

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 29

AN AMENDMENT TO ESTABLISH THE MAYFIELD WEST PHASE 2 SECONDARY  
PLAN SETTLEMENT AREA BOUNDARY EXPANSION

**Schedule A**  
**By-law 72 - 2014**

**THE CONSTITUTIONAL STATEMENT**

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of amendments to the text and schedules of the Region of Peel Official Plan, constitutes Amendment Number 29 to the Region of Peel Official Plan.

## **PART A - THE PREAMBLE**

### **Purpose of the Amendment:**

The purpose of this Amendment is to establish the Mayfield West Phase 2 Secondary Plan Settlement Area Boundary Expansion.

This Amendment also provides an updated policy framework to guide planning applications and development approvals in the Mayfield West Phase 2 Secondary Plan planning area.

### **Location:**

This Amendment applies to lands in the Town of Caledon, as indicated on the attached Schedule "A", and legally described as, Part Lots 18 to 20, Concession 1 WHS (Chinguacousy) and Part Lots 18 to 20, Concession 2 WHS, (Chinguacousy), Town of Caledon, Regional Municipality of Peel.

### **Basis:**

#### **Caledon's Tri-Nodal Growth Management Strategy**

The Town of Caledon's pro-active approach to growth management – the "tri-nodal" strategy – directs the majority of new population and employment growth in Caledon to the Rural Service Centre settlements of Bolton, Caledon East, and Mayfield West.

This pattern of growth focuses development in the south of Caledon, away from sensitive environmental areas and heritage settlements, minimizes interference with agricultural activity and concentrates new demands for services in locations where this demand can be most readily met. The established settlement pattern in Caledon also reinforces the concept of Caledon continuing to be a community of communities.

Completion of the Mayfield West Phase 2 Secondary Plan is a key component of Caledon's tri-nodal growth management strategy, as envisioned in the Region of Peel Official Plan, as amended by Regional Official Plan Amendment Number 24, and the Town of Caledon Official Plan, as amended by Official Plan Amendment Number 226.

#### **Mayfield West Rural Service Centre**

Mayfield West is a Rural Service Centre in the Town of Caledon. Rural Service Centres are compact, well integrated rural towns on full piped water and sewer services and provide a wide range of commercial, employment, recreational, institutional and community services to serve both the needs of residents within the settlement, and to residents in other areas of Caledon.

The Mayfield West Community Development Plan Study Area is established on Schedule B: Mayfield West Land Use Plan in Caledon's Official Plan. Within this area, a compact, well integrated community is being developed in the long-term through a series of phased expansions. The first such expansion, the Mayfield West Secondary Plan, was implemented through Regional

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Official Plan Amendment Number 17 and Local Official Plan Amendment Number 208. These amendments were approved in 2006 and 2007 respectively.

These phased expansions are based on long-term population and employment forecasts contained in Caledon's Official Plan as may be updated from time to time.

#### **Growth Plan for the Greater Golden Horseshoe, 2006**

The Growth Plan provides growth management policy direction and population and employment forecasts for the Greater Golden Horseshoe area and the Regions within it, including the Region of Peel, for the 2031 planning horizon.

The government of Ontario introduced Amendment 2 to the Growth Plan in June 2013, which adjusted total population and employment for Peel Region by 2031 (referred to as 2031 B), and set new population and employment targets for the Region by 2041.

Growth Plan Amendment 2 came into effect on June 17, 2013 and requires the affected municipal Official Plans, including the Region of Peel and Caledon Official Plans, be brought into conformity at the time of their next Official Plan review.

The proposed settlement area boundary expansion is being undertaken to implement the original Growth Plan population and employment forecasts for 2031 (referred to as 2031 A) and the Regional and Caledon Official Plans which have incorporated the 2031 A forecasts.

#### **Region of Peel Official Plan**

The provincial Growth Plan requires the Region of Peel to allocate the forecasted growth to area municipalities up to the 2031 planning horizon and assess growth potential within Growth Plan Policy Areas (i.e. intensification areas, designated Greenfield Areas, and new designated Greenfield Areas through settlement area boundary expansions) with a focus on ensuring that growth occurs in such a manner that the targets of the Growth Plan are achieved on a Region-wide basis.

This exercise was undertaken in Peel in a coordinated planning effort between the Region, the cities of Brampton and Mississauga, and the Town of Caledon. The result was ROPA 24 – Growth Management, Employment Areas, and Greenbelt Conformity.

Regional Official Plan Amendment Number 24 contains a Regional Land Budget which assigns population and employment growth to the Growth Plan Policy Areas in the Region, including Caledon. Accordingly, the Regional Land Budget, as approved by the Ontario Municipal Board (OMB) in June 2012, set the 2031 population and employment totals for Caledon at 108,000 and 46,000 respectively.

