



**PUBLIC MEETING**  
**THE REGIONAL MUNICIPALITY OF PEEL**

**AGENDA**

**PMRC - 2/2019**

**DATE:** December 12, 2019

**TIME:** 9:00 AM – 9:30 AM

**LOCATION:** Council Chamber, 5th Floor  
Regional Administrative Headquarters  
10 Peel Centre Drive, Suite A  
Brampton, Ontario

**PURPOSE:** To hold a Public Meeting pursuant to Subsections 17 and 26 of the *Planning Act, R.S.O. 1990*, as amended, to inform the public and to obtain their input with respect to the proposed Mayfield West Phase 2 Stage 2 Settlement Area Boundary Expansion Regional Official Plan Amendment 34.

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*Chaired by Regional Chair N.Iannicca*

1. **OPENING OF PUBLIC MEETING**
2. **CONFIRMATION OF NOTIFICATION**
3. **FURTHER NOTICE REQUEST**
4. **STAFF PRESENTATIONS**
  - 4.1 **Tara Buonpensiero, Principal Planner, Regional Planning and Growth Management**, Regarding the Proposed Mayfield West Phase 2, Stage 2 Regional Official Plan Amendment 34
5. **PUBLIC PARTICIPATION**
  - 5.1 **Oral Submissions**
  - 5.2 **Written Submissions**
6. **CONCLUSION AND CLOSING OF PUBLIC MEETING**



# Proposed Mayfield West Phase 2 Stage 2 Regional Official Plan Amendment 34

## Statutory Public Meeting

Thursday, December 12, 2019



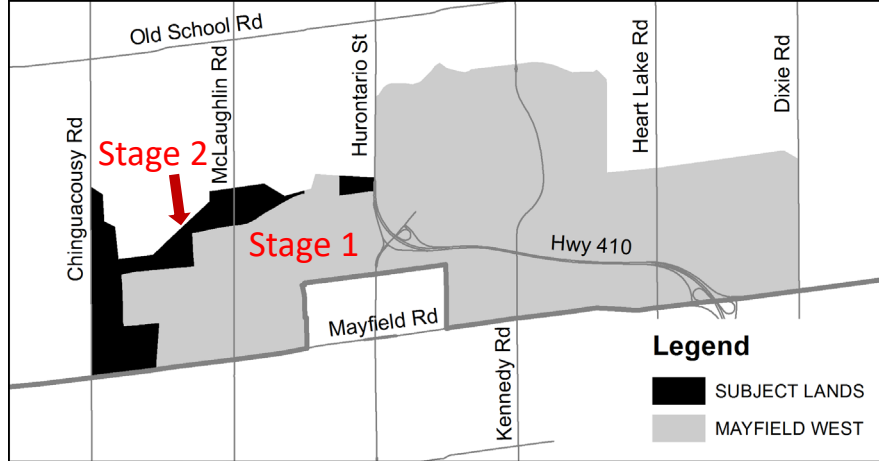
# Presentation Overview

- Purpose
- Background
- Policy Objectives
- Conceptual Vision of Community
- Supporting Studies
- Proposed Changes to Official Plan Schedules
- Next Steps

# Purpose and Effect of Proposed Regional Official Plan Amendment 34 (ROPA)

- To include the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Rural Service Centre Boundary of the Region of Peel Official Plan.
- Provide an updated policy framework to guide the next stage of land use planning for Mayfield West Phase 2 Stage 2.

# Background



- Bounded by Chinguacousy Road to the west, Etobicoke Creek to the North, Mayfield Road to the south and the existing Mayfield West Phase 2 – Stage 1 community boundary.
- Approximately 105 hectares.
- Previously included as part of the 2017 Draft Growth Management Regional Official Plan Amendment, which was postponed.

