

- d) that the proposed expansion makes available sufficient lands for a time horizon not exceeding 2031.

The Regional Land Budget (associated with ROPA 24) and the Caledon Land Budget (associated with OPA 226) established the population and employment numbers for settlement area boundary expansions in Caledon, and the maximum area that would result in the minimum greenfield density target being met. The distribution of population and employment numbers and area are shown in Table 1 in Caledon Planning Report DP-2012-085.

Accordingly, the proposed settlement area boundary expansion achieves an overall greenfield density of 66.9 people and jobs combined per hectare and, as such, will contribute in a positive manner to the achievement of the density target contained in the ROP.

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. The proposed expansion to the Mayfield West settlement area boundary is the result of Caledon's municipal comprehensive review process as required by the Growth Plan, the Provincial Policy Statement and the Region of Peel Official Plan.

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.

Furthermore, the policies of the Region and Caledon Official Plans require that both the Region and Caledon monitor the absorption of employment lands on other designated greenfield areas across Caledon and the Region as well as existing designated vacant employment lands within other Growth Plan Policy Areas (e.g. the built boundary).

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.

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.

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 Policy Facility.

Exclusions from MW2 Land Budget

(A) Greenlands A and Greenlands B

The MW2 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.

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 MW2 framework plan.

- Greenlands A
 - (i) Existing woodlots (A1, A5, & A7 on the framework plan) is measured from staked drip line conducted in summer 2011.
 - (ii) Protected headwater feature channel width (A2, A3, & A4 on the framework plan) is 60 metres.
- Greenlands B
 - (i) Buffer width around woodlots (B2, B11, B13, & B14 on the framework plan) is 20 metres.
 - (ii) Buffer width adjacent to OBRY Railway (B8 & B9 on the framework plan) is 15 metres.
 - (iii) Buffer width 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 approved Comprehensive Environmental Impact Study & Management Plan (Part C) and determined through individual environmental impact assessments prepared in support of detailed site specific planning applications.

e) conformity with the Regional Official Plan.

For the purpose of addressing this policy requirement, this Planning Justification Report has reviewed all relevant Regional policy related to settlement area boundary expansions and municipal comprehensive reviews. Specifically, ROPA 24 (Growth Management, Employment Areas, & Greenbelt Conformity), ROPA 22 (Sustainability & Energy), ROPA 21B (Natural Heritage & Agriculture) and ROPA 20 (Transportation) have been reviewed for compliance and conformity.

ROPA 24

The proposed settlement area boundary expansion implements planning considerations consistent with ROPA 24

ROPA 22 & ROPA 20

Caledon's OPA 226 incorporates new sustainability and energy policies which conform to ROPA 20 at a macro level. The principles of conservation, efficiency, and diversity will be used in implementing the Mayfield West Phase 2 Secondary Plan at the local

level through an amendment to Caledon's Official Plan. Such amendment must comply with and conform to Caledon's Official Plan, including OPA 226.

With respect to ROPA 22 and ROPA 20, the proposed settlement area boundary expansion:

- 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.

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.

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.

In support of the amendment to Caledon's Official Plan, a transportation master plan is being prepared. 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. It is intended that Caledon's local official plan amendment will provide for a transportation master plan that provides for integration with Provincial, Regional and City of Brampton transportation services / facilities.

A review of relevant policies related to the GTA West Corridor Environmental Assessment is provided in the response to ROP Policy 7.9.2.12 (n) on page 51 in this PJR.

ROPA 21B

Regional Official Plan Amendment Number 21B (ROPA 21B) introduces amendments to the Regional Official Plan related to natural heritage and agriculture.

A review of the relevant policies related to natural heritage and agriculture are provided in the response to ROP Policy 7.9.2.12 (c) and (d), and (f) through (j) on pages 36 through page 45 in this PJR.

- f) environmental and resource protection and enhancement including the identification of a natural heritage system, in accordance with the policies of this Plan.

Comprehensive Environmental Impact Study & Management Plan

The Comprehensive Environmental Impact Study & Management Plan (EIS & MP) for MW2 was prepared by a multi-disciplined environmental consulting team led by Amec Environmental & Infrastructure pursuant to study terms of reference prepared jointly by Caledon, Peel, Credit Valley Conservation (CVC), and Toronto and Region Conservation (TRCA).

A three part study, Part A and Part B of the Comprehensive EIS & MP have informed and supported the planning exercise to the point of developing the framework plan, and subsequently the proposed settlement area boundary expansion. Throughout the study, staff from Peel, CVC and TRCA has participated in the preparation of the Part A and Part B reports through representation on a core management committee.

Part A (Existing Conditions & Characterization) of the Comprehensive EIS & MP involved the collection of field data for the environmental features and resources within the Fletcher's Creek Subwatershed and Etobicoke Creek Watershed, as well as to identify key environmental opportunities and constraints.

Part B of the Comprehensive EIS & MP assessed the potential impact on the natural heritage system related to three alternative land uses concepts. The report provides direction with respect to the land use planning component of MW2 (i.e. to determine, geographically, the optimum location for the next phase of growth in Mayfield West). In this regard, the Etobicoke Creek tributary creates a natural, definable and distinct northern edge to the proposed settlement area boundary expansion.

Part A and Part B of the Comprehensive EIS & MP have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 11 and TAB 12 respectively.

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

- Natural Heritage System

In conducting the Comprehensive Environmental Impact Study and Management Plan, Amec Earth and Environmental has completed an extensive multi-disciplined environmental study of all of the natural heritage features within and surrounding the MW2 study area.

The study area includes the headwaters of the Fletcher's Creek Subwatershed within the jurisdiction of Credit Valley Conservation, and a portion of the headwaters of the Etobicoke Creek Watershed within the jurisdiction of Toronto and Region Conservation.

The MW2 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.

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.

- g) that there are no reasonable alternative locations which avoid the Prime Agricultural Areas.
- h) within the Prime Agricultural Area there are no reasonable alternative locations on lower priority agricultural lands.
- i) impacts from expanding settlement areas on agricultural operations are mitigated to the greatest extent feasible.
- j) compliance with the minimum distance separation formulae.

With respect to (g), (h), (i), and (j) above:

Agricultural Impact Assessment

Caledon retained Colville Consulting Inc. to complete the Agricultural Impact Assessment (AIA) for MW2 and to specifically address Policy 1.1.3.9 of the Provincial Policy Statement, as well as pertinent policies in Region and Caledon Official Plans relating to the expansion of a settlement area boundary.

A two part study, Part A and Part B have informed and supported the planning exercise to the point of developing the framework plan, and subsequently the proposed settlement area boundary expansion.

AIA Study Area

The study area for the AIA consists of a primary and secondary study area.

The primary study area is consistent with the west limits of the Mayfield West Community Development Plan Study Area (shown on Schedule B of Caledon Official Plan) and includes all the lands north of Mayfield Road to Old School Road and those lands between Hurontario Street and Chinguacousy Road.