Furthermore, the Regional Land Budget set the 2031 unallocated greenfield population and employment totals for Caledon at 21,500 and 11,000 respectively, and established the need for 609 hectares (1,505 acres) of land for all settlement area boundary expansions to accommodate unallocated growth in Caledon to 2031 (unallocated growth is growth for which no land is currently designated in the Regional and Caledon Official Plans).

#### **Town of Caledon Official Plan**

The Town of Caledon is required to bring its Official Plan into conformity with provincial legislative and policy changes that are enacted by the Province of Ontario.

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Caledon commenced a review of the existing Official Plan policies, known as the Provincial Policy Conformity exercise in Spring 2007. This exercise culminated in the approval of Official Plan Amendment Number 226 (OPA 226), by the OMB in October 2013.

The population and employment forecasts which are contained in the Regional Land Budget are reflected in OPA 226, and the associated Caledon Land Budget, as approved by the OMB in October 2013.

Official Plan Amendment Number 226 is being implemented by Caledon through a series of settlement area boundary expansions. An expansion to the Mayfield West settlement area boundary is required to accommodate the growth forecasts for Mayfield West contained in OPA 226.

### **Municipal Comprehensive Review**

Both the provincial Growth Plan and the Regional Official Plan require that a settlement area boundary expansion only be undertaken as part of a municipal comprehensive review (MCR), which is defined in the Growth Plan as:

*“An official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this plan”.*

In accordance with Policy 5.10.4.3.2.4 of Caledon’s Official Plan, an overall secondary plan will be prepared in the form of an official plan amendment to address the specific role and function for an expanded Mayfield West Rural Service Centre. The secondary plan will reflect a 2031 timeframe. Accordingly, Caledon initiated a secondary planning exercise, namely the Mayfield West Phase Two Secondary Plan, to fulfill the requirements in respect of a municipal comprehensive review.

### **Mayfield West Phase 2 Secondary Plan**

The Mayfield West Phase 2 Secondary Plan was initiated by Caledon in 2008 to determine the appropriate location, form and function for population and employment growth for Mayfield West as endorsed by Caledon Council.

On June 10, 2008, Caledon Council endorsed a general terms of reference (GTR) for MW2 which contain a four-phase work plan designed to address the requirements of a municipal comprehensive review.

The GTR describe the studies required to inform and support an application by Caledon to the Region of Peel to obtain an amendment to the Regional Official Plan for an expansion to the Mayfield West settlement area boundary, and a Caledon Official Plan amendment to implement the Mayfield West Phase 2 Secondary Plan.

In accordance with the GTR, Caledon retained a multi-disciplined team of external consultants to complete the necessary technical studies to fulfill the requirements of a MCR. Cumulatively, these technical studies provide sufficient justification for the selection of a preferred expansion to the Mayfield West settlement area boundary and the preparation of this ROPA application to establish the expansion to the settlement area boundary for Mayfield West.

### **MW2 Framework Plan**

On September 3, 2013, Caledon Council endorsed the Framework Plan for MW2 and directed Caledon staff to use the Framework Plan to prepare and submit an application to the Region of

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Peel to obtain an amendment to the Regional Official Plan to expand the Mayfield West settlement area boundary.

The proposed settlement area boundary expansion:

- Implements planning considerations consistent with ROPA 24 and OPA 226 and their associated land budgets.
- Provides for the planning and design of a complete community with a diverse mix of land uses, a range and mix of housing and employment types, high quality public open space and easy access to local amenities and services.
- Accommodates population and employment growth in Caledon's designated greenfield area that is compact and transit-supportive.
- Represents a logical and contiguous expansion to the Mayfield West settlement area boundary.

#### **An Assessment of Caledon's MCR Process**

In September 2012, the Region retained the firm Malone Given Parsons (MGP) to review Caledon's municipal comprehensive review (MCR) process, and provide the Region with an assessment and planning opinion regarding the appropriateness of Caledon's Official Plan Amendment 226 (Caledon's Provincial Policy Conformity amendment) and associated settlement area boundary expansion applications in fulfilling the requirements of a MCR.

MGP concluded Caledon's MCR process is appropriate and that Caledon can implement settlement area boundary expansions through separate amendments to the Region of Peel Official Plan to conclude the conformity process.

Malone Given Parsons reviewed all the relevant Provincial, Regional and Caledon policy documents to identify all the policies relating to settlement area boundary expansions and municipal comprehensive reviews. MGP then prepared a policy framework which lists all the relevant policies that should be reviewed for compliance to and conformity with settlement area boundary expansions in the context of the MCR process.

