



TOWN OF CALEDON
 PLANNING
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Our File: 792-016

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

Attention: Rob Hughes, RPP
 Manager, Planning Services

**Re: Application for Official Plan Amendment
 Argo Kennedy Limited
 Mayfield West Phase 1 - Stage 2 Expansion
 Part of Lot 22, Concession 1 and 2, EHS (Chinguacousy)**

Glen Schnarr & Associates Inc. is pleased to submit an Application for an Official Plan Amendment for “Stage 2” of the Mayfield West (Phase I) Secondary Plan on behalf of our client, Argo Kennedy Limited.

The lands subject to this proposed amendment (herein referred to as ‘subject lands’) are bound by Hurontario Street to the west, Old School Road to the north, the Greenbelt Plan Area to the east, and the northerly boundary of the Mayfield West Secondary Plan to the south. These lands are legally described as Parts of Lot 22, Concession 1 and 2, EHS (Chinguacousy).

Argo Kennedy Ltd. is the registered owner of the property located at the south-west corner of Old School Road and Kennedy Road, municipally known as 3431 Old School Road. The Argo Kennedy lands represent 1 of 10 properties within the subject lands. Collectively, the subject lands have an area of approximately 100 hectares (248 acres) and are largely occupied by agricultural uses and associated structures, along with an existing public elementary school on the west side of Kennedy Road and an existing cemetery on the east side of Kennedy Road.

The Subject Lands are currently located within the Region’s ‘Rural’ system and designated Prime Agricultural in the Town of Caledon’s Official Plan. The lands are also located within the Mayfield West Study Area which is long recognized as a priority area for growth. It is anticipated that the subject lands will be brought into the Region’s “Urban” system as part of the Peel 2051 Municipal Comprehensive Review. In the interest of ensuring contiguous and comprehensive planning, Argo Kennedy Limited is pursuing the advancement of a Local Official Plan Amendment to include the

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above-noted property and the surrounding lands (subject lands) into the Mayfield West Rural Service Centre and to re-designate the lands for urban land uses.

The Concept Plan in support of the proposed amendment comprises a total of 1,282 dwelling units containing a mix of low-, and medium-density housing forms and an internal public road network. The housing mix consists of 800 detached dwellings, 288 townhouse dwellings and 194 apartment units which are expected to generate a population estimate of approximately 3,850. The Concept plan contemplates four (4) parks and (4) stormwater management ponds of varying sizes. The existing Natural Heritage System (NHS) on the subject lands is proposed to be retained with appropriate buffers.

In support of the application, we have enclosed the following items in digital format:

- Development Concept Plan as prepared by Gerrard Design and dated April 29, 2021;
- Geotechnical Report as prepared by DS Consultants Ltd., dated August 26, 2021;
- Preliminary Hydrogeological Investigation as prepared by DS Consultants Ltd., dated August 26, 2021;
- Phase I ESA Reports, as prepared by DS Consultants Ltd., dated May 21, 2021 and July 15, 2021;
- Stage 1 Archaeological Assessment as prepared by The Archaeologists Inc. dated March 20, 2021;
- Cultural Heritage Survey Report as prepared by Unterman McPhail Associates, dated December 2007;
- Agricultural Impact Assessment as prepared by Colville Consulting Inc. date September 1, 2021;
- Functional Servicing Report, as prepared by David Schaeffer Engineering Ltd. dated August 2021;
- Traffic Impact Assessment, as prepared by BA Group dated September 2021;
- Environmental Noise Feasibility Study, as prepared by Valcoustics dated August 30, 2021;
- Comprehensive Environmental Impact Study and Management Plan as prepared by Beacon Environmental dated August 30, 2021;
- Financial Impact Study as prepared by Urban Metrics Inc., dated May 14, 2021;
- Planning Justification Report as prepared by Glen Schnarr & Associates Inc, dated September, 2021;
- Urban Design Brief as prepared by NAK Design Strategies dated September 2021;
- Architectural Design Guidelines as prepared by NAK Design Strategies, dated September 2021;
- Healthy Development Assessment as prepared by NAK Design Strategies;
- Draft Official Plan Amendment as prepared by Glen Schnarr & Associates Inc.;
- Signed DART Meeting Form; and
- Signed Acknowledgement of Public Information Form;



We trust this satisfies the requirement for a complete application. We look forward to your review and circulation of the submission. 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, MCIP RPP
Senior Associate

c. A. Wisson / A. Datt, Argo Development Corporation