

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 19-2020

A by-law to adopt Amendment Number 34 to the Region of Peel Official Plan in order to expand the Mayfield West Rural Service Centre Boundary to include Mayfield West Phase 2 Stage 2 and establish an updated planning framework.

WHEREAS in accordance with Sections 17 and 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may adopt an Official Plan or amendments thereto;

AND WHEREAS, by resolution passed on the 10th day of September, 2020, the Council of The Regional Municipality of Peel authorized the adoption of Regional Official Plan Amendment Number 34, which is an amendment to the Region of Peel Official Plan to expand the Mayfield West Rural Service Centre to include Mayfield West Phase 2 Stage 2 and establish an updated planning framework;

AND WHEREAS, the Region of Peel Official Plan as revised by Amendment Number 34 and as it pertains to Amendment Number 34, meets the requirements of Section 26(1)(a), (b) and (c) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;

NOW THEREFORE, the Council of the Regional Corporation enacts as follows:

1. That Schedule A, attached hereto and forming part of this by-law constitutes and is hereby adopted as Regional Official Plan Amendment Number 34.

READ THREE TIMES AND PASSED IN OPEN COUNCIL this 10th day of September, 2020.

Deputy Regional Clerk

Regional Chair

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 34

AN AMENDMENT TO ESTABLISH AN
EXPANSION TO THE MAYFIELD WEST RURAL SERVICE
CENTRE BOUNDARY TO INCLUDE MAYFIELD WEST PHASE
2 STAGE 2 AND ESTABLISH AN UPDATED PLANNING
FRAMEWORK

THE CONSTITUTIONAL STATEMENT

Part A, THE PREAMBLE, including modifications to the figures, does not constitute part of this Amendment

Part B, THE AMENDMENT, consisting of amendment to the Text, Schedules and Figures of the Region of Peel, constitutes Amendment Number 34 to the Region of Peel Official Plan.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to include the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Rural Service Centre Boundary of the Region of Peel Official Plan.

This Amendment also provides an updated policy framework to guide further planning review on the Mayfield West Phase 2 Stage 2 lands.

2. Location

This Amendment applies to lands in the Town of Caledon as legally described as Part of Lots 18 to 20, Con 1 and 2 W.H.S., bounded by Chinguacousy Road to the west, Etobicoke Creek to the North, Mayfield Road to the south and the existing Mayfield West Phase 2 – Stage 1 community boundary as established by Region of Peel Official Plan Amendment 29 to the southeast (as shown in the Appendices of PART B – THE AMENDMENT).

3. Basis

Places to Grow, 2019: Growth Plan for the Greater Golden Horseshoe

The Growth Plan 2019, Section 2.2.8 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 as well as 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 Mayfield West Phase 2 Stage 2 lands are approximately 105 ha of net developable land. The amendment would facilitate a settlement expansion as one of the phases of the Region's Municipal Comprehensive Review recognizing the unique planning history on the subject lands, and the importance of planning the Mayfield West Phase 2 settlement area as a complete community. The necessary studies to support a settlement boundary expansion have been completed (outlined in more detail a subsequent section of the preamble titled: Mayfield West Phase 2 Stage 2 Status.)

The Region of Peel has undertaken a 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.

In 2019, the forecast was updated to reflect recent local municipal information and input. These forecasts were prepared based on the land needs methodology provided by the Province and the conclusion resulted in very minimal changes from the October 2017 forecasts for the Region and no change from the 2017 allocation for Caledon specifically. As a result of the reduced density and intensification targets introduced by the 2019 Growth Plan, the forecasts are currently being reviewed again and indicate that Peel can likely exceed minimum Growth Plan density and intensification targets. Even with the 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, it is evident that sufficient opportunities to accommodate growth to 2041 in Peel are not available through intensification and in the existing designated greenfield area.

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). 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 net developable land included in ROPA 34 will be required to accommodate 2041 growth allocations.

Region of Peel Official Plan

The Region of Peel Official Plan requires that settlement area boundaries be designated on the basis of a municipal comprehensive review.

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 (outlined in more detail in a subsequent section of the preamble titled: Mayfield West Phase 2 Stage 2 Status) have been prepared and satisfies 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. 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 (Peel 2041).