The secondary study area includes all lands in Caledon within one kilometre of the primary study area.

(1) Part A of the AIA

Part A of the AIA provided a description of the existing land use and agricultural characteristics within the primary and secondary study areas; a physical inventory of the primary study area; and provides the minimum distance separation requirements for all livestock facilities within the primary and secondary study areas.

Part B of the AIA included an assessment of three land use scenarios and the potential impacts on agriculture associated with each scenario. The impact assessment addresses the consumption of agricultural resources and farm related investments, the effect of the loss of these resources/investments on agricultural operations (e.g., the future viability of an impacted farm operation) and the potential negative impacts of new non-farm development abutting the agricultural area and farm operations.

Part A and Part B of the AIA have been filed by Caledon in support of this proposed settlement area boundary expansion, and are located at TAB 7 and TAB 8 respectively.

A summary of some of the pertinent analysis and findings of the Part A and Part B AIA follow.

(i) Update of Soil Resources

The Soil Survey of Peel County, Report No. 18 of the Ontario Soil Survey (Hoffman & Richards, 1953) is the primary document from which the soil series and soil agricultural capability information is derived for the Regional Municipality of Peel. Prior to starting the AIA, it was determined that there was a need to update the soil series and Canada Land Inventory (CLI) capability mapping within the primary study area to better define the highest priority agricultural areas. Initially, this update exercise was completed at the desk-top level.

The soil mapping produced through this update exercise was subsequently verified through a soil survey conducted in March 2009 by Colville Consulting Inc. As a result, a soil survey was completed to refine the soil and CLI maps prepared through the desktop exercise.

In the field, the methods used to describe the soil profiles were consistent with the Canadian System of Soil Classification (CSSC, Agriculture and Agri-Food Canada, 1982) and the Field Manual for Describing Soils in Ontario (Ontario Centre for Soil Resource Evaluation, 1993).

The AIA determined that the high capability soils (CLI Classes 1-3) dominate the Primary Study Area and a settlement area boundary expansion will not be able to avoid these prime agricultural lands.

(ii) Minimum Distance Separation (MDS)

The AIA identified the MDS I calculated setback for each of the livestock facilities that were judged to have the potential to house livestock within the primary and secondary study areas.

The AIA noted that *“Those farm operations that could potentially affect the settlement boundary expansion include a large dairy operation (Site 30) located on Lot 19, Concession IIW in the south western part of the Primary Study Area”* (i.e. 12259 Chinguacousy Road) – see Section 4.4 and Figure 6 in the AIA.

(iii) Land Tenure

Land tenure or ownership is assessed because it is a factor to consider when identifying prime agricultural areas. In general, areas that have a high percentage of local

ownership tend to receive a higher amount of investment in agricultural facilities and land improvements. This is a characteristic of high priority agricultural areas.

The ownership pattern has reflected the influence of land speculation that is occurring in the area. Today, the overwhelming majority of the lands included in the proposed urban boundary expansion are owned by developers/builders.

Conclusion

With respect to ROP Policy 7.9.2.12 (g) and (h):

The AIA concluded that while the proposed settlement area boundary expansion is within the Prime Agricultural Area, and characterized by a predominance of prime agricultural lands, there are no reasonable alternative locations that would avoid the Prime Agricultural Area.

Furthermore, the AIA concluded that there are no reasonable alternatives on lower priority agricultural lands, noting that generally, *“the lands north of the Etobicoke Creek tended to consist of slightly higher capability lands compared to the heavier textured soils south of Etobicoke Creek.”*

With respect to ROP Policy 7.9.2.12 (i) and (j):

- Urban-Rural Interface

In providing recommendations designed to limit the impacts, to the extent feasible, of a settlement area boundary expansion on existing agricultural operations, the AIA notes that the majority of conflicts arising from urban boundary expansion occur at or near the urban-rural interface. Therefore, it is important to minimize the extent of the urban-rural interface by creating an area which separates the future urban area from agricultural operations.

It is preferable to establish a clearly identifiable boundary between the proposed urban area and lands that will remain in the agricultural operation. In this regard, the AIA notes that the valley lands associated with Etobicoke Creek and other tributaries provide such an opportunity to create an effective buffer and clearly identifiable boundary.

- Minimum Distance Separation

The Minimum Distance Separation (MDS) Formulae is a land use planning tool that determines a recommended separation distance between a livestock barn or manure storage and another land use. The objective of MDS is to prevent land use conflicts and minimize nuisance complaints from odour.

The MDS I formula provide the minimum distance separation between proposed new development and existing livestock facilities and/or permanent manure storages located in areas where the keeping of livestock is permitted.

The MDS I calculated setback for the dairy farm operation located at 12259 Chinguacousy Road (calculated for a Type B land use – i.e. residential, recreational and commercial) encroaches in to the proposed settlement area boundary expansion.

The Region and Caledon recognize the importance of mitigating to the extent feasible, impacts from new or expanding settlement areas on agricultural operations, which are adjacent to or near the settlement area.

In recognition of these interests, the proposed Regional Official Plan Amendment includes policy which directs Caledon, in consultation with and to the satisfaction of the Province and the Region, to include polices in its official plan that will restrict development in any MDS calculated setback. These policies may include provisions for the phased release of lands for development if such release coincides with the longer term land use vision for the area which may reduce or eliminate the MDS calculated setback.

Fulfilment of Caledon's Approved Growth Management Strategy

As stated already in this Report, Policy 7.9.2.12 of ROPA 24 outlines the matters that must be addressed through a municipal comprehensive review. Policy 7.9.2.12 includes several new requirements that reflect the requirements outlined in the Growth Plan. These new requirements include:

- (a) that the proposed expansion is based on the population, household and employment growth forecasts contained in Table 3.
- (d) that the proposed expansion makes available sufficient lands for a time horizon not exceeding 2031.

The proposed settlement area boundary expansion designates sufficient lands to fully accommodate the population and employment growth forecasts for Mayfield West contained in ROPA 24 and OPA 226.

k) a fiscal impact analysis.

Caledon retained Watson & Associates (Watson) to complete the Fiscal and Economic Impact Assessment (FIS) for MW2. The FIS consists of two components; the first component provides an indication of the anticipated long range fiscal impact of MW2 on the Region of Peel, while the second component addresses the fiscal impact of MW2 on the Town of Caledon.

The first component has been filed by Caledon in support of the proposed settlement area boundary expansion, and is located at TAB 20.

A summary of the findings and conclusions of the FIS – Regional component – are presented below.

The purpose of the FIS is to provide an indication of the anticipated long range fiscal impact of the Mayfield West Phase 2 Stage 1 (MW2) development on the Region of Peel. With respect to growth forecast, under the Base Case, the residential development component is expected to occur during the 2016-2023 period, at approximately 500 residential units per year. The non-residential component is expected to be built out over a somewhat longer period at the average rate of 161,000 sq.ft. of gross floor area per year.

