

NOTICE OF ADOPTION
Official Plan Amendment Number 17
Subsections 17(23) and 17(24) of the *Planning Act*, R.S.O 1990, c. P. 13

File Number:	P-05-003: ROPA 17	Date of Adoption:	2005-12-15
Municipality:	Region of Peel	Date of Notice:	2005-12-21
		Last Date of Appeal:	2006-01-10

A decision was made by the Council of the Regional Municipality of Peel on December 15, 2005 to adopt Amendment Number 17 to the Official Plan for the Region of Peel, as adopted by By-law 113-2005.

Purpose and Effect of the Official Plan Amendment

The purpose of this Regional Official Plan Amendment is to establish the 2021 Mayfield West Rural Service Centre Boundary by including approximately an additional 437 hectares (1080 acres) of land. The additional lands are to be used for residential and related employment, commercial and institutional land uses to accommodate a population of 7, 700 to 8,300.

Additional Information

A copy of the proposed Amendment Number 17 and background materials to the Official Plan of the Regional Municipality of Peel will be available for public inspection during regular business hours at the Region of Peel Planning Department located on the 6th Floor at 10 Peel Centre Drive, Brampton and on the Region of Peel website (www.peelregion.ca) by navigating to the Planning Department webpage and then selecting "ROP Amendment Index."

When and How to File an Appeal

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the Region of Peel no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal must be filed with the Regional Clerk, at the address shown within this notice and it must,

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal, and;
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by cheque to the Minister of Finance, Province of Ontario.

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the Region of Peel to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or group on its behalf.

When a Decision is Final

The proposed Official Plan Amendment is exempt from approval by the Ministry of Municipal Affairs. The decision of the Region of Peel Council is final if a Notice of Appeal is not received on or before the last date for filing a notice of appeal.

Mailing Address for Filing a Notice of Appeal

Submit notice of appeal to the attention of:

Ava Macintyre, Acting Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, 5th Floor
Brampton, ON L6T 4B9
Telephone: (905) 791-7800, Extension 4502
Fax: (905) 791-1693

APPROVED AT REGIONAL COUNCIL

December 15, 2005

PL-D. Development Planning Services

PL-D1. Regional Official Plan Amendment (ROPA) Number 17 - Amendment to Establish the 2021 Mayfield West Rural Service Centre Boundary

RECOMMENDATION GC-266-2005:

That Regional Official Plan Amendment (ROPA) Number 17 - Amendment to Establish the 2021 Mayfield West Rural Service

Centre Boundary, attached as Appendix I to the report of the Commissioner of Planning, dated November 25, 2005, titled "Regional Official Plan Amendment Number 17 - Amendment to Establish the 2021 Mayfield West Rural Service Centre Boundary", be approved;

And further, that the necessary by-law be presented to Regional Council;

And further, that ROPA Number 17 be considered to be consistent with the 2005 Provincial Policy Statement (PPS);

And further, that a copy of the subject report be forwarded for information to the Ministry of Municipal Affairs and Housing (MMAH), City of Brampton, Town of Caledon and the City of Mississauga;

And further, that Notice of Adoption of ROPA Number 17 be given in accordance with the Planning Act.

Approved 2005-1421

See also Resolutions 2005-1415 to 2005-1417 inclusive, 2005-1426 and 2005-1505

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 113-2005

A by-law to adopt Regional Official Plan Amendment Number 17 being an amendment to establish the 2021 Mayfield West Rural Service Centre Boundary.

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

AND WHEREAS the Council of the Regional Corporation has by resolution passed on the 15th day of December, 2005 authorized the adoption of Regional Official Plan Amendment Number 17, an amendment to establish the 2021 Mayfield West Rural Service Centre Boundary;

NOW THEREFORE the Council of the Regional Municipality of Peel enacts as follows:

That Schedule A, attached hereto and forming part of this by-law, constitutes and is hereby adopted as Regional Official Plan Amendment Number 17.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL this 15th day of December, 2005.


Deputy Clerk


Regional Chair

SCHEDULE "A"

REGION OF PEEL

**REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER 17- AMENDMENT TO ESTABLISH
THE 2021 MAYFIELD WEST RURAL SERVICE
CENTRE BOUNDARY**

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 the Schedules of the Official Plan for Peel Region, constitutes Amendment No.17 to the Official Plan for Peel Region.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Regional Official Plan (ROP) Amendment is to establish the 2021 Mayfield West Rural Service Centre boundary by including approximately an additional 437 hectares (1080 acres) of land. The additional lands are to be used for residential and related employment, commercial and institutional land uses to accommodate a population of 7,700 to 8,300.

