

TOWN OF CALEDON
PLANNING
RECEIVED
Nov. 22, 2021

AMENDMENT NO.
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2021- [REDACTED]

A By-law to adopt Amendment No. [REDACTED] to the
Official Plan for the Town of Caledon

WHEREAS the Council of The Corporation of the Town of Caledon, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended deems it expedient to amend the Town of Caledon Official Plan;

NOW THEREFORE the Council of the Corporation of the Town of Caledon ENACTS AS FOLLOWS:

General

1. Amendment No. [REDACTED] to the Official Plan for the Town of Caledon Planning Area shall we and is hereby adopted.

Enacted by the Town of Caledon Council this [REDACTED] day of [REDACTED], 2021.

Allan Thompson, Mayor

Laura Hall, Town Clerk

THE CONSTITUTIONAL STATEMENT

- PART A – THE PREAMBLE - does not constitute part of this amendment.
- PART B – THE AMENDMENT - consisting of the following text constitutes Amendment No. of the Town of Caledon Official Plan.

AMENDMENT NO. [REDACTED]

OF THE TOWN OF CALEDON OFFICIAL PLAN

PART A – THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to establish land use designations and policies for lands within Residential Policy Area A in the Town of Caledon Official Plan. The Amendment deletes Section 5.10.4.3.3.1 of the Official Plan relating to Residential Policy Area A and amends Section 7.11 Snell's Hollow Secondary Plan of the Town of Caledon Official Plan to include the lands as part of the Snells Hollow Secondary Plan and to re-designate the lands with new land use designations and policies to allow for a mixed-use community including, residential, commercial, and open space land uses.

Location:

The lands subject to this Amendment are legally described as Parts of Lot 18, Concession 2 and 3, East of Hurontario Street (Chinguacousy) and comprise an area of approximately 60 hectares (150 acres). The lands are bounded by Kennedy Road to the west, Highway 410 to the north and east, and Mayfield Road to the south, in the Mayfield West Rural Service Centre.

Basis:

The Snell's Hollow Developers Group has requested an amendment to the Town of Caledon Official Plan to allow for the release of the Residential Policy Area A lands for development.

The Town of Caledon Official Plan allows for the establishment of Policy Areas to designate areas within the existing settlement boundary which are proposed for development during the Plan Period, but which may be subject to specific constraints including timing, servicing and other factors. Policy Areas are used to manage the release of land for development consistent with the Principles, Strategic Directions, Goals and Objectives, Population and Employment Forecasts, and Population Allocations of the Official Plan.

The release of the Policy Areas for development must consider such factors as the availability of population allocation, municipal services, road infrastructure, fire and police protection, schools and other community services such as recreation facilities.

An amendment to the Town of Caledon Official Plan is required in order to release the lands for development and shall determine detailed land use designations prior to zoning and other development approvals.

The Snell's Hollow Developer's Group has submitted various technical studies in support of the Official Plan Amendment. The proposed Amendment redesignates the existing Residential Policy Area A designation to a mix of low, medium, and high-density residential, general commercial, open space policy area, environmental policy area, and stormwater management pond facility.

The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the Planning Act was held on [REDACTED]. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Region of Peel Official Plan and the objectives of the Official Plan.

PART B – THE AMENDMENT

This part of the document entitled “Part B – The Amendment”, and consisting of the following text constitutes Amendment No. [REDACTED] of the Town of Caledon Official Plan.

