



Corporate Report

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CD.01.REG
(Region of Peel)

DATE: November 15, 2005

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 5, 2005

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Proposed Regional Official Plan Amendment 17 -
To Establish an Amended 2021 Mayfield West Rural Service
Centre Boundary - Town of Caledon**

RECOMMENDATION:

1. That the Region of Peel be requested to amend the proposed Regional Official Plan Amendment (ROPA) 17, Mayfield West Rural Service Centre Boundary, to require the completion of a subwatershed study for the Etobicoke Creek, to the satisfaction of the Toronto and Region Conservation Authority and City of Mississauga, prior to the approval of an amendment to the Town of Caledon Official Plan for the expansion of the Mayfield West Rural Service Centre Boundary.
2. That a copy of the report titled "Proposed Regional Official Plan Amendment 17 - To Establish an Amended 2021 Mayfield West Rural Service Centre Boundary - Town of Caledon" dated November 15, 2005 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the Region of Peel, City of Brampton, Town of Caledon and the Toronto and Region Conservation Authority.

BACKGROUND: Regional Council, on October 6, 2005 considered the attached (Appendix 1) report titled "Development Planning Services –

Establish A Date for A Public Meeting: Application To Amend The Regional Official Plan (ROPA 17) To Establish An Amended 2021 Mayfield West Rural Service Centre Boundary” dated September 13, 2005 from the Regional Commissioner of Planning and adopted the following recommendation:

“That a statutory public meeting be scheduled to commence at 9:30 a.m. on Thursday, November 17, 2005, pursuant to Section 17(15) of the *Planning Act* to inform the public and to obtain their input with respect to a proposed amendment to the Region of Peel Official Plan;

And further, that the regularly scheduled Regional Council meeting commence immediately following the public meeting;

And further, that the draft amendment to the Regional Official Plan (ROP) submitted by the Town of Caledon to establish the 2021 Rural Service Centre Boundary for Mayfield West be circulated to appropriate agencies, internal departments, the Province, and to the Town of Caledon, City of Brampton and the City of Mississauga for their review and comments.”

PRESENT STATUS: The statutory public meeting, pursuant to Section 17 (15) of the *Planning Act*, will be held November 17, 2005.

COMMENTS: **1. The Application**

On August 25, 2005 the Region of Peel received an application from the Town of Caledon to amend the Regional Official Plan (ROP) to amend the Mayfield West Rural Service Centre Boundary. The application proposes to establish an amended 2021 Rural Service Centre Boundary within the lands located in the eastern portion of the Mayfield West Community Development Plan Study Area, as shown on Schedules B and D in Appendix 1. The proposed amendment will add 437 ha (1,079 ac) to the existing 297 ha (734 ac) within the existing Rural Service Centre designation, to result in a total of approximately 734 ha (1,813 ac) within the 2021 Mayfield West Rural Service Centre Boundary.

The proposed amendment will accommodate the additional 7,700 to 8,300 population required to achieve the approved 2021 population targets in the Caledon Official Plan and the ROP of 13,100 for Mayfield West. The proposed amendment will also accommodate 161 to 202 gross ha (400 to 450 gross acres) of employment lands. The Caledon Official Plan does not allocate employment on a settlement area basis.

The amendment, as originally proposed, deleted the “Study Area Boundary” associated with Mayfield West. The amendment has been revised by the Town of Caledon to retain the “Study Area Boundary” to facilitate the Town’s 2031 population and employment forecasting exercise, and to be consistent with the Caledon Official Plan which states that “in the longer term, it is anticipated that Mayfield West and Bolton will be similar in size”.

The application conforms to the Caledon population and employment forecasts currently identified in the ROP.

2. Background

The proposed boundary is in keeping with a 1997 Ontario Municipal Board decision that approved the Caledon “tri-nodal” growth management strategy and established a Mayfield West Community Development Plan Study Area, within which the 2021 Rural Service Centre Boundary was to be established. Further, the Board established a ten-year period (1997-2007) to implement the strategy and provided for population and employment growth forecasts to the year 2021.

The Town of Caledon Official Plan identifies a population growth of 7,700 to 8,300 persons to be allocated and planned for through the preparation of a Community Development Plan for Mayfield West. This strategy also requires the Community Development Plan process to determine a location for the future Mayfield West Community within a study area identified on Schedule D of the ROP (as shown in Appendix 1 to Appendix 1 of this report).

3. Regional Official Plan

The ROP directs growth within the Rural System to the three Rural Service centres of Bolton, Caledon East and Mayfield West. The ROP reflects the “tri-nodal” growth strategy, and identifies a Mayfield West Study Area Boundary within which the 2021 Rural Service Centre Boundary is to be determined.

The ROP directs the Town of Caledon to prepare a Community Development Plan to identify the future role and form of Mayfield West, and to designate 2021 boundaries for each of the Rural Service Centres. In particular, it states that the need to incorporate the 2021 boundaries for Mayfield West will require an amendment to the Plan.

4. Provincial Legislative and Policy Framework

(a) Bill 26, Strong Communities (Planning Amendment) Act, 2004)

The Town of Caledon’s application is subject to Bill 26, *Strong Communities (Planning Amendment) Act, 2004*, which came into force on November 30, 2004. This Bill, among other matters, requires that planning decisions “shall be consistent with” the Provincial Policy Statement (PPS). Further, Bill 26 removes the right to appeal an official plan amendment initiated by an applicant that proposes either to alter an “area of settlement” boundary or establish a new “area of settlement”. Specifically, appeals are removed where:

- a municipality refuses to adopt or makes no decision on a request to adopt an amendment, or,
- an approval authority refuses or makes no decision on an amendment.

The Act also removes the deadline of 65 days in which a municipality or planning board must hold a public meeting to consider an amendment to an official plan or comply with the alternative measures set out in the official plan. The Act also removes the right of appeal to the Ontario Municipal Board for failure to give notice of a public meeting.

(b) Provincial Policy Statement

Caledon's application to amend the Region of Peel Official Plan will be processed under the Provincial Policy Statement (PPS) that came into effect on March 1, 2005. Among other policies, the PPS requires that: "*A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review*".

The principle for the determination of the Mayfield West Settlement Area Boundary was previously established in the context of a comprehensive review of both the Regional and Local Official Plans at the time the OMB approved Caledon's tri-nodal growth strategy, through OPA 114, and ruled that it be implemented by 2007. This is in contrast to the expansion or establishment of a new settlement area boundary beyond that which is already contemplated in the Regional and Local Official Plan. The Planning Justification Report provided by the Town of Caledon states that the comprehensive review which led to the OMB approval of the tri-nodal growth strategy can be considered to constitute the comprehensive review.

(c) Draft Growth Plan for the Greater Golden Horseshoe (GGH)

The Draft Growth Plan for the Greater Golden Horseshoe recognizes that successful planning requires that development and infrastructure decisions must take place across municipal boundaries. At the same time, policies in one part of the Greater Golden Horseshoe may not be applicable to others. The role of the Draft Growth Plan is to provide broad-level policies generally applicable throughout the Greater Golden Horseshoe with specific targets for implementation. Sub-area growth strategies (SAGS), which will be prepared by the Province jointly with municipalities and other stakeholders, will address variable interests, issues and challenges to implementing the plan. These strategies will meet the specific needs of the sub-areas. The Region of Peel is located within the GTA and Hamilton Sub-Area.

SAGS will establish the foundation for the intra- and inter-regional planning. They will be approved and incorporated as amendments to the Growth Plan. SAGS will assess the need for and phasing of increases to the amount of designated growth area in a municipality and may assess specific Settlement Area expansions. The Draft Growth Plan states that Settlement Area expansions will not be permitted prior to completion of a sub-area growth strategy, except where:

- there is insufficient vacant land available to reasonably accommodate growth projected over the next five years, taking into account the growth forecasts and intensification targets of the Plan;
- the expansion makes available sufficient land for a time horizon not exceeding five years;
- all relevant requirements of the growth plan have been met; and,
- agreement has been obtained from both the Minister of Public Infrastructure Renewal and the Minister of Municipal Affairs and Housing.

The Places to Grow Plan is still in a draft form and has not yet been subject to the consultation process prescribed by *The Places to Grow Act, 2005*. According to the report from the Regional Commissioner of Planning, since the principle of development of Mayfield West was provided for in the ROP and Town of Caledon Official Plan, this proposed ROPA is not affected by the Draft Growth Plan for the GGH.

