

GTA WEST OFFICE
9358 GOREWAY DRIVE
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October 8, 2024

The Town of Caledon
Planning & Development
Community Services
6311 Old Church Road
Caledon, Ontario
L7C 1J6

ATTN: Mr. Alex Mior
Community Planner, Development Planning Department

**RE: Zoning By-law Amendment
12909 Kennedy Road
Lot 22, Concession 2 Town of Caledon
Candevcon File No.: W22068**

**Owner: Trends Development Inc.
270 Orenda Road
Brampton, Ontario
L6T 4X6
BDhillon@TurnerMoore.com**

Dear Alex,

On behalf of the owner Trend Development Inc, we are submitting the enclosed materials in support of applications to amend the Zoning By-law approval.

Background

The subject parcel is identified as 12909 Kennedy Road in the Mayfield West Secondary Plan Area of south Caledon. The property is approximately 36.87 hectares (91.11 acres) in size, has access from Kennedy Road and currently contains a historic farmhouse and barns. The surrounding land uses include agricultural to the north and east, existing subdivisions to the south and a proposed subdivision to the west.

The property is part of the Mayfield West Secondary Plan Phase Three that is an expansion of the secondary plan. An Official Plan Amendment has been submitted in September 2021 and is currently in circulation with the town that addresses the expansion area to permit new development uses for the property and several others in the area. The OPA (File No. POPA 2021-0009) will be implemented on Schedule B: Mayfield West Land use Plan.



A PARC Meeting was held on February 15, 2024, with Caledon planning staff to discuss comments and concerns about the proposal. PARC comments were provided for the Zoning By-law Amendment Application (File No. PRE-2023-0248) and the Draft Plan of Subdivision Application (PRE-2023-0305).

Proposal

The proposed development contemplates a diverse landscape of residential and open space uses that include single detached dwellings, semi-detached dwellings, street townhouse dwellings, stacked condominium townhouses, and mixed uses apartment units. A stormwater management pond, community park and natural heritage system are also developed as part of the subdivision open space areas. Several new streets including collector roads, local roads, cul-de-sacs and private roads are proposed to provide access through the subdivision and adjacent developments.

A Draft Plan of Subdivision Application to facilitate the proposed development has been made concurrently to the Town of Caledon on September 26, 2024.

With regards to the subject site, we are submitting the following items in support of the development application:

1. Zoning By-law Amendment Application Form was completed digitally;
2. Digital copy of the signed Preliminary (PARC) forms (PRE-2023-0248 & PRE-2023-0305);
3. Digital copy of the Draft Plan of Subdivision (PL-1), prepared by Candevcon, dated August 3, 2024;
4. Digital copy of the Comment Response Tables for both applications;
5. Digital copy of the Survey, prepared by Mauro Group Inc.;
6. Digital copy of the Planning Justification Report, prepared by Candevcon, dated September 20, 2024;
7. Digital copy of the Public Engagement Strategy, dated July 5, 2024;
8. Digital copy of the Healthy Development Assessment;
9. Digital copy of the Zoning By-law Amendment;
10. Digital copy of the Functional Servicing Report (includes the Storm Water Management Report, Site Servicing Plan, Grading Plan), prepared by Candevcon, dated September 2024; The Stormwater Management calculations and details are located in Section 5 of the Functional Servicing Report;
11. Digital copy of the Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry, dated June 12, 2024;
12. Digital copy of the Urban Design and Cultural Heritage Brief, prepared for Mayfield West Phase 1 (Stage 2) by NAK, dated September 2021;
13. Digital copy of the Stage 1-2 Archaeological Assessment, prepared by PHC, dated June 20, 2023;
14. Digital copy of the Phase 1 Environmental Site Assessment, prepared by BEN Engineering, dated July 7, 2022;
15. Digital copy of the Geotechnical Investigation, prepared by DS Consultants, dated January 11, 2023;



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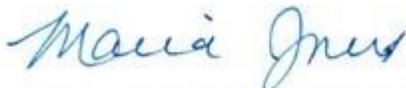
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16. Digital copy of the Hydrogeological Assessment, prepared by DS Consultants, dated January 17, 2023;
17. Digital copy of the Traffic Impact Brief, prepared by Candevcon, dated September 20, 2024;
18. Digital copy of the Noise Control Feasibility Study, prepared by Candevcon, dated September 20, 2024;
19. Digital copy of the Grading and Servicing Plans (G-1 & S-1);
20. Digital copy of the Heritage Impact Assessment, prepared by PHC, dated June 8, 2023;
21. Digital copy of the Comprehensive Environmental Impact Study and Management Plan for Mayfield West Phase 1 – Stage 2 Expansion Area, prepared by Beacon Environmental, dated August 30, 2024;
22. Digital copy of the Green Development Standards;

Kind Regards,

CANDEVCON GROUP INC.



Maria Jones, RPP, MCIP
Project Planner

cc. Balkaran Dhillon
Steven Giankoulas
Scott Lang
David Lee