Details of the Amendment:

The Town of Caledon Official Plan is amended as follows:

1. By deleting from Schedule B, the land use designations of the lands shown outlined on Schedule A to this amendment and modifying the existing reference to the “Snell’s Hollow Secondary Plan Area – Land Use Plan” to reference all lands shown outlined.
2. By adding to Schedule B-1, the lands and associated land use designations shown outlined on Schedule B to this amendment.
3. By amending Section 5.4.3.5 to include “Schedule B-1” in the list of schedules.
4. By amending Section 5.4.4.2 as follows:

“General Commercial uses shall be permitted on lands designated General Commercial on Schedule B, subject to the provisions of Section 7.12.9.2, on Schedule B-A, subject to the provisions of Section 7.11.5.5, on Schedule B-2, subject to the provisions of Section 7.14.14 on Schedule C subject to the provisions of Section 5.10.4.5.3, on Schedule C-1 subject to the provisions of Section 7.3, and on Schedule D subject to the provisions of Sections 7.7.7, and 7.7.8.2.”

5. By amending Section 5.10.3.1 as follows:

“Development within settlements will take place only within the designated boundaries shown on Schedule A, Land Use Plan; Schedule B, Mayfield West Land Use Plan; Schedule B-1, Snell’s Hollow Secondary Plan Land Use Plan; Schedule B-2, Mayfield West Phase 2 Secondary Plan Land Use Plan; Schedule C, Bolton Land Use Plan; Schedule D, Caledon East Land Use Plan; Schedule E, Caledon Village Land Use Plan; Schedule M, Inglewood Village and Area Land Use Plan, Schedule N, Tullamore Land Use Plan; Schedule R – Victoria Business Park Land Use Plan; Schedule T – Sandhill Land Use Plan, and within the limits of the settlements as shown on Figures 2 to 17 inclusive, and development shall occur within these settlements in accordance with the land use designations applicable, provided that such uses are identified in the implementing zoning by-law.”

6. By deleting Section 5.10.4.3.3.1 and renumbering the remaining subsections.
7. By deleting and replacing Section 7.11 (Snell’s Hollow Secondary Plan) with the following:

****See enclosed redlined Snell’s Hollow Secondary Plan***

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

7.11 SNELL'S HOLLOW SECONDARY PLAN

7.11.1 Introduction

The following text and map identified as Schedule B-1 Land Use Plan attached hereto constitute the Snell's Hollow Secondary Plan.

7.11.2 Goals

In general, the Snell's Hollow Secondary Plan promotes high quality residential development in a comprehensive manner through the provision of appropriate policies respecting land use, environmental management, municipal servicing, transportation and other planning policy related policies. The Secondary Plan allows for predominantly urban use of Snell's Hollow area in a manner that complements the countryside image of the Town.

The goals of the Snell's Hollow Secondary Plan are:

- a) Incorporate the use of gateway features and edge treatments to create a distinctive community that will act as a transition from the urban uses in Brampton and the countryside of Caledon;
- b) Ensure a high standard of community design is provided that will promote social interaction, accessibility, and high aesthetic value;
- c) Preserve and enhance natural environmental features and functions and minimize impact of development on the natural environment;
- d) Ensure levels of noise are minimized by implementing appropriate land use arrangements, built forms, and landscape treatments;
- e) Provide opportunities for a connected recreation and open space system comprised of neighbourhood parks and major open spaces linked to the rest of Caledon and Brampton by trails, local roads, walkways and bicycle paths;
- f) Provide a transportation network that facilitates efficient, safe and convenient access for pedestrians, cars, bicycles, and transit which minimizes adverse traffic impacts to the community;
- g) Maximize the incorporation of energy and water conservation measures in development proposals; and,
- h) Identify, evaluate, conserve and enhance significant cultural heritage resources. Incorporate built heritage resources and contextual

landscape elements into the community design through careful consideration of road alignments and appropriate land uses.

7.11.3 **Structural Concept**

The structural concept for the Secondary Plan is to provide for a residential neighbourhood consisting of low density housing on the west side of Kennedy Road and a mix of low, medium, and high density housing east of Kennedy Road. General Commercial uses are intended along the north side of the Mayfield Road between Kennedy Road and Heart Lake Road.

Two significant environmental features affect the Secondary Plan. One is the Etobicoke Creek, and the other is a section of the Heart Lake Complex provincially significant wetland area which is located on the east side of Kennedy Road.

