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
Mayfield West Phase 2 planning process was initiated in 2006

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

ROPAs 29 and 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
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>
<th>Town of Caledon Official Plan</th>
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</thead>
<tbody>
<tr>
<td>• “Prime Agricultural Area” (Schedule B – Prime Agricultural Area)</td>
<td>• Situated within “Mayfield West Study Area Boundary” (Schedule A, Land Use Plan)</td>
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<tr>
<td>• “Rural System” (Schedule D – Regional Structure)</td>
<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 (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

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<tr>
<th>Supplementary Planning Justification Report</th>
<th>Community Design Plan Update NAK Design Strategies</th>
<th>Comprehensive Environmental Impact Study and Management Plan (CEISMP) (Full Part C)</th>
<th>Local Fiscal Impact Study Watson &amp; Associates</th>
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<tbody>
<tr>
<td>Meridian Planning</td>
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<td>CF Crozier &amp; Associates (formerly Hensel Design Group)</td>
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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)