Capital Funding

Chapter 3 sets out the development charge infrastructure requirements of MW2 of a localized nature, i.e. excluding treatment plants and major system components which do not lend themselves to area-specific analysis. These costs are annualized and compared with the flow of development charge revenue anticipated from MW2.

In the early years of the development, the inevitable need for front-end financing is apparent and the magnitude of this requirement is estimated for Regional roads, water and wastewater service.

The FIS indicates the likelihood of a cumulative capital funding shortfall for MW2 water, wastewater and roads capital requirements, during the 2014-2018 period, peaking at \$39 million by 2015 and declining to \$8.4 million by 2018. Thereafter, annual “surpluses” are forecast for potential allocation to the cost of plant capacity expansion and other major Regional projects, in the order of \$64 million cumulatively during the 2022-26 period.

Tax Fund Impact

The FIS (Chapter 4) provides a high level estimate of the potential impact of MW2 on the Region’s tax rate. This analysis indicates that the Region’s 2013 tax rate is expected to be more than sufficient to fund services for the development if it was fully in place today and provided with services at the level contemplated by the Region for future application.

Economic Impact

MW2 is expected to accommodate an activity rate of 32 jobs per 100 resident population, which is just below Caledon’s overall average. It will also provide residential accommodation for additional labour force readily accessible to employment opportunities in NW Brampton and large portions of Peel Region. It will also be of some assistance in addressing the two significant labour force mismatches faced by Caledon, i.e. the shortage of available office employment positions and the need for a broader range of housing types which is of potential interest to in-commuters to Caledon-based jobs.

Conclusion

The FIS concludes that the necessary Regional and local transportation infrastructure, water and wastewater servicing and other services can be provided to MW2 in a financially sustainable manner, in accordance with Regional Official Plan policy.

- l) the ability to provide the necessary Regional infrastructure and services, including Regional and local transportation infrastructure, water and wastewater servicing, in a financially and environmentally sustainable manner.

On behalf of the Town of Caledon, The Municipal Infrastructure Group (TMIG), in consultation with Region of Peel water and wastewater technical staff, prepared a report entitled “Mayfield West Phase 2 Secondary Plan – Water and Wastewater Servicing Study Report”, dated January 2014.

The Town of Caledon retained R.J. Burnside to peer review the TMIG report. In its review, Burnside concluded that the water and wastewater servicing report identifies appropriate Regional water and wastewater servicing and is suitable for submission to the Region of Peel in support of Caledon's proposed ROPA. Burnside noted the servicing report may be subject to verification by Regional technical staff through the use of Master Planning models. Furthermore, Burnside concluded the water and wastewater services can be implemented in an environmentally and fiscally responsible way through detailed design and construction to support the planned community.

The Water & wastewater Servicing Plan has been filed by Caledon in support of the proposed settlement area boundary expansion, and is located at TAB 19.

A summary of the findings and conclusions of the water and wastewater servicing study are presented below.

Water Infrastructure

Based on the review of water infrastructure available in the vicinity of the MW2 development area, the following conclusions were made in the Water & Wastewater Servicing Study.

The results from the InfoWater model developed for the Zone 7 water distribution system indicated that the entire lands studied (existing, planned and under construction MW1 and proposed MW2) can be serviced with existing and planned infrastructure as per the Region's Water/ Wastewater Master Plan for Lake Based Systems and the Region's DC Map.

There is conveyance capacity within the existing North Brampton Reservoir and Pumping Station and planned Alloo Reservoir and Pumping Station, as well as storage capacity within the existing Mayfield West Elevated Tank to satisfy MOE design guidelines, as well as fire flows (i.e., the minimum fire flow achieved at an operating pressure of 140 kPa was 348 L/s) for water distribution systems for the entire Mayfield West Phase 2 development.

Wastewater Infrastructure

Based on the review of wastewater infrastructure available in the vicinity of the MW2 development area, the following conclusions were made in the Water & Wastewater Servicing Study.

Existing wastewater infrastructure is currently available for connection to proposed sanitary sewer systems within the MW 2 lands at Mayfield Road and Van Kirk Drive, and at the north terminus of Robertson Davies Drive. These receiving systems have surplus capacity for expansion into the proposed MW2 plan without the requirement for downstream upgrades.

Existing wastewater infrastructure is currently available for connection to proposed sanitary sewer systems within the MW2 lands at Hurontario Street and Highwood Drive. This receiving system has surplus capacity for expansion into the proposed MW2 plan, but will require the construction of a connecting sewer on Hurontario Street, from Highwood Drive to the east west collector within MW2 at Hurontario Street. Some of the proposed plan area adjacent to Etobicoke Creek east of the railway corridor may

require pumping in order to connect to the downstream systems. This will be reviewed in greater detail in FSR's to be completed in conjunction with individual Plans of Subdivision.

Planned wastewater infrastructure will be available for connection to proposed sanitary sewer systems within the MW2 lands at Mayfield Road and Chinguacousy Road without the requirement for downstream upgrades. These sewers are included in the Region's 2014 Budget document.

The existing and planned downstream sanitary infrastructure summarized above also has the capacity to service lands beyond the MW2 Stage 1 boundary. These lands include MW2 Stage 2 and the North lands, north of Etobicoke Creek to Old School Road. Some of these future areas may require pumping in order to connect to the downstream systems.

m) the sustainable development imperatives in Section 1.3.5 have been addressed.

The sustainable development imperatives in Section 1.3.5 are: environment, social, economic, and cultural. The following is intended to demonstrate how each of the imperatives was generally considered as part of the MW2 process to date, and subsequently to the submission of the proposed settlement area boundary expansion application.

(a) Environmental Imperative

Natural Heritage System

A review of the relevant policies related to the environmental imperative, as it relates to the protection and enhancement of the natural heritage system, is provided in the response to ROP Policy 7.9.2.12 (c), (d), and (f) on page 36 and page 41 in this PJR.

Green Development Standards

Caledon's Green Development Program is a voluntary program which provides development charge discounts for new green commercial and industrial buildings. Through this program, Caledon enables developers to create more sustainable projects in its communities.

Green buildings are a vital component of municipal environmental and sustainability programs, striving to integrate environmental, economic and social considerations. These structures significantly reduce environmental impacts on local infrastructure, land and resources; they also impact global issues such as climate change and large scale urbanization.

Energy and Water Efficiency

- Corporate Green Building Standard

The Town of Caledon Corporate Green Building Standard sets out Caledon's commitment to incorporate sustainable building design principles into the planning, design, and construction of new municipal buildings and major renovations of existing buildings. Sustainable building design can lead to monetary savings, reduced environmental impact and a healthier and a more productive working environment.