The Etobicoke Creek environmental feature will be preserved in its natural state and is designated as Environmental Policy Area. An open space buffer will be provided adjacent to this environmental feature.

Impacts of development upon the Heart Lake Complex will be considered in planning for the Secondary Plan.

Development is to be provided on full municipal services.

Development must have regard for:

- a) The progress of the Mayfield West Community Development Plan Study including the location, servicing and infrastructure requirements, and character, aesthetic qualities, and design of the future Mayfield West Rural Service Centre; and,
- b) Existing and proposed land uses in the City of Brampton.

The local road network will include the existing collector roads (Kennedy Road and Heart Lake Road) and a high capacity arterial road (Mayfield Road). Kennedy Road and Heart Lake Road will be widened between Mayfield Road and Highway 410 to an ultimate 36 metre Right-of-Way width. New collector roads will be required to service the planned development in the Secondary Plan. The collector roads are conceptually illustrated on Schedule B-1. The ultimate alignment of new collector roads will be determined through the plan of subdivision application process.

Linkages between the residential development contemplated by the Secondary Plan, Southfields, Valleywood, and the rest of Caledon and

Brampton will be created through the use of pedestrian walkways, trails, and bicycle paths.

7.11.4 **Architectural Vision and Community Design**

In recognition of the location of the Snell's Hollow Secondary Plan at the entrance to the Town of Caledon and, at the gateway to the Southfields Community, the streetscape and community design and architecture of the area shall be of a consistently high quality.

A combination of streetscaping, gateway features and architecture will be used to create a distinct edge along the north side of Mayfield Road and at Mayfield Road's intersection with Kennedy Road and Heart Lake Road. Through the plan of subdivision application process, a plan will be provided for the Mayfield Road frontage and include streetscaping and gateway elements in the design. The plan must have regard for any design work that may exist in association with the Mayfield West Community Development Plan Study and the Region of Peel widening of Mayfield Road.

Urban design and architectural guidelines will be required and approved by Council prior to circulation of the plan of subdivision. The Guidelines must have regard for the evolving quality and aesthetic characteristics and requirements of the Mayfield West Rural Service Centre.

Consideration shall be given to the location of utilities within the public rights of way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. Utilities shall be placed in such a manner so as to not visually detract from the streetscape. Utility providers will be encouraged to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc., where feasible.

State of the art energy and water conservation measures will be incorporated in the development of the Snell's Hollow Secondary Plan Area, to the maximum extent feasible.

7.11.5 **Land Uses**

7.11.5.1 **General Policies**

7.11.5.1.1 The pattern of land use and the general transportation network for the Plan Area are identified on Schedule B-1. Minor alterations to Schedule B-1 may occur without amendment to this Secondary Plan within the context of plan of subdivision or site plan approval applications provided such minor alterations are in conformity with Sections 6.6.2 and 6.6.4 and provided the

general intent of this Secondary Plan is maintained, to the satisfaction of the Town.

In determining what constitutes a minor alteration, regard shall be had to, among other things, the preservation of natural vegetation or other environmentally significant features, preservation of heritage resources, stormwater management requirements, detailed land use relationships, and provided the overall road pattern and principles of connectivity and appropriate traffic distributions are maintained.

7.11.5.1.2 The following land use designations are applied within the Plan Area, as shown on Schedule B-1:

- a) Low Density Residential;
- b) Medium Density Residential;
- c) Medium-High Density Residential;
- d) General Commercial;
- e) Open Space Policy Area;
- f) Environmental Policy Area; and
- g) Stormwater Pond Facility

In addition to the land use designations, specific land uses are identified symbolically on Schedule B-1 including:

- a) Cultural Heritage Resource; and
- b) Gateway Feature;

7.11.5.1.3 For the purpose of residential development, the calculation of net density shall be based on the land area proposed to be developed, exclusive of public rights-of-way, Open Space Policy Areas, Environmental Policy Areas, and stormwater management blocks.

