



**PLANNING AND DEVELOPMENT DEPARTMENT  
Policy Section**

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**Report 2007-19**

To: Mayor and Members of Council  
From: Mary Hall, Director of Planning and Development  
Meeting: April 17, 2007  
**SUBJECT: PROPOSED DEVELOPMENT ON THE WEST SIDE OF HIGHWAY 10  
IN THE MAYFIELD WEST STUDY AREA**

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**RECOMMENDATION** Requires Action  For Information Only

That the Council for The Corporation of the Town of Caledon:

1. Receive Planning & Development Department Report 2007-19 concerning proposed development on the west side of Highway 10 in the Mayfield West Study Area; and
2. Direct the Planning and Development Department to make application to the Region of Peel for a Regional Official Plan Amendment in the form attached as Appendix 1 to this Planning Report.

**BACKGROUND**

By letter dated March 21, 2007, Glen Schnarr of Glen Schnarr and Associates Inc., on behalf of the Mayfield Station Development Group, has requested that the Town "initiate an application to the Region of Peel for a Regional Official Plan Amendment which would confirm the 3,900 population allocation to the Mayfield Station lands prior to 2021 as anticipated in proposed (Caledon) Official Plan Amendment 203".

The reference to a 3,900 population allocation in the Mayfield Station Development Group's request relates to Planning and Development Report 2006-49 which was received by Town Council on August 1, 2006. At that time Council also endorsed the population and employment forecasts and allocations contained in proposed Caledon Official Plan Amendment 203 ("OPA 203"). OPA 203 included reallocations within the 2021 planning horizon as well as new forecasts and allocations for an extended planning horizon of 2031. Council also directed staff to request the Region of Peel to amend the Regional Official Plan to include the 2031 growth forecasts contained in OPA 203. Since amendments to official plans of area municipalities must conform to regional official plans, a Regional Official Plan Amendment is required before the Town can adopt OPA 203. In addition, Council directed staff to commence work on a Terms of Reference for an expansion to the Mayfield West Rural Service Centre west of Highway 10.

In response to Town Council's direction and with the assistance of Regional staff, proposed Regional Official Plan Amendment Number 18 ("ROPA 18") was drafted and a public meeting was held on September 7, 2006. Regional Staff subsequently indicated that they were prepared to bring ROPA 18, together with a Planning Report for Regional Council's consideration at the October 19, 2006 Regional Council Meeting. However, following the public meeting the Region of Peel received several letters expressing concerns with the population and employment numbers contained within ROPA 18. In order to properly participate in the review and assessment of these comments, Town staff requested that the Region delay ROPA 18 until early in 2007. Moreover, as a result of the Town agreeing to allow Solmar Development Corp the time to undertake a study which would re-examine the population and employment forecasts and allocations contained in OPA 203, it is likely that ROPA 18 and OPA 203 will be further delayed until at least the fall of this year.

## DISCUSSION

Town Staff can generally support the request by the Mayfield Station Group to amend the Region of Peel Official Plan for two primary reasons. First, because Planning and Development Report 2006-49 and the associated OPA 203 proposed a reallocation of population within the 2021 planning horizon, and part of this reallocation was directed toward Mayfield West, west of Highway 10. Secondly, because the request is consistent with the policies of Regional Official Plan Amendment No. 17 ("ROPA 17" - attached as Appendix B), which also directs additional growth west of Highway 10 within the Mayfield West Study Area.

The total reallocation proposed by OPA 203 and recommended by Planning and Development Report 2006-49 was approximately 5,400 people from the Villages and Palgrave Estates Residential Area to the Rural Service Centres. This reallocation was felt to be justified given the slower than anticipated uptake of population in both the Villages and Palgrave Estates. The 5,400 reallocation was then proposed to be split between Mayfield West (3,900) and Bolton (1,500). A Regional Official Plan Amendment is not required for this reallocation, because the detailed distribution of population in Caledon is addressed by Caledon Official Plan and is not dealt with by the Region of Peel Official Plan.

The primary purpose of ROPA 17 was to establish the Mayfield West Rural Service Centre Boundary on the east side of Highway 10 in order to facilitate the Mayfield West Secondary Plan or OPA 208. However ROPA 17 in Section 5.4.3.2.9 also indicated that future population growth beyond that implemented through OPA 208 would be directed west of Highway 10 within the Mayfield West Study Area boundary subject to studies required to confirm exact land requirements and subject to a Regional Official Plan Amendment to establish the Mayfield West Rural Service Centre Boundary on the west side of Highway 10. As was discussed in Planning and Development Report 2006-49, the proposal to direct the 3,900 reallocated population in Mayfield West to the west side of Highway 10 is consistent with the policies of ROPA 17.

