Mayfield West Phase 2: Stage 2
Local Official Plan Amendment

Public Information Meeting

October 22, 2019
Planning Committee Meeting
Outline

Purpose
Planning Process
Location Area Map
Land Use Designations
Population and Jobs
Draft Official Plan Amendment and Policy Changes
Consultation
Next Steps
Purpose

Public meeting held to present first draft of the local Official Plan Amendment (LOPA)

Seek initial feedback and comments
Planning Process: Background

• Mayfield West Phase 2 planning process was initiated in 2006

• Phase 2 is split between stage 1 lands and stage 2 lands

• ROPA 29 and OPA 222, approved by the Local Planning Appeal Tribunal (LPAT), determined current stage 1 boundaries
  - Portion of lands were left out for future expansions

• This planning process and OPA will bring the remaining lands (stage 2) into the settlement boundary
Stage 1 lands approximately 207 ha. (511.5 ac.)

Stage 2 lands approximately 110 ha. (271.8 ac.)
# Current Land Use Designations

<table>
<thead>
<tr>
<th>Region of Peel Official Plan</th>
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<tbody>
<tr>
<td>• “Prime Agricultural Area” (Schedule B – Prime Agricultural Area)</td>
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<tr>
<td>• “Rural System” (Schedule D – Regional Structure)</td>
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<th>Town of Caledon Official Plan</th>
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<tr>
<td>• Situated within “Mayfield West Study Area Boundary” (Schedule A, Land Use Plan)</td>
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<tr>
<td>• “Prime Agricultural Area” &amp; “Environmental Policy Area” (Schedule B-2, Mayfield West Phase 2: Secondary Plan)</td>
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Population and Jobs

Stage 1 approximately 14,172 people and jobs

Stage 2 lands planned to accommodate approximately 7,502 people and jobs

Combined total = 21,674 people and jobs
Regional Official Plan Amendment #34

• ROPA 34 was initiated by the Region and required for this application

• OPA 255 is not exempt under Regional Municipality of Peel By-law Number 1-2000

• ROPA 34 is being processed at the same time as this application and must be approved prior to the approval of the Town’s OPA 255
Local Official Plan Amendment #255

LOPA is being processed

Consultants retained to prepare various background studies:

- Supplementary Planning Justification Report – Meridian Planning
- Community Design Plan Update – NAK Design Strategies
- Comprehensive Environmental Impact Study and Management Plan (CEISMP) (Full Part C) – CF Crozier & Associates (formerly Hensel Design Group)
- Fiscal Impact Study (local scope) – Watson & Associates
Proposed Policy Changes

Policy modifications are proposed for the Mayfield West Phase 2 Secondary Plan (OP Section 7.14)

Initial policy changes include:

- Additional land use designations for schools and other residential land uses
- Modifications to development sequencing policies
- Other edits of a non-technical nature
Consultation

Notice of Application and Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject lands and published in the local newspapers (Caledon Enterprise and Brampton Guardian)

26 Sep. 2019

Public Information Meeting

22 Oct. 2019
Next Steps

ROPA
- Completion and approval of the ROPA application before any approval is granted for the LOPA

LOPA
- Circulation of background reports and studies to internal and external stakeholders
- Review and address comments from all stakeholders
- Prepare a final staff report and hold statutory public meeting (date TBD)
Thank You!

Margherita Cosentino, MES MCIP RPP
Community Planner, Policy

Margherita.cosentino@Caledon.ca