Using the policy framework, MGP developed a list of 23 evaluation criteria which form the basis for evaluating whether individual settlement area boundary expansions meet the requirements of an MCR. This Planning Justification Report for Mayfield West Phase 2 ROPA systematically and comprehensively addresses the policies contained in the policy framework and evaluation criteria prepared by MGP.

#### **Servicing, Staging and Financing**

On November 28, 2013, Regional Council directed regional staff to investigate front-end financing options for areas of developments and to report back to Regional Council. Regional Finance staff are reviewing the potential application of financing tools for areas of development requiring servicing from Regional infrastructure as a means of helping to ensure that Regional growth capital finances remain sustainable.

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#### **Conclusion**

The Provincial planning system in Ontario is intended to guide growth and development across the Province and particularly the Greater Golden Horseshoe area in a co-coordinated and comprehensive manner. As such, all official plans and official plan amendments are required to be consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan, 2006.

With the introduction of the PPS and Growth Plan, the Province has provided significant new policy direction related to growth management in the Greater Golden Horseshoe area. The Town of Caledon, together with the Region of Peel, has adopted a similar strategic approach to both future population and employment growth.

ROPA 24 and OPA 226, and their associated land budgets, have identified the need for additional greenfield development in Caledon and Mayfield West respectively, to satisfy forecast population and employment growth to 2031.

The proposed settlement area boundary expansion is supported, at the macro-level, by growth management studies and reports conducted the Region and Caledon to bring their respective Official Plans into conformity with the PPS and Growth Plan.

At the micro-level, in the context of the Mayfield West Phase 2 Secondary Plan, Caledon has undertaken a comprehensive land use planning exercise to determine the appropriate location and form for population and employment growth allocated to Mayfield West by Caledon Council. Technical studies, undertaken by technical experts retained by Caledon to fulfil the requirements of a municipal comprehensive review, cumulatively provide sufficient justification for the proposed settlement area boundary expansion.

The municipal comprehensive review conducted by Caledon specifically addresses the requirements of all approved senior government policy documents including the PPS, Growth Plan, and Regional Official Plan, as updated through the Peel Region Official Plan Review.

All of the relevant and applicable policies in the PPS, Growth Plan, Regional and Caledon Official Plans, related to the proposed settlement area boundary expansion, have been reviewed for compliance and conformity. It is the opinion of both Caledon and Regional planning staff that the proposed settlement area boundary expansion is consistent with these policy documents.

Full agency and public consultation has occurred during both the macro- and micro-level components described above. It is the opinion of both Caledon and Regional planning staff that the proposed settlement area expansion represents good planning and is in the public interest.



## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and schedules constitute Amendment Number \_\_\_\_ to the Region of Peel Official Plan.

### **a) Amendments to the text.**

The Region of Peel Official Plan is proposed to be amended as follows:

1. Chapter 5, Section 5.4.3 Rural Service Centres, is amended by deleting the first paragraph in its entirety and replacing it with the following:

~~“The Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The 2031 settlement area boundary for the Caledon East Rural Service Centre and the 2021 settlement area boundaries for the Mayfield West and Bolton Rural Service Centres are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of the Region. The 2031 settlement area boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a *municipal comprehensive review* and will require an amendment to this Plan. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available and planned services.”~~

“The Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. The 2031 settlement boundaries for the Caledon East and Mayfield West Rural Service Centres and the 2021 settlement boundary for the Bolton Rural Service Centre are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of the Region. The 2031 settlement boundary for the Bolton Rural Service Centre will be designated on the basis of a *municipal comprehensive review* and will require an amendment to this Plan. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available and planned services.”

2. Chapter 5, Section 5.4.3.2.2, is amended by deleting it in its entirety and replacing it with the following:

~~“5.4.3.2.2 Show on Schedule D the 2031 boundary for the Caledon East Rural Service Centre and the 2021 boundaries for the Mayfield West and~~



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~~Bolton Rural Service Centres. The 2031 boundaries for the Mayfield West and Bolton Rural Service Centres will be designated on the basis of a *municipal comprehensive review* and will be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, the *Region*, working with the Town of Caledon, will designate the 2031 boundaries of the Mayfield West and Bolton Rural Service Centres.”~~

“5.4.3.2.2 Show on Schedule D the 2031 settlement boundaries for the Caledon East and Mayfield West Rural Service Centres and the 2021 settlement boundary for the Bolton Rural Service Centre. The 2031 settlement boundary for the Bolton Rural Service Centre will be designated on the basis of a *municipal comprehensive review* and will be consistent with Sections 5.4.7, 5.5 and 7.9 of this Plan and will require an amendment to this Plan. Accordingly, *the Region*, working with the Town of Caledon, will designate the 2031 settlement boundary of the Bolton Rural Service Centre.”

