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P-2569

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  
 2650 Mayfield Road  
 Part of Lot 18, Concession 1  
 Town of Caledon  
 Lormel Joint Venture Inc.**

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Dear Mr. Ward,

KLM Planning Partners Inc. acts on behalf of our client and owner of the lands, Lormel Joint Venture Inc., with regard to applications for a draft plan of subdivision and zoning by-law amendment to permit 197 residential units on their lands located north of Mayfield Road, west of the ORBY Railway and east of McLaughlin Road. The subject lands are approximately 18.265 Ha (45.134 acres) and are municipally known as 2650 Mayfield Road

Town of Caledon Internal	Accessibility	Building	Engineering	Fire & Emergency Services	Planning
External Agencies	Parks & Rec	Planning Law	Landscape	Public Works	Zoning
	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 197 units consisting of frontages ranging from 9.14 metres to 13.7 metres. The proposed development also contains a stormwater management pond on the southern property limit adjacent to Mayfield Road, a park and woodlot block as well as a greenway corridor block west of the ORBY Railway.

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”, “Open Space Policy Area” and “Stormwater Pond Facility”

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

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 prepare 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 9, 2016;
- Four (4) copies of the Urban Design Letter prepared by NAK Design Strategies dated September 13, 2016;
- Nine (9) copies of the SK1 - Parks/Open Space Concept prepared by NAK Design Strategies dated September 13, 2016;
- Nine (9) copies of the SK2 – Parks/ Open Space Concept prepared by NAK Design Strategies 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 (4) 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 10, 2013;
- Four (4) copies of the Ministry of Tourism, Culture and Sport letter dated August 26, 2013;
- Eight (8) copies of the Geotechnical Investigation prepared by WSP Canada Inc. dated April 4, 2016;
- Nine (9) copies of the Noise Control Feasibility Study prepared by SS Wilson Associates. dated October 12, 2016;
- Nine (9) copies of the Measurements of Railway Vibration Levels Report prepared by SS Wilson Associates dated October 17, 2016;
- Eleven (11) copies of the Phase One Environmental Site Assessment prepared WSP Canada Inc. dated February 26, 2016;
- Eleven (11) copies of the Phase 2 Environmental Site Assessment prepared WSP Canada Inc. dated May 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 \$15,000.00;
  - One (1) cheque made payable to the Town of Caledon in the amount of \$162,022.00 for the rezoning and draft plan of subdivision application fees; and
  - One (1) cheque made payable to the Credit Valley Conservation in the amount of \$22,387.20.

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.**

*cop:* Keith MacKinnon, BA, MCIP, RPP  
Partner

cc: Lormel Joint Venture Inc.