



RTG SYSTEMS INC.
ELECTRICAL CONSULTING ENGINEERS

**TOWN OF CALEDON
PLANNING
RECEIVED**

Dec. 16, 2020

November 26, 2020

Submission to Town via Mayfield Developments Inc.

Town of Caledon
6311 Old Church Road
CALEDON EAST ON L7C 1J6

Attention: Ms. Erin Britnell

**Reference: Mattamy Mayfield West Development - Phase 2
Hydro Distribution & Street Lighting System
Draft Plan File: 21T-16-004C
Our File: 04531-00**

Dear Ms. Britnell:

Please be advised that the above referenced development will have the Town of Caledon Telco Provisioning Ducts extended from the ducts on Tim Manley Avenue up to the Block 370 Park block as agreed to with the Town of Caledon. {reference attached drawing of Phase 2 showing the ducts that are to be installed in Phase 1 and those that are to be installed in Phase 2. We also attach the June 17, 2020 correspondence from the Town of Caledon confirming their acceptance of the duct layout}.

We also confirm that both Bell and Rogers will continue to provide fiber optic servicing to the home throughout the community.

Finally, we note that it is Rogers intent to continue to install the Ubiquitous Wifi system throughout the community as agreed to with the Developers Group and Town of Caledon.

We trust that this information is satisfactory for your current purposes, however, if there are any questions or concerns do not hesitate to call.

Yours truly,

**Mark A. Gayowsky
Principal**

Copy To:

Mayfield Developments Inc. - ATTN: Mr. Greg Kruzel

DRAFT PLAN OF SUBDIVISION
FILE: 211-16-004C

PART OF LOTS 18 & 20
 CONCESSION 2 WAHS
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSLY)
 12259 CHINGUACOUSLY ROAD
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEI
MATTAMY - MAYFIELD WEST
PHASE 2

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KERRIE URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.
 SIGNED: _____ DATE: _____
 JOAN DRINGO, Director
 KERRIE URBAN PLANNING INC.
 71 BARNETT AVENUE, WILKINSON, ON.
 TEL: (905) 749-0305

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECT AND ACCURATELY SHOWN.

SIGNED _____ DATE _____

Ross Demeterio, Ontario Land Surveyor
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 WWW.RSPLANSURVEYORS.COM

ADDITIONAL INFORMATION (UNDER SECTION 11.1(1) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) SHOWN ON PLAN
- I) SHOWN ON PLAN
- J) SHOWN ON PLAN
- K) SHOWN ON PLAN
- L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lot/Block Total	Area (ha)	Units
Detached Residential (11.1 m)	180	5.69	100
Detached Residential (9.15 m)	165	4.56	100
Back-to-Back Towns (6.00 m)	6	0.55	56
Row/Lane Towns (6.00 m)	352,367	16	1,29
Row/Lane Towns (6.00 m)	358	1	1,02
Affordable Housing - Habitat for Humanity	369	1	0,73
Neighbourhood Park	371	1	4,65
Greenbelt / SWM Pond	372	1	0,76
Row/Watering	373	3	0,38
Greenbelt / SWM Pond	374,375	2	0,35
Row/Watering	376	2	0,27
16m Road ROW (16.7m)	378	378	25,74
16m Road ROW (12.8m)			5,02
TOTAL			

NOTES:
 1. Lot/Block and Land/Block cover page 1-5
 2. All roads intersecting with Tim Manley Avenue are 7.5m x 7.5m daylight trough
 3. * Present illustration is diagrammatic

DESIGNED BY: _____
 DATE: _____
 DRAWN BY: MS/KC
 CHECKED BY: KC
 SCALE: 1:1500
 October 6, 2020
 DWA/E DT

mattamyHOMES
 Real Estate Firm L.P.
 SCALE: 1:1500
 October 6, 2020
 DRAWN BY: MS/KC
 CHECKED BY: KC

