

**REPORT TITLE:**     **Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion,  
Regional Official Plan Amendment 34**

**FROM:**               Andrew Farr, Acting Commissioner of Public Works  
                              Adrian Smith, Chief Planner and Director of Regional Planning and  
                              Growth Management

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## **RECOMMENDATION**

**That the Peel Region Official Plan be amended to expand the Mayfield West Rural Service Centre boundary by approximately 105 hectares of net developable lands, to include the Mayfield West Phase 2 Stage 2 lands;**

**And further, that Regional Official Plan Amendment (ROPA) 34, be declared to meet the requirements of Section 26(1)(a), (b) and (c) of the *Planning Act* as required by Section 26(7) of the *Planning Act*;**

**And further, that ROPA 34, attached as Appendix I to the report of the Acting Commissioner of Public Works, titled “Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34” be adopted in accordance with Section 17(22) of the *Planning Act*;**

**And further, that the by-law to amend the Regional Official Plan be presented for enactment;**

**And further, that notice of decision of Council’s adoption of ROPA 34 be given in accordance with Section 17(23) of the *Planning Act*;**

**And further, that a copy of the subject report be provided to the Town of Caledon, and Cities of Brampton and Mississauga;**

**And further, that a copy of the subject report and supporting materials be provided to the Minister of Municipal Affairs and Housing for review and approval, in accordance with Section 17(31) of the *Planning Act*.**

## **REPORT HIGHLIGHTS**

- The Mayfield West Phase 2 Stage 2 Regional Official Plan Amendment 34 is proceeding as one of the phased amendments of the Region’s Municipal Comprehensive Review under Section 26 of the *Planning Act*.

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- The amendment expands the Mayfield West Rural Service Centre Boundary by approximately 105 hectares of net developable land to include the Mayfield West Phase 2 Stage 2 lands (shown on Appendix II) and includes policies to guide the future secondary planning of these lands.
- The settlement boundary in the current Regional Official Plan is to accommodate population and employment growth to 2031.
- The amendment represents an initial settlement boundary expansion to accommodate a portion of growth to 2041, and further expansions will be recommended through the Settlement Area Boundary Expansion Study currently underway, which will plan for the remaining growth to 2041.
- The amendment is consistent with provincial policy, conforms to provincial plans and represents good planning in the public interest.
- As a result of the statutory consultation process, four submissions were received and considered.
- Should Regional Council adopt ROPA 34, the amendment will be forwarded for consideration by the Minister of Municipal Affairs and Housing who is the approval authority for amendments implementing the Region's Municipal Comprehensive Review.

## **DISCUSSION**

### **1. Background and Purpose of the Amendment**

Beginning in 2008, the technical studies to support settlement boundary expansion policy requirements were initiated to facilitate expansion of the Mayfield West Rural Service Centre Boundary to include the Mayfield West Phase 2 community. In order to meet the 2006 Growth Plan population and employment allocations and minimum intensification and density targets, about 208 hectares of the total 313 hectares of this master-planned community, known as Mayfield West Phase 2 Stage 1, was included in Regional Official Plan Amendment 29 and approved in 2014. The remaining approximately 105 hectares of net developable lands were left for a future amendment and additional growth plan population allocation to Peel known as the Mayfield West Phase 2 Stage 2 lands.

The amendment to include the Stage 2 lands within the Mayfield West Rural Service was originally proposed as part of the 2017 Draft Growth Management Regional Official Plan Amendment, which was postponed at the time as a result of uncertainty related to the GTA West Transportation Corridor and changing provincial policy context.

Recent direction from the Province has provided clarification that upper-tier municipalities can undertake their Municipal Comprehensive Review through phased amendments and as a result, the Region is proceeding with ROPA 34 at this time. As required by the *Planning Act*, a statutory open house and public meeting were held for Mayfield West Phase 2 Stage 2 on Thursday, November 28, 2019, and Thursday, December 12, 2019, respectively.

#### **a) Purpose of the Amendment**

Regional Official Plan Amendment 34 (included as Appendix I) expands the Mayfield West Rural Service Centre boundary to include the remaining Mayfield West Phase 2 Stage 2 lands and completes the Mayfield West Phase 2 community. This will result in the completion of street networks, contribute to efficient use of infrastructure, and the

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provision of parks, schools, trail connections, and commercial areas to support the overall Mayfield West Phase 2 community.

In addition to expanding the Mayfield West Rural Service Centre Boundary to include the Mayfield West Phase 2 Stage 2 lands, ROPA 34 also includes a policy framework to guide the future secondary planning of these lands. Policies also require that any growth beyond 2031 be accounted for in the land needs assessment undertaken as part of the current municipal comprehensive review. Changes will also be made to Official Plan Schedules to facilitate the settlement expansion.