The proposed amendments to the text and schedules of the ROP are noted in Part B.

2. Location

The subject lands as identified on Schedules B and D to the amendment, are located north of Mayfield Road, south of Old School Road, east of Hurontario Street, and west of Dixie Road, within the eastern portion of the Mayfield West Study Area.

3. Basis

The Official Plan for Peel Region structures the Region into an Urban System and a Rural System. The Town of Caledon comes under the Rural System. The Regional Plan designates Mayfield West, Caledon East and Bolton - "Rural Service Centres". They are the primary foci for growth within the Rural System. Development in the Rural Service Centres will be on municipal water and wastewater services.

The Town of Caledon's 'tri-nodal' growth management strategy was incorporated into the Town's Official Plan by the Ontario Municipal Board when it approved Official Plan Amendment 114 on August 1, 1997. The ruling established at least a ten year period (1997 - 2007) to implement the strategy and provided for population and employment forecasts to the year 2021. The majority of future growth in the Town was to be directed into three Rural Service Centres: Bolton, Caledon East and Mayfield West. The OMB decision further established a Mayfield West Community Development Plan Study Area within which the 2021 Rural Service Centre Boundary was to be established. The Study Area which comprises approximately 5,000 acres and located along the southerly boundary of the Town is shown on Schedule "D" to the Regional Official Plan.

The Official Plans for the Town of Caledon and Peel Region forecast a total population of 84,444 for Caledon, for 2021. The Town's Official Plan allocates a population of 13,100 to Mayfield West. The current population in Mayfield West is approximately 2,800 (Valleywood subdivision), and a further 2,000 to 2,600 can be accommodated within Residential Policy Areas A and B (see the Town of Caledon Official Plan).

In June 2003, the Town of Caledon initiated the planning process for the proposed Mayfield West Community with a two-day planning and design workshop. This workshop resulted in the development of principles, goals and objectives that would guide detailed planning for the Mayfield West Community Development Plan and generally determine the location and design elements of the new community. These were endorsed by Caledon Council on September 22, 2003. This direction reinforced

the vision that Mayfield West would be a compact, mixed-use, pedestrian oriented community with a viable economy. The Council direction resulted in further work to identify and evaluate a Mayfield West land use concept plan, initiate discussions with developer groups, and authorize preparation of a transportation and market feasibility study.

Two developer groups submitted proposals for Mayfield West: one west of Highway 10, referred to as the Mayfield Station Development Group (the "West Proposal"), and one east of Highway 10, referred to as the Kennedy-Heart Lake Owners Group (the "East Proposal"). In response to the two proposals, the Town carried out an evaluation and selection process that included application of evaluation criteria, appointment of an advisory group and peer review team, and a submission process that required further detailed proposals from the two developer groups. In February 2005, detailed proposals were received from the two groups, together with justification reports, concept plans and supporting studies.

On June 7, 2005, Town of Caledon Council considered recommendations from Caledon staff, the advisory group, and the peer review team and directed staff to proceed with final preparation of the Mayfield West Community Development Plan for the lands east of Highway 10 (Kennedy-Heart Lake Owner's Group) to accommodate an additional population of 7,500 and related employment, commercial and institutional land uses, for the 2021 planning period.

Planning Policy Review

Policy 5.4.3 in the Regional Official Plan states: "The boundary for Mayfield west shown on Schedule D is not the 2021 boundary. It will be determined through the preparation of the Mayfield West Community Development Plan and will require an amendment to this Plan." Policy 5.4.3.2 directs the Town of Caledon to prepare a Community Development Plan to identify the future role and form of Mayfield west, and provide the basis for amendments to the Town of Caledon and Region of Peel Official Plans. In addition, the Town is required to prepare the Community Development Plan in cooperation with the Region, the Province and other agencies, and address the provisions in Section 7.9 of the Regional Plan, specifically an analysis of the following as per Section 7.9.2.8:

- environmental and resource protection;
- ensuring that there are no reasonable alternative location which avoid the Prime Agricultural Areas and no reasonable alternative locations with lower priority agricultural lands;
- compliance with the minimum distance separation formulae;
- population and employment growth forecasts in accordance with Table 1;
- development potential, including intensification opportunities, within the existing areas, in the proposed expansion areas and their inter-relationship;
- opportunities for efficient use of land. Regional infrastructure and services in existing areas;
- fiscal impact including property assessment;
- the financial and physical abilities to provide necessary services to the proposed area, including the suitability and availability of water and sewer servicing;

- the growth management strategies of the Region and the area municipalities;
and
- other relevant Regional interests.

