



PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT

**AN AMENDMENT TO ESTABLISH THE MAYFIELD WEST PHASE 2
SECONDARY PLAN SETTLEMENT AREA BOUNDARY EXPANSION**

PLANNING JUSTIFICATION REPORT

JANUARY 2014



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1.0 EXECUTIVE SUMMARY

Caledon's Tri-Nodal Growth Management Strategy

The Town of Caledon's pro-active approach to growth management – the “tri-nodal” strategy – directs the majority of new population and employment growth in Caledon to the Rural Service Centre settlements of Bolton, Caledon East, and Mayfield West.

This pattern of growth focuses development in the south of Caledon, away from sensitive environmental areas and heritage settlements, minimizes interference with agricultural activity and concentrates new demands for services in locations where this demand can be most readily met. The established settlement pattern in Caledon also reinforces the concept of Caledon continuing to be a community of communities.

Completion of the Mayfield West Phase 2 Secondary Plan is a key component of Caledon's tri-nodal growth management strategy, as envisioned in the Region of Peel Official Plan, as amended by Regional Official Plan Amendment Number 24, and the Town of Caledon Official Plan, as amended by Official Plan Amendment Number 226.

Mayfield West Rural Service Centre

Mayfield West is a Rural Service Centre in the Town of Caledon. Rural Service Centres are compact, well integrated rural towns on full piped water and sewer services and provide a wide range of commercial, employment, recreational, institutional and community services to serve both the needs of residents within the settlement, and to residents in other areas of Caledon.

The Mayfield West Community Development Plan Study Area is established on Schedule B: Mayfield West Land Use Plan in Caledon's Official Plan. Within this area, a compact, well integrated community is being developed in the long-term through a series of phased expansions. The first such expansion, the Mayfield West Secondary Plan, was implemented through Regional Official Plan Amendment Number 17 and Local Official Plan Amendment Number 208. These amendments were approved in 2006 and 2007 respectively.

These phased expansions are based on long-term population and employment forecasts contained in Caledon's Official Plan as may be updated from time to time.

Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan provides growth management policy direction and population and employment forecasts for the Greater Golden Horseshoe area and the Regions within it, including the Region of Peel, for the 2031 planning horizon.

The government of Ontario introduced Amendment 2 to the Growth Plan in June 2013, which adjusted total population and employment for Peel Region by 2031 (referred to as 2031 B), and set new population and employment targets for the Region by 2041.

Growth Plan Amendment 2 came into effect on June 17, 2013 and requires the affected municipal Official Plans, including the Region of Peel and Caledon Official Plans, be brought into conformity at the time of their next Official Plan review.

The proposed settlement area boundary expansion is being undertaken to implement the original Growth Plan population and employment forecasts for 2031 (referred to as

2031 A) and the Regional and Caledon Official Plans which have incorporated the 2031 A forecasts.

Region of Peel Official Plan

The provincial Growth Plan requires the Region of Peel to allocate the forecasted growth to area municipalities up to the 2031 planning horizon and assess growth potential within Growth Plan Policy Areas (i.e. intensification areas, designated Greenfield Areas, and new designated Greenfield Areas through settlement area boundary expansions) with a focus on ensuring that growth occurs in such a manner that the targets of the Growth Plan are achieved on a Region-wide basis.

This exercise was undertaken in Peel in a coordinated planning effort between the Region, the cities of Brampton and Mississauga, and the Town of Caledon. The result was ROPA 24 – Growth Management, Employment Areas, and Greenbelt Conformity.

Regional Official Plan Amendment Number 24 contains a Regional Land Budget which assigns population and employment growth to the Growth Plan Policy Areas in the Region, including Caledon. Accordingly, the Regional Land Budget, as approved by the Ontario Municipal Board (OMB) in June 2012, set the 2031 population and employment totals for Caledon at 108,000 and 46,000 respectively.

Furthermore, the Regional Land Budget set the 2031 unallocated greenfield population and employment totals for Caledon at 21,500 and 11,000 respectively, and established the need for 609 hectares (1,505 acres) of land for all settlement area boundary expansions to accommodate unallocated growth in Caledon to 2031 (unallocated growth is growth for which no land is currently designated in the Regional and Caledon Official Plans).

Town of Caledon Official Plan

The Town of Caledon is required to bring its Official Plan into conformity with provincial legislative and policy changes that are enacted by the Province of Ontario.

Caledon commenced a review of the existing Official Plan policies, known as the Provincial Policy Conformity exercise in Spring 2007. This exercise culminated in the approval of Official Plan Amendment Number 226 (OPA 226), by the OMB in October 2013.

The population and employment forecasts which are contained in the Regional Land Budget are reflected in OPA 226, and the associated Caledon Land Budget, as approved by the OMB in October 2013.

Official Plan Amendment Number 226 is being implemented by Caledon through a series of settlement area boundary expansions. An expansion to the Mayfield West settlement area boundary is required to accommodate the growth forecasts for Mayfield West contained in OPA 226.

Municipal Comprehensive Review

Both the provincial Growth Plan and the Regional Official Plan require that a settlement area boundary expansion only be undertaken as part of a municipal comprehensive review (MCR), which is defined in the Growth Plan as:

“An official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this plan”.

In accordance with Policy 5.10.4.3.2.4 of Caledon’s Official Plan, an overall secondary plan will be prepared in the form of an official plan amendment to address the specific role and function for an expanded Mayfield West Rural Service Centre. The secondary plan will reflect a 2031 timeframe. Accordingly, Caledon initiated a secondary planning exercise, namely the Mayfield West Phase Two Secondary Plan, to fulfill the requirements in respect of a municipal comprehensive review.

Mayfield West Phase 2 Secondary Plan

The Mayfield West Phase 2 Secondary Plan was initiated by Caledon in 2008 to determine the appropriate location, form and function for population and employment growth for Mayfield West as endorsed by Caledon Council.

On June 10, 2008, Caledon Council endorsed a general terms of reference (GTR) for MW2 which contain a four-phase work plan designed to address the requirements of a municipal comprehensive review.

The GTR describe the studies required to inform and support an application by Caledon to the Region of Peel to obtain an amendment to the Regional Official Plan for an expansion to the Mayfield West settlement area boundary, and a Caledon Official Plan amendment to implement the Mayfield West Phase 2 Secondary Plan.

In accordance with the GTR, Caledon retained a multi-disciplined team of external consultants to complete the necessary technical studies to fulfill the requirements of a MCR. Cumulatively, these technical studies provide sufficient justification for the selection of a preferred expansion to the Mayfield West settlement area boundary and the preparation of this ROPA application to establish the expansion to the settlement area boundary for Mayfield West.

MW2 Framework Plan

On September 3, 2013, Caledon Council endorsed the Framework Plan for MW2 and directed Caledon staff to use the Framework Plan to prepare and submit an application to the Region of Peel to obtain an amendment to the Regional Official Plan to expand the Mayfield West settlement area boundary.

The proposed settlement area boundary expansion:

- Implements planning considerations consistent with ROPA 24 and OPA 226 and their associated land budgets.
- 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.
- Accommodates population and employment growth in Caledon’s designated greenfield area that is compact and transit-supportive.
- Represents a logical and contiguous expansion to the Mayfield West settlement area boundary.

An Assessment of Caledon's MCR Process

In September 2012, the Region retained the firm Malone Given Parsons (MGP) to review Caledon's municipal comprehensive review (MCR) process, and provide the Region with an assessment and planning opinion regarding the appropriateness of Caledon's Official Plan Amendment 226 (Caledon's Provincial Policy Conformity amendment) and associated settlement area boundary expansion applications in fulfilling the requirements of a MCR.

MGP concluded Caledon's MCR process is appropriate and that Caledon can implement settlement area boundary expansions through separate amendments to the Region of Peel Official Plan to conclude the conformity process.