7.11.5.1.4 The policies of Section 5.10 SETTLEMENTS shall apply. Where there is conflict between those policies and the policies of this Secondary Plan, the policies of the Secondary shall prevail.

7.11.5.1.5 Public Uses shall be permitted in all land use designations.

7.11.5.1.6 With regard to residential development adjacent to Mayfield and Kennedy Roads, reverse frontages and sound walls are strongly discouraged. In exceptional situations where reverse frontages or lot flankages are necessary, efforts shall be made to maintain the appearance of frontage through such measures as building orientation, architectural design, site layout and landscaping.

7.11.5.2 Low Density Residential

- 7.11.5.2.1 Lands designated Low Density Residential in the Plan Area shall be developed predominantly for single detached and semi-detached housing. Townhouse housing forms (including but not limited to street townhouses, dual-frontage, rear-lane, and back-to-back townhouses) shall be permitted in the Low Density Residential designation provided that land use compatibility is properly addressed at the plan of subdivision and/or rezoning stage.
- 7.11.5.2.2 Development in the Low Density Residential designation shall have a maximum density of approximately 30 units per net hectare (12 units per net acre) consistent with Official Plan policy 5.10.3.27.8.
- 7.11.5.3 Medium Density Residential
- 7.11.5.3.1 Lands designated Medium Density Residential in the Plan Area shall be developed for Townhouse housing forms including but not limited to street townhouses, dual-frontage, rear-lane, and back-to-back townhouses.
- 7.11.5.3.1 Development in the Medium Density Residential designation shall have a maximum density of approximately 80 units per net hectare (32 units per net acre) and consistent with Official Plan policy 5.10.3.27.8(b).
- 7.11.5.4 Medium-High Density Residential
- 7.11.5.4.1 Lands designated Medium-High Density Residential in the Plan Area shall be developed for Townhouse housing forms (including but not limited to street townhouses, dual-frontage, rear-lane, and back-to-back townhouses) and/or apartments.
- 7.11.5.4.2 Development in the Medium-High Density Residential designation shall generally have a maximum density of approximately 150 units per net hectare (60 units per net acre) and consistent with the locational criteria policies for Medium and High Density housing in accordance with Official Plan policy 5.10.3.27.8(b).
- 7.11.5.4.3 Consideration for greater density may be given without amendment to this Plan provided that matters of building height, massing and compatibility with adjacent land uses are addressed through the rezoning and/or Site Plan Approval stage.
- 7.11.5.4.4 Apartment buildings in the Medium-High Density Residential designation shall have a maximum building height of 8 storeys.
- 7.11.5.5 General Commercial

- 7.11.5.5.1 Development on lands designated General Commercial in the Plan Area shall be in accordance with Section 5.4 of this Plan.
- 7.11.5.5.2 Drive-through facilities shall be permitted in accordance with Section 5.4.3.17 of this Plan.
- 7.11.5.6 Open Space Policy Area
- 7.11.5.6.1 The Open Space Policy Area designations in the Plan Area as shown on Schedule B-1 shall permit parkland and buffers.
- 7.11.5.6.2 The lands designated Open Space Policy Area extending along the southerly limit of the Highway 410 right-of-way represents a 14-metre separation buffer between the Highway 410 right-of-way and residential land uses. If determined that such buffer is not required by the MTO, such lands may be developed for land uses permitted by the adjacent land use designation without amendment to this Plan.
- 7.11.5.6.3 The lands designated Open Space Policy Area west of Kennedy Road recognizes existing Snell Park which allows for limited recreational uses in accordance with Section 5.8 of this Plan.
- 7.11.5.6.4 The lands designated Open Space Policy Area east of Kennedy Road and west of Heart Lake Road shall be developed for public parkland in accordance with Section 5.8 of the Plan and shall have an area of approximately 1.3 hectares.
- 7.11.5.6.4 The lands designated Open Space Policy Area east of of Heart Lake Road shall be developed for public parkland in accordance with Section 5.8 of the Plan and shall have an area of approximately 0.38 hectares.
- 7.11.5.7 Environmental Policy Area
- 7.11.5.7.1 All lands designated Environmental Policy Area on Schedule B-1 are subject to the provisions of Section 5.7 and the Performance Measures contained in Section 3.2.5.
- 7.11.5.7.2 An open space buffer shall be required to provide a transition between the Etobicoke Creek environmental feature and adjacent development. The location, extent and size of buffer areas will be defined through the processing of individual development applications and shall generally be a minimum of 10 metres in width from the environmental feature.
- 7.11.5.7.3 No development or site alterations shall be permitted within the buffer areas and the areas shall be left in their natural state or planted with native species in order to protect adjacent natural features.

