

REGION OF PEEL

**REGIONAL OFFICIAL PLAN AMENDMENT
NUMBER __**

THE CONSTITUTIONAL STATEMENT

Part A, The Preamble does not constitute part of this Amendment

Part B, The Amendment, consisting of amendments to the Text, the Figures and the Schedules of the Official Plan for Peel Region 1996, constitutes Amendment number ___ to the Official Plan for Peel Region.

PART A – THE PREAMBLE

Purpose of the Amendment

The Purpose of the Amendment is to create an additional policy, Section 5.4.3.2.10 which elaborates on and reinforces Section 5.4.3.2.9 of the Regional Official Plan. The additional policy indicates that it is the Town's intent to reallocate 3,900 population within the Caledon Official Plan and within the 2021 planning horizon, to the area in the vicinity of an asterisk within the Mayfield West Study Area, west of Highway 10. The asterisk will be shown on Schedules "B" and "D" of the Regional Official Plan. Section 5.4.3.2.10 also provides additional direction, further to Section 5.4.3.2.9 concerning how this reallocation should be implemented.

Basis

On December 15th, 2005, Regional Council adopted Regional Official Plan Amendment 17 (ROPA 17) which established the 2021 Mayfield West Rural Service Centre Boundary. ROPA 17 also included a policy which directed that future population growth that is allocated to Mayfield West be directed west of Highway 10.

On August 1st, 2006, Town of Caledon Council endorsed a staff recommendation contained in Planning and Development Report 2006-49, to re-allocate 5,400 people within the 2021 planning horizon from the Villages and the Palgrave Estates Residential Area to the Rural Service Centres. The 5,400 population reallocation was, in turn, split between Mayfield West (3,900) and Bolton (1,500). The 3,900 population reallocation to Mayfield West was to be subject to the policies of ROPA 17, which direct additional growth to the west of Highway 10.

The subject Regional Official Plan Amendment is aimed at reinforcing the intent of ROPA 17 and not at establishing the Rural Service Centre boundary on the west side of Highway. This latter purpose will still require a further Regional Official Plan Amendment once the necessary studies have been completed and the exact land requirements have been determined in accordance with ROPA 17.

The subject Regional Official Plan Amendment will also confirm the intent of the Town of Caledon to reallocate 3,900 population to Mayfield West while acknowledging that this allocation by the Town has not yet taken place and will require a further amendment to the Caledon Official Plan.

Proposed Regional Official Plan Amendment 18, which will change the planning horizon for the Rural System in the Regional Official Plan from 2021 to 2031 and establish new population and employment forecasts for this extended planning horizon, will still be required to address the extended planning horizon.

PART B – THE AMENDMENT

All the Amendment entitled Part B – The Amendment, consisting of the attached text and Schedules constitutes Amendment Number 19 to the Region of Peel Official Plan 1996.

a. Amendments to Text

The Region of Peel Official Plan is proposed to be amended in accordance with the following additional policy:

- 5.4.3.2.10 Further to Section 5.4.3.2.9 above, lands west of Highway 10 in the vicinity of the asterisk shown on Schedule “B” and “D” are intended to accommodate a population of 3,900 within the 2021 planning horizon in the Mayfield West Study Area. A Community Development Plan will be prepared to guide this development and the development associated with any population that is intended, to be allocated to this vicinity within the 2031 planning horizon further to the intent of Section 2.2.2(b) of the Town of Caledon Official Plan. The Community Development Plan will be incorporated into the Town of Caledon Official Plan through an amendment to that Plan and will serve as a basis for an amendment to the Mayfield West Rural Service Centre settlement area boundary in the Region of Peel Official Plan. In addition to accommodating the aforementioned population, the Community Development Plan will also address the commercial, employment and institutional land uses, community facilities and municipal services required to support this population. Furthermore, the Prime Agricultural Area Designation on the lands in the vicinity of the asterisk shown on Schedule “B” will be removed from the lands that are within the Community Development Plan as part of the Regional Official Plan Amendment to amend the settlement area boundary.

