

September 13, 2016

Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Brandon Ward

Dear Mr. Ward

Re: Mayfield West Phase 2 – Lormel Joint Venture Inc.

NAK Design Strategies has been undertaken to provide a compliance assessment of the proposed Mayfield West Phase 2 Draft Plan of Subdivision on behalf of Lormel Joint Venture Inc. These lands are situated north of Mayfield Road, west of the railway corridor, south of the future Secondary School block and east of Collector Road E.

Upon our review, we have concluded that the proposed Draft Plan of Subdivision for the subject lands is substantially consistent with the land use types and objectives contained within the approved Community Design Plan (CDP) and the Endorsed Framework Plan, 2013. The proposed Draft Plan does differ along the interface with Mayfield Road, where proposed single-detached residential rear-lotting has replaced the single-detached residential front-loaded window street indicated with the Endorsed Framework Plan. However, it is our opinion that the presence of the Stormwater Management Pond to the south will enable substantial planting to, both, effectively buffer the rear yard and associated fencing from street views, and to buffer the residential dwellings from the Mayfield Road major goods movement function.

Therefore, we do not feel there are any elements of this plan that contradict the intent of the CDP, nor do we think there is any benefit in requiring an Urban Design Brief in support of this Draft Plan of Subdivision.

Should you have any questions or comments in this regard, please contact the undersigned.

Yours truly,



John Richard, OALA, CSLA
Associate