(d) Greenbelt Plan

The lands within the proposed Mayfield West Rural Service Centre Boundary are not subject to the Provincial Greenbelt Plan, with the exception of a portion of the Etobicoke Creek, downstream of Hurontario Street, which is identified as a “River Valley Connection”.

5. Department Comments

(a) Planning and Building

The amount of additional growth, while significant in the Caledon context, is minor from a regional perspective. Further, the growth is a reallocation of growth within Caledon.

The proposed amendment is in keeping with a 1997 Ontario Municipal Board decision, and implements the policies of the Regional Official Plan which direct Caledon to designate a 2021 boundary. The issue, therefore, is not, if or when, the boundary should be established, but where. This is largely a local matter and, in view of the relatively small area and population increase involved, and the location of Mayfield West, is unlikely to have a significant land use impact on Mississauga.

The area proposed for the expansion of Mayfield West is located in the headwaters of the Etobicoke Creek. Consequently, because Mississauga is downstream, it is important that development takes place in a manner that controls any negative impacts on Mississauga. However, based on the material provided by the Town of Caledon, it appears that downstream impacts have not yet been addressed.

The natural heritage information provided in the “Mayfield West Natural Features Study” is in draft form, is nearly 10 years old and should be updated. Based on discussions with staff from the Region of Peel and the Toronto and Region Conservation Authority (TRCA), it is understood that TRCA is just completing the first phase of a subwatershed study for Etobicoke Creek, which is the scoping and characterization phase.

The next phase addresses modelling and recommendations for management of the natural features and functions. It is unclear, at the time of preparing this report, what stage in the planning process the next phase of the subwatershed study will be completed, and how it will be implemented.

The Functional Servicing Report, specifically the stormwater management component, acknowledges that a subwatershed study is being done and makes assumptions on how stormwater will be managed. In the absence of a completed subwatershed study, any stormwater management scheme is premature. In addition, several watercourse crossings will be required for the extension of piped services and roads. The impacts of these crossings have not been assessed and, as the recipient of downstream impacts, is of concern to Mississauga.

Subsequent to the approval of ROPA 17, an amendment to the Town of Caledon Official Plan will be required. Consequently, ROPA 17 should be amended to require the completion of a subwatershed study for the headwaters of the Etobicoke Creek, to the satisfaction of the TRCA and City of Mississauga, prior to the approval of an amendment to the Town of Caledon Official Plan for the expansion of the Mayfield West Boundary.

(b) Transportation and Works

Transportation and Works Department has no comments with respect to transportation. However, they have indicated that development of this area is premature until a subwatershed study for Etobicoke Creek, which will identify the storm water management requirements for this area, has been completed.

(c) Finance

The Finance Division have no financial concerns as the expansion of the Mayfield West Rural Service Centre Boundary is consistent with the approved GTA and Region of Peel growth forecasts.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The expansion of the Mayfield West Rural Service Centre Boundary is unlikely to have a significant land use impact on Mississauga. ROPA 17 should be amended, however, to require the completion of a subwatershed study for the Etobicoke Creek, to the satisfaction of the TRCA and City of Mississauga, prior to the approval of an amendment to the Town of Caledon Official Plan for the expansion of the Mayfield West Rural Service Centre Boundary.

ATTACHMENTS: APPENDIX 1: Report from the Regional Commissioner of Planning titled “Development Planning Services – Establish A Date for a Public Meeting :Application To Amend The Regional Official Plan (ROPA 17) To Establish An Amended 2021 Mayfield West Rural Service Centre Boundary” dated September 13, 2005.

Original Signed By:

Edward R. Sajecki
Commissioner of Planning and Building



PL-B1-1

REPORT
General Committee

DATE: September 13, 2005

SUBJECT: **DEVELOPMENT PLANNING SERVICES
ESTABLISH A DATE FOR A PUBLIC MEETING: APPLICATION TO AMEND
THE REGIONAL OFFICIAL PLAN (ROPA 17) TO ESTABLISH AN AMENDED
2021 MAYFIELD WEST RURAL SERVICE CENTRE BOUNDARY**

FROM: Nick Tunnacliffe, Commissioner of Planning

RECOMMENDATION

That a statutory public meeting be scheduled to commence at 9:30 a.m. on Thursday, November 17, 2005, pursuant to Section 17(15) of the Planning Act to inform the public and to obtain their input and respect to a proposed amendment to the Region of Peel Official Plan;

And further, that the regularly scheduled Regional Council meeting commence immediately following the public meeting;

And further, that the draft amendment to the Regional Official Plan (ROP) submitted by the Town of Caledon to establish the 2021 Rural Service Centre Boundary for Mayfield West be circulated to appropriate agencies, internal departments, the Province, and to the Town of Caledon, City of Brampton and the City of Mississauga for their review and comments.

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REPORT HIGHLIGHTS

- On August 25, 2005, the Region received an application from the Town of Caledon to amend the Region of Peel Official Plan to amend the 2021 Rural Service Centre Boundary for Mayfield West.
- This boundary is being established in keeping with a 1997 Ontario Municipal Board decision that approved the Caledon "tri-nodal" growth management strategy and approved a Mayfield West Community Development Plan Study Area.
- The proposed 2021 Mayfield West Rural Service Centre Boundary lies within this approved Study Area and encompasses the existing Valleywood subdivision, an approved Snells Hollow residential Secondary Plan and the balance of Residential Policy Area A and B to the Town of Caledon Official Plan.
- In order to make a recommendation to Regional Council regarding the adoption of ROPA 17, Regional staff will evaluate the submission materials to ensure consistency with policies in the new Provincial Policy Statement which came into effect on March 1, 2005 and the Provincial Greenbelt Plan, which came into effect on December 16, 2004, as well as existing policies in the Regional Official Plan
- The proposed ROPA 17 text and Schedules (Appendix I) are attached. Staff recommends holding the statutory public meeting at a special meeting of Regional Council prior to the General Committee meeting on November 17, 2005

DISCUSSION

1. Town of Caledon Application to Amend the Rural Service Centre Boundary (ROPA 17)

On August 25, 2005, the Region of Peel received an application from the Town of Caledon to amend the Regional Official Plan to confirm the Mayfield West Rural Service Centre Boundary. This application proposes to establish an amended 2021 Rural Service Centre Boundary within the lands located in the eastern portion of the Mayfield West Community Development Plan Study Area, approved as part of OPA 114 by the Ontario Municipal Board in 1997. The existing Rural Service Centre designation for Mayfield West covers a total area of approximately 297 ha (734 ac). The proposed amendment would include approximately an additional 437 ha (1080 ac) to result in a total 2021 Mayfield West Rural Service Centre designation of approximately 734 ha (1813 ac). This additional area is intended to accommodate an approved 2021 population of 13,100 for Mayfield West together with related employment, commercial and institutional land uses.

- Appendix I contains the proposed ROPA text revisions, along with the proposed revisions to ROP Schedules B and D.
- Appendix II contains the Planning Justification report prepared by KLM Planning Partnership Limited, which was submitted by the Town of Caledon with their application.

Regional Planning staff are completing a review of the application and are working with municipal staff to ensure that it satisfies the requirements of the 2005 Provincial Policy Statement and the Regional Official Plan.

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a) Supporting Studies

Through the process of the Ontario Municipal Board hearing for OPA 114 and subsequent Mayfield West planning process, a number of detailed studies were carried out which supported the delineation of the approved study area and the proposed 2021 Rural Service Centre Boundary for Mayfield West.

- i) Mayfield West Natural Features Study, TRCA, November 1996
- ii) Mayfield West Community Development Plan Agricultural Land Analysis, CH2M Gore and Storrie Ltd., November 1996
- iii) Town of Caledon Local Growth Overview Report, C.N. Watson and Assoc. Ltd., March 15, 1995
- iv) Mayfield West Community Development Plan Study. Existing Water Supply and Sanitary Sewage System, CH2M Gore and Storrie, November 1996
- v) Mayfield West Residential Development Functional Servicing Report, Phillips Engineering Ltd, February 2005
- vi) Mayfield West Community Development Plan Hydrogeological Analysis, CH2M Gore and Storrie, November 1996
- vii) Mayfield West Community Development Plan Transportation Analysis, McCormick Rankin, November 1996
- viii) Mayfield West Community Development Plan Growth Forecast, C.N. Watson and Assoc. Ltd, February 10, 1997

These were completed as part of a comprehensive review and are referenced in the Town of Caledon Planning Justification Report as supporting materials for this application.