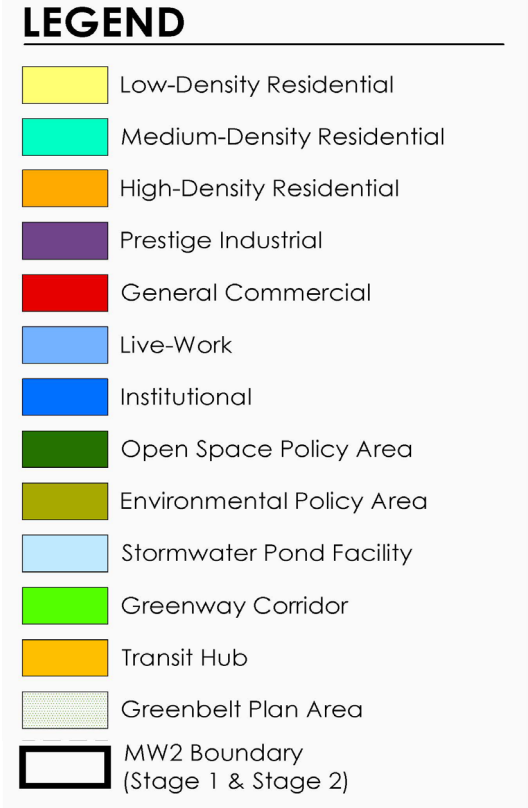
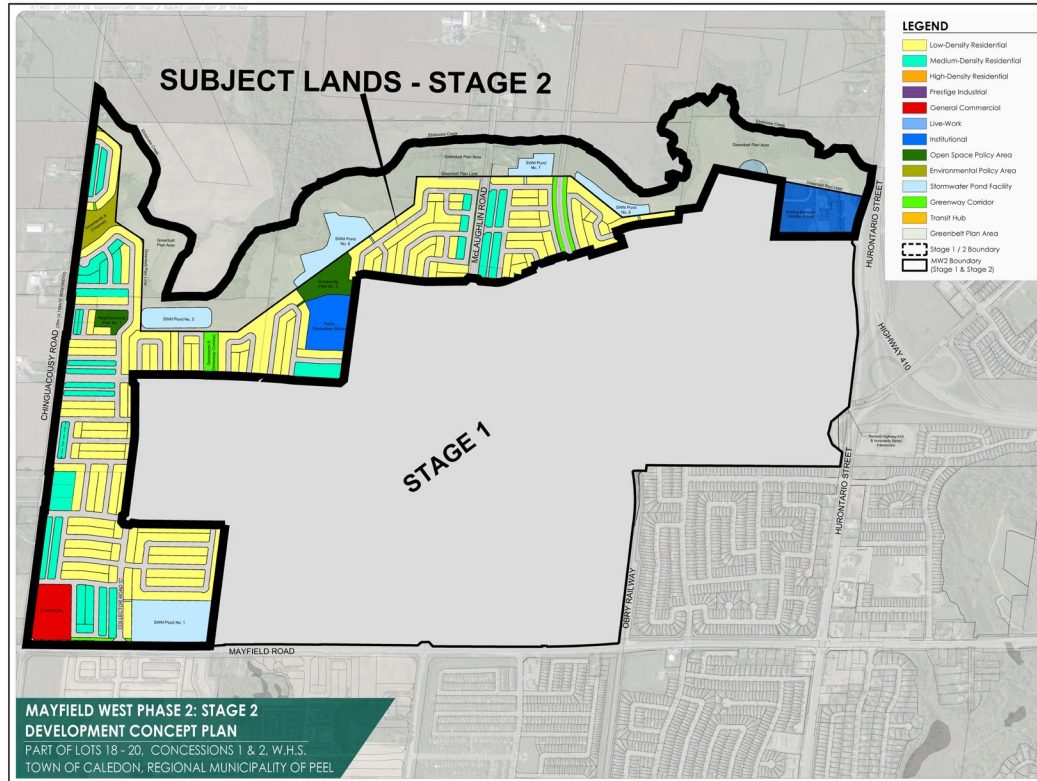
# Process to Date