The Regional Official Plan Amendment application which is being recommended by this report is aimed at reinforcing the intent of ROPA 17 and not at establishing the Rural



Service Centre boundary on the west side. 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 through the preparation of a Secondary Plan that will be incorporated into the Caledon Official Plan. The exact land requirements associated with the Secondary Plan may or may not be co-incidental with the lands currently held by the Mayfield Station Group. Accordingly, the asterisk which is proposed to be added to Schedules B and D of the Regional Official Plan applies to the Mayfield West Study Area west of Highway 10 and not necessarily to just the lands owned by the Mayfield Station Development Group.

The Regional Official Plan Amendment application which is being recommended by this report will confirm the intent to reallocate 3,900 to Mayfield West as expressed in Planning and Development Report 2006-49 and proposed OPA 203.

#### **FINANCIAL**

Direct financial costs are minimal

#### **COMMUNITY WORK PLAN**

Not Applicable

#### **POLICIES/LEGISLATION**

Caledon Official Plan  
Region of Peel Official Plan  
Proposed Regional Official Plan Amendment No. 18  
Proposed Caledon Official Plan Amendment 203

#### **CONSULTATIONS**

Not Applicable

#### **ATTACHMENTS**

Schedule A: Proposed form of application for a Regional Official Plan Amendment  
Schedule B: Regional Official Plan Amendment No. 17

#### **CONCLUSION**


The Mayfield Station Development Group has requested that the Town "initiate an application to the Region of Peel for a Regional Official Plan Amendment which would confirm the 3,900 population allocation to the Mayfield Station lands prior to 2021 as anticipated in proposed (Caledon) Official Plan Amendment 203".

Town Staff can generally support this request because:

- a) it is consistent with the intent of OPA 203 and the associated Planning and Development Report 2006-49; and,
- b) it is consistent with the policies of Regional Official Plan Amendment No. 17 which directed additional growth in Mayfield West to the west side of Highway 10.

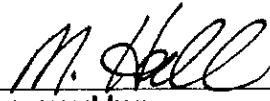


The Regional Official Plan Amendment application which is recommended by this report will confirm the intent to reallocate 3,900 population to Mayfield West as expressed in Planning and Development Report 2006-49 and proposed OPA 203. In addition, the ROPA application will apply to the Mayfield West Study Area, west of Highway 10 and not necessarily to just the lands owned by the Mayfield Station Development Group.



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Prepared by:  
Dan Kennaley  
Manager of Planning Policy



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Approved by:  
Mary Hall  
Director of Planning and Development

## 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.

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 113-2005

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

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

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

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

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

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

  
Deputy Clerk

  
Regional Chair

Schedule A to  
By-law Number 113-2005

**SCHEDULE "A"**

**REGION OF PEEL**

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

-2-

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

## **THE CONSTITUTIONAL STATEMENT**

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

**Part B, The Amendment, consisting of amendments to the Text and the Schedules of the Official Plan for Peel Region, constitutes Amendment No.17 to the Official Plan for Peel Region.**

## PART A - THE PREAMBLE

### 1. Purpose of the Amendment

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

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

### 2. Location

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

### 3. Basis

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

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

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

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

-4-

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

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

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

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

**Planning Policy Review**

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

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

-5-

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

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

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

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

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

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

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

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

**PART B - THE AMENDMENT**

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

a) **Amendments to Text**

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

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

"The only Rural Service Centres in the Rural System designated in this Plan are Mayfield West, Bolton and Caledon East in the Town of Caledon. These three Rural Service Centres serve as the primary foci for growth within the Rural System. For the three Rural Service Centres, the 2021 boundaries are designated in this Plan, which indicate where growth is planned to occur in a phased manner subject to the financial capabilities of the Region. Growth within these three Rural Service Centres will take place in a timely and orderly manner, making the most effective and efficient use of available services."