An overview of the Regional and Provincial planning context for proposed ROPA 17 is outlined below.

b) Location and Nature of the Mayfield West Lands

The location of the subject lands are shown in Appendix I (proposed ROP Schedules B and D). Most of these lands are currently used for agriculture. The subject lands include the existing Valleywood community, the approved Snells Hollow Secondary Plan and the balance of Residential Policy Areas A and B as identified in the Town of Caledon Official Plan.

2. Background

The Town of Caledon 'tri-nodal' growth management strategy was incorporated into the Town of Caledon Official Plan by the Ontario Municipal Board when it approved the Town of Caledon Official Plan Amendment 114 on August 1, 1997. The ruling established at least a 10 year period (1997 - 2007) to implement the strategy and provided for population and employment forecasts to the year 2021. The majority of future growth was to be directed into three Rural Service Centres: Bolton, Caledon East and Mayfield West. The OMB decision further established a Mayfield West Community Development Plan Study Area within which the 2021 Rural Service Centre Boundary was to be identified.

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The Town of Caledon Official Plan identifies a total planned population for Caledon of 84,444 for 2021. The Plan also identifies a population of 13,100 to be allocated to Mayfield West of which 2,800 is accommodated within the Valleywood subdivision, and approximately 2,000 to 2,600 which may be accommodated within Residential Policy Area A and B (Town of Caledon Official Plan).

In accordance with the 'tri-nodal' growth strategy, the remaining population of 7,700-8,300, together with employment, commercial and institutional uses, is to be allocated and planned through the preparation of a Community Development Plan for Mayfield West. This strategy also requires the Community Development Plan process to determine a location for the future Mayfield West Community within a Study Area comprising 5,000 acres along the southerly boundary of the Town of Caledon and bounded by Chinguacousy Road to the west, Old School Road to the north, and Dixie Road to the east. This study area is shown on Schedule "D" of the Regional Official Plan.

Planning for the Mayfield West Community was initiated in July 1996. In 1997, the Town of Caledon retained Macaulay Shiomi Howson to undertake a "Land Use Options Evaluation" for the Mayfield West Community Development Plan. This study examined three land use options and included a number of background studies for the area related to natural features, land use and design, transportation, hydrogeology, water and wastewater servicing, agricultural resources and fiscal impacts.

At that time, three land use options were identified:

- A residential and employment area west of Highway 10 centered on McLaughlin Road
- A residential and employment area east of Highway 10 focused on Heart Lake Road; and
- A residential area east of Highway 10 focused on Kennedy Road.

The consulting team completed the evaluation and reported the results in a Land Use Options Evaluation in April 1997 that recommended a land use concept identifying the new community on Kennedy Road. The consultant's recommendation was not endorsed by Caledon Council and planning for Mayfield West recommenced in 2003.

In June 2003, the Town of Caledon planning process was re-initiated with a two day planning and design workshop. This workshop resulted in the development of principles, goals and objectives that would guide detailed planning for the Mayfield West Community Development Plan and generally determine the location and design elements of the new community. These were later endorsed by the Town of Caledon Council on September 22, 2003. This direction reinforced the vision that Mayfield West would be a compact, mixed-use, pedestrian oriented community with a viable economy. The Council direction resulted in further work to identify and evaluate a Mayfield West land use concept plan, initiate discussions with developer groups, and authorize preparation of a transportation and market feasibility study.

Two developer groups submitted proposals for Mayfield West: one west of Highway 10, referred to as the Mayfield Station Development Group (the "West Proposal"), and one east of Highway 10, referred to as the Kennedy-Heart Lake Owners Group (the "East Proposal"). In response to the two options, the Town of Caledon carried out an evaluation and selection process that included application of evaluation criteria, appointment of an advisory group and

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peer review team, and a submission process that required further detailed proposals from the two developer groups.

In February 2005, detailed proposals were received from the two groups, together with justification reports, concept plans and supporting studies.

On June 7, 2005, Town of Caledon Council considered recommendations from Caledon staff, the advisory group, and peer review team and directed staff to proceed with final preparation of the Mayfield West Community Development Plan to be based on lands east of Highway 10 (Kennedy-Heart Lake Owner's Group) for a 2021 population of 7,500 and related employment, commercial and institutional land uses.

3. Regional Official Plan (ROP) Direction

It is a policy of the Regional Council, through the ROP, to direct growth within the Rural System to the three Rural Service Centres of Bolton, Caledon East and Mayfield West. The ROP reflects the Town of Caledon 'tri-nodal' growth strategy and identifies a Mayfield West Study Area Boundary within which the 2021 Rural Service Centre boundary for Mayfield West is to be determined.

The Regional Official Plan, in Section 5.4.3.2.3, directs the Town of Caledon to prepare a Community Development Plan to identify the future role and form of Mayfield West, and to provide the basis for amendments to the Town of Caledon and the Region of Peel Official Plans. The ROP further directs Caledon to designate, in its Official Plan, a 2021 boundary for each of the Rural Service Centres consistent with the policies of the ROP. In particular, ROP Policy 5.4.3.2.2 states that the need to incorporate the 2021 boundaries for Mayfield West will be considered consistent with Section 7.9 of the Plan and will require an amendment to the Plan.

The Region of Peel Official Plan further provides policies for monitoring and evaluating any changes in planning direction and specifically requires, through ROP Policy 7.9.2.8, a comprehensive analysis when amendments to the 2021 Rural Service Centre boundaries are proposed. As Caledon is proposing to amend the existing 2021 boundary for Mayfield West, ROP Policy 7.9.2.8 requires the following criteria to be addressed:

- a) environmental and resource protection;
- b) ensuring there are no reasonable alternative locations which avoid prime agricultural areas and there are no alternative locations with lower priority agricultural lands;
- c) compliance with the minimum distance separation formulae;
- d) population and employment growth forecasts are completed;
- e) development potential, including intensification opportunities within existing areas;
- f) opportunities for efficient use of land, Regional infrastructure and services;
- g) fiscal impact including property assessment;
- h) the financial and physical abilities to provide the necessary services to the proposed area;
- i) the growth management strategies of the Region and the area municipalities; and
- j) other relevant Regional interests.

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Regional staff are completing their review of the application to ensure conformity with the above criteria, as well as relevant provincial policy for this proposed Rural Service Centre Boundary amendment.

4. New Provincial Policy and Legislation

a) Greenbelt Act

The *Greenbelt Act, 2005* came into effect on December 16, 2004. This Act also established a Greenbelt Plan for the Greater Golden Horseshoe. The lands within the proposed Mayfield West Rural Service Centre Boundary are not subject to the Greenbelt Plan with the exception of Etobicoke Creek, downstream of Highway 10, which is identified as a River Valley Connection subject to the External Connections policies of the Greenbelt Plan.

b) 2005 Provincial Policy Statement (PPS)

The new PPS came into effect on March 1, 2005. It applies to all planning decisions, applications, matters, or proceedings that are commenced on or after March 1, 2005, including decisions by municipal councils and the Ontario Municipal Board. The new PPS standard of, "shall be consistent with" sets a higher test than the previous "shall have regard to" standard.

The principle for the determination of the Mayfield West Settlement Area Boundary was previously established in the context of a comprehensive review of both the Regional and Local Official Plans. This is in contrast to an expansion or establishment of a new settlement area beyond what is already contemplated in the Regional or Local Official Plan. According to the Planning Justification Report provided by the Town of Caledon in support of ROPA 17, based on the above, the comprehensive review undertaken through OPA 114 which led to the OMB approval of Caledon tri-nodal growth strategy can be considered to constitute a comprehensive review according to the definition in the new PPS.

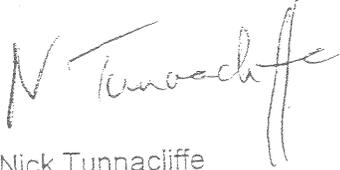
c) Places to Grow Act

The Places to Grow Act and regulations provide for a new Provincial Growth Plan for the Greater Golden Horseshoe. The current draft Places to Grow Plan also proposes the preparation of a more detailed Sub-area Growth Strategy (SAGS) for the Greater Toronto Area. Since the Places to Grow Plan is still in draft form and has not yet been subject to the consultation process prescribed by the Act and since the principle of development in Mayfield West was provided for in 1996 in the Regional Official Plan and in 1997 when the OMB approved OPA 114 to the Town of Caledon Official Plan, this proposed ROPA is not affected by the Places to Grow Act. However, depending on the provisions of the Places to Grow Plan and its timing, any subsequent expansions to Mayfield West beyond the 2021 timeframe may be subject to the provisions of the Plan.

