

WILDFIELD VILLAGE SECONDARY PLAN

**Planning Justification and
Housing Assessment**

NOVEMBER 2024

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Executive Summary



Wildfield Village is being planned as part of Caledon's New Community Area. The Wildfield Village Secondary Plan is envisioned to develop as a compact, well-connected and complete community that will accommodate a range of housing options alongside a mix of commercial and community uses.

The Wildfield Village Secondary Plan Area is located in southern Caledon between Tullamore and Bolton, bordering the City of Brampton to the south. The Secondary Plan Area (**Figure A**) comprises approximately 355 gross hectares of land and is generally bordered by:

- **North:** The Planned Highway 413 Transportation Corridor;
- **South:** Mayfield Road;
- **East:** The Greenbelt Plan and The Gore Road; and
- **West:** Centreville Creek Road.

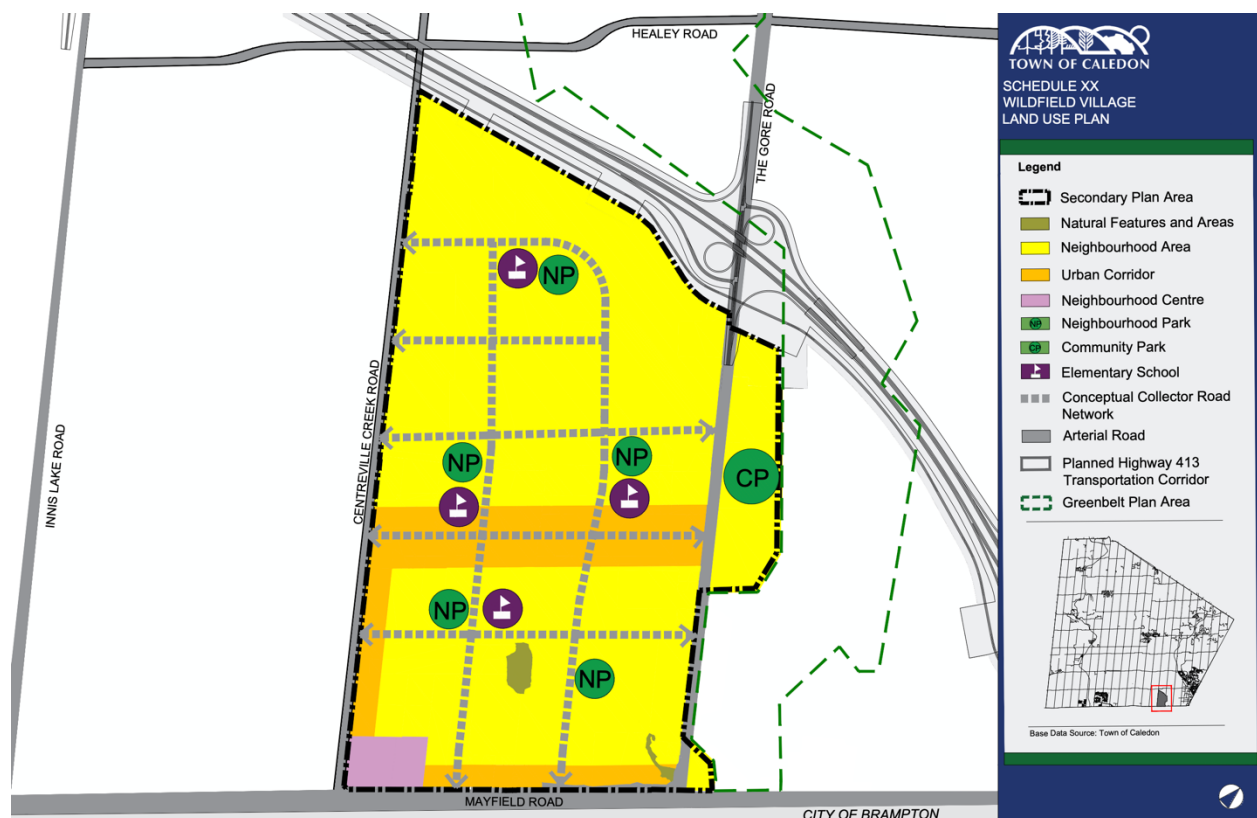


Figure A. Wildfield Village Land Use Plan

The land is owned and controlled by various participating owners of the Wildfield Village Landowners Group, as well as non-participating landowners. The majority of the Secondary Plan Area consists of agricultural fields with some rural residential dwellings. The Wildfield Village lands were identified by the Region of Peel through their Settlement Area Boundary Expansion Study as “2051 New Urban Area” and “New Community Area”, which informed the Region of Peel Official Plan, 2022. In conformity, the Future Caledon Official Plan also designates the Secondary Plan Area as “2051 New Urban Area” and “New Community Area”.

