



Matthew Cory
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August 30, 2024

MGP File: 24-3365

Town of Caledon
6311 Old Church Rd
Caledon ON L7C 1J6

Attention: Lesley Gill Wood
Senior Planner, Town of Caledon

Dear Mrs. Gill Wood:

RE: Application for Official Plan Amendment
Mayfield Tullamore Landowners Group

On behalf of Mayfield Tullamore Landowners Group Inc. (“MTLOG”), we are please to submit this application for an Official Plan Amendment (“OPA”) for the lands generally bounded by Old School Road to the north, Torbram Road to the east, Mayfield Road to the south and west of Bramalea Road to the west (the “Subject Lands”). The lands subject to this OPA application have recently been brought into the urban growth boundary as part of the recently concluded Municipal Comprehensive Review process. The MTSP Area is now included in the Regional Urban Boundary in the new Region of Peel Official Plan, as well as the recently adopted Future Caledon Official Plan. An amendment to the Official Plan to the Town of Caledon, through the preparation and approval of a secondary plan, is required to determine detailed land use designations prior to any development occurring on these lands.

The MTLOG is proposing to amend the Town of Caledon Official Plan to create a more detailed planning framework and urban land use designations for the Subject Lands. The proposed amendment will establish a comprehensive plan for the area in order to achieve a complete, coordinated, healthy, high quality and sustainable communities with strong neighbourhood centres, ensuring that the staging and sequencing of development supports a logical development manner that efficiently utilizes existing infrastructure.

In support of the OPA application, please find enclosed the following submissions materials:

1. Completed Preliminary PARC Form;
2. Completed Official Plan Amendment Application Form;
3. Planning Opinion Report, prepared by Malone Given Parsons Ltd., dated August 2024, including the following components:
 - a. Community Services and Facilities Study;
 - b. Housing Assessment;
4. Draft Official Plan Amendment; prepared by Malone Given Parsons Ltd. dated August 2024, including the following components:
 - a. Compatibility and Mitigation Study;
 - b. Phasing Plan;

5. Healthy Development Assessment, prepared by Malone Given Parsons Ltd., dated August 2024;
6. Public Engagement Summary, prepared by Malone Given Parsons Ltd., dated August 2024;
7. Survey Plans, dated August 2024;
8. Agricultural Impact Assessment, prepared by Colville Consulting Inc., dated August 2024;
9. Stage 1 Archaeological Impact Assessment, prepared by ASI, dated August 2024;
10. Indigenous Engagement Summary, prepared by ASI, dated August 2024;
11. Commercial Impact Study, prepared by Altus Group, dated August 2024;
12. Community Design Guidelines, prepared by NAK, dated August 2024, including the following components;
 - a. Conceptual Landscape Plans;
 - b. Facility Fit Plan;
 - c. Parks Plan;
13. Cultural Heritage Assessment Report, prepared by Goldsmith Borgal & Company Ltd. Architects, dated July 2024;
14. Fiscal Impact Study, prepared by Keleher Planning & Economic Consulting, dated August 2024;
15. High Level Servicing Analysis, prepared by SCS Consulting Group Ltd., dated August 2024, including the following components;
 - a. Preliminary Servicing and Grading Plans;
16. Local Watershed Study, prepared by GEI Consultants Inc., dated August 2024, including the following components:
 - a. Climate Change Adaption Plan;
 - b. Community Energy and Emissions Reduction Plan;
 - c. Geomorphic and Erosions Hazard Delineation;
 - d. Headwater Drainage Feature Assessment;
 - e. Geotechnical Assessment;
 - f. Hydrogeological Assessment;
 - g. Slope Stability Assessment (Preliminary & Detailed Staked Top of Bank);
 - h. Wetland Water Balance Risk Evaluation;
 - i. Hydraulic and Hydrology Assessment;
17. Mobility Plan and Transportation Impact Study, prepared by BA Group, dated August 2024;

A cheque in the amount of \$39,889.84, dated August 27, 2024, has been submitted to the City to accompany this application for the purposes of the application fees. Once the Town of Caledon application fees are confirmed following the pre-screening review process, we will arrange for payment to be submitted to the Town to circulate the applications. In addition, applicable application fees will be submitted to the Region of Peel (Region) and the Toronto and Region Conservation Authority (TRCA) once the Town of Caledon circulates the applications. Kindly advise when this has been done and we will contact both the Region and TRCA directly to ensure there is no delay in their review of the applications.

Please contact the undersigned to discuss these applications and the contents of this package.

Yours very truly,

Malone Given Parsons Ltd.

A handwritten signature in blue ink, appearing to read 'Matthew Cory', enclosed within a blue oval scribble.

Matthew Cory, MCIP, RPP, PLE, PMP (HE/HIM)

Principal, Planner, Land Economist, Project Manager

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