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KLM File: P-2569

April 10, 2019

Town of Caledon
Development Approval and Planning Policy Department
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: Stephanie McVittie, Senior Development Planner

**Re: Lormel Joint Venture Inc.
 Site Specific Staging and Sequencing Plan Conformance Letter
 2650 Mayfield Road
 Part of Lot 18, Concession 1, WHS
 File #: 21T-16008C & RZ 16-13**

Dear Ms. McVittie,

KLM Planning Partners Inc. is the land use planner on behalf of, Lormel Joint Venture Inc., owner of 2650 Mayfield Road located within Mayfield West Phase 2 Secondary Plan. The subject lands are approximately 18.265 Ha (45.133 acres) and are municipally known as 2650 Mayfield Road. The subject lands are designated Low-Density Residential, Environmental Policy Area, Greenway Corridor, Open Space Policy Area and Stormwater Pond Facility in the Mayfield West Phase 2 Secondary Plan ("Secondary Plan"). Our client has submitted applications for draft plan of subdivision and zoning by-law amendment to permit 199 residential units.

In accordance with the Secondary Plan, a community-wide Development Staging and Sequencing Plan ("DSSP") has been prepared by Glen Schnarr & Associates Inc. dated July 2017. The community-wide DSSP has been submitted to the Town of Caledon and is currently under review. The Secondary Plan also requires a site specific DSSP to be submitted as part of the above noted applications to demonstrate general conformity of the proposed development with the community-wide DSSP. Therefore, the purpose of this letter is to demonstrate that Lormel Joint Venture Inc. lands are in general conformance with the community-wide DSSP. It is important to note that the Town requires approval of the Community-Wide DSSP prior to registration. Prior to draft plan approval, the Town needs to be satisfied with regard to a few items like phasing and affordable housing. As such, the site-specific DSSP is a fluid document and will be finalized accordingly to be consistent with the Community-Wide DSSP. Due to the location of this subdivision within the community and the land uses proposed we do not anticipate any scenario where we would need to deviate from the Community-Wide DSSP.

The community-wide DSSP provides a general framework for the timely delivery of the services and infrastructure required to support the development of the community. The proposed draft plan of

subdivision will adhere to the yearly development plans and phasing recommendations of the community-wide DSSP. The yearly development plans of the community-wide DSSP are contained in Appendix A for reference. While the phasing analysis of the community-wide DSSP has not yet been approved by the Town, the Group and Town staff continue to jointly analyse phasing requirements and this specific application will be expected to comply.

Section 1.5 of the DSSP addresses the provision of affordable housing within the community to satisfy the requirements of the Region of Peel and Habitat for Humanity. The landowners' group is working directly with the Region of Peel and Habitat for Humanity to determine suitable locations and not every draft plan within the community will provide affordable housing. The community-wide affordable housing will be satisfied by the landowners' group as a whole. It is known that the subject lands will not provide any affordable housing, but will be compensated to the group accordingly through the cost sharing agreement.

Section 2.1 of the DSSP provides a breakdown of the necessary works expected to be undertaken within years 1 and 2. The first two years have been combined into one overall pre-servicing phase which will generally occur before the first subdivision registration in Mayfield West Phase 2, to construct the substantial works required to prepare for the development of Stage 1 of the community.

Section 2.2 of the DSSP provides a breakdown of the necessary infrastructure and services expected to be undertaken within Year 3, including the subject lands. It is anticipated that the first registrations in MW2 will take place in Year 3. Developers are required to obtain preliminary acceptance from the Town for certain infrastructure works prior to the registration of a plan of subdivision. Residential uses will generally be constructed south of the Spine Road including the subject lands. Community land uses including the Stage 1 Elementary School site, Community Park No. 3, Neighbourhood Parks Nos. 2 and 3, Village Square No. 1 and a portion of the Transit Hub lands will be made available concurrent with subdivision registrations. Neighbourhood Park No. 3 is located within the subject lands.

Sections 2.3, 2.4 and 2.5 of the DSSP provide a breakdown of the necessary infrastructure and services expected to be undertaken within Years 4-6. During these years, any remaining undeveloped lands within Stage 1, lands within Stage 2 and any non-participating lands are expected to be constructed. It is anticipated that the subject lands will be registered by this time.

Section 5.0 Community Statistics & Development Schedule estimates that the subject lands within Development Zone 4 will provide for 199 detached dwelling units with an estimated population of 639 people (3.21 people per unit) and an anticipated density of 28.51 units per net hectare. The proposed development includes 199 residential units and approximately 639 people and an overall density of 28.5uph. The proposed development is therefore consistent with the planned units and estimated population for Development Zone 4 as outlined in the DSSP. The breakdown by unit type is as follows:

Lot Type (m)	Number of Units	Net Area (Ha.)	Net Density (uph)
13.7	37	1.800	20.6
12.49	48	1.947	24.7
11.6	30	1.016	29.5
9.15	84	2.2.14	37.9
TOTAL	199	6.977	28.5

We trust the foregoing adequately demonstrates that Lormel Joint Venture Inc. lands will be developed in accordance with the community-wide DSSP. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read "A. Shields".

Alistair Shields
Senior Planner

cc: Lormel Joint Venture Inc.