Overall, the policy framework applying to Wildfield Village addresses a vision for efficient land use planning, with an emphasis placed on building strong, healthy, compact and complete communities. Development is directed to protect existing resources, public health and safety and the quality of the natural and built environment. The Secondary Plan conforms to, and is consistent with, Provincial, Regional and Town policies and meets overall objectives related to providing a mix of land uses, housing options, economic opportunities, accessible parks and open spaces and a multi-modal transportation system. The Secondary Plan also ensures protection of the Natural Environment System and fosters the creation of a sustainable community through compact and resilient community design, built form and support for active transportation and transit.

In conformity with the Future Caledon Official Plan, the proposed Land Use Plan contemplates a mixed-use high-density **Neighbourhood Centre** at the intersection of Mayfield Road and Centreville Creek Road, as well as three **Urban Corridors** along Mayfield Road, Centreville Creek Road and a new east-west collector road which are envisioned to develop with a mix of uses, mid-rise apartments, townhouses and neighbourhood-oriented uses. The **Neighbourhood Area** designation occupies the majority of the Secondary Plan Area, which is intended to accommodate a wide range of ground-related housing types, alongside parks, schools and other institutional uses to support the development of a complete community. Lands designated Natural Features and Areas will be protected and restored where possible. Wildfield Village is expected to generate approximately 7,600 new residential units with a population of 24,500 by 2051.

1 Introduction



This Planning Justification and Housing Assessment Report has been prepared on behalf of the Wildfield Village Landowners Group in support of an Official Plan Amendment application to adopt the Wildfield Village Secondary Plan. Wildfield Village is being planned as part of the Town of Caledon's New Community Area and is envisioned to develop as a compact, well-connected and complete community. The Secondary Plan Area comprises approximately 355 gross hectares of land in southern Caledon between Tullamore and Bolton. Wildfield Village is expected to generate approximately 7,600 new residential units with a population of 24,500 by 2051.

1.1 Purpose

The purpose of this Planning Justification Report and Housing Assessment is to describe the proposed development for the Wildfield Village Secondary Plan and demonstrate how it is consistent with, and conforms to, Provincial policies, the Peel Region Official Plan and the Future Caledon Official Plan. This comprehensive report is intended to fulfil the Town's requirements for both a Planning Justification Report and Housing Assessment in support of an Official Plan Amendment application.

1.2 Structure

This Report is structured as follows:

Section 1: Introduction: Introduces the report and sets out its purpose and structure.

Section 2: Location and Context: Provides a description of the Secondary Plan Area and its surrounding context.

Section 3: The Development Proposal: Provides an overview of the proposed Secondary Plan structure and elements of the development proposal, including projected population and job growth, and housing mix.

Section 4: Planning History: Provides a description of the Preliminary (PARC) Meeting held with the Town and an overview of previous planning approvals associated with the Secondary Plan Area.

Section 5: Findings of Supporting Studies and Materials: Provides a summary of each relevant supporting study, key findings and recommendations for development.

Section 6: Policy Justification and Analysis: Describes how the proposed Wildfield Village Secondary Plan is consistent with, and conforms to, the applicable Provincial, Regional and Town plans and policies based on the following themes:

- Land Use Mix
- Housing Options
- Economic Opportunities
- Parks and Open Space
- Natural Environment System
- Multi-Modal Transportation
- Community Design
- Climate Change

Section 7: Summary and Conclusion: Summarizes the proposed development and outlines the appropriateness of the Secondary Plan in the context of its policy framework.

