
REPORT TITLE: **Minister’s Zoning Order for Mayfield West Phase 2 Stage 2 and Request to Reconsider Regional Official Plan Amendment 34**

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

RECOMMENDATION

- 1. That Resolution Number 2020-201, adopted at the March 12, 2020 Regional Council meeting, be rescinded.**
- 2. 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 Interim Commissioner of Public Works, titled “Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34”, presented to Regional Council at its March 12, 2020 meeting, 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 and the report titled “Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34” presented to Regional Council at its March 12, 2020 meeting, be provided to the Town of Caledon, and Cities of Brampton and Mississauga;

And further, that a copy of the subject reports 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*.

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REPORT HIGHLIGHTS

- At the March 12, 2020 Regional Council meeting, staff brought forward a report from the Commissioner of Public Works and Chief Planner titled "Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34" which recommended approval of Mayfield West Phase 2 Stage 2 Settlement Expansion Regional Official Plan Amendment 34.
 - Council deferred considering the recommendations of the Mayfield West Phase 2 Stage 2 Report, including adoption of ROPA 34 until such time as the Region's Municipal Comprehensive Review is completed.
 - On July 10, 2020 a Minister's Zoning Order (MZO) was made for the lands known as Mayfield West Phase 2 Stage 2, by the filing of Ontario Regulation 362/20 made under the *Planning Act*. The MZO has the effect of providing detailed zoning provisions to allow urban land uses on the subject lands.
 - Implementation of zoning on these lands by the Minister has the effect of allowing urban land uses without the comprehensive policy framework typically provided by the Regional Official Plan, local Official Plan and Secondary Plan being applicable.
 - Staff recommend that Council rescind the deferral of ROPA 34, reconsider the recommendations of the Report titled "Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34" on the March 12, 2020 Regional Council Agenda (attached as Appendix I) and adopt its recommendations.
 - Approval of the recommendations of the March 12, 2020 Council report would have the effect of providing a comprehensive Regional policy framework for the development of the Mayfield West Phase 2 Stage 2 lands thereby ensuring that the Regional issues and interests identified through the Mayfield West Phase 2 Stage 2 process are properly addressed.
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DISCUSSION

1. Background

At the March 12, 2020 Regional Council meeting, staff brought forward a report recommending approval of Mayfield West Phase 2 Stage 2 Settlement Expansion Regional Official Plan Amendment 34. A copy of the subject report is attached as Appendix I.

At the March 12, 2020 Council meeting, the following resolution (2020-201) was passed:

"That the report of the Acting Commissioner of Public Works and the Acting Chief Planner and Director Regional Planning and Growth Management titled "Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34" be deferred until such time as the Municipal Comprehensive Review is completed."

On July 10, 2020 a Minister's Zoning Order (MZO) was made for the lands known as Mayfield West Phase 2 Stage 2, by the filing of Ontario Regulation 362/20 made under the *Planning Act*. The MZO has the effect of providing detailed zoning provisions to allow urban land uses on the subject lands.

Implementation of zoning on these lands by the Minister has the effect of allowing urban land uses and plans of subdivision to be processed without the overarching policy

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framework typically provided by the Regional Official Plan, local Official Plan and Secondary Plan being applicable.

2. Minister's Zoning Order

The lands subject to the MZO issued by the Minister of Municipal Affairs and Housing closely resembles the lands included in draft ROPA 34 with two exceptions as follows:

1. Six properties abutting Chinguacousy Road with owners not participating in the landowner's group were excluded from the MZO and one property at the east side of McLaughlin Road; and,
2. The Brampton Christian School property to the east of the subject lands (abutting Hurontario Street) was excluded from the MZO.

As Regional staff have not received digital data from the Ministry, there may be other small discrepancies between the MZO and ROPA 34 boundaries. Based on the information available, the parcels excluded from the MZO make up approximately 4% or 4.23 ha of the 105 ha of developable lands in Mayfield West Phase 2 Stage 2.

These excluded parcels are not zoned through the MZO and would not be able to develop until ROPA 34 is adopted and subsequent Caledon planning processes have been completed. Should Council not adopt ROPA 34, it could result in the excluded parcels remaining undeveloped with surrounding lands proceeding with development. The MZO implements zoning on the subject lands that is similar to the uses proposed by the landowners through their participation in Secondary Planning. Attached as Appendix II is the map from the MZO which outlines the zoning on the subject lands. Appendix III identifies the two areas identified above where there are differences between the lands covered by the MZO and the lands subject to draft ROPA 34.

As mentioned previously, the MZO implements zoning on the subject lands that would typically have been approved by Town of Caledon Council through adoption of local Official Plan policies, a Secondary Plan and a Zoning By-law Amendment.

3. Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion ROPA 34

Mayfield West Phase 2 Stage 2 is approximately 105 ha of developable lands and planned to accommodate approximately 7,000 people and 500 jobs.

Included within proposed ROPA 34 is mapping to include the Stage 2 lands within the Mayfield West Rural Service Centre and therefore the Regional Official Plan policies that currently apply to the rest of Mayfield West would also apply to the Stage 2 lands. Since ROPA 34 is proposing allocation beyond 2031, the amendment proposed policies to ensure the Mayfield West Phase 2 Stage 2 population and employment would be accounted for as part of the allocation implemented through the ongoing Municipal Comprehensive Review. Also, ROPA 34 included proposed policies specific to the Stage 2 lands, which provided direction on implementation of technical studies through subsequent phases of planning which would advance a number of matters of Regional interest, some of which include implementation of agricultural, natural heritage, financing, servicing and staging policies.

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,

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December 12, 2019, respectively. A report recommending approval of the Mayfield West Phase 2 Stage 2 Settlement Expansion Regional Official Plan Amendment 34 was on the agenda of the March 12, 2020 Regional Council meeting.

Regional staff are recommending that Council rescind the deferral of ROPA 34 and adopt the recommendations of the Report titled "Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34" from the March 12, 2020 Regional Council Agenda. Approval of ROPA 34 would have the effect of applying the policy framework in the Regional Official Plan originally intended by the staff recommended ROPA, thereby ensuring that the Regional issues and interests identified through the Mayfield West Phase 2 Stage 2 planning process are properly addressed.

Should Council maintain the deferral of ROPA 34 until completion of the Municipal Comprehensive Review, plans of subdivision could proceed in accordance with the MZO without consideration of relevant Regional Official Plan policies. Caledon has started to receive pre-application enquires for subdivisions within Mayfield West Phase 2 Stage 2. As the subdivision approval process proceeds without Regional Official Plan policies in place, there are less opportunities to require developers to implement Regional considerations.

4. Town of Caledon Official Plan and Secondary Plan Amendment

Town of Caledon staff advise that they intend to proceed with the Mayfield West Phase 2 Stage 2 local Official Plan Amendment and Secondary Plan over the next few months. Although the land uses are set by the MZO, Caledon Council would seek to approve the local Official Plan Amendment and Secondary Plan to ensure local policies apply to the Stage 2 lands.

In addition, several of the policies proposed in ROPA 34 reference the need to address Regional interests through subsequent planning by the Town of Caledon (specifically through the local Official Plan Amendment and Secondary Plan). The Town of Caledon is not required to advance these local planning amendments to address Regional interests until the Regional Official Plan Amendment is in place, as only then must the Town do so in order to achieve conformity with the Regional Plan.

RISK CONSIDERATIONS

Should Council not adopt ROPA 34, development of Mayfield West Phase 2 Stage 2 could proceed without having the policy framework in place to implement Regional interests some of which include agricultural, natural heritage, financing, servicing and staging policies. Also not adopting ROPA 34 would mean that site specific policies to implement recommendations from the technical studies would not be in effect when developing the Stage 2 lands.

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. Should Council adopt the recommendations of the Report titled "Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34" on the March 12, 2020 Regional Council Agenda (attached as Appendix I), it would complete the Mayfield West Phase 2 Stage 2 community through the extension of street networks, efficient use of

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infrastructure, and the provision of parks, schools, trail connections and commercial areas in a manner consistent with Regional Official Plan.

Specifically, with respect to the provision of servicing, no risk was identified as servicing is largely in place except for connections that the developers typically provide as part of their internal infrastructure construction.

Overall, the development of Mayfield West was recommended by staff based on the results of substantial comprehensive analysis and public consultation. Development of Mayfield West results in a positive development charge return of approximately \$50 million.

APPENDICES

- Appendix I – Report from March 12, 2020 Regional Council Meeting titled “Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34”
 - Appendix II – Map from the Minister's Zoning Order
 - Appendix III – Mayfield West Phase 2 Stage 2 Map
 - Appendix IV – Draft Mayfield West Phase 2 Stage 2 Settlement Area Boundary Expansion Regional Official Plan Amendment 34
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For further information regarding this report, please contact Adrian Smith, Chief Planner and Interim Director of Regional Planning and Growth Management, Ext. 4047, Adrian.smith@peelregion.ca.

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Reviewed and/or approved in workflow by:

Department Commissioner, Division Director and Legal Services.

Final approval is by the Chief Administrative Officer.



N. Polsinelli, Interim Chief Administrative Officer