

MAYFIELD WEST

COMMUNITY DEVELOPMENT PLAN

Volume 1, Issue 1

April 2004

A Community Development Plan for Mayfield West

The Town of Caledon's pro-active approach to growth management – the tri-nodal strategy – focuses growth within the three rural service centres of Bolton, Caledon East and Mayfield West.

The Town of Caledon Official Plan describes the rural service centres as *compact, well integrated rural towns on full piped water and sewer services*. A wide range of uses (residential, commercial, employment, recreational, institutional) and community services will be permitted and developed within these settlements.

The tri-nodal strategy recognizes the Town's objective for balanced urban growth within a rural and small town atmosphere in harmony with the natural environment.

A Community Development Plan is now being prepared for the Mayfield West rural service centre.

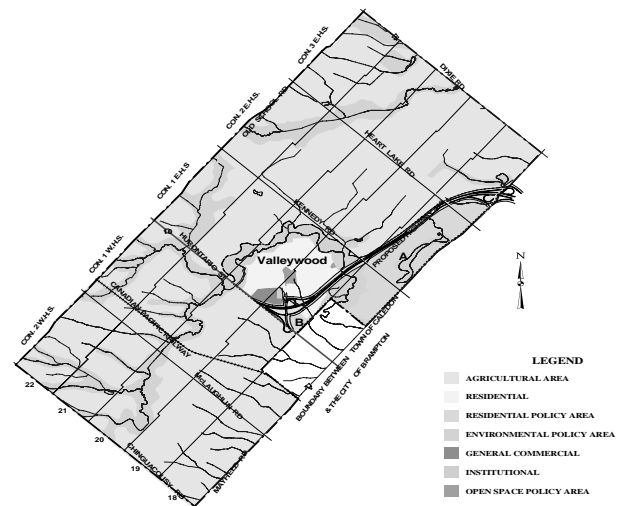
With this, the first issue of the Mayfield West Newsletter, the Town of Caledon Planning Department will seek to keep Town residents and other interested parties up-to-date on the progress of the Mayfield West Community Development Plan.

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The Mayfield West Community Development Plan Study Area

The Mayfield West Community Development Plan Study Area is generally described as the lands South of Old School Road, East of Chinguacousy Road, North of Mayfield Road, and West of Dixie Road. The lands are currently designated as follows:



The new Mayfield West community (main square, community services, residential and employment lands, and other uses) will be located somewhere within these study boundaries.

Planning for Mayfield West

While planning for the Mayfield West rural service centre was first begun in 1996, it has since the spring of 2003 achieved increasing momentum.

Important steps that have taken place since the Spring of 2003 include:

A) June 18 and 25, 2003 Planning and Design Workshops

Members of Caledon Council were joined at two planning and design workshops held on June 18 and 25, 2003 by a cross-section of agencies, stakeholders, and staff at various levels of government with expertise in urban design, land use planning, transportation, environmental design and architecture. The workshop participants worked together to develop creative ideas for the future Mayfield West Community. Out of the workshops emerged a vision of the future Mayfield West Community – a vision that incorporates the need to:

- Build a compact community
- Create a central square or commons
- Integrate public buildings, commercial and retail space, and housing around the central square
- Design for diversity and affordability
- Design to permit a 5-10 minute walking distance from housing to other uses
- Encourage live/work opportunities
- Encourage alternative means of public transportation
- Create a distinct architectural identity
- Protect and enhance agriculture
- Protect and enhance natural ecosystems
- Provide distinct edges for the community
- Encourage use of alternative energy systems.

B) A Summary Report of the Planning and Design Workshops June 18 and 25, 2003

The results of the June 18 and 25, 2003 Planning and Design Workshops are captured in *Mayfield West Community a Summary Report of the Planning and Design Workshops June 18 and 25, 2003*. The

Summary Report can be viewed on the Town of Caledon's website at www.town.caledon.on.ca

C) Planning Report 2003-69

On September 22, 2003, Council adopted Planning Report 2003-69. With the adoption of this report, Caledon Council received the Summary Report as the basis for proceeding with the evaluation and identification of a Mayfield West Rural Service Centre land use concept.

In addition, Council directed Planning Staff to:

- a) Discuss Mayfield West with development interests in order to identify a potential group that will work with the Town and the community in ensuring the community vision is achieved;
- b) Initiate a Mayfield West Transportation and Connectivity Analysis and a Market Feasibility Study on the basis of the principles and goals identified in the Summary Report; and
- c) Strike a community-based planning steering committee.

It is important to note that the principles contained in the Summary Report can be reflected in many ways. It is anticipated that as a result of public input as well as communications with the development industry, the concepts of the Summary Report will undergo some refinement. This type of refinement is a normal part of any responsive planning process.

D) Discussions with the Development Industry

Development of the new Mayfield West rural service centre will ultimately be a partnership between the Town, other levels of government, the community, and the development industry that will actually build the new community. To implement the vision of a sustainable, healthy community outlined in the Summary Report, the Town will need to identify development proponents that will champion the evolving Mayfield West vision. Discussions with development groups are ongoing.