2 Location and Context



The Wildfield Village Secondary Plan is located within the Region of Peel in the Town of Caledon. The Secondary Plan Area comprises approximately 355 gross hectares of land in southern Caledon, bordering the City of Brampton to the south. As shown in **Figure 1** below, the lands are generally bordered by:

- **North:** The Planned Highway 413 Transportation Corridor;
- **South:** Mayfield Road;
- **East:** The Greenbelt Plan Area and The Gore Road; and
- **West:** Centreville Creek Road.



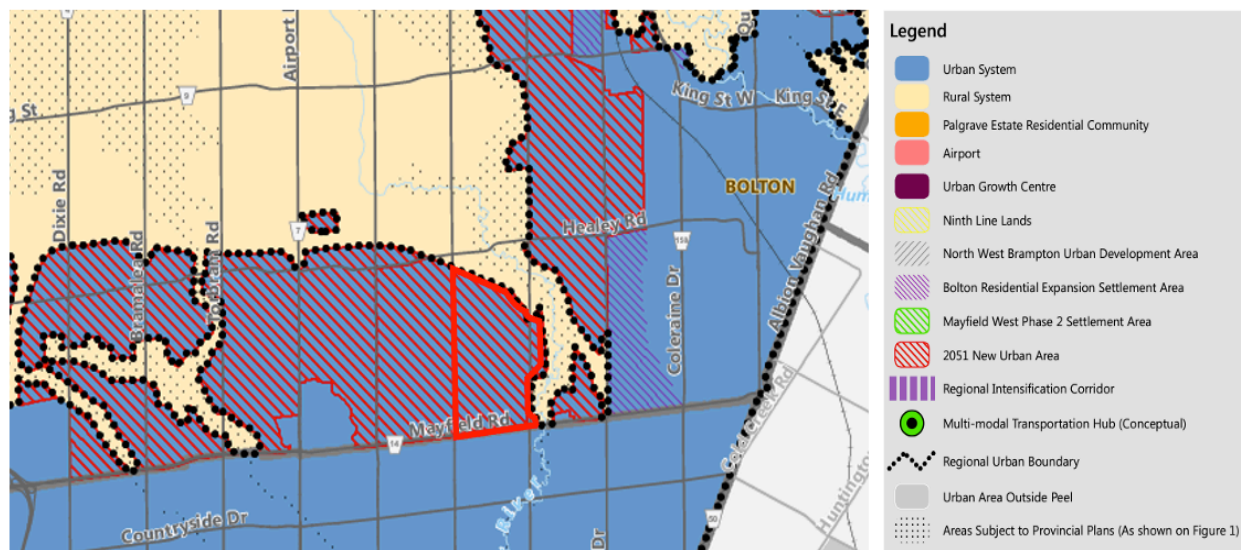
Figure 1. Secondary Plan Area Context

The Wildfield Village Secondary Plan is located between the Settlement Areas of Bolton to the east and Tullamore to the west. Bolton accommodates a wide range of existing commercial, service and office and industrial uses. The Wildfield Village lands are also located immediately north of the established Vales of Humber community in the City of Brampton and represent a logical progression of development from the built-up neighbourhoods to the south.

The majority of the Secondary Plan Area consists of agricultural fields with some residential and farm-related dwellings fronting onto portions of the roads bordering the Secondary Plan Area. The Secondary Plan Area contains a few scattered wetlands and headwater drainage features. The West Humber River and its associated valley, consisting of woodland and wetland habitat, occur north and east of the Secondary Plan Area within the Greenbelt.

2.1 New Community Area Designation

The Wildfield Village Secondary Plan Area was identified by the Region of Peel through their Settlement Area Boundary Expansion (SABE) Study as “New Community Area”. The SABE Study informed the Region of Peel Official Plan, 2022, which designates the Secondary Plan Area as “2051 New Urban Area” (**Figure 2**).