Caledon's CGBS will require that all buildings commit to achieving a certification level of silver based on the most current version of Leadership in Energy and Environmental Design for New Construction (LEED-NC) program. There will be specific LEED credits that these buildings will be required to pursue. The CGBS has also captured requirements that fall outside of LEED-NC Rating System such as solar readiness, measurement and verification procedures, electric vehicle readiness, stormwater management, water refilling stations and education.

- LED Outdoor Lighting Standard

In November 2013 Caledon Council adopted a new LED Outdoor Lighting Standard. Accordingly, new residential subdivisions, and industrial and commercial sites, including those within MW2, will be required to use light emitting diode (LED) streetlights.

Among the advantages of using LED streetlights over high pressure sodium streetlights include a much lower power consumption ranging from 40-70% energy savings.

- Savings By Design Program

Caledon received a grant from the Ontario Power Authority Conservation Fund for the development of sustainable residential policies that emphasize energy efficiency in new residential development. It is intended that these policies be included in the Mayfield West Phase 2 Secondary Plan.

To assist in implementing these policies, builders and developers within the Mayfield West Phase 2 Secondary Plan can, and in some cases will, utilize Enbridge's Savings by Design Program- *a Program to help residential builders, developers and owners design more energy efficient homes*. Through the use of an integrated design process, builders are able to achieve high efficiency energy performance in their new construction homes; qualified builders receive cash incentives for homes constructed to 25% or more above the 2012 Ontario Building Code.

(b) Social Imperative

The social imperative is to create conditions, in this case, communities and neighbourhoods that encourage healthy behaviours and lifestyles, and respect for one another.

The proposed settlement area boundary expansion 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 such as schools, parks and recreation facilities.

Guiding Principles for MW2

In January 2009, Caledon 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 process. 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 and new community in Mayfield West that encourage healthy behaviours and lifestyles, and respect for one another.

(c) Economic Imperative

The attributes of this imperative include an adequate supply of future employment lands, convenient, efficient and effective public transportation system, and sustainable infrastructure and services.

A response to address the above noted attributes in the context of the proposed settlement area boundary expansion is provided in the response to ROP Policy 7.9.2.12 (a), (e), and (l) on page 35, 39, and 46 respectively of this PJR.

(d) Cultural Imperative

Cultural Heritage Resources

A Stage 1 Archaeological Assessment was undertaken by Historic Horizon which concluded that a Stage 2 archaeological assessment would need to be conducted as lands within the preferred scenario are developed.

The Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment prepared by Andre Scheinman and ENVision-The Hough Group in support of MW2 found that the MW2 study area contains a number of properties and/or features of cultural/heritage interest. In accordance with the conclusions contained in the assessment, in August 2010 Caledon Council endorsed the listing of 14 cultural and heritage resources on Caledon's Heritage Register, as non-designated properties, as provided for under Section 27 (1.2) of the *Ontario Heritage Act*.

In addition, the assessment noted a "*row of majestic mature oaks*" and the Credit Valley Railway "*manifest sufficient cultural value to warrant ongoing consideration for preservation in any future urban boundary expansion or development scheme which might be proposed for the area.*"

The Archaeological Assessment and the Cultural Heritage Landscapes Assessment & Built Heritage Resources Assessment have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 5 and TAB 6 respectively.

- n) other relevant Regional interests as may be confirmed through pre-consultation.

GTA West Corridor Environmental Assessment

The Ontario Ministry of Transportation (MTO) is currently conducting an environmental assessment under the *Environmental Assessment Act*, R.S.O. 1990, c. E.18 (the MTO EA) respecting the proposed GTA West Transportation Corridor (the Corridor).

The MTO EA will determine the land that is required for transportation facilities that will be included in the Corridor. The MTO EA is a public process that requires decisions to be made by the Province of Ontario.

The MTO EA is being conducted in 2 stages. In November 2012, at the completion of Stage 1, MTO released a final report titled "GTA West Corridor Environmental Assessment Transportation Development Strategy Report". The report identified the Preliminary Route Planning Study Area to form the basis of more detailed analysis in Stage 2. Stage 2 will examine the route location for a new 400-series Provincial Highway / Transitway through the Preliminary Route Planning Study Area.

The Preliminary Route Planning Study Area encroaches in to the proposed settlement area boundary expansion.

The Region and Caledon recognizes the importance of protecting the future Corridor and its associated interchanges and accesses, and also the interest of the Province to ensure that the development of the Mayfield West Phase 2 Secondary Plan neither preclude nor predetermine the findings and requirements of the MTO EA, the potential routing of the Corridor and the future location of interchanges and other accesses.

In recognition of these interests, the proposed Regional Official Plan Amendment includes policy which directs the Town of Caledon, in consultation with and to the satisfaction of the Province and the Region, to include polices in its official plan that will ensure development applications will not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor. These policies may include provisions for the phased release of lands if such release does not predetermine or preclude the planning and/or implementation of the GTA West Transportation Corridor.

- o) proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan.

The proposed settlement area boundary expansion does not contain any lands that are part of the Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan.

While the north limit of the proposed settlement area boundary expansion is south of and adjacent to lands that are part of the Greenbelt Plan, it does not extend onto the Greenbelt Plan area.

- p) in determining the most appropriate location for expansions to the boundaries of settlement areas the policies of Sections 2 and 3 of the Provincial Policy Statement, 2005 are applied.

Section 2 - Wise Use and Management of Resources

Section 2 Wise Use and Management of Resources of the PPS includes policies related to natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources, and cultural heritage and archaeology.

With respect to natural heritage, water, agriculture, and cultural heritage and archaeology, in the context of the proposed settlement area boundary expansion, please refer to the response provided to ROP Policy 7.9.2.12 (c), (d), (f) through (j), and (m) on page 36, 41, and 48 respectively in this PJR.

None of the policies related to minerals and petroleum, and mineral aggregate resources have application in this proposed settlement area boundary expansion.

Section 3 - Protecting Public Health and Safety

Section 3 Protecting Public Health and Safety of the PPS includes policies related to natural hazards and human-made hazards.

With respect to natural hazards, in the context of the proposed settlement area boundary expansion, please refer to the response provided to ROP Policy 7.9.2.12 (f) on page 41 in this PJR. None of the policies related to human-made hazards have application in this proposed settlement area boundary expansion.

6.7 Conclusion

The Peel Region Official Plan Review process has resulted in the preparation and adoption of ROPA 24. ROPA 24 provides the overall policy framework and population and employment growth numbers for Caledon's preparation of a municipal comprehensive review to expand its settlement boundaries – see Section 7.0 starting on page 53 of this PJR.

The Town of Caledon was extensively involved in the PROPR process and supports ROPA 24. Caledon participated with the Region in the review of the Regional Land Budget and modifications to ROPA 24, as approved by the OMB.

All of the relevant and applicable policies in the Regional Official 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 Regional Official Plan.

7.0 TOWN OF CALEDON PLANNING FRAMEWORK

7.1 Introduction

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 Local Official Plan Amendment Number 226 (OPA 226).

