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

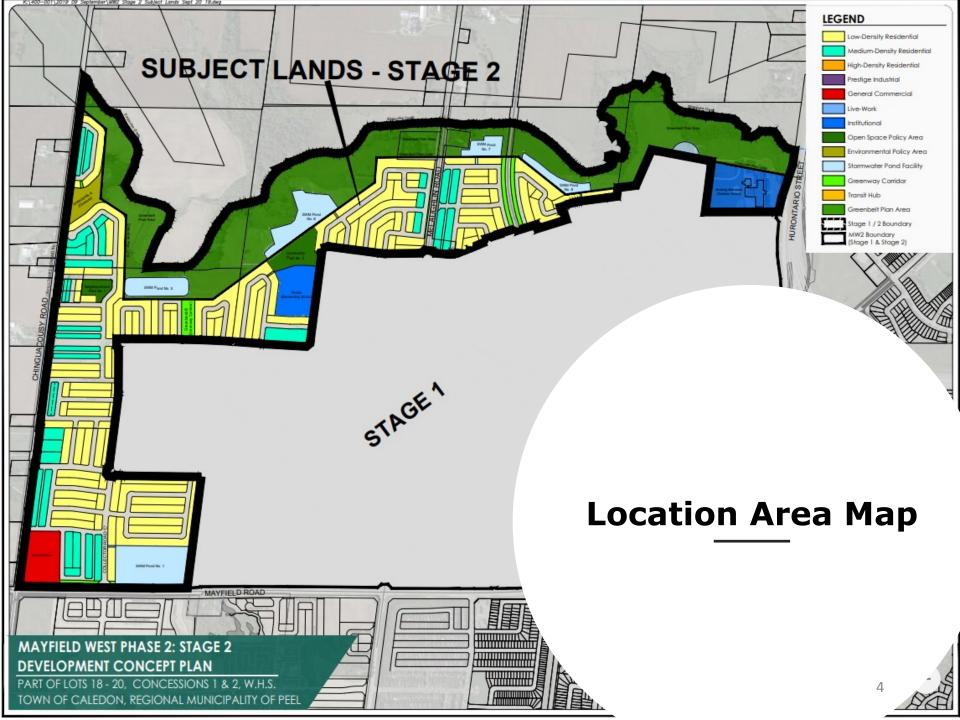
Phase 2 is split between Stage 1 lands and Stage 2 lands

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





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 DRegional 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



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 nontechnical 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)