7.11.5.7.4 A trail to run through the Environmental Policy Area north of Mayfield Road along the Etobicoke Creek is shown conceptually on Schedule B-1. The trail shall be developed by community groups in accordance with Section 5.7.3.4 of the Official Plan and to the satisfaction of the TRCA and the Town in consultation with the City of Brampton. Exact siting of the trail shall minimize grading requirements and be finalized prior to final approval. In the design of the trail, proponents shall address pedestrian access, stormwater management requirements, woodlot and habitat preservation, proximity to top-of-bank appropriate buffers from special features and setbacks from residential areas.

7.11.5.8 Stormwater Pond Facility

7.11.5.8.1 Stormwater Pond Facilities in the Plan Area shall be developed in accordance with the approved Snell's Hollow Comprehensive Environmental Impact Study and Management Plan and in consultation with the Toronto and Region Conservation Authority and other government agencies, as applicable.

7.11.5.9 Cultural Heritage Resources

7.11.5.9.1 Cultural Heritage Resources as identified by the Cultural Heritage Survey undertaken by Unterman McPhail Associates and formalized in their "Cultural Heritage Resource Assessment Report" (June 2004) shall be conserved in accordance with the provisions of the Official Plan.

7.11.5.9.2 The Secondary Plan includes areas of high potential for archaeological resources. In accordance with the policies of the Official Plan, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.

7.11.5.9.3 Where possible, cultural heritage landscape elements, such as mature tree lines, shall be retained in the context of any widening of Kennedy Road between Mayfield Road and the Highway 410 alignment.

7.11.5.9.4 Consideration shall be given to perpetuating the names of the former 19th and 20th century land owners (i.e. Samuel and Elias Snell, and members of the McKechrine/McEachern family and others) within proposed subdivisions in the naming of streets, parks and trails and natural areas.

7.11.5.10 Gateway Features

7.11.5.10.1 As illustrated on Schedule B-1, the area in the vicinity of the intersections of Kennedy Road and Heart Lake Road with Mayfield Road have been designated as 'Gateways'. The Town shall require developers to work with the Town to establish the Gateway and neighbourhood gateway features at these intersections. The design of the gateways will be:

- a) To the satisfaction of the Town of Caledon in consultation with the Region of Peel and entirely at the expense of the developers within the Secondary Plan; and
- b) Determined through the plan of subdivision application process.

7.11.6 **Ecosystem Planning and Management**

7.11.6.1 All lands on Schedule B-1 are subject to the Ecosystem Planning and Management provisions of Section 3.2.

7.11.7 **Noise and Light**

7.11.7.1 New residential development shall meet noise level guidelines and policies of the Ministry of the Environment and Climate Change and Ministry of Municipal Affairs and Housing, and criteria of the Region of Peel and the Town of Caledon relating to noise pollution in residential developments.

7.11.7.2 In accordance with the requirements of the Town, a detailed Noise Impact and Mitigation Study will be provided through the plan of subdivision application process.