2008	Initiate Mayfield West Phase 2 settlement area boundary expansion studies
2014	Mayfield West Phase 2 split into Stage 1 and 2 ROPA 29 was approved to expand the Mayfield West Rural Service Centre Boundary to include the Stage 1 lands
2017	Proposed expansion of the Mayfield West Rural Service Centre to include Stage 2 was included in the Region's Draft Growth Management ROPA (postponed)
2014-2019	Studies revised for Stage 2 lands to reflect the revised Provincial plans and policies
Nov. 18 2019	Draft Regional Official Plan Amendment 34 available for public review and comment
Nov 28, 2019	Public Open House on draft ROPA 34
<b>Dec 12, 2019</b>	<b>Statutory Public Meeting on draft ROPA 34</b>

# Policy Objectives of ROPA 34

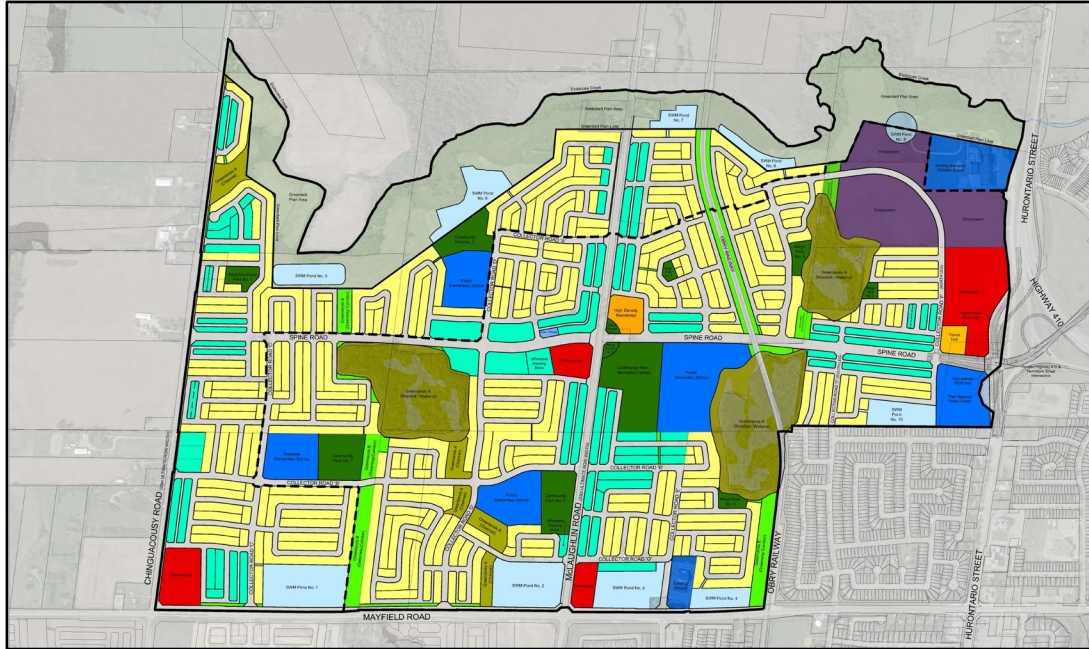
- Include the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Rural Service Centre Boundary to accommodate approximately 7,000 people and 500 jobs for a density of 71 people and jobs per hectare (above the minimum 50 people and jobs per hectare required in the 2019 Growth Plan.)
- Complete the Mayfield West Phase 2 community through the extension of street networks, efficient use of infrastructure, and the provision of parks, schools, trail connections and commercial areas.
- Guide future secondary planning related to:
  - identification and protection of a natural heritage system;
  - demonstrating a contribution towards affordable housing;
  - planning for the future GTA West Corridor; and,
  - considering minimum distance separation setbacks to agricultural operations.
- Require lands and associated growth allocated to Mayfield West Phase 2 Stage 2 to be accounted for when planning for growth to 2041 as part of the Region's Municipal Comprehensive Review.