Caledon's ROPA application, including this Planning Justification Report, has been prepared using the Town of Caledon Official Plan, as amended by OPA 226.

7.2 Caledon's Provincial Policy Conformity Exercise

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

1. The Provincial Policy Statement 2005 (PPS 2005), which came into effect on March 1, 2005;
2. Bill 135, *The Greenbelt Act*, which received Royal Assent on February 24, 2005 and the Greenbelt Plan, which took effect December 14, 2004;
3. Bill 51, *The Planning and Conservation Land Statute Law Amendment Act*, which received Royal Assent on October 19, 2006; and,
4. Bill 136, *The Places To Grow Act*, which received Royal Assent on June 13, 2005, and the Growth Plan for the Greater Golden Horseshoe (the Growth Plan), which took effect on June 16, 2006.

Under Section 26(1) of the *Planning Act*, a municipality with an existing Official Plan is required to revise its policy no less frequently than every five years to ensure that it:

- a) conforms with provincial plans or does not conflict with them;
- b) has regard to matters of provincial interest listed in Section 2 of the *Planning Act*; and,
- c) is consistent with policy statements issued under Section 3 of the *Planning Act*.

Caledon commenced a review of the existing Official Plan policies, known as the Provincial Policy Conformity (PPC) exercise in Spring 2007. This exercise culminated in the preparation of Caledon's draft Provincial Policy Conformity Amendment, Official Plan Amendment Number 226 (OPA 226), in the fall of 2009.

7.3 Local Official Plan Amendment Number 226

OPA 226 was drafted in conformity to the Regional Official Plan Amendments (ROPAs) being generated through the Peel Region Official Plan Review (PROPR) process, in particular, ROPA 24: Growth Management, Employment and Employment Lands and Greenbelt Conformity and ROPA 21B: Natural Heritage and Agriculture.

On June 8, 2010, OPA 226 was adopted by Caledon Council (Report PD 2010-036) and submitted to the Region of Peel for approval.

On October 27, 2010, the Minister of Municipal Affairs and Housing issued a draft decision on ROPA 24 which had been adopted by Regional Council on April 22, 2010. The draft decision proposed 110 modifications to ROPA 24. Approval of ROPA 24, as well as other Regional Official Plan Amendments of Peel Region's PROPR process, was needed for the Region to consider and approve OPA 226.

A series of discussions involving staff of the Province, the Region and the Area Municipalities took place in late 2010 and early 2011, which resulted in Minutes of Settlement signed by the Region, the Cities of Mississauga and Brampton, the Town of Caledon and by the Province on October 7, 2011. This settlement, known as the Government Settlement, proposed changes to ROPA 24 and included a Land Budget agreed to by all the five government parties.

The ROPA 24 Land Budget indicated how the Region would meet the Growth Plan forecasts and targets, including the Greenfield Density Target of 50 persons and jobs combined per hectare within the existing and future Designated Greenfield Area, which encompassed the future settlement expansions in Caledon.

ROPA 24 was approved by the OMB through an oral decision on June 25, 2012.

Population and Employment Forecasts

Through the Government Settlement, the population forecast for the Region of Peel for 2031 in ROPA 24 was reduced from 1,641,000 to 1,640,000 to conform to the Growth Plan forecast for the Region. The population and employment forecasts for Caledon in ROPA 24 were revised to 108,000 and 46,000 respectively.

The provincial Growth Plan does not require allocation of growth by the Region to specific geographic areas within area municipalities. Caledon's own Provincial Policy Conformity exercise allocates growth within the municipality in order to conform to the growth numbers allocated to Caledon by the Region, and to confirm that growth in the municipality will occur in such a manner as to achieve the Growth Plan targets established for Caledon in ROPA 24.

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.

7.4 OPA 226 Land Budget

The ROPA 24 Land Budget calculation of Greenfield density determined that a maximum of 21,500 persons and 11,000 jobs could be located in future settlement expansions in Caledon; that the area of such expansions in Caledon must not exceed a

total of 609 ha; and that the minimum density of the settlement expansions would be 53.4 persons and jobs combined per hectare.

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 on October 15, 2013. This table is based on and conforms to the Regional Land Budget associated with ROPA 24.

Caledon Planning Report DP-2012-085: Table 1				Total Pop. & Jobs	Area (ha)	Pop & Jobs/ha
ROPA 24 Land Budget				32,500	609	53.4
Proposed Settlement Expansions	Population ⁽¹⁾	Non-Empl. Land Jobs	Empl. Land Jobs			
MW2 Employment			1,164	1,164	16	73
MW2 Residential	10,348	2,635		12,983	190	68
Mayfield West Total				14,147	206	69
Bolton Employment			4,567	4,567	198	23
Bolton Residential	10,348	2,635		12,983	190	68
Bolton Total				17,550	388	45
Villages (Alton) (2)	804			804	16	50
Total				32,501	610	53.4

⁽¹⁾ Population figures include a Census undercount of 4.2%.

Town of Caledon Planning Report DP-2012-085 has been filed by Caledon in support of this proposed settlement area boundary expansion, and is located at TAB 27.

7.5 Caledon's Requirements for Settlement Area Boundary Expansions

The following section reviews the proposed settlement area boundary expansion for compliance with and conformity to the relevant policies in Caledon's Official Plan, as amended by OPA 226, as part of its municipal comprehensive review (MCR).

4.1.6.3.2 Settlement expansions will only be proposed and development applications will only be considered for approval within the SISA and the North-South Transportation Corridor linkage where there has been a satisfactory assessment that has concluded that the proposal would not predetermine or preclude the outcomes of the GTA West Corridor Environmental Assessment.

Policy 4.1.6.3.2 has been deferred pursuant to the settlement with the Province and is not in effect.

4.1.7 Settlement Study Areas

The Town of Caledon will study areas around Bolton, Mayfield West and Tullamore as shown on Schedule A1 for possible settlement expansions to accommodate the population and employment forecasts shown in Table 4.1 recognizing a settlement area boundary expansion may only occur as part of a municipal comprehensive review.

Policy 4.1.7 was deleted from OPA 226 pursuant to the settlement with the Province and is not in effect.

4.2.2.1 The Region will only consider approving settlement boundary expansions for Rural Service Centres if they contribute to the achievement of the Regional minimum Greenfield Density Target established for 2031.

Please refer back to the response provided to Regional Official Plan (ROP) Policy 5.5.4.2.1 on page 34 and ROP Policy 7.9.2.12 (a) through (d) on page 35 of this PJR.

4.2.3.1 An Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of any settlement. As the boundaries of the Rural Service Centres in Caledon are designated in the Region of Peel Official Plan, a Regional Official Plan Amendment and a municipal comprehensive review are required to expand the boundary of a Rural Service Centre.