Malone Given Parsons reviewed all the relevant Provincial, Regional and Caledon policy documents to identify all the policies relating to settlement area boundary expansions and municipal comprehensive reviews. MGP then prepared a policy framework which lists all the relevant policies that should be reviewed for compliance to and conformity with settlement area boundary expansions in the context of the MCR process.

Using the policy framework, MGP developed a list of 23 evaluation criteria which form the basis for evaluating whether individual settlement area boundary expansions meet the requirements of an MCR. This Planning Justification Report systematically and comprehensively addresses the policies contained in the policy framework and evaluation criteria prepared by MGP.

Conclusion

The Provincial planning system in Ontario is intended to guide growth and development across the Province and particularly the Greater Golden Horseshoe area in a co-ordinated and comprehensive manner. As such, all official plans and official plan amendments are required to be consistent with the Provincial Policy Statement, 2005 and conform to the Growth Plan, 2006.

With the introduction of the PPS and Growth Plan, the Province has provided significant new policy direction related to growth management in the Greater Golden Horseshoe area. The Town of Caledon, together with the Region of Peel, has adopted a similar strategic approach to both future population and employment growth.

ROPA 24 and OPA 226, and their associated land budgets, have identified the need for additional greenfield development in Caledon and Mayfield West respectively, to satisfy forecast population and employment growth to 2031.

The proposed settlement area boundary expansion is supported, at the macro-level, by growth management studies and reports conducted the Region and Caledon to bring their respective Official Plans into conformity with the PPS and Growth Plan.

At the micro-level, in the context of the Mayfield West Phase 2 Secondary Plan, Caledon has undertaken a comprehensive land use planning exercise to determine the appropriate location and form for population and employment growth allocated to Mayfield West by Caledon Council. Technical studies, undertaken by technical experts retained by Caledon to fulfil the requirements of a municipal comprehensive review,

cumulatively provide sufficient justification for the proposed settlement area boundary expansion.

The municipal comprehensive review conducted by Caledon specifically addresses the requirements of all approved senior government policy documents including the PPS, Growth Plan, and Regional Official Plan, as updated through the Peel Region Official Plan Review.

All of the relevant and applicable policies in the PPS, Growth Plan, Regional and Caledon Official Plans, related to the proposed settlement area boundary expansion, have been reviewed for compliance and conformity. It is the opinion of Caledon staff that the proposed settlement area boundary expansion is consistent with these policy documents.

Full agency and public consultation has occurred during both the macro- and micro-level components described above. It is the opinion of Caledon staff that the proposed settlement area expansion represents good planning and is in the public interest.

2.0 PURPOSE OF THIS PLANNING JUSTIFICATION REPORT

This Planning Justification Report has been prepared by the Town of Caledon in support of a proposed Regional Official Plan Amendment to establish the Mayfield West Phase 2 Secondary Plan settlement area boundary expansion.

3.0 BACKGROUND

Revised Population and Employment Forecasts for Mayfield West

The Town of Caledon (Caledon) Population and Employment Forecasts and Allocations Study, 2006 reviewed the population and employment forecasts and allocations for Caledon for the 2021 planning horizon and developed new population and employment forecasts and allocations for the 2031 planning horizon.

The recommended population and employment forecasts and allocations were incorporated into Caledon's Provincial Policy Conformity exercise, culminating in Caledon Council's adoption of Official Plan Amendment Number 226 (OPA 226) on June 8, 2010 (Town of Caledon Planning Report PD-2010-036) and subsequent approval by the Ontario Municipal Board in October 2013.

Official Plan Amendment Number 226 is being implemented by Caledon through a series of settlement area boundary expansions. An expansion to the Mayfield West settlement area boundary is required to accommodate the growth forecasts for Mayfield West contained in OPA 226.

Town of Caledon Planning Report PD-2010-036 has been filed by Caledon in support of the proposed settlement area boundary expansion and is located at TAB 24.

Municipal Comprehensive Review (MCR)

The Provincial Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan) requires that an expansion to a settlement area boundary only be undertaken as part of a Municipal Comprehensive Review (MCR), which is defined in the Growth Plan as:

"An official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this plan".

The MCR conducted by Caledon specifically addresses the requirements of all approved senior government policy documents including the Provincial Policy Statement 2005, the Growth Plan, and the Region of Peel Official Plan, as updated through the Peel Regional Official Plan Review.

Mayfield West Phase 2 Secondary Plan

The Mayfield West Phase 2 Secondary Plan (MW2) was initiated by Caledon in 2008 to determine the appropriate location and form for population and employment growth allocated to Mayfield West by Caledon Council. An expansion to the Mayfield West settlement area boundary is required to implement the population and employment growth.

In addition to planning for the aforementioned population and employment growth, MW2 is also planning for significant new commercial and retail opportunities, new community parks, schools, public open spaces, and a recreation facility to support and complement the population and employment growth.

On June 10, 2008, Caledon Council endorsed a general terms of reference (GTR) for MW2 which contain a four-phase work plan designed to address the requirements of a municipal comprehensive review (MCR), as defined in the Provincial Growth Plan.

The GTR describe the studies required to inform and support an application by Caledon to the Region of Peel to obtain an amendment to the Regional Official Plan for an expansion to the Mayfield West settlement area boundary, and a Caledon Official Plan amendment to implement MW2.

The GTR have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 23.

Technical Studies to Support Caledon’s MCR

In accordance with the GTR, Caledon retained a multi-disciplined team of external consultants to complete the necessary technical studies to fulfill the requirements of a MCR.

The MCR, in respect of MW2, includes the following studies:

- (1) Population and Employment Forecasts and Allocations Study, 2006 (Town of Caledon, Watson & Associates Economists Ltd, The Butler Group Consultants Inc.) - completed as part of the South Albion-Bolton Community Plan.
- (2) The Employment Land Needs Study, 2007 (Watson & Associates Economists).
- (3) Comprehensive Environmental Impact Study and Management Plan (multi-disciplinary team led by Amec Environment & Infrastructure).
- (4) Agricultural Impact Assessment (Colville Consulting Inc.).
- (5) Water and Wastewater Servicing Study (R.J. Burnside & Associates).
- (6) Cultural Heritage Landscapes Assessment and Built Heritage Resources Assessment (Andre Scheinman and ENVision, The Hough Group).
- (7) Stage 1 Archaeological Assessment (Historic Horizon).
- (8) Transportation Impact Study (Paradigm Transportation Solutions Limited).
- (9) Noise and Vibration Impact Assessment (Jade Acoustics).
- (10) Commercial Needs Assessment (W. Scott Morgan).
- (11) Fiscal & Economic Impact Assessment (Watson & Associates Economists).

These technical studies cumulatively provide sufficient justification for the selection of a preferred expansion to the Mayfield West settlement area boundary and the preparation of this ROPA application to establish the expansion to the settlement area boundary for Mayfield West.

The above noted technical studies have been filed by Caledon in support of the proposed settlement area boundary expansion. The following table indicates the TAB number associated with each technical study.

Study	TAB	Study	TAB	Study	TAB	Study	TAB
(1)	21	(4)	7 & 8	(7)	5	(10)	9 & 10
(2)	22	(5)	15, 16, & 19	(8)	13 & 14	(11)	20
(3)	11 & 12	(6)	6	(9)	17 & 18		

MW2 Guiding Principles

In January 2009, USI facilitated a one-day workshop to seek input and ideas that could be translated in to a set of planning, design and process related principles that would collectively guide decisions and recommendations during the MW2 study. The workshop was well attended by representatives from a broad range and mix of interests including agencies, advisory committees of Caledon Council, stakeholders, landowners and residents.

In May 2009, Caledon Council endorsed the following 9 guiding principles for MW2.