3. Chapter 5, Section 5.4.3.2.7, is amended by deleting it in its entirety and replacing it with the following:

~~“5.4.3.2.7 The boundary shown on Schedule D and designated in the legend “Study Area Boundary” is the area within which additional growth for Mayfield West beyond the 2021 population target is anticipated to occur. If additional growth to meet future population targets is allocated to the Mayfield West study area, Council will direct it west of Highway 10 within the study area boundary. Studies to confirm the exact land requirements and to confirm compliance with requirements at that time including such things as the Provincial Policy Statement, the Places to Grow Plan and the provisions of Section 7.9.2.12 of this plan, will be completed prior to adoption of any Official Plan Amendment to designate said lands in the Rural Service Centre of Mayfield West.”~~

5.4.3.2.7 The boundary shown as a red dashed line on Schedule D and designated in the legend “Study Area Boundary” is the area within which additional growth for Mayfield West beyond the 2031 population target is anticipated to occur. Any settlement boundary expansion for the Mayfield West Rural Service Centre will be designated on the basis of a *municipal comprehensive review* and will require an amendment to this plan.

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5.4.3.2.8 Mayfield West Phase 2 Settlement Area

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:

5.4.3.2.8.1 Healthy Communities and the Built Environment

The *Region of Peel* is committed to creating *healthy communities*. A *healthy community* includes, but is not limited to, pedestrian-friendly and transit-supportive *infrastructure* that enables and encourages physical activity through *active transportation*.

*Active transportation* is greatly impacted by the following interconnected elements of the built environment: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics, and Parking. Standards for these elements are further defined in the *Health Background Study Framework*.

In partnership, the Region and area municipalities will:

- Incorporate health considerations into the planning and *development* review processes through the integration of the *Health Background Study Framework* elements and subsequent *health assessments*.
- Develop and apply the *Health Background Study Framework* implementation plan to operationalize in the local context.
- Create built environments that facilitate physical activity and optimize the health promoting potential of communities.

It is the policy of Regional Council to:

- a) Direct the Town of Caledon to include a policy in the Mayfield West Phase 2 Secondary Plan to require the completion of a *health assessment* as part of a complete application for any *development*, to the satisfaction of the Town of Caledon. The *health assessment* must be completed in accordance with the Region of Peel's *Health Background Study Framework*.
- b) Direct the Town of Caledon to integrate the *Region of Peel's Health Background Study Framework* elements into the secondary plan for Mayfield West Phase 2 Settlement Area, to optimize its health promoting potential.
- c) Ensure *the Region* and the Town of Caledon conduct *health assessments* on Regionally or municipally developed, owned and operated public buildings, public squares and open space project applications within the Mayfield West Phase 2 Settlement area.

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5.4.3.2.8.2            GTA West Preliminary Route Planning Study Area:

*Regional Council* directs the Town of Caledon, in consultation with and to the satisfaction of the Province and *the Region*, to include in its official plan and in the Mayfield West Phase 2 Secondary Plan, policies that will:

- (a) Identify through mapping, any portion of the GTA West Preliminary Route Planning Study Area (the Study Area) that extends into the Mayfield West Phase 2 Settlement Area.
- (b) Ensure that *development* applications for lands within the Study Area will not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor. These policies may include provisions for the phased release of lands within the Study Area if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor.

5.4.3.2.8.3    Provincial Minimum Distance Separation Calculated Setback:

*Regional Council* directs the Town of Caledon, in consultation with and to the satisfaction of the Province and *the Region*, to include in its official plan and in the Mayfield West Phase 2 Secondary Plan, policies that will:

- (a) Identify through mapping any Provincial Minimum Distance Separation (MDS) I calculated setback (the Setback Area) that extends into the Mayfield West Phase 2 Settlement Area.
- (b) Prohibit *development* in the Setback Area. If and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, *development* can proceed in accordance with the Mayfield West Phase 2 Secondary Plan.
- (c) Recognize that lands within the Setback Area will be considered a Type A Land Use for the purpose of applying Provincial MDS II Formula.

