



# PLANNING OPINION REPORT

Draft Plan of Subdivision (21T-20005C)  
Part of Lots 19 and 20, Concession 2  
May eld West Phase 2 Stage 2  
Caledon, ON

Prepared For:  
Caledon Development LP & Caledon Development General Partner Ltd.

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*Draft Plan of Subdivision (21T-20005C)*

## **Planning Opinion Report**

*Part of Lots 19 and 20, Concession 2  
Mayfield West Phase 2 Stage 2  
Caledon, ON*

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TOWN OF CALEDON  
PLANNING  
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# 1.0

## Background

### 1.1 Overview

Malone Given Parsons Ltd. (“MGP”) are the planning consultants to Caledon Development LP and Caledon Development General Partner Ltd. (“Caledon Developments”) with respect to their lands located in the Mayfield West Community in the Town of Caledon (the “Caledon Developments Lands”). The legal description for the Caledon Developments Lands is provided in Table 2.

Caledon Developments are proposing to develop a portion of their lands with a mix of low- and medium-density residential, a school block, community park block, stormwater management block and Greenbelt lands, to implement the Mayfield West Phase 2 Stage 1 and 2 Development Concept Plan, dated June 2020, which represents an evolution of the 2013 Council Endorsed Mayfield West Phase 2 Framework Plan.

A Development Application Review Team (DART) Meeting was held on July 30, 2020 with Town of Caledon Staff. This Planning Opinion Report is submitted to accompany and support a Draft Plan of Subdivision application to satisfy the complete application requirements identified in the DART Meeting form provided by the Town of Caledon on December 10, 2020.

A detailed description of the lands subject to the application are provided in Section 1.2 of this report. A breakdown of the proposed Draft Plan of Subdivision is provided in Section 2.0 of this report.

Table 1. Legal Description

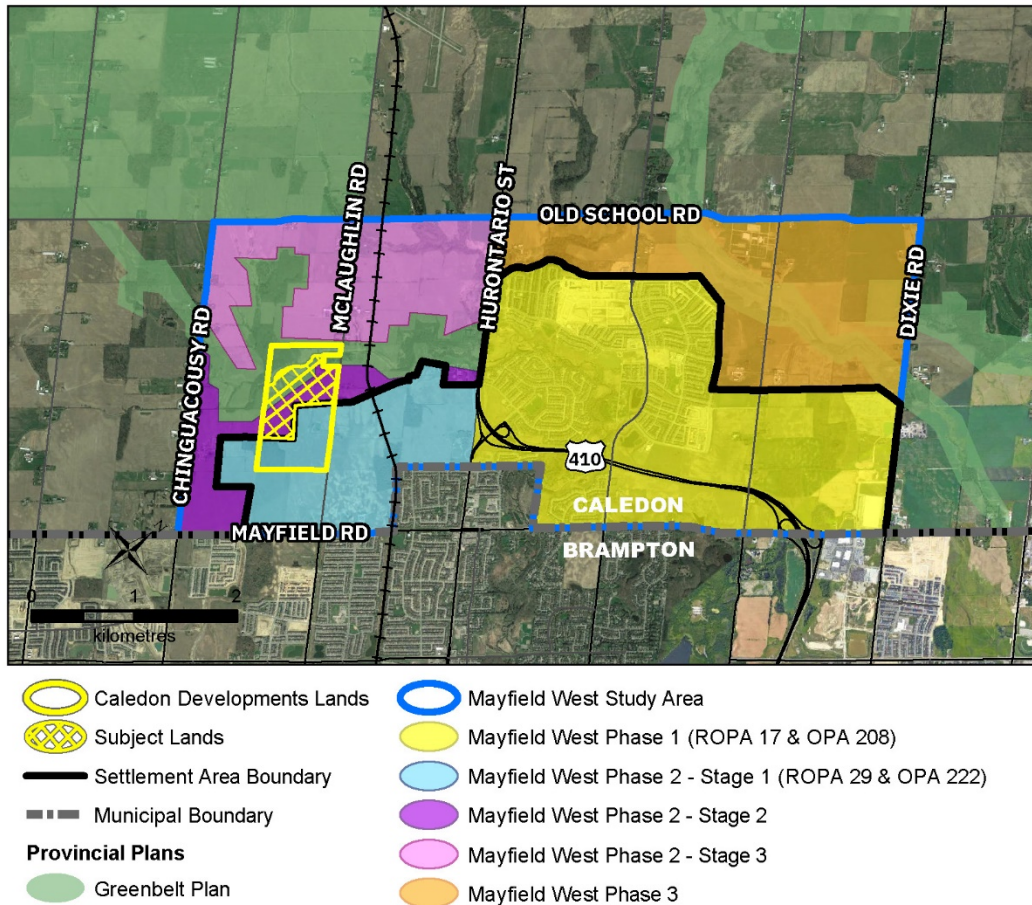
Party to	Legal Description	PIN	Area (ha)
CALEDON DEVELOPMENT LP; CALEDON DEVELOPMENT GENERAL PARTNER LTD.;	PARTS OF LTS 19 & 20, CON 2 WHS (CHING) DESIGNATED AS PART 1, PLAN 43R36993 TOWN OF CALEDON	142520968	81.81

## 1.2 Location and Context

The lands subject to the current draft plan of subdivision application are part of a larger land holding controlled by Caledon Developments. Caledon Developments own approximately 82 hectares of land located west of McLaughlin Road within the Mayfield West Community in the Town of Caledon (the “Caledon Developments Lands”), as shown in Figure 1.

The middle portion of the Caledon Developments Lands, shown in Figure 1 as the Subject Lands, total approximately 33.5 hectares and are bounded by the Etobicoke Creek to the north, the Mayfield West Phase 2 Stage 1 (“MW2-1”) boundary to the south, McLaughlin Road to the east and future development to the west (the “Subject Lands”). The Subject Lands are within the Mayfield West Phase 2 Stage 2 area (“MW2-2”) and represent the next stage of development to round out the Mayfield West Study Area.

Figure 1. Subject Lands

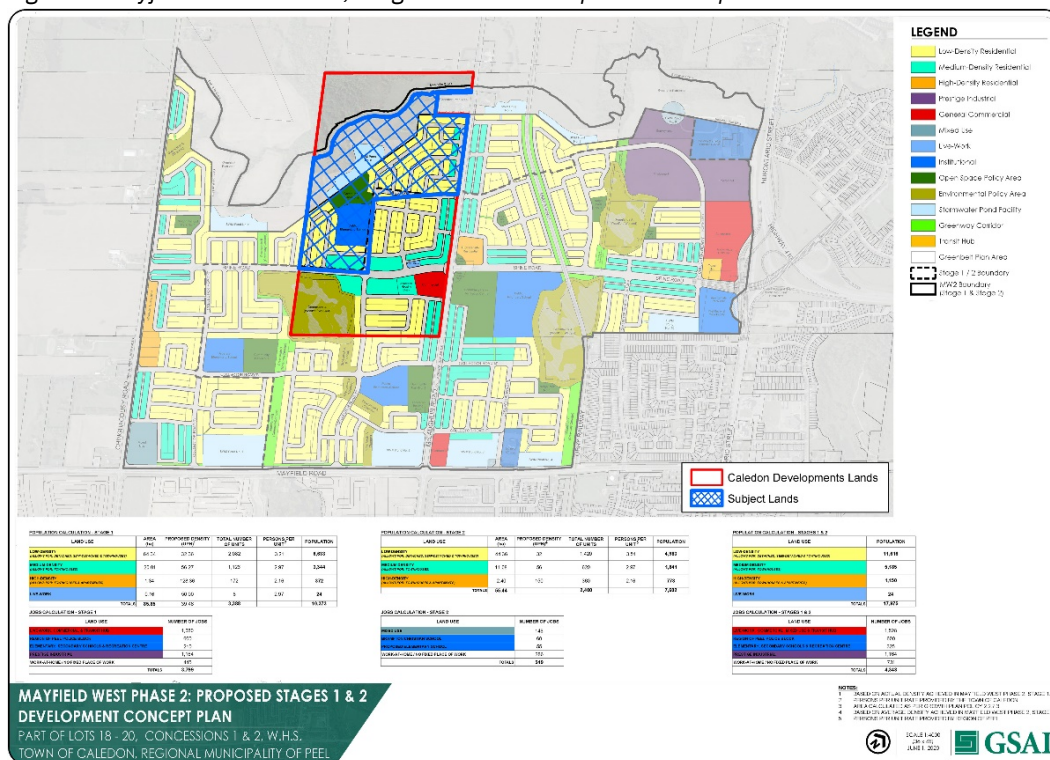




### 1.2.1 Surrounding Lands

The context of the Subject Lands and surrounding area is informed by the Mayfield West Phase 2 Stage 1 and 2 Development Concept Plan, dated June 2020, see Figure 2. The Development Concept Plan represents an evolution of the Mayfield West Phase 2 Framework Plan prepared by NAK Design dated August 29, 2013 and endorsed by Town of Caledon Council on September 3, 2013 (the “Endorsed Framework Plan”). The Endorsed Framework Plan 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. The Endorsed Framework Plan is further referred to in Section 4.6 of this report.

Figure 2. Mayfield West Phase 2, Stage 1 and 2 Development Concept Plan



The areas surrounding the Subject Lands generally consist of MW2-1 and MW2-2 lands and are described below.

#### North

The Subject Lands are bound to the north by the Etobicoke Creek and additional lands owned by Caledon Developments. These lands are located within the Greenbelt Plan area and are adjacent to the lands referred to as Mayfield West Phase 2 Stage 3 (“MW2-3”). The MW2-3 lands are intended to be brought into the settlement area boundary to round out and complete the Mayfield West Community.

## **East**

Immediately to the east of the Subject Lands, on the east side of McLaughlin Road are lands owned by Shanontown Developments Inc. These lands are part of the MW2-2 area and are contemplated by the Development Concept Plan and Endorsed Framework Plan for a similar mix of low- and medium-density residential uses as the Subject Lands.

## **South**

To the south of the Subject Lands are additional lands owned by Caledon Developments. These lands are located within the MW2-1 area and were previously subject to Zoning By-law Amendment and Draft Plan of Subdivision applications and most recently received draft approval of the plan of subdivision on August 16, 2019. Caledon Developments is currently in the process of satisfying the conditions of draft approval to release the registration of Plan of Subdivision 21T-16005C. The draft plan includes a total of 749 residential units with a mix of single-detached units, townhouses, medium density blocks, affordable housing units, and commercial space. The proposed Draft Plan of Subdivision for the Subject Lands was comprehensively planned with the Caledon Developments MW2-1 lands and rounds out the community to the south of the Greenbelt.

## **West**

To the west of the Subject Lands and east of Chinguacousy Road, are lands owned by FP Mayfield West (Caledon) Inc., Mayfield Developments Inc., and Mayfield Station Developments Inc. which form the balance of the MW2-2 area and are contemplated by the Development Concept Plan and Endorsed Framework Plan for a range of low-, medium- and high-density residential uses.

### **1.3 Planning Context**

On July 10, 2020, a Minister's Zoning Order ("MZO") for the majority of the MW2-2 lands, zoned the lands for urban uses under Ontario Regulation 362/20 ("O.Reg. 362/20").

Following approval of the MZO, Peel Regional Council adopted ROPA 34 on September 10, 2020 to expand the Mayfield West Rural Service Centre boundary to include the MW2-2 lands. As part of the Council recommendation, ROPA 34 has been forwarded to the Minister of Municipal Affairs and Housing (the "Minister") for review and approval.

The Town of Caledon initiated the planning process for the Mayfield West Phase 2 Secondary Plan, in 2006, prior to the MZO and ROPA 34. The Mayfield West Phase 2 Secondary Plan was planned to accommodate population and employment growth to 2031. At the time, the Secondary Plan contemplated the development of both the MW2-1 and MW2-2 lands as a single stage. However, based on provincial and regional changes to growth allocation, the Town reduced the Mayfield West Phase 2 Secondary Plan allocation, resulting in the division of Mayfield West Phase 2 Secondary Plan into two stages (MW2-1 and MW2-2). Regional Official Plan Amendment 29 ("ROPA 29"), adopted by Regional Council September 11, 2014, and Local Official Plan Amendment 222 ("LOPA

222”), adopted by Town Council on November 10, 2015, expanded the Mayfield West Rural Service Centre boundary to include the MW2-1 lands and establish the policy framework to guide development within the Mayfield West Phase 2 Secondary Plan area.

As part of the background work to prepare LOPA 222, Town of Caledon Council endorsed the Mayfield West Phase 2 Framework Plan (the “Endorsed Framework Plan”) to support the ROPA 29 application to expand the Rural Service Centre boundary. The Endorsed Framework Plan illustrates the land uses contemplated for the Mayfield West Phase 2 Secondary Plan area and clearly shows both the MW2-1 and MW2-2 lands were considered as part of the planning process.