- (1) Achieve net ecological gain, when practical, possible and advisable.
- (2) Adopt an integrated design process.
- (3) Foster a local identity rooted in the spirit of the Town of Caledon.
- (4) Establish the structure for a close knit small town that fosters self sufficiency.
- (5) Achieve a range and mix of housing.
- (6) Promote walking, cycling and transit opportunities.
- (7) Maximize conservation and innovation (water, waste, energy).
- (8) Ensure community connectivity and integration at all scales.
- (9) Support adaptive change.

Collectively, these guiding principles demonstrate Caledon's desire and commitment to planning and designing the next phase of growth in Mayfield West that is compact and transit-supportive, and encourages healthy behaviours and lifestyles.

Determination of a Preferred Scenario

The preferred scenario is intended to identify the preferred location for the next phase of growth for Mayfield West and illustrate generally the land uses intended for that location.

June 2009 Alternative Scenarios:

The MW2 study work program is comprised of four distinct phases. Phase 1 of the work program included a comprehensive characterization of the MW2 study area. A public participation process was initiated and included a Council Workshop held on December 3, 2008 and a Public Open House held on December 11, 2008 to review the findings of the Phase 1 technical studies.

In Phase 2 of the work program, USI, in collaboration with Caledon's technical consulting team, used the information contained in the Phase 1 technical studies to prepare three alternative scenarios. Each of the scenarios represented a distinct 'high level' idea about where new growth could occur in Mayfield West and how it would relate to existing and planned growth, the natural heritage system and existing and planned infrastructure.

As part of the determination of a preferred scenario, the three alternative scenarios were presented at a Council Workshop held on June 22, 2009 and a Public Open House held on June 25, 2009, at which time landowners, key stakeholders, and other members of the public were invited to provide comments on the alternative scenarios. In addition, the alternative scenarios were presented to the MW2 Stakeholder Advisory

Group on July 23, 2009 and circulated to Caledon departments, agencies and Caledon's technical consultant team for input and comment.

Twenty-eight formal submissions providing a total of 144 comments were received by Caledon's MW2 project team. The three alternative scenarios and a summary of the comments received and a response from Caledon staff are contained in Town of Caledon Planning Report PD-2010-050.

Town of Caledon Planning Report PD-2010-050 has been filed by Caledon in support of the proposed settlement area boundary expansion and is located at TAB 25.

February 2010 Preferred Scenario:

All input received in respect of the three alternative scenarios was considered by USI in the preparation of a draft preferred scenario. The draft preferred scenario was presented at a Council Workshop held on February 16, 2010 and a Public Open House held on February 25, 2010, at which time landowners, key stakeholders, and other members of the public were invited to provide comments on the draft preferred scenario. The draft preferred scenario was also circulated to Caledon departments, agencies and stakeholders, and Caledon's technical consultant team for input and comment.

Fourteen formal submissions providing a total of 58 comments were received by Caledon's MW2 project team. The February 2010 draft preferred scenario and a summary of the comments received and a response from Caledon staff are contained in Caledon Planning Report PD-2010-050.

June 2010 Preferred Scenario (1st Revision):

All input received in respect of the February 2010 draft preferred scenario was considered by USI in the preparation of a draft preferred scenario (1st Revision). The draft preferred scenario (1st revision) was presented at a Council Workshop held on June 15, 2010. Again, the draft preferred scenario (1st revision) was circulated to Caledon departments, agencies and stakeholders, and Caledon's technical consultant team for input and comment.

Thirteen formal submissions providing a total of 48 comments were received by Caledon's MW2 project team. The June 2010 draft preferred scenario (1st revision) and a summary of the comments and a response from Caledon staff are contained in Caledon Planning Report PD-2010-050.

On August 10, 2010, Caledon Council endorsed a preferred scenario for MW2 and directed Caledon staff to prepare and submit a ROPA application on the basis of the preferred scenario.

Determination of a Preferred Framework Plan

Between August 2010 and August 2011 Caledon retained NAK Design Strategies Inc. (NAK) as its new community design consultant for MW2.

Two framework plans were reviewed with Caledon Council at a Council workshop in February 2012; the framework plans illustrated and tested alternatives for laying out key

community components i.e. residential, commercial and employment land uses, and complimentary and supportive land uses such as parks, schools and a transit hub.

Subsequently, the framework plans were reviewed with the MW2 stakeholder advisory group in March 2012 and the general public at a public open house in May 2012.

Draft Framework Plan (February 2013):

Using the feedback provided at the March 2012 and May 2012 events, and in light of modifications endorsed by Caledon Council in September 2012 to OPA 226, NAK developed a draft preferred framework plan which was reviewed with Caledon Council at a Council workshop in February 2013.

At the February 2013 workshop, staff also reviewed with Caledon Council a draft ultimate community plan which identified the potential full build-out of the lands bounded by Highway 410/10, Mayfield Road, Chinguacousy Road and the Etobicoke Creek. The ultimate community plan enables both Caledon and Peel to plan for the appropriate municipal infrastructure (roads, water and wastewater services) and community facilities (i.e. schools and parks) to support possible future growth beyond the MW2 planning considerations.

Council Endorsed MW2 Framework Plan

On September 3, 2013, Caledon Council endorsed the Framework Plan for MW2 and directed Caledon staff to use the Framework Plan to prepare and submit an application to the Region of Peel to obtain an amendment to the Regional Official Plan to expand the Mayfield West settlement area boundary. The Council endorsed Framework Plan for MW2 is contained in Caledon Planning Report DP-2013-092 which has been filed by Caledon in support of the proposed settlement area boundary expansion and is located at TAB 28.

Key Elements of the Framework Plan

The planning considerations achieved by the Framework Plan are shown in Table 1 below alongside the planning considerations contained in the Caledon Land Budget associated with OPA 226, as approved by the Ontario Municipal Board (OMB) on October 15, 2013. The total population, jobs, land area and density achieved by the proposed MW2 settlement area boundary expansion are based on and conform to (within +/- 1%) of the Caledon Land Budget.

Table 1: Population Jobs, Land Area & Density		
	Framework Plan	OPA 226 Land Budget
Population ⁽¹⁾	10,081	9,913
Population-related jobs	2,635	2,635
Employment land jobs	1,164	1,164
Total:	13,880	13,712
Land area (hectares)	207.5	206
Density	66.9	66.6

⁽¹⁾ Population total excluding Census undercount.

The Framework Plan accommodates population and employment growth in Mayfield West that is compact and transit-supportive, and provides opportunity to plan and design a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local amenities and services. Furthermore, the Framework Plan represents a logical and contiguous expansion to the Mayfield West settlement area boundary.

(A) Residential Lands

The residential lands (LD, MD, MD2, HD and LW on the Framework Plan) will provide a range and mix of housing types including detached and semi-detached, townhouse, mid-rise apartment and live/work. New schools and community parks will compliment and support the population growth.

(B) Employment Lands

An employment node (E on the Framework Plan) of approximately 16 hectares is located adjacent to and west of Highway 410/10. These lands will accommodate the employment land jobs shown in Table 1.

This location is considered suitable for higher density employment uses, such as an office/business park, given its location adjacent to Highway 410 and proximity to the proposed regional commercial centre – see below. This employment node supports Caledon's desire for MW2 to develop as a compact, complete and transit-supportive community.

(C) Commercial Lands

The new commercial opportunities that exist in Mayfield West are significant. There exists an opportunity to provide a broad range and mix of new commercial uses for the residents of Caledon. The amount of commercial development proposed in MW2 will generate a significant share of the population-related jobs shown in Table 1.

The majority of the commercial lands (C on the Framework Plan) are located within a proposed regional commercial centre adjacent to and west of Highway 410/10. Smaller commercial nodes are planned for the “urban village” centre (planned at the intersection of the spine road and McLaughlin Road) and at the north-east corner of Mayfield Road and McLaughlin Road.

(D) Transit Hub

A transit hub (TH on the Framework Plan) is proposed within the regional commercial centre. This transit hub would support future inter-regional, intra-regional and local transit service in Mayfield West; an extension of the Metrolinx bus rapid service along Hurontario Street in to Caledon is proposed.