# Draft Conceptual Plan – Community Vision (Stage 2)





# Draft Conceptual Plan – Overall Community Vision (Stage 1&2)



## LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Prestige Industrial
- General Commercial
- Live-Work
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Stormwater Pond Facility
- Greenway Corridor
- Transit Hub
- Greenbelt Plan Area
- Stage 1 / 2 Boundary
- MW2 Boundary (Stage 1 & Stage 2)

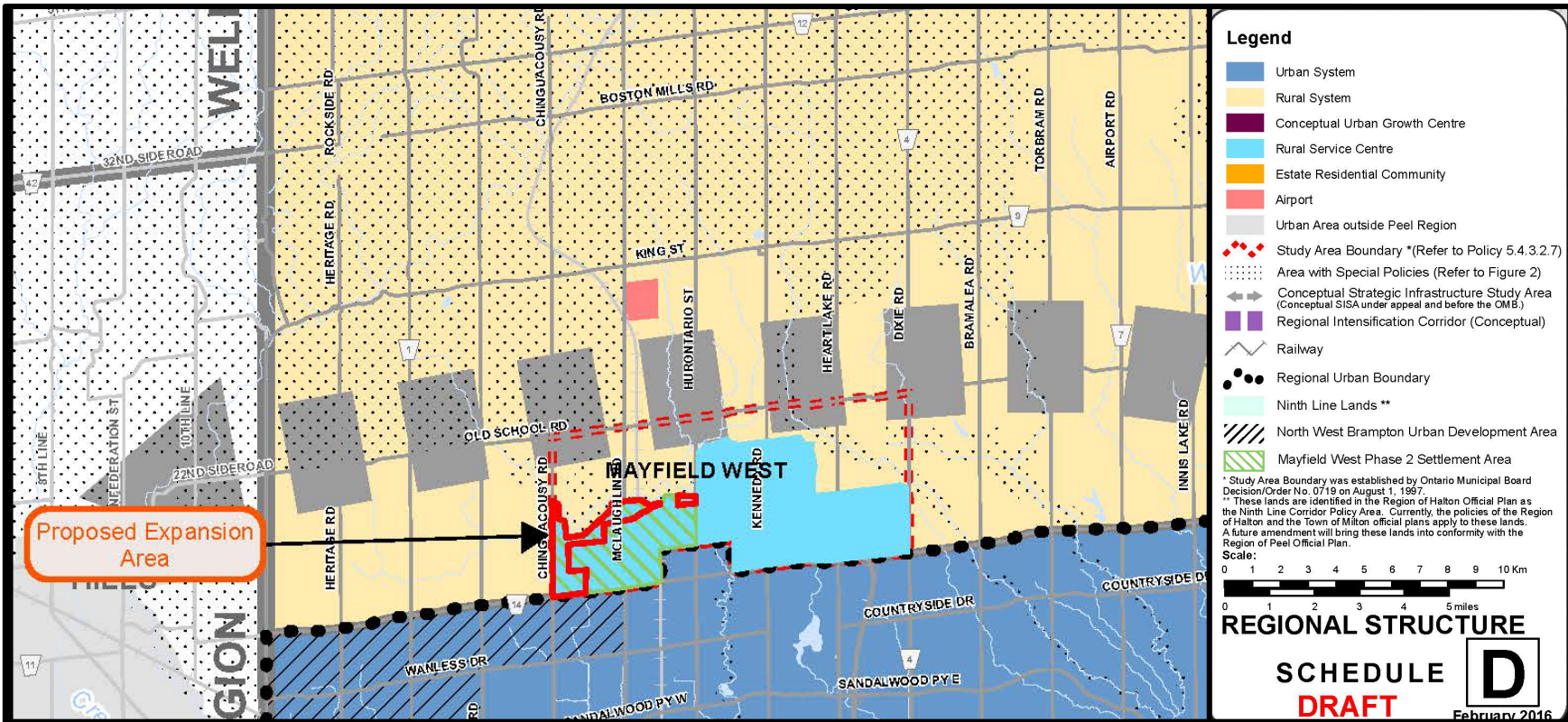
### MAYFIELD WEST PHASE 2: PROPOSED STAGES 1 & 2 DEVELOPMENT CONCEPT PLAN

PART OF LOTS 18 - 20, CONCESSIONS 1 & 2, W.H.S.  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