Regional Official Plan Amendment No. 24, through the Regional Land Budget, has concluded there is a need for settlement area boundary expansions in Caledon to meet population and employment growth in Caledon to 2031.

Local Official Plan Amendment No. 226 is the culmination of Caledon's Provincial Policy Conformity exercise, and forms the basis for settlement area boundary expansions in Caledon to 2031. The settlement area boundary expansions contemplated as part of OPA 226, once approved through area specific Regional Official Plan Amendments, will conclude Caledon's Municipal Comprehensive Review (MCR) process.

The proposed settlement area boundary expansion for Mayfield West is such an expansion and is occurring as part of Caledon's MCR.

4.2.3.3.1 Expansions to settlements will require an amendment to this Plan and shall be undertaken through a municipal comprehensive review that will address the following:

- (a) How the proposed expansion is based on the population and employment forecasts and population allocations in Tables 4.1 to 4.6 of this Plan.

Table 1 in Caledon Planning Report DP-2012-085 summarizes the proposed settlement area boundary expansions needed in Caledon to conform to 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.

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.

- (b) Protection and enhancement of natural environmental and cultural resources, including identification of a natural heritage system.

With respect to protection and enhancement of natural environmental resources, please refer back to the response provided to ROP Policy 7.9.2.12 (f) on page 41 of this PJR.

With respect to protection and enhancement of cultural resources, please refer back to the response provided to ROP Policy 7.9.2.12 (m) and the discussion on the Cultural Imperative on page 48 and page 50 respectively of this PJR.

- (c) The potential impact of the expansion on the function and character of the community including those lands in neighbouring municipalities.

Please refer to the response provided to Caledon Official Plan (OP) Policy 5.10.4.3.2.3 on page 61 of this PJR.

- (d) The expansion is a logical and contiguous addition to the existing settlement.

The MW2 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.

The MW2 planning process is described in detail in Town of Caledon Planning Report PD-2010-050 and Town of Caledon Planning Report DP-2013-092 which have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 25 and TAB 28 respectively.

- (e) The ability to provide the necessary Regional infrastructure and services including Regional and local transportation infrastructure, water and wastewater servicing in a financially and environmentally sustainable manner.

Please refer back to the response provided to ROP Policy 7.9.2.12 (l) on page 46 of this PJR.

- (f) Fiscal Impact.

Please refer back to the response provided to ROP Policy 7.9.2.12 (k) on page 45 of this PJR.

- (g) Sufficient opportunities as determined by the Region to accommodate forecasted growth contained in Section 4.2.4 of this Plan through intensification and in designated Greenfield areas are not available in Caledon.

Please refer back to the response provided to ROP Policy 7.9.2.12 (b) on page 35 of this PJR.

- (h) An examination of reasonable alternative locations which avoid Prime Agricultural Areas, and reasonable alternative locations on lands with lower priority in the Prime Agricultural Area.

Please refer back to the response provided to ROP Policy 7.9.2.12 (g) through (j) on page 42 of this PJR.

- (i) The preparation and conclusions of watershed and sub-watershed studies that also address impacts in neighbouring municipalities within the watershed or sub-watershed area.

Please refer back to the response provided to ROP Policy 7.9.2.12 (f) on page 41 of this PJR.

- (j) Compliance with minimum distance separation formulae.

Please refer back to the response provided to ROP Policy 7.9.2.12 (g) through (j) on page 42 of this PJR.

- (k) The provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Lake Simcoe Protection Plan and the Greenbelt Plan.

The proposed settlement area boundary expansion does not contain any lands that are part of the Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan.

While the north limit of the proposed settlement area boundary expansion is south of and adjacent to lands that are part of the Greenbelt Plan, it does not extend onto the Greenbelt Plan area.

- (l) Conformity with the objectives and policies of the Region of Peel Official Plan; and, the principles, strategic direction, goals, objectives and policies of this Plan.

All relevant and applicable policies in the Regional Official Plan, related to the proposed settlement area boundary expansion, have been reviewed for compliance and conformity (see Section 6.0 of this Planning Justification Report). It is the opinion of Caledon staff that the proposed settlement area boundary expansion is consistent with the Regional Official Plan.

All relevant and applicable policies in Caledon's Official 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 Caledon's Official Plan.

- (m) The expansion makes available sufficient lands for a time horizon not exceeding the timeframe of this Plan.
- (n) The timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the Regional and municipal intensification and density targets.

The timeframe of Caledon's OP is 2031, which is the same timeframe for the proposed settlement area boundary expansion. Please also refer back to the response provided to ROP Policy 7.9.2.12 (c) and (d) on page 36 of this PJR.

- (o) Mitigation of impacts of settlement area expansions on agricultural operations which are adjacent to or close to the settlement area to the greatest extent feasible.

Please refer back to the response provided to ROP Policy 7.9.2.12 (g) through (j) on page 42 of this PJR.

- (p) The sustainability objectives and policies of Section 3.1 of this Plan.

All relevant and applicable policies in Caledon's Official 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 Caledon's Official Plan.

- (q) The proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan.

Please refer back to the response provided to Caledon OP Policy 4.2.3.3.1 (k) on page 45 of this PJR.

- (r) In determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 and 3 of the Provincial Policy Statement, 2005 are applied.

Please refer back to the response provided to ROP Policy 7.9.2.12 (p) on page 52 of this PJR.

5.7.3.1.7 The expansion of existing settlement areas to include EPA will generally be discouraged unless it can be demonstrated that such an expansion would adhere to the Town's ecosystem principle, goal, objectives, policies and performance measures.

No lands within the proposed settlement area boundary expansion are included in the Environmental Policy Area (EPA).

5.7.3.7.6 Proposed large-scale development applications, proposed amendments to this plan or settlement area expansion proposals, which include, or are adjacent to EPA, and which may have a substantive impact on broader ecosystems, may be required to complete a comprehensive, broader scale environmental study, such as a Comprehensive EIS & MP or a Sub-watershed Study, prior to any planning and development approvals. Such

broader scale investigations may be necessary in order to assess the carrying capacity of the affected ecosystem and the potential cumulative environmental effects of the proposal, within an appropriate environmental framework. The need for and scope of such studies shall be determined jointly by the Town and other relevant agencies.

Please refer back to the response provided to ROP Policy 7.9.2.12 (f) on page 41 of this PJR.

5.10.3.18 The objectives and policies of the Greenbelt Plan, as generally incorporated into Section 7.13 of this Plan, shall apply to the growth and development of those portions of the Rural Service Centre of Caledon East, the Villages of Caledon and Alton, the Hamlets of Campbell's Cross, Claude and Melville and the Industrial/Commercial Centre of Victoria that are within the Greenbelt Plan Protected Countryside, and shall apply to the consideration for expansion of any Settlement Area within or abutting the Greenbelt Plan Area.

Section 7.13 of the Town of Caledon 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.

5.10.3.25 Expansions to settlements will require an amendment to this Plan and shall be reviewed on the following:

- (a) Protection of environmental and cultural resources.
- (b) The potential impact of the expansion on the function and character of the community.
- (c) The expansion as a logical and contiguous addition to the existing settlement.
- (d) The adequacy of municipal services and related municipal financial costs.
- (e) The need and demand for development.
- (f) An examination of reasonable alternative locations which avoid Prime Agricultural Areas, and considers lands with lower priority in the Prime Agricultural Area.
- (g) The preparation and conclusions of watershed and sub-watershed studies.
- (h) Compliance with minimum distance separation formulae.
- (i) The provisions of the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan.
- (j) The objectives and policies of Region of Peel Official Plan; and, the Principles, Strategic Direction, Goals, Objectives and Policies of this Plan.

Refer back to the response provided to Caledon OP Policy 4.2.3.3.1 (b) through (l) on page 57 and 58.

5.10.4.3 Mayfield West

5.10.4.3.2.2 Additional growth in the Mayfield West Community Development Plan Study Area is directed by the Regional Official Plan to occur west of Highway 10. This additional growth in the Mayfield West Study Area shown on Schedule A and Schedule A1 will have regard for the Principles, Strategic Direction, Goals, Objectives, and Policies of the Official Plan, as well as comply with the Provincial Policy Statement, Places to Growth – A Growth Plan for the Greater Golden Horseshoe, and the provisions of Section 7.9.2.12 of the Region of Peel Official Plan, and any other applicable policies.

The proposed settlement area boundary expansion is located on the west side of Highway 10 within the Mayfield West Community Development Plan Study Area.

This Planning Justification Report has reviewed all relevant and applicable policies in the PPS, Growth Plan, Regional and Caledon Official Plan, related to the proposed settlement area boundary expansion, for compliance and conformity. It is the opinion of Caledon staff that the proposed settlement area boundary expansion is consistent with these policy documents.

5.10.4.3.2.3 Studies will be completed to assess the appropriate development boundaries and lands to be included in the Mayfield West Rural Service Centre. These studies will include an examination of:

- a) Water and sewer servicing capacity and serviceable area.
- b) Transportation considerations and major road network.
- c) Environmental and agricultural considerations.
- d) Land use designations.
- e) Compatibility with existing or proposed development within the City of Brampton.
- f) Municipal service requirements and related fiscal impacts.
- g) Other matters as appropriate, in accordance with Section 6.2.4.4 and Section 4.2.3.3.1.

The Mayfield West Phase 2 Secondary Plan 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.

On June 10, 2008, Caledon Council endorsed a general terms of reference (GTR) for MW2 which 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 background reports and 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 an 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		

Caledon retained also Urban Strategies Inc. (USI) to be its community design consultant.

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 as part of the proposed settlement area boundary expansion, and is located at TAB 28.

6.2.4.1 Secondary Plans may be prepared for specific areas of the Town where it is considered necessary to provide more detailed planning objectives and policies for development activities. Secondary Plans may be prepared for established, partially developed or undeveloped areas within existing settlement areas within the Town in order to conform to an overall community development concept and approved planning policies. As well a Secondary Plan may be required as part of an expansion to the boundaries of an existing settlement or as a requirement of a Policy Area designation contained in this Plan.

In accordance with Policy 5.10.4.3.2.4 of Caledon's OP, 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.

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 allocated to Mayfield West by Caledon Council. The secondary plan, as per policy 5.10.4.3.2.4 of Caledon's OP, reflects a 2031 timeframe.

- 7.13.3.1.1.3 Settlement area expansions into Prime Agricultural Areas may be considered in accordance with Section 7.13.3.4
- 7.13.3.1.2.2 Settlement Area expansions into General Agricultural Areas may be considered in accordance with Section 7.13.3.4.
- 7.13.3.1.3.2 Settlement Area expansions into Rural Areas may be considered in accordance with Section 7.13.3.4.
- 7.13.3.2.1.4 The Natural Heritage System, including the natural features policies of Section 7.13.3.2.3, does not apply within the existing boundaries of settlement areas, but does apply when considering expansions to settlements as permitted by the policies of this Plan. Municipalities should consider the Natural Heritage Systems connections within settlement areas when implementing municipal policies, plans and strategies.
- 7.13.3.4.4 Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of Section 7.13.4.3 of this Plan, including the requirement regarding environmental assessments.
- 7.13.3.4.5 At the ten (10) year Greenbelt Plan review period, modest settlement area expansions may be possible for Towns/Villages, 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 sub-watershed basis.
- c. complies with any applicable watershed plan.
- d. does not extend into the Natural Heritage System.
- 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.

7.13.4.3.2.4 Where settlement area expansions are contemplated by a municipality, the environmental assessment in support of expanded sewage and water services must be completed or approved prior to amending the boundaries of the settlement within the municipal official plan. The expansion must not extend into the Natural Heritage System.

Section 7.13 of the Town of Caledon 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.

7.6 Conclusion

Caledon participated with the Region in the review of the Regional Land Budget and modifications to ROPA 24, as approved by the OMB, as part of the Peel Region Official Plan Review.

Caledon's Provincial Policy Conformity exercise resulted in the preparation and approval of OPA 226. OPA 226 provides the overall policy framework and population and employment growth numbers for Caledon's preparation of a municipal comprehensive review to expand its settlement boundaries, and conforms to ROPA 24.

All of the relevant and applicable policies in Caledon's Official 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 Caledon's Official Plan, as amended by OPA 226.

8.0 Evaluation Criteria

The following 23 evaluation criteria (first column in table) were developed for the Region of Peel by Malone Given Parsons Ltd and form the basis for evaluating whether individual settlement area boundary expansions meet the requirements of a municipal comprehensive review.

This section of the Planning Justification Report reviews each of the evaluation criteria in the context of the proposed settlement area boundary expansion for Mayfield West and provides a response (second column in table) with respect to compliance with and conformity to the evaluation criteria.

In some instances, the evaluation criteria duplicate policy contained in the Regional Official Plan and, as such, a response has been provided in earlier sections of this Planning Justification Report (e.g. section 5.3 – page 25, section 6.5 – page 33, and section 6.6 – page 34). In this event, as appropriate, the reader will be referred back to the earlier section.