The location and size of the regional commercial centre and employment lands provide the opportunity to attract a viable higher order transit service to Mayfield West.

(E) Natural Heritage System

The Framework Plan places a high priority on the protection and enhancement of the natural heritage system. Subject to appropriate land use designations, implementation

of best management practices and good community design, all of the existing natural features within MW2 will be adequately protected and/or enhanced.

Greenlands A and Greenlands B

The existing woodlots and identified headwater features are identified as Greenlands A and the associated buffers and enhancement corridors are identified as Greenlands B on the Framework Plan.

Forming a central and significant component of the Framework Plan, it is intended that Greenlands A and Greenlands B will collectively provide for a connected greenlands/natural heritage and open space system that will protect and enhance key existing natural features within the Framework Plan as well as the surrounding area, reflecting a key design principle of achieving net ecological gain, when practical, possible and advisable.

For the purposes of determining the land budget for the Framework Plan, lands which constitute Greenlands A and Greenlands B have been excluded.

The following dimensions were used to prepare the Framework Plan.

- Greenlands A
 - (i) Existing woodlots (A1, A5, & A7 on the Framework Plan) is measured from staked drip line conducted in the field during summer 2011.
 - (ii) Protected headwater feature channel width (A2, A3, & A4 on the Framework Plan) is 60 metres.
- Greenlands B
 - (i) Buffer area around woodlots (B2, B11, B13, & B14 on the Framework Plan) is 20 metres.
 - (ii) Buffer area adjacent to OBRY Railway (B8 & B9 on the Framework Plan) is 15 metres.
 - (iii) Buffer area adjacent to Mayfield Road (B4 & B5 on the Framework Plan) is 10 metres.
 - (iv) Enhancement corridor width (B3, B10, B12, & B15 on the Framework Plan) is 50 metres.

The ultimate recommended boundaries, location and width of the features identified as Greenlands A and Greenlands B will be guided by the MW2 Comprehensive EIS & MP and determined through individual environmental impact assessments prepared in support of detailed site specific planning applications.

(F) Stormwater Pond Facilities

A total of 8 stormwater pond facilities support the implementation of the development proposed by MW2 (SWM5 through SWM11, & SWM15 on the Framework Plan).

The ultimate recommended location and size of the pond facilities will be guided by the approved MW2 Comprehensive EIS & MP and determined through individual technical studies prepared in support of detailed site specific planning applications.

MW2 Land Budget

In accordance with ROPA 24 and OPA 226, the MW2 exercise has undertaken a rigorous land budget exercise to determine the appropriate lands to implement the planning considerations for Mayfield West that are shown in Table 1 in Caledon Planning Report DP-2012-085. See discussion in response to Regional Official Plan Policy 7.9.2.12 (a) on page 35 of this Planning Justification Report.

The following land budget demonstrates that the proposed settlement area boundary expansion is consistent with the land budget requirements outlined in OPA 226.

MW2 Land Budget

Land Use	Gross Ha.	Gross Ac.
1. Residential ⁽¹⁾	102.30	252.77
2. Employment	15.78	38.99
3. Commercial	20.39	50.38
4. Institutional ⁽²⁾	18.04	44.57
5. Roads	51.01	126.04
sub-total:	207.52	512.75
5. Greenlands A	25.46	62.91
6. Greenlands B	16.75	41.38
7. Railway Corridor	1.57	3.87
sub-total:	43.78	108.16
Total:	251.30	620.91

⁽¹⁾ Residential area includes parks and stormwater management ponds.

⁽²⁾ Institutional area includes all schools and the Peel Region Police Facility.

For the purposes of determining the land budget for the Framework Plan, lands which constitute Greenlands A, Greenlands B, and the Orangeville Brampton Railway corridor have been excluded.

Caledon official plan amendment (LOPA)

The Mayfield West Phase 2 Secondary Plan will be implemented through an amendment to Caledon's official plan. Prior to or concurrent with Caledon Council's consideration of a LOPA, the following 5 plans will be finalized; these plans are required to inform and/or support completion of MW2.

- (1) Community Design Plan – NAK Design Strategies.
- (2) Comprehensive EIS & MP – Amec Environment & Infrastructure.
- (3) Transportation Master Plan – Paradigm Transportation Solutions.
- (4) Water and Wastewater Servicing Plan – R.J. Burnside & Associates.
- (5) Fiscal & Economic Impact Assessment – Watson & Associates.

The following is a summary of the tasks to be completed.

Community Design Plan (CDP)

As well as developing the recommended framework plan, NAK is also responsible for developing the MW2 community design plan.

The MW2 CDP will provide Council, residents, landowners and stakeholders with a clear idea about the intended design of the overall community (e.g. road network, location of schools and parks, trails and cycling routes) as well as key components of the community (e.g. distribution of housing types, architecture, and design of streetscapes). The ideas and recommendations contained in the CDP will, in part, be used to prepare the Caledon official plan amendment.

Comprehensive Environmental Impact Study & Management Plan

A three part study component, Part A and Part B have informed and supported the secondary plan to the point of developing the recommended framework plan.

Part C of the Comprehensive EIS & MP will, among other things, describe the recommended environmental management strategy for the natural heritage system; stormwater management plan, and long-term monitoring program for MW2.

Transportation Master Plan

This plan will consist of a series of coordinated and iterative individual plans that encompass road network and streetscape design, transit routes, pedestrian, cycling and trails network, and traffic calming. In preparing these plans, recommendations will be made pertaining to speed limits, traffic control devices (i.e. signals and all-way stops), and parking control, among others.

Water & Wastewater Servicing Plan

The purpose of this study component is to recommend a water and wastewater servicing network and routing design to support development of MW2.

Fiscal and Economic Impact Assessment

This study component will provide a detailed examination of the anticipated Regional and Caledon development charge and property tax implications as well as an assessment of the potential economic benefit to Caledon of MW2.

4.0 AN ASSESSMENT OF CALEDON'S MCR PROCESS

4.1 Introduction

In September 2012, the Region retained the firm Malone Given Parsons (MGP) to review Caledon's municipal comprehensive review (MCR) process, and provide the Region with an assessment and planning opinion regarding the appropriateness of Caledon's Official Plan Amendment 226 (Caledon's Provincial Policy Conformity amendment) and associated settlement area boundary expansion applications in fulfilling the requirements of a MCR.

A final report titled "Region of Peel Assessment of the Municipal Comprehensive Review Process for Settlement Area Boundary Expansion in the Town of Caledon" was released on April 13, 2013 and endorsed by Regional Council on May 23, 2013.

In their Report, MGP provided the opinion that Caledon's MCR process is appropriate and that Caledon can implement settlement area boundary expansions through separate amendments to the Region of Peel Official Plan to conclude the conformity process.

"It is our opinion that the Town of Caledon's MCR process is appropriate when considered within the Provincial policy definition of what constitutes a MCR process as an official plan review initiated by a municipality. OPA 226 is clearly the culmination of Caledon's analytical and policy conformity work with provincial planning initiatives. However, full conformity to Provincial and Regional planning documents can only be achieved by delineating and designating the land required to accommodate growth through expansion of the Settlement Area Boundary (if necessary), i.e. by designating the land that will be required to meet growth forecasts for population and employment over the (2031) planning horizon. Hence, once approved, OPA 226 must be fully implemented through adoption of associated Settlement Area Boundary expansions.

