

Public Meeting Report

Community Services Department – Policy & Sustainability

Public Meeting: October 22, 2019 at 7:00 p.m. in Council Chambers, Town Hall

Applicant: Town of Caledon

File No.: POPA 19-03 - Mayfield West Phase 2 - Stage 2
Local Official Plan Amendment # 255

The Purpose of a Public Meeting:

This public meeting is being held to present the first draft of the Local Official Plan Amendment (LOPA) for the lands located adjacent to the Mayfield West Phase 2 – Stage 1 (MW2 S1) lands. The purpose of the meeting is to receive initial comments from the public and members of Council. Comments and questions from this meeting will be considered and staff will circulate the secondary plan submission including draft LOPA and supporting materials to the Region of Peel and other agencies for comment.

A Regional Official Plan Amendment (ROPA 34) is required because these lands are outside of the settlement area boundary. These lands are not exempt under the Regional Municipality of Peel By-law Number 1-2000. The proposed ROPA 34 is being processed concurrently with the Town's LOPA. ROPA 34 proposes to bring these lands into the Mayfield West Rural Service Centre and must be adopted by the Region prior to the approval of the Town's LOPA.

As a member of the public, you are welcome to request to be notified of any future meetings related to this application. Please provide your contact information on the 'Sign-In' sheet provided in the lobby. Please be advised that the sign-in information will form part of the public record for this application.

Property Information:

The subject lands are located on the west side of the boundary of Mayfield West Phase 2 – Stage 1 (MW2 S1) lands, north side of Mayfield Road, south of the Etobicoke Creek and west of Hurontario Street (Highway 10) and east of Chinguacousy Road, Ward 2, Town of Caledon. See Schedule "A" – Location Map. The subject lands are approximately 110 hectares (271.8 acres) in size. The lands are surrounded by existing agricultural uses to the west and north, and residential uses to the south in the City of Brampton and east. Environmental areas associated with the Etobicoke Creek abuts the north of the subject lands.

The Region of Peel's Official Plan designates the lands as "Prime Agricultural Area" (Schedule B – Prime Agricultural Area); and "Rural System" (Schedule D – Regional Structure).

According to the Town's Official Plan, the subject lands are situated within the "Mayfield West Study Area Boundary" (Schedule A, Town of Caledon Land Use Plan). The Town's Official Plan designates the lands as "Prime Agricultural Area" and "Environmental Policy Area" (on Town of Caledon Schedule B-2, Mayfield West Phase 2: Secondary Plan Land Use Plan).

Background:

Stage 1 and Stage 2 Planning Process

The settlement boundary expansion for Mayfield West Phase 2 planning process began in 2006 to accommodate population and employment growth to 2031. At the time, there were numerous discussions on densities and the amount of land required to accommodate the proposed growth.



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The current boundaries for what is now referred to as Mayfield West Phase 2 Stage 1 (MW2 S1) were determined through ROPA 29. ROPA 29 excluded the subject lands known as Mayfield West Phase 2 Stage 2 (MW2 S2) because the land budget to implement population and employment forecasts (as per Growth Plan 2006 and Region of Peel allocations to 2031) was sufficient. Therefore, a portion of the lands were left out for future growth and expansions. For this reason, MW2 S1 has irregular boundaries that traverse open fields as opposed to following property boundaries, natural features and road allowances.

ROPA 29 was implemented by OPA 222 and approved by the Local Planning Appeal Tribunal (LPAT) formerly, the Ontario Municipal Board (OMB). Approximately 14,172 people and jobs were allocated for the Stage 1 lands through the planning and appeal processes.

Mayfield West Phase 2 Stage 2 Regional Official Plan Amendment

The Region of Peel is undertaking a region-wide Municipal Comprehensive Review to determine future areas for settlement boundary expansions, density targets and areas of intensification to accommodate population and employment forecasts (as per Growth Plan 2019) to the 2041 planning horizon. Part of this work includes an expansion to the settlement boundary of Mayfield West Phase 2, more specifically, to expand the boundary of Stage 1 and incorporate the Stage 2 lands (the lands that were left out during the previous expansion.) This Regional planning process will amend the Mayfield West Rural Service Centre boundary to include the Mayfield West Phase 2 Stage 2 lands.

The proposed expansion would accommodate an approximate 7,500 people and jobs with an approximate density of 71 people and jobs per hectare. By 2041, the combined total population and jobs for Mayfield West Phase 2 (Stage 1 and Stage 2 lands) is anticipated to be 21,674.