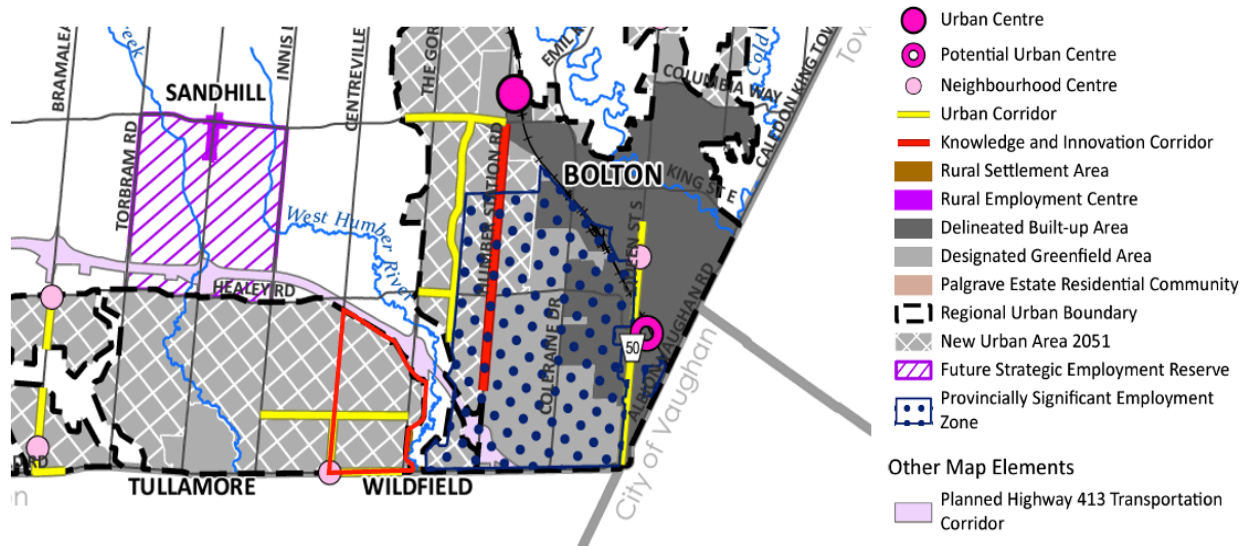


Secondary Plan Area

Figure 2. New Community Area Designation

Source: Future Caledon Official Plan Schedule F1: Urban System

In conformity, the Future Caledon Official Plan also designates the Secondary Plan Area as “2051 New Urban Area” (**Figure 3**) and “New Community Area” (**Figure 4**).