## **Schedule A**

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#### **Glossary Amendments**

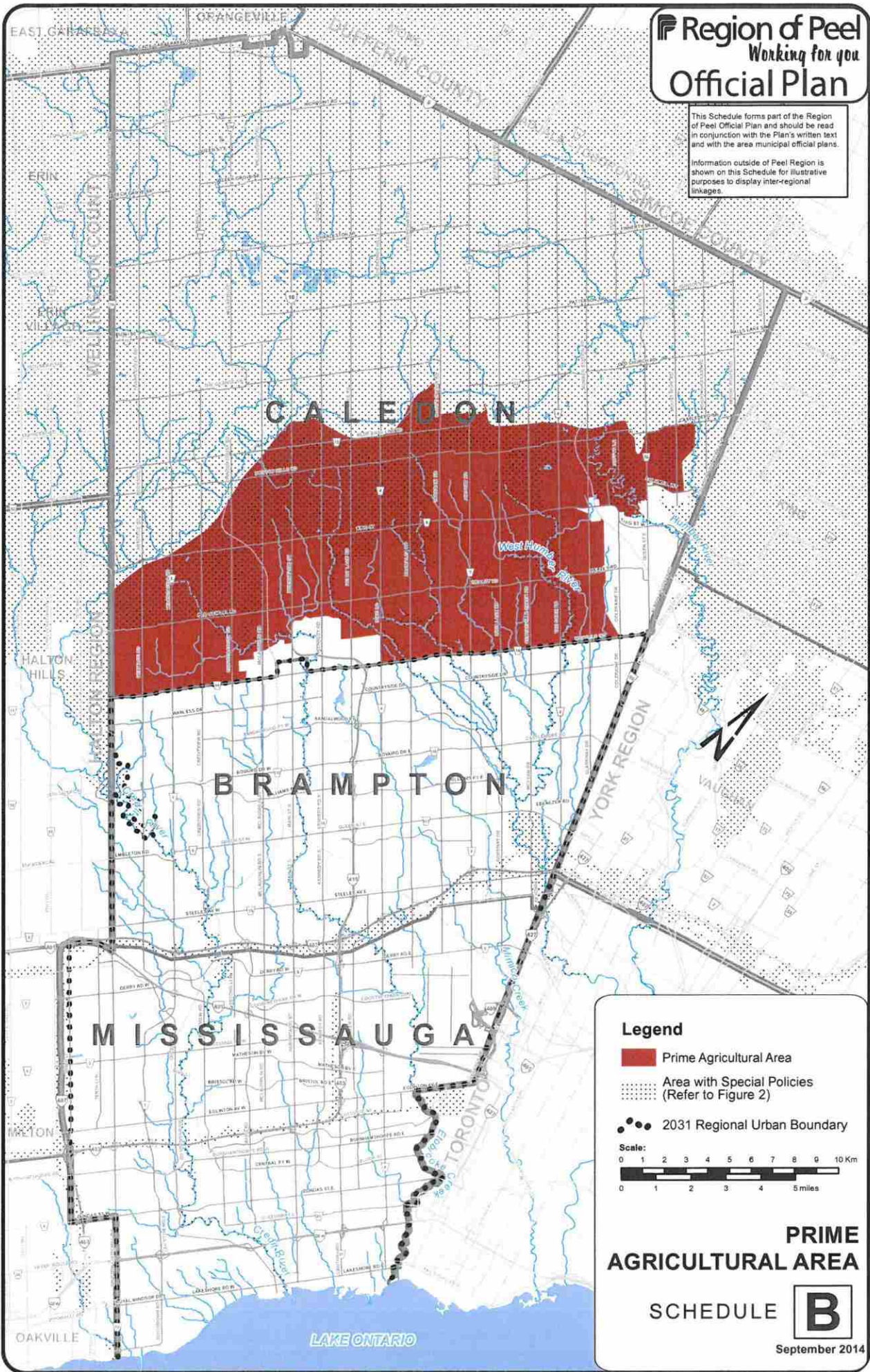
*Health Background Study Framework* - a tool for municipalities to integrate considerations of health impacts into the land use *development* approvals process.

*Health Assessment*: screening criteria to assess how *development* applications achieve healthy community design elements, as per the Health Background Study Framework.

#### **b) Amendments to the Schedules.**

4. Schedule B, Prime Agricultural Area, is amended by removing the area Mayfield West Phase 2 Settlement Area from the “Prime Agricultural Area”;
5. Schedule D, Regional Structure, is amended by revising the Mayfield West Phase 2 Settlement Area from “Rural System” to “Rural Service Centre”;
6. Schedule D, Regional Structure, is amended by deleting the words “as adopted by ROPA 17” after the words “Study Area Boundary \* (Refer to Policy 5.4.3.2.7)” in the Legend.
7. Schedule D, Regional Structure is amended by adding a green hatching to the Mayfield West Phase 2 Settlement Area and including the Mayfield West Phase 2 Settlement Area in the Legend;
8. Schedule D3, Greenbelt Plan Area Land Use Designations, is amended by adding the Mayfield West Phase 2 Settlement Area to the “Settlement Areas Outside the Greenbelt”;
9. Schedule D4, The Growth Plan Policy Areas in Peel, is amended by revising the Mayfield West Phase 2 Settlement Area shown from “Agricultural and Rural Area” to “Designated Greenfield Area”;
10. Figure 2, Selected Areas of Provincial Interest is amended by adding the Mayfield West Phase 2 Settlement Area to the Rural Settlement Boundary.