Mayfield West Phase 2 Stage 2 Status

Beginning in 2008, the technical studies to support a municipal comprehensive review were started to facilitate expansion of the Mayfield West Rural Service Centre Boundary to include the Mayfield West Phase 2 community. In 2014, Regional Official Plan Amendment No. 29 was approved, which is the settlement area expansion for the Mayfield West Phase 2 Stage 1 lands. In order to meet the 2006 Growth Plan population and employment allocations and minimum density targets, about 208 hectares of the total 313 hectares of this master planned community was included in the ROPA 29. The remaining approximately 105 hectares of net developable land was left for a future amendment and additional growth plan population allocation to Peel known as the Stage 2 lands.

ROPA 34 is the Amendment to expand the Mayfield West Rural Service Centre Boundary to include the remaining Mayfield West Phase 2 Stage 2 lands and complete the Mayfield West Phase 2 community. This will result in the completion of street networks, efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas to support the overall Mayfield West Phase 2 community.

The following documents demonstrate that the technical policy requirements of the Growth Plan and Regional Official Plan have been met:

- Planning Justification Report
- Comprehensive Environmental Impact Study and Management Plan
- Fiscal Impact of Mayfield West Phase 2 Stage 2 Lands
- Agricultural Impact Assessment
- Environmental Noise and Vibration Impact Assessment
- Transportation Master Plan
- Cultural Heritage Resource Assessment Review

- Water and Wastewater Study
- Archaeological Assessment

Regional Official Plan Amendment (ROPA) Policy Framework

In addition to inclusion of these lands in the Mayfield West Rural Service Centre, this Amendment is proposing a policy framework to guide the future planning of these lands including addressing matters such as natural heritage, affordable housing, and phasing of development in accordance with transportation improvements as set out in the McLaughlin Road and Spine Road Municipal Class Environmental Assessment.

Proceeding with the expansion of the Mayfield West Rural Service Centre Boundary to include the Phase 2 Stage 2 lands will contribute towards the 2031B and 2041 population and employment forecasts included in the 2017 Growth Plan. Policies are included in the Official Plan through this Amendment requiring that lands and associated forecasted growth allocated to Mayfield West Phase 2 Stage 2 must be accounted for when calculating the lands needed to accommodate growth to the year 2041 through the next municipal comprehensive review (Peel 2041).

Policies also recognize that the developable area for Mayfield West Phase 2 is approximate and may increase or decrease to continue to accommodate the planned forecasts, should the area of natural heritage area required to be protected change as a result of more detailed environmental studies.

The greenfield area density of approximately 71 people and jobs per hectare is planned, which exceeds the minimum density target set out in the 2019 Growth Plan of 50 people and jobs per hectare.

This ROPA also includes Schedule amendments as follows:

- Schedule B - Remove the subject lands from the Prime Agricultural Area
- Schedule D - Include the subject lands to be part of the Mayfield West Rural Service Centre and the Mayfield West Phase 2 Settlement Area
- Schedule D3 - Include the subject lands in the Settlement Areas Outside the Greenbelt
- Schedule D4 - Include the subject lands in the Designated Greenfield Areas

Figure 2 Selected Areas of Provincial Interest is to be amended by including the subject lands in the Rural Settlement Boundary. Section 1.3.3 of the Peel Official

Plan notes that Figures may be changed by Regional Council, without requiring an amendment. Figure 2 will be approved by Regional Council and take effect when the ROPA is in effect.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitutes Regional Official Plan Amendment 34 to the Region of Peel Official Plan.

a. Amendments to Text and Schedules – Growth Management

5.4 THE RURAL SYSTEM

1. Chapter 5, Regional Structure, Section 5.4.3.2.8 paragraph one and two is amended by deleting them and replacing them with the following:

~~“The Mayfield West Phase 2 Settlement Area within the Rural Service Centre comprises approximately 207.5 hectares (of developable lands) west of Highway 10, north of Mayfield Road and east of Chinguacousy Road, as identified on Schedule D.~~

~~The following special policies shall apply to the Mayfield West Phase 2 Settlement Area:~~

“The Mayfield West Phase 2 Settlement Area within the Rural Service Centre is comprised of lands bounded by Highway 10 to the east, Mayfield Road/municipal boundary to the south, Chinguacousy Road to the west and the Greenbelt to the north, as identified on Schedule D.