7.11.7.3 Notice requirements will be required to all future residential owners indicating the proximity of Highway 410 and that Mayfield Road will be expanded in the near future to a 50 metre Right-of-Way and it is anticipated that the area will be subject to noise and light impacts associated with these facilities.

7.11.7.4 The Town shall require development proponents to evaluate lighting impacts associated with the future Highway 410 to determine appropriate mitigation measures using information available from the Province on road elevation and lighting standards.

7.11.7.5 Appropriate landscape buffers and/or berms, planting or screening may be required between residential areas and Highway 410, Kennedy Road and Mayfield Road upon completion and approval of noise and light analyses, in accordance with requirements of the Town and the Ministry of the Environment and Climate Change.

7.11.8 **Transportation**

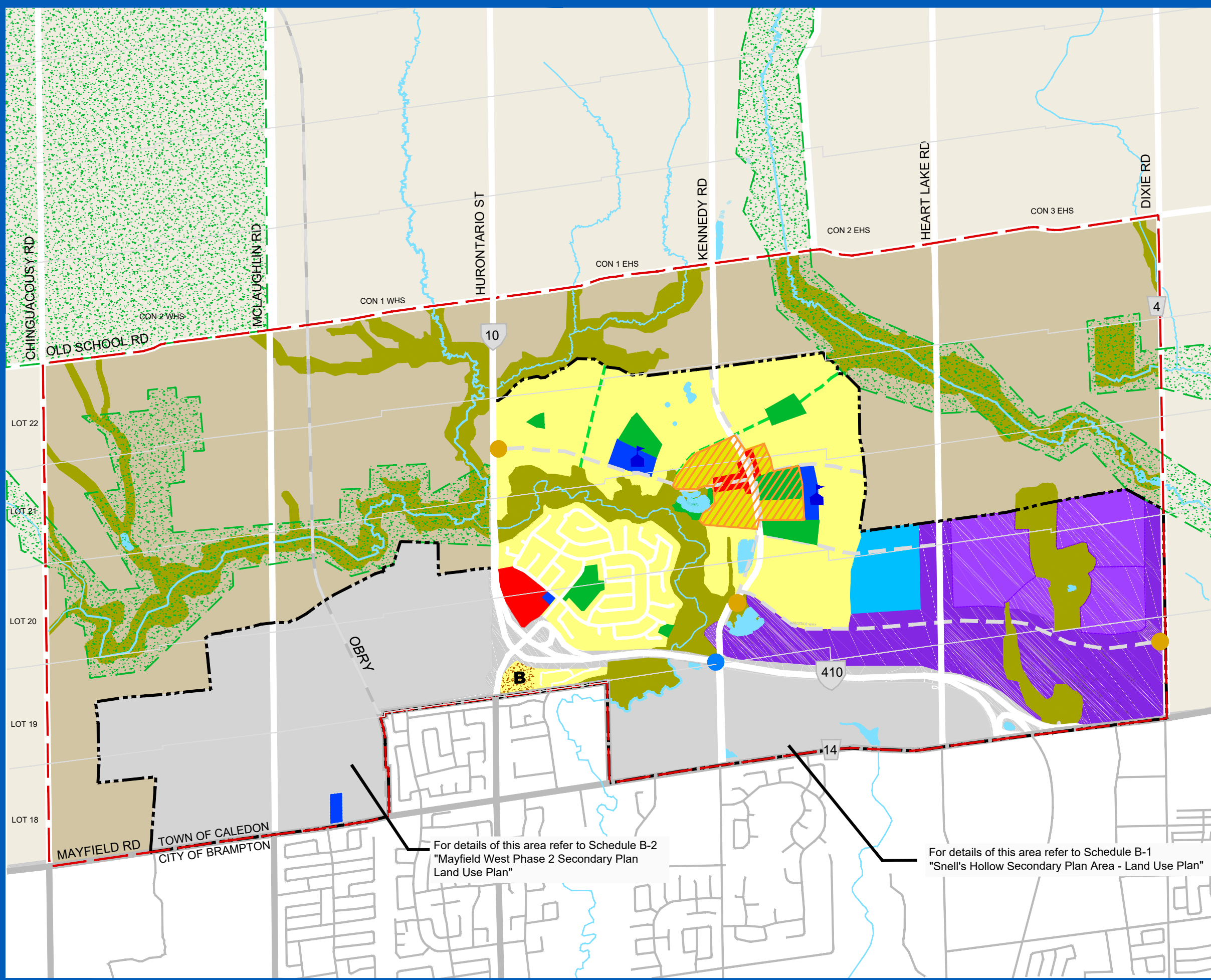
- 7.11.8.1 The transportation system servicing the Secondary Plan area shown conceptually on Schedule B-1 shall be developed in accordance with Section 5.9 of the Official Plan. New development shall be serviced by municipal roads and temporary access will not be permitted.
- 7.11.8.2 The Official Plan designates Kennedy Road Heart Lake Road as Collector Roads. Developers of land within the Secondary Plan shall provide a widening to the Town to provide for a 36 metre Right-of-Way on Kennedy Road and Heart Lake Road between Mayfield Road and Highway 410. Developers shall provide for the urbanization and widening of Heart Lake Road in accordance with Town requirements, with proportionate reimbursement as other benefiting properties are developed.
- 7.11.8.3 A minor collector road with a Right-of-Way of 22 metres will be provided to facilitate the safe and efficient movement of vehicles and pedestrians as generally shown on Schedule B-1 the Land Use Plan. A lesser right-of-way width may be considered provided adequate pavement width and boulevard space is demonstrated to the satisfaction of the Town.
- 7.11.8.5 The collector road system shown conceptually on Schedule B-1 may be adjusted in order to accommodate noise mitigation measures associated with Highway 410 and for the preservation of cultural heritage resources on the east side of Kennedy Road and such adjustment shall not require an amendment to the Official Plan.
- 7.11.8.6 Consistent with the objectives of Section 5.9.2 of the Official Plan, a pedestrian and bicycle pathway shall be encouraged within the park system, local road network and along Mayfield Road to link open space areas within and outside of the Secondary Plan. Pedestrian and bicycle pathways shall be encouraged along Kennedy Road in accordance with Subsection 7.11.10.2 of the Secondary Plan.
- 7.11.8.7 Development for this area must have regard for provincial requirements respecting development adjacent to Highway 410.
- 7.11.8.8 Roads will be designed and built to accommodate the access and operations requirements of Town and fire and emergency services, service vehicles and snow plowing.
- ## 7.11.9 **Staging and Servicing**
- 7.11.9.1 All development in the Snell's Hollow Secondary Plan shall be serviced by municipal water, municipal sanitary and storm sewers, municipal roads, hydro, and other utilities.