By extension, Caledon's Official Plan review is not complete until the Settlement Area Boundary expansions are finalized, and the expansions are demonstrated to conform to the policies of the Town, Region and Province. Additional Official Plan Amendments dealing with Settlement Area Boundaries must therefore be brought forward and adopted as part of the current Official Plan Review. Only then will the Official Plan Review process commenced by the Town in 2007 be concluded, and thereby conclude the MCR process. Completing the MCR through an Official Plan Review comprised of separate Official Plan Amendments is consistent with provincial policies and is similar in approach to that employed by other municipalities in the Greater Golden Horseshoe. Caledon's OPA 226 properly implements the Growth Plan Policy Areas in the Town in accordance with ROPA 24 and is good planning. It is appropriate to undertake the MCR process in stages, with the initial stages focused on Growth Plan Policy Area allocations and policies, followed by implementing Settlement Area Boundary Expansion OPAs as part of the same MCR."

4.2 Policy Framework & Evaluation Criteria

Malone Given Parsons reviewed all the relevant Provincial, Regional and Caledon policy documents to identify all the policies relating to settlement area boundary expansions and municipal comprehensive reviews. MGP then prepared a policy framework which lists all the relevant policies that should be reviewed for compliance to and conformity with settlement area boundary expansions in the context of the MCR process.

Using the policy framework described above, MGP developed a list of 23 evaluation criteria which form the basis for evaluating whether individual settlement area boundary expansions meet the requirements of an MCR.

This Planning Justification Report addresses the policies contained in the policy framework (see Section 5.0, Section 6.0, and Section 7.0) and evaluation criteria (see Section 8.0) prepared by MGP.

4.3 Note on Policy Analysis

In preparing the policy framework, MGP identified relevant policies from the following policy documents:

- Provincial Policy Statement, 2005.
- The Growth Plan for the Greater Golden Horseshoe, 2006.
- Greenbelt Plan, 2005.
- Region of Peel Official Plan.
- Town of Caledon Official Plan.

In some instances, the relevant policies contained in these policy documents are duplicative. In addressing each policy document individually, in the interest of eliminating duplication to the extent possible, this planning justification report will refer the reader to Section 6.0 Region of Peel Planning Framework.

5.0 PROVINCIAL PLANNING FRAMEWORK

5.1 Introduction

The Provincial planning system in Ontario is intended to guide growth and development across the Province and particularly the Greater Golden Horseshoe in a co-coordinated and comprehensive manner. As such, all Official Plans and Official Plan Amendments are required to be consistent with the Provincial Policy Statement, 2005 (PPS) and conform to Places to Grow: The Growth Plan for the Greater Golden Horseshoe and Greenbelt Plan, 2006.

The following sections of this Report provide a detailed response to the applicable Provincial policies and plans. While there is some repetition between the PPS and the Growth Plan, this Planning Justification Report addresses both sets of policies.

5.2 Provincial Policy Statement, 2005

The PPS provides policy direction on matters of provincial interest related to land use planning and development. This policy-led planning system recognizes and is intended to address the complex inter-relationships among environmental, social, and economic factors in land use planning. Therefore, the PPS supports a comprehensive, integrated, and long-term approach to planning and recognizes linkages among policy areas.

The proposed settlement area boundary expansion is consistent with the PPS and in particular all policies related to municipal comprehensive review and proposed expansions to settlement boundaries.

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to relevant policies from the Provincial Policy Statement.

Policy 1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns provides for numerous policies to achieve the overall objective for efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.
- b) accommodating a range and mix of residential, employment (including industrial, commercial, and institutional uses), recreational and open space uses to meet long-term needs.
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.

- e) promoting cost-effective development standards to minimize land consumption and servicing costs.
- f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Determination of a framework plan for MW2

Caledon retained a multi-disciplined team of external consultants to carry out the necessary technical studies to inform and support the completion of MW2 (including both the ROPA and local Official Plan Amendment). These technical studies cumulatively provide sufficient justification for the selection of a preferred expansion to the Mayfield West settlement area boundary and the preparation of a ROPA application to establish the expansion to the settlement area boundary.

In February 2012, two framework plans were reviewed with Caledon Council at a Council workshop; the framework plans illustrated and tested alternatives for laying out key community components i.e. residential, commercial and employment land uses, and complimentary and supportive land uses such as parks, schools and a transit hub.

Subsequently, the framework plans were reviewed with the MW2 stakeholder advisory group in March 2012 and the general public at a public open house in May 2012. Using the feedback provided, NAK Design Strategies (Caledon's urban design consultant) developed a draft recommended framework plan in the summer 2012.

The draft framework plan was revised in the fall 2012 as a result of the modifications to OPA 226 in September 2012 – see discussion in Section 7.0 starting on page 53.

A draft preferred framework plan was reviewed with Caledon Council at a Council workshop in February 2013. At this workshop, staff also reviewed with Council a draft ultimate community plan which identified the potential full build-out of the lands bounded by Highway 410/10, Mayfield Road, Chinguacousy Road and the Etobicoke Creek.

The ultimate community plan enables both Caledon and Peel to plan for the appropriate municipal infrastructure (roads, water and wastewater services) and community facilities (i.e. schools and parks) to support possible future growth beyond the MW2 planning considerations.

At the regular meeting of Caledon Council held on September 3, 2013, by resolution 2013-492, Council endorsed a framework plan as part of the Mayfield West Phase 2 Secondary Plan (MW2) exercise (Caledon Planning Report DP-2013-092). The framework plan identifies the location for the next phase of growth for Mayfield West and illustrates the land uses intended for that location – see Schedule A to Caledon Planning Report DP-2013-092.

Also on September 3, 2013, Caledon Council direct staff to use the framework plan to prepare and submit an application to the Region of Peel to obtain an amendment to the ROP to expand the Mayfield West settlement area boundary in order to implement, at the local level, the Mayfield West Phase 2 Secondary Plan.

Accordingly, the proposed settlement area boundary expansion will result in the designation of approximately 207.5 hectares (513 acres) of land (net of environmental exclusions and the railway corridor) within an expanded settlement area boundary to allow for the orderly development of lands to 2031.

The framework plan accommodates population and employment growth in Mayfield West that is compact and transit-supportive, and provides opportunity to plan and design a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local amenities and services.

Furthermore, the framework plan represents a logical and contiguous expansion to the Mayfield West settlement area boundary.

In addition to the response provided above, please also refer to the response provided to ROP Policy 5.5.4.2.1 on page 34, and ROP Policy 7.9.2.12 (f), (k), and (l) on page 41, 45, and 46 of this Planning Justification Report (PJR).

1.1.2 Sufficient land shall be made available through intensification and redevelopment and if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities housing and other land uses to meet projected needs for a time horizon of 20 years. However, where an alternative time period has been established for specific areas of the Province as a result of a provincial planning exercise or provincial plan, that time frame may be used for municipalities within the area.

For a response to this policy requirement, please refer to the response provided to ROP Policy 7.9.2.12 (b) and (d) on page 35 and page 37 respectively of this PJR.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their viability and regeneration shall be promoted.

The Town of Caledon Official Plan contains growth management policies which implement a tri-nodal growth concept based on focusing the majority of growth in the Rural Service Centres of Bolton, Caledon East and Mayfield West.

Completion of the Mayfield West Phase 2 Secondary Plan is a key component of Caledon's long-term growth management strategy, as envisioned in ROPA 24 and OPA 226, therefore, the focus for long-term growth and the continued viability of this settlement area is supported.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;**
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and**

3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

For a response to this policy requirement, please refer to the response provided to ROP Policy 7.9.2.12 (b), (l), and (m) on page 35, 46, and 48 respectively of this PJR.

- 1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

For a response to this policy requirement, please refer to the response provided to ROP Policy 7.9.2.12 (b) on page 35 of this PJR.

- 1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed settlement area boundary expansion is immediately adjacent to the existing settlement area boundary, and represents a logical and contiguous expansion to the Mayfield West settlement area boundary.

As previously noted, the framework plan accommodates population and employment growth in Mayfield West that is compact and transit-supportive, and provides opportunity to plan and design a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local amenities and services.

Phasing policies may be introduced into the local official plan amendment (which will implement the Mayfield West Phase 2 Secondary Plan) as required to control the timing and extension of municipal services and roads in a cost-effective manner.