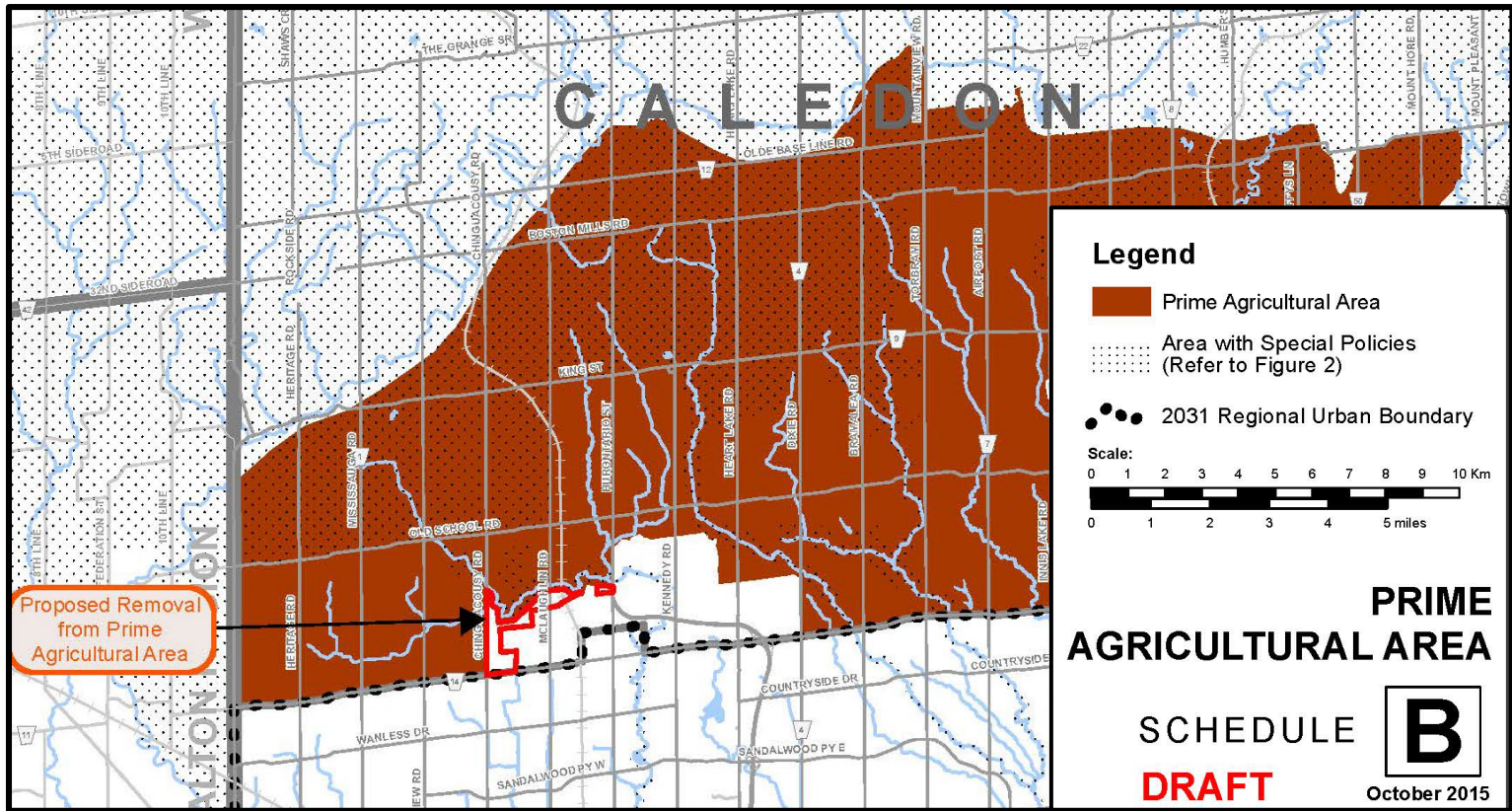
# Updated Studies to Support ROPA 34

- Planning Justification Report
- Comprehensive Environmental Impact Study (Part A, B & C)
- Fiscal Impact Study
- Agricultural Assessment
- Noise and Vibration Assessment
- Transportation Assessment
- Cultural Heritage Resource Assessment
- Water and Wastewater Servicing Assessment
- Archaeological Assessment Report