### **b) Greater Toronto Area (GTA) West Corridor**

In June of 2019, the Ministry of Transportation advised that they were resuming the Environmental Assessment for the GTA West Transportation Corridor. There have been various study areas associated with the GTA West Corridor as the planning process has evolved including the original Preliminary Route Planning Study Area and the recent Technically Preferred Route. Buffers around the current preferred route do extend into a very small portion of the developable area at the northwest edge of the proposed Stage 2 community. GTA West Corridor staff have contacted Regional staff to ensure planning for the GTA West corridor is not compromised. Peel staff have advised that they are satisfied that existing policies in the Region's Official Plan will apply to the Phase 2 Stage 2 lands through ROPA 34 and those policies will ensure that the GTA West study area will be mapped and protected through the phasing of development to the satisfaction of the Province and the Region.

### **c) Consultation and Comments Received**

Consultation has been undertaken throughout the planning to date for the Mayfield West Phase 2 community. A statutory open house and public meeting were held for Mayfield West Phase 2 Stage 2 in accordance with Section 17(16) and 17(15)(d) of the *Planning Act*.

The open house was held at the Region of Peel Administrative Headquarters on Thursday, November 28, 2019, from 4:30 to 7:30 pm. The public meeting was held at the Region of Peel Administrative Headquarters in the Council Chambers on Thursday December 12, 2019, at 9:00 am.

In addition to the statutory consultations held in late 2019, an informal open house was held in February 2018 on the Region's draft Growth Management Amendment which included amendments to include the Mayfield West Phase 2 Stage 2 lands within the Mayfield Rural Service Centre boundary. The Town of Caledon also held an informal open house on the Mayfield West Phase 2 Stage 2 Secondary Plan on October 22, 2019.

Notice of the statutory open house and public meeting were provided in accordance with Section 17(17) of the *Planning Act*. On November 21, 2019 notice was posted in both the Brampton Guardian and the Caledon Enterprise. Notification was provided to prescribed bodies in accordance with Section 17(15)(b) of the *Planning Act*. In addition, notice was provided by mail to property owners within 120 meters of the subject lands and posted on the Region of Peel's website.

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Regional staff gave a presentation at the public meeting outlining the project objective, background studies and proposed amendment. Jason Afonso, Glen Schnarr and Associates Inc. and Don Given, Malone Given Parsons delegated at the meeting in support of ROPA 34. The minutes of the public meeting are attached as Appendix III.

The Region received one written submission through the public consultation, comments from the Town of Caledon and two submissions from agencies advising that they had no comments on the amendment. Appendix IV is a copy of the submissions received and Appendix V responds to comments received.

### **d) Valleywood Residents Association**

The one written submission was provided by the Valleywood Residents Association, representing the Valleywood subdivision which is located east of Mayfield West Phase 2 Stage 2, in the northeast corner of Hurontario and Highway 410. The comment expressed public safety concerns related to the emergency access gate west of Snelcrest Drive for emergency vehicles. The Valleywood Residents Association had also raised this issue through comments on the McLaughlin Road and Spine Road Class Environmental Assessment.

In addition to the written comments provided, some representatives from the Valleywood Residents Association met with Regional staff and raised two additional issues as follows:

- Safety concerns with the Valleywood Blvd. intersection at Hurontario Road/Highway 410; and,
- Illegal trucking and storage uses in southern Caledon.

The Town of Caledon's McLaughlin Road and Spine Road Municipal Class Environmental Assessment considered the population and employment for all of Mayfield West Phase 2, including both Stage 1 and Stage 2. The original scope of work for the Environmental Assessment did not include reviewing the interchange with Valleywood Blvd (which is under the jurisdiction of the Ministry of Transportation,) however the scope was expanded to include this interchange as a result of public comments.

The recommendations of the approved Environmental Assessment include a preferred alternative design for the Valleywood interchange and identified some intersection operational matters to be addressed through the subsequent detailed design. The Environmental Assessment also states that further discussion on the emergency access gate from Highway 410 to Snelcrest Drive will be undertaken as part of the detailed design stage. Town of Caledon staff advise that they intend to further review the emergency access gate as part of the transportation work, they are undertaking as part of their Official Plan Review.

Within the Town of Caledon's Mayfield West Phase 2 Stage 1 Secondary Plan, there are policies in effect to ensure that the staging and sequencing of development shall consider the need for construction or improvements of required arterial road infrastructure including the Spine Road, and a portion of McLaughlin Road and Chinguacousy Road in accordance with completion of Environmental Assessments.

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To address the safety concerns raised by the Valleywood Residents Association, Regional staff have recommended that a policy be included in ROPA 34 that requires that the Town of Caledon include similar policies in the Mayfield West Phase 2 Stage 2 Secondary Plan as currently apply in Mayfield West Phase 2 Stage 1 and that the policies be expanded to address the intersection operational matters and further discussion on the emergency access gate as recommended by the environmental assessment.