In addition to the response provided above, please refer also to the response provided to ROP Policy 5.5.4.2.1 on page 34, and ROP Policy 7.9.2.12 (a) through (d) on pages 35 through 39 of this PJR.

1.1.3.9 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;
- c) in prime agricultural areas;
 - 1. The lands do not comprise specialty crop areas;
 - 2. There are no reasonable alternatives, which avoid prime agricultural areas; and
 - 3. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and
- d) impacts from new or expanding settlement areas on agricultural operations that are adjacent or close to the settlement areas are mitigated to the extent feasible.

In determining the most appropriate direction for expansion to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

For a response to this policy requirement, please refer to the response provided to ROP Policy 7.9.2.12 (b), (g) through (j), (l), and (p) on pages 35, 42, 46, and 52 of this PJR.

1.3 Employment Areas

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial, and institutional uses) to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving employment areas for current and future uses; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

The proposed settlement area boundary expansion is essential in order to achieve consistency and full conformity with this provincial policy. Without this expansion, Caledon will be unable to meet its identified employment land needs, remain competitive and provide a range of employment uses and a range and choice of suitable sites.

With an emphasis on building more compact, transit-supportive communities in designated greenfield areas, it is the intent of the Mayfield West Phase 2 Secondary Plan to strive to achieve a higher density prestige business/office park and commercial centre west of and adjacent to Highway 410/10.

The location and scale of the business/office park and commercial centre provides a great opportunity to attract a viable higher order regional transit service to Mayfield West, and supports Caledon's desire for MW2 to develop as a compact, complete and transit-supportive community.

In addition to the response provided above, please refer also to the response provided to ROP Policy 7.9.2.12 (a), (b), and (l) on pages 35 and 46 respectively of this PJR.

Conclusion

In conclusion, all of the relevant and applicable policies in the PPS, related to the proposed settlement area boundary expansion, have been reviewed for compliance and conformity. It is the opinion of Caledon staff that the proposed settlement area boundary expansion is consistent with the PPS.

5.3 Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan provides policy direction for implementing the Province's vision for building stronger, prosperous communities. One of the key objectives of the Growth Plan is to minimize urban sprawl and promote cost-effective development. This has led to an increased emphasis on achieving higher densities for both population and employment to reduce land consumption and to promote greater use of existing infrastructure.

The Growth Plan provides growth management policy direction and population and employment forecasts for the Greater Golden Horseshoe area and the Regions within it, including the Region of Peel, for the 2031 planning horizon.

The Places to Grow Act, 2005 requires that the Official Plans of all municipalities within the Growth Plan area be brought into conformity with the Growth Plan. In the Region of Peel, this resulted in a coordinated planning effort between the Region of Peel, Town of Caledon, City of Brampton, and City of Mississauga, and the adoption of required conformity amendments.

The relevant conformity amendments applicable to this ROPA application, as initiated by the Region of Peel and Town of Caledon, are discussed in detail in Section 6.0 (starting on page 32) and Section 7.0 (starting on page 53) respectively.

The government of Ontario introduced Amendment 2 to the Growth Plan in June 2013, which adjusted total population and employment for Peel Region by 2031 (referred to as 2031 B), and set new population and employment targets for the Region by 2041.

Growth Plan Amendment 2 came into effect on June 17, 2013 and requires the affected municipal Official Plans, including the Region of Peel and Caledon Official Plans, be brought into conformity at the time of their next Official Plan review.

The proposed settlement area boundary expansion is being undertaken to implement the original Growth Plan population and employment forecasts for 2031 (referred to as 2031 A) and the Regional and Caledon Official Plans which have incorporated the 2031 A forecasts.

Section 2.2.1 Growth Forecasts

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to relevant policies from Section 2.2.1 Growth Forecasts of the Growth Plan.

2.2.1 Growth Forecasts

- 1. Population and employment forecasts contained in Schedule 3 for all upper- and single-tier municipalities will be used for planning and managing growth in the GGH.**

As noted earlier, the proposed settlement area boundary expansion is being undertaken to implement the original Growth Plan population and employment forecasts for 2031 (referred to as 2031 A) and the Regional and Caledon Official Plans which have incorporated the 2031 A forecasts.

The Growth Plan provides forecasts for population and employment growth distributed by geographic area throughout the Greater Golden Horseshoe, including the Region of Peel, for the 2031 planning horizon.

The Growth Plan requires the Region to allocate the forecasted growth to area municipalities up to the 2031 planning horizon and assess growth potential within Growth Plan Policy Areas (i.e. intensification areas, designated Greenfield Areas, and new designated Greenfield Areas through settlement area boundary expansions) with a focus on ensuring that growth occurs in such a manner that the targets of the Growth Plan are achieved on a Region-wide basis.

This exercise was undertaken in Peel in a coordinated planning effort between the Region, the cities of Brampton and Mississauga, and the Town of Caledon. The result was ROPA 24 – Growth Management, Employment Areas, and Greenbelt Conformity.

ROPA 24 was approved by Regional Council on April 22, 2010, and subsequently approved by the Ontario Municipal Board as part of a settlement on June 25, 2012.

In addition to the response provided above, please refer also to the response provided to ROP Policy 7.9.2.12 (a) on page 35 of this Planning Justification Report (PJR).

Section 2.2.2 Managing Growth

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to relevant policies from Section 2.2.2 Managing Growth of the Growth Plan.

2.2.2 Managing Growth

1. Population and employment growth will be accommodated by –
 - c) Building compact, transit-supportive communities in designated greenfield areas.
 - d) Reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments.
 - e) Providing convenient access to intra- and inter-city transit.
 - f) ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness.
 - (g) planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling.
 - h) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.
 - (j) directing major growth to settlement areas that offer municipal water and wastewater systems and limiting growth in settlement areas that are serviced by other forms of water and wastewater services.

For a response to this policy requirement, please refer to the response provided to ROP Policy 7.9.2.12 (b), (e), (l), and (m) on pages 35, 39, 46, and 48 respectively of this PJR.

Section 2.2.6 Employment Lands

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to relevant policies from Section 2.2.6 Employment Lands of the Growth Plan.

2.2.6 Employment Lands

1. An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3.
2. Municipalities will promote economic development and competitiveness by
 - a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and

ancillary uses, and take into account the needs of existing and future businesses;

- c) planning for, protecting and preserving employment areas for current and future uses;
- d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

- 10. In planning for employment, municipalities will facilitate the development of transit-supportive, compact built form and minimize surface parking.

For a response to Policy 2.2.6 (1), please refer to the response provided to Growth Plan Policy 2.2.1 (1) on page 26 of this PJR.

For a response to Policy 2.2.6 (2), please refer to the response provided to PPS Policy 1.3.1 on page 24 of this PJR.

For a response to Policy 2.2.6 (10), please refer to the response provided to ROP Policy 7.9.2.12 (e) and (m) on page 39 and page 48 respectively of this PJR.

Section 2.2.7 Designated Greenfield Areas

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to relevant policies from Section 2.2.7 Designated Greenfield Areas of the Growth Plan.

2.2.7 Designated Greenfield Areas

- 1. New development taking place in designated Greenfield areas will be planned, designated, zoned and designed in a manner that –
 - a) contributes to creating complete communities.
 - b) creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services.
 - c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods.
 - d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

At the regular meeting of Caledon Council held on September 3, 2013, by resolution 2013-492, Council endorsed a framework plan as part of the Mayfield West Phase 2 Secondary Plan (MW2) exercise. The framework plan identifies the location for the next phase of growth for Mayfield West and illustrates the land uses intended for that location.

The framework plan accommodates population and employment growth in Mayfield West that is compact and transit-supportive, and provides opportunity to plan and design a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local amenities and services.

Furthermore, the framework plan represents a logical and contiguous expansion to the Mayfield West settlement area boundary.