On June 26, 2018, Town of Caledon Council endorsed the initiation of Local Official Plan Amendment No. 255 (“LOPA 255”), concurrently with the Region’s initial ROPA 34 process. LOPA 255 was intended to implement the Region’s settlement boundary expansion work and amend the Mayfield West Phase 2 Secondary Plan to include the MW2-2 lands, consistent with Region’s ROPA 34 process.

A Public Meeting was held on October 22, 2019 to present the draft policies of LOPA 255. The draft LOPA 255 policies are generally consistent with the policy framework established through the LOPA 222 process for the MW2-1 lands with modifications including: additional land use designations for schools and other residential land uses; modifications to development sequencing policies; and other edits of a non-technical nature.

Following the Minister’s approval of ROPA 34, LOPA 255 will be adopted by Town Council and can be approved by the Region.

# 2.0

## Proposed Draft Plan

The Draft Plan of Subdivision (the “Draft Plan”) prepared by Malone Given Parsons Ltd. proposes development of the Subject Lands in a manner that is consistent with the Development Concept Plan. As mentioned, the Development Concept Plan is an evolution of the Endorsed Framework Plan. The Draft Plan includes residential dwelling units, a school block, community park block, stormwater management block and Greenbelt lands. The Proposed Development is presented in Figure 3.

A total of 393 residential units are proposed, of which 316 are single detached dwelling units, and 77 are townhouse dwelling units. The single detached units consist of varying frontages ranging from 9.2 metre to 13.7-metre-wide lots and are accessed by public rights-of-way. The townhouse units have 6.1-metre-wide frontages and consist of a mix of street access and rear lane access units.

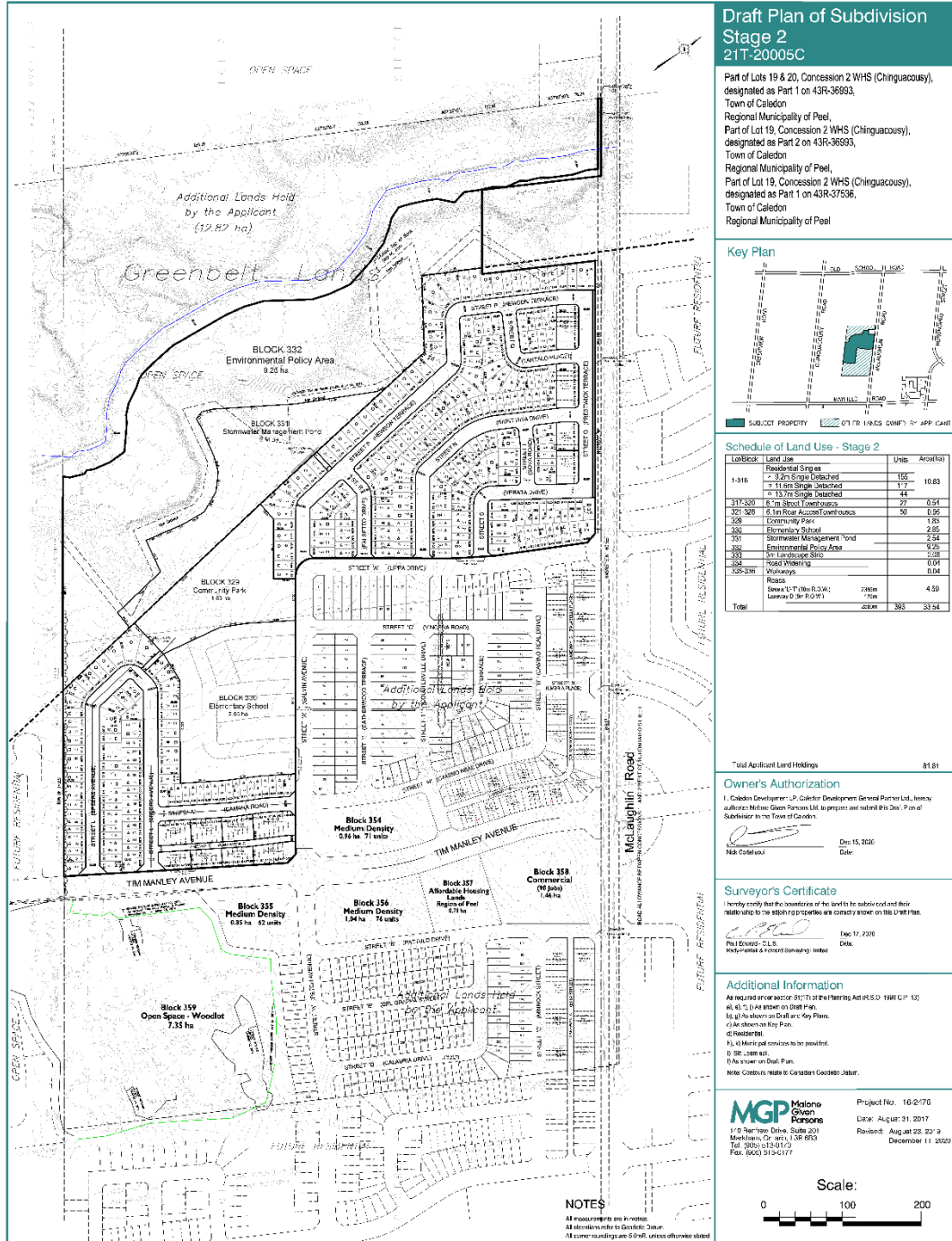
The community park block totals 1.83 hectares and is co-located with a 2.85 hectares public elementary school block. The park block is located adjacent to the natural and active transportation systems.

Consistent with the approval of permit number C-200382 by the Toronto and Region Conservation Authority dated June 12, 2020 and approval provided by the Ministry of the Environment, Conservation and Parks, dated July 30, 2020, for a stormwater management pond facility, a stormwater management block, totalling 2.54 hectares, is located on the north side of the Draft Plan within the Greenbelt. The stormwater management facility is required to service development within both the MW2-1 and MW2-2 lands and is located outside of natural heritage features within the Greenbelt.

The remaining Greenbelt lands, totalling approximately 9.25 hectares, are proposed to be maintained as natural areas and will be conveyed to the Toronto and Region Conservation Authority at the time of Draft Plan registration.

Table 2 summarizes the general land use statistics of the proposed Draft Plan.

Figure 3. Proposed Draft Plan of Subdivision



Source: Malone Given Parsons, December 11 2020.

Table 2. General Land Use Statistics

Land Use	Area (ha)
<b>Total Developable Area</b>	<b>21.75</b>
<b>Residential</b>	<b>12.32</b>
Single Detached Units	10.83
Townhouse Units	1.49
<b>Parks &amp; Open Space</b>	<b>1.91</b>
Community Park	1.83
3 metre Landscape Strip	0.08
<b>Roads &amp; Walkways</b>	<b>4.67</b>
Roads	4.59
Walkways	0.04
Road Widenings	0.04
<b>Elementary School</b>	<b>2.85</b>
<b>Total Non-Developable Area</b>	<b>11.79</b>
Stormwater Management Pond	2.54
Environmental Policy Area	9.25
<b>Total Land Area</b>	<b>33.54</b>

Source: Draft Plan of Subdivision, prepared by MGP, dated December 11, 2020.

## 2.1 Housing Mix

The Draft Plan proposes a variety of unit types for the Subject Lands, including 316 single-detached units, 27 street townhouse units, and 50 rear-access townhouse units. Table 3 provides the housing mix and unit types for the Draft Plan.

Table 3. Proposed Housing Types and Unit Mix

Land Use	Area (ha)
<b>Single Detached Units</b>	<b>316</b>
Single detached – min. 13.7 m (45 foot) frontage	44
Single detached – min. 11.6 m (38 foot) frontage	117
Single detached – min. 9.2 m (30 foot) frontage	155
<b>Townhouse Units</b>	<b>77</b>
Street Townhouses – min. 6.1 m (20 foot) frontage	27
Rear-access Townhouses – min. 6.1 m (20 foot) frontage	50
<b>Total Units</b>	<b>393</b>

## 2.2 Density

According to the provisions of the Draft LOPA 255, densities for the expanded Mayfield West Phase 2 Secondary Plan, are to be calculated based on the land area proposed to be developed for residential homes, exclusive of public rights-of-way, railway rights-of-way, school blocks, Open Space Policy Area, Environmental Policy Area, and stormwater management blocks (Section 7.14.5.1.3). It should be noted that the Greenbelt Plan area is not included within the boundaries of LOPA 255 and does not factor into density calculations. Based on the above, the net area of the Subject Lands shown on the Draft Plan is approximately 12.32 hectares. With the proposed 393 units, the Draft Plan would achieve a net residential density of 31.9 units per hectare.

Section 7.14.4.1.4 of LOPA 255 requires the completion of a community-wide Development Staging and Sequencing Plan (“DSSP”) to ensure compliance with the population and employment targets for the Secondary Plan. The DSSP is to guide the order in which various components of the Mayfield West Phase 2 Secondary Plan community will be delivered in order to achieve orderly, timely, and cost-effective development and to ensure adequate infrastructure and community services and amenities are available to residents and businesses as they move into and/or operate from the new community. The DSSP is also required to address the anticipated schedule of residential and non-residential uses and the anticipated range and mix of housing, density and population within each of the residential designations.

An update to the Mayfield West Phase 2 Secondary Plan community-wide DSSP has been prepared by Glen Schnarr & Associates Inc., referred to as the *Scoped Development Staging and Sequencing Plan, Mayfield West Phase 2 – Stage 2 (“MW2-2 DSSP”)* and dated December 2020, as part of the MW2-2 community-wide work. The proposed Draft Plan conforms with the MW2-2 DSSP. The findings of the MW2-2 DSSP have been used to determine the residential density, range and mix of housing and population and job yields for the Subject Lands, as shown in Table 4 and Table 5.

*Table 4. Projected Population of the Proposed Development*

Unit Type	Number of Units	Population per Unit (PPU)	Population Estimate
Single-detached	316	3.51	1,109
Townhouse	77	2.97	229
<b>Total</b>	<b>393</b>		<b>1,338</b>

*Note: PPU and Population Estimate based on MW2-2 DSSP, prepared by Glen Schnarr & Associates Inc. dated December 2020*

*Table 5. Projected Density of the Proposed Development*

Land Use	Population Estimate	Job Estimate	Land Area (ha)	Density (persons and jobs per hectare)
Developable Area	1,338	55	21.75	64.0

*Note: Population and Job Estimates based on MW2-2 DSSP, prepared by Glen Schnarr & Associates Inc. dated December 2020*

Based on the anticipated 393 residential units, and the MW2-2 DSSP, the Draft Plan is estimated to accommodate 1,338 people, 55 population-related jobs and achieve an overall density of 64.0 people and jobs combined per hectare. The MW2-2 area is planned to achieve an overall density of 75.6 people and jobs combined per hectare.



# 3.0

## Supporting Technical Studies

A number of technical studies have been prepared in support of the development of the Mayfield West Phase 2 Secondary Plan area, as envisaged by LOPA 255 and the Endorsed Framework Plan. This section of the report summarizes both the Community-Wide studies/reports which have been submitted in support for the Mayfield West Phase 2 Secondary Plan as a whole, and the Site-Specific reports submitted in support of the proposed Draft Plan for development of the Subject Lands

### 3.1 Urban Design Guidelines

#### 3.1.1 Town Wide Urban Design Guidelines

The Caledon Comprehensive Town-Wide Design Guidelines (“TWDG”), dated November 2017 are intended to establish key design guidelines and community structure in the Town of Caledon. It is identified that area specific guidelines are intended to apply alongside the TWDG however, the TWDG indicate that where they exist area specific guidelines take precedent. These area-specific guidelines provide additional information based on researched Community Design Plans and Architectural Design Guidelines. There is a Community Design Plan for the MW2 area, which is detailed in the section below.

#### 3.1.2 Community Design Plan

In March 2016, the *Mayfield West Phase 2 Community Design Plan* (“Community Design Plan”) was approved by Caledon Council. The purpose of the Community Design Plan, which was prepared in accordance with Section 7.14.4.1.6 of the Draft OPA 222, was to achieve a coordinated approach to urban design throughout the MW2 Area. The Community Design Plan takes precedence over the TWDG, as it provides additional area specific details. The Community Design Plan implements the applicable policies of the Region and Town Official Plans and is generally consistent with the objectives in the TWDGs.

The Community Design Plan articulates a clear vision for the community, based on the key design tenets of being unique, innovative, and successful. The Community Design Plan provides guidance for delivering a pedestrian friendly, transit-oriented community with mixed-uses, a diversity of housing types and densities, a variety of commercial, employment, and institutional uses and an emphasis on creating, preserving and enhancing the Natural Heritage System (Section 1.1).

The Endorsed Framework Plan provides the basis for the Community Design Plan. Building on the structural elements of the area, the Community Design Plan delineates Special Character Areas to help define the character of the community plan from a design and land use perspective. A portion of the Subject Lands are located within The Spine Road Character Avenue, which is intended to serve as a critical link between neighbourhoods, mixed-use nodes, open space amenities, and community facilities (Section 4.2).