Evaluation Table: Prepared by Malone Given Parsons for the Region of Peel	
Evaluation Criteria	Response
(1) Is the proposed settlement area boundary expansion being done at the time of a Municipal Comprehensive Review?	<p>Yes.</p> <p>Regional Official Plan Amendment No. 24, through the Regional Land Budget, has concluded there is a need for settlement area boundary expansions in Caledon to meet population and employment growth in Caledon to 2031.</p> <p>Local Official Plan Amendment No. 226 is the culmination of Caledon's Provincial Policy Conformity exercise, and forms the basis for settlement area boundary expansions in Caledon to 2031. The settlement area boundary expansions contemplated as part of OPA 226, once approved through area specific Regional Official Plan Amendments, will conclude Caledon's Municipal Comprehensive Review (MCR) process.</p> <p>The proposed settlement area boundary expansion for Mayfield West is such an expansion and is occurring as part of Caledon's MCR.</p>
(2) Is the proposed settlement area boundary expansion based on the population, household, and employment growth forecasts contained in Table 3 of ROPA 24?	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (a) on page 35 of this Planning Justification Report (PJR).</p>

<p>(3) Is there insufficient opportunity to accommodate forecasted growth through:</p> <ul style="list-style-type: none"> i. intensification? ii. redevelopment? iii. in Designated Growth Plan Policy Areas? 	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (b) on page 35 of this PJR.</p>
<p>(4) Does the expansion make available sufficient lands for a time horizon not exceeding 2031?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (c) and (d) on page 36 of this PJR.</p>
<p>(5) Will the timing of the settlement area boundary expansion and the phasing of development within the designated greenfield areas adversely affect the achievement of the intensification and density targets of ROPA 24?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (c) and (d) on page 36 of this PJR.</p>
<p>(6) If applicable, does the settlement area boundary expansion meet the requirements of the Greenbelt Plan; Niagara Escarpment Plan; Oak Ridges Moraine Conservation Plan; and Lake Simcoe Protection Plan?</p>	<p>Not applicable.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (o) on page 51 of this PJR.</p>
<p>(7) Is the necessary infrastructure being provided in a financially and environmentally sustainable manner?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (l) on page 46 of this PJR.</p>
<p>(8) Regarding expansions into Prime Agricultural Areas:</p> <p>(i) Do the lands comprise</p>	<p>Regarding:</p> <p>(i) through (iii) – No.</p> <p>(iv) – Yes.</p>

<p>specialty crop areas?</p> <p>(ii) Are there reasonable alternative locations which avoid the Prime Agricultural Area?</p> <p>(iii) Within the Prime Agricultural Area, are there reasonable alternative locations on lower priority lands?</p> <p>(iv) Have impacts from the proposed settlement area boundary expansion on agricultural operations been mitigated to the greatest extent feasible?</p>	<p>Please refer back to the response provided to ROP Policy 7.9.2.12 (g) through (j) on page 42 of this PJR.</p>
<p>(9) Have the policies within Section 2 and 3 of the PPS been applied in determining the most appropriate location for the settlement area boundary expansion?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (p) on page 52 of this PJR.</p>
<p>(10) Will the settlement area boundary expansion contribute to the overall achievement of the Regional minimum Greenfield density target of 50 people and jobs combined per hectare by 2031?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 5.5.4.2.1 on page 34 and Policy 7.9.2.12 (a) through (d) on page 35 through 39 of this PJR.</p>
<p>(11) Is the settlement area boundary expansion in conformity to the Regional Official Plan?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (e) on page 39 of this PJR.</p>
<p>(12) Have other relevant Regional interests been confirmed through pre-consultation?</p>	<p>Yes.</p> <p>Please refer back to the response provided to ROP Policy 7.9.2.12 (n) on page 51 of this PJR.</p>
<p>(13) Does the settlement area boundary expansion</p>	<p>Yes.</p>

<p>protect and enhance the environment and resources, including the identification of a natural heritage system (through an environmental study), in accordance with the policies of ROPA 24?</p>	<p>Please refer back to the response provided to ROP Policy 7.9.2.12 (f) on page 41 of this PJR.</p>
<p>(14) Is the settlement area boundary expansion in compliance with the minimum distance separation formula?</p>	<p>Yes. Please refer back to the response provided to ROP Policy 7.9.2.12 (g) through (j) on page 42 of this PJR.</p>
<p>(15) Has a fiscal impact analysis been completed?</p>	<p>Yes. Please refer back to the response provided to ROP Policy 7.9.2.12 (k) on page 45 of this PJR.</p>
<p>(16) Is the settlement area boundary expansion outside of the Greenbelt Plan area?</p>	<p>Yes. Please refer back to the response provided to ROP Policy 7.9.2.12 (o) on page 51 of this PJR.</p>
<p>(17) In permitting expansions into rural areas within the Protected Countryside, have the settlement area policies of the Greenbelt Plan and ROPA 24 been applied?</p>	<p>Not applicable. The proposed settlement area boundary expansion is not subject to the policies contained in the Greenbelt Plan.</p>
<p>(18) Does the settlement area boundary expansion encompass areas within the Protected Countryside (as identified in the Greenbelt Plan)? Have the policies within section 2.2.10.5 of ROPA 24, including the requirements regarding EA's, been fulfilled?</p>	<p>Not applicable. The proposed settlement area boundary expansion is not subject to the policies contained in the Greenbelt Plan.</p>
<p>(19) Is the settlement area boundary expansion occurring within a Hamlet in</p>	<p>Not applicable. The proposed settlement area boundary expansion is not subject to the policies contained in the Greenbelt Plan.</p>

<p>the Protected Countryside (as identified in the Greenbelt Plan)?</p> <p>If so, does it fulfill the relevant requirements of ROPA 24?</p>	
<p>(20) Does the settlement area boundary expansion require the extension of municipal or private communal sewage or water services outside of a settlement area boundary only in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement?</p>	<p>Not applicable.</p> <p>The proposed settlement area boundary expansion is not subject to the policies contained in the Greenbelt Plan.</p>
<p>(21) Have the sustainable development imperatives in ROPA 20 been considered where appropriate?</p>	<p>Yes.</p> <p>Please refer to the response provided to ROP Policy 7.9.2.12 (e) and (m) on pages 39 and 48 respectively of this PJR.</p>
<p>(22) Is the settlement area boundary expansion a logical and contiguous addition to the existing settlement?</p>	<p>Yes.</p> <p>The MW2 framework plan identifies the location for the next phase of growth for Mayfield West and illustrates the land uses intended for that location.</p> <p>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.</p> <p>The MW2 planning process is described in detail in Town of Caledon Planning Report PD-2010-050 and Town of Caledon Planning Report DP-2013-092 which have been filed by Caledon in support of the proposed settlement area boundary expansion, and are located at TAB 25 and TAB 28 respectively.</p>

<p>(23) Is the settlement area boundary expansion within the Special Policy Area (the SISA and the North-South Transportation Corridor)?</p> <p>If so, does the proposal predetermine or preclude the outcome of the GTA West Corridor Environmental Assessment?</p>	<p>No.</p> <p>The proposed settlement area boundary expansion is not within the <i>North-South Transportation Corridor</i> as identified on Schedule E of the Regional Official Plan.</p> <p>With respect to the GTA West Corridor Environmental Assessment, please refer back to the response provided to ROP Policy 7.9.2.12 (n) on page 51 of this PJR.</p> <p>Policies related to the SISA have been deferred pursuant to the settlement with the Province and are not in effect.</p>
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9.0 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.