- Residential Lands

The residential lands will provide a range and mix of housing types including detached and semi-detached, townhouse, mid-rise apartment and live/work. New schools and community parks will compliment and support the population growth.

- Employment Lands

An employment node of approximately 16 hectares is located adjacent to and west of Highway 410/10. This location is considered suitable for higher density employment uses, such as an office/business park, given its location adjacent to Highway 410 and proximity to the proposed regional commercial centre. This employment node supports Caledon's desire for MW2 to develop as a compact, complete and transit-supportive community.

- Commercial Lands

The new commercial opportunities that exist in Mayfield West are significant. There exists an opportunity to provide a broad range and mix of new commercial uses for the residents of Caledon.

The majority of the commercial lands are located within a proposed regional commercial centre adjacent to and west of Highway 410/10. Smaller commercial nodes are planned for the "urban village" centre (planned at the intersection of the spine road and McLaughlin Road) and at the north-east corner of Mayfield Road and McLaughlin Road.

- Transit Hub

A transit hub is proposed within the regional commercial centre. This transit hub would support future inter-regional, intra-regional and local transit service in Mayfield West; an extension of the Metrolinx bus rapid service along Hurontario Street in to Caledon is proposed. The location and size of the regional commercial centre and employment lands provide the opportunity to attract a viable higher order transit service to Mayfield West.

- Natural Heritage System

The framework plan places a high priority on the protection and enhancement of the natural heritage system. Subject to appropriate land use designations, implementation of best management practices and good community design, all of the existing natural features within MW2 can be adequately protected and/or enhanced.

In May 2009, Caledon Council endorsed 9 guiding principles for MW2. Collectively, these guiding principles demonstrate Caledon's desire and commitment to planning and designing and new community in Mayfield West that encourage healthy behaviours and lifestyles, and respect for one another.

2.2.7 Designated Greenfield Areas

2. The designated Greenfield area of each upper- or single-tier community will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.

For a response to this policy requirement, please refer to the response provided to ROP Policy 5.5.4.2.1 on page 34 of this PJR.

Section 2.2.8 Settlement Area Boundary Expansions

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to the relevant policies in Section 2.2.8 Settlement Area Boundary Expansions of the Growth Plan.

2.2.8 Settlement Area Boundary Expansions

1. The policies of this section apply only to the expansion of a settlement area within a municipality.
2. A settlement area boundary expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that –
 - a) sufficient opportunities to accommodate forecasted growth contained in Schedule 3, through intensification and in designated greenfield areas, using the intensification target and density targets, are not available:
 - i. within the regional market area, as determined by the upper- or single-tier municipality, and
 - ii. within the applicable lower-tier municipality to accommodate the growth allocated to the municipality pursuant to this plan.
 - b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in Policy 2.2.8.2 (a).
 - c) the timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density targets, and the other policies of this Plan.
 - d) where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plan.
 - e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner.
 - f) in prime agricultural areas:
 - i. the lands do not comprise specialty crop areas;
 - ii. there are no reasonable alternatives that avoid prime agricultural areas; and

- iii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.
- g) impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible.
- h) in determining the most appropriate location for expansion to the boundaries of settlement areas, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied.

For a response to this policy requirement, please refer to the response provided to ROP Policy 7.9.2.12 (b), (c), (d), (g) through (j), (l), (o), and (p) on page 35 through 52 of this PJR.

Conclusion

In conclusion, all of the relevant and applicable policies in the Growth Plan, related to the proposed settlement area boundary expansion, have been reviewed for compliance and conformity. It is the opinion of Caledon staff that the proposed settlement area boundary expansion is consistent with the Growth Plan.

5.4 Greenbelt Plan, 2005

The Greenbelt Plan, 2005 identifies where urbanization should not occur in order to provide permanent protection of agricultural land and ecological features.

The Greenbelt includes lands within the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP) and additional lands designated as the Protected Countryside in the Greenbelt Plan.

The Protected Countryside designation extends the protection of agricultural and environmental lands beyond the area protected by the NEP and the ORMCP.

None of the lands within the proposed settlement area boundary expansion are included in the Greenbelt Plan area, Niagara Escarpment Plan area, or Oak Ridges Moraine Conservation Plan area.

6.0 REGION OF PEEL PLANNING FRAMEWORK

6.1 Introduction

Caledon's ROPA application, including this Planning Justification Report, has been prepared using the Region of Peel Official Plan Working Draft Office Consolidation, dated February 2013, as amended by the Regional Official Plan Amendments adopted through the Peel Region Official Plan Review process – see Section 6.2 on page 32.

The Region of Peel Official Plan (ROP) sets out a regional structure that includes an Urban System with a planning horizon to 2031 and a Rural System with a planning horizon to 2031 (based on ROPA 24) – see Section 6.3 on page 32. The Rural System essentially covers the entire Town of Caledon, and Schedule D of the ROP shows the boundaries of the three Rural Service Centres of Bolton, Caledon East and Mayfield West. As an upper-tier official plan, there is no land use schedule; the designation of specific land uses is the responsibility of the area municipalities.

6.2 Peel Region Official Plan Review

The Region of Peel initiated its Growth Plan Conformity exercise in 2007 known as the Peel Region Official Plan Review (PROPR). The purpose of PROPR was to bring the ROP into conformity with the Provincial Policy Statement 2005, the Growth Plan for the Greater Golden Horseshoe 2006, and the Greenbelt Plan 2005. The PROPR process developed seven Regional Official Plan Amendments (ROPAs) as follows:

1. ROPA 20 – Sustainability & Energy.
2. ROPA 21A – Air Quality & Integrated Waste Management.
3. ROPA 21B – Natural Heritage & Agriculture.
4. ROPA 22 – Transportation.
5. ROPA 23 – Housing.
6. ROPA 24 – Growth Management, Employment Areas & Greenbelt Conformity.
7. ROPA 25 – Monitoring & *Planning and Conservation Land Amendment Act*.

6.3 Regional Official Plan Amendment Number 24

The Growth Plan provides forecasts for population and employment growth distributed by geographic area throughout the Greater Golden Horseshoe, including the Region of Peel (Peel or Region), for the 2031 planning horizon.

The Growth Plan requires Peel to allocate the forecasted growth to area municipalities up to the 2031 planning horizon and assess growth potential within Growth Plan Policy Areas (i.e. intensification areas, designated Greenfield Areas, and new designated Greenfield Areas through settlement area boundary expansions) with a focus on ensuring that growth occurs in such a manner that the targets of the Growth Plan are achieved on a Region-wide basis.

This exercise was undertaken in Peel in a coordinated planning effort between the Region, the cities of Brampton and Mississauga, and the Town of Caledon. The result was ROPA 24 – Growth Management, Employment Areas, and Greenbelt Conformity.

ROPA 24 was approved by Regional Council on April 22, 2010, and subsequently approved by the Ontario Municipal Board (OMB) as part of a settlement on June 25, 2012.

6.4 ROPA 24 Regional Land Budget

ROPA 24 contains a Regional Land Budget which assigns population and employment growth to the Growth Plan Policy Areas in the Region.

The Regional Land Budget, as approved by the OMB in June 2012, set the 2031 population and employment totals for Caledon at 108,000 and 46,000 respectively.

Furthermore, the Regional Land Budget set the 2031 unallocated greenfield population and employment totals for Caledon at 21,500 and 11,000 respectively, and established the need for 609 hectares (1,505 acres) of land for all settlement area boundary expansions to accommodate unallocated growth in Caledon to 2031 (unallocated growth is growth for which no land is currently designated in the Regional and Caledon Official Plans).

These totals are reflected in Local Official Plan Amendment Number 226 and the associated Caledon Land Budget, as adopted by Caledon Council on September 11, 2012 (see Section 7.3 starting on page 53 of this Planning Justification Report).

