



November 23, 2021

GSAI File: 400-004C

**TOWN OF CALEDON
 PLANNING
 RECEIVED
 Nov.30,2021**

Town of Caledon
 Planning & Development
 Community Services
 6311 Old Church Road
 Caledon, Ontario, L7C 1J6

**Re: Draft Plan of Subdivision Application Submission
 PRE 2021-0092
 Owners: Mayfield Station Developments Inc.
 2068 Mayfield Road
 PT LOT 18 CON 2 WHS (CHING)
 Town of Caledon, Regional Municipality of Peel**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit a Draft Plan of Subdivision application in relation to the above noted lands on behalf of Mayfield Station Developments Inc. The subject lands are generally located at the northeast intersection of Mayfield Road and Chinguacousy Road, on the municipal border of the Town of Caledon and City of Brampton. The lands are municipally addressed as 2068 Mayfield Road and are legally described as Part Lot 18, Concession 2 WHS. The total area of the property is 40.05 hectares (98.97 acres), of which 29.63 hectares (73.21 acres) are subject to the Draft Plan of Subdivision application. The lands have a frontage of approximately 613 metres (2,011 feet) along Chinguacousy Road.

The subject lands are also located within the Mayfield West Phase 2 Secondary Plan Area of the Official Plan which was subject to Local Official Plan Amendment 255 (LOPA 255). The by-law to approve LOPA 255 was passed by Council on the October 26, 2021 Council Meeting and designates the subject lands ‘General Commercial’, ‘Stormwater Pond Facility’, ‘Medium Density Residential’ and ‘Low Density Residential’. As per the Minister’s Zoning Order dated July 10, 2020, the subject lands are zoned ‘Mixed Use Zone’, ‘Medium Density Residential Zone’ and ‘Low Density Residential Zone’. The surrounding area is characterized by existing agricultural uses to the west, existing residential and lands that are vacant or under development on the south side of Mayfield Road, in the City of Brampton. To the north and east are lands intended for future development as part of the Mayfield West Phase 2 Secondary Plan (Stage 1 and 2).

A pre-consultation (DART) meeting was held on June 3, 2021 (PRE 21-0092) to obtain feedback from the Town of Caledon and Region of Peel on the subject application.

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The development proposal contemplates the construction of 551 residential units in various built forms; 77 single-detached units with a frontage of 12.8m, 17 single-detached units with a frontage of 11.60m, 167 single-detached units with a frontage of 11.0m, 128 semi-detached units with a frontage of 7.6m, 113 rear-lane townhouses with a frontage of 6.10m and 49 townhouses with a frontage of 6.0m. The proposal also contemplates the construction of a mixed-use block at the intersection of Chinguacousy Road and Mayfield Road, along with a Stormwater Management Pond along Mayfield Road.

One road connection is proposed along the southerly portion of the subject lands to Mayfield Road (Neil Promenade) and two road connections are proposed along the westerly portion of the subject lands to Chinguacousy Road (Tweedhill Avenue and Street 'A'). Lanes 'A' and 'B' and Streets 'B' through 'I' are proposed to provide connections to the rest of the development. A Walkway Block 0.02 hectares (0.05 acres) in size is also proposed along Mayfield Road.

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

- DART Checklist (PRE 2021-0092);
- Survey Plan prepared by RPE Surveying Ltd., dated May 10, 2006;
- Environmental Implementation Report Letter prepared by Crozier, dated November 3, 2021;
- A Draft Plan of Subdivision prepared by Glen Schnarr & Associated Inc., dated September 30, 2021;
- Ministry Zoning Order Overlay Plan prepared by Glen Schnarr & Associated Inc., dated September 30, 2021;
- On Street Parking Plan prepared by Glen Schnarr & Associated Inc., dated September 30, 2021;
- A Healthy Development Assessment, prepared by Glen Schnarr & Associates Inc., dated October 28, 2021;
- A Planning Justification Report, including a section confirming consistency with the Community Design Plan, prepared by Glen Schnarr & Associates Inc., dated November 2021;
- Arborist Letter prepared by Strybos Barron King Ltd., dated October 18, 2021;
- Tree Impact and Preservation Plan prepared by Strybos Barron King Ltd., dated October 18, 2021;
- Preliminary Environmental Noise Report prepared by Jade Acoustics, dated November 23, 2021;
- Transportation Impact Study prepared by LEA dated October 2021;
- Preliminary Geotechnical Investigation Report prepared by AMEC, dated December 19, 2002;
- Geotechnical Investigation prepared by Soil Engineers Ltd., dated April 2018;
- Baseline Residential Well Study prepared by DS Consultants Ltd., dated July 29, 2020;
- Functional Servicing and Stormwater Management Report Letter of Conformance prepared by David Schaeffer Engineering Ltd., dated October 4, 2021;



- Phase I Environmental Site Assessment prepared by Fisher Environmental Ltd., dated December 12, 2018;
- Phase II Environmental Site Assessment prepared by Fisher Environmental Ltd., dated May 3, 2017;
- Record of Site Condition from the MECP, certification date December 12, 2018;
- Stage 1 & 2 Archaeological Study prepared by Archaeoworks Inc., dated March January 20, 2014 and MTCS Entry into Public Registry, dated June 25, 2015;
- Stage 3 Archaeological Assessment prepared by This Land Archaeology Inc., dated December 16, 2016 and MTCS Entry into Public Registry, dated March 7, 2017; and,
- Stage 4 Archaeological Assessment prepared by This Land Archaeology Inc., dated September 13, 2017 and MTCS Entry into Public Registry, dated October 10, 2017;

We will provide prompt payment of fees to the Region and Town once the fees are confirmed.

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.

Arleigh Hack, RPP, MCIP
Planner