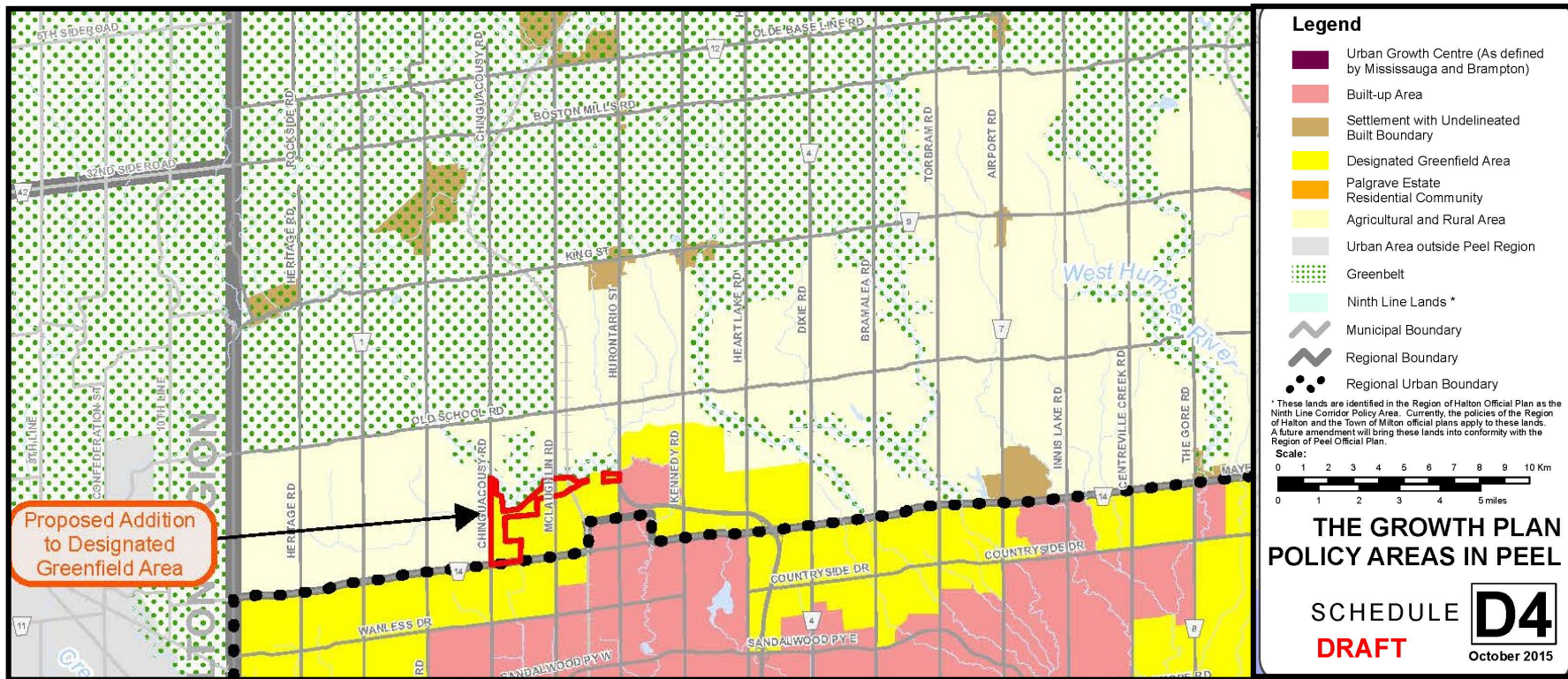
# Proposed Changes to Official Plan Schedules



# Proposed Changes to Official Plan Schedules



# Proposed Changes to Official Plan Schedules



## Next Steps

- Provide comments to the Region of Peel by Jan. 6, 2020
- Revise ROPA 34 based on comments provided
- Recommendation report to Council in early 2020

# Additional Information

Questions, request for notification and comments on proposed ROPA can be directed to:

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