

December 17, 2020

MGP File: 20-2872

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

via email: stephanie.mcvittie@caledon.ca

Attention: Ms. Stephanie McVittie
Acting Manager, Development Review Services



Dear Ms. McVittie:

**RE: Mayfield West Phase 2 Stage 2 – Draft Plan of Subdivision Application
Caledon Development LP and Caledon Development General Partner Ltd.
Town File No.: 21T-20005C**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Caledon Development LP and Caledon Development General Partner Ltd (“Caledon Developments”), who own the lands municipally known as 0 McLaughlin Road in the Mayfield West community in the Town of Caledon (the “Subject Lands”). MGP is pleased to submit the following Draft Plan of Subdivision Application on behalf of Caledon Developments. The development proposal consists of 393 residential units, which includes a mix of low and medium-density residential, a school block, community park block, stormwater management block and Greenbelt lands.

The following materials are enclosed, which provide a complete application as per the requirements identified in the DART Meeting form provided by the Town of Caledon on December 10, 2020:

- 1) Completed and signed Draft Plan of Subdivision Application Form;
- 2) Completed and signed Acknowledgement of Public Information Form;
- 3) Signed Pre-Consultation (DART) Meeting Form;
- 4) Planning Opinion Report (including Community Design Plan conformity), prepared by Malone Given Parsons Ltd., dated December 2020;
- 5) Healthy Development Assessment, prepared by Malone Given Parsons Ltd., dated December 4, 2020;
- 6) Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., dated December 11, 2020;
- 7) Zoning Overlay, prepared by Malone Given Parsons Ltd., dated December 3, 2020;
- 8) Phase One Environmental Site Assessment, prepared by Soil Engineering Ltd., dated August 5, 2016;
- 9) Archaeological Assessments (Stages 1 to 3) and Stage 4 Excavation Reports, prepared by Archeoworks Inc. and associated letters from the Ministry of Tourism,

- Culture, and Sport for the Review and Entry into the Ontario Public Register of Archaeological Reports;
- 10) Soil Investigation Report, prepared by Soil Engineering Ltd., dated July 2016;
 - 11) Transportation Impact Study, prepared by LEA Consulting Ltd., dated December 2020;
 - 12) Environmental Noise and Vibration Report, prepared by Actinium Engineering, dated December 10, 2020;
 - 13) Functional Servicing Report Letter of Compliance and associated Preliminary Grading, Sanitary and Stormwater plans, prepared by WSP, dated December 4, 2020;
 - 14) Stormwater Management Report Letter of Compliance, prepared by WSP, dated December 4, 2020;
 - 15) Stormwater Management Report, prepared by WSP, dated March 20, 2020;
 - 16) Tree Impact and Preservation Plan, prepared by Strybos Barron King Landscape Architects, dated November 27, 2020;
 - 17) Park Facility Fit Plan, prepared by Strybos Barron King Landscape Architects, dated November 27, 2020;
 - 18) Sidewalk Location Plans, prepared by WSP, dated December 4, 2020;
 - 19) Parking Plan, prepared by Malone Given Parsons Ltd., dated December 1, 2020;
 - 20) Parcel Register (PIN 14252-0067), dated November 17, 2020; and,
 - 21) Plan 43R-36993, prepared by Rady-Pentek & Edward Surveying Ltd., dated February 8, 2016.

It should be noted that the Application Form for the Sustainable Residential Home Strategy Initiative has been excluded from this submission and will be provided and detailed as a condition of Draft Plan approval.

Per the direction of Town staff, only digital copies of the submission materials are being provided at this time. Hard copies can be made available upon request. As directed by staff, a cheque payable to the Town of Caledon in the amount of \$275,904.74 will be provided under separate cover.

We look forward to working through the approvals process with you. Should you have any questions or require additional information, please contact me at 905.513.0170 ext. 116.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP, PLE, PMP

Principal

cc: Ashley Barter, Malone Given Parsons Ltd.
Frank Filippo, Caledon Developments
Rob Hughes, Manager Planning Services, Town of Caledon