This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

**Legend**

- Prime Agricultural Area
- Area with Special Policies (Refer to Figure 2)
- 2031 Regional Urban Boundary

**Scale:**

0 1 2 3 4 5 6 7 8 9 10 Km

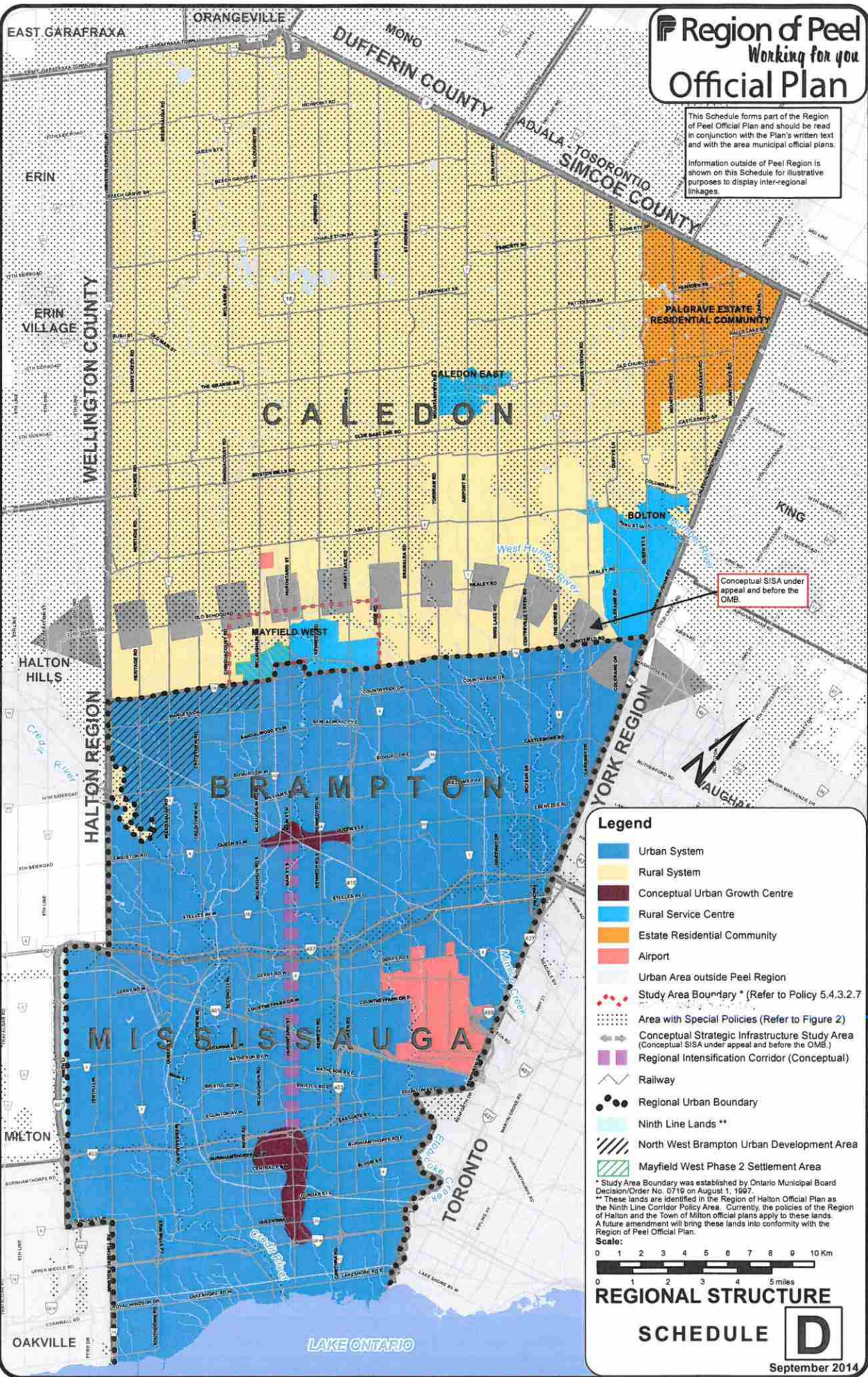
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**PRIME  
AGRICULTURAL AREA**