The Draft Plan is consistent with the structural components of the Community Design Plan approved in 2016. It is our understanding that an update to the Community Design Plan is forthcoming prior to the registration of the first plan of subdivision, in accordance with Section 7.14.4.1.6 of the Draft LOPA 255, however, it has not been made available at the time of preparing this Report.

## **3.2 Transportation Study**

### **3.2.1 Community-Wide**

The *Mayfield West Phase 2 Secondary Plan Transportation Master Plan Final Report* (“Transportation Study”), dated December 2015, was approved by Caledon Council in March 2016. Prepared in accordance with Section 7.14.4.1.5 of the Draft LOPA 255, the purpose of the Transportation Study was to provide a comprehensive and innovative transportation strategy for the MW2 Area.

The Transportation Study, which was carried out in accordance with phases 1 and 2 of the Municipal Class Environmental Assessment process, provides a balanced framework which supports a broad range of travel options including walking, cycling, and public transit.

Since the completion of the Transportation Study, Paradigm Transportation Solutions Limited has prepared the Mayfield West Phase 2 Stage 2 Transportation Assessment, dated January 2018 (“2018 TMP”). The 2018 TMP provides changes to the base assumptions and data used in the original study. The 2018 TMP is based on the land use Framework Plan for the entire MW2 area which provides a comprehensive transportation strategy for the broader development area. Accordingly, the Draft Plan is consistent with the policies of the 2018 TMP

### **3.2.2 Site-Specific**

LEA Consulting has prepared a Transportation Impact Study, dated December 2020, for the Subject Lands. The Transportation Impact Study is intended to reassess the transportation demands on the network and confirm if the conclusions found in the 2018 TMP are accurate.

Compared to the unit projections in the 2018 TMP, there is a net reduction of 113 residential units. As such, the trip generation resulting from the Subject Lands would be lower than the trip generation originally calculated, meaning that the overall traffic

analysis is more conservative. The Draft Plan is consistent with the findings of the Transportation Impact Study.

### **3.2.3 Parking Plan**

Parking Plan for the proposed Draft Plan has been prepared by Malone Given Parsons Ltd, dated December 1, 2020 and included as part of this application. A total of 1,141 parking spaces are required which includes both on- and off-site parking. As indicated in the Parking Plan total of 1,421 parking spaces are proposed for the Subject Lands, which exceeds the required number of parking spaces by 280 spaces.

### **3.3 Environmental Impact Study and Management Plan**

In accordance with LOPA 255, an Environmental Impact Study and Management Plan (“EIS”) (also referred to as an Environmental Implementation Report – “EIR”) is being prepared on a community-wide level for the MW2-2 area.

Under the policies of LOPA 255 a site-specific Environmental Implementation Report is required. The Site-Specific EIR is intended to address site specific issues which were not addressed in the Community-Wide EIS.

A letter from WSP dated December 4, 2020, prepared on behalf of Caledon Developments, confirms that the Draft Plan is consistent with the Council Endorsed Framework Plan for MW2-2. WSP notes that the community-wide EIS, Water Balance Study and Hydrogeological Study are forthcoming, and that the Draft Plan and associated works will comply with these documents. Since the Draft Plan will be consistent with the community-wide documents and does not pose any site-specific issues, a site-specific EIR, Water Balance Study and Hydrogeological Study are not required.

### **3.4 Functional Servicing Report**

In accordance with LOPA 255, in November 2020, the *Functional Servicing Report – Mayfield West Phase 2 – Stage 2*, (“FSR”) was submitted for the lands located in the MW2-2 area, including the Subject Lands. The purpose of the FSR, prepared by Urbantech Consulting, is intended to synchronize the environmental objectives described in the Environmental Implementation Report (EIR-Stage 2) with the grading/servicing approach for the Mayfield West Phase 2 Secondary Plan lands in support of the individual Draft Plans therein.

The FSR includes a discussion on the existing drainage conditions, proposed grading, open space blocks and trails, storm and stormwater management design, and sanitary/water servicing. The FSR was coordinated with the EIR-Stage 2, both of which reflect the Revised Framework Plan.

The proposed Draft Plan is consistent with the FSR prepared by Urbantech Consulting. A letter prepared by WSP dated December 4, 2020, confirming the Draft Plan conformity

with the FSR is included as a part of this application.

### 3.4.1 Sanitary Servicing

Based on Section 8.3 of the FSR which provides a review of the proposed sanitary sewer design, it was determined that the existing sanitary outfalls described in the Stage 1 FSR can service the entire MW2-1 and MW2-2 lands. The FSR identifies the need for deep sanitary trunks to service potential future developments north of the Greenbelt and to accommodate the low-lying areas and crossings of the Etobicoke Creek, OBRY corridor and SWM facility outlet pipes.

### 3.4.2 Deep Services and New Roads Hydro Geology Report

- As a result of the need for deep sanitary trunks for future development, a review of the soil conditions and construction requirements for the proposed deep trunk sewers was required. Accordingly, WSP Canada Inc. prepared the *Report on Geotechnical Investigation – Sanitary Trunk Sewer on Mayfield West Phase 2* (“Hydrogeology Report”). The Hydro Geology report, dated July 11, 2017, was submitted as a part of the FSR. The purpose of the Hydro Geology Report was to undertake a geotechnical investigation of the proposed sanitary trunk sewer on MW2 Secondary Plan Area. The sanitary trunk sewer is proposed to include the following sections: 450 mm diameter sanitary trunk sewer extending along Chinguacousy Road, from north of Etobicoke Creek to Spine Road, turning eastward along Spine Road to Collector Road “C”;
- 525 mm diameter sanitary trunk sewer extending along McLaughlin Road from Etobicoke Creek to Spine Road, turning westward along Spine Road to Collector Road “D”;
- 600 mm diameter sanitary trunk sewer extending along Spine Road from Collector Road “D” to Collector Road “C”;
- 750 mm diameter sanitary trunk sewer extending along Collector Road “C” from Spine Road to Mayfield Road; and
- 375 mm diameter sanitary trunk sewer extending along McLaughlin Road from Collector Road “B” to Mayfield Road, turning eastward along Mayfield Road to Van Kirk Drive.

### 3.4.3 Water Servicing

Section 9.0 of the FSR describes the existing and planned external water infrastructure for servicing the MW2-2 lands, as well as the proposed services internal to the MW2 lands required to support the development. The existing and planned water distributed infrastructure for MW2-1 and MW2-2 include the following:

- An existing 600 mm Zone 7 watermain is located along Mayfield and will provide service to the Subject Lands;
- An existing 600 mm watermain along Chinguacousy Road from Mayfield Road to Tim Manley Avenue;

- A 400 mm watermain along Tim Manley Avenue from Chinguacousy Road to McLaughlin Road (to be constructed with MW2 Stage 1 works);
- A 400 mm watermain along Tim Manley Avenue from McLaughlin Road to Hurontario Street (to be constructed with MW2 Stage 1 works);
- A 400 mm watermain along McLaughlin Road from Mayfield Road to MW2 Stage 1 limit (to be constructed with MW2 Stage 1 works);
- A 400 mm watermain along McLaughlin Road north of MW2 Stage 1 limit (to be constructed with MW2 Stage 2 works);
- Future internal 300 mm trunk watermain within the MW2 Stage 2 developments (to be constructed with the MW2 Stage 2 works);
- Future 600 mm watermain (by Region) along Chinguacousy Road north of Tim Manley Avenue (not required for MW2 Stage 2 servicing); and,
- Future 400 mm watermain (by Region) along the Hurontario Street from the MW2 Spine Road to south of Old School Road (not required for MW2 Stage 2 servicing).

The Mayfield West Elevated Tank is not intended to service planning development in MW2. The Alloa Reservoir and Pumping Station, located on the north side of Mayfield Road and west of Creditview Road, provides the primary storage capacity and supply for MW2, including the Subject Lands.

#### **3.4.4 Stormwater Management Plan**

The Mayfield West 2 Comprehensive Environmental Impact Study and Management Plan (CMEISP) prepared by Crozier and Associates in 2020, provides recommendations for post-development stormwater management and indicates preliminary locations for the MW2-2 stormwater management facilities. Nine end-of-pipe stormwater management facilities (wet ponds) are located within the MW2 lands and are proposed to treat the post-development drainage areas. Ponds 1, 5, 6, 7, and 8 are situated in the MW2-2 lands. Of these facilities, Ponds 1, 6, and 8 are required to service the MW2-1 lands and will be constructed within the MW2-1 works with the ultimate design and configuration being confirmed following the MW2-2 FSR and detail design approval. Pond 6 is located on the Subject Lands.

As mentioned in Section 2.0 of this report, the stormwater management block and stormwater management facility have received approvals from the Toronto and Region Conservation Authority and the Ministry of the Environment, Conservation and Parks.

A letter prepared by WSP, dated December 4, 2020, confirms that the previously approved Stormwater Management Report for Pond 6 (dated March 2020) is consistent with the Draft Plan and with the Council Endorsed Framework Plan as it relates to the MW2-2 FSR. Both documents prepared by WSP have been included as part of this application.

### 3.5 Development Staging and Sequencing Plan

In accordance with Section 7.14.4.1.6 of OPA 222, a Development Staging and Sequencing Plan (“DSSP”) has been prepared for the MW2-1 Area. The Draft *Mayfield West Phase 2 Secondary Plan Development Staging and Sequencing Plan*, dated September 2020, (“Community-Wide DSSP”) was submitted by Glen Schnarr & Associates Inc. on behalf of the Landowners located within the MW2-1 Area. The Community-Wide DSSP, among other things, provides estimated timing for the construction of roads and other infrastructure and the provision of services and facilities in the MW2 Area.

The Community-Wide DSSP describes the staging and sequencing of major community infrastructure provided in MW2-1. Given that all major community infrastructure within the Mayfield West Phase 2 area is provided for in MW2-1, a scoped DSSP has been prepared for the MW2-2 lands. The *Scoped Development Staging and Sequencing Plan, Mayfield West Phase 2 – Stage 2* (“MW2-2 DSSP”) has been prepared by Glen Schnarr & Associates Inc. draft dated December 2020.

The Draft MW2-2 DSSP was prepared in accordance with Section 7.14.4.3.6 of LOPA 255. It provides a breakdown of the anticipated range and mix of residential units, net density, and the associated population and job yield for the MW2-2 Area.

The Subject Lands, which are identified as Development Zone 6, are allocated 393 units and a population of 1,338 persons under the MW2-2 DSSP. Table 8 outlines the unit mix and population allocations for the Subject Lands and the MW2-2 Area.

Table 6: *Mayfield West Phase 2 Stage 2 DSSP - Unit Mix & Population Allocations*

	No. of Units	Population per Unit	Population Estimate
<b>Development Zone 6 (the Subject Lands)</b>			
Low Density	316	3.51	1,109
Medium Density	77	2.97	229
High Density	--	2.16	--
<b>Sub-Total (Subject Lands)</b>	<b>393</b>		<b>1,338</b>
<b>Total MW2-2 Area</b>			
Low Density	1,365	3.51	4,791
Medium Density	645	2.97	1,916
High Density	348	2.16	752
<b>Total</b>	<b>2,358</b>		<b>7,459</b>

Source: *Mayfield West Phase 2 Stage 2 Development Staging and Sequencing Plan, Draft December 2020*

Overall, according to the MW2-2 DSSP, the MW2-2 lands will accommodate a total of 2,358 units, 7,459 people and 559 population-related jobs. The total density for the MW2-2 Area is 75.6 people and jobs combined per hectare. Table 9 outlines the development statistics for the Subject Lands and the MW2-2 Area.

Table 7: Mayfield West Phase 2 Stage 2 – Development Statistics

	Development Zone 6 (the Subject Lands)	Total MW2-2 Area
Units	393	2,358
Population	1,338	7,459
Population Related Jobs	55	559
Net Developable Area (ha)	21.75	105.5
Population & Job Density (population and jobs / ha)	64.0	75.6

Source: Mayfield West Phase 2 Stage 2 Development Staging and Sequencing Plan, Draft December 2020

Table 6 of the MW2-2 DSSP provides an estimate of the number of dwelling units that will be built annually between 2022 and 2029. For the Subject Lands, it is estimated that approximately 196 dwelling units will be built on the Subject Lands, annually, over the 2023-2024 period. According to Table 7 of the MW2-2 DSSP, the 55 jobs associated with the school site are anticipated to be provided by 2026.

The Draft Plan is consistent with the MW2-2 DSSP. Should any revisions be made to the DSSP, the Draft Plan will be updated accordingly.

### 3.6 Archaeological Resource Assessment

In accordance with Section 7.14.12.2.1 of LOPA 255, Archaeological Assessments (including Stages 1 through 4 as applicable) have been prepared for the Subject Lands and submitted to the Ministry of Tourism, Culture, and Sport.