b. Amendments to Schedules

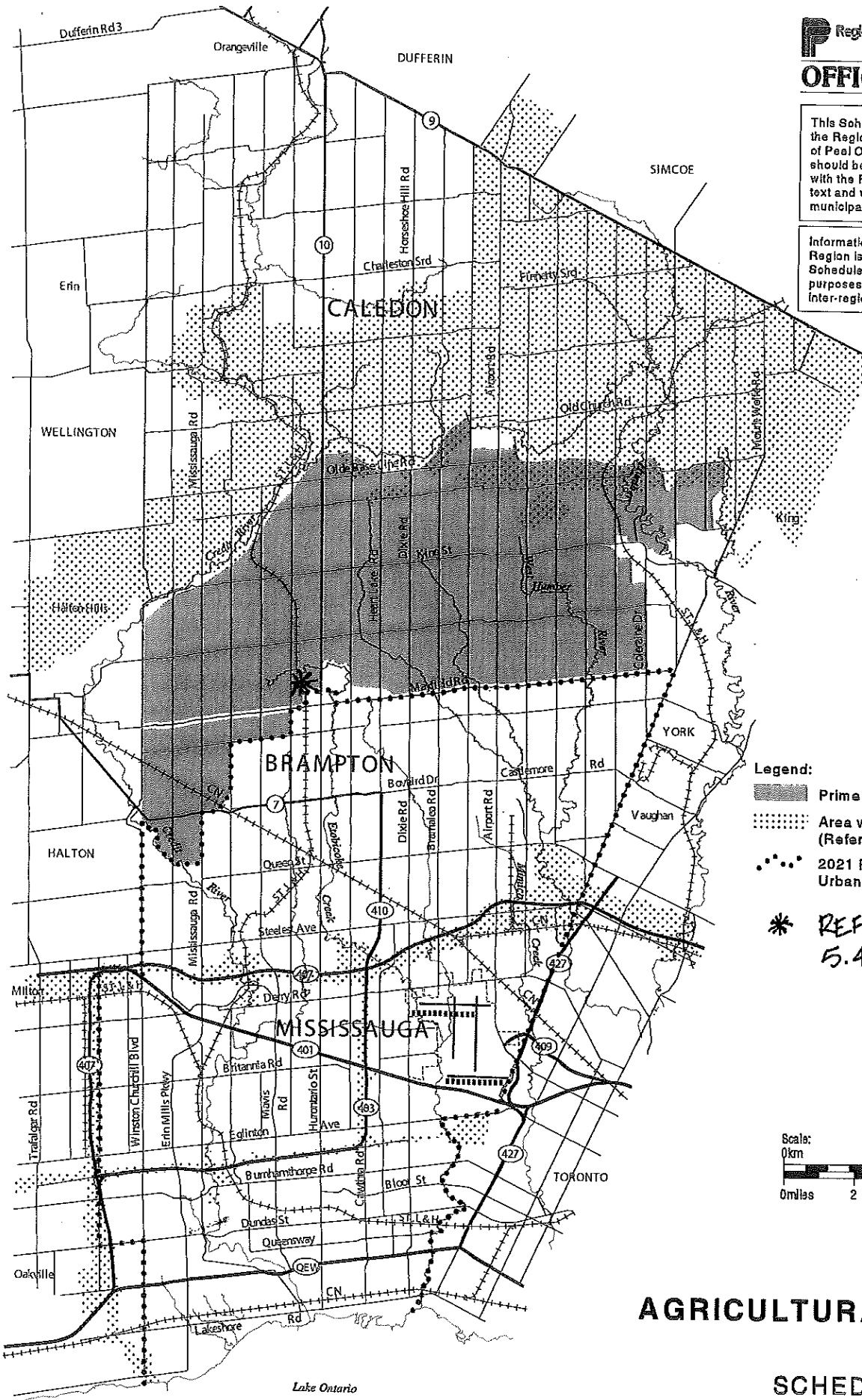
Schedule “B” is amended by adding an asterisk as referred to in Section 5.4.3.2.10 above.

Schedule “D” is amended by adding an asterisk as referred to in Section 5.4.3.2.10 above.




OFFICIAL PLAN

This Schedule forms part of the Regional Municipality of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

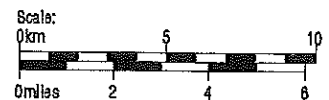
Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.