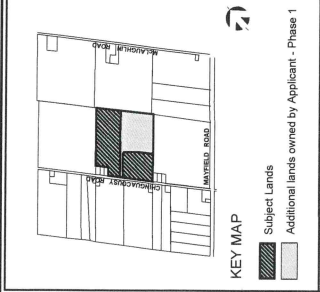
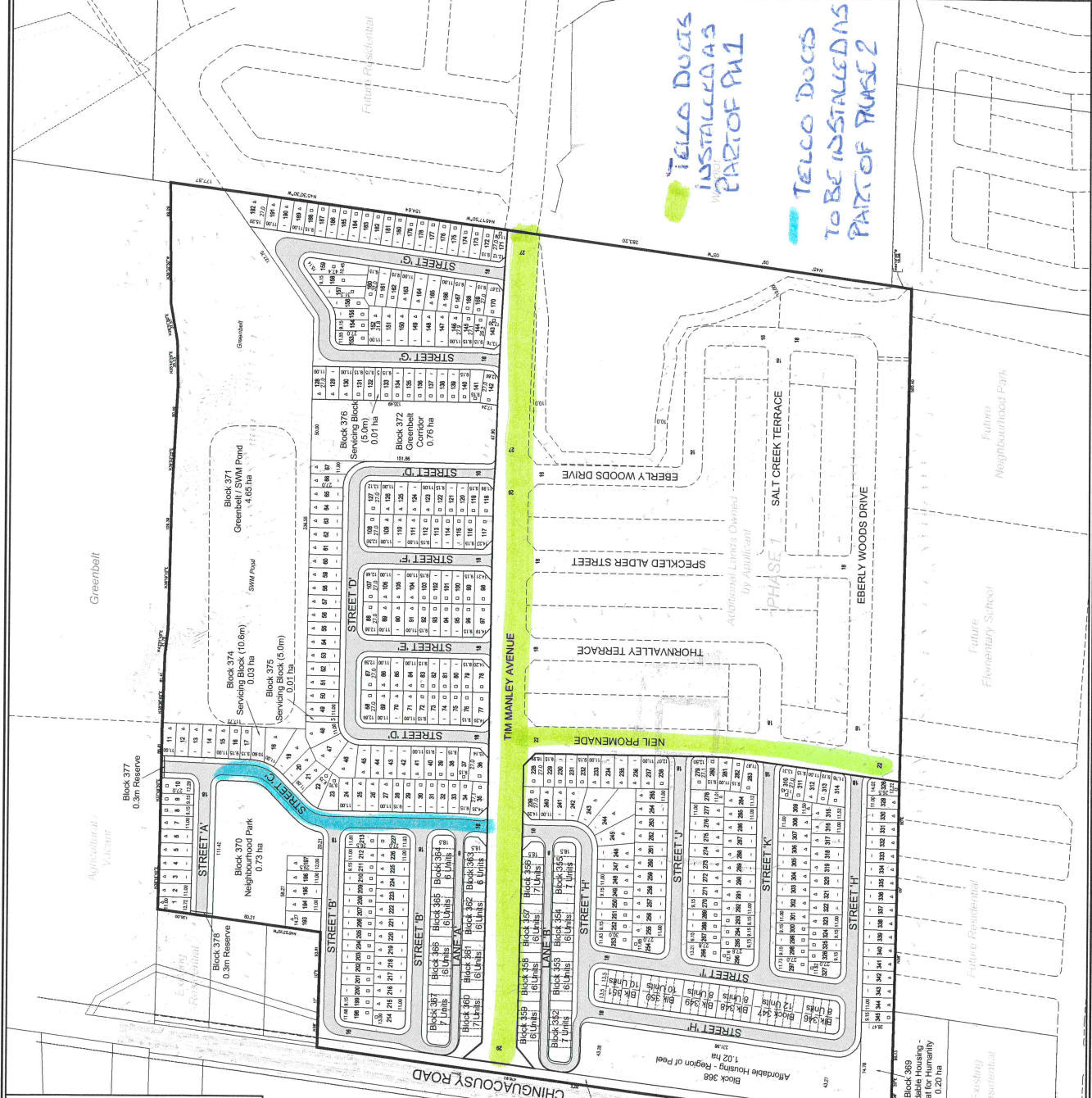
KERRIE URBAN PLANNING
 KERRIE URBAN PLANNING INC.
 71 BARNETT AVENUE, WILKINSON, ONTARIO L9R 4V7
 TEL: (905) 749-0305
 WWW.KERRIEURBANPLANNING.COM

RGF
 Real Estate Firm L.P.

RSIAKI Urban Planning

A

Future Residential



KEY MAP
 Subject Lands
 Additional lands owned by Applicant - Phase 1

Mark Gayowsky

From: Nicholas Alleyne <Nicholas.Alleyne@caledon.ca>
Sent: June 17, 2020 12:05 PM
To: Sucharita Datta
Cc: Mark Gayowsky; Erin Britnell; Stephanie McVittie; Drew Haines; Brian Colm; David Clarke; Jason Afonso (jasona@gsai.ca); Mario Baggieri; Greg Kruzel
Subject: RE: Conduit requirements for MW2 Joint Utility Corridor
Attachments: Proposed Town of Caledon Telco Provisioning Routing MWPh2 DH Edits.pdf

[EXTERNAL]

Hi Sucharita,

We had our internal call today, and we have made a few changes to what was proposed, but overall we are good with it.