The Ministry has provided a response letter to all of the Archaeological Assessments prepared for the Subject Lands and is satisfied that the fieldwork and reporting for the archaeological assessments is consistent with the provincial standards and guidelines. A copy of the assessments as well as the letters from the Ministry are included as part of this application.

### 3.7 Noise and Vibration Study

In accordance with Section 7.14.7.1.2 of LOPA 255, a Noise and Vibration Study has been prepared in support of the Draft Plan. The *Environmental Noise and Vibrations Report – Proposed Residential Development Stage 2-2*, dated December 10, 2020, was

prepared by Actinium Engineering Inc. The Noise and Vibration Study concludes that with the incorporation of the required mitigation (i.e. forced air ventilation or air conditioning to allow windows to remain closed and sound barriers for some units), all noise-sensitive receptors within the development are predicted to comply with the applicable sound level limits.

### **3.8 Region of Peel Healthy Development Assessment**

In accordance with Section 7.14.21.1 of LOPA 255, a Region of Peel Healthy Development Assessment (“HDA”) has been prepared in support of the Draft Plan and included as part of this application. According to the HDA the Draft Plan achieves a passing score.

It should be noted that some of the criteria in the HDA are not applicable at this stage of the development and accordingly there may be an opportunity to increase the score as the application proceeds through the development approvals process.

Furthermore, it is acknowledged that although the HDA score for the Draft Plan alone is relatively low, it should be considered as a part of the broader comprehensively planned MW2-2 area which has been designed as a complete community and overall achieves a higher score.

### **3.9 Geotechnical Report**

A Geotechnical Report has been prepared in support of the Applications. The July 2016 report, entitled *A Report to Caledon Development #LP, A Soil Investigation for Proposed Subdivision* prepared by Soils Engineers Ltd. reviewed subsurface conditions on the Subject Lands and determined the engineering properties of the soils for the design and construction of the proposed Draft Plan.

A Soils Stability Analysis is included in Section 6.0 of the Geotechnical Report.

### **3.10 Phase 1 Environmental Site Assessment**

A Phase 1 Environmental Site Assessment (“Phase 1 ESA”) prepared by Soil Engineers Ltd., dated August 5, 2016 has been submitted in support of the Applications. Based on the information reviewed through the Phase 1 ESA, a Phase 2 ESA is recommended to be prepared to address the environmental concerns relating to the waste generator record at 12324 McLaughlin Road, the historic farming operation at 12502 McLaughlin Road, and the possible pesticides used as part of the agricultural uses within the MW2-1 and MW2-2 area.

Based on the type of development proposed a Record of Site Condition (“RSC”) is not required to be filed in accordance with O. Reg. 153/04. However, local and regional governments may require an RSC, as part of the development process.



# 4.0

## Planning Policy Analysis

As discussed in Section 1.3 of this report, the Provincial approval of an MZO for the majority of the MW2-2 lands (O. Reg. 362/20) and subsequent approval of the LOPA establishes the policy framework for the Subject Lands; this report assumes that this policy framework will be approved and in effect at the Regional or local level to provide an opinion on the Proposed Development.

### 4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement 2020 (“PPS”) came into effect on May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on land use planning, development and other related matters of provincial interest. The goals identified in the PPS provide a framework for long-term policy directives and are to be complemented by regional and municipal plans to achieve comprehensive, integrated planning. The PPS promotes efficient land development, the protection and management of natural resources, and public health and safety to improve the quality of both the natural and built environment within Ontario.

Among other things, the PPS emphasizes the importance of building strong, liveable, and resilient communities. According to the PPS, healthy, livable, and safe communities are sustained by promoting efficient, cost-effective development and land use patterns, in order to minimize land consumption and servicing costs (Section 1.1.1).

Based on the in-force planning context, the Subject Lands are currently designated “Prime Agricultural Area” and “Greenbelt Plan” under the PPS, which typically do not support urban development. However, it is understood that the ROPA 34 approval is forthcoming. Following the approval of ROPA 34, the portion of the Subject Lands within the ROPA 34 boundary will be considered a “Designated Growth Area” within the “Settlement Area” as defined by the PPS. As such, and for the purposes of this analysis, the portion of the Subject Lands, located within the boundary of ROPA 34, are reviewed against the imminent Designated Growth Area and Settlement Area policies.

The PPS policies with respect to Settlement Areas re-iterate the importance of promoting efficient development patterns, protecting resources, promoting green space, ensuring the effective use of infrastructure and public service facilities and minimizing unnecessary public expenditures (Section 1.1.3).

Section 1.1.3.6 provides that new development taking place in designated growth areas

should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Designated Growth Areas refer to lands within settlement areas designated in an official plan for growth over the long-term planning horizon but which have not yet been fully developed.

Another main goal of the PPS is the long-term protection of natural heritage, water, agricultural, mineral, and other resources for their economic, environmental, and social benefit. The PPS prohibits development and site alterations within significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant Areas of Natural and Scientific Interest (ANSI's), and coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (Section 2.1.5). With respect to the Greenbelt Plan area, the PPS relies on the Greenbelt Plan to address area specific matters (Part 3). The letter prepared by WSP dated December 4, 2020, confirms the Draft Plan is consistent with the Endorsed Framework Plan, will be consistent with the community-wide EIS, and has no site-specific issues that require further study.

The proposed Draft Plan is consistent with the policies of the PPS which emphasizes the importance of building healthy, livable, and safe communities and promotes efficient and cost-effective development and land-use patterns. The Subject Lands will be located within a settlement area and will be designated for growth, are appropriate for development with a mix of uses and forms and propose no negative impacts to natural heritage or hydrologic features nor their functions as proposed by the Draft Plan.

#### **4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe was consolidated to include Amendment 1 to the 2019 Growth Plan and came into effect on August 28, 2020 (the "Growth Plan"). The Growth Plan and provides a framework for managing growth in the region to achieve the Province's vision for stronger and more prosperous communities. The Growth Plan provides direction related to land use and infrastructure planning, transportation, housing and natural heritage and resource protection. The Growth Plan emphasizes the need to build complete communities, support a range of housing options, make efficient use of land and infrastructure and support transit viability, and provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe (Section 1.2.1).

Based on the in-force planning context, the Subject Lands are currently designated "Prime Agricultural Areas" and "Greenbelt Plan" under the Growth Plan which typically do not support urban development. However, it is understood that the ROPA 34 approval is forthcoming. Following the approval of ROPA 34, the portion of the Subject Lands within the ROPA 34 boundary will be considered "Designated Greenfield Areas" within the settlement area as defined by the Growth Plan. As such, and for the purposes of this

analysis, the developable portion of the Subject Lands are reviewed against the imminent Designated Greenfield Area and Settlement Area policies.

It is the policy of the Growth Plan that most of the growth be directed to settlement areas that have delineated built boundaries, existing or planned water and wastewater infrastructure, and can support the achievement of complete communities. Complete communities feature a diverse mix of land uses, improve social equity, provide a diverse range of housing options, expand convenient access to a range of transportation options, public service facilities and parks and open space, provide for a more compact built form and vibrant public realm, and integrate green infrastructure and low impact development where appropriate (Section 2.2.1).

Schedule 3 of the Growth Plan assigns population and employment forecasts for all upper- and single-tier municipalities. The Region of Peel is forecast to accommodate 2,280,000 people and 1,070,000 jobs by 2051. Section 2.2.7.2 of the Growth Plan directs upper- and single-tier municipalities, including Peel Region to achieve a Designated Greenfield Area density of no less than 50 residents and jobs combined per hectare.

The Designated Greenfield Areas designation applies to lands that are located within a settlement area, but outside of the delineated built-up area. New development in Designated Greenfield Areas is required, among other things, to contribute to support the achievement of complete communities, support active transit and encourages the integration and sustained viability of transit services (Section 2.2.7.1).

The Growth Plan generally promotes the protection and enhancement of the Greenbelt, other significant natural and hydrologic features. However, the Growth Plan requires that it be read in conjunction with the Greenbelt Plan and defers to the Greenbelt Plan policies as they relate to that area-specific geography.

The Draft Plan conforms with the policies of the Growth Plan which seek to build compact, transit supportive communities. The proposed Draft Plan is a key part of the Mayfield West Community which is planned as a complete community, with densities that are pedestrian, cycling and transit friendly. The Draft Plan includes a range of low- and medium-density residential uses along with an elementary school and a community park. Furthermore, with densities of approximately 64.0 persons and jobs per hectare and approximately 75.6 persons and jobs per hectare, both the Draft Plan and the MW2-2 area as a whole, respectively, exceed the density requirement of 50 persons and jobs per hectare required for development of new Greenfield Communities within the Greater Golden Horseshoe.

### **4.3 Greenbelt Plan, 2017**

The Greenbelt Plan 2017 (“Greenbelt Plan”) identifies where urbanization should be limited in order to provide permanent protection to the agricultural land base and the ecological and hydrological features and functions occurring on the landscape within the Greater Golden Horseshoe. In addition to protecting natural heritage and agricultural

resource systems, the Greenbelt Plan supports the conservation of cultural heritage resources and provides a range of publicly accessible lands for recreation and tourism development.

A portion of the Subject Lands are identified within the Greenbelt, and generally reflect the alignment of the Etobicoke Creek, which traverses the Caledon Developments Lands in a northeast-southwest direction. This portion of the Subject Lands are designated “Protected Countryside” with a “Natural Heritage System” overlay. The Natural Heritage System overlay includes core areas and linkage areas of the Protected Countryside with the highest concentration of sensitive and/or significant natural features and functions. These areas build upon the surrounding natural systems to create a connected natural heritage system. Permitted uses in the Natural Heritage System include a full range of existing and new agricultural uses (Section 3.2.2.2), as well as existing, expanded or new infrastructure that is approved under the *Environmental Assessment Act* or the *Planning Act* (Section 4.2.1.1).

New development or site alteration in the Protected Countryside - Natural Heritage System is required to demonstrate that no negative impacts on key natural heritage features or key hydrologic features or their functions will occur (Section 3.2.2.4.a). A proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation to demonstrate the required vegetative protection zone and that no adverse impacts are anticipated (Section 3.2.5.5). In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature (Section 3.2.5.4).

Existing, expanded and new infrastructure is permitted within the Greenbelt Plan Area provided it serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario’s borders (Section 4.2.1.1(b)). Infrastructure is defined to be “*physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.*”

Stormwater management infrastructure is permitted within the Greenbelt Plan Area. Stormwater management facilities are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones (Section 4.2.3.3).

The Draft Plan locates a stormwater management facility within the Greenbelt Plan Area but outside key natural heritage features, in accordance with approvals received by the Toronto and Region Conservation Authority (permit number C-200382) and the Ministry

of the Environment, Conservation and Parks (letter dated July 30, 2020) as part of the MW2-1 planning approvals process. The remainder of the Subject Lands within the Greenbelt (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system and conveyed to the Toronto and Region Conservation Authority.

The Proposed Development conforms with the Greenbelt Plan as all proposed infrastructure satisfy the criteria provided in the Greenbelt Plan and are located outside of key natural heritage and key hydrologic features.

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

The Region of Peel Official Plan was originally approved on July 6, 1998 and has been amended over time. Most recently, the Region of Peel Official Plan was consolidated in December 2018 (the “Regional OP”). The Regional OP, as amended, provides Regional Council with a long-term policy framework for decision making and planning by protecting the environment, managing resources, directing growth, and providing Regional services in an efficient and effective manner. It should be noted that the Region is undertaking a review of the Region OP as part of a broader Municipal Comprehensive Review, which will include a revised land budget, population and employment forecasts and a review of the Regional OP policies.