In response to the other matter raised by the Valleywood Residents Association regarding illegal trucking and storage operations in Caledon, Regional staff have followed up with the Town of Caledon as this is a local municipal issue and separate from the settlement expansion proposed through ROPA 34. Regional staff were advised that the Town of Caledon is implementing a new task force in 2020 that will focus on proactive land-use enforcement to address illegally stored tractor trailers and commercial vehicles. Regional staff have offered to participate in the task force.

### **2. Recommended Regional Official Plan Amendment**

There have been minimal changes made to ROPA 34 from the version presented at the open house and public meeting. Minor revisions have been made to the preamble to be more explicit that ROPA 34 is proceeding as a phased amendment of the Region's Municipal Comprehensive Review and the inclusion of the policy related to transportation improvements responding to the concerns from the Valleywood Residents Association.

The recommended Regional Official Plan Amendment 34 will:

- Include the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Rural Service Centre Boundary (approximately 105 ha of net developable land).
- Plan for approximately 7,000 people and 550 jobs for a density of 71 people and jobs per hectare (above the minimum 50 people and jobs per hectare required in the 2019 Growth Plan).
- Complete the Mayfield West Phase 2 community through the extension of street networks, efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas.
- Guide future secondary planning related to:
  - ensuring the Valleywood Blvd. and Hurontario Street/Highway 410 intersection and emergency service gate matters are addressed through subsequent secondary planning;
  - identification and protection of a natural heritage system;
  - demonstrating a contribution towards affordable housing; and,
  - considering minimum distance separation setbacks to agricultural operations.
- Require that lands and associated growth allocated to Mayfield West Phase 2 Stage 2 be accounted for when planning for growth to 2041 as part of the Region's Municipal Comprehensive Review.
- Make changes to four Official Plan schedules and one figure to reflect the inclusion of the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Rural Service Centre.

### **3. Policy Framework**

#### **i) Places to Grow: Growth Plan for the Greater Golden Horseshoe, 2019**

As a result of the unique planning history on the subject lands and the importance of planning Mayfield West Phase 2 as a complete community, staff are recommending that ROPA 34 be advanced as one of the phased amendments of the Region's Municipal Comprehensive Review under Section 26 of the *Planning Act*.

##### Settlement Area Boundary Expansion Requirements

Section 2.2.8 of the Growth Plan, 2019, provides the Provincial policy framework for settlement area boundary expansions and outlines criteria to be met for settlement area boundary expansions to occur. The amendment to include the Mayfield West Phase 2 Stage 2 lands within the Mayfield West Rural Service Centre meets the requirements of Section 2.2.8 of the Growth Plan. The expansion also results in good planning that achieves overall Growth Plan objectives related to planning a complete community through the extension of street networks, efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas which will benefit the overall Mayfield West Phase 2 settlement area.

The necessary technical studies to support the policy requirements for a settlement boundary expansion have been completed and updated as necessary given the changing policy framework since the studies were commenced in 2008. Appendix VI provides a summary of the key conclusions of the technical studies.

##### Growth Allocation

The Region of Peel has undertaken comprehensive land budget analysis beginning in 2016 which allocated forecasted growth to the local municipalities to 2041. This work has identified a need to plan for an additional 52,000 people and 34,000 jobs between 2031 and 2041 in the Town of Caledon (beyond the 2031 forecast currently included in the Regional Official Plan.) This land budget identified a need for a settlement expansion of approximately 1,300 ha (approximately 560 ha of new community land and approximately 740 ha of new employment land.) This land budget was endorsed by Regional Council for capital planning purposes in February 2019.

The forecast continues to be updated to reflect recent local municipal information and input, as well as lower density and intensification targets introduced by the 2019 Growth Plan and indicates that Peel can likely exceed minimum Growth Plan density and intensification targets. Even with minimum Growth Plan targets exceeded, it is anticipated that an additional settlement expansion of approximately 1,300 ha is required to accommodate forecasted growth. Based on the land budget work undertaken to date, sufficient opportunities to accommodate growth to 2041 in Peel are not available through intensification and in the existing designated greenfield area. A memo is included as Appendix VII, which outlines the growth forecasts from the current Regional Official plan and the forecasts to 2041.

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Policies are included to ensure that lands and associated forecasted growth allocated to Mayfield West Phase 2 Stage 2 are accounted for when calculating the lands needed to accommodate growth to the year 2041, through the next municipal comprehensive review which is currently underway (Peel 2041 Regional Official Plan Review).

### **ii) Region of Peel Official Plan**

The Region of Peel Official Plan requires that settlement area boundaries be designated on the basis of evaluation criteria set out in the plan.

