

Settlement Area Boundary Expansion (section 2.2.8) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted **Bolded text** = text to be added

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
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 following:	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:	No changes from draft Amendment No. 1.	No comment.
2.2.8.3 a) there are existing or planned <i>infrastructure</i> and <i>public service facilities</i> to support the achievement of <i>complete communities</i> ;	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;	No changes from draft Amendment No. 1.	Staff had no concerns with this change as part of Amendment No. 1. While it removes the emphasis on complete communities, the requirement to plan for complete communities is captured elsewhere in the Plan.
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;	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;	No changes from draft Amendment No. 1.	Staff had no concerns with this change as part of Amendment No. 1. It removes emphasis on asset management planning and revenue generation.

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
2.2.8.3 c) the proposed expansion would align with a water and wastewater master plan or equivalent that has been completed in accordance with the policies in subsection 3.2.6;	2.2.8.3 c) the proposed expansion would align with a be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate that has been completed in accordance with the policies in subsection 3.2.6;	No changes from draft Amendment No. 1.	No comment – policy has been combined with 2.2.8.3(d) below.
2.2.8.3 d) the proposed expansion would align with a <i>stormwater master plan</i> or equivalent that has been completed in accordance with the policies in subsection 3.2.7;	2.2.8.3 d) the proposed expansion would align with a <i>stormwater master plan</i> or equivalent that has been completed in accordance with the policies in subsection 3.2.7;	No changes from draft Amendment No. 1.	No comment – see above.
2.2.8.3 e) <i>watershed planning</i> or equivalent has demonstrated that the proposed expansion, including the associated servicing, would not negatively impact the <i>water resource system</i> , including the <i>quality and quantity of water</i> ;	2.2.8.3 ed) <i>watershed planning or equivalent</i> has demonstrated that the proposed expansion, including the associated water, wastewater and stormwater 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 <i>quality and quantity of water</i> ;	No changes from draft Amendment No. 1.	Staff supported this policy change through Amendment No. 1 and it remains in the 2019 Growth Plan. Intent of the policy to ensure long term protection of water resource system is maintained, but the added flexibility is beneficial to the municipality in terms of cost and resources. Sub-watershed plans would be conducted as part of a future secondary planning exercise.

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
<p>2.2.8.3 h) <i>prime agricultural areas</i> should be avoided where possible. An <i>agricultural impact assessment</i> will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the <i>Agricultural System</i> and evaluating and prioritizing alternative locations across the upper- or single-tier municipality 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 hf) <i>prime agricultural areas</i> should be avoided where possible. An <i>agricultural impact assessment</i> will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the <i>Agricultural System</i> 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"> iv. expansion into <i>specialty crop areas</i> is prohibited; v. reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated; and vi. where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used; 	<p>No change from draft Amendment No. 1.</p>	<p>Staff had no comments on this change as part of Amendment No. 1.</p> <p>It removes the 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>

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
N/A	<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. 	No change from draft Amendment No. 1.	<p>Staff did not support this policy change as part of Amendment No. 1 and it remains in the 2019 Growth Plan.</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.</p>

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
N/A	<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>. 	No change from draft Amendment No. 1.	<p>Staff did not support this policy change as part of Amendment No. 1 and it remains in the 2019 Growth Plan.</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.</p> <p>Through Amendment No. 1, staff had suggested that if this policy is maintained, it should be amended to only allow a one time expansion in advance of the next MCR. This recommendation was not incorporated into the 2019 Growth Plan.</p> <p>Staff had also recommended that the policy 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. This proposed clarification was not included in the 2019 Growth Plan.</p>

2017 Growth Plan	Draft Amendment No. 1 Policy Change	Growth Plan 2019 Policy	Comments
N/A	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.	No change from draft Amendment No. 1.	Staff did not support this policy change as part of Amendment No. 1 and it remains in the 2019 Growth Plan.