

Appendix V

Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34

Comments Received from Agencies and the Public

Although consultation has been undertaken throughout the planning to date for the Mayfield West Phase 2 community, a statutory open house and public meeting was 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, 2018 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.

Notice of the 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) In addition, notice was provided by mail to property owners within 120 meters of the subject lands posted on the Region of Peel's website.

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 2 submissions from agencies advising that they had no comments on the amendment.

Provincial Comments

Draft ROPA 34 was circulated to the Ministry of Municipal Affairs for the 90-day one window review on November 22, 2019. The 90-day review period ends on February 20, 2020 and at the time of writing this report, no comments have been provided.

Staff are proceeding with ROPA 34 as one of the Region's phased amendments of the overall Peel 2041 municipal comprehensive review. This approach is in accordance with recent correspondence from Minister Clark (dated November 12, 2019) advising that phased amendments were permitted to meet municipal comprehensive review requirements.

Comments from Prescribed Bodies and the Public

In response to the circulation to prescribed bodies, the Town of Caledon provided comments suggesting specific wording revisions to ROPA 34. Peel District School Board and Alderville First Nation provided submissions to advise that they had no comments on the application.

One written submission was provided by the Valleywood Residents Association which expressed public safety concerns related to the emergency access gate for emergency vehicles. In addition to the written comments provided, some representatives from the Valleywood Residents Association met with Regional staff and raised two issues as follows:

- Safety concerns with the Valleywood Blvd. intersection at Hurontario Road/Highway 410; and,

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- Illegal trucking and storage uses in southern Caledon.

Regional responses to the comments provided are as follows:

#	From	Summary of Comments	Regional Response/Action
1	Town of Caledon January 15, 2020	<ul style="list-style-type: none"> • The area of Mayfield West Phase 2 Stage 2 has been referenced in different documents as either 110 ha or 105 ha. Caledon staff suggest that the area of Mayfield West Phase 2 Stage 2 be referenced consistently. • To ensure consistency between population figures, Town staff suggest revisions to page 4 and page 9 to consistently reference approximately 7,500 people and jobs. • Suggests a change to the preamble in the sentence that states - <i>“The Planning Justification Report concludes that the land needs assessment work undertaken to date has confirmed that additional settlement expansion beyond the 105 hectares of developable land included in ROPA 34 will be required to accommodate 2041 growth allocations.”</i> – should be revised to make it clearer for readers as follows: <i>“The Planning Justification Report concludes, that the land needs assessment work undertaken to date, established that the settlement expansion of 105 hectares of developable land in ROPA 34 is required to accommodate 2041 growth allocations.”</i> 	<p>ROPA 34 references approximately 105 ha of developable land which is consistent with the figure uses in the Planning Justification Report. Policies have been included in ROPA 34 that allow for adjustments (up or down), should the more detailed environmental studies identify additional natural heritage lands.</p> <p>Noted – ROPA 34 figures reference Mayfield West Phase 2 Stage 2 being planned to accommodate approximately 7,000 people and 550 jobs.</p> <p>The intention of this sentence as currently worded is to demonstrate that additional settlement expansion lands beyond the land area of Mayfield West Phase 2 Stage 2 are required.</p> <p>The proposed revision does not maintain the intent of the sentence and therefore the change has not been made.</p>
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2	Peel District School Board December 19, 2019	No comments.	No response necessary
3	Alderville First Nation November 25, 2019	No comments.	No response necessary
4	Mr. Rob Harrison on behalf of the Valleywood Residents Association January 6, 2020	<ul style="list-style-type: none"> • In July 2019, the Valleywood Residents Association had submitted a Part II order regarding the Environmental Assessment for the widening of McLaughlin Road, construction of a new east-west spine road and modifications to the Highway 410/Hurontario Street interchange project which outlined a number of issues of concern, one of which was related to potential impacts on emergency access to the Valleywood community. • On December 12, 2019 the Valleywood Residents Association was advised by the Minister of the Environment, Conservation and Parks that the Part II order was denied. • Mr. Harrison advises that new information is available related to the Associations concerns that the transportation improvements considered in the Environmental Assessment would restrict fire and emergency services access to the Valleywood community. • The Valleywood Residents Association requests that the ROPA 34 file remain open for additional relevant documentation regarding this human safety issue. 	<p>As referenced in the letter from Mr. Harrison there is no ability to appeal the Environmental Assessment undertaken by the Town of Caledon and appendix from the Minister states that he is satisfied that the Town has demonstrated that the project was undertaken in accordance with the provisions of the Municipal Class Environmental Assessment.</p> <p>The McLaughlin Road and Spine Road Municipal Class Environmental Assessment as well as the Mayfield West Phase 2 Stage 2 Transportation Assessment undertaken by the Town of Caledon in consultation with the Ministry of Transportation considered the population and employment for all of Mayfield West Phase 2, including both Stage 1 and Stage 2.</p> <p>The results of the Environmental Assessment states that further discussion on the emergency access gate from Hwy 410 to Snelcrest Drive will be undertaken at the detailed design stage of the intersection.</p>

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4	Mr. Rob Harrison on behalf of the Valleywood Residents Association January 6, 2020		<p>Staff from the Town of Caledon advise that they intend to further review the emergency access gate as part of the Transportation Network Review they are undertaking as part of their Official Plan Review.</p> <p>As shown in Appendix VI, staff are satisfied with the results of the various technical studies undertaken to support the settlement expansion to include the Mayfield West Phase 2 Stage 2 lands.</p> <p>Staff have recommended a policy be included in ROPA 34 that requires the Town of Caledon include policies in the local official plan amendments and secondary plans to ensure the timely detailed design and construction or improvements to arterial roads as well as further review of the operation of intersection of Valleywood Blvd and Hurontario Road/Highway 410 and to have further discussions on the emergency access through the detailed design stage as outlined in approved environmental assessments.</p>
5	Mr. Rob Harrison and Mr Gerry Tobbin on behalf of the Valleywood Residents Association Meeting with staff January 17, 2020	<ul style="list-style-type: none"> • Safety concerns with the Valleywood Blvd. intersection at Hurontario Road/Highway 410 • Illegal trucking and storage uses in southern Caledon 	As outlined above, staff have recommended a new policy be included in ROPA 34 that addresses the intersection of Valleywood Blvd. with Hurontario Road/Hwy 410.

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		<ul style="list-style-type: none"> • 	Regional staff have been 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 or stored tractor trailers and commercial vehicles.