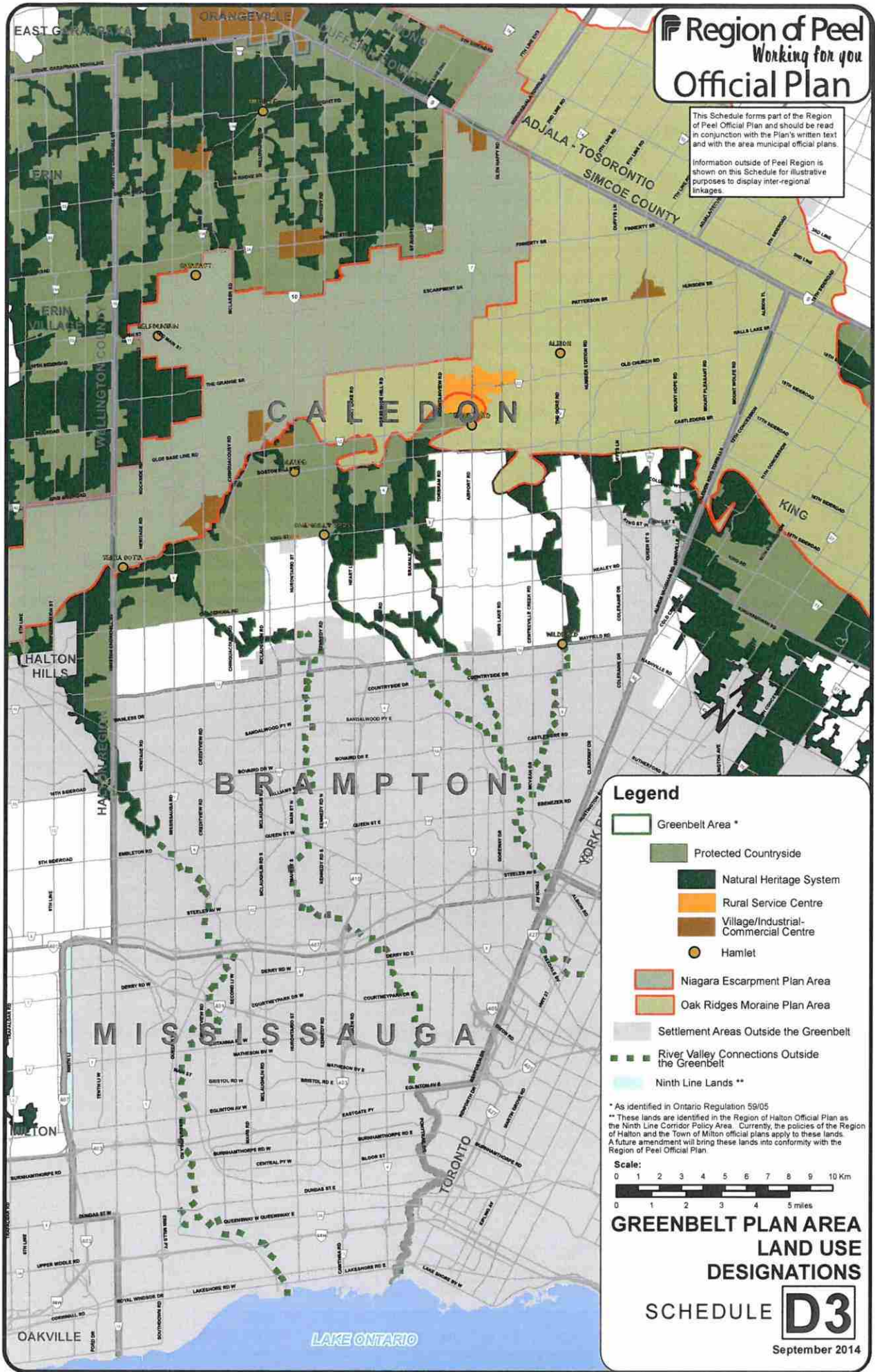
**SCHEDULE B**

September 2014









**Region of Peel**  
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**Official Plan**

The Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

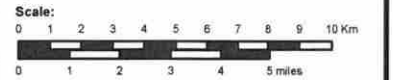
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**Legend**

- Greenbelt Area \*
- Protected Countryside
- Natural Heritage System
- Rural Service Centre
- Village/Industrial-Commercial Centre
- Hamlet
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Plan Area
- Settlement Areas Outside the Greenbelt
- River Valley Connections Outside the Greenbelt
- Ninth Line Lands \*\*

