

Mayfield West Phase 2: Stage 2

Local Official Plan Amendment #255

Public Meeting

October 22, 2019

Planning Committee Meeting

Purpose

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

Inform Public and Members of Council of the application

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

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

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)