- 7.11.9.2 The design of these services shall comply with Town standards as well as those of the respective public and private utility providers and other government agencies.
- 7.11.9.3 Stormwater Management Plans and reports shall comply with the most recent Ministry of the Environment and Climate Change Stormwater Management Planning and Design Manual.
- 7.11.9.4 The Stormwater Management Plan prepared by Marshall Macklin and Monaghan for the area west of Kennedy Road directs the drainage of the Secondary Plan to be diverted away from the Heart Lake Complex wetlands to a stormwater management pond adjacent to Etobicoke Creek. In the event that an agreement cannot be reached between the Town, City of Brampton and the TRCA to locate and implement the pond in this location, the Stormwater Management Plan will be revised to determine where within the tablelands of the Low Density Residential designation the stormwater management pond(s) will be located.
- 7.11.9.5 Prior to draft approval of draft plan of subdivision, a developer will be required to provide any outstanding or further hydrogeological assessments or reports as required by the Town in consultation with the TRCA. In the event that a future assessment or report indicates the need for additional stormwater management facilities, the Stormwater Management Plan will be revised to determine where within the tablelands of the Low Density Residential designation the stormwater management facilities will be located.
- 7.11.9.6 Utilities and telecommunication infrastructure within the Secondary Plan shall be located within an initial common trench, wherever possible, to avoid unnecessary over digging and disruption of municipal rights of way.
- 7.11.9.7 Prior to approval of development within the Secondary Plan area, utilities and telecommunications providers are to confirm if services can be provided to support the proposed development; and, shall determine appropriate locations for large utility equipment or utility cluster sites.
- 7.11.9.8 Lands required to be used for large utility structures shall be shown as a block(s) on a draft plan of subdivision and the location shall be confirmed as a condition of draft plan approval or site plan approval, to the satisfaction of the Town and utility provider.
- 7.11.9.9 New public and private infrastructure shall be subject to the environmental policies of the Official Plan.

