

December 10, 2020

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

**TOWN OF CALEDON  
PLANNING  
RECEIVED**  
**Dec.16, 2020**

Attention: Stephanie McVittie, MCIP, RPP  
Acting Manager, Development Review Services,  
Planning & Development Services  
Community Services Department

**Re: Planning Justification Brief  
Application for Plan of Subdivision  
Mayfield Developments Inc.  
Part of Lot 19 & 20, Conc. 2, W.H.S.  
Town of Caledon**

Dear Ms. McVittie,

We are pleased to submit this Planning Justification Brief on behalf of Mayfield Developments Inc. in support of the Draft Plan of Subdivision application required to permit the residential development of their Phase 2 , Stage 2 lands, located on the east side of Chinguacousy Road, north of Mayfield Road. Korsiak Urban Planning has been retained to assess the planning rationale of the proposed Draft Plan of Subdivision and to evaluate the proposal in the context of the related planning policies.

Mayfield Developments Inc. has retained the assistance of additional specialized consultants. The following plans and reports have been prepared under separate cover in support of the proposed Plan of Subdivision application:

- |   |   |
|---|---|
| • Internet Connectivity Strategy                        | — RTG Systems Inc.                        |
| • Traffic Impact Study                                  | — LEA Consulting Ltd.                     |
| • Noise Control Feasibility Study                       | — SS Wilson Associates                    |
| • Functional Servicing and Stormwater Management Report | — David Schaeffer Engineering Ltd. (DSEL) |
| • Park Block Facility Fit                               | — NAK Design Strategies                   |
| • Transportation Impact Study                           | — LEA                                     |

- Tree Inventory and Preservation Plan
- Kuntz Forestry Consulting Inc.

## **1.0 Site Description**

The subject site is approximately 25.74 hectares in size and is located on the east side of Chinguacousy Road in the Mayfield West Phase 2 Stage 2 community (*Figure 1 – Aerial Photo*). The lands are bound by agricultural lands and the Greenbelt to the north, lands part of the Mayfield West Phase 2 Community (including Mayfield Developments Inc.'s Stage 1 lands) to the east, lands part of the future Mayfield West Phase 2 Stage 2 community to the north and south, and agricultural lands to the west.

## **2.0 Background**

By way of background, the subject lands are part of the Mayfield West Phase 2 Stage 2 community, a proposed expansion to the Mayfield West Phase 2 Settlement Area in the Town of Caledon. In 2015, an OPA was approved to permit the development of the Mayfield West Phase 2 Stage 1 Settlement Area. In 2016, Mayfield Developments Inc. submitted Zoning By-law Amendment and Plan of Subdivision applications (21T-16004C & RZ 16-07) to permit the development of their Phase 1 of their Mayfield West lands which consisted of 222 single detached dwellings. The applications were approved in 2019.

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 Mayfield West Phase 2 Stage 2 lands in order to achieve the growth targets set out in the Growth Plan. During this time, the Town of Caledon began preparation of its revisions to Mayfield West Phase 2 Secondary Plan to include the stage 2 lands, known as OPA 255. As previously mentioned, the Mayfield West Phase 2 Stage 2 lands contain the Mayfield Developments Inc. Stage 2 lands and the approval of this expansion would permit the development of those lands. On March 12, 2020, Regional staff brought forward a report to Council recommending the approval of ROPA 34. However Regional Council chose to defer the approval of ROPA 34 until the Region's Municipal Comprehensive Review was complete. As a result, OPA 255 could not be adopted and a land use schedule was not adopted for the Mayfield West Phase 2 – Stage 2 lands.

On July 10, 2020, a Minister's Zoning Order (MZO) was implemented on the Mayfield West Phase 2 Stage 2 lands. The MZO implemented detailed zoning provisions to allow urban uses on these lands in advance of the completion of a Settlement Area expansion and Secondary Plan for the area. Therefore, Mayfield Developments Inc. is now able to develop their Stage 2 lands.

On September 20, 2020, Regional staff went back to Council to seek approval of ROPA 34 to ensure that an overarching planning framework could be implemented to guide development in this MZO area. 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.

