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REGION OF PEEL  
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April 28, 2021

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Regional Municipality of Peel  
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REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED ☒

via email: [council@peelregion.ca](mailto:council@peelregion.ca) & [adrian.smith@peelregion.ca](mailto:adrian.smith@peelregion.ca)

**Attention: Planning and Growth Management Committee**

**AND**

**Mr. Adrian Smith**

**Chief Planner and Acting Director of Regional Planning and Growth Management**

**RE: Comments on Peel 2041+ Official Plan Review  
Brookvalley Project Management Inc.  
Mayfield West Phase 2 – Stage 3, Town of Caledon**

Malone Given Parsons Ltd. ("MGP") are the planning consultants for Brookvalley Project Management Inc. ("Brookvalley"), who manage six parcels of land totalling approximately 234 hectares within Phase 2 of the Mayfield West Study Area in the Town of Caledon (the "Brookvalley Lands") as shown in Figure 1.

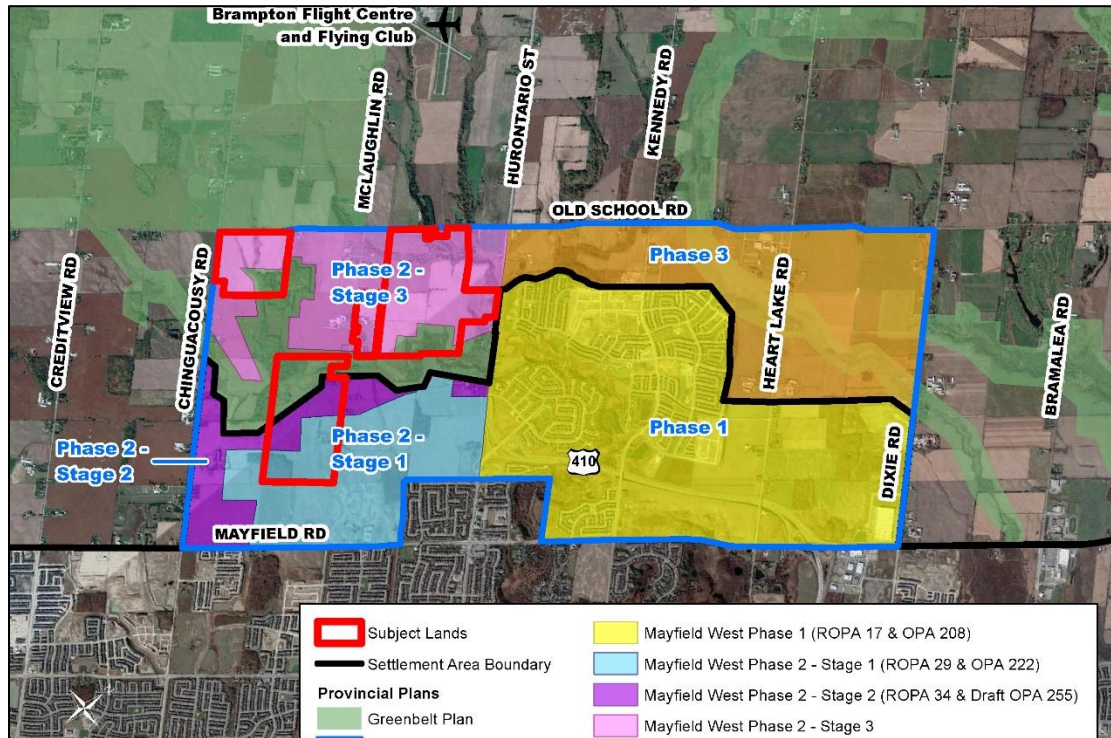
On behalf of Brookvalley, we have been monitoring the Peel 2041+ Municipal Comprehensive Review process, including attendance at the Virtual Open Houses and review of the supporting studies and draft policies presented for review and comment by the Region. We appreciate Regional staff meeting with us on February 17, 2021 to discuss our comments on the Settlement Area Boundary Expansion and Growth Management work completed to date. In reviewing the materials associated with Items 5.1, 5.2 and 5.8 of Planning and Growth Management Committee Agenda PGM- 3/2021 (April 29, 2021) we note that a small portion of the northwest corner of the Mayfield West Phase 2 – Stage 3 lands have not been included in the Region's settlement area boundary expansion mapping. Based on our meeting with staff and further discussions, it is our understanding the entirety of the Mayfield West Phase 2 – Stage 3 lands are to be included within the Settlement Area Boundary Expansion.

As a follow-up to the aforementioned meeting, we continue to request the following:

- 1) That the Settlement Area Boundary be expanded to include the entirety of the Phase 2 – Stage 3 portion of the Mayfield West Study Area, extending north to Old School Road and west to Chinguacousy Road; and,**
- 2) That build-out of the Mayfield West Study Area and Bolton Residential Expansion Study lands be prioritized in the phasing of growth to 2041, in advance of newer expansion areas, to respect the timely delivery of complete communities and the long-standing history of planning for these areas to accommodate future growth.**

The Mayfield West Study Area was adopted by Town Council in September 1991 and approved by the Ontario Municipal Board (the “OMB”) in January 1997. Figure 1 below shows the Study Area and different phases.

