement area</i> to which lands would be added is serviced by <i>municipal water and wastewater systems</i> and there is sufficient reserve <i>infrastructure</i> capacity to service the lands. 	<p><u>Do not support</u></p> <p>While it is recognized that this policy is intended to address boundary adjustments and not expansions, Staff have concerns about allowing for any adjustment of settlement area boundaries outside of the municipal comprehensive review as this could result in pressures on staff and council to adjust or swap lands within the urban boundary for lands in the rural area without proper justification or review. Staff suggest this policy be removed.</p>

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<p>2.2.8.5 Notwithstanding policy 2.2.8.2 and 5.2.4.3, a <i>settlement area</i> boundary expansion may occur in advance of a <i>municipal comprehensive review</i>, provided:</p> <ul style="list-style-type: none"> a. the lands that are added will be planned to achieve at least the minimum density target in policy 2.2.7.2 or policy 2.2.5.13, as appropriate; b. the location of any lands added to a <i>settlement area</i> will satisfy the applicable requirements of policy 2.2.8.3; c. the affected <i>settlement area</i> is not a <i>rural settlement</i> or in the <i>Greenbelt Area</i>; d. the <i>settlement area</i> is serviced by <i>municipal water and wastewater systems</i> and there is sufficient reserve <i>infrastructure</i> capacity to service the lands; and e. the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next <i>municipal comprehensive review</i>. 	<p>2.2.8.5 Notwithstanding policy 2.2.8.2 and 5.2.4.3, a <i>settlement area</i> boundary expansion may occur in advance of a <i>municipal comprehensive review</i>, provided:</p> <ul style="list-style-type: none"> a. the lands that are added will be planned to achieve at least the minimum density target in policy 2.2.7.2 or policy 2.2.5.13, as appropriate; b. the location of any lands added to a <i>settlement area</i> will satisfy the applicable requirements of policy 2.2.8.3; c. the affected <i>settlement area</i> is not a <i>rural settlement</i> or in the <i>Greenbelt Area</i>; d. the <i>settlement area</i> is serviced by <i>municipal water and wastewater systems</i> and there is sufficient reserve <i>infrastructure</i> capacity to service the lands; and e. the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next <i>municipal comprehensive review</i>. 	<p><u>Do not support</u></p> <p>Staff have concerns about allowing for any expansion of settlement area boundaries outside of the municipal comprehensive review as this could result in pressures on staff and council to extend the urban boundary without proper justification or review. Staff suggest this policy be removed.</p> <p>In addition, policy (2.2.8.5), as it is currently proposed, allows for a settlement area boundary expansion in advance of a MCR. The policy does not stipulate which MCR (i.e. 2022). Therefore, once the 2022 MCR has been completed, this policy could allow for settlement area boundary expansions to occur at any time before the next MCR. Staff suggest that if this policy is maintained, it should be amended to only allow a one time expansion in advance of the next MCR.</p> <p>Finally, the policy should be clarified to indicate whether or not a settlement area boundary expansion in accordance with this policy can be initiated by a private applicant or if it can only be municipally initiated.</p>

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<p>2.2.8.6 For a <i>settlement area</i> boundary expansion undertaken in accordance with policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares.</p>	<p>2.2.8.6 For a <i>settlement area</i> boundary expansion undertaken in accordance with policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares.</p>	<p><u>Do not support</u></p> <p>This policy identifies the maximum amount of land to be brought into the urban boundary in advance of the MCR (in accordance with policy 2.2.8.5) as 40 hectares. Staff note that an urban boundary expansion of 40 hectares could result in an expansion which accommodates approximately 1,900 persons or approximately 800 dwelling units (assuming that roughly 80% of the land area is developable and the lands develop to the required density of 60 p/jh). This is a substantial addition and it is the opinion of staff that this type of expansion should be reviewed comprehensively as part of the MCR so as not to undermine that process. Staff have concerns about allowing for any expansion of settlement area boundaries outside of the MCR as this could result in pressures on staff and council to extend the urban boundary without proper justification or review. Staff suggest this policy be removed.</p>