### **3.0 Proposed Development**

Mayfield Developments Inc. is proposing to develop the site with residential and open space uses consistent with the MZO. The proposed Plan of Subdivision consists of 347 single detached dwellings, 56 back-to-back townhouse units, 101 rear lane townhouse units, two affordable housing blocks, one 0.73 hectare neighbourhood park and one stormwater management (SWM) pond, connected via a network of public roads (*Figure 2-Draft Plan of Subdivision*). One 1.0 hectare affordable housing block will be dedicated to the Region of Peel and one 0.2 hectare affordable housing block will be dedicated to Habitat for Humanity, in accordance with the proposed ROPA 34 and OPA 255. Access to the development is gained from Tim Manley Avenue. Additional connections to the surrounding future communities have been coordinated with adjacent land owners. The proposed development is intended to be Stage 2 of Mayfield Developments Inc.'s Mayfield West community.

A Plan of Subdivision is required to permit the proposed development.

### **4.0 Greenbelt Plan**

The Greenbelt Plan is the cornerstone of the Growth Plan and identifies where urbanization should not occur to protect the agricultural land base and ecological features of the Greater Golden Horseshoe. A portion of the subject site is located within the Greenbelt Plan area and is designated "Protected Countryside - Natural Heritage System" (*Figure 3 - Greenbelt Plan*). This portion of the site will be protected through the implementation of a Greenbelt/ SWM Pond block and will contain a SWM pond to service the proposed Plan of Subdivision.

In accordance with Section 4.2.1 of the Greenbelt Plan, SWM ponds are permitted in the Protected Countryside provided they meet one of two objectives:

- a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or*

*b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders.*

In this case, the SWM pond will satisfy objective b) as it serves the growth of the Mayfield West Phase 2 Stage 2 lands. The SWM pond will be developed in accordance with the MW2 Environmental Impact Study. Further, a Functional Servicing and Stormwater Management Report has been submitted with this application to demonstrate that the SWM pond will be designed in accordance with Section 4.2.3 of the Greenbelt Plan by minimizing vegetation removal, grading, sediment erosion and stormwater flows in the Greenbelt Plan area. Therefore, the proposed development conforms to the policies of the Greenbelt Plan.

#### **5.0 Proposed Town of Caledon – Official Plan Amendment 255**

As stated previously, the Town of Caledon is undergoing a Secondary Plan Study to include the Mayfield West Phase 2 Stage 2 lands in the Mayfield West Phase 2 Secondary Plan. OPA 255 has not yet been approved and therefore the proposed Secondary Plan policies are not in full force and effect. Nevertheless, the proposed development has been designed to be consistent with these proposed policies.

In particular, the development has been designed with the four topics in mind:

#### ***Development Staging and Sequencing Plan***

A Development Staging and Sequencing Plan is being prepared by Glen Schnarr & Associates Inc. on behalf of Mayfield Station Landowners Group Inc. to provide a comprehensive development plan which demonstrates how housing, infrastructure, roads, transit, schools, community facilities, affordable housing and the Natural Heritage System will be arranged for the entire community. The Development Staging and Sequencing Plan includes both the Stage 1 and Stage 2 lands, with Stage 2 facilitating the completion of the Mayfield West Phase 2 community. All trunk servicing and collector roads are to be installed as part of Stage 1.

### ***Affordable Housing***

OPA 255 proposes affordable housing policies that require landowners to provide 1.0 hectares of land of affordable housing to the Region of Peel and 0.4 hectares of land to Habitat for Humanity. The proposed development is in accordance with these draft policies and will provide one 1.0 hectare affordable housing block to be dedicated to the Region of Peel, the largest affordable housing block in the Mayfield West Phase 2 Community, and one 0.2 hectare affordable housing block to be dedicated to Habitat for Humanity. Another landowner has provided a 0.21 hectare block for Habitat for Humanity in Stage 1 and therefore the Habitat for Humanity will receive a minimum of 0.4 hectares of land.

### ***2020 Land Use Plan***

The proposed development will follow the general layout of the proposed June 2020 Land Use Plan (Figure 4) with single detached dwellings in the Low Density Residential designation, rear lane townhouses and back-to-back townhouse in the Medium Density Residential designation, 2 affordable housing blocks in the high density residential area and the SWM pond and neighbourhood park in the locations generally illustrated on the June 2020 Concept Plan.