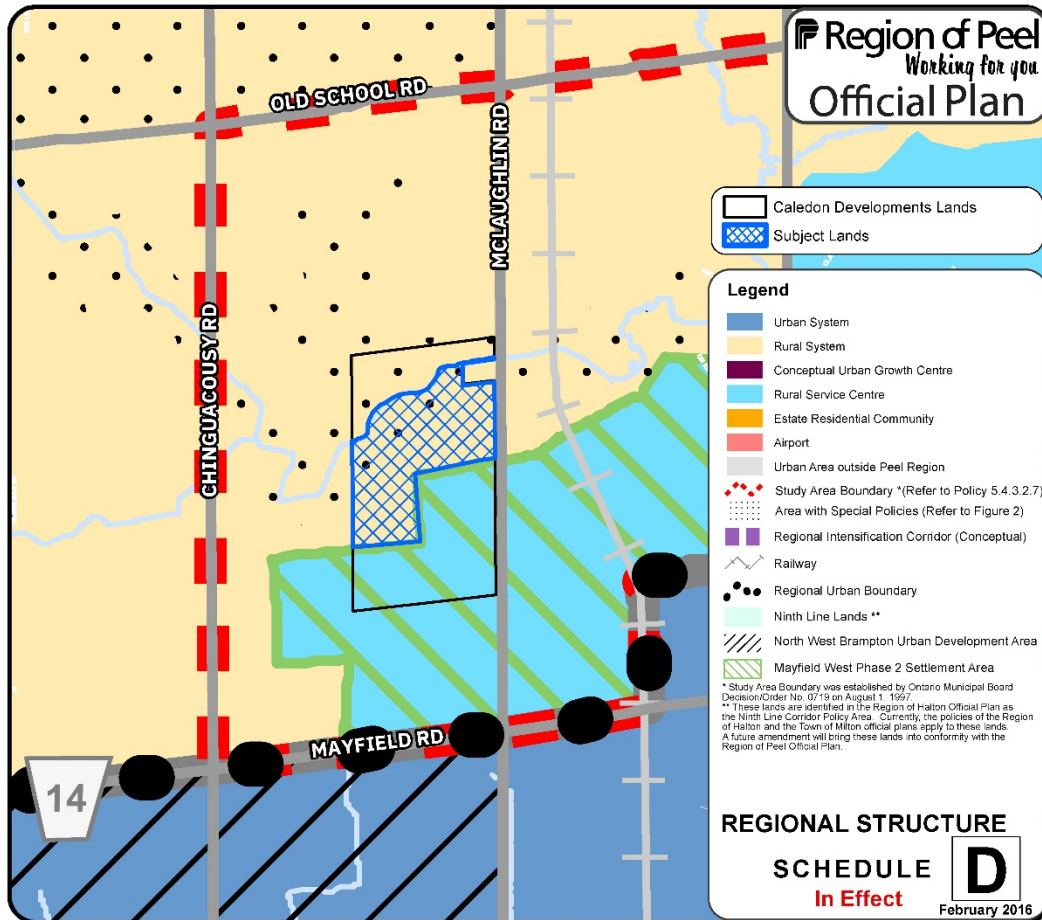
Goals of the Regional Official Plan include the creation of healthy and sustainable regional communities, recognizing, respecting, preserving and enhancing ecosystem features and function, recognizing the importance of a vital, competitive and diverse economy and managing and staging growth in a fiscally, environmentally and socially sustainable manner (Section 1.3.6).

According to Table 3 of the Regional OP, Caledon is forecast to grow to 108,000 persons, 33,500 households and 46,000 persons by 2031. With respect to growth management, it is the policy of Regional Council to:

*“Direct the area municipalities to incorporate official plan policies to develop complete communities that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and services” (Section 5.5.2.1).*

Based on the in-force policy context, the Subject Lands are currently Designated “Rural System” and “Greenbelt Plan Area” on Schedule D of the Regional OP, as shown in Figure 4.

Figure 4. Region of Peel Official Plan - Schedule D - Regional Structure (in-force)

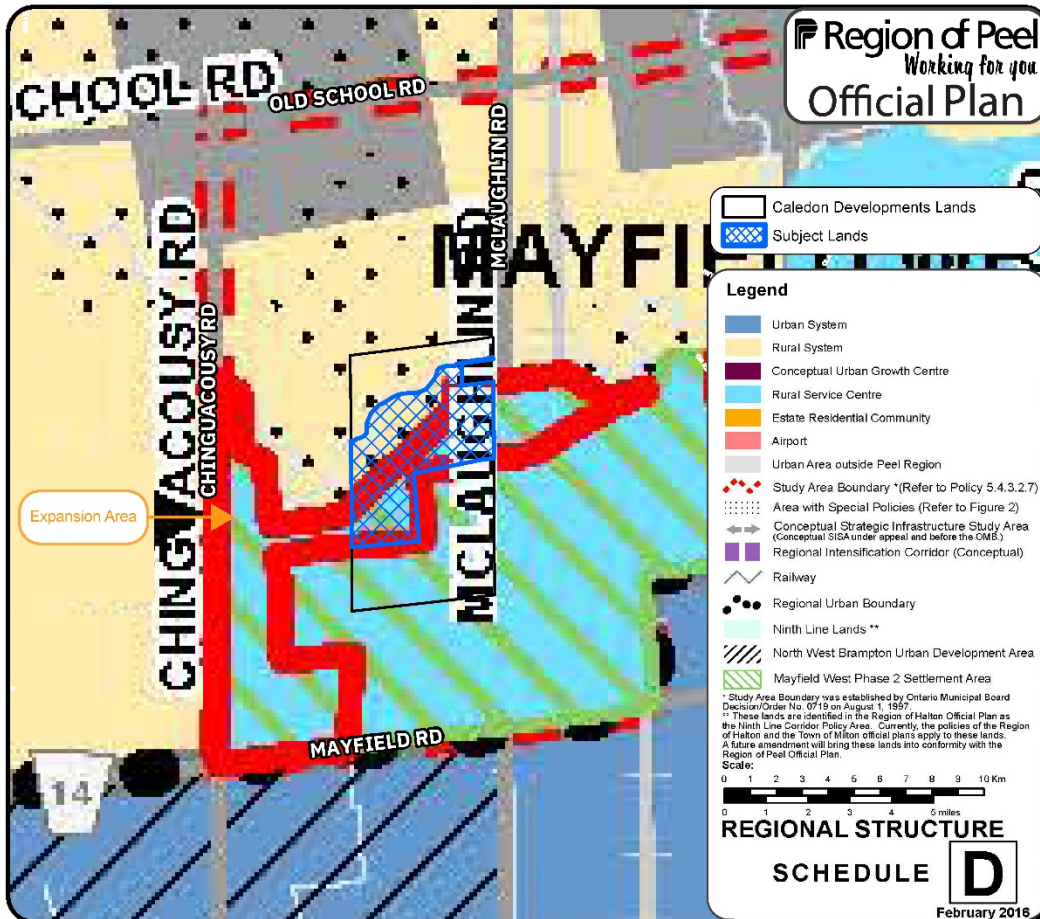


However, and as mentioned in Section 1.3, Peel Region Council recently adopted ROPA 34 to amend the Mayfield West Rural Service Centre Boundary and associated policy framework to include the MW2-2 lands, see Figure 5. It is understood that the ROPA 34 approval is forthcoming and the associated urban policy framework will imminently apply. Approval of ROPA 34, by the Minister of Municipal Affairs and Housing, is required prior to the policies of ROPA 34 coming into force and effect; however, ROPA 34 represents Peel Region Council’s current vision for the Subject Lands. As such, and for the purposes of this analysis, the portion of the Subject Lands that fall within the ROPA 34 boundary are reviewed against the “Designated Greenfield Area” policies of the Regional OP and the “Mayfield West Phase 2 Settlement Area” policies of ROPA 34.

Under the adopted ROPA 34, a portion of the Subject Lands are identified as “Designated Greenfield Area” on Schedule D4. This designation refers to lands that are located within Caledon’s Settlement Area boundary, but outside of the Built-up Area, as defined by the Growth Plan. The Regional OP sets a minimum greenfield density target of 50 residents and jobs combined per hectare by 2031 for the Region as a whole and a minimum target of 42 residents and jobs per hectare for the Town of Caledon (Sections 5.5.4.2.1 and 5.5.4.2.2).

The Subject Lands are further designated “Rural Service Centre” with a “Mayfield West Phase 2 Settlement Area” overlay and “Area with Special Policies (refer to Figure 2)” on Schedule D of ROPA 34. Figure 2 of the Regional OP identifies Selected Areas of Provincial Interest, of which the Subject Lands are identified as “Greenbelt Plan Area”.

Figure 5. ROPA 34 - Schedule D - Regional Structure (as adopted by Regional Council)



#### 4.4.1 Mayfield West Phase 2 Rural Service Centre

Mayfield West is unique as it is one of three designated Rural Service Centres along with Bolton and Caledon East in the Town of Caledon (Section 5.4.3). As a Rural Service Centre, it will serve as the primary foci for growth within the Rural System and will be developed on full municipal water and sewer services.

Objectives for Rural Service Centres under the Regional OP include, the promotion of safe and secure communities and improvement of quality of life through proper design and effective use of the built environment, fostering of a distinct character and village atmosphere for Mayfield West, and provision within each Centre for a wide range of goods and services for those living and working in the Rural System (Section 5.4.3.1).

The Mayfield West Phase 2 Settlement Area policies of ROPA 34 identify that the MW2-2 lands of the Mayfield West Phase 2 Secondary Plan are planned to accommodate 7,000 people and 550 jobs (Section 5.4.3.2.8.5 of ROPA 34). Further the policies of ROPA 34 promote a range and mix of housing types, densities, sizes and tenures, including the identification of affordable housing (Section 5.4.3.2.8.4).

#### **4.4.2 Greenbelt Plan**

The Greenbelt Plan policies of the Regional OP generally reflect the Greenbelt Plan policies described in Section 4.3 above.

In accordance with the Greenbelt Plan, the Regional OP policies continue to promote the protection and, where possible, enhancement of key natural heritage and hydrologic features and their functions. Further, the Regional OP directs local municipalities to include policies related to development and site alteration in accordance with the policies of the Greenbelt Plan (Section 2.2.10.4.13).

The proposal of a stormwater management pond and related infrastructure within the Greenbelt Plan designation conforms with the Greenbelt Plan as all proposed infrastructure satisfy the criteria provided in the Greenbelt Plan and are located outside of key natural heritage and key hydrologic features. Further, the stormwater management pond is located in accordance with approvals received by the Toronto and Region Conservation Authority (permit number C-200382) and the Ministry of the Environment, Conservation and Parks (letter dated July 30, 2020) as part of the MW2-1 planning approvals process. The remainder of the Subject Lands within the Greenbelt (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system and conveyed to the Toronto and Region Conservation Authority.

#### **4.4.3 GTA West Corridor**

The GTA West Corridor is a planned transportation corridor that runs from the City of Vaughan in York Region through the Town of Caledon in Peel Region through to Halton Hills in Halton Region. The purpose of this new 400-series highway is to reduce travel times for drivers, support economic growth and job creation, and to address the future transportation demands of the GTA by 2031.

As the Mayfield West Phase 2 Settlement Area lands are located within the GTA West Preliminary Route Planning Study Area, Section 5.4.3.2.8.1 of the Regional OP directs the Town of Caledon to include in their official plan policies that will:

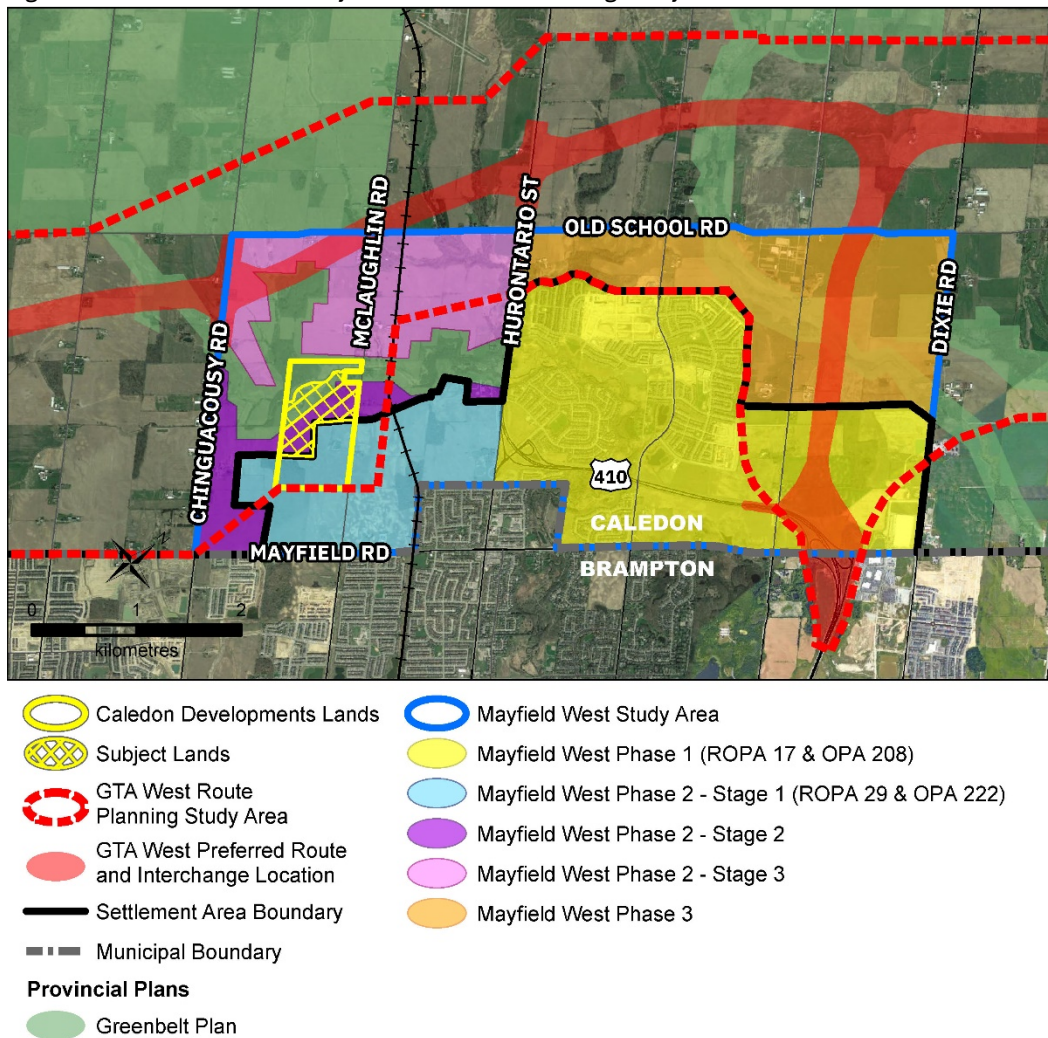
- “a) Identify through mapping, any portion of the GTA West Preliminary Route Planning Study Area (the Study Area) that extends into the Mayfield West Phase 2 Settlement Area.*
- b) Ensure that development applications for lands within the Study Area will not predetermine or preclude the planning and/or 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”*

On August 7, 2020, the Province released the Preferred Route of the GTA West Corridor. As shown in Figure 6, the Subject Lands are unencumbered by the Preferred Route and will not preclude the development of the GTA West Corridor. Therefore, development of the Subject Lands does not preclude the planning and/or implementation of the GTA West Transportation Corridor.

