

# MAYFIELD WEST

## COMMUNITY DEVELOPMENT PLAN

# NEWSLETTER

The purpose of this newsletter is to keep Mayfield West area residents and interested parties updated on the progress of the MAYFIELD WEST COMMUNITY DEVELOPMENT PLAN — a plan which will provide a framework and guide for future development in Mayfield West.

### HEADLINES

#### Region of Peel Official Plan Amendment

Region of Peel Council adopted Regional Official Plan Amendment No. 17 on December 15, 2005. Amendment No. 17 establishes the 2021 urban boundary for Mayfield West, and it is within this 2021 urban boundary that the Mayfield West Community Development Plan will be prepared. Copies of Amendment No. 17 are available from the Town's website [www.caledon.ca](http://www.caledon.ca). Amendment No. 17 adds an additional 437 hectares (1,080 acres) of land to the urban boundary, and is generally consistent with the land use concept plan submitted by the Kennedy Heart Lake Owners Group in February 2005. The additional land is located north of the proposed Highway 410 extension, east of Highway 10, south of Old School Road, and west of Dixie Road.

#### Background

Mayfield West has been allocated a total population of 13,100 in the Town's Official Plan. Taking into account Valleywood and other developments in the Mayfield West area, the Community Development Plan is intended to provide housing for about 7,700 to 8,300 people, and related employment opportunities, shops, churches, schools, recreational facilities and community services.

#### Community Development Plan

The focus of the Community Development Plan is a "Village Centre" which is located on the west of a proposed realignment of Kennedy Road and east of the Etobicoke Creek. Three residential neighbourhoods are proposed containing a mix of housing types (detached, semi-detached and townhouses), community parks,

schools and a linear open space trail system. About 450 acres of land is reserved for employment lands on the north east side of the Highway 410 corridor, north of Mayfield Road.

### NEXT STEPS

#### Caledon Official Plan Amendment

Preparation of the Community Development Plan will continue into Spring 2006. The Community Development Plan will be incorporated into Caledon's Official Plan by way of an official plan amendment (OPA). In December 2005, a first draft of the proposed OPA was prepared; the land use plan is shown on page 2. A number of technical studies have been completed in support of the draft OPA in disciplines that include environment, storm water management, groundwater, servicing, traffic, and noise. In January 2006, the draft OPA and technical studies were circulated to Town departments and agencies (e.g. Toronto & Region Conservation Authority, Region of Peel, City of Brampton and provincial ministries) for review and comments. Following this review process, revisions to the draft OPA will be made.

#### Community Consultation

The Town will hold a public meeting to present the proposed OPA to the public. This is an opportunity for the public to make comments on and/or express concerns with the proposal. Comments received from the agencies and the public will be considered prior to Planning staff finalizing the OPA and presenting it to Caledon Council.



TOWN HALL  
6311 Old Church Road, Caledon, ON L7C 1J6  
905.584.2272 | 1.888.CALEDON | FAX 905.584.4325 | [www.caledon.ca](http://www.caledon.ca)

Dates and venues for public meetings will be available on the Town's website, through this newsletter and will be advertised in the Caledon area newspapers.

**Mayfield West Peer Review Team**

The Mayfield West Peer Review Team consists of experts in land use planning and policy, environment, community structure and urban design, employment land needs and municipal financing. The Team continues to provide expertise and advice to staff and Caledon Council with respect to key decisions concerning the Community Development Plan. In this regard, the Team will undertake a thorough analysis of the Community Development Plan and provide an independent assessment of the proposal.