### ***Growth Management***

OPA 255 proposes a planned density target of 77.3 residents and jobs per hectare for the Mayfield West Phase 2 Stage 2 lands. The proposed Draft Plan of Subdivision helps to achieve this density target by providing approximately 87.8 residents per hectare as estimated using the persons per unit assumptions for the Town of Caledon Development Charges Background Study.

## **6.0 Minister's Zoning Order 362/20**

On July 10, 2020, a MZO (362/20) was implemented for the Mayfield West Phase 2 Stage 2 lands to allow for the urban development of land in advance of the approval of ROPA 34 and OPA 255. The subject site is located within the MZO and is zoned Low Density Residential, Medium Density Residential and Multiple Residential (*Figure 4 – MZO Map*).

General relevant provisions include:

### **Low Density Residential Zone**

*(2) The following uses are permitted on the lands described in subsection (1):*

*3. Stormwater management facility*

*5. A use identified within the Residential Two – Exception 614 (R2-614) Zone of the zoning by-law.*

*(3) The zoning requirements for the Residential Two (R2) Zone set out in section 6 of the zoning by-law apply to the uses, buildings and structures permitted under paragraph 5 of subsection (2).*

The proposed development locates a SWM pond, park and single detached dwellings in the Low Density Residential zone, which are permitted uses. The park is permitted under Section 4.29 of the Town of Caledon Zoning By-law. The single detached dwellings will adhere to the zoning requirements for the R2 zone and therefore are in compliance with the MZO.

### **Medium Density Residential Zone**

*(2) The following uses are permitted on the lands described in subsection (1):*

*3. A use identified within the Townhouse Residential – Exception 615 (RT-615) Zone of the Zoning By-law.*

*(3) The zoning requirements for the Townhouse Residential – Exception 615 (RT-615) Zone set out in section 13 of the zoning by-law apply to the uses, buildings and structures permitted under subsection (2).*

The proposed development locates rear lane townhouses and back-to-back townhouses within the Medium Density Residential Zone, which is permitted under section RT-615 of the Town of Caledon Zoning By-law. The proposed dwellings types will adhere to the zoning requirements of the RT-615 zone and therefore are in compliance with the MZO.

### **Multiple Residential Zone**

*(2) The following uses are permitted on the lands described in subsection (1):*

*1. A mixed-use building*

*2. A use identified in subsection 4(2).*

*3. A use identified within the Multiple Residential (RM) Zone of the zoning by-law.*

The proposed development provides 2 affordable housing blocks within lands zoned Multiple Residential. They will be dedicated to the Region of Peel and Habitat for Humanity who will develop the blocks in accordance with the provisions of the MZO.

Therefore, the proposal is in compliance with the MZO and is permitted on the subject lands.

## **7.0 Planning Opinion**

The proposed Plan of Subdivision is justified and represents good planning for the following reasons:

- The proposal is consistent with the Provincial Policy Statement and conforms to Growth Plan for the Greater Golden Horseshoe and Greenbelt Plan;
- The proposal complies with the Minister's Zoning Order 362/20;
- The proposal is consistent with the proposed ROPA 34 and OPA 255;
- The proposal will contribute to the minimum density numbers identified by the Province, Region and City;
- The proposal makes efficient use of planned infrastructure and services;
- The proposal will provide two affordable housing blocks which will aid in the achievement of the Region of Peel's housing targets;
- The proposed development will provide a mix and range of unit types and sizes to support families of different sizes, ages and incomes; and
- The highly interconnected road pattern is supportive of transit and will establish an efficient and safe pedestrian movement system.

Sincerely yours,

**KORSIAK URBAN PLANNING**

Jacob Kaven, MES, RPP  
Encl.

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

- Tree Inventory and Preservation Plan
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## **1.0 Site Description**

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**Figure 1**  
**AERIAL PHOTO**

**MATTAMY  
MAYFIELD WEST  
PHASE 2**

**PHASE 1**

**CHINGUACOUSY RD**

**MCLAUGHLIN RD**

**MAYFIELD RD**

Aerial Imagery Source: Google Earth, 5/7/2018

October 26, 2020

Scale 1:12000



**KORSIAK** | Urban  
Planning

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In accordance with Section 4.2.1 of the Greenbelt Plan, SWM ponds are permitted in the Protected Countryside provided they meet one of two objectives:

- a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or*



# Figure 2

## DRAFT PLAN OF SUBDIVISION FILE: 21T-16-004C

PART OF LOTS 19 & 20  
CONCESSION 2, W.H.S.  
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)  
12259 CHINGUACOUSY ROAD  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

## MATTAMY - MAYFIELD WEST PHASE 2

### OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
John D'Angelo  
Mayfield Developments Inc.  
71 Butlerfield Avenue, Vaughan, ON,  
Milton, ON, L9T 8Z4  
Tel: (905) 738-0105

### 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 CORRECTLY AND ACCURATELY SHOWN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
Rosa DenBroeder, Ontario Land Surveyor  
RADY PENTER & EDWARD SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
648 CHURCHILL ROAD, SUITE 1 WOODBINE, ONTARIO L4L 8A3  
Tel: (416) 935-5000 Fax: (416) 935-5001

### ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- |                  |   |
|------------------|---|
| A) SHOWN ON PLAN | G) SHOWN ON PLAN                            |
| B) SHOWN ON PLAN | H) MUNICIPAL AND PIPED WATER TO BE PROVIDED |
| C) SHOWN ON PLAN | I) CLAY LOAM                                |
| D) SHOWN ON PLAN | J) SHOWN ON PLAN                            |
| E) SHOWN ON PLAN | K) SANITARY AND STORM SEWERS TO BE PROVIDED |
| F) SHOWN ON PLAN | L) SHOWN ON PLAN                            |