The Regional Official Plan includes policies that outline the technical requirements that need to be undertaken to support a settlement area boundary expansion. Staff are satisfied that the required technical studies, the key recommendations of which are outlined in Appendix VI, satisfy the policy requirements in the Regional Official Plan.

The Regional Official Plan currently includes policies to guide the future development of Mayfield West Phase 2, including policies that require preparation of a health assessment, the need to protect the GTA West study area, and to consider and implement the results of the Provincial Minimum Distance Separation calculations, which address compatibility for adjacent agricultural operations. These policies will apply to the Stage 2 lands once they are included in the Mayfield West Rural Service Centre.

As mentioned previously, ROPA 34 also includes the policy requirement that the land and associated forecasted growth of Mayfield West Phase 2 Stage 2 is to be accounted for when calculating the lands needed to accommodate growth to the year 2041 through the next municipal comprehensive review now underway (Peel 2041).

## **4. Relationship to Other Strategic Initiatives**

A financial agreement that applies to the Mayfield West Phase 2 community was executed between the Town and the landowners. Within that agreement, the landowners have committed to providing lands to the Region of Peel for the provision of affordable housing of 1.5 ha of land for the Mayfield West Phase 2 Stage 1 area and 1 ha of land for the Mayfield West Phase 2 Stage 2 area. Details on the locations and built form of these land will be addressed through subsequent planning stages. Regional staff will be working with Town of Caledon staff and the landowners to finalize the details of the agreement.

The future construction of the affordable housing buildings will be informed by the Region of Peel Climate Change Master Plan endorsed by Council in 2019. Key direct actions are related to ensuring new buildings have high energy performance, reduced greenhouse gas emissions and are more resilient to extreme weather events and future climate conditions.

Existing and ongoing water and wastewater servicing studies conclude that existing and planned future infrastructure will be available and the location and capacity of the infrastructure is appropriate to support the development.

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### **5. Implementation of ROPA 34**

Upon adoption of ROPA 34 by Regional Council, notice of adoption of the amendment will be sent to all those who requested such notice, in accordance with the *Planning Act* and persons and bodies prescribed to receive notice under the *Planning Act* and Ontario Regulation 543/06.

ROPA 34 will be submitted to the Minister of Municipal Affairs and Housing for Provincial review and approval, under section 26(6) of the *Planning Act*. If approved, the amendment will come into effect and will be incorporated into the Regional Official Plan. The *Planning Act* provides a timeline of 120 days for the Minister to give notice of a decision. If the Minister does not give notice of a decision (approve or refuse) within that timeline, ROPA 34 may be appealed to the Local Planning Appeal Tribunal (LPAT) but only by the Region of Peel as the municipality that adopted the plan.

### **RISK CONSIDERATIONS**

In support of ROPA 34, a number of technical studies were prepared on a range of matters some of which include servicing, transportation, fiscal impact, and the natural environment. Through the results of these studies, no concerns were raised that would result in a risk to the Region.

### **FINANCIAL IMPLICATIONS**

A fiscal impact assessment was undertaken which concludes that the development is financially sustainable from a capital and operating perspective.

### **CONCLUSION**

Based on the study findings and input received from stakeholders, it is recommended that the Region of Peel Official Plan be amended to expand the Mayfield West Rural Service Centre to include the Mayfield West Phase 2 Stage 2 lands, include policies to guide future planning and make changes to Figure 2 and land use schedules, as applicable. The amendment is consistent with provincial policy, conforms to provincial plans and represents good planning in the public interest by enabling the Mayfield West Phase 2 settlement area to be developed as a complete community.

### **APPENDICES**

Appendix I – Regional Official Plan Amendment 34  
Appendix II – Map of Study Area  
Appendix III – Statutory Public Meeting Minutes  
Appendix IV – Copy of Submissions Received  
Appendix V – Regional Staff's Response to Comments Received  
Appendix VI – Technical Study Key Outcomes  
Appendix VII – Memorandum on Growth Forecasts



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*For further information regarding this report, please contact Adrian Smith, Acting Chief Planner and Director of Regional Planning and Growth Management, Ext. 4047, [Adrian.smith@peelregion.ca](mailto:Adrian.smith@peelregion.ca).*

*Authored By: Tara Buonpensiero, Principal Planner*

*Reviewed and/or approved in workflow by:*

Department Commissioner, Division Director, Financial Support Unit and Legal Services.

Final approval is by the Chief Administrative Officer.

A handwritten signature in black ink, reading "Nancy Polsinelli". The signature is written in a cursive, flowing style. The first name "Nancy" is written in a larger, more prominent script, and "Polsinelli" follows in a similar but slightly smaller script. The signature is positioned above a horizontal line.

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N. Polsinelli, Interim Chief Administrative Officer