6.5 Regional Requirements for Settlement Area Boundary Expansions

Both the provincial Growth Plan and ROP (as amended by ROPA 24), require that a settlement area boundary expansion only be undertaken as part of a Municipal Comprehensive Review (MCR), which is a municipally initiated comprehensive study process.

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to the relevant policies in ROPA 24 as part of the MCR.

2.2.10.4.4 Direct the Town of Caledon to include policies in its official plan with respect to compliance with the minimum distance separation formulae for uses within the prime agricultural areas of the Protected Countryside.

Caledon has included such policies in its Official Plan.

2.2.10.4.7 Direct the Town of Caledon to permit within the Protected Countryside settlement area expansions into rural areas, subject to the settlement area policies of the Greenbelt Plan and settlement area policies 2.2.10.4.31 to 2.2.10.4.36 of this Plan.

2.2.10.4.31 Prohibit settlement areas outside the Greenbelt from expanding into the Greenbelt.

2.2.10.4.32 Direct the Town of Caledon to include, in its official plan, policies that require the extensions or expansions of services to settlement areas within the Protected Countryside to be subject to the infrastructure policies of Section 2.2.10.5 of this Plan, including the requirements regarding environmental assessments.

2.2.10.4.33 At the 10-year Greenbelt Plan review period, modest settlement area expansions for Villages within the Protected Countryside may be possible, provided the proposed growth:

- a) is on municipal sewage and water services;

- b) would not exceed the assimilative and water production capacities of the local environment as determined on a watershed or subwatershed basis;
- c) complies with any applicable watershed plan;
- d) does not extend into the Natural Heritage System; and
- e) appropriately implements the requirements of any other provincial and municipal policies, plans, strategies or regulations, including requirements for assessment of need, locational and similar considerations.

2.2.10.4.34 Permit infill and intensification within the approved boundaries of Hamlets in the Protected Countryside, subject to appropriate water and sewage services.

2.2.10.4.35 Permit minor rounding out of Hamlet boundaries at the time of municipal conformity to the Greenbelt Plan in keeping with the character of the Hamlet, and subject to the infrastructure policies in 2.2.10.5 of this Plan.

2.2.10.5.16 Permit the extension of municipal or private communal sewage or water services outside of a settlement boundary only in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement. Notwithstanding the above, where municipal water services exist outside of settlement areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.

Section 2.2.10 of the Regional Official Plan contains policies related to the Greenbelt Plan. None of the lands within the proposed settlement area boundary expansion are included in the Greenbelt Plan area.

5.5.4.2.1 Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan.

The Caledon Land Budget, associated with Local Official Plan Amendment Number 226, has established population and employment totals and a total land area for all settlement area boundary expansions to accommodate unallocated growth in Caledon to 2031. Collectively, the settlement area boundary expansions, including the Mayfield West Phase 2 Secondary Plan, will enable the Region of Peel to achieve its greenfield density target of 50 people and jobs combined per hectare by 2031.

In addition to the response provided above, please refer also to the response provided to ROP Policy 7.9.2.12 (a) through (d) on pages 35 through 39 of this PJR.

6.6 ROP Policy 7.9.2.12

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to Regional Official Plan (ROP) Policy 7.9.2.12.

ROP Policy 7.9.2.12 outlines the policy requirements for expansions to settlement boundaries. Accordingly, it is the policy of Regional Council to:

7.9.2.12 Consider an expansion to the 2031 Urban Boundary, 2021 or 2031 Rural Service Centre boundary only through a Regional Official Plan Amendment which is based on a municipal comprehensive review which demonstrates the following:

- a) that the proposed expansion is based on the population, household and employment growth forecasts contained in Table 3.

Table 1 in Caledon Planning Report DP-2012-085 summarizes the proposed settlement area boundary expansions needed in Caledon to conform to Local Official Plan Amendment Number 226, as approved by the OMB in October 2013. This table is based on and conforms to the Regional Land Budget associated with ROPA 24.

The total population, jobs, land area and density achieved by the proposed MW2 settlement area boundary expansion is summarized in Table 2 in Caledon Planning Report DP-2013-092. This table is based on and conforms to (within +/- 1%) Table 1 in Caledon Planning Report DP-2012-085 – see tables below.

Town of Caledon Planning Report DP-2012-085 and Town of Caledon Planning Report DP-2013-092 have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 27 and TAB 28 respectively.

Caledon Planning Report DP-2012-085: Table 1				Total Pop. & Jobs	Area (ha)	Pop & Jobs/ha
Proposed Settlement Expansions	Population ⁽¹⁾	Non-Empl. Land Jobs	Empl. Land Jobs			
MW2 Employment			1,164	1,164	16	73
MW2 Residential	9,913	2,635		12,548	190	68
Mayfield West Total				13,712	206	66.6

Caledon Planning Report DP-2013-092: Table 2				Total Pop. & Jobs	Area (ha)	Pop & Jobs/ha
Proposed Settlement Expansions	Population ⁽¹⁾	Non-Empl. Land Jobs	Empl. Land Jobs			
MW2 Employment			1,164	1,164	16	73
MW2 Residential	10,081	2,635		12,716	191.5	68
Mayfield West Total				13,880	207.5	66.9

Note: ⁽¹⁾ For the purpose of planning and designing the Mayfield West Phase 2 Secondary Plan, population totals in Table 1 and Table 2 above exclude the Census undercount.

- b) that sufficient opportunities, as determined by the Region, are not available in the area municipality to accommodate forecasted growth for the area municipality contained in Table 3, through intensification and in designated greenfield areas.

The need for additional employment lands in the Region is demonstrated in the Region's Discussion Paper: Employment & Employment Lands. This study was done to ensure the Region provide sufficient employment land to conform with the employment forecasts for the Region of Peel in the Growth Plan.

The need for additional employment lands in Mayfield West is demonstrated in Caledon's "Employment Land Needs Study, 2007 prepared by Watson & Associates Economist Ltd. and through land absorption data collected by Caledon's Economic Development office. This study assessed the need for employment land to 2031 in Caledon as a whole and in Bolton, Mayfield West, Tullamore, and the Rural Area and concluded Caledon required 449 gross hectares (1,100 acres) or 344 net hectares (850 acres) of additional lands for employment to serve the identified need to 2031.

The Region of Peel Employment and Employment Land Study, 2009, completed by the Region of Peel as part of the Peel Region Official Plan Review (PROPR), similarly concluded that Caledon had a need for 334 net hectares (850 acres) of new employment land to meet the need to 2031.

The Regional Land Budget undertaken as part of ROPA 24, as reflected in the Caledon Land Budget undertaken as part of OPA 226, thoroughly assessed the growth potential of each of the Growth Plan Policy Areas and appropriately identifies the need for settlement area boundary expansions in order to accommodate the forecasted growth.

While some limited intensification may be possible in existing employment areas in Caledon, primarily for offices, there are not enough vacant lands or redevelopment opportunities available within the existing settlement boundaries to meet 2031 employment targets.

The proposed settlement area boundary expansion represents an important step in implementing both the Regional and Caledon employment targets for 2031.

The need for additional commercial lands in Mayfield West is demonstrated in Caledon's "Mayfield West Phase 2 Secondary Plan: Commercial Needs Study" prepared by W. Scott Morgan in 2009. In this study, Morgan identified a projected market demand in Mayfield West for 935,000 square feet (86,862 square metres) of new retail and commercial space by 2031. The shortfall of designated retail and commercial space would require approximately 34.4 hectares (85 acres) of land to accommodate the projected development opportunity.

The above noted Commercial Needs Study, Employment Land Needs Study, and Discussion Paper have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 9, TAB 22, and TAB 26 respectively.

In addition to the response provided above, please refer also to the response provided to ROP Policy 7.9.2.12 (c) and (d) on pages 36 through 39 of this PJR.

- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification and density targets of this Plan.