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Nick Tunnacliffe
Commissioner of Planning

Approved for Submission:



R. Maloney, Chief Administrative Officer

Authored By: Mark Head / Donna Doyle

c. Legislative Services

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PROPOSED ROPA TEXT AND SCHEDULES

The Region of Peel Official Plan is proposed to be amended in accordance with the following strikeouts and revisions to the policies of Section 5.4.3.

5.4.3 Rural Service Centres

The only Rural Service Centres in the Rural System designated in this plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. For the three Rural Service Centres, the 2021 boundaries are designated, ~~or will be designated~~, in this Plan which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of *the Region*. ~~The boundary for Mayfield West shown on Schedule D is not the 2021 boundary. It will be determined through the preparation of the Mayfield West Community Development Plan and will require an amendment to this Plan.~~ Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available services.

5.4.3.2.2 Designate 2021 boundaries for the three Rural Service Centres in this Plan. ~~The 2021 boundaries for Mayfield West are not shown on Schedule D, and will be determined through the Mayfield West Community Development Plan, as addressed in Policy 5.4.3.2.4. The need to incorporate the 2021 boundaries for Mayfield West will be considered consistent with Section 7.9 of this Plan and will require an amendment to this Plan.~~ The 2021 boundaries for the Mayfield West, Bolton and Caledon East Rural Service Centres are shown on Schedule D.

5.4.3.2.3 ~~Direct the Town of Caledon to prepare a Community Development Plan to identify the future role and form of Mayfield West, and provide the basis for amendments to the Town of Caledon and Region of Peel Official Plans. The Town of Caledon Community Development Plan for Mayfield West will be undertaken in cooperation with *the Region*, the Province and other agencies and will address the provisions as outlined in Section 7.9 of this Plan.~~

Section 5.4.3 should be renumbered accordingly.

In addition, Schedule B is to be amended to delete the lands subject to this amendment from the Prime Agricultural Area, and Schedule D is to be amended in accordance with Figure 4 attached hereto, to reflect the revised boundary of the Mayfield West Rural Service Centre and to delete the Mayfield West Study Area Boundary.

OFFICIAL PLAN

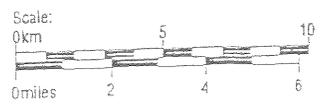
This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

Proposed/Revised Mayfield West Rural Service Centre



- Legend:**
-  Prime Agricultural Area
 -  Area with Special Policies (Refer to Figure 2)
 -  2021 Regional Urban Boundary



PRIME AGRICULTURAL AREA

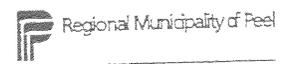
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SCHEDULE **B**

APPENDIX I
 September 13, 2005
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The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon.



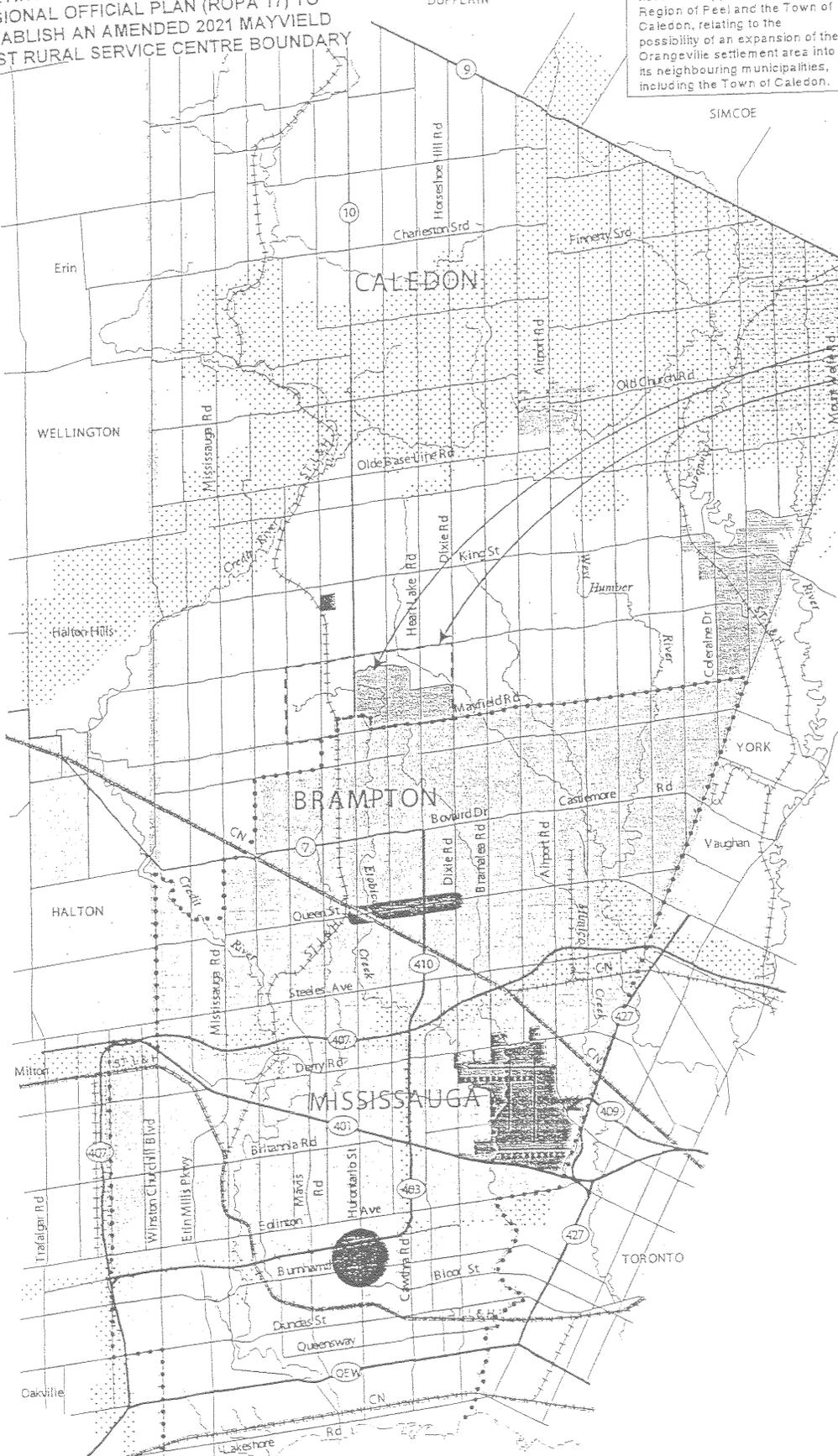
OFFICIAL PLAN

This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

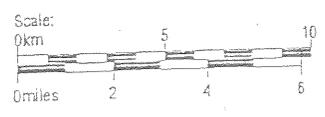
Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

Proposed/Revised Mayfield West Rural Service Centre

Study Area Boundary proposed to be deleted.



- Legend:**
- Urban System
 - Rural System
 - Rural Service Centre
 - Estate Residential Community
 - Urban Area Outside Region of Peel
 - Airport
 - Study Area Boundary (Refer to Policy 5.4.3.2.4) Proposed to be deleted.
 - Regional Urban Node
 - Area with Special Policies (Refer to Figure 2)
 - Inter-Regional Rail Line
 - 2021 Regional Urban Boundary



REGIONAL STRUCTURE

DRAFT

SCHEDULE **D**

September 2005

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1.0 BACKGROUND

Caledon's Official Plan, as approved by the Ontario Municipal Board in 1997, defines a growth management strategy reflective of a historic hierarchy of settlement areas including Hamlets, Villages, and three larger Rural Service Centres, the latter of which are planned to accommodate the majority of new residential and employment development. This tri-nodal focus for development is intended to build on the established settlement pattern and reinforce the objective of Caledon continuing to be a "community of communities". The geographic distribution of growth nodes throughout the Town provides a pattern of community development that ensures existing and future residents convenient access to services, employment, education and recreation opportunities. The three designated Rural Service Centres are Bolton, Caledon East, and Mayfield West.

Development in Bolton is intended to round out the existing settlement using natural features, topography and roads as logical boundaries to future development in the community. Future development in Caledon East is to be determined by way of the Caledon East Secondary Plan which was recently approved. Similarly, the form of Mayfield West is to be determined by the Mayfield West Community Development Plan. In terms of size and scale, Mayfield West is expected to experience a higher growth rate than Bolton and Caledon East over the Plan Period, and in the longer term the potential is recognized in the Official Plan for Mayfield West and Bolton to achieve a similar size population.

The strategic direction embodied in the Town's Official Plan, together with forecast allocations of population and employment growth were derived from a comprehensive and extensive Official Plan review process largely conducted concurrent with the preparation of the Region's Official Plan. Accordingly, both documents anticipate development of the Mayfield West Settlement to accommodate planned population and employment growth within the 2021 timeframe.

Section 5.4.3 of the Region's Official Plan confirms that the three Rural Service Centres identified in Caledon's Official Plan are intended to be the primary foci for growth within the Rural System. Boundaries of the Rural Service Centres are identified on the Region's Land Use Plan, denoting the limits of urban development, however, in the case of Mayfield West the boundary is intended to "be determined through the preparation of the Mayfield West Community Development Plan" and by Regional and local Official Plan amendment.

The Ontario Municipal Board hearing leading to the approval of Caledon's growth management strategy as reflected in the local and Regional Official Plans was "exhaustive" in the words of the Board. Substantial evidence was led in

support of the strategy by Town and Regional staff, as well as experts for both levels of Government. In its August 1997 decision, the Board found that the Town should be allowed to "pursue the "tri-nodal concept" for at least ten years", in order to "allow a fair test of the concept over varied market conditions".

Preparation of the Mayfield West Community Development Plan began in 1996 with the retention by Caledon of a multi-disciplinary consultant team. The team completed an extensive series of technical background analyses for the lands within the Mayfield West Study Area defined in Caledon's Official Plan by Chinguacousy Road, Dixie Road, Old School Road, and the Caledon/Brampton municipal boundary. These background analyses included the following:

- i) Mayfield West Natural Features Study, TRCA, November 1996;
- ii) Mayfield West Community Development Plan Growth Forecast, C.N. Watson & Assoc. Ltd., February 10, 1997;
- iii) Mayfield West Community Development Plan Land Use & Design Analysis, Macaulay, Shiomi, Howson Ltd. in association with John Van Nostrand and Assoc. Ltd., November, 1996;
- iv) Mayfield West Community Development Plan Transportation Analysis, McCormick Rankin, November, 1996;
- v) Mayfield West Community Development Plan Hydrogeological Analysis, CH2M Gore and Storrie Ltd., November, 1996;
- vi) Mayfield West Community Development Plan Existing Water Supply and Sanitary Sewage System, CH2M Gore and Storrie Ltd., November, 1996;
- vii) Mayfield West Community Development Plan Agricultural Land Analysis, CH2M Gore and Storrie Ltd., November, 1996.

The initial phases of the Mayfield West Community Development Plan process concluded in November 1997 with Caledon Council's adoption in principle of the Mayfield West Community Concept Plan, intended to be the basis for the preparation of the final Community Development Plan. (See Figure 1 – Mayfield West Community Concept Plan

Owing to a variety of circumstances, including the need for Town staff to address a number of key municipal priorities and other complex proceedings before the Ontario Municipal Board, it was not until 2003 that the Mayfield West Community Development Plan process was reinvigorated. A series of workshops were held with Council, members of the public, landowners, staff, and Town

Consultants to consider planning and design issues associated with the new community.

Following the workshops, submissions were received from two distinct landowner groups, one advocating a development pattern focused west of Highway 10, and the other east. In January 2005, the applicants were invited to make submissions in response to a series of evaluation criteria based on principles for development of the future community derived from input received during the 2003 workshops.

Extensive submissions were received in support of each of the development proposals, and formal presentations were made at a Special Caledon Council Meeting in February, 2005.

Assessment of the development alternatives was conducted by staff, a Peer Review Team of consultants retained by the municipality, and was assisted by circulation to outside agencies for comment. The process concluded with preparation of the Peer Review Team Final Report in May, 2005, which recommended the Town proceed to prepare plans and policies for development of lands located east of Highway 10, and based on the Kennedy Road – Heart Lake Owners Group proposal (see Figure 2 – Kennedy-Heart Lake Owners Group Land Use Concept Plan).

In June 2005, Caledon Council resolved to endorse the staff and Peer Review Team recommendations and directed staff to proceed with the preparation of the Mayfield West Community Development Plan based on lands east of Highway 10 and to include a population of approximately 7,500 people with related employment, commercial, and institutional land uses.

This Report, and the initiation of the required amendment to the Regional Plan, is a step in the preparation of the Mayfield West Community Development Plan. KLM Planning Partners Inc. has been retained by the Town of Caledon to prepare an application for Regional Official Plan Amendment to designate the 2021 boundary of the Mayfield West Rural Service Centre. The purpose of this Report is to provide the basis and justification to support the necessary amendments to the text and Schedules of the Regional Plan.



PL-B1-16

Legend

-  Residential Areas
-  Residential Special Study Area
-  Community Uses
-  Employment Lands
-  Employment Lands - Special Study Area
-  Environmental Policy Area
-  Community Plan Study Area

FIGURE 1
 MAYFIELD WEST
 COMMUNITY CONCEPT PLAN



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2.0 REGIONAL POLICY FRAMEWORK

Caledon comprises the bulk of Peel's designated Rural System, an area with diverse natural and rural landscapes, including portions of Ontario's Greenbelt Plan, the Niagara Escarpment and the Oak Ridges Moraine, extensive agricultural lands, as well as several dynamic rural communities.

Growth within the Rural System is directed towards the three Rural Service Centres of Bolton, Caledon East, and Mayfield West, and towards the Palgrave Estate Residential Community. Policies of the Regional Plan relevant to the Rural Service Centres include:

- 5.4.3.2.1 Designate three Rural Service Centres, as shown on Schedule D, as locations for growth outside of Peel's Urban System, providing a range and mix of residential, commercial, recreational and institutional land uses and community services to those living and working in the Rural System.
- 5.4.3.2.2 Designate 2021 boundaries for the three Rural Service Centres in this Plan. The 2021 boundaries for Mayfield West are not shown on Schedule D, and will be determined through the Mayfield West Community Development Plan, as addressed in Policy 5.4.3.2.4. The need to incorporate the 2021 boundaries for Mayfield West will be considered consistent with Section 7.9 of this Plan and will require an amendment to this Plan. The 2021 boundaries for the Bolton and Caledon East Rural Service Centres are shown on Schedule D.
- 5.4.3.2.3 Direct the Town of Caledon to prepare a Community Development Plan to identify the future role and form of Mayfield West, and provide the basis for amendments to the Town of Caledon and Region of Peel Official Plans. The Town of Caledon Community Development Plan for Mayfield West will be undertaken in cooperation with the Region, the Province and other agencies and will address the provisions as outlined in Section 7.9 of this Plan.

The relevant provisions of Section 7.9 to be addressed in the context of the above policies are found in Section 7.9.2.8. This section requires a comprehensive

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analysis associated with any proposed amendment to the 2021 Rural Service Centre's boundary to address the following matters:

- a) environmental and resource protection;
- b) ensuring that there are no reasonable alternative locations which avoid the *Prime Agricultural Areas* and no reasonable alternative locations with lower priority agricultural lands;
- c) the compliance with the minimum distance separation formulae;
- d) population and employment growth forecasts in accordance with Table 1;
- e) development potential, including *intensification* opportunities, within the existing areas, in the proposed expansion areas and their inter-relationship;
- f) opportunities for efficient use of land, Regional *infrastructure* and *services* in existing areas;
- g) fiscal impact including property assessment;
- h) the financial and physical abilities to provide necessary *services* to the proposed area, including the suitability and availability of water and sewage servicing;
- i) the growth management strategies of *the Region* and the area municipalities; and,
- j) other relevant Regional interests.

It is also noted that these requirements may be reduced if acceptable detailed planning studies have been prepared at the area municipal level.

The analysis contained in this Report is intended, in a consecutive fashion, to speak to the manner in which each of the identified criteria have been addressed.

PL-BI-20

3.0 ANALYSIS

3.1 Environment and Resource Protection

Background environmental analysis associated with the entirety of the Mayfield West Study Boundary was prepared by the TRCA and compiled in the Report titled Mayfield West Natural Features Study, TRCA, November, 1996. (See Appendix I)

The purpose of that study was to provide a detailed description of existing environmental conditions and serve as a basis document for the preparation of more detailed policies in the local Official Plan. The identified natural features are currently reflected in corresponding environmental designations in the local and Regional Official Plan, and more recently, have come under the protection of Ontario's Greenbelt Plan, 2005. It is noted that the lands subject to the proposed amendment to the Regional Plan are not located within the Provincial Greenbelt Plan.

Further and more detailed analysis of natural features and necessary protection thereof will occur in accordance with local, Regional and Provincial policy at subsequent stages of planning.

3.2 Agricultural Impact

As previously discussed, Mayfield West is a recognized growth node in the context of Caledon's urban structure and Peel's Official Plan. Relevant policies of the respective Plans require that the specific geography associated with future development in the Mayfield West area be determined by further study of the lands located within the Mayfield West Study Area defined in Caledon's Plan.

As background to the Mayfield West Community Development Plan the report titled Mayfield West Community Development Plan - Agricultural Land Analysis, CH2M Gore & Storrie Limited, Revised April 1997, was prepared. (See Appendix II)

In assessing the agricultural impact of a series of growth alternatives relative to the study area, the report concluded that there was, "*no pattern discernable across the parameters for an individual option to be identified as wholly more or less impacting on the agricultural resources.*"

Given that all of the lands within the Mayfield West Study Area are currently designated Prime Agricultural Area in the Regional Official Plan, the above conclusion is appropriate. More to the point, there are no reasonable alternatives

PL B1-21

for development within the Mayfield West Study Area that could avoid these prime agricultural lands.

3.3 Minimum Distance Separation Formulae

The Mayfield West Community Development Plan – Agricultural Land Analysis, CH2M Gore & Storrie Limited, Revised April 1997, also addressed the issue of minimum distance separation between agricultural and development related non-agricultural land uses.

Ontario Ministry of Agriculture and Food Minimum Distance Separation Formulae were applied to a number of geographic options to ensure appropriate distance separation between existing or proposed livestock storage areas and other potential land uses in order to reduce the likelihood of future nuisance complaints while also providing reasonable opportunities for continued expansion of agricultural operations.

In the context of growth alternatives, preliminary MDS distances were calculated with respect to development options and existing livestock operations, and potential non-conformities were identified.

Although the analysis identified potential MDS conflicts associated with each of the growth alternatives, particularly in the high growth scenarios, the study also indicated, *“it is expected that all these potential non-conformities could be accommodated through prudent planning.”*

In this latter respect, it is anticipated that through more detailed planning analyses at the Town level, including preparation and adoption of the Community Development Plan as a local Official Plan Amendment, and at such stages as the Draft Plan of Subdivision stage of development, any actual conflicts with MDS Guidelines can be addressed.

3.4 Population & Employment Growth

Table 1 of the Region of Peel Official Plan defines population and employment forecasts for Peel’s three constituent local municipalities. The forecasts identified for Caledon for 2021 are consistent with those found in Table 4.1 of the Town of Caledon Official Plan and are based on the recommended growth scenario contained in the Local Growth Overview Report, C.N. Watson and Assoc. Ltd., March 15, 1995 (See Appendix III), and utilized by the Region for the purposes of assessing and approving the Regional Plan, and its subsequent approval by the OMB.

PL-B1-22

Population

Both the Region and the Town's Official Plans define a population forecast for Caledon of approximately 84,000 for the 2021 timeframe.

Caledon's Official Plan provides a more detailed allocation of population growth on a settlement basis. As approved by the OMB in August of 1997, the local Official Plan identified a combined population allocation for both Caledon East and Mayfield West pending completion of the Caledon East Secondary Plan and the Mayfield West Community Development Plan. The combined population allocation of both Rural Service Centres was 21,500 by 2021.

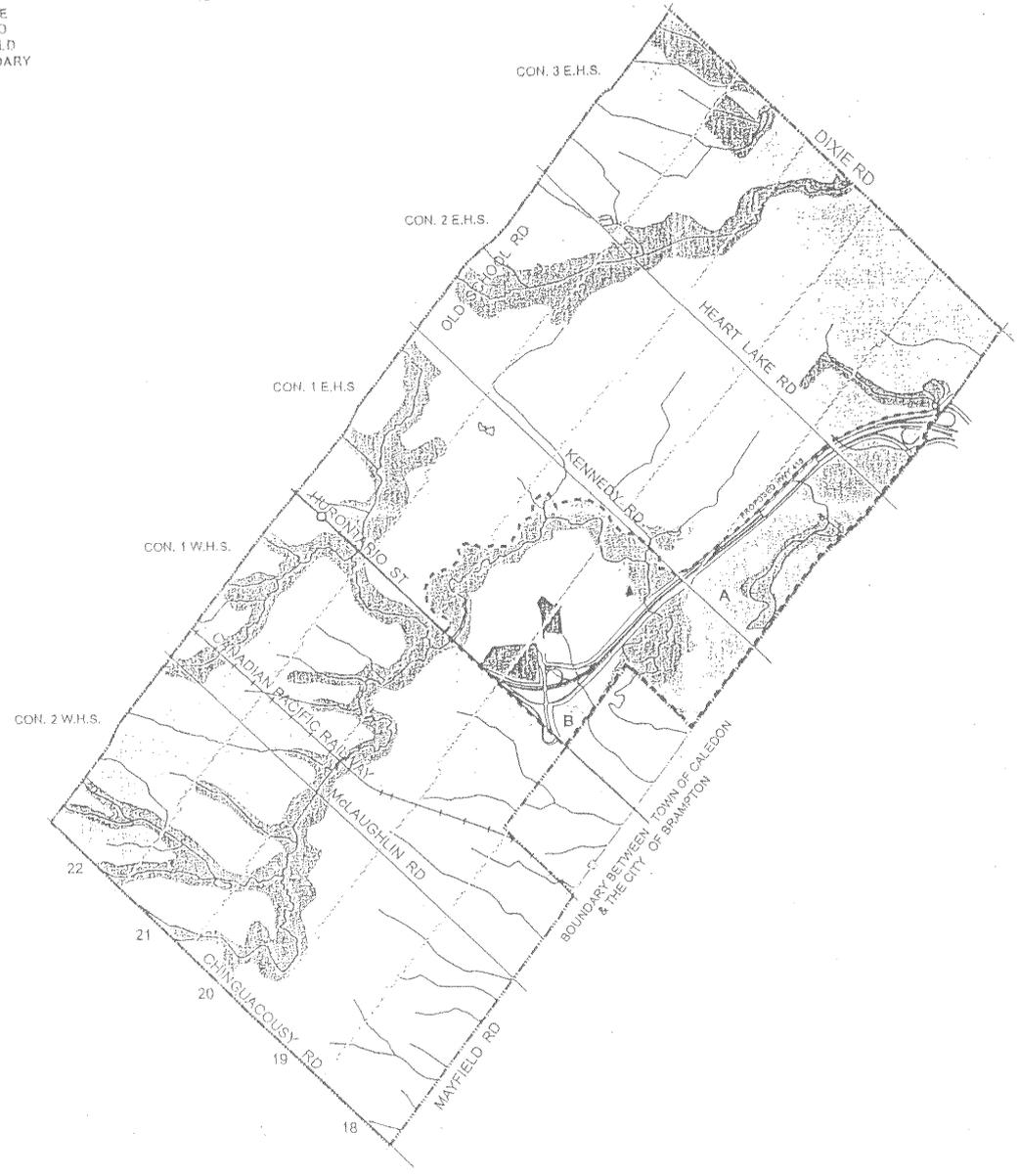
The Caledon East Secondary Plan process and related Official Plan Amendment resulted in a defined population allocation for Caledon East of 8,400 by 2021. At the same time, the residual interim population initially allocated to Caledon East and Mayfield West in combination was reallocated to Mayfield West. As a result, Caledon's Official Plan now provides a population allocation to Mayfield West of 13,100 by 2021.

Existing development in Mayfield West accounts for a population of 2,800 persons, while Policy Areas A and B located within the existing settlement boundary (See Figure 3 - Mayfield West Land Use Plan) may accommodate an additional population of approximately 2,000 to 2,600 by 2021. As a result, the current application to amend the Regional Official Plan is intended to designate additional land adjacent to the Mayfield West Settlement Boundary as part of the Regional Urban System in order to accommodate the additional 7,700 to 8,300 population required to achieve the local and regional forecasts for growth up to the year 2021. (i.e. 13,100 pop. - 2,800 pop - 2,000 to 2,600 pop. = 7,700 to 8,300 pop.)

Employment

Both the Region and the Town's Official Plan define employment forecasts for Caledon of approximately 32,000 by 2021. Employment projections were based on an overall activity rate of 0.38 for the 2011 through 2021 period. The Caledon Official Plan does not, however, allocate employment on a settlement basis.

In this latter respect, growth forecasts specific to the Mayfield West Community were prepared by C.N. Watson and Assoc. Ltd., in May 1997, as part of the Community Development Plan Study process (See Appendix IV). From an employment growth perspective, the results of the analysis defined a gross industrial land requirement, exclusive of population related employment, in a range of 263 to 441 acres.



**FIGURE 3
 SCHEDULE B
 MAYFIELD WEST
 LAND USE PLAN**

LEGEND

- AGRICULTURAL AREA
- RESIDENTIAL POLICY AREA
- RESIDENTIAL
- ENVIRONMENTAL POLICY AREA
- GENERAL COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE POLICY AREA
- LOT AND CONCESSION LINES
- PROVINCIAL ROADS
- REGIONAL ROADS
- LOCAL ROADS
- BOUNDARY OF SETTLEMENT
- RAILWAY LINES
- COMMUNITY DEVELOPMENT PLAN STUDY AREA
- STREAMS, RIVERS & PONDS

PL/B1-23

NOTE:
 This Schedule represents the approved Official Plan Schedule, as of December 31, 2004.

If necessary, reference should be made to the Town of Caledon Planning & Development Department or the Town Clerk for confirmation of current Minister approved policies.

Base Data Source: Town of Caledon



Date: February 3, 1997

Revised Date: February 28, 2003
 Revised Date: December 31, 2004

File No.: scbh_004_georef.mxd

The proposed limit of the expanded Mayfield West Settlement Boundary is sufficient to accommodate between 400 and 450 gross acres of industrial employment land. This area is consistent with the amount of employment lands identified in the need assessment analysis undertaken by C.N. Watson & Assoc. Ltd.

The application conforms to the Caledon population and employment forecasts currently identified in the Regional Official Plan and, in fact, is an integral part of the Regional Plan's policies.

3.5 Intensification Opportunities

Intensification is defined in the Regional Official Plan as:

the development of a property or site at a higher density than previously existed. It includes: redevelopment, infill, conversion and the creation of apartments or other accommodation in houses.

In addition, Section 1.1.3.3 of the Provincial Policy Statement states:

Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Historically, in the context of determining 2021 population forecasts for Caledon as a component of the current local and Regional Official Plans, the potential to accommodate additional population growth through intensification was considered in a variety of ways.

The assessment of 2021 land needs for Bolton, the largest existing Rural Service Centre, included provision for intensification within the previous settlement boundary, particularly in relation to the potential redevelopment of the historic Bolton Village Core Area. In addition, policies were added to Caledon's Official Plan to provide for intensification projects in existing settlements subject to planned service provision, and policies were also added to provide for apartments in houses and garden suites. It remained evident, however, that to accommodate the projected population forecasts for 2021, development of additional lands outside the existing settlement boundaries are required.

As a result, and as stated previously, both the Local and Regional Official Plans, indicate that revision to the Mayfield West Settlement Boundary is necessary to accommodate a share of previously planned growth.

Section 1.1.2 of the Provincial Policy Statement indicates:

Sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

In the context of Caledon's and the Region's Official Plans, the proposed revision to the Mayfield West Settlement Boundary to accommodate planned population forecasts beyond the existing settlement area designations is equivalent to development of a "*designated growth area*" in accordance with the Provincial Policy Statement.

3.6 Efficient Use of Land, Regional Infrastructure and Services in Existing Areas

The proposed expansion of the Mayfield West Settlement Boundary is a planned component of Caledon's tri-nodal growth strategy embodied in the Town's Official Plan. This strategy seeks to focus development in the south of the Town, away from sensitive environmental areas, while minimizing interference with agricultural activity, and concentrating new demands for services in areas where those demands can be most readily met.

As such, opportunities for efficient use of land and infrastructure to accommodate growth within existing settlement areas have been appropriately provided for. As envisioned by both the Town and Region's Official Plans, additional land for urban purposes is required in the Mayfield West area, in order to accommodate the 2021 planned population and employment forecasts.

From a servicing perspective, and specifically in the context of Regional infrastructure, the proposed Settlement Area expansion can be accommodated by extension of existing or planned infrastructure. Opportunities and costs for servicing of the expanded Mayfield West Settlement Boundary were also examined as part of the Regional Cost of Development Studies (CODS I and CODS II) preceding approval of the Town and Region's Official Plans.

An analysis of existing and planned infrastructure was also provided in support of the Mayfield West Community Development Plan in the report titled Mayfield West Community Development Plan Study – Existing Water Supply and Sanitary Sewage System, CG & S, November 1996. That analysis concluded, "*there does not appear to be any significant constraint to development due to limitations in*

PLB1-26

either the water supply or the sanitary wastewater treatment system.” (See Appendix V)

Further analysis was provided on behalf of the Kennedy – Heart Lake Owner’s Group by Philips Engineering Ltd., February 2005. That analysis also concluded that the Mayfield West Development Area “*is serviceable for wastewater, water distribution, site grading, and stormwater management in compliance with Town and Region Standards.*” (See Appendix VI)

3.7 Fiscal Impact

Fiscal Impact of development was a fundamental consideration to the preparation of both the Regional and local Official Plan.

At the Regional level, population and employment forecasts (and assumptions with respect to the related geography) were utilized as inputs to an extensive Cost of Development Study conducted in two phases and completed by Hemson Consulting on behalf of the Region in February, 1996. The Caledon component of growth in the CODS II Study was input from the Town’s Local Growth Overview Report, C.N. Watson & Assoc. Ltd., March 1995, and therefore reflected the growth projections embodied in both the local and regional Official Plans. By extension, the Region’s CODS II analysis also considered the costs of an expanded Mayfield West Settlement Boundary as required to accommodate the additional growth in Caledon’s Rural Service Centres outside of Bolton and Caledon East, necessary to achieve the 2021 growth forecast.

At the municipal level, the Local Growth Overview Report analyzed the financial impact of growth, the relationship of population and employment levels and implications for the Town’s Economic Development Strategy, as well as the ability to comply with Provincial and Regional Policy requirements. The result of the analysis was to recommend a population and employment growth projection for Caledon subsequently reflected in both the Town and Region Official Plan.

As discussed previously, the adopted Caledon growth forecasts is a component of growth for the Mayfield West Community providing for a total population of 13,100 by 2021. The proposed Regional Official Plan Amendment seeks to determine at a more precise level, the geography associated with the approved population.

Given all of the above, the fiscal impact of the proposed amendment was fully considered prior to approval of the Regional Official Plan and Caledon’s Official Plan Amendment No. 114.

PL-BI-27

3.8 Financial & Physical Abilities to Provide Necessary Services

Refer to Sections 3.6 and 3.7 above.

3.9 Local and Regional Growth Management Strategies

As discussed throughout this Report, the proposed Regional Official Plan Amendment represents a step towards the implementation of the underlying growth management strategy embodied in the Region's Official Plan, Caledon's Official Plan, and as approved by the OMB in 1997.

Section 1.1.3.9 of the 2005 Provincial Policy Statement stipulates that:

A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:

- a. sufficient opportunities for growth are not available through *intensification, redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
- b. the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term and protect public health and safety;
- c. in *prime agricultural areas*:
 1. the lands do not comprise *specialty crop areas*;
 2. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 3. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*; and
- d. impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Given the policy context of the Town and Region's Official Plans, and the comprehensive methodology undertaken to establish the approval thereof, the proposed Amendments to the Region's Plan represents the implementation of a

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settlement area expansion. The principle for the determination of the Mayfield West Settlement Area Boundary was previously established in the context of a comprehensive review of both the Regional and local Official Plans. This is in contrast to an expansion or establishment of a settlement area beyond that contemplated in a Regional or Local Official Plan.

In any event, the PPS policies are inherent in the criteria identified in Section 7.9 of the Region's Official Plan, and are, therefore, addressed in the context of this Report.