- 7.11.9.10 No final approval will be given to any parcel of land within the Snell's Hollow Secondary Plan until such time as stormwater, piped water and sanitary sewer facilities necessary to serve the proposed development are available.
- 7.11.9.11 In extending services to develop specific parcels, the developer shall provide the opportunity for adjacent existing unserved or partially served development to connect to the municipal system.
- 7.11.9.12 Prior to the approval of any development, all servicing studies as required by the Town and Region shall be prepared to the satisfaction of the Town and Region.
- 7.11.9.13 Developments will be phased to ensure the most efficient and economical use of existing and proposed servicing infrastructure.
- 7.11.9.14 Any phasing shall take place in accordance with the policies set out in the Official Plan section 6.2.1.7.
- 7.11.10 **Cost-Sharing**
- 7.11.10.1 As appropriate, a cost-sharing agreement shall be instituted whereby the portion of the costs of major roads, trunk utilities and other public and/or community facilities servicing the whole area which may be chargeable to private development will be shared by all benefiting development, appropriately pro-rated among the owners affected. The program will be implemented through the Development Charges Act, front-ending agreements and/or other cost-sharing agreements. This provision is to allow for the equitable and ordered development of the planning area by sharing the burden of community use loads on all benefiting owners.
- 7.11.11 **Implementation**
- 7.11.11.1 The provisions of Section 6.0 of the Town of Caledon Official Plan regarding implementation and administration shall apply with regard to this Secondary Plan.

Schedule B

MAYFIELD WEST LAND USE PLAN

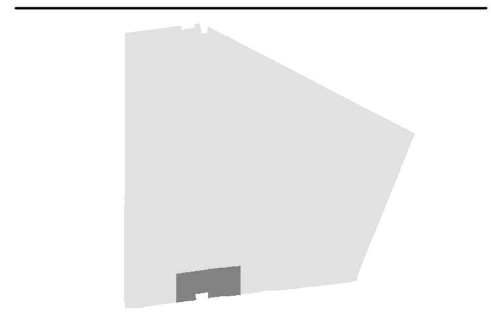


- Prime Agricultural Area
- Residential Area
- Residential Policy Area
- Environmental Policy Area
- Open Space Policy Area
- General Commercial
- Institutional
- Mixed High/Medium Density Residential
- Academic/Research Campus
- Prestige Industrial
- General Industrial
- Highway Right-of-Way
- Village Centre Area
- Settlement Boundary 2031
- Mayfield West Study Area
- Boundary of Greenbelt Plan Area
- Greenway Corridor
- Lot and Concession Lines
- Elementary School
- Gateway Feature
- Potential Future Interchange
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway

LOT 22
LOT 21
LOT 20
LOT 19
LOT 18

For details of this area refer to Schedule B-2
"Mayfield West Phase 2 Secondary Plan
Land Use Plan"

For details of this area refer to Schedule B-1
"Snell's Hollow Secondary Plan Area - Land Use Plan"



Base Data Source: Town of Caledon