**TOWN OF CALEDON CONTACTS**

For more information, contact:

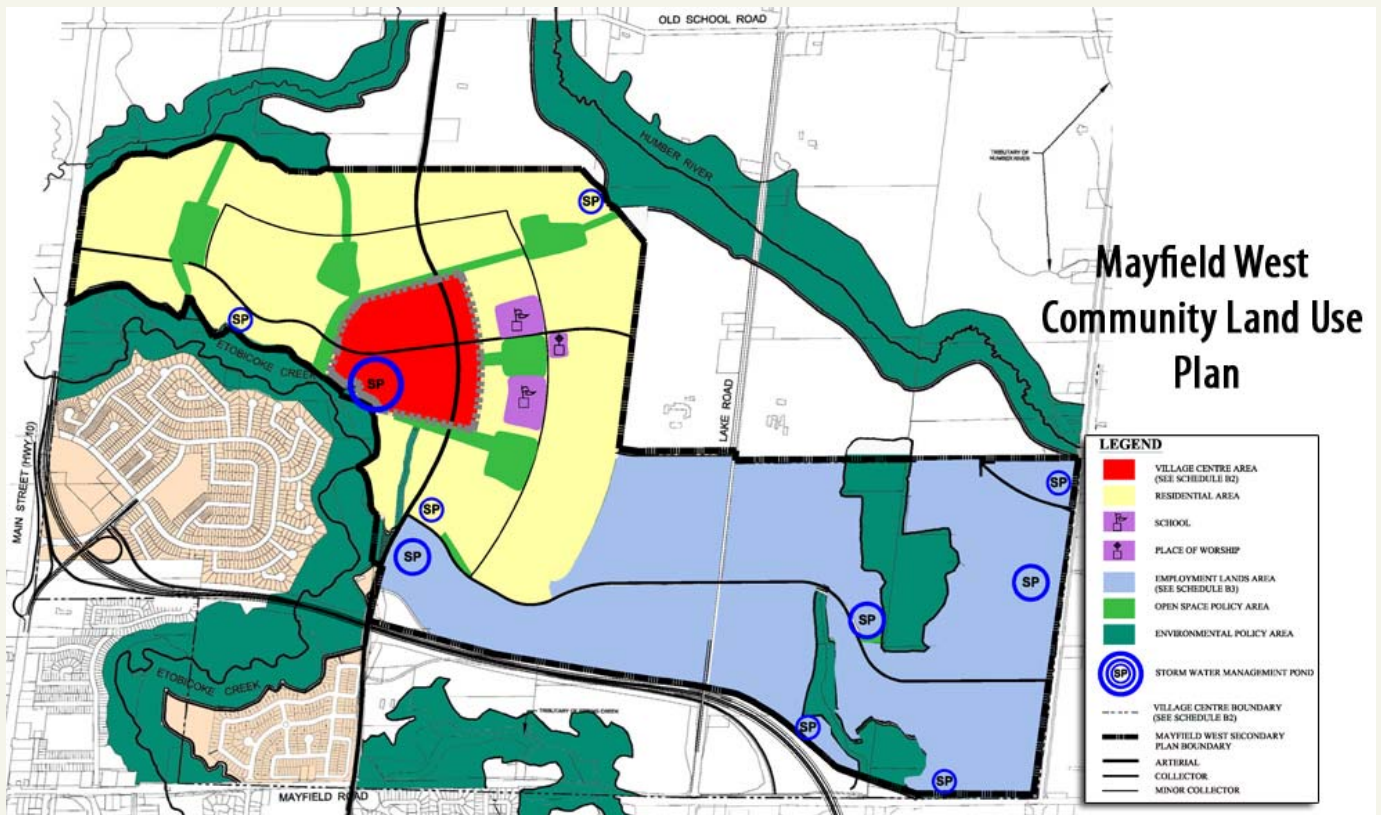
Tim Manley, Planning & Development Department  
905.584.2272 x. 4285 | tim.manley@caledon.ca.

Alternatively, you can contact your elected representative:

Mayor Marolyn Morrison  
905 584 2272 x. 4155 | marolyn.morrison@caledon.ca

Ward 2 Regional Councillor David Lyons  
905.838.2689 | david.lyons@caledon.ca

Ward 2 Area Councillor Allan Thompson  
905.873.6811 | allan.thompson@caledon.ca.



Visit [www.caledon.ca](http://www.caledon.ca)

Previous newsletters, Planning Reports, and notices about upcoming public meetings are also available from the Town's website. Type "policy projects" in the keyword search dialogue box to access the web page for Mayfield West.