Figure 1: Mayfield West Study Area



The Study Area was identified to accommodate future growth and development to support the “tri-nodal” approach to growth management taken by the Town of Caledon (the “Town”). Since that time, it has been the intent of the Town to round out the Mayfield West Study Area through a series of settlement area expansions to accommodate growth. To date these include the following:

- In July 2006, the Town adopted Official Plan Amendment 208 (“OPA 208”) to implement the policies of Regional Official Plan Amendment 17 for the settlement boundary expansion to accommodate a population of approximately 9,000 in Mayfield West Phase 1. OPA 208 was approved by the OMB in 2007.
- In June 2010, the Town adopted Official Plan Amendment 226 (“OPA 226”) which confirmed the “tri-nodal” approach to growth and allocated approximately 12,148 people and 4,072 jobs to Mayfield West Phase 2. Based on provincial and regional changes to growth allocation, the Town reduced the initial Mayfield West Phase 2 allocation, resulting in the staging of Mayfield West Phase 2 in two stages (MW2-1 and MW2-2). The OMB approved OPA 226 in June 2013.
- In November 2015, the Town adopted Official Plan Amendment 222 (“OPA 222”) which expanded the Settlement Area Boundary to include MW2-1. OPA 222 was

approved by the OMB in May 2017.

- In July 2018, the Town endorsed the commencement of a local official plan amendment for MW2-2. This process (referred to as Official Plan Amendment 255 (“OPA 255”)) is a Town-initiated amendment to support the Mayfield West settlement area expansion to include the MW2-2 lands. Following the approval of O.Reg 362/20, the Region adopted Regional Official Plan Amendment 34 (“ROPA 34”) to expand the settlement area boundary to include the MW2-2 lands in the settlement area. ROPA 34 was approved in January 2021 by the Province. As a result of this approval, the Town has recommenced the Official Plan Amendment Process for OPA 255 to implement ROPA 34. It is anticipated that OPA 255 will be adopted by Town Council in the Summer of 2021.

Based on the above, it is clear the Town has maintained a long-standing commitment to allocate growth and development to the Mayfield West community. The next logical settlement expansion is to include the Mayfield West Phase 2 – Stage 3 (MW2-3) lands to round out the Mayfield West Study Area and complete the community under development.

While we appreciate that the Region, through their background work, has included the majority of the MW2-3 lands for settlement area boundary expansion. It is our understanding that the limit of the proposed settlement boundary expansion in this portion of Mayfield West was intended to align with the Province’s preferred route alignment of the GTA West Transportation Corridor. However, we note that the proposed settlement boundary expansion did not adhere to this principle throughout the entirety of the Mayfield West Study Area, and in other instances, the Settlement Area Boundary Expansion went beyond the GTA West Transportation Corridor alignment.

It is our opinion that the boundary should be expanded to include the entirety of the MW2-3 lands to allow for comprehensive planning and the delivery of a complete community regardless of the status of the GTA West Transportation Corridor. The inclusion of the entire MW2-3 lands in the settlement area would allow for comprehensive planning of the Study Area to continue to the next logical edge or road boundaries (Chinguacousy Road and Old School Road), consistent with the Town’s historical commitment. As part of the comprehensive planning process, consideration should be given to options that anticipate both the inclusion and exclusion of the GTA West Transportation Corridor to ensure timely completion of this portion of the Mayfield West community. It is prudent that the current Municipal Comprehensive Review process not neglect the historical municipal land use planning policies and initiatives by the Councils of the Town of Caledon and Region of Peel.

Furthermore, given the long-standing history and planning for the Mayfield West Study Area, it is our opinion that these areas should be prioritized in the Region’s phasing of growth and development to ensure the timely delivery of complete communities with logical boundaries and to recognize the tremendous amount of effort that has gone into planning for growth in this community since the 1990s.

In our opinion, the Mayfield West Study Area and other areas with a long-standing planning history and intention to accommodate growth, including the Bolton Residential Expansion Study lands, should be prioritized for build-out as the first phases of growth in the Region to

2041, with newer expansion areas to follow as subsequent phases. This phasing of growth would allow for the necessary planning and servicing solutions to be completed for newer expansion areas while expediting the delivery of housing in already planned communities to support the Province's objectives to deliver an increased housing supply.

We thank you for the opportunity to provide input and look forward to working with you and your staff throughout this process. If you have any questions, or would like to meet to discuss the contents of this letter, please do not hesitate to contact me.

Yours very truly,  
Malone Given Parsons Ltd.



**Matthew Cory, MCIP, RPP, PLE, PMP**

Principal

[mcory@mgp.ca](mailto:mcory@mgp.ca)

cc: Sylvia Kirkwood, Town of Caledon  
Mayor and Members of Council, Town of Caledon  
Frank Filippo, Brookvalley Project Management Inc.