- 1) All green lines to have 2 conduit per side, as discussed.
- 2) We have also added a few blue lines, where we would like a single conduit on one side, for Municipal use only.
 - a. One green line we changed to blue.

Please let us know if you have any questions, and thanks for working with us on this.

Thanks,

Nicholas Alleyne, MBA

Supervisor, Operations and Infrastructure, Information Technology
Corporate Services

Office: 905.584.2272 x.4179

Cell: 416-428-7778

Email: nicholas.alleyne@caledon.ca

Town of Caledon | www.caledon.ca | www.visitcaledon.ca | Follow us @YourCaledon

From: Sucharita Datta <sdatta@rtgsystems.com>
Sent: Thursday, June 4, 2020 4:09 PM
To: Nicholas Alleyne <Nicholas.Alleyne@caledon.ca>
Cc: Mark Gayowsky <mgayowsky@rtgsystems.com>; Erin Britnell <Erin.Britnell@caledon.ca>; Stephanie McVittie <Stephanie.McVittie@caledon.ca>; Drew Haines <drew.haines@caledon.ca>; Brian Colm <bcolm@colmeng.ca>; David Clarke <David.Clarke@caledon.ca>; Jason Afonso (jasona@gsai.ca) <jasona@gsai.ca>; Mario Baggieri <MBaggieri@brookvalley.ca>; Greg Kruzel <Greg.Kruzel@mattamycorp.com>
Subject: Re: Conduit requirements for MW2 Joint Utility Corridor

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Good afternoon all,

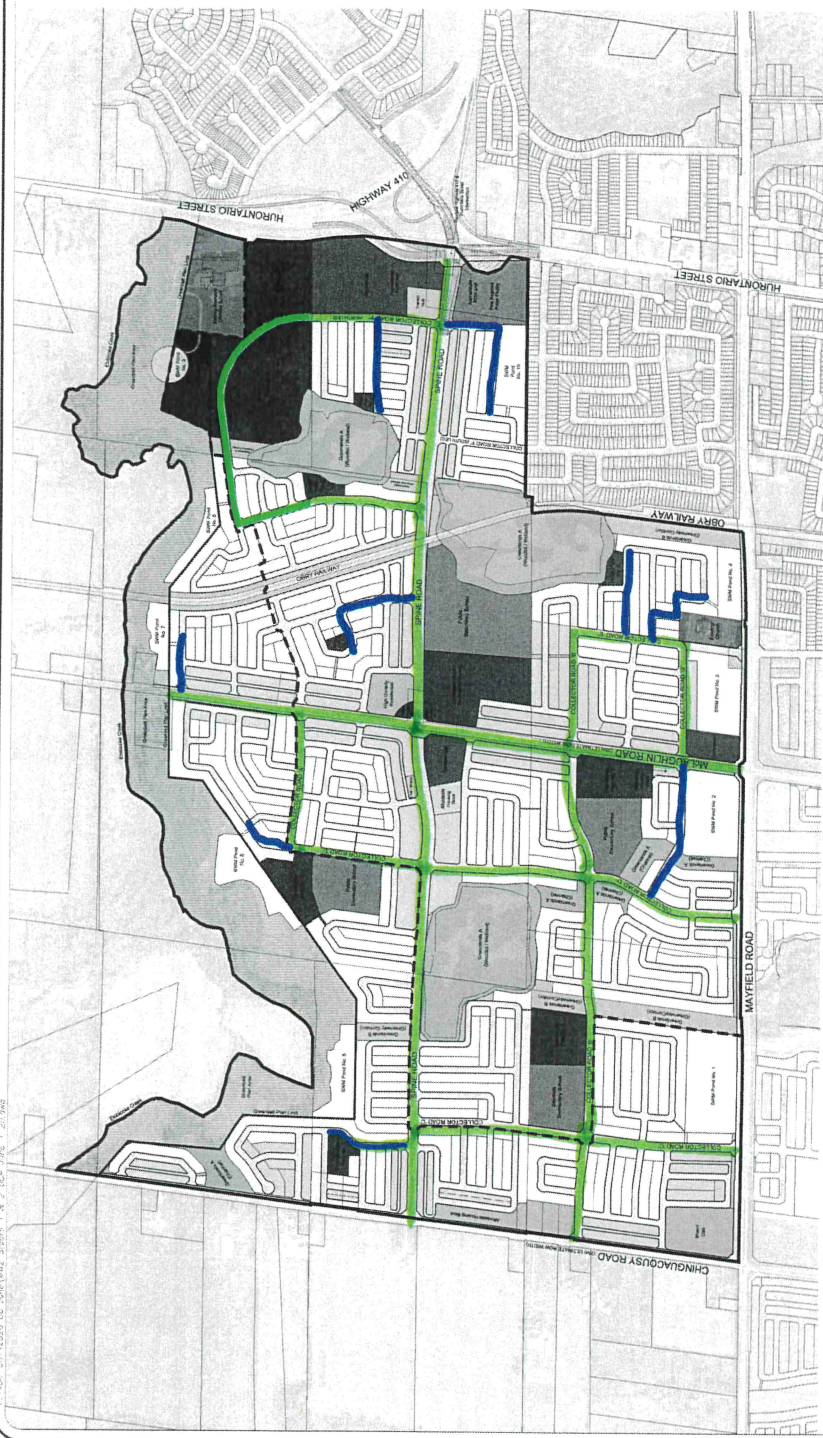
Following up our meeting yesterday, please find attached:

