

June 10, 2020

BY EMAIL

Our File No. 87486

Regional Municipality of Peel  
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To the Regional Chair and Members of Regional Council

**Re: Motion Regarding the Town of Caledon Request for a Minister's Zoning Order for Mayfield West Phase 2 Stage 2 Lands**

**Submission from the Mayfield West Phase 2 Landowners' Group**

Our firm acts for the Mayfield West Phase 2 Landowners' Group. This group is comprised of major landowners and developers with holdings in both Mayfield West Phase 2, Stage 1 and Mayfield West Phase 2, Stage 2. Our client has collectively requested that this submission be provided to Regional Council in response to the above-noted motion, which we understand will be brought forward as Item 22.1 at the Regional Council Meeting scheduled for June 11, 2020.

Our firm has received a copy of the proposed motion. We wish to provide Regional Council with additional context and submissions to enable the Members of Regional Council to make an informed decision on the motion.

For purposes of the current motion, it is important that the Members of Regional Council are clear about the timelines for the region-wide MCR. The Region's own website currently advises the public (through the use of a timeline graphic) that Regional Council will not be adopting a ROPA to implement the MCR until Q4 2021. Provincial approval would thereafter be anticipated to occur sometime before the July 1, 2022 deadline for provincial plan conformity.

In other words, Regional Council is taking (and now defending) the position that the Stage 2 expansion of Mayfield West Phase 2 area will be delayed until 2022. Considering that the planning for Mayfield West Phase 2 as a whole began in 2008, this means that it will have taken Peel Region **14 years** to achieve the expansion of a planned growth area in Caledon.

The foregoing is why the Town of Caledon is taking the step of asking the Minister for a Ministerial Zoning Order for Mayfield West Phase 2, Stage 2. We remind the Members of Council that in February 2019, Regional Council resolved to ask the Province for the ability to undertake scoped MCRs so that planned communities like Ninth Line and

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REFERRAL TO \_\_\_\_\_  
RECOMMENDED \_\_\_\_\_  
DIRECTION REQUIRED \_\_\_\_\_  
RECEIPT RECOMMENDED  \_\_\_\_\_

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Mayfield West Phase 2 could be completed ahead of the region-wide MCR. This permission was granted in November 2019.

The Region thereafter completed a full public process and a staff-supported ROPA (ROPA 34) was brought forward for approval. Instead of approving ROPA 34 to bring the Stage 2 lands into the Urban Area, Regional Council reversed course and deferred further consideration of the Stage 2 area until the completion of the region-wide MCR.

The reasons why Council has fundamentally altered course on Mayfield West Phase 2, Stage 2 were not made clear when the deferral of ROPA 34 was directed. Staff's in-depth analysis and recommendation report was effectively ignored. The reasons for continuing the deferral are still not clear in the subject motion to oppose Caledon's MZO request.

The members of the Mayfield West Phase 2 Landowners Group support a continuous build-out of the Mayfield West Phase 2 Planning Area. Stage 1 is currently under construction and even after the Stage 2 lands are brought into the Urban Area, there are still development hurdles to clear in the form of zoning amendments and draft plan applications to make the complete community envisioned for Mayfield West Phase 2 a reality. The processing of these important implementation stages are frozen until ROPA 34 is approved, which is why our client supports the Town of Caledon in its current request for a Ministerial Zoning Order. If ROPA 34, as recommended by staff, were to be approved by Regional Council, there would not be a need for the requested MZO.

We accordingly ask that the Members of Regional Council who supported the request for a scoped MCR, and who supported using this process to finally complete the planned expansion of Mayfield West Phase 2, not support the current motion. Instead, we ask that Regional Council reconsider its direction to defer ROPA 34.

Yours truly,

AIRD & BERLIS LLP

***Electronically signed by P.J. Harrington***

Patrick J. Harrington

PJH/

cc. Members of the Mayfield West Phase 2 Landowners Group

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**AIRD & BERLIS LLP**

Barristers and Solicitors