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April 24, 2023

Project: CE.CL

VIA EMAIL

Tanjot Bal,
Senior Planner, Development & Design
Planning & Development Department
Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Re: Wildfield Village Secondary Plan – Official Plan Amendment Application – 1st Submission

SGL Planning & Design Inc. (SGL) represents the Wildfield Village Landowners Group who own and control a significant portion of the Secondary Plan Area bound by Mayfield Road to the south; Centreville Creek Road to the west; the Greenbelt Plan and The Gore Road to the east; and the Planned Highway 413 Transportation Corridor to the north.

Wildfield Village is being planned as part of Caledon's 2051 New Community Area. The Landowners Group was involved throughout the entire Peel 2051 Settlement Area Boundary Expansion Study, as well as the Future Caledon Official Plan Update. A PARC Meeting to initiate the Secondary Plan process was held with the Town on December 7, 2023 and we would ask that the expiration date be extended by six (6) months in keeping with our timing for the Official Plan Amendment application submission process. Since then, we have had ongoing discussions with the Commissioner of Planning & Development and have received confirmation to proceed with a phased Secondary Plan submission.

This 1st Submission of the Official Plan Amendment for the Wildfield Village Secondary Plan includes the draft Land Use Plan and Secondary Plan policies. Our multidisciplinary team of consultants (including SGL, GEI, SCS, BA, Colville, Pratus, Stantec and Parcel) have been working to advance the required technical studies in support of the Secondary Plan, which will form part of subsequent submissions to the Town. We have included our anticipated submission schedule for the remaining components of the Secondary Plan for Staff's reference.

The Secondary Plan Area has been designed as a complete community, accommodating a range of housing options alongside a mix of commercial and community uses. Wildfield Village is intended to become a compact, well-connected community with a high-quality public realm. The proposed Secondary Plan is consistent with the Provincial Policy Statement and in conformity with the Growth Plan and Region of Peel Official Plan. Development of the Secondary Plan Area will help deliver approximately 7,000 new housing units at a density of 80 residents and jobs combined per hectare, exceeding Caledon's designated greenfield areas target of 67.5 residents and jobs combined per hectare.

The Land Use Plan conforms to the Town's adopted Official Plan, including the prescribed Secondary Plan Area configuration and proposed Urban Structure elements. A new Neighbourhood Centre has been identified at the intersection of Mayfield Road and Centreville Creek Road, where compact, mid-rise mixed-use buildings will be directed, and an emphasis placed on a high-quality public realm and streetscapes. Three Urban Corridors have also been identified, which are envisioned to develop with a mix of uses and building types including mixed-use buildings, mid- to low-rise apartments, townhouses, as well as neighbourhood-oriented uses to meet the daily needs of the community. The Neighbourhood Areas of the plan are intended to accommodate a wide range of housing types, alongside parks, schools and other institutional uses to support the development of a complete community.

In accordance with our submission schedule, we will be providing materials to the Town through subsequent submissions throughout the spring and summer of 2024. We would like to formally request an appropriate extension to the PARC Meeting expiry date that would align with our submission timeline, as well as provide sufficient time for Staff review and coordination. We look forward to further discussing the submitted materials and secondary plan process on a consistent ongoing basis to expedite approval of the Wildfield Village Secondary Plan this year.

Yours very truly,
SGL PLANNING & DESIGN INC.



Sierra Horton, RPP

c.c. Paul Lowes, SGL Planning & Design Inc.
Glenn Pitura, Wildfield Landowners Group



Wildfield Village Secondary Plan Schedule

	2024								
	April	May	June	July	August	September	October	November	December
WILDFIELD VILLAGE SECONDARY PLAN SUBMISSION									
Stage 1 Submission Materials									
Secondary Plan policies									
Land Use Plan									
Stage 1 Submission	★								
Stage 2 Submission Materials									
Agricultural Impact Assessment (AIA) draft									
Community Design Guidelines									
Community Services and Facilities Study									
Healthy Development Assessment									
Cultural Heritage Assessment Report (existing conditions)									
Fiscal Impact Study									
Commercial Impact Study									
Stage 2 Submission		★							
Stage 3 Submission Materials									
Traffic/ Transportation Impact Study									
Planning Justification Report									
Housing Assessment									
Stage 3 Submission				★					
Stage 4 Submission Materials									
Climate Change Adaptation Plan									
Community Energy and Emissions Reduction Plan									
Local Subwatershed Study									
Stage 4 Submission					★				