

Step Four Refinement Rules

- **Revert from grid-cells to parcels.** Classify each parcel in the Parcel Land-use Database as “built” or “unbuilt” based on the classification of the grid-cell in which the parcels centroid (centre) falls.
- **Overlay detailed GIS datasets.** Additional GIS datasets will be overlaid in order to help visualize the proper placement of the boundary. Datasets to be overlaid include those displaying orthophotography, infrastructure features and natural features.
- **Verify land-uses of parcels.** Some of the parcels in the original MPAC dataset had multiple landuses. In these cases, as long as one of the landuses was a built use, the entire parcel was classified as built. These parcels will be re-evaluated for inclusion in the built category.
- **Limit the built boundary to the settlement area boundary.** All parcels that are not in settlement areas will be removed from the analysis.
- **Reassign certain unbuilt parcels adjacent to Provincial highways.** Unbuilt parcels lying between the built parcel edge and the centre-line of a 400-series provincial highway will be reassigned as being built, if the distance between the nearest built parcel edge and the centre-line of the highway is less than 1km.
- **Align the built boundary with recognizable features.** The built boundary will be aligned with recognizable features using the following hierarchy: roads, water features, parcels. The boundary will be aligned with parcels only when no roads or water features lie within 100m of the edge of the built parcels.
- **Treatment of holes in the built-up area.** Groups of unbuilt parcels that are less than 62,500 sq.m. (the size of one cell in the grid-cell matrix), and are surrounded on all sides by built parcels, may be included within the built boundary.
- **Refine the built boundary further with local knowledge of other uses.** Some land uses that are not clearly tracked by MPAC may qualify for inclusion in the built boundary. Examples of uses that should be included, but may not have been properly captured as “built” include permanent public parks, natural heritage features that are surrounded by built-up parcels, water and wastewater infrastructure and transportation infrastructure. Regional staff will be involved in this step. PIR have indicated that they intend to have two meetings with each Region to address this matter.
- **Addition of new development prior to Growth Plan effective data.** The analysis to this point has been based on year end 2005 MPAC data. The Growth Plan came into effect on June 16, 2006. Any development that occurred between the cut-off date of the dataset and the adoption of the Growth Plan will be added into the final database and potentially included in the built-up area.