Figure 6. GTA West Corridor Preferred Route and Planning Study Area



#### 4.4.4 Regional Official Plan Conformity

The Draft Plan conforms with the policies of the Regional OP which promote the development of healthy and sustainable Regional communities. The development of the Draft Plan as part of the Mayfield West Phase 2 Secondary Plan area, is outlined in the MW2-2 DSSP, and has been staged to occur in a fiscally, environmentally, and socially

sustainable manner, as required by the Regional OP.

The Subject Lands, as part of the Mayfield West Phase 2 Secondary Plan area under ROPA 34, as adopted, are specifically identified for growth under the Regional OP. The Draft Plan proposes a compact, well designed, transit-oriented land use pattern which offers a range of housing types, along with easy access to a school and a park.

Both the Draft Plan with a density of approximately 64.0 persons and jobs per hectare, and the MW2-2 area as a whole with an overall density of approximately 75.6 persons and jobs per hectare exceed the Region’s greenfield density target for the Town of Caledon and contribute to achieving the Region-wide greenfield density target. Furthermore, development of the Subject Lands, as proposed by the Draft Plan, will not preclude the planning or implementation of the Province’s GTA West Transportation Corridor.

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

The Town of Caledon Official Plan (the “Official Plan”) came into effect in 1979 and has been amended over time. The purpose of the Official Plan is to provide goals, objectives, and policies to guide future land use development, and demographic and economic change within the Town of Caledon.

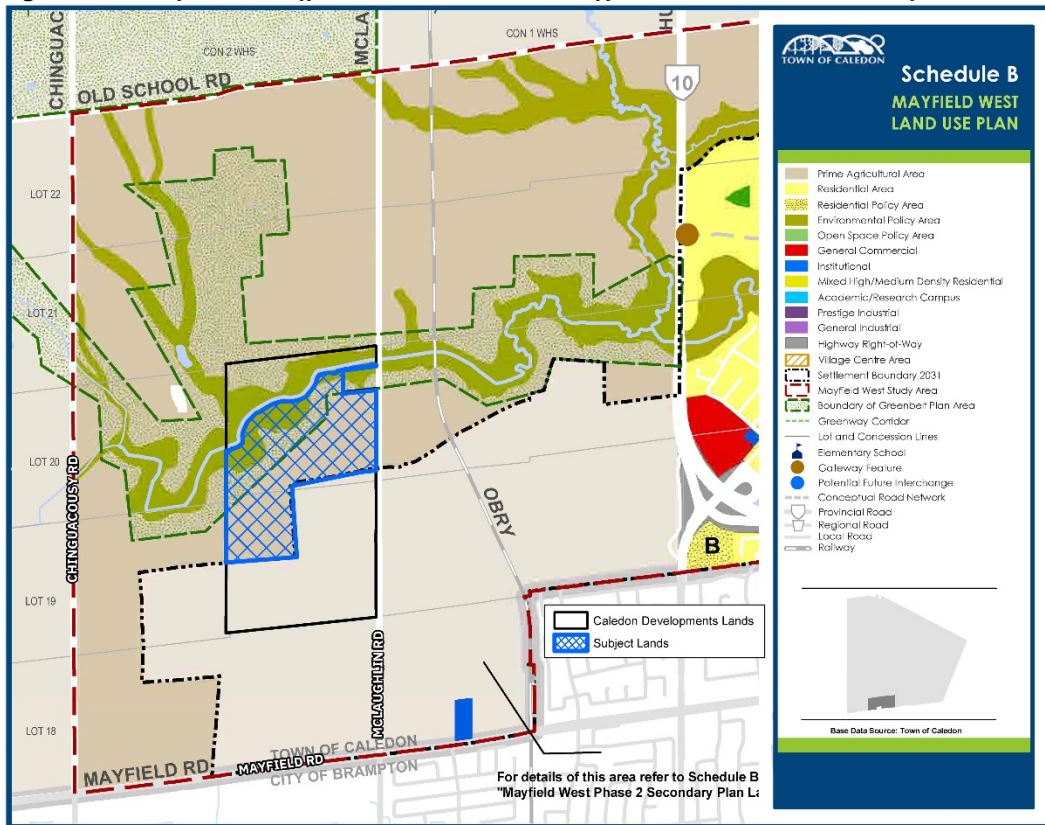
Principles of the Official Plan include the preservation, protection and enhancement of the natural and cultural heritage resources in the Town, improvements to the health and well-being of residents, employees, landowners and businesses through the development of complete communities, and fiscal sustainability through the expansion and diversification of the Town’s employment base and balancing of growth and services (Section 2.2.1).

The Official Plan employs a tri-nodal strategy to growth which directs the majority of future growth to Caledon’s three Rural Service Centres: Mayfield West, Bolton, and Caledon East. The Official Plan anticipates that Mayfield West will experience a higher rate of growth than Bolton over the period of the Plan, but that in the longer term, the two will be of a similar size (Policy 2.2.2.b). According to Table 4.3 of the Official Plan, Mayfield West is forecast to have a population of 26,744 persons by 2031, while South Albion-Bolton is forecast to have a population of 39,898.

It is an objective of the Official Plan for Caledon to develop as a complete community that is well-designed, offers transportation choices, accommodates people at all stages of life and has an appropriate mix of housing, a good range of jobs and easy access to retail and services to meet daily needs (Section 4.1.8.2.1).

Based on the in-force policy context, the Subject Lands are designated “Prime Agricultural Area”, “Boundary of Greenbelt Plan Area” and “Environmental Policy Area” within the “Mayfield West Study Area”, as shown in Figure 7.

Figure 7. Town of Caledon Official Plan – Schedule B Mayfield West Land Use Plan (in-force)



However, and as mentioned in Section 1.3, Peel Region Council recently adopted ROPA 34 to amend the Mayfield West Rural Service Centre Boundary and associated policy framework to include the MW2-2 lands. ROPA 34 coming into force and effect would re-designate the lands from “Prime Agricultural Area” to “Designated Greenfield Area” and would allow the Town of Caledon to proceed with approvals for LOPA 255 to build upon the Region’s urban policy framework and establish detailed urban policies for the MW2-2 lands. It is understood that the ROPA 34 approval is forthcoming and the associated urban policy framework will imminently apply. As such, and for the purposes of this analysis, the portion of the Subject Lands within the ROPA 34 boundary are reviewed against the “Designated Greenfield Area” and, more specifically, the “Mayfield West Study Area” policies of the Official Plan.

Further detailed land use policies are discussed in accordance with the Development Concept Plan and Endorsed Framework Plan in Section 4.7 of this report.

#### 4.5.1 Designated Greenfield Area & Mayfield West Study Area

Within the “Designated Greenfield Area”, the Official Plan sets a minimum greenfield density target of 42 residents and jobs combined per hectare in conformity with the density targets of the Regional OP (Policy 4.2.2.3.1). The Official Plan further notes that higher residential and population-related employment densities may be required in the Rural Service Areas to make up for lower employment land densities in Caledon (Section

4.2.2.1).

The Subject Lands are located within the Mayfield West Study Area Boundary. The Official Plan directs additional growth within the Mayfield West Community Development Plan Study Area to occur west of Highway 10 (Section 5.10.4.3.2.2).

Development of the Subject Lands as proposed by the Draft Plan supports the tri-nodal growth strategy provided in the Official Plan. The tri-nodal approach specifically seeks to direct growth to Mayfield West, in an attempt to balance growth in the Bolton Rural Service Centre.

The Draft Plan conforms with and implements the intent to plan for development of complete, well-designed communities that offer transportation choices and accommodate an appropriate mix of housing, jobs and access to retail and services. The Draft Plan at 64.0 persons and jobs per hectare exceeds the density requirement of 42 persons and jobs per hectare required under the Official Plan.

**4.5.2 Greenbelt Plan & Environmental Policy Area**

The Greenbelt Plan policies of the Official Plan generally reflect the Greenbelt Plan policies described in Section 4.3 above.

The portion of the Subject Lands outside of the Designated Greenfield Area are designated “Protected Countryside” with a “Natural Heritage System” overlay within the Greenbelt. The Official Plan continues to require that new development in the Natural Heritage System demonstrate that there will be no negative impacts on key natural heritage or hydrologic features or their functions, maintain connectivity between key features, avoid removal of other natural features not identified as key features, and limits the developable area 25 percent and the impervious area to 10 percent (Section 7.13.3.2.1.2).

The Official Plan designates key natural heritage features, key hydrologic features and their associated vegetation protection zones within the Greenbelt Plan area as “Environmental Policy Area” and generally prohibits development within these areas (Sections 7.13.3.2.3.3 and 7.13.3.2.3.6). Where development is proposed within 120 m of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere in the Protected Countryside the Official Plan requires a natural heritage evaluation and hydrological evaluation, which identify a Vegetation Protection Zone of sufficient width to protect the features and is established to achieve and be maintained as self-sustaining vegetation (Section 7.13.3.2.3.7).

The letter prepared by WSP dated December 4, 2020, confirms the Draft Plan is consistent with the Endorsed Framework Plan, will be consistent with the community-wide EIS, and has no site-specific issues that require further study.

With respect to infrastructure, existing, expanded or new infrastructure is permitted provided it serves significant growth and economic development expected in Southern

Ontario (Section 7.13.4.3.1.1). The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside shall where possible minimize the amount of Greenbelt, particularly Natural Heritage System that is traversed or occupied, minimize the negative impact and disturbance of the existing landscape, where practicable co-ordinate and optimize different infrastructure services, avoid key features and where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a key feature shall minimize negative impacts and disturbance on the features or their related functions and where reasonable shall maintain or improve connectivity (Section 7.13.4.3.1.2).

The proposal of a stormwater management pond and related infrastructure within the Greenbelt Plan designation conforms with the Greenbelt Plan as all proposed infrastructure satisfy the criteria provided in the Greenbelt Plan and are located outside of key natural heritage and key hydrologic features. Further, the stormwater management pond is located in accordance with approvals received by the Toronto and Region Conservation Authority (permit number C-200382) and the Ministry of the Environment, Conservation and Parks (letter dated July 30, 2020) as part of the MW2-1 planning approvals process. The remainder of the Subject Lands within the Greenbelt (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system and conveyed to the Toronto and Region Conservation Authority.

#### **4.6 Endorsed Framework Plan**

As mentioned, in September 2013, Caledon Council endorsed a Recommended Framework Plan for the Mayfield West Phase 2 Secondary Plan (“the Endorsed Framework Plan”). The Endorsed Framework Plan was intended to provide the basis for both the preparation of the Mayfield West Phase 2 Secondary Plan (“LOPA 222”) and to provide input into the Regional Official Plan Amendment to expand the Settlement Area Boundary to include the Mayfield West Phase 2 Secondary Plan area, the MW2-1 lands (“ROPA 29”).

The Endorsed Framework Plan, which was prepared by NAK Design Strategies, provided land use designations along with the location of the Natural Heritage System, the proposed Stormwater Ponds and the road plan for each block located within the Mayfield West Phase 2 Secondary Plan area, see Figure 8.