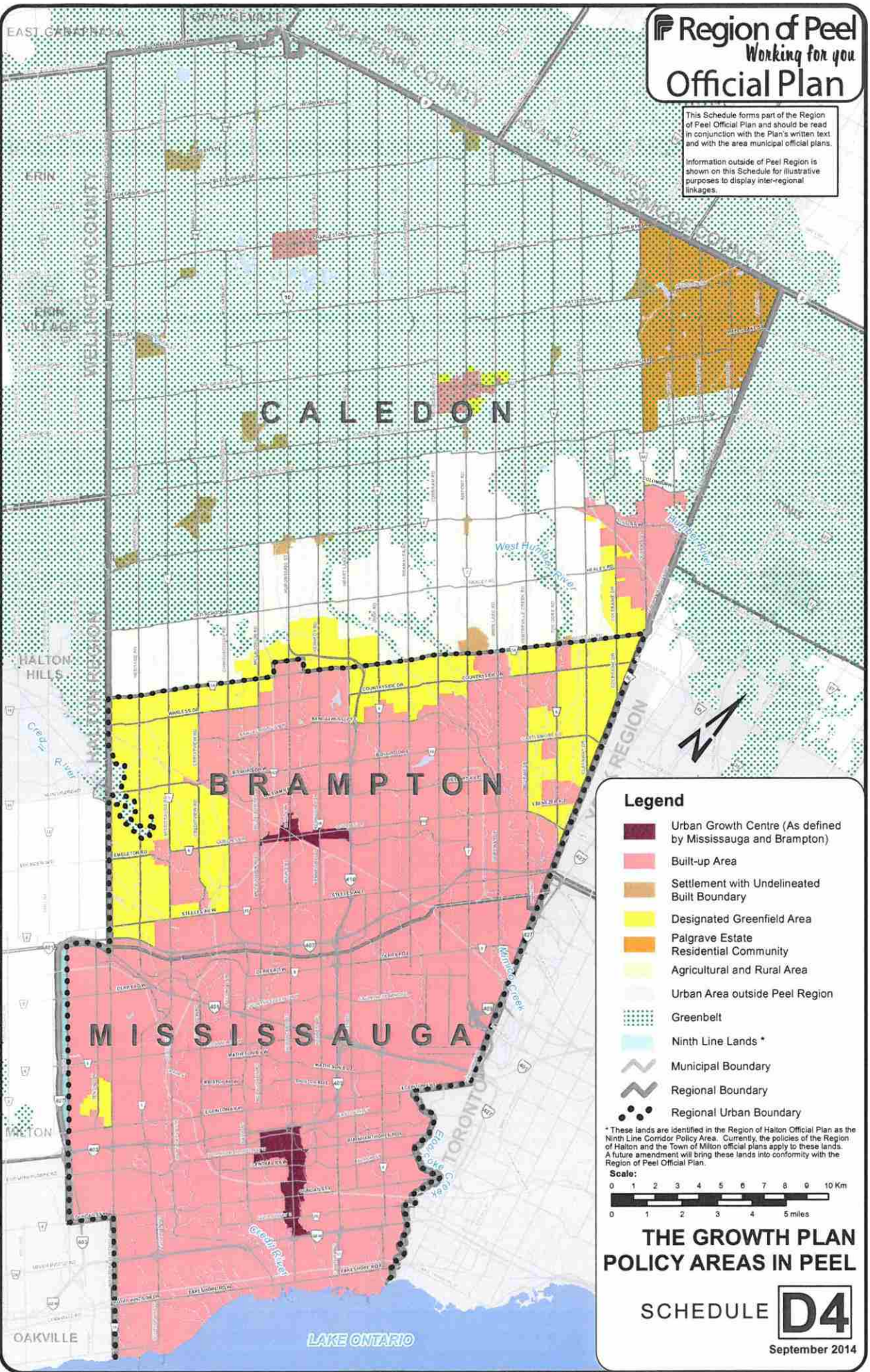
\* As identified in Ontario Regulation 59/05

\*\* These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.



**GREENBELT PLAN AREA**  
**LAND USE**  
**DESIGNATIONS**





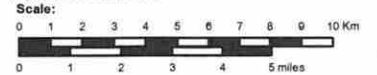
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**Legend**

- Urban Growth Centre (As defined by Mississauga and Brampton)
- Built-up Area
- Settlement with Undelineated Built Boundary
- Designated Greenfield Area
- Palgrave Estate Residential Community
- Agricultural and Rural Area
- Urban Area outside Peel Region
- Greenbelt
- Ninth Line Lands \*
- Municipal Boundary
- Regional Boundary
- Regional Urban Boundary

\* These lands are identified in the Region of Halton Official Plan as the Ninth Line Corridor Policy Area. Currently, the policies of the Region of Halton and the Town of Milton official plans apply to these lands. A future amendment will bring these lands into conformity with the Region of Peel Official Plan.



**THE GROWTH PLAN  
POLICY AREAS IN PEEL**