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

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

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

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

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

"5.4.3.2.9 The boundary shown on Schedule "D" and designated in the legend "Study Area Boundary" is the area within which additional growth for Mayfield West beyond the 2021 population target is anticipated to occur if additional growth to meet future population targets is allocated to the Mayfield West study area. Council will direct it west of Highway 10 within the study area boundary. Studies to confirm the exact land requirements and to confirm compliance with requirements at that time including such things as the Provincial Policy Statement, the Places to Grow Plan and the provisions of Section 7.9.2.8 of this plan, will be completed prior to adoption of any Official Plan Amendment to designate said lands in the Rural Service Centre of Mayfield West."

-7-

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

b) Amendments to Schedules

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

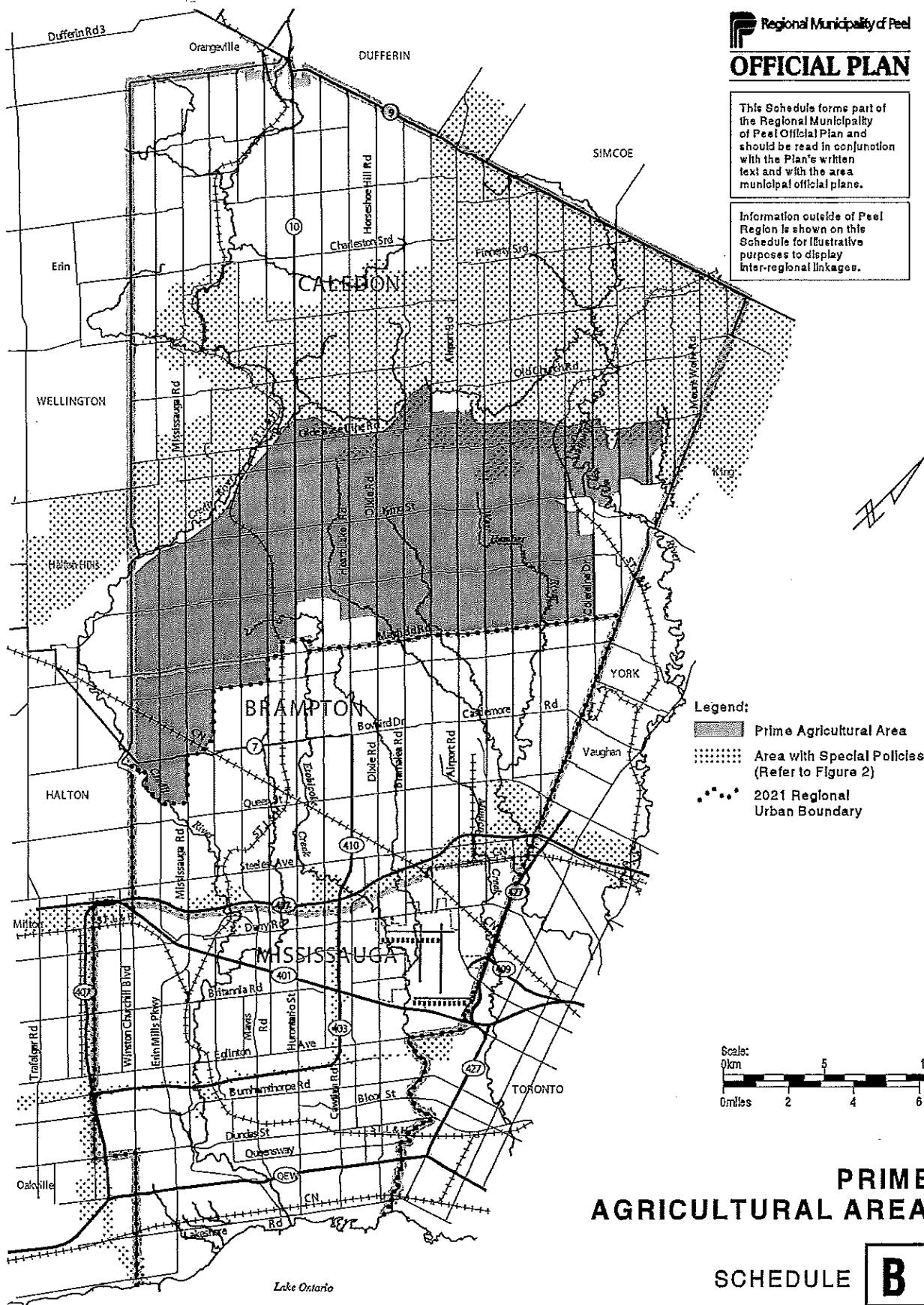
**Schedule "A"**  
**to By-law Number 113-2005**