To satisfy these key Regional policy requirements, the Town has completed the following studies for Mayfield West:

- Natural Features Study, November 1996
- Agricultural Land Analysis, 1996
- Town of Caledon Local growth Overview Report, March 1995
- Land Use and Design Analysis, November 1996
- Transportation Analysis, 1996
- Hydrogeological Analysis, 1996
- Water Supply and Sanitary Sewage System, November 1996
- Growth Forecast, February, 1997
- Residential development Functional Servicing Report, February 2005

Regional staff have reviewed these studies and based on the Town's commitment to have detailed studies with respect to the environment and open space, transportation, and any other relevant Regional interests completed prior to approval of the Community Development Plan for Mayfield West Rural Service Centre as noted in the proposed amendments to the text of the Regional Official Plan, and are satisfied that requirements of Policy 7.9.2.8 have been met.

The new Provincial Policy Statement came into effect on March 1, 2005. It applies to all planning decisions, applications, matters, or proceedings that are commenced on or after March 1, 2005, including decisions by municipal councils and the Ontario Municipal Board. The new PPS standard of, "shall be consistent with" sets a higher test than the previous "shall have regard to" standard.

The principle for the determination of the Mayfield West Settlement Area Boundary was previously established in the context of both the Regional and Local Official Plans. This is in contrast to an expansion or establishment of a new settlement area beyond what is already contemplated in the Regional or Local Official Plan.

Based on the above, the Town of Caledon is now requesting the Region to amend the Regional Official Plan to establish the 2021 Rural Service Centre boundary for Mayfield West to accommodate the population forecast.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text and Schedules constitute Amendment No.17 to the Region of Peel Official Plan.

a) Amendments to Text

1. Chapter 5, Regional Structure, Section 5.4.3, paragraph one is deleted and replaced with the following:

"The only 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. For the three Rural Service Centres, the 2021 boundaries 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*. 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 services."

2. Chapter 5, Regional Structure, Section 5.4.3.2.2 is deleted and replaced with the following:

"Designate 2021 boundaries for the three Rural Service Centres in this Plan. The 2021 boundaries for the Mayfield West, Bolton and Caledon East Rural Service Centres are shown on Schedule D.

3. Chapter 5, Regional Structure, Section 5.4.3.2.3 is deleted in its entirety and replaced with the following:

"Direct the Town of Caledon to prepare a Community Development Plan in accordance with Caledon's Official Plan policies. Prior to approval of the Community Development Plan, a Comprehensive Environmental Impact Study and Management Plan (EIS &MP) shall be completed to the satisfaction of the Town of Caledon and Toronto and Region Conservation Authority in accordance with the Town of Caledon's Official Plan policies. The EIS & MP shall be completed in accordance with terms of reference approved by the Town and Toronto and Region Conservation Authority, and shall incorporate direction from the Etobicoke Creek Headwaters Subwatershed Study process to the satisfaction of the Toronto and Region Conservation Authority with particular emphasis placed on ensuring there are no negative downstream impacts such as erosion or flooding."

4. Chapter 5, Regional Structure, Section 5.4.3 is amended by adding the following new policy section 5.4.3.2.9:

"5.4.3.2.9 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 7.9.2.8 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."

b) Amendments to Schedules

1. Schedule B, Prime Agricultural Area, is amended by removing the Prime Agricultural designation from the lands within the revised 2021 Mayfield West Rural Service Centre as shown on attached Schedule B.
2. Schedule D, Regional Structure, is amended by revising the 2021 Mayfield West Rural Service Centre boundary as shown on the attached Schedule D, and by deleting reference to "(Refer to Policy 5.4.3.2.4)" besides Study Area Boundary in the Legend, and replacing it with "(Refer to Policy 5.4.3.2.9)".

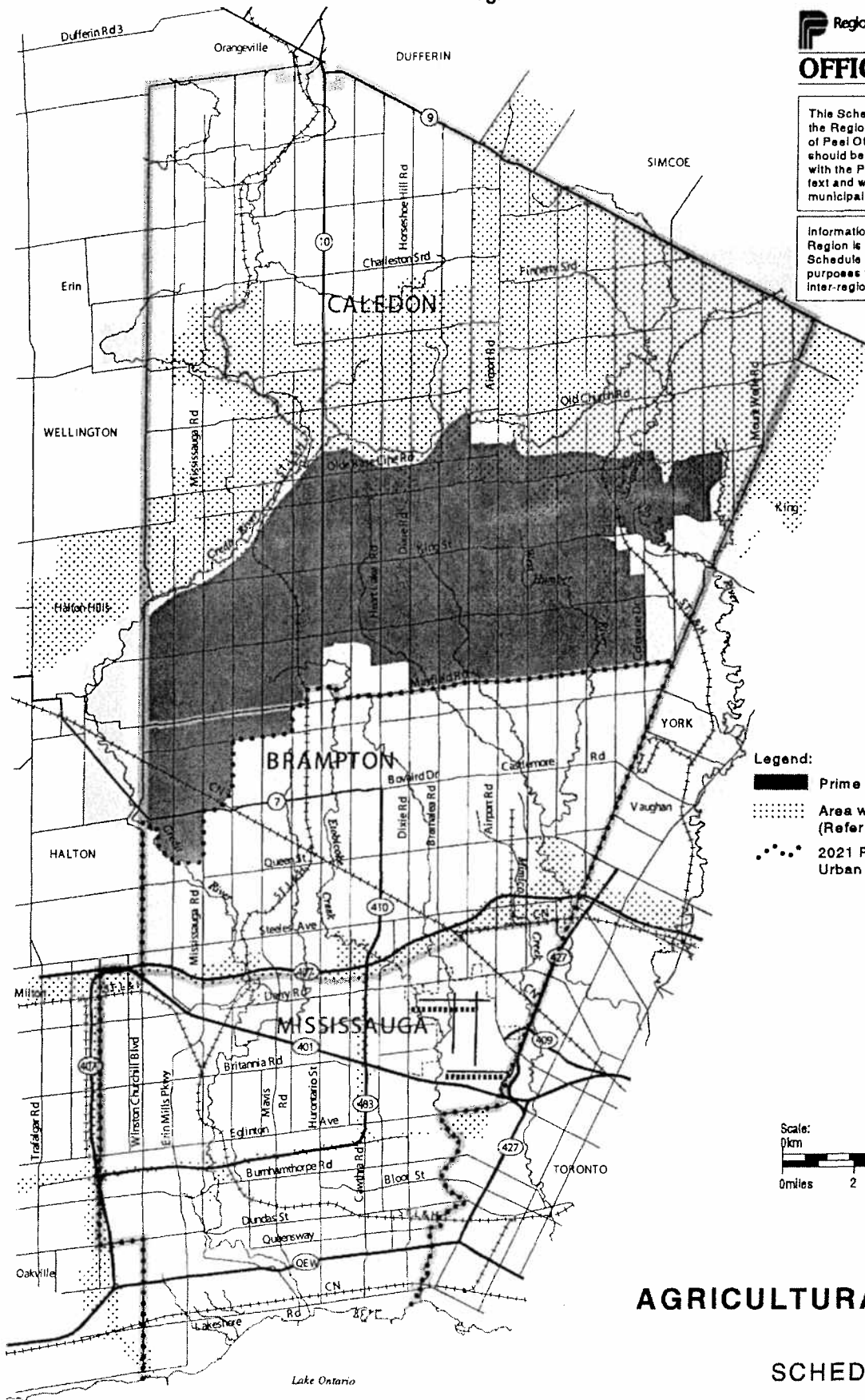
Schedule "A"
to By-law Number 113-2005



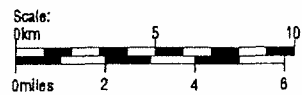
OFFICIAL PLAN

This Schedule forms part of the Regional Municipality 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)
 - 2021 Regional Urban Boundary