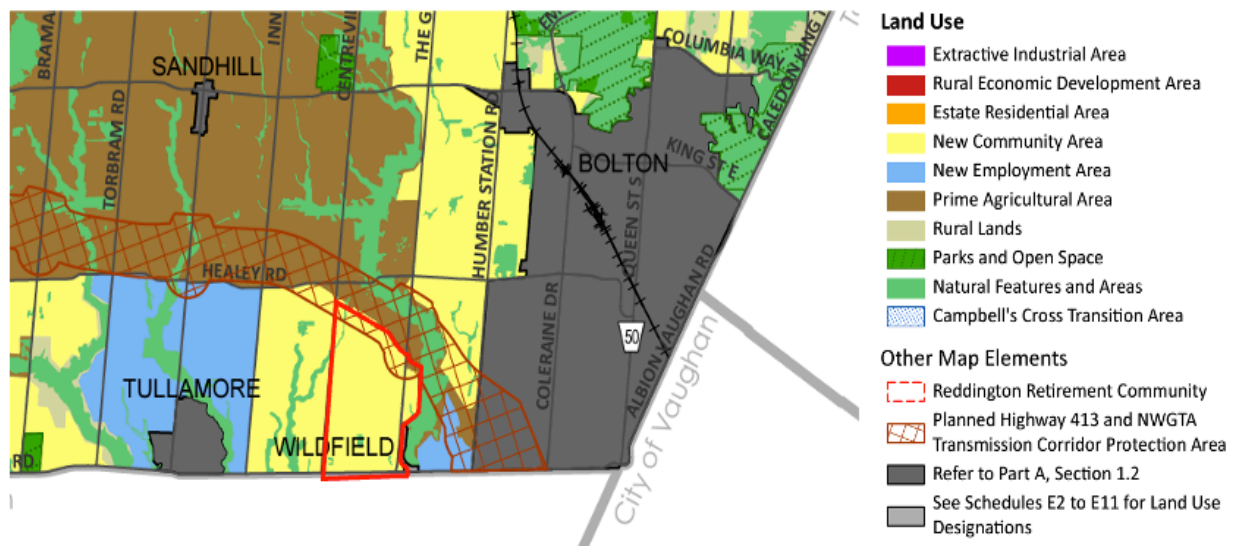


Secondary Plan Area

Figure 3. New Urban Area Designation

Source: Future Caledon Official Plan Schedule F1: Urban System

Lands to the west of Wildfield Village are also designated “New Community Area” and will be planned through a separate secondary planning process. Lands to the east of Wildfield Village and beyond the Greenbelt are designated “New Employment Area”. Lands to the north of the Planned Highway 413 east of The Gore Road are designated “New Community Area” as well.



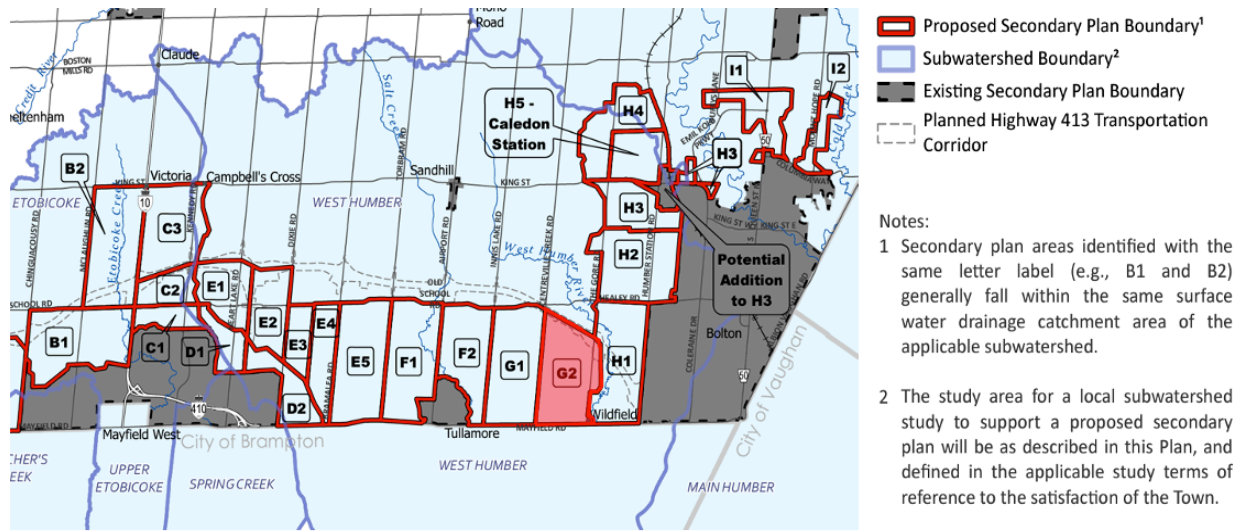
Secondary Plan Area

Figure 4. New Community Area Designation

Source: Future Caledon Official Plan Schedule B4: Land Use Designations

2.2 Secondary Plan Area Boundary

Section 21.3 of the Future Caledon Official Plan provides direction for secondary plans. The Town's proposed secondary plan boundaries are delineated on Schedule F3 – "Secondary Planning Areas" (**Figure 5** below), which consider known subwatershed boundaries and surface water drainage catchment areas, as well as known land ownership groups and logical boundaries such as major roads. The Wildfield Village Secondary Plan Area is identified as G2.