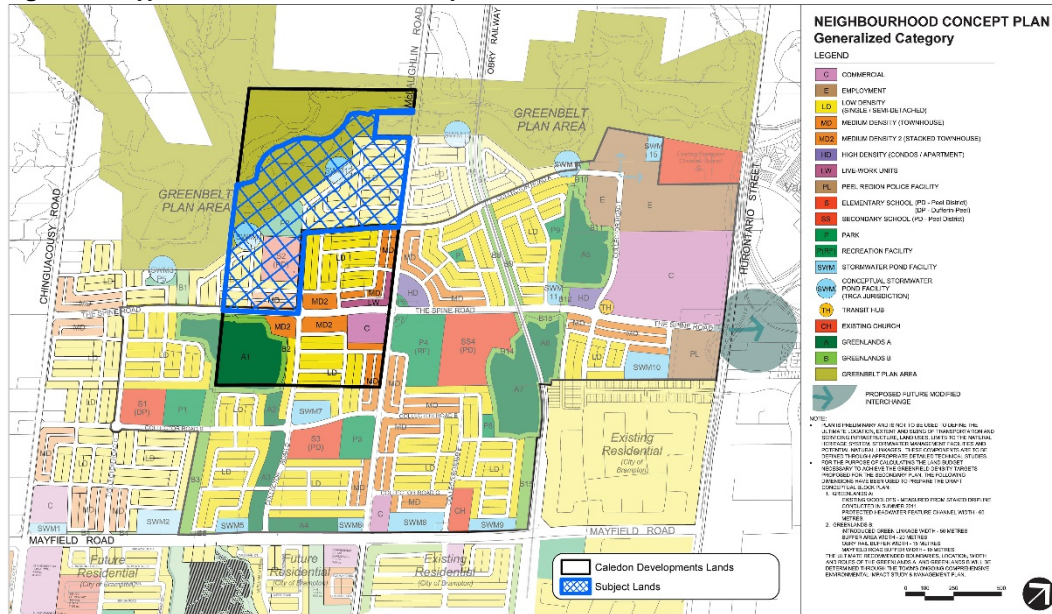
The Endorsed Framework Plan was intended to accommodate a population of 10,081 persons and 3,799 jobs within a compact, transit-supportive, compete community with a diverse mix of land uses, range of employment and housing types and high quality public open spaces.

The Endorsed Framework Plan provides for a mix of uses including commercial, employment, parks, open space, stormwater management and institutional, along with a variety of residential units.

Although the Endorsed Framework Plan was intended to inform the preparation of the

Mayfield West Phase 2 Secondary Plan, which ultimately only included the MW2-1 lands for approval, the Endorsed Framework Plan clearly identifies land uses on the MW2-2 lands, clearly indicating the MW2-2 lands were considered as part of the planning process.

Figure 8. Mayfield West Phase 2 Secondary Plan Framework Plan (Council endorsed 2013)



The Subject Lands were designated “Low-Density”, “Medium-Density Residential”, “Institutional”, “Open Space Policy Area”, “Stormwater Pond Facility” and “Greenbelt Plan Area” on the Endorsed Framework Plan.

Since Council’s endorsement of the Framework Plan, Glen Schnarr & Associates Inc. have prepared the Mayfield West Phase 2: Stage 1 & 2 Development Concept Plan dated June 2020, which represents a further evolution of the Endorsed Framework Plan. Minor revisions to the land use designations on the Subject Lands have been proposed including refinement of the Conceptual Stormwater Pond Facilities and additional Medium-Density Residential uses along McLaughlin Road, otherwise the land use designations proposed on the Draft Plan remain consistent with the Endorsed Framework Plan.

#### 4.7 Draft Mayfield West Phase 2 Secondary Plan (LOPA 255)

On June 26, 2018, Caledon Council endorsed the initiation of Local Official Plan Amendment No.255 (“LOPA 255”) for the MW2-2 lands. The purpose of LOPA 255 was to amend the Official Plan to bring the MW2-2 area into the Mayfield West Phase 2 Settlement Area Boundary (as per ROPA 34), and establish the goals, objectives and policies to guide the development and redevelopment of the area.

A draft of LOPA 255 was presented at a Public Meeting in October 2019. This document is largely based on the Mayfield West Stage 2 Secondary Plan (Caledon LOPA 222) which established the policies to govern the development of the MW2-1 lands. The draft LOPA

255 is intended to amend the existing Mayfield West Phase 2 Secondary Plan to include the MW2-2 lands.

It is understood that approval of ROPA 34 is required prior to the approval of LOPA 255, and that the approval for ROPA 34 is forthcoming; therefore, the associated regional urban policy framework will imminently apply. Approval of LOPA 255 is required for the local urban policy framework to come into force and effect. In our opinion, LOPA 255 represents the Town of Caledon’s current vision for the Subject Lands, as such, and for the purposes of this analysis, the policies of LOPA 255 are reviewed against the proposed Draft Plan for conformity.

The Secondary Plan objectives for growth and development include the establishment of a close-knit small town that fosters self-sufficiency, provision of a range and mix of housing, promotion of walking, cycling and transit opportunities, maximization of water, waste and energy conservation and innovation, and community connectivity and integration at all scales (Section 7.14.3.2).

**4.7.1 Growth Management Strategy**

The Growth Management Strategy is designed to ensure that development in the Mayfield West Phase 2 Secondary Plan area occurs in an orderly, timely, and cost-effective manner (Section 7.14.4.1.1).

To ensure conformity with the Town’s growth management objectives, the Secondary Plan includes population and employment targets to ensure that development occurs in a manner consistent with those objectives (Section 7.14.4.1.2).

Table 7.6 of LOPA 255 provides a target of 17,300 persons and 4,350 jobs for the entirety of the Mayfield West Phase 2 area. It further provides a density target of 69.2 persons and jobs per hectare, as shown in Table 8.

*Table 8. Mayfield West Phase 2 Plan Area Population and Employment Targets*

Population	17,300
Population-related jobs	3,186
Employment Area jobs	1,164
<b>Total</b>	<b>21,650</b>
Land Area (hectares)	313
Density (combined population and jobs per hectare)	69.2

*Source: Draft Amendment No. 255 to the Town of Caledon Official Plan. Table 7.6*

The proposed Draft Plan of Subdivision for the Subject Lands achieves an overall density

of 64.0 persons and jobs per hectare. The Draft Plan conforms with the Endorsed Framework Plan and contributes towards achievement of the overall Mayfield West Phase 2 Secondary Plan wide density target of 69.2 persons and jobs per hectare.

#### **4.7.2 Community-Wide Studies**

LOPA 255 requires a number of comprehensive Community-Wide studies be prepared and submitted on behalf of the Mayfield West Phase 2 area as a whole, in support of the various Plan of Subdivision applications (including the application for the Subject Lands). The required Community-Wide studies include:

- Community-Wide Development Staging and Sequencing Plan (Section 7.14.4.1.4);
- Comprehensive Environmental Impact Study and Management Plan (Section 7.14.4.1.5);
- Water & Waste Water Servicing Study (Section 7.14.4.1.5);
- Transportation Study (Section 7.14.4.1.5); and,
- Community Design Plan (Section 7.14.4.1.5);

Details of these studies have been provided in Section 3.0 of this report.

#### **4.7.3 Site-Specific Studies**

In addition to the Community-Wide studies that are required for the Secondary Plan area as a whole, LOPA 255 requires certain Site-Specific studies to be prepared in support of individual Plan of Subdivision applications within the Secondary Plan area. The required Site-Specific studies include:

- Site-Specific Development Staging and Sequencing Plan (Section 7.14.4.4);
- Site-Specific Environmental Implementation Report (Section 7.14.4.7);
- Environmental Noise and Vibration Study (Section 17.14.7);
- Archeological Assessment (Section 7.14.12.2);
- Sustainable Residential Home Strategy (Section 7.14.18.1.2); and,
- Region of Peel Healthy Development Assessment (Section 7.14.21.1).

Details of these studies submitted in support of the proposed Draft Plan are provided in Section 3.0 of this report.

#### **4.7.4 Land Use Designations**

Given that the draft schedules for LOPA 255 have not yet been released, at the time of preparing this report, the specific land use policies reviewed are based on land use designations as shown on the Mayfield West Phase 2 Stage 1 and 2 Development Concept Plan, dated June 2020. As discussed in Section 1.3, the Development Concept Plan represents an evolution of the Mayfield West Phase 2 Framework Plan prepared by NAK Design dated August 29, 2013 and endorsed by Town of Caledon Council on September 3, 2013.



The portion of the Subject Lands shown within the LOPA 255 boundary are identified on the Development Concept Plan as “Low-Density Residential”, “Medium-Density Residential”, “Institutional” and “Open Space Policy Area”. These designations are consistent with the Endorsed Framework Plan mentioned above.

### **Low-Density Residential**

The majority of the Subject Lands within LOPA 255 are designated Low-Density Residential. These lands are intended to be developed predominantly for single-detached and semi-detached housing. Street and rear-lane townhouses (of up to three storeys) are also contemplated for low-density residential areas provided that vehicular access, parking and land use compatibility are appropriately addressed (Section 7.14.5.2).

### **Medium-Density Residential**

The remaining portions of the Subject Lands within LOPA 255 intended for residential development are designated Medium-Density Residential. Uses permitted under this designation include townhouses, rear-lane accessed townhouses, stacked townhouses and back-to-back townhouses of up to four storeys (Section 7.14.5.3).

### **Institutional**

The “Institutional” designation within the Subject Lands has been planned to accommodate an elementary public school, in accordance with the MW2-2 DSSP. Elementary school sites are intended to be approximately 2.8 hectares in size and are required to have a lot size and configuration satisfactory to the relevant School Board (Section 7.14.8.3). School sites should have frontage on a road with a minimum 22 m right-of-way or minimum 10 m paved roadway (Section 7.14.8.4). New school sites are encouraged to be co-located with parks and other recreation facilities in a campus setting (Section 7.14.8.6).

Furthermore, school sites, or part thereof, not required by the relevant School Board may be developed for low and/or medium-density residential uses, provided the development demonstrates compliance with the approved MW2-2 DSSP (Section 7.14.8.8).

### **Open Space Policy Area**

The “Open Space Policy Area” designation within the Subject Lands has been planned to accommodate a community park co-located with a public elementary school. Municipal park sites are intended to be designed to connect to and enhance the Natural Heritage System as a compatible adjacent use and shall protect and incorporate, to the greatest extent possible, localized portions of existing tableland vegetation (e.g. high-quality hedgerows and tree stands) that are not part of the Natural Heritage System (Sections 7.14.9.9 and 7.14.9.10).

### **Land Use Designation Conformity**

The proposed Draft Plan conforms with the land use policies of LOPA 255. The Proposed

Draft Plan provides for low- and medium-density residential uses in accordance with applicable policies, co-locates an elementary school and community park adjacent to the Natural Heritage System, and has been comprehensively planned and designed to align with the MW2-2 DSSP, which guides the subsequent individual Draft Plan of Subdivision applications to ensure the achievement of the Mayfield West Phase 2 vision.

**4.7.5 Net Density**

LOPA 255 includes the requirement of a net density target, and Section 7.14.5.1.3 defines the calculation of net density area as:

*“... the land area proposed to be developed for residential homes, exclusive of public rights-of-way, railway rights-of-way, school blocks, Open Space Policy Area, Environmental Policy Area, and stormwater management blocks.”*

The Draft Plan proposes a total unit count of 393 units and achieves a net residential density of 31.9 units per net hectare, consistent with the density allocation established for the Subject Lands in the MW2-2 DSSP, and is demonstrated in Table 9.

*Table 9. Draft Plan of Subdivision Net Density*

Single-Detached Units	316
Townhouses	77
Total Residential Units	393
Net Area (as defined per Section 7.14.5.1.3)	12.32 ha
Net Density (units per hectare)	31.9 units per hectare

**4.8 Zoning**

**4.8.1 Minister’s Zoning Order**

As discussed in Section 1.3, on July 10, 2020, the Minister of Municipal Affairs and Housing issued O. Reg. 362/20, a Minister’s Zoning Order (“MZO”) for the entirety of the MW2-2 lands. The MZO supersedes any existing zoning permissions and establishes site-specific development standards for the lands. The portion of the Subject Lands within the MZO are zoned “Low Density Residential Zone” and “Medium Density Residential Zone” as shown in Figure 9.

Figure 9. Ontario Regulation 362/20 Minister's Zoning Order for the MW2-2 Lands – Map No. 244



#### 4.8.2 Low-density Residential Zone

The lands zoned “Low-Density Residential” permit a variety of residential and institutional uses including:

- A dual-frontage townhouse;
- A rear-lane townhouse;
- A stormwater management facility;

- A townhouse; and,
- A use identified within the Residential Two -Exception 614 (R2-614) Zone of Zoning By-law 2006-50 which includes: Accessory Apartment, Private Home Day Care, Detached Dwelling, Dual- Frontage Detached Dwelling, Rear-Lane Detached Dwelling, Back-to-Back Semi-Detached Dwelling, Dual Frontage Semi-Detached Dwelling, Rear Lane Semi-Detached Dwelling and Home Occupation.

The MZO generally applies the zoning requirements for the Residential Two (R2) Zone, from Caledon Zoning By-law 2006-50, to the above uses, and further applies zoning requirements from the Townhouse Residential - Exception 615 (RT-615) under By-law 2006-50 to the townhouse uses. In addition, the MZO provides site-specific zoning requirements for the Low-density Residential Zone lands, which includes maximum driveway width, maximum deck encroachment, and limitations to the location of accessory buildings and air conditioner or heat pumps.