Legend:

-  Prime Agricultural Area
-  Area with Special Policies (Refer to Figure 2)
-  2021 Regional Urban Boundary

* REFER TO SECTION 5.4.3.1.0



PRIME AGRICULTURAL AREA

SCHEDULE



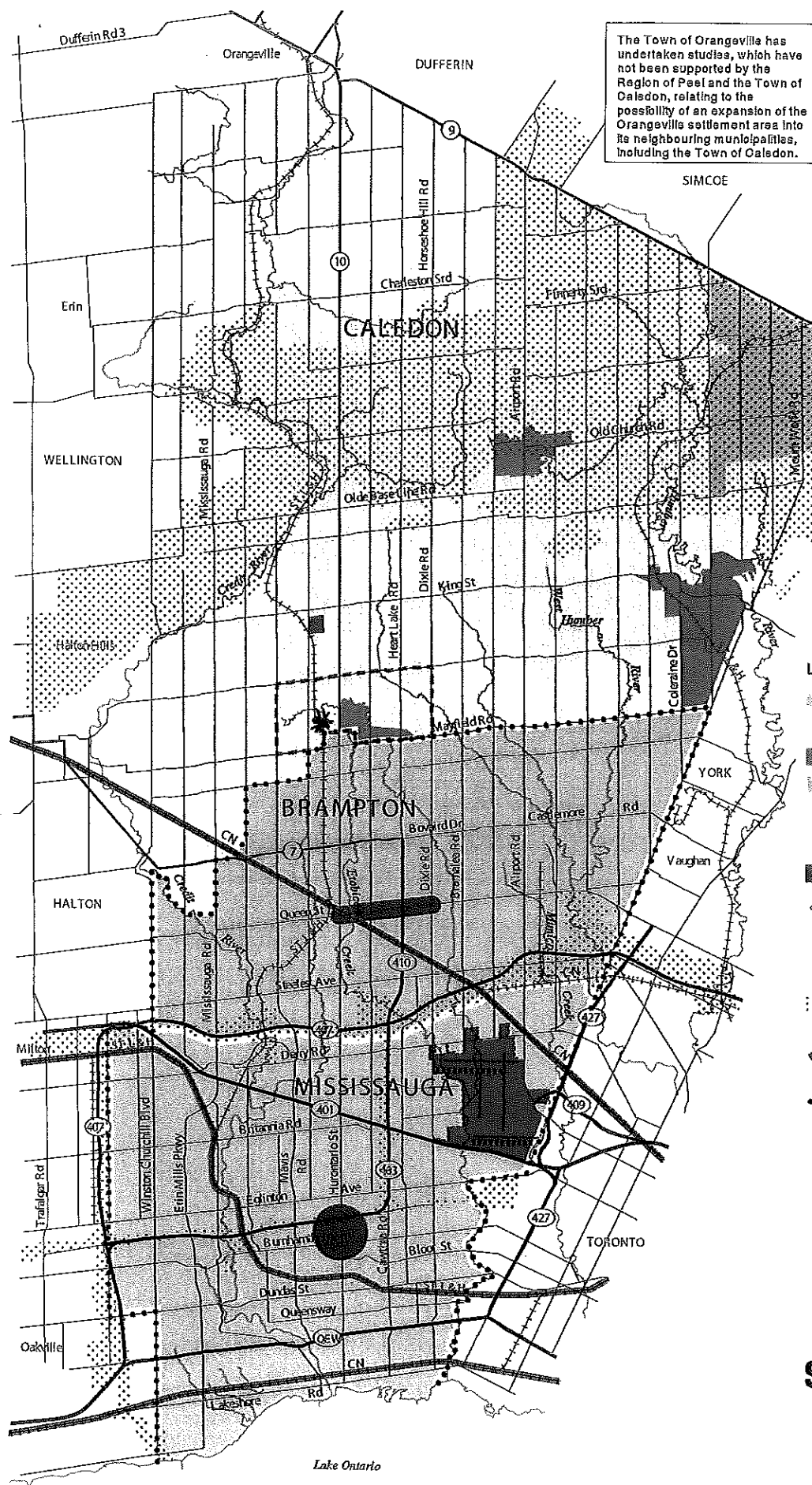
May 2000

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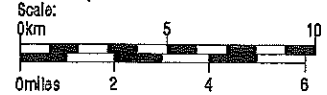
The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon.



Legend:

- Urban System
- Rural System
- Rural Service Centre
- Estate Residential Community
- Urban Area Outside Region of Peel
- Airport
- Study Area Boundary (Refer to Policy 5.4.3.2.4)
- Regional Urban Node
- Area with Special Policies (Refer to Figure 2)
- Inter-Regional Rail Line
- 2021 Regional Urban Boundary

*** REFER TO SECTION 5.4.3.1.0**



REGIONAL STRUCTURE