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December 12, 2016

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

**Attention: Brandon Ward, MICP, RPP  
Senior Development Planner**

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

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Dear Mr. Ward,

On behalf of Caledon Terra Investments Inc., we are pleased to provide you with an outline of why, in our opinion, the proposed draft plan of subdivision is generally consistent with and meets the intent of the Community Design Plan ("CDP"), prepared by NAK Design Strategies and dated February 2016 based on the following:

1. The lands to the east of the Caledon Terra Investments parcel have been deemed complete with a street and lotting pattern that differs slightly from the CDP. As a result, the Caledon Terra plan must continue the street pattern to ensure they appropriately align with the adjacent streets and the lotting pattern are properly integrated and consistent.
2. The Caledon Terra draft plan provides for a Greenway Corridor linkage block that is not identified in the CDP to ensure both visibility and access into the Greenway system.
3. The CDP provides a conceptual street pattern on the Caledon Terra lands which is not an efficient use of land and infrastructure based on the significant amount of single loaded road proposed. The proposed draft plan ensures the infrastructure and land is being used

effectively and efficiently, while still maintaining important views and connections into the Greenlands system.

4. The CDP sets out the need for a connected system which links the proposed NHS system to the Greenbelt to the north and to the approved Mount Pleasant Community Block 51-2 to the south. These connections continue to be maintained with the Caledon Terra draft plan. Furthermore, exposure to the woodlot feature continues to be maintained with greenspace connections also provided by way of the park directly adjacent to the Greenlands corridor which have direct access and exposure via the collector road.
5. The SWM pond that is shown in the CDP on the Caledon Terra lands are no longer required and thus has been used for residential purposes.
6. Although the Caledon Terra draft plan does not provide physical access to the Greenland feature on the west side via the proposed draft plan of subdivision, this feature is easily accessed by way of the collector road on both the north and south side, which is also identified as a trail gateway. Furthermore, the Caledon Terra draft plan provides a Greenway corridor block within the proposed draft plan to provide a view terminus and additional access into the trail system, which enhances the intent of providing access within each neighbourhood.
7. The woodlot located at the north end of the Caledon Terra draft plan has also been designed to have enhanced access and views on the north side via the spine road, which is single loaded adjacent to the woodlot. Furthermore, the Community Design Plan provides for a multitude of views and access points into the NHS features throughout the community.
8. It has been determined through further detailed engineering design that the stormwater management pond that was originally shown at the south end of the Caledon Terra lands is no longer required. As a result of the removal of the SWM pond, the road pattern has been altered in order to reflect this change.
9. The proposed draft plan has been designed to provide views towards the NHS with the inclusion of the greenway corridor block while the existing views into the greenway to the west, from the collector road, will continue to be maintained, in accordance with the CDP. The ability to provide single loaded roads adjacent to the NHS features is diminished as a result of the surrounding street patterns while also being cognizant of ensuring the plan is an efficient use of land and infrastructure in accordance with Provincial policy.

As a result of the above, it is our opinion that the proposed draft plan of subdivision is consistent with objectives contained within the CDP and the proposed plan does not conflict with the overall intent and purpose of the CDP, while also ensuring the proposed draft plan is an efficient use of land and infrastructure in accordance with Provincial policy.

Should you have any further questions, do not hesitate to contact the undersigned.

Yours truly,  
**KLM PLANNING PARTNERS INC.**



Keith MacKinnon, BA, MCIP, RPP  
Partner

cc: Caledon Terra Investments Inc.