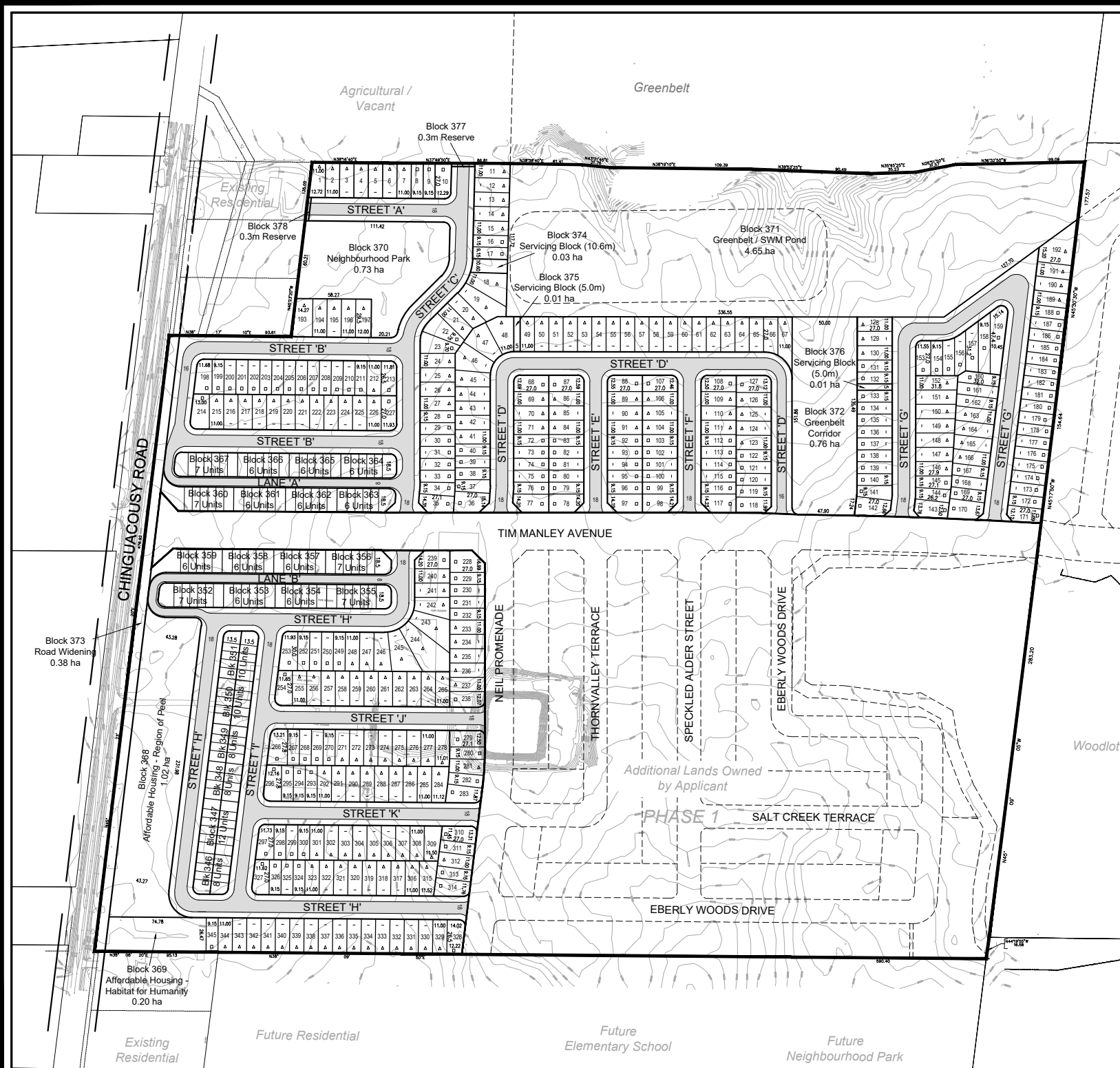
### LAND USE SCHEDULE

Land Use	Lot/Block	Lot/Block Total	Area (ha)	Units
Detached Residential (11.0 m)	1-7, 11-15, 18-21, 24-27, 41-67, 69-71, 84-86, 89-91, 104-106, 109-111, 123-125, 128-130, 146-152, 163-169, 189-197, 212, 215-226, 233-237, 240-248, 255-265, 271-278, 281, 284-292, 301-309, 312, 315-323, 329-344	180	5.69	180
Detached Residential (9.15 m)	8-10, 16, 17, 22, 23, 28-40, 68, 72-83, 87, 88, 92-103, 107, 108, 112-122, 127, 131-145, 153-162, 167-188, 198-211, 213, 214, 227-232, 238, 239, 249-254, 266-270, 279, 280, 282, 283, 295-300, 310, 311, 313, 314, 324-328, 345	165	4.56	165
Back-to-Back Towns (6.40 m)	346-351	6	0.55	56
Rear Lane Towns (6.05 m)	352-367	16	1.29	101
Affordable Housing - Region of Peel	368	1	1.02	
Affordable Housing - Habitat for Humanity	369	1	0.20	
Neighbourhood Park	370	1	0.73	
Greenbelt / SWM Pond	371	1	4.65	
Greenbelt Corridor	372	1	0.76	
Road Widening	373	1	0.38	
Servicing Block (5m/10.6m)	374-376	3	0.05	
0.3m Reserve	377, 378	2	0.0	
5m Lane ROW (433m)			0.35	
16m Road ROW (167m)			0.27	
18m Road ROW (2,829m)			5.24	
<b>Totals</b>	<b>378</b>	<b>378</b>	<b>25.74</b>	<b>502</b>

### NOTES:

- \* Local/Local and Local/Collector corner radii = 5m
- \* All roads intersecting with Tim Manley Avenue = 7.5m x 7.5m daylight triangle
- \* Pavement illustration is diagrammatic