Draft Official Plan Amendment:

On June 26, 2018, Council endorsed the initiation of the LOPA for the MW2 S2 lands. Town staff is preparing the draft the LOPA to amend the Secondary Plan policies for the Mayfield West Phase 2 Secondary Plan (Official Plan Section 7.14).

To assist with this work, consultants were retained to prepare various background studies in support of the LOPA.

The key supporting LOPA studies and the purpose of each are as follows:

1. Supplementary Planning Justification Report – Meridian Planning
 - Purpose: A supplementary Planning Justification Report (PJR) will be prepared to provide rationale for the LOPA. The PJR will provide detailed property information, outline the relevant policy framework including provincial, regional and local policy that supports the application, detailed information on the proposal and an overview of the conclusions from each technical study, as well as, demonstrate how the recommendations will be implemented by way of the proposed amendment.
2. Urban Design Plan/Concept Plan Update – NAK Design Strategies
 - Purpose: The Community Design Plan will describe in detail the update to the boundary of the community to include the MW2 S2 lands and to illustrate the conceptual layout. The revision will also include minor text edits.
3. Comprehensive Environmental Impact Study and Management Plan (CEISMP) Full Part C – CF Crozier & Associates (formerly Hensel Design Group)

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- Purpose: Caledon's Official Plan contains detailed ecosystem planning and management policies whose fundamental objective is to ensure that as land uses change and development occurs, the integrity of Caledon's ecosystems is protected, maintained and, as appropriate, restored and enhanced (S.3.1). A Comprehensive Environmental Impact Study and Management Plan (Comprehensive EIS & MP) will provide detailed information regarding environmental features, functions, linkages and interdependencies, recommend environmental protection, management and monitoring measures, and assess the impacts of planned urban development on the ecosystem and evaluate land use scenarios (S.5.7.3.7).
 - In general, the CEISMP will identify, describe and delineate the ecological systems (form and function) and features within and adjacent to the study area. Through an analysis of the dynamics and interrelationships of the ecosystem, with consideration for the supporting lands and natural system that may be outside of the study area, the study will assess the potential environmental impacts of locating urban land uses and infrastructure within the study area and their compatibility with Caledon's ecosystem goals, objectives, policies and performance measures. The study will recommend environmental protection and enhancement targets, as well as assess the ecological impacts of the planned urban development. Finally, the study will outline an Environmental Management Plan (also referred to as a Comprehensive Adaptive Management Plan) for the proposed Secondary Plan, that will recommend measures for the management, enhancement and restoration of the ecosystem.
 - Parts A and B of the CEISMP will be completed as part of the associated ROPA process along with a Preliminary Part C Report. A comprehensive Part C component will be completed as part of the LOPA process.
4. Fiscal Impact Study (local scope) – Watson & Associates
- Purpose: A Fiscal Impact Study will be prepared to examine the fiscal implications of the land use scenarios presented in the MW2 S2 Concept Plan specific to Caledon. This analysis will include a financial model, developed to identify methods for ensuring the cost of services, public facilities and infrastructure required to permit and support the development are financially sustainable.

A draft secondary plan was prepared. Please see Schedule "B" – Draft Official Plan Amendment, attached.

The proposed policy changes include:

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

For more information refer to the draft modifications and policies of OPA 255, available on the project webpage - <https://www.caledon.ca/en/townhall/mayfieldwestsecondaryplanphase2.asp>

Consultation:

On September 26, 2019 a 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). The Town is working on the Official Plan Amendment which includes supporting

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studies and draft secondary plan policies. The Town will circulate the draft Local Official Plan Amendment and supporting materials to the Region of Peel and other agencies for comment.

Next Steps:

- ROPA
 - Completion and approval of Regional Official Plan Amendment application.
- LOPA
 - Circulation of background reports and studies to internal departments and external agencies;
 - review and address comments from all stakeholders;
 - prepare a final staff report and hold a public meeting (date TBD); and
 - additional public meetings may be required.

Planning Act – Appeal and Notice Requirements:

If you wish to be notified of the decision of the Town of Caledon on the proposed Official Plan Amendment, you must make a written request to the Clerk of the Town of Caledon, 6311 Old Church Road, Caledon, Ontario, L7C 1J6.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed Official Plan Amendment before the approval authority gives or refuses to give approval to the draft Official Plan Amendment, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Clerk of the Town of Caledon in respect of the proposed Official Plan Amendment before the approval authority gives or refuses to give approval to the Official Plan Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Contact:

For further information, please contact Margherita Cosentino, Community Planner, Policy at 905-584-2272 ext. 4049 or Margherita.cosentino@caledon.ca.

Attachments:

- Schedule A: Location Map
- Schedule B: Draft Official Plan Amendment