

August 6, 2024

MGP File: 22-3130

Town of Caledon
611 Old Church Road
Caledon, ON L7C 1J6

via email: tanjot.bal@caledon.ca

Attention: Tanjot Bal
Senior Planner, Development and Design

Dear Ms. Bal:

**RE: Mayfield West Phase 2 – Stage 3 – Official Plan Amendment Application
Resubmission
Brookvalley Project Management Inc.**

On June 7, 2024, MGP provided Official Plan Amendment resubmission materials to the Town on behalf of Brookvalley. Based on their initial review of the submission materials, staff had identified a few outstanding materials and additional information required to complete their review of the OPA resubmission. Since receiving their initial comments, we met with staff on July 22, 2024, where we worked through the additional information requested. We thank staff for their collaboration and willingness to meet with us to provide clarity on the outstanding materials. Based on our discussions with staff, we are pleased to provide the following resubmission materials:

- Official Plan Amendment and Land Use Plan, prepared by Malone Given Parsons Ltd, dated August 2024;
- Scoped Development Sequencing and Staging Plan, prepared by Malone Given Parsons Ltd., dated August 2024; and,
- Stage 3 Comprehensive Environmental Impact Study and Management Plan, prepared by Palmer, dated August 2024.

Based on the meeting with Town staff and TRCA, and subsequent discussions with staff, it was determined that the Scoped Subwatershed Study would in effect be covered by the CEISMP Report with the inclusion of additional information requested by the Town.

It was requested by the Town that continuous modelling be undertaken to determine the amount of groundwater infiltration. Based on discussions with staff, it was agreed that adjustments be made to the existing model that was used in the CEISMP to recommend a target infiltration amount which is 293 mm/year over a site area of 403 hectares. Our team believes that through the Low Impact Development measures listed in the CEISMP, the target infiltration can be achieved. The CEISMP has been updated accordingly to include updated

flood modelling, provide an appropriate groundwater infiltration number, includes criteria for stormwater management, erosion measures and revised figures. It was determined that the detailed feature staking will be provided through the Draft Plan of Subdivision process.

As part of our OPA submission, we received comments from the Ministry of Transportation with respect to the Highway 413 alignment. We previously met with the Ministry and requested that they consider our alternative alignment as shown on our initial submission given that we had undertaken sufficient technical work for our preferred alternative route over the past few years through the public consultation process. It remains the Ministry's opinion that the technically preferred alignment of Highway 413 be delineated on the OPA schedule. As a result, we have updated the OPA to include the technically preferred alignment of Highway 413 on Schedule B-2 in order to expedite the review of the application and to be consistent with the Region of Peel Official Plan and Future Caledon Official Plan. In addition to the revised schedule, the updated OPA document includes a revised Policy 7.14.19.4 with respect to Highway 413 and updated population, housing and employment estimates based on the updated Land Use Plan.

The revised Development Sequencing and Staging Plan establishes the updated estimates for residential units, population, jobs and density yields, which are summarized as follows:

Table 1: Revised Unit Mix and Density by Designation with Highway 413

Land Use Designation	# of Units	Net Residential Area ¹ (ha)	Net Residential Density (uph)	Population Estimate ²
Low-Density Residential	2,886	126.58	22.80	10,592
Medium-Density Residential	151	8.56	17.64	421
Mixed Use Residential	1,269	25.38	50.00	2,233
Total	4,306	160.52	26.83	13,247

Notes: 1 - Net residential area excludes Environmental Policy Area, Greenbelt Plan Area, Parks, Schools, OBRY Trail, Highway 413, and Collector Roads

2 - Population estimate calculated using persons per unit based on 2019 Town of Caledon Development Charges Background Study

For your reference, the projected units, density and population estimates for our original submission, without the Highway 413 alignment, is provided below:

Table 2: Unit Mix and Density by Designation without Highway 413

Land Use Designation	# of Units	Net Residential Area ¹ (ha)	Net Residential Density (uph)	Population Estimate ²
Low-Density Residential	3,365	151.96	22.15	12,351
Medium-Density Residential	622	12.90	48.22	1,735
Mixed Use Residential	700	14.00	50.00	1,232
Total	4,687	178.86	26.21	15,318

*Notes: 1 - Net residential area excludes Environmental Policy Area, Greenbelt Plan Area, Parks, Schools, OBRY Trail and Collector Roads
2 - Population estimate calculated using persons per unit based on 2019 Town of Caledon Development Charges Background Study*

We trust that this additional information is sufficient for staff's review and preparation of a recommendation report for Council's consideration and adoption. We look forward to continuing working through the approvals process with you. Should you have any questions or require additional information, please contact the undersigned.

Yours very truly,
Malone Given Parsons Ltd.



Matthew Cory, MCIP, RPP