



PUBLIC MEETING

THE REGIONAL MUNICIPALITY OF PEEL

REPORT FROM THE CLERK

December 12, 2019

1. OPENING OF PUBLIC MEETING

Regional Chair Iannicca called the public meeting to order at 9:04 a.m. in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton. He stated that the public meeting was open and was being held pursuant to sections 17 and 26 of the *Planning Act*, R.S.O. 1990, as amended (the *Planning Act*) to inform the public and to obtain their input with respect to the proposed Mayfield West Phase 2, Stage 2, Settlement Area Boundary Expansion Regional Official Plan Amendment (ROPA 34).

ROPA 34 applies to the Mayfield West Phase 2, Stage 2, lands in the Town of Caledon and includes the area bounded by Chinguacousy to the west, Hurontario to the east, part of Mayfield Road to the south, and Etobicoke Creek to the north (the subject lands). The Mayfield West Phase 2, Stage 2, lands are located abutting the Stage 1 lands.

2. CONFIRMATION OF NOTIFICATION

Kathryn Lockyer, Regional Clerk, stated that, in accordance with the requirements of the *Planning Act*, if the person or public body does not make oral submissions at the December 12, 2019 public meeting or make written submissions to The Regional Municipality of Peel before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Region of Peel to the Local Planning Appeal Tribunal.

Further, if a person or public body does not make an oral submission at the December 12, 2019 public meeting or make a written submission to the Region of Peel before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Kathryn Lockyer stated that Notice of the Public Meeting was given in accordance with Sections 17 and 26 of the *Planning Act*; and, *Ontario Regulation 543/06* by publication in the following news media having general circulation in the Region of Peel:

- Brampton Guardian November 21, 2019
- Caledon Enterprise November 21, 2019

* See text for arrivals

◆ See text for departures

In addition, property owners within 120 metres of the subject lands were provided Notice of Public Meeting by mail.

The Notice of Public Meeting was posted on the Region's website as of November 21, 2019, and the Draft Official Plan Amendment was available to the public online as of November 18, 2019.

In accordance with Section 17 of the *Planning Act*, a statutory open house was also held on November 28, 2019 at the Regional Administrative Headquarters, Mississauga Room, from 4:30 p.m. to 7:30 p.m.

Further, Notice of the Public Meeting was given to the prescribed persons and public bodies as required by Sections 17 and 26 of the *Planning Act*; and, in accordance with *Ontario Regulation 543/06*.

3. FURTHER NOTICE REQUEST

Kathryn Lockyer, Regional Clerk, stated that if any person would like further notice of the future passage of this proposed Official Plan Amendment, they are requested to give their full name, address, postal code and telephone number at the Clerk's Reception Counter prior to leaving the public meeting.

4. STAFF PRESENTATIONS

4.1. Tara Buonpensiero, Principal Planner, Regional Planning and Growth Management, Regarding the Proposed Mayfield West Phase 2, Stage 2 Regional Official Plan Amendment 34

Received

Tara Buonpensiero, Principal Planner, Regional Planning and Growth Management, provided an overview of the process related to the proposed Mayfield West Phase 2, Stage 2 Regional Official Plan Amendment 34 (ROPA 34). The purpose of ROPA 34 is to expand the boundary of the Mayfield West Rural Service Centre to include the Mayfield West Phase 2, Stage 2; and, to include policies to guide the next stage of land use planning for the lands. It was the intention that Mayfield West Phase 2 lands were originally planned to include both Stage 1 and Stage 2 lands however needed to be split into two stages as a result of changes to provincial policy. The area of the subject lands is approximately 105 hectares. Inclusion of Stage 2 lands will result in Mayfield West Phase 2 being planned as a complete community as it will extend street networks, result in the efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas to serve the overall community. Tara Buonpensiero advised that the subject lands within the Mayfield West Rural Service were originally proposed as part of the 2017 Draft Growth Management Regional Official Plan Amendment and subsequently postponed as a result of uncertainty related to the GTA West highway, as well as, changing provincial policy.

Tara Buonpensiero noted that the Province recently confirmed that the Region of Peel could proceed with the subject amendment under the provisions of the 2019 Growth Plan. The Region's intention is to proceed with ROPA 34 under Section 26 of the *Planning Act*, as one of the phased amendments to implement its municipal comprehensive review.

The policy objectives of ROPA 34 are:

- to include the Mayfield West Phase 2, Stage 2, lands in the Mayfield West Rural Service Centre Boundary to accommodate approximately 7,000 people and 500 jobs for a density of 71 people and jobs per hectare, well above the minimum density of 50 people and jobs per hectare required by the 2019 Growth Plan;
- to identify and protect natural heritage system;
- to demonstrate a contribution towards affordable housing targets;
- to plan for the future GTA West Corridor; and,
- to consider minimum distance separation setbacks to agricultural operations.

Policies will also ensure that lands and associated growth allocated to Mayfield West Phase 2, Stage 2, will be accounted for when planning for growth to 2041 as part of the Region's municipal comprehensive review.

Tara Buonpensiero stated that technical studies were undertaken to support the settlement area boundary expansion and the recommendations of the studies will be implemented through Regional Official Plan policies and Secondary Plan policies by the Town of Caledon. The proposed amendment will also update mapping in the Regional Official Plan to include the subject lands within the Rural Service Centre Boundary of Mayfield West to include the lands within the Mayfield West Phase 2 Settlement Area; to remove the subject lands from the Prime Agricultural Area; and to include the subject lands to the Designated Greenfield Area.

5. PUBLIC PARTICIPATION

5.1. ORAL SUBMISSIONS

- 5.1.1. **Jason Afonso, Senior Associate, Glen Schnarr and Associates Inc., on behalf of the Mayfield West Phase 2 Landowners Group**, Regarding the Collaboration of the Landowners Group with the Region of Peel and the Town of Caledon in Advancing the Background Studies Required to Support the Proposed Mayfield West Phase 2, Stage 2 Regional Official Plan Amendment 34

Received

- 5.1.2. **Don Given, Planning Consultant, Malone Given Parsons, on behalf Brook Valley**, Expressing Support for the Proposed Mayfield West Phase 2, Stage 2 Regional Official Plan Amendment 34

Received

5.2. WRITTEN SUBMISSIONS – Nil

6. CONCLUSION AND CLOSING OF PUBLIC MEETING

In response to a question of clarification from Regional Chair Iannicca, Adrian Smith, Acting Chief Planner and Director, Regional Planning and Growth Management, stated that Regional staff will present the final report to Regional Council in the first quarter of 2020.

Regional Chair Iannicca advised that the oral submissions expressed at this meeting have been noted and will be included in a final report to be considered by Regional Council.

Additional comments should be filed with the Region of Peel by January 6, 2020 in order to be included by staff in the final report to Council.

Regional Chair Iannicca officially closed the meeting at 9:24 a.m.

RESPECTFULLY SUBMITTED:



Regional Clerk