Secondary Plan Area

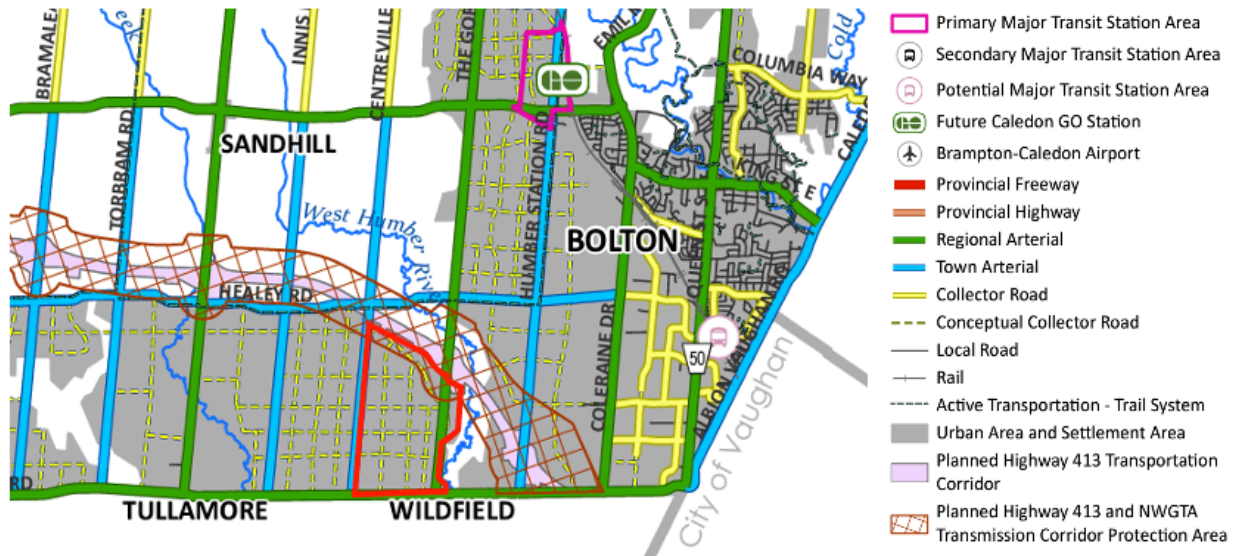
Figure 5. Secondary Planning Areas

Source: Future Caledon Official Plan Schedule F3: Secondary Planning Areas

2.3 Transportation and Transit

As shown in **Figure 6**, the Planned Highway 413 Transportation Corridor borders the Wildfield Village Secondary Plan Area to the north, which will provide connections to the broader 400-series highway network within and beyond Peel Region. There is a proposed highway interchange located at The Gore Road just south of Healey Road. The Wildfield Village lands are currently accessed via major roads and are located a 10-minute drive west from the Highway 410 connection to Mayfield Road.

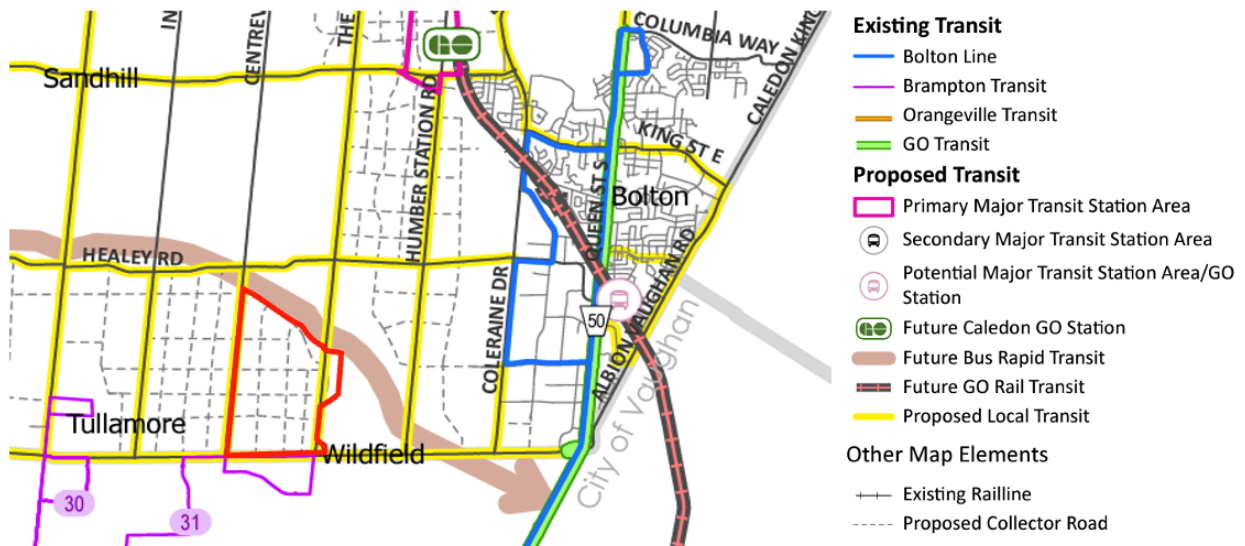
The existing residential neighbourhood in Brampton to the south is serviced by Brampton Transit bus routes, which provide connections along Mayfield Road (**Figure 7**). As the Town's New Urban Area develops, the Future Caledon Official Plan has proposed local transit routes to follow along arterial roads, including Mayfield Road, Centreville Creek Road and The Gore Road. The proposed Land Use Plan for Wildfield Village introduces higher densities along these corridors in support of future transit. The Secondary Plan will also provide for a network of north-south and east-west collector roads. The two north-south collector roads link with the existing collector roads to the south in Brampton.



