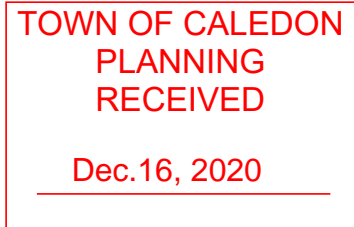


December 16, 2020

**VIA DIGITAL SUBMISSION**

Town of Caledon  
Development Review Services  
Planning and Development Services  
6311 Old Church Road  
Caledon, ON L7C 1J6



Attention: Stephanie McVittie, MCIP, RPP  
Acting Manager, Planning and Development Services

Re: **Application for Plan of Subdivision  
Mayfield Developments Inc.  
12259 Chinguacousy Road  
Part Lot 19, Concession 2, W.H.S  
Town of Caledon  
File No. 21T-20006**

Dear Ms. McVittie,

On behalf of Mayfield Developments Inc., please accept the following Plan of Subdivision application for the above noted lands, located on the east side of Chinguacousy Road. The proposed Plan of Subdivision is considered stage 2 of Mayfield Developments Inc.'s Mayfield West Subdivision.

By way of background, the subject property is within the Mayfield West Phase 2 Stage 2 lands, a proposed expansion to the Mayfield West Phase 2 Settlement Area in the Town of Caledon. In 2017, the Region of Peel re-evaluated its growth targets and concluded that the Mayfield West Settlement area would need to be expanded to include the Stage 2 lands in order to achieve the growth targets of the Growth Plan. At this time, the Town of Caledon began preparation of its revisions to the Mayfield West Phase 2 Secondary Plan (OPA 255) to include the Stage 2 lands. In March 12, 2020, Regional staff brought forward a report recommending the approval of Regional Official Plan Amendment (ROPA) 34 (the proposed expansion to the Mayfield West Phase 2 community). However, Regional Council chose to defer the approval of ROPA 34 until the Region's Municipal Comprehensive Review was complete and as a result the Town of Caledon could not adopt OPA 255. In July 10, 2020, a Minister's Zoning Order (MZO) was implemented on the Mayfield West Phase 2 Stage 2 lands. The MZO provided detailed zoning provisions to allow development to occur on these lands in advance of the completion of the Secondary Plan. Therefore, Mayfield Developments Inc. is now able to develop their Stage 2 lands.

On September 20, 2020, ROPA 34 was approved by Regional Council and is now pending Provincial approval. During this time, the Town of Caledon has continued the preparation of OPA 255 to provide a detailed Secondary Plan framework for this area. OPA 255 has not yet been approved.

Mayfield Developments Inc. is proposing to develop the 25.74 hectare property with residential and open space uses consistent with the draft OPA 255. The proposed draft Plan of Subdivision consists of 347 single

detached dwellings, 56 back-to-back townhouses, 101 rear lane townhouses, two affordable housing blocks, one neighbourhood park, one stormwater management pond, one servicing block and one Greenbelt corridor.

In support of the application, we are pleased to enclose the following:

- 1 copy of the Completed Application Form;
- 1 copy of the Pre-Consultation (DART) Meeting Form;
- 1 copy of the Draft Plan of Subdivision, prepared by Korsiak Urban Planning, dated December 3, 2020;
- 1 copy of the Entry of the Archaeological Resource Assessment Report Letter, prepared by the Ministry of Tourism, Culture and Sport, dated January 26, 2016;
- 1 copy of the Park Facility Fit Plan, prepared by NAK Design Strategies, dated December 8, 2020;
- 1 copy of the Functional Servicing Report, prepared by David Schaeffer Engineering Ltd., dated November 30, 2020;
- 1 copy of the Noise Control Feasibility Study, prepared by SS Wilson Associates, dated December 8, 2020;
- 1 copy of the Planning Justification Brief, prepared by Korsiak Urban Planning, dated December 10, 2020;
- 1 copy of the Traffic Impact Study, prepared by LEA Consulting Ltd., dated December 7, 2020;
- 1 copy of the Internet Connectivity Strategy, prepared by RTG Systems Inc., dated November 26, 2020;
- 1 copy of the Sustainable Residential Home Strategy, dated November 26, 2020;
- 1 copy of the Acknowledgement of Public Information, dated December 14, 2020;
- 1 copy of the Minimum Distance Separation Arc, prepared by Mayfield Developments Inc., dated November 30, 2020; and,
- 1 copy of the Healthy Development Assessment, dated November 19, 2020.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

**KORSIAK URBAN PLANNING**



Catherine McEwan

Encl.

Copy: David Albanese, Mayfield Developments Inc. (encl.)  
Greg Kruzel, Mayfield Developments Inc. (encl.)