

# Mayfield West Phase 2: Stage 2

**Local Official Plan Amendment #255**

**Public Meeting**

October 22, 2019

Planning Committee Meeting

# Purpose

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To present first draft of the local Official Plan Amendment (LOPA) #255

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Inform Public and Members of Council of the application

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Seek initial feedback and comments

## 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 #255 will bring the remaining lands (Stage 2) into the settlement boundary

# SUBJECT LANDS - STAGE 2

**LEGEND**

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Prestige Industrial
- General Commercial
- Live-Work
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Stormwater Pond Facility
- Greenway Corridor
- Transit Hub
- Greenbelt Plan Area
- Stage 1 / 2 Boundary
- MW2 Boundary (Stage 1 & Stage 2)

## STAGE 1

# Location Area Map

**MAYFIELD WEST PHASE 2: STAGE 2  
DEVELOPMENT CONCEPT PLAN**  
PART OF LOTS 18 - 20, CONCESSIONS 1 & 2, W.H.S.  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL



# Area

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Stage 1 lands  
approximately 207  
ha. (511.5 ac.)

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Stage 2 lands  
approximately 110  
ha. (271.8 ac.)

# Current Land Use Designations

## Region of Peel Official Plan

- “Prime Agricultural Area” (Schedule B – Prime Agricultural Area)
- “Rural System” (Schedule D – Regional Structure)

## Town of Caledon Official Plan

- Situated within “Mayfield West Study Area Boundary” (Schedule A, Land Use Plan)
- “Prime Agricultural Area” & “Environmental Policy Area” (Schedule B-2, Mayfield West Phase 2: Secondary Plan)

# 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  
(ROPA) #34**

ROPA 34 initiated by the  
Region

ROPA 34 is being processed  
at the same time as OPA  
#255 and must be approved  
prior to the approval of the  
Town's OPA

# 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)

Local Fiscal Impact Study  
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

**26 Sep. 2019**

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)

Public 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
- Additional public meetings as required
- Prepare a final staff report and hold statutory public meeting (date TBD)