Secondary Plan Area

Figure 6. Transportation Network

Source: Future Caledon Official Plan Schedule C1: Town-Wide Transportation Network



Secondary Plan Area

Figure 7. Existing and Proposed Transit

Source: Future Caledon Official Plan Schedule C4: Town-Wide Transportation Network

3 Community Structure and Development



3.1 Vision and Objectives

The vision for Wildfield Village is to create a well-connected, compact and complete community. The Wildfield Village Secondary Plan will offer a range of housing opportunities, commercial and community uses as well as access to green space. Wildfield Village will be designed to achieve excellence in community design and will strive to integrate a high-quality public realm.

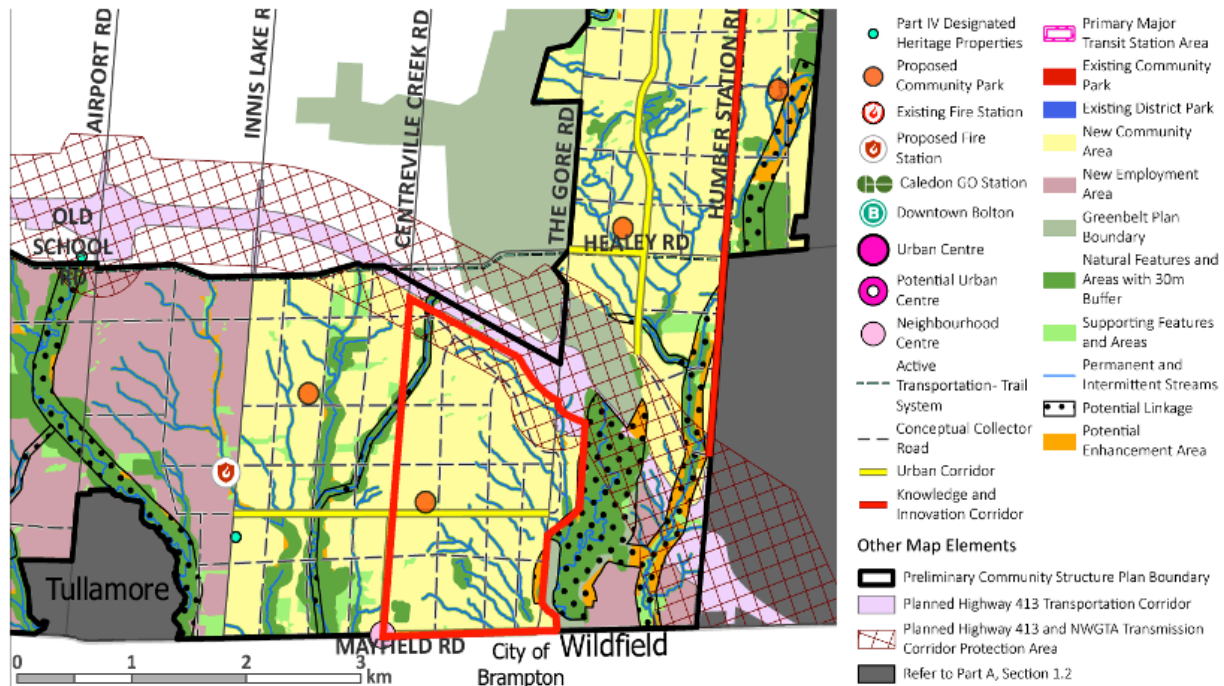
The Secondary Plan Area has been planned and designed through a comprehensive and multi-disciplinary process. Community design, sustainability, natