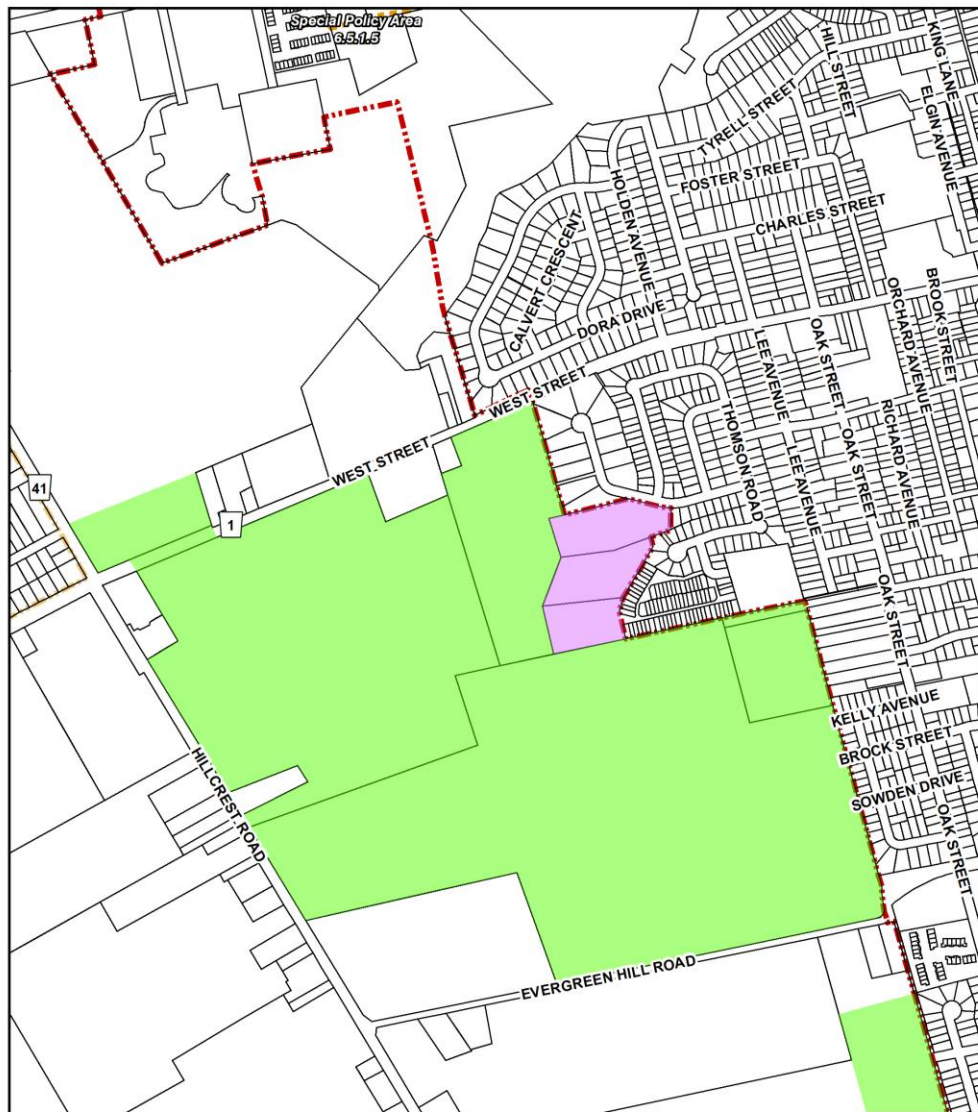


Attachment D - Analysis of Gaps in Proposed Urban Area Settlement Boundary

Through evaluation of the Council directed changes, staff identified multiple gaps in the proposed new urban settlement boundary. By definition the boundary should identify the limits of the settlement area and should encompass all the lands within it. Accordingly, staff propose that all gaps are remedied to limit confusion. A short analysis of each identified gap is below for confirmation.

Figure 1. Gap in Proposed Urban Area West of Simcoe



LEGEND

- Council Direction
- Additional Area as a Result of Council Direction
- Urban Area Boundary

90 45 0 90 180 270 360 Meters



1:10,628

Figure 1 identifies three parcels which were not encompassed in Council's direction to staff that falls between lands identified for inclusion within the urban boundary, including lands that have been identified for a proposed campus of care. The lands which were not included in Council Direction are located West of Simcoe between West and Evergreen Hill Road. The lands are currently designated for Agricultural land use in the Official Plan, with a portion being within a site specific policy area. One of the lots includes the Westwood Acres Park, while the other two parcels include a stormwater management pond and a walking trail. A portion of the lands are zoned Open Space, however staff would propose the zoning be amended in future work to be more consistent with the current uses.

Figure 2. Gap in Proposed Urban Area South of Simcoe



LEGEND

- Council Direction
- Additional Area as a Result of Council Direction
- Urban Area Boundary

25 12.5 0 25 50 75 100
Meters



1:3,190

Figure 2 depicts a portion of land that is located to the south of Simcoe. The property is designated Agricultural and currently contains a single dwelling. The lot has frontage on Norfolk Street South.

Figure 3. Gap in Proposed Urban Area Northwest of Waterford

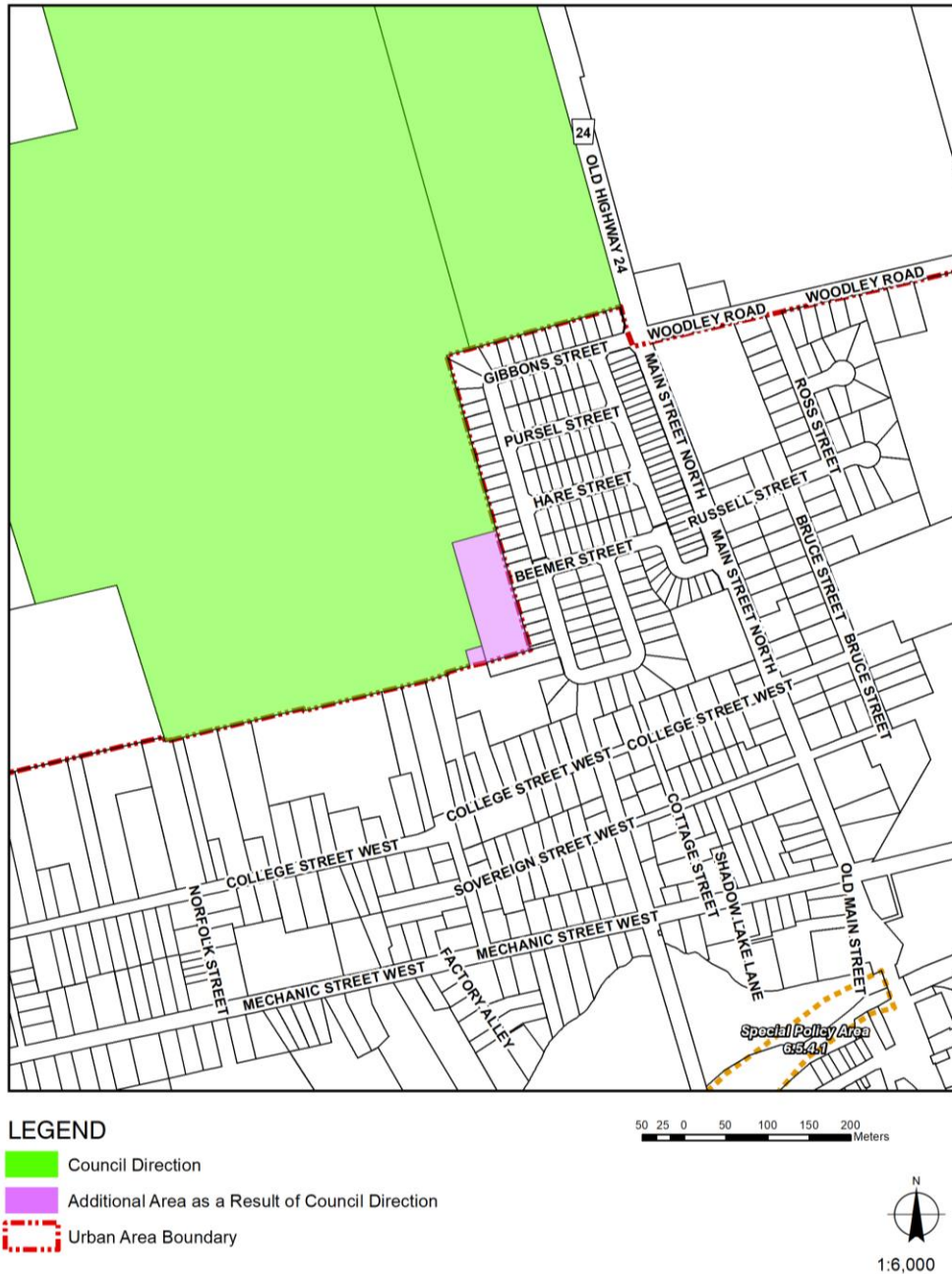





Figure 3 identifies two portions of larger parcels which were not included in the Council direction. The larger portion located to the northeast is designated Agricultural and zoned Open Space. It has a site specific provision, 14.989. It currently contains a Stormwater Management Pond. The parcel with the portion more to the west is almost entirely designated Urban Residential. The entire parcel is zoned open space with a holding.

Figure 4. Gap in Proposed Urban Area South of Delhi



LEGEND

-  Council Direction
-  Additional Area as a Result of Council Direction
-  Urban Area Boundary

25 12.5 0 25 50 75 100 Meters






1:3,000

Figure 4 depicts gaps that arose when Council directed inclusion was layered over lands in the originally proposed options developed by staff. The majority of the area not included is designated and zoned Provincial Significant Wetland (PSW). A small perimeter around these lands is designated and zoned Hazard Lands. Accordingly the area is made up of a PSW.

Figure 5. Gap in Proposed Urban Area West of Delhi



LEGEND

-  Council Direction
-  Additional Area as a Result of Council Direction
-  Urban Area Boundary

30 15 0 30 60 90 120
Meters



1:3,803

Figure 5 identifies one parcel which was not included in the Council Direction. The lands are located on southwest of Delhi. The land is designated and zoned Agricultural and contains a dwelling.