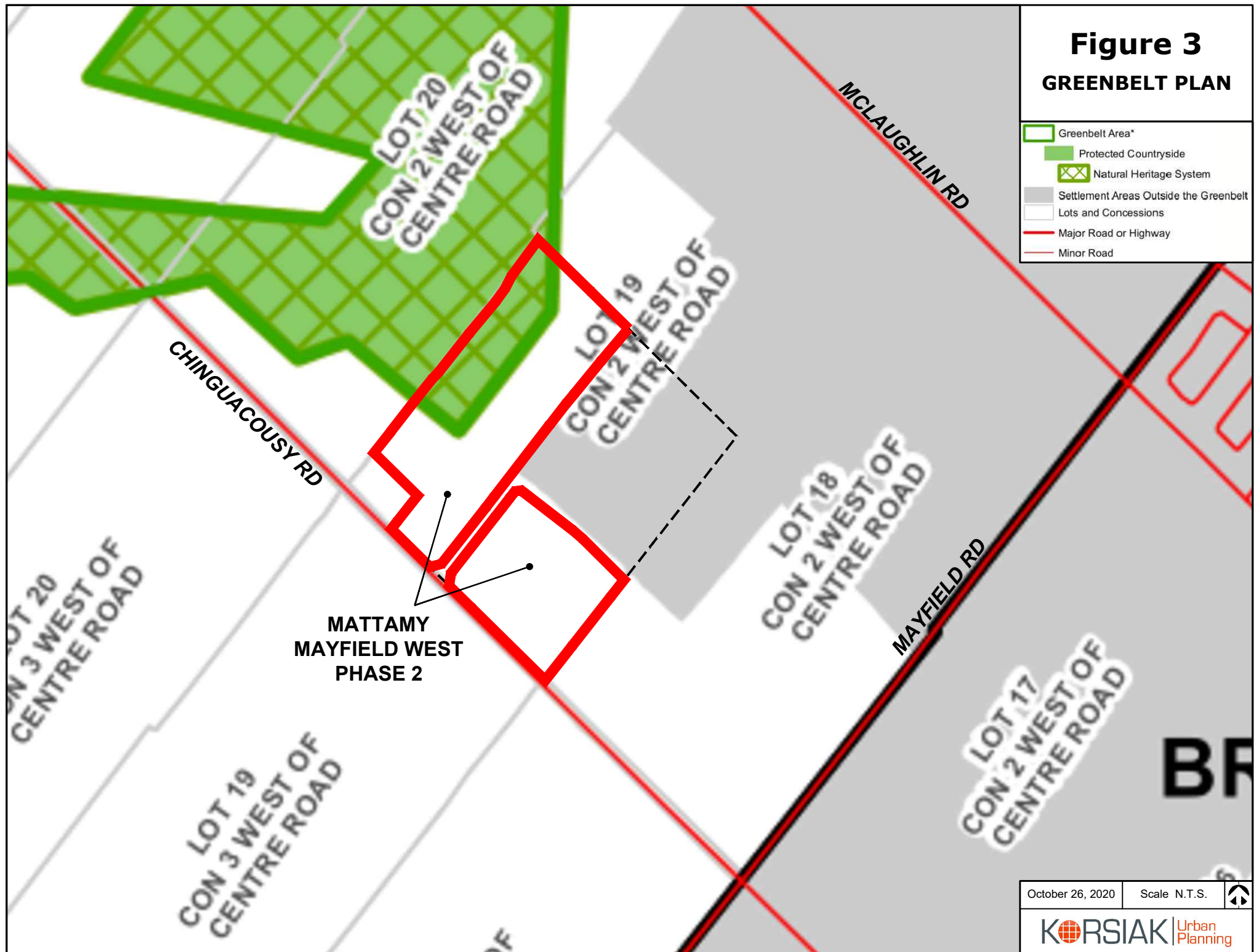
October 26, 2020 Scale 1:4000



# Figure 3

## GREENBELT PLAN

- Greenbelt Area\*
- Protected Countryside
- Natural Heritage System
- Settlement Areas Outside the Greenbelt
- Lots and Concessions
- Major Road or Highway
- Minor Road



October 26, 2020 Scale N.T.S.

*b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders.*

In this case, the SWM pond will satisfy objective b) as it serves the growth of the Mayfield West Phase 2 Stage 2 lands. The SWM pond will be developed in accordance with the MW2 Environmental Impact Study. Further, a Functional Servicing and Stormwater Management Report has been submitted with this application to demonstrate that the SWM pond will be designed in accordance with Section 4.2.3 of the Greenbelt Plan by minimizing vegetation removal, grading, sediment erosion and stormwater flows in the Greenbelt Plan area. Therefore, the proposed development conforms to the policies of the Greenbelt Plan.

## **5.0 Proposed Town of Caledon – Official Plan Amendment 255**

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In particular, the development has been designed with the four topics in mind:

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A Development Staging and Sequencing Plan is being prepared by Glen Schnarr & Associates Inc. on behalf of Mayfield Station Landowners Group Inc. to provide a comprehensive development plan which demonstrates how housing, infrastructure, roads, transit, schools, community facilities, affordable housing and the Natural Heritage System will be arranged for the entire community. The Development Staging and Sequencing Plan includes both the Stage 1 and Stage 2 lands, with Stage 2 facilitating the completion of the Mayfield West Phase 2 community. All trunk servicing and collector roads are to be installed as part of Stage 1.

