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P-2760

October 26, 2016

Development Section
Development Approval and Planning Policy Department
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: Brandon Ward, Senior Development Planner

**Re: Draft Plan of Subdivision and Zoning By-law
Amendment
2256 Mayfield Road
Part of Lot 18, Concession 2
Town of Caledon
Caledon Terra Investments Inc.**

Dear Mr. Ward,

KLM Planning Partners Inc. acts on behalf of our client and owner of the lands, Caledon Terra Investments Inc., with regard to applications for a draft plan of subdivision and zoning by-law amendment to permit 180.5 residential units on their lands generally located north of Mayfield Road and west of McLaughlin Road. The subject lands are approximately 10.074 Ha (24.893 acres) and are municipally known as 2256 Mayfield Road.

Town of Caledon Internal	Accessibility	Building	Engineering	Fire & Emergency Services	Planning
	Parks & Rec	Planning Law	Landscape	Public Works	Zoning
External Agencies	Bell Canada	Canada Post	CPR	DPCDSB	Enbridge
	MPAC	City of Brampton	OPP	Region of Peel	Peel DSB
	Rogers Communications	Hydro One	CVC		

The proposed development contains 180.5 units consisting of 168 detached dwelling lots with frontages ranging from 9.15 metres to 13.7 metres and 25 part lots to be combined with the subdivision to the east. As well as a woodlot block and portion of a greenway corridor located on the north west corner of the property.

Official Plan Amendment 222 (OPA 222) was adopted by Town of Caledon Council on November 10, 2015. OPA 222 implemented the Mayfield West Phase 2 Secondary Plan. The subject lands are located within the Mayfield West Phase 2 Secondary Plan (“the Secondary Plan”). Schedule B-2 is the land use schedule for Mayfield West Phase 2 Secondary Plan and it designates the subject lands as “Low Density Residential”, “Environmental Policy Area”, “Greenway Corridor” and “Stormwater Pond Facility”.

Further, the Town’s Zoning By-law 2006-50 zones the property Agricultural (A). The Zoning By-law Amendment proposes a site specific Residential One Exception (R1-XXX) zone as well as and Environmental Policy Area One (EPA 1) zone.

A pre-consultation (DART) meeting was held with Town staff on July 16, 2016 and a list of complete application requirements were provided following the meeting. In accordance with the DART meeting form, we are pleased to submit the following in support of the above noted applications:


- Twenty-seven (27) copies of the Cover Letter prepared by KLM Planning Partners Inc. dated October 26, 2016;
- Sixteen (16) copies of the Zoning By-law Application Form;
- Sixteen (16) copies of the Draft Plan of Subdivision Application Form;
- Twenty-seven (27) copies of the Pre-Consultation (DART) Meeting Form;
- Thirty-nine (39) copies of the Draft Plan of Subdivision prepared by KLM Planning Partners Inc. dated September 19, 2016;
- Thirteen (13) copies of the Functional Servicing Statement and Environmental Implementation Report letter prepared by RAND Engineering Corporation dated October 14, 2016;
- Fourteen (14) copies of the Planning Justification Report prepared by KLM Planning Partners Inc. dated October 2016;
- Eleven (11) copies of the Transportation Impact Study prepared by LEA Consulting Ltd. dated October 2016;
- Four (5) copies of the Healthy Development Assessment;
- Nine (9) copies of the Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc.;
- Four (4) copies of the Stage 1 & 2 Archaeological Assessment prepared by The Archaeologist Inc. dated August 12, 2013;

- Four (4) copies of the Ministry of Tourism, Culture and Sport letter dated August 27, 2013;
- Eight (8) copies of the Geotechnical Investigation prepared by AME Materials Engineers. dated November 2011;
- Nine (9) copies of the Noise Control Feasibility Study prepared by SS Wilson Associates. dated October 7, 2016;
- Eleven (11) copies of the Phase One Environmental Site Assessment prepared by WSP Canada Inc. dated August 31, 2016;
- Eleven (11) copies of the Phase 2 Environmental Site Assessment prepared WSP Canada Inc. dated September 13, 2016;
- Four (4) copies of the Tree Removal and Preservation Plan prepared by Kuntz Forestry Consulting Inc. dated October 25, 2016;
- Three (3) CD's of the above noted materials; and
- Application fees:
 - One (1) cheque made payable to the Region of Peel in the amount of \$15,000;
 - One (1) cheque made payable to the Town of Caledon in the amount of \$152,204.50 for the rezoning and draft plan of subdivision fee; and
 - One (1) cheque made payable to Credit Valley Conservation.

We trust the foregoing and enclosed is in order, however, should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

For: 
Keith MacKinnon, BA, MCIP, RPP
Partner

cc: Caledon Terra Investments Inc.