E) Mayfield West Transportation and Connectivity Analysis and Market Feasibility Study

Paradigm Transportation Solutions in association with Tate Economic Research Inc. and the GSP Group have been retained to undertake the Mayfield West Transportation and Connectivity Analysis and Market Feasibility Study. Recognizing that transportation, economic development and land use are interlinked, the consultants will undertake the two studies in a coordinated manner.

Some important questions that will be addressed by the studies include:

- What examples of economically sustainable town squares exist today that can inform the Mayfield West model?
- What is the present and future public transit potential of the Orangeville rail line?
- What location, land, design and market factors influence the success of live/work arrangements?

In the course of preparing the two studies, the Paradigm team will facilitate a public meeting intended to present their findings. Most importantly, the meeting will present the community with an opportunity to comment on the findings to that point.

The Public Meeting will occur in May 2004 after the draft studies are presented to Council. Notice of the public meeting will be posted in the local community newspapers and on the Town website.

It is anticipated that the two studies will provide valuable inputs that will facilitate the evaluation and identification of a land use concept plan for Mayfield West.

F) Mayfield West Advisory Group

A Mayfield West Advisory Group has been formed.

On March 23, 2004, Council adopted Planning Report 2004-18 (As Amended). In doing so, Council struck the Mayfield West Advisory Group. A copy of the planning report can be found on the Town’s website.

The Mayfield West Advisory Group is a Council appointed group of volunteers that will advise Council in the development of the Mayfield West Community Development Plan. The Group will review and comment on studies, concepts, and policies as referred by Town Council and Staff. The volunteers will serve for a one year term (March 2004 – March 2005). All Mayfield West Advisory Group Meetings will be open to the public. Notice of the meeting dates will be posted on the Town’s website and in the Mayfield West Newsletter.

WANTED: A MAYFIELD WEST RESIDENT AT LARGE ADVISORY GROUP VOLUNTEER

A volunteer position for a ‘Mayfield West Resident at Large’ remains open on the Mayfield West Advisory Group. If you are a Mayfield West resident with a desire to play an important advisory role in the

development of the Mayfield West Community Development Plan, the Town wants to hear from you. Please forward a letter of interest by May 1, 2004 to the Town of Caledon Planning and Development Department (contact information on the back of this Newsletter). In the letter, briefly identify where you reside within the Mayfield West Study Area, your interest in the planning process, and any relevant experience or knowledge you wish to share.

Council will review all letters of interest and select the ‘Mayfield West Resident at Large’ to the Mayfield West Advisory Group in early May 2004.

The Next Planning Step – A Mayfield West Land Use Concept Plan

Identification of a land use concept plan for Mayfield West is the next important step in the planning process. The land use concept plan will locate major community components including the town square, residential lands, and employment lands.

It is anticipated that planning staff will recommend a land use concept plan for Council’s consideration by mid-2004.

CALENDAR of EVENTS

APRIL/MAY/JUNE 2004
 Mayfield West Transportation and Connectivity Analysis and Market Feasibility Study

- Council Meeting
- Mayfield West Advisory Group Meeting
- Public Meeting

JUNE/JULY/AUGUST 2004
 Identification of Mayfield West Land Use Concept Plan

- Council Meeting
- Mayfield West Advisory Group Meeting
- Public Meeting

AUGUST 2004 – APRIL 2005
 Preparation of Draft Community Development Plan

- Policy Development
- Council Meeting(s)
- Mayfield West Advisory Group Meeting(s)
- Public Meeting(s)

MAY 2005
 Final Council Adoption of Official Plan Amendment
 Mayfield West Community Development Plan

Other Processes Associated with Mayfield West

1) Etobicoke Creek Headwaters Subwatershed Plan

The Toronto and Region Conservation Authority has initiated a subwatershed planning process for the Etobicoke Creek Headwaters in partnership with the Town of Caledon, Region of Peel, and City of Brampton. An Etobicoke Creek Headwaters Subwatershed Plan Steering Committee has been established to provide overall direction to the subwatershed planning process. The Town of Caledon planning department is represented on the Steering Committee. It is anticipated that the plan will be completed by mid 2005.

2) Snell's Hollow Secondary Plan Proposal

Snell's Hollow is the area within the Mayfield West Community Development Plan Study Area designated as Residential Policy Area A on Schedule B of the Town of Caledon Official Plan. It is shown in pink on the map found on Page 1 of this Newsletter.

Section 5.10.4.3.2.4 of the Official Plan states that Policy Areas in Mayfield West *may proceed to develop prior to completion of the Community Plan, provided that appropriate consideration is given to the process and implications of the Community Plan Study.* The Official Plan also provides that Residential Policy Area A requires the preparation of a Secondary Plan.

Fernbrook Homes (Etobicoke Creek) Limited, one of the owners of land within Snell's Hollow, has submitted a draft secondary plan to the Town for review and consideration.

CONTACT US

Planning for the new Mayfield West rural service centre is an exciting and challenging process. Your input regarding the planning process, coming events, and the very style of this newsletter would be greatly appreciated.

Please forward your comments and ideas to:

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