### ***Affordable Housing***

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### ***2020 Land Use Plan***

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### ***Growth Management***

OPA 255 proposes a planned density target of 77.3 residents and jobs per hectare for the Mayfield West Phase 2 Stage 2 lands. The proposed Draft Plan of Subdivision helps to achieve this density target by providing approximately 87.8 residents per hectare as estimated using the persons per unit assumptions for the Town of Caledon Development Charges Background Study.

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On July 10, 2020, a MZO (362/20) was implemented for the Mayfield West Phase 2 Stage 2 lands to allow for the urban development of land in advance of the approval of ROPA 34 and OPA 255. The subject site is located within the MZO and is zoned Low Density Residential, Medium Density Residential and Multiple Residential (*Figure 4 – MZO Map*).

General relevant provisions include:

### **Low Density Residential Zone**

*(2) The following uses are permitted on the lands described in subsection (1):*

*3. Stormwater management facility*



# Figure 4

## MINISTRY ZONING ORDER MAP

### LEGEND

-  Lands Subject to Zoning Order
-  Low Density Residential Zone
-  Medium Density Residential Zone
-  Mixed Use Zone
-  Multiple Residential Zone
-  Lot & Concession
-  Roads
-  Assessment Parcel

LOT 20  
CON 2 WEST OF CENTRE ROAD

CHINGUACOUSY ROAD

LOT 19  
CON 2 WEST OF CENTRE ROAD

MATTAMY  
MAYFIELD WEST  
PHASE 2

LOT 18  
CON 2 WEST OF CENTRE ROAD

MCLAUGHLIN ROAD

CON 1 W

October 26, 2020

Scale N.T.S.



*5. A use identified within the Residential Two – Exception 614 (R2-614) Zone of the zoning by-law.*

*(3) The zoning requirements for the Residential Two (R2) Zone set out in section 6 of the zoning by-law apply to the uses, buildings and structures permitted under paragraph 5 of subsection (2).*

The proposed development locates a SWM pond, park and single detached dwellings in the Low Density Residential zone, which are permitted uses. The park is permitted under Section 4.29 of the Town of Caledon Zoning By-law. The single detached dwellings will adhere to the zoning requirements for the R2 zone and therefore are in compliance with the MZO.

### **Medium Density Residential Zone**

*(2) The following uses are permitted on the lands described in subsection (1):*

*3. A use identified within the Townhouse Residential – Exception 615 (RT-615) Zone of the Zoning By-law.*

*(3) The zoning requirements for the Townhouse Residential – Exception 615 (RT-615) Zone set out in section 13 of the zoning by-law apply to the uses, buildings and structures permitted under subsection (2).*

The proposed development locates rear lane townhouses and back-to-back townhouses within the Medium Density Residential Zone, which is permitted under section RT-615 of the Town of Caledon Zoning By-law. The proposed dwellings types will adhere to the zoning requirements of the RT-615 zone and therefore are in compliance with the MZO.

### **Multiple Residential Zone**

*(2) The following uses are permitted on the lands described in subsection (1):*

*1. A mixed-use building*

*2. A use identified in subsection 4(2).*

*3. A use identified within the Multiple Residential (RM) Zone of the zoning by-law.*

The proposed development provides 2 affordable housing blocks within lands zoned Multiple Residential. They will be dedicated to the Region of Peel and Habitat for Humanity who will develop the blocks in accordance with the provisions of the MZO.



Therefore, the proposal is in compliance with the MZO and is permitted on the subject lands.

## **7.0 Planning Opinion**

The proposed Plan of Subdivision is justified and represents good planning for the following reasons:

- The proposal is consistent with the Provincial Policy Statement and conforms to Growth Plan for the Greater Golden Horseshoe and Greenbelt Plan;
- The proposal complies with the Minister's Zoning Order 362/20;
- The proposal is consistent with the proposed ROPA 34 and OPA 255;
- The proposal will contribute to the minimum density numbers identified by the Province, Region and City;
- The proposal makes efficient use of planned infrastructure and services;
- The proposal will provide two affordable housing blocks which will aid in the achievement of the Region of Peel's housing targets;
- The proposed development will provide a mix and range of unit types and sizes to support families of different sizes, ages and incomes; and
- The highly interconnected road pattern is supportive of transit and will establish an efficient and safe pedestrian movement system.

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