LEGEND

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Prestige Industrial
- General Commercial
- Mixed Use
- Live-Work
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Stormwater Pond Facility
- Greenway Corridor
- Transit Hub
- Greenbell Plan Area
- Stage 1 / 2 Boundary
- NWZ Boundary (Stage 1 & Stage 2)

- 2-100m Div

GLB @ 350m
w ONE FIREWORK
AND SCHOOL BLOCK
OZ PARK.



POPULATION CALCULATION - STAGE 1 & 2

LAND USE	POPULATION
Low Density Residential	11,676
Medium Density Residential	6,185
High Density Residential	1,150
Prestige Industrial	24
General Commercial	17,975
Mixed Use	
Live-Work	
Institutional	
Open Space Policy Area	
Environmental Policy Area	
Stormwater Pond Facility	
Greenway Corridor	
Transit Hub	
Greenbell Plan Area	
Stage 1 / 2 Boundary	
NWZ Boundary (Stage 1 & Stage 2)	
TOTALS	313,000

POPULATION CALCULATION - STAGE 2

LAND USE	AREA (ha)	PROPOSED DENSITY (p/ha)	TOTAL NUMBER OF UNITS	PERSONS PER UNIT	POPULATION
Low Density Residential	44.36	32	1,420	3.51	4,993
Medium Density Residential	11.08	96	620	2.97	1,841
High Density Residential	2.40	150	360	2.16	778
TOTALS	57.84		2,400		7,612

JOBS CALCULATION - STAGE 2

LAND USE	NUMBER OF JOBS
Low Density Residential	42
Medium Density Residential	55
High Density Residential	286
TOTALS	583

POPULATION CALCULATION - STAGE 1

LAND USE	AREA (ha)	PROPOSED DENSITY (p/ha)	TOTAL NUMBER OF UNITS	PERSONS PER UNIT	POPULATION
Low Density Residential	64.34	7.21	2,062	2.97	6,133
Medium Density Residential	20.01	1,126	172	2.16	3,744
High Density Residential	1.34	120.36	8	2.97	24
TOTALS	85.69		3,242		10,101

JOBS CALCULATION - STAGE 1

LAND USE	NUMBER OF JOBS
Low Density Residential	1,560
Medium Density Residential	620
High Density Residential	210
TOTALS	2,390

TOTAL POPULATION & JOBS

TOTAL POPULATION & JOBS	14,172	TOTAL DENSITY	68.3 PEOPLE & JOBS PER HECTARE
TOTAL POPULATION & JOBS	22,323	TOTAL DENSITY	77.3 PEOPLE & JOBS PER HECTARE
TOTAL POPULATION & JOBS	29,328	TOTAL DENSITY	108.3 PEOPLE & JOBS PER HECTARE

MAYFIELD WEST PHASE 2: PROPOSED STAGES 1 & 2 DEVELOPMENT CONCEPT PLAN

PART OF LOTS 18 - 20, CONCESSIONS 1 & 2, W.H.S. TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL

NOTES:
 1. USED ON AVERAGE DENSITY ASSIGNED IN MAYFIELD WEST PHASE 2, STAGE 1.
 2. PERSONS PER UNIT RATE PROVIDED BY THE TOWN OF CALEDON.
 3. AREA CALCULATED AS PER GROWTH PLAN POLICY 2.2.7.3.
 4. PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL.
 5. PERSONS PER UNIT RATE PROVIDED BY REGION OF PEEL.

SCALE 1:4000
 JUNE 1, 2020

GS&I