



September 28, 2020

Our File: 400-006

Town of Caledon  
 6311 Old Church Road  
 ON L7C 1J6

**TOWN OF CALEDON  
 PLANNING  
 RECEIVED  
 Sept.29, 2020**

Attention: Justin Cook, Planner  
 Planning and Development Department

**Re: Draft Plan of Subdivision Application Submission  
 PRE 2020-0104/DART-20-035C  
 FP Mayfield West (Caledon) Inc.  
 12529 Chinguacousy Road  
 Town of Caledon, Ontario**

We are pleased to submit a Draft Plan of Subdivision application in relation to the above noted lands on behalf of FP Mayfield West (Caledon) Inc. The subject lands are located on the east side of Chinguacousy Road and north of Mayfield Road in the Town of Caledon. The lands are municipally addressed as 12529 Chinguacousy Road and are legally described as, Part Lot 20, Concession 2 WHS. The total area of the property is 41.9 ha (103.5 ac), however, only 19.43 ha (48.01 ac) is subject to the draft plan of subdivision application, which encompasses the western and southern portion of the overall property extending to the centreline of the Etobicoke Creek. The lands are currently vacant and used for agricultural purposes. A tributary to the Etobicoke Creek traverses the subject property.

The lands are subject to the recently approved Region of Peel Official Plan Amendment No. 34 (ROPA 34) that facilitated the expansion of the Mayfield West settlement area boundary to include the Mayfield West Phase 2 Stage 2 (MW2-S2) lands. To implement ROPA 34, a local Official Plan Amendment has been proposed by the Town of Caledon (LOPA 255) which will amend the existing MW2 Secondary Plan and re-designate the west portion of the subject lands to “Low Density Residential”, “Medium Density Residential” and “Environmental Policy Area”. The east portion of the subject lands are to remain designated as “Prime Agricultural Area” and “Environmental Policy Area” within the Greenbelt Plan Area and will be subject to a future ROPA, LOPA and Draft Plan application.

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On July 10, 2020, the Province of Ontario issued a Municipal Zoning Order (MZO) which established new zoning for the MW2-S2 lands in accordance with the now approved ROPA 34 and Draft LOPA 255. The MZO zoned the west portion of the subject lands Low Density Residential and Medium Density Residential permitting a range of detached, semi-detached and townhouse dwellings. The remainder of the subject lands located within the Greenbelt Plan Area and Etobicoke Creek continue to be zoned *Agricultural 1 (A1)* and *Environmental Policy Area 2 (EPA2)* in the Town of Caledon Zoning By-law 2006-50, which permits agricultural uses along with as-of-right public uses.

A Pre-consultation Meeting was held on July 30, 2020 (File: PRE 2020-0104DART-20-035C) to obtain feedback from the Town of Caledon and Region of Peel on the subject application.

The proposed development consists of a mix of residential and open space uses as well as an internal road network. A total of 205 residential units are proposed consisting of eighteen (18) 9.15 m (30 ft) single detached dwellings, sixty (60) 11 m (36 ft) single detached dwellings, eighty-nine (89) 6.1 m (20 ft) standard townhouse dwellings and thirty-eight (38) 7.6 m (25 ft) rear lane townhouse dwellings.

Road connections are proposed in three locations on Chinguacousy Road (from Street A and Street D) as well as a 4th local road connection to the future development to the south from Street B. Sidewalks are proposed along one side of Street A, Street B, Street C, and Street D as well as along Chinguacousy Road (to be constructed by the Town as part of the Chinguacousy Road widening/urbanization in the future). A total of 65 on-street parking spaces are available in select locations. The balance of the required parking can be more than sufficiently accommodated through the 120 surplus spaces on driveways across the plan.

A total of 11.6 ha (28.7 ac) is provided for two Environmental Policy Area Blocks proposed in the centre of the subject lands that will accommodate the existing watercourse and the Greenbelt. Several additional acoustical buffer blocks, open space blocks and servicing blocks are also proposed.

The proposed mix of residential and open space uses reflects the approved land use policies and permissions provided by ROPA 34, and the draft policies within LOPA 255. The proposed Draft Plan also confirms to the MZO and applicable Community Design Guidelines for the Mayfield West Secondary Plan Area. As such, the proposed Draft Plan of Subdivision aligns with and will implement the desired land use direction of the Province, Region of Peel and Town of Caledon and will help complete the Mayfield West Phase 2 community



In support of the proposed Draft Plan of Subdivision, we have enclosed the supporting materials:

1. The completed Draft Plan of Subdivision Application Form;
2. A Parcel Register (PIN 14252-0067);
3. A Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc., dated August 13, 2020;
4. An On-Street Parking Plan prepared by Glen Schnarr & Associates Inc., dated September 14, 2020;
5. A Sidewalk Location Plan prepared by Glen Schnarr & Associates Inc., dated August 13, 2020;
6. A Healthy Development Assessment, prepared by Glen Schnarr & Associates Inc.;
7. A Planning Justification Report including a Section confirming consistency with the Community Design Plan prepared by Glen Schnarr & Associates Inc., dated September 2020;
8. A Noise Study prepared by YCA Engineering Ltd., dated September 2020;
9. A Soil Investigation Report prepared by Soil Engineers Ltd., dated August 2015;
10. A Phase One Environmental Site Assessment prepared by Soil Engineers Ltd., dated August 21, 2015;
11. A Phase Two Environmental Site Assessment prepared by Soil Engineers Ltd., dated October 26, 2015;
12. A Record of Site Condition, Acknowledged by the former Ministry of Environment and Climate Change on December 14, 2015;
13. A Stage 1 & 2 Archaeological Assessment prepared by AMICK Consultants Ltd., dated March 7, 2017 and associated MTSC Entry into the Ontario Public Register letter dated March 20, 2017;
14. A Minimum Distance Separation Assessment (MDSA) prepared by Orion Environmental Services, dated August 31, 2020;
15. A Traffic Impact Study prepared by LEA Consulting Ltd. dated September 2020;
16. A completed Application Form for the Sustainable Residential Home Strategy initiative;
17. An Arborist Report and Tree Impact and Preservation Plan prepared by Strybos Barron King Ltd. on September 2020;
18. An FSR – Letter of Compliance and associated Preliminary Grading, Sanitary, Storm Servicing and Water Distribution drawings, prepared by Urbantech Consulting on September 25, 2020; and
19. A photocopy of the cheque in the amount of \$30,100 to the TRCA for fees associated with this application.

We will provide prompt payment of fees to the Region and Town once the fees are confirmed. TRCA fees shall be couriered directly to TRCA.

We trust this constitutes a complete application submission for a Draft Plan of Subdivision Application. We look forward to working with you and your staff over the coming months, and in



this regard, please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, RPP, MCIP  
Senior Associate

CC:

Mark Jepp	FP Mayfield West (Caledon) Inc.
Mitchell Taleski	FP Mayfield West (Caledon) Inc.