4.0 Land Requirements

A preliminary Land Use Budget (see Table 1) has been prepared based upon the Land Use Concept Plan identified as Figure 2, modified to include the lands extending westerly to Highway 10. This total area comprises approximately 437 ha. (1,080 acres) and is consistent with the settlement area boundary proposed in this application. It is noted that the land budget allocation to individual land uses identified in Table 1 is preliminary and will be further refined through the Mayfield West Community Development Plan.

Table 1 identifies a residential community area of approximately 230 ha. (568 acres) that is required to accommodate a population of approximately 8,290 persons, consistent with the upper population target of 8,300. This area also includes the main street commercial area, schools, parks and trails, valleyland and storm water management facilities and other community needs. The preliminary land use concept plan anticipates approximately 2,210 people residing within the village centre and approximately 6,080 people within the adjacent residential neighbourhoods. Overall, the average net density is approximately 18.2 units per hectare.

The employment lands area is indicated on Table 1 as comprising a total of approximately 190 ha. (469 acres). It includes approximately 169.5 ha. (419 acres) of employment lands and 20.5 ha. (50 acres) of valleyland and stormwater management areas. The area allocated for employment lands is consistent with the 178 ha. (441 acres) identified for employment growth in Mayfield West.

APPENDIX II
September 13, 2005
DEVELOPMENT PLANNING SERVICES
ESTABLISH A DATE FOR A PUBLIC
MEETING: APPLICATION TO AMEND THE
REGIONAL OFFICIAL PLAN (ROPA 17) TO
ESTABLISH AN AMENDED 2021 MAYFIELD
WEST RURAL SERVICE CENTRE BOUNDARY

19

KLM PLANNING PARTNERS INC.
AUGUST 2005

PL-B1-29

Table 1 – Preliminary Land Use Budget

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TABLE 1
 PRELIMINARY LAND USE BUDGET
 MAYFIELD WEST COMMUNITY DEVELOPMENT PLAN
 RESIDENTIAL COMMUNITY & EMPLOYMENT AREAS, AUGUST, 2005
 (Note: All Areas Approximate)

	Area (ha.)	Units	Population(6)	Net Density(5)
RESIDENTIAL COMMUNITY				
Village Centre Area (1)	32.5	1105	2210	40 u/ha
Neighbourhood Residential (2)	130	1815	6080	14 u/ha.
Parkland & Tableland Trails	24			
Valleyland & Stormwater Mngmt. (3)	33			
Schools (2 elementary, 1 Secondary Reserve)	10.8			
TOTAL RESIDENTIAL COMMUNITY	230	2920	8290	
Approximate Residential Density				
Gross (4)		13.8 units / ha.		
Net (5)		18.2 units / ha.		
EMPLOYMENT AREA				
Employment Lands	170			
Valleylands & Stormwater Mngmt.	20.5			
TOTAL EMPLOYMENT AREA	190			
Arterial Roads within Community Plan	16.7			
TOTAL ROPA AREA (Approximate)	437			

(1) Village Centre includes commercial/mixed use area (11 ha.), village courtyard area (16.5 ha.), village square (1.7 ha), civic promenade .3 ha.) and roads (3.1 ha.)
 (2) Neighbourhood Residential area includes local and collector roads and area of residential lot areas;
 (3) Assumes average pond size of 2.5 ha.
 (4) Gross includes all lands within Residential Community Plan excluding valley lands and arterial roads (i.e. 212.3 ha)
 (5) Net includes village centre mixed use and courtyard areas and neighbourhood residential areas; (160.6 ha.)
 (6) Assumes 2 people per unit within Village Centre; 3.35 persons per unit within Neighbourhoods
 Note: All areas and densities are approximate only and will be further defined through Community Development Plan process.

PL B1-31

The Region of Peel Official Plan is proposed to be amended in accordance with the following strikeouts and revisions to the policies of Section 5.4.3.

5.4.3 Rural Service Centres

The only Rural Service Centres in the Rural System designated in this plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. For the three Rural Service Centres, the 2021 boundaries are designated, ~~or will be designated,~~ in this Plan which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of the Region. ~~The boundary for Mayfield West shown on Schedule D is not the 2021 boundary. It will be determined through the preparation of the Mayfield West Community Development Plan and will require an amendment to this Plan.~~ Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available services.

5.4.3.2.2 Designate 2021 boundaries for the three Rural Service Centres in this Plan. ~~The 2021 boundaries for Mayfield West are not shown on Schedule D, and will be determined through the Mayfield West Community Development Plan, as addressed in Policy 5.4.3.2.4. The need to incorporate the 2021 boundaries for Mayfield West will be considered consistent with Section 7.9 of this Plan and will require an amendment to this Plan.~~ The 2021 boundaries for the Mayfield West, Bolton and Caledon East Rural Service Centres are shown on Schedule D.

~~5.4.3.2.3 Direct the Town of Caledon to prepare a Community Development Plan to identify the future role and form of Mayfield West, and provide the basis for amendments to the Town of Caledon and Region of Peel Official Plans. The Town of Caledon Community Development Plan for Mayfield West will be undertaken in cooperation with the Region, the Province and other agencies and will address the provisions as outlined in Section 7.9 of this Plan.~~

Section 5.4.3 should be renumbered accordingly.

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In addition, Schedule B is to be amended to delete the lands subject to this amendment from the Prime Agricultural Area, and Schedule D is to be amended in accordance with Figure 4 attached hereto, to reflect the revised boundary of the Mayfield West Rural Service Centre and to delete the Mayfield West Study Area Boundary.

6.0 COMMUNITY DEVELOPMENT PLAN TERMS OF REFERENCE

A Mayfield West Community Development Plan will be prepared in accordance with Terms of Reference prepared by the Town. The Terms of Reference provide an overall framework and process for the preparation of the Mayfield West Community Development Plan and describe the physical, economic and policy context in which the Mayfield West Community Development Plan will be developed, and a general outline of the work to be undertaken. The Community Development Plan will address in particular the following matters:

- a) natural features protection;
- b) a servicing strategy;
- c) transportation (including major network requirements)
- d) storm water management;
- e) land use and distribution, density and community design;
- f) fiscal impact;
- g) natural heritage protection;
- h) phasing requirements;
- i) cultural heritage / archaeological potential;
- j) municipal services; and
- k) integration and compatibility with adjacent existing and future land uses.

The Mayfield West Community Development Plan will have regard for the Principles, Strategic Direction, Goals, Objectives and Policies of the Town's Official Plan and will provide a policy framework for the development of lands within the settlement.

The Mayfield West Community Development Plan will form the basis of an official plan amendment to the Town's Official Plan. Consultation with the Region and TRCA will be an integral part of the Community Development Plan process.

7.0 CONCLUSIONS

The proposed amendments to the Regional Official Plan represent the implementation of the growth management strategy adopted by the Town and

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Regional Council, and approved by the Ontario Municipal Board following a comprehensive planning process.

The proposed determination of the Mayfield West Rural Service Centre boundary represents the land required to achieve the 2021 population and employment forecasts contemplated by all assessments completed by the Region, including the CODS Studies, as well as various servicing and transportation analyses conducted as background to the Region's Official Plan.

Further and more detailed planning at the local municipal level will continue with regard to preparation of the Mayfield West Community Development Plan which will guide the development of lands within the settlement.

DEVELOPMENT PLANNING SERVICES
 SHOW A DATE FOR A PUBLIC
 N APPLICATION TO AMEND THE
 R. L. OFFICIAL PLAN (ROPA 17) TO
 ESTABLISH AN AMENDED 2021 MAYFIELD
 WEST RURAL SERVICE CENTRE BOUNDARY

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FIG. 4
PROPOSED REGIONAL
OFFICIAL PLAN AMENDMENT
MAYFIELD WEST
SETTLEMENT BOUNDARY



LEGEND

- GREENBELT PLAN (HIS)
- PROPOSED SETTLEMENT BOUNDARY
- AGRICULTURAL AREA
- ENVIRONMENTAL POLICY AREA
- LOT AND CONCESSION LINES
- PROVINCIAL ROADS
- REGIONAL ROADS
- LOCAL ROADS
- RAILWAY LINES
- COMMUNITY DEVELOPMENT PLAN STUDY AREA
- STREAMS, RIVERS & PONDS

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Date: August 2005	
	File No.: mayfield west 2021 settlement boundary.mxd