 Regional Municipality of Peel

**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.

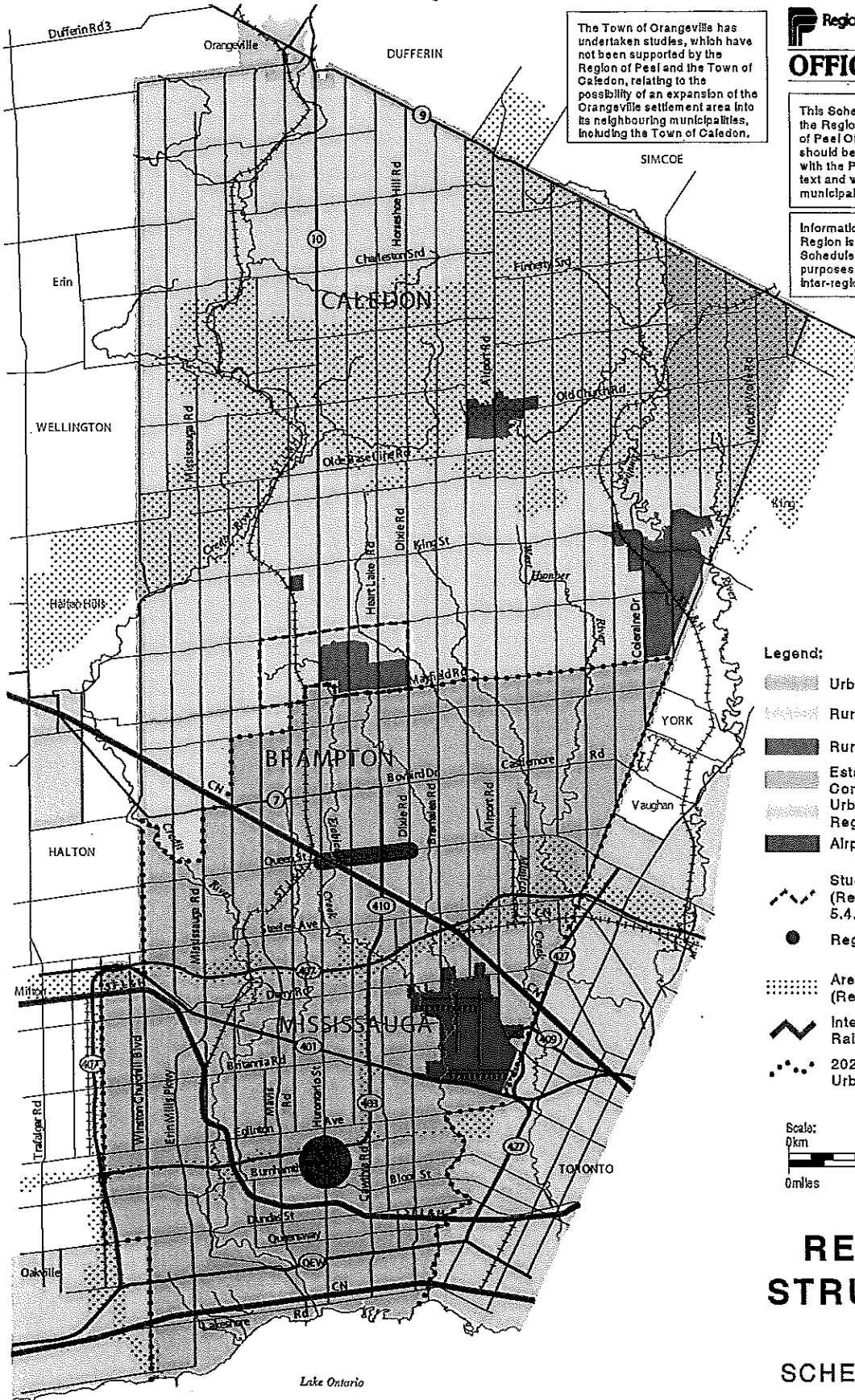


**PRIME AGRICULTURAL AREA**

**SCHEDULE B**

November 2005

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



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.

**Regional Municipality of Peel**  
**OFFICIAL PLAN**

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**Legend:**

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



**REGIONAL  
STRUCTURE**

SCHEDULE

**D**