The proposed Draft Plan includes a range of single detached and townhouse units in accordance with the Low-density Residential Zone standards of the MZO. As such a zoning by-law amendment is not required for the portion of the Subject Lands which fall within the Low Density Residential Zone of the MZO.

#### **4.8.3 Medium Density Residential Zone**

The lands zoned “Medium Density Residential” permit a variety of residential and institutional uses including:

- A home occupation;
- A stacked townhouse; and,
- A use identified within the Townhouse Residential – Exception 615 (RT-615) Zone of Zoning By-law 2006-50 which includes: Private Home Day Care, Townhouse Dwelling, Dual-Frontage Townhouse Dwelling, Rear-Lane Townhouse Dwelling and Back-to-Back Townhouse Dwelling.

The MZO applies zoning requirements from Townhouse Residential - Exception 615 (RT-615), from Caledon Zoning By-law 2006-50, to the above uses, and further applies the back-to-back townhouse requirements from RT-615 to stacked townhouse uses. In addition, the MZO provides site-specific zoning requirements for the Medium Density Residential Zone lands, which includes maximum driveway width, limitations to the location of accessory buildings and air conditioner or heat pumps, maximum building heights, and parking space requirements.

The proposed Draft Plan utilizes the zone standards established by the MZO. As such a zoning by-law amendment is not required for the portion of the Subject Lands which fall within the Medium Density Residential Zone of the MZO.

#### **4.8.4 Town of Caledon Zoning By-law 2006-50**

The remainder of the Subject Lands, that are outside the MZO, are zoned “Agricultural (A1)” and “Environmental Policy Area 2 (EPA2)” under the Town of Caledon Zoning By-law 2006-50, as amended. The A1 zone limits permitted uses to a range of farm and agri-tourism related uses, along with accessory residential uses. The EPA2 zone permits environmental and forest management, existing farm, non-intensive recreation uses and accessory residential and home occupation uses.

A portion of the A1 Zone lands are proposed as a stormwater management pond facility. The zoning by-law recognizes stormwater management facilities as a public infrastructure use and permits their development in any zone. Furthermore, the proposed Draft Plan is implementing the stormwater management pond that has already received development approvals from the Province and Toronto and Region Conservation Authority.

The remaining portion of the Subject Lands not proposed to accommodate stormwater management facilities (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system and conveyed to the Toronto and Region Conservation Authority. As such a zoning by-law amendment is not required.

# 5.0

## Conclusion

This report supports the Draft Plan of Subdivision application required to permit development on the Subject Lands.

The report has reviewed the proposed Draft Plan against the unique policy framework including relevant Provincial, Regional and local policies as informed by the adoption of ROPA 34 and the approval of the MZO. It is our opinion that the proposed Draft Plan is consistent with the PPS, conforms with the Growth Plan, Regional OP, Caledon Official Plan and represents good planning based on the following:

### 5.1 Consistency/Conformity with Provincial Policy

The proposed Draft Plan is consistent with the policies of the PPS which emphasizes the importance of building healthy, livable, and safe communities and promotes efficient and cost-effective development and land-use patterns. The Subject Lands will be located within a settlement area and will be designated for growth, are appropriate for development with a mix of uses and forms and propose no negative impacts to natural heritage or hydrologic features nor their functions.

The proposed Draft Plan conforms with the policies of the Growth Plan which seek to build compact, transit supportive communities. The proposed Draft Plan is a key part of the Mayfield West Community which is planned as a complete community, with densities that are pedestrian, cycling and transit friendly. The Draft Plan includes a range of low- and medium-density residential uses along with an elementary school and a community park. Furthermore, with densities of approximately 64.0 persons and jobs per hectare and approximately 75.6 persons and jobs per hectare, both the Draft Plan and the MW2-2 area as a whole, respectively, exceed the density requirement of 50 persons and jobs per hectare required for development of new Greenfield Communities within the Greater Golden Horseshoe.

The proposed Draft Plan conforms with the Greenbelt Plan as all proposed infrastructure satisfy the criteria provided in the Greenbelt Plan and are located outside of key natural heritage and key hydrologic features. The remainder of the Subject Lands within the Greenbelt (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system and conveyed to the Toronto and Region Conservation Authority.

## 5.2 Conformity with Regional Policy

The proposed Draft Plan conforms with the policies of the Regional OP which promote the development of healthy and sustainable Regional communities. The development of the Draft Plan as part of the Mayfield West Phase 2 Secondary Plan area, is outlined in the MW2-2 DSSP, and has been staged to occur in a fiscally, environmentally, and socially sustainable manner, as required by the Regional OP.

The Subject Lands, as part of the Mayfield West Phase 2 Secondary Plan area under ROPA 34, as adopted, are specifically identified for growth under the Regional OP. The Draft Plan proposes a compact, well designed, transit-oriented land use pattern which offers a range of housing types, along with easy access to a school and a park.

Both the Draft Plan with a density of approximately 64.0 persons and jobs per hectare, and the MW2-2 area with an overall density of approximately 75.6 persons and jobs per hectare exceed the Region's greenfield density target for the Town of Caledon and contribute to achieving the Region-wide greenfield density target. Furthermore, development of the Subject Lands, as proposed by the Draft Plan, will not preclude the planning or implementation of the Province's GTA West Transportation Corridor.

## 5.3 Conformity with Caledon Official Plan

Development of the Subject Lands as proposed by the Draft Plan supports the tri-nodal growth strategy provided in the Official Plan. The tri-nodal approach specifically seeks to direct growth to Mayfield West, in an attempt to balance growth in the Bolton Rural Service Centre.

The proposed Draft Plan conforms with and implements the intent to plan for development of complete, well-designed communities that offer transportation choices and accommodate an appropriate mix of housing, jobs and access to retail and services. The Draft Plan at 64.0 persons and jobs per hectare exceeds the density requirement of 42 persons and jobs per hectare required under the Official Plan.

Furthermore, the proposal of a stormwater management pond and related infrastructure within the Greenbelt Plan designation conforms with the Greenbelt Plan as all proposed infrastructure satisfy the criteria provided in the Greenbelt Plan and are located outside of key natural heritage and key hydrologic features. Further, the stormwater management pond is located in accordance with approvals received by the Toronto and Region Conservation Authority (permit number C-200382) and the Ministry of the Environment, Conservation and Parks (letter dated July 30, 2020) as part of the MW2-1 planning approvals process. The remainder of the Subject Lands within the Greenbelt (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system and conveyed to the Toronto and Region Conservation Authority.

## 5.4 Conformity with LOPA 255

Although the policies of LOPA 255 are not yet in-force and effect, they represent the Town of Caledon’s current vision for the Subject Lands. The proposed Draft Plan conforms with the Draft LOPA 255 policies which seek to establish a close-knit small town that fosters self-sufficiency, provision of a range and mix of housing, promotion of walking, cycling and transit opportunities, maximization of water, waste and energy conservation and innovation, and community connectivity and integration at all scales.

The proposed Draft Plan contributes to achieving the overall density target for the Mayfield West Phase 2 Secondary Plan, achieving a density of 64.0 persons and jobs per hectare and achieves a net residential density of 31.9 units per hectare, consistent with the density allocation established for the Subject Lands in the MW2-2 DSSP.

The proposed Draft Plan conforms with the land use policies of LOPA 255. The Proposed Draft Plan provides for low- and medium-density residential uses in accordance with applicable policies, co-locates an elementary school and community park adjacent to the Natural Heritage System, and has been comprehensively planned and designed to align with the MW2-2 DSSP which guides the various individual Draft Plan of Subdivision applications to ensure the achievement of the Mayfield West Phase 2 vision.

The studies submitted in support of the proposed Draft Plan are consistent with those required under LOPA 255 and those identified by the approval authorities as required under the DART Meeting process. They support development of the Subject Lands as proposed by the Draft Plan.

## 5.5 Consistency with Endorsed Framework Plan

The proposed Draft Plan is generally consistent with the Endorsed Framework Plan and the latest Development Concept Plan prepared by the landowner group which has been prepared for the Mayfield West Phase 2 Secondary Plan. The proposed Draft Plan generally implements the road pattern and the range and mix of uses anticipated by the Endorsed Framework Plan.

Development of the Subject Lands as proposed by the Draft Plan would represent the final implementation of a development plan which has been comprehensively planned. It is appropriate, desirable, consistent with all of the applicable Provincial, Regional and local planning policies and represents good planning.

## 5.6 Planning Act, Section 51(24)

The Draft Plan represents good planning as it provides for a compact built form with an appropriate range of housing in accordance with the Endorsed Framework Plan. Its approval will result in the logical and efficient extension of the Mayfield West community. The Proposed Development implements the policies of the Regional and Local Official Plans. Section 51(24) of the *Planning Act*, sets criteria that planning



authorities shall have regard to when considering a Draft Plan of Subdivision. Our response to the criteria is provided in Table 10.

Table 10: Section 51(24) of the Planning Act

	Criteria	Response
a)	The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2	The Draft Plan is consistent with matters of Provincial interest, as outlined in the PPS, and conform to all Provincial Plans. The Draft Plan ensures conformity with growth management, natural heritage, infrastructure, and community building policies among other matters.
b)	Whether the proposed subdivision is premature or in the public interest	The Draft Plan has been thoroughly assessed and is appropriately supported by sufficient technical studies. The Draft Plan is in the public interest based on the policy analysis, to be finally determined following agency review and comment and after the forthcoming public consultation process. The Draft Plan implements the long-standing objectives of the Town, Region and Province to accommodate growth within a settlement area, and delivers development within the planned intent of the Caledon Official Plan.
c)	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any	The Draft Plan conforms to both the Town and Regional Official Plans, subject to the approval of ROPA 34 and LOPA 255. The Draft Plan is consistent with the Council Endorsed Framework Plan for the Mayfield West community and is adjacent to previously approved plans of subdivision. The Draft Plan allows for the logical continuation of development and maintains the integrity and character of the Mayfield West community established by the Endorsed Framework Plan.
d)	The suitability of the land for the purposes for which it is to be subdivided	The proposed development blocks in the Draft Plan are located on lands suitable for the proposed uses, as supported by the submitted technical studies.

	Criteria	Response
e)	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them	The Draft Plan provides for a local street network that allows for logical connections to adjacent collector roads and regional roads. The proposed transportation system and right-of-way standards are appropriate as supported by the MW2-2 Functional Servicing Report and MW2-2 Transportation Assessment as well as the site-specific Traffic Impact Study and Functional Servicing conformity letter prepared for the Subject Lands.
f)	The dimensions and shapes of the proposed lots	All proposed lots are dimensioned, and are of an appropriate shape and size, similar to the surrounding residential lots, consistent with the Endorsed Framework Plan and conform to the zoning standards set out in the MZO.
g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	The MZO and Town of Caledon Zoning By-law 2006-50 provide for the appropriate restrictions on the lands proposed to be subdivided by limiting their use to those permitted in the zoning standards.
h)	Conservation of natural resources and flood control	<p>The Proposed Development will protect and conserve the natural features in conformity with Provincial policy, and the Regional and Local Official Plans.</p> <p>The Draft Plan locates a stormwater management facility within the Greenbelt Plan Area but outside key natural heritage features, in accordance with approvals received by the Toronto and Region Conservation Authority (permit number C-200382) and the Ministry of the Environment, Conservation and Parks (letter dated July 30, 2020) as part of the MW2-1 planning approvals process. The remainder of the Subject Lands within the Greenbelt (up to the south side of the Etobicoke Creek) are proposed to be maintained as part of the natural system</p>

	Criteria	Response
		<p>and conveyed to the Toronto and Region Conservation Authority.</p> <p>A community-wide Environmental Impact Study and Management Plan has been prepared by Hensel Design Group Inc. and a conformity letter prepared by WSP, dated December 2020, confirms the Draft Plan will conform with the community-wide study.</p>
i)	The adequacy of utilities and municipal services	The Draft Plan can be serviced with adequate utilities and municipal services as demonstrated in the MW2-2 FSR and confirmed in the letter prepared by WSP dated December 2020.
j)	The adequacy of school sites	The Draft Plan proposes an elementary school site within walking distance of the proposed lots and adjacent Mayfield West community. As part of the approvals process, the school boards will determine the need for the school, and if required the appropriate size and location. The proposed school site is generally located and sized in conformity with LOPA 255 and the Endorsed Framework Plan and is adequate to serve the Proposed Development.
k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	The Draft Plan proposes Environmental Policy Area blocks which will be conveyed into public ownership.
l)	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	The proposed Draft Plan conforms with the LOPA 255 policies which seek to establish a close-knit small town that fosters self-sufficiency and waste and energy conservation and innovation.
m)	The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is	Conceptual layouts and typical sizes for the townhouse blocks in the Draft Plan have been considered to ensure the size and configuration of these blocks are

	Criteria	Response
	<p>also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)</p>	<p>appropriate should a site plan application be required.</p>

As set out in Table 10, the Draft Plan meets the requirements of Section 51(24) of the *Planning Act*.



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