PRIME AGRICULTURAL AREA

SCHEDULE B

November 2005

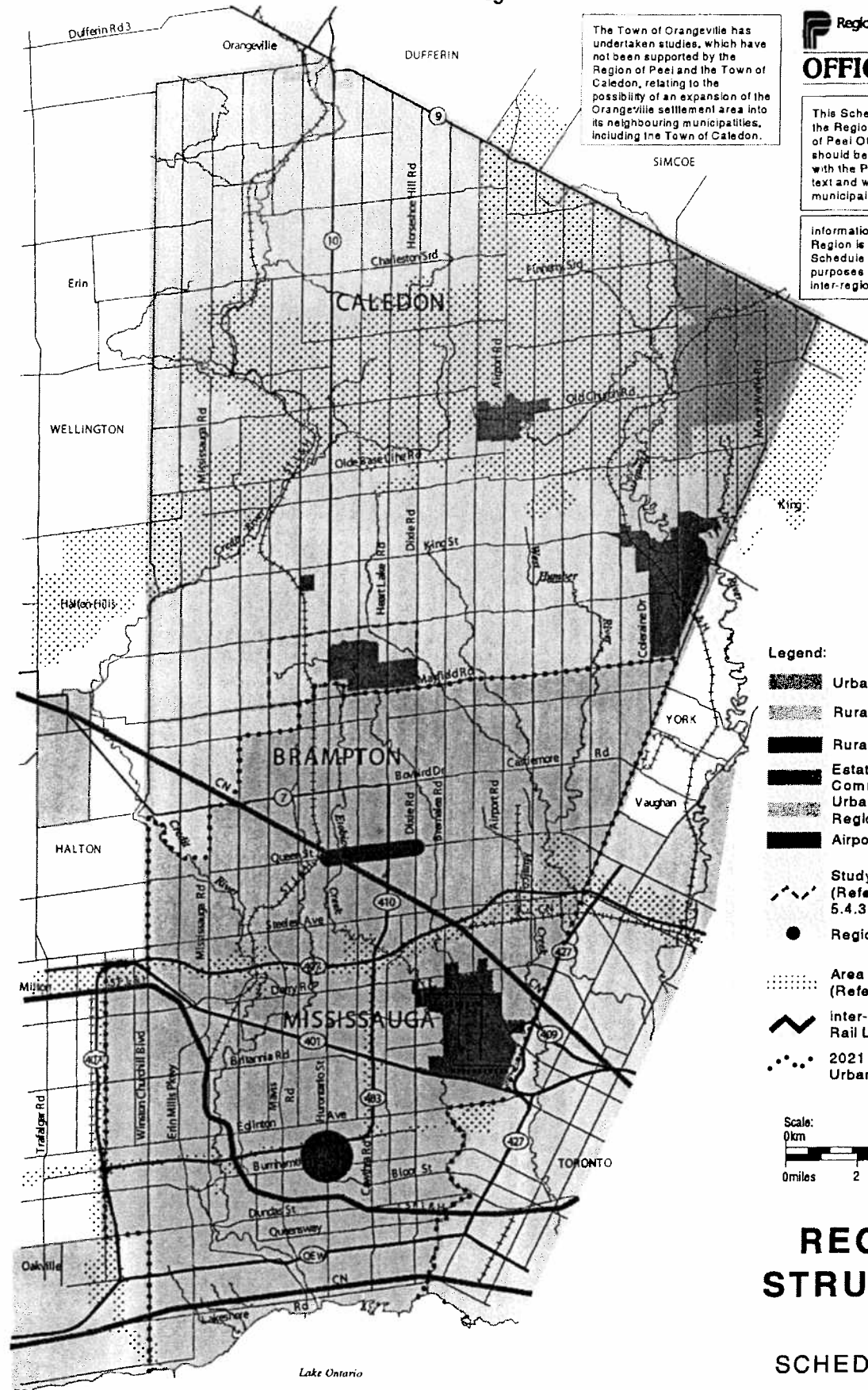
Regional Municipality of Peel

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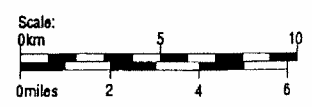
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The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon.



Legend:

- Urban System
- Rural System
- Rural Service Centre
- Estate Residential Community
- Urban Area Outside Region of Peel
- Airport
- Study Area Boundary (Refer to Policy 5.4.3.2.9)
- Regional Urban Node
- Area with Special Policies (Refer to Figure 2)
- Inter-Regional Rail Line
- 2021 Regional Urban Boundary



REGIONAL STRUCTURE

SCHEDULE **D**

November 2005

Lake Ontario