The following special policies shall apply to the Mayfield West Phase 2 Settlement Area.”

2. Chapter 5, Regional Structure, is amended by inserting the following Subsection 5.4.3.2.8.3 “Natural Heritage”, Subsection 5.4.3.2.8.4 “Affordable Housing”, 5.4.3.2.8.5 “Land and Forecasted Growth Allocated beyond 2031” and 5.4.3.2.8.6 “Transportation”.

“5.4.3.2.8.3 Natural Heritage

- a. Prior to the Town of Caledon Council endorsing land uses for secondary plan areas and prior to adopting any official plan amendment and secondary plan to implement the settlement area boundary, the Town will identify a natural heritage system to be in conformity with a Comprehensive Environmental Impact Study and Management Plan (EIS

and MP) that is prepared and completed to the satisfaction of the Region and Town of Caledon in consultation with the Toronto and Region Conservation Authority, the Credit Valley Conservation and other relevant agencies. The Comprehensive EIS and MP shall be prepared in accordance with terms of reference satisfactory to *the Region*, the Town of Caledon, the Toronto and Region Conservation Authority, the Credit Valley Conservation, and in consultation with relevant agencies.

- b. The implementation of recommendations of the completed Comprehensive EIS and MP shall be incorporated into the Town of Caledon Official Plan and Secondary Plan in accordance with provincial, regional, local and conservation authority policy. Based on the results of the Comprehensive EIS and MP, the natural heritage system shall be designated in the Town of Caledon Official Plan.
- c. Minor refinements to the boundary of the community may be incorporated in a local official plan amendment and secondary plan to reflect the designation of the natural heritage system such that approximately 313 hectares of developable lands are included.

5.4.3.2.8.4 Affordable Housing

- a. Official plan amendments and secondary plans to implement the settlement area boundary adopted by the Town of Caledon will include policies for the provision of *affordable housing* demonstrating contribution towards the achievement of Regional new housing unit targets. The policies will be developed in consultation with the Region and will consider:
 - i. The availability of an appropriate range and mix of housing types, densities, sizes and tenure that contribute to the supply of *affordable housing*; and
 - ii. Identification and conveyance strategy for *affordable housing*, in consultation with the *Region of Peel*.

5.4.3.2.8.5 Land and Forecasted Growth Allocated beyond 2031

- a. Notwithstanding the policies in this Plan referencing a 2031 boundary for the Mayfield West Rural Service Centre, specifically Section 5.4.3.2.2 and

Section 7.10.2.12, approximately 105 ha of land and approximately 7,000 people and 550 jobs will be planned for in the Mayfield West Phase 2 Settlement Area within the 2031 Mayfield West Rural Service Centre. This growth allocation must be fully accounted for in the land needs assessment undertaken in accordance with Growth Plan requirements associated with the next municipal comprehensive review.

5.4.3.2.8.6 Transportation

- a. Official Plan Amendments and secondary plans to implement the settlement boundary adopted by the Town of Caledon will include policies to ensure the timely detailed design and construction or improvements of arterials in accordance with the approved EA Study for the widening of the McLaughlin Road and construction of new Spine Road including operational issues related to the intersection of Highway 410 and Valleywood Blvd and provide for further discussions on the emergency access gate from Highway 410 to Snelcrest Drive in consultation with fire/emergency services."

SCHEDULES

3. Schedule B Prime Agricultural Area is amended by deleting the subject lands from the Prime Agricultural Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.
4. Schedule D Regional Structure is amended by including the subject lands in the Mayfield West Rural Service Centre, identified as the Mayfield West Phase 2 Settlement Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.
5. Schedule D3 Greenbelt Plan Area Land Use Designations is amended by including the subject lands in the Settlement Areas Outside the Greenbelt as shown in the attachment in this Appendix PART B – THE AMENDMENT.
6. Schedule D4 The Growth Plan Policy Areas in Peel is amended by including the subject lands in the Designated Greenfield Area as shown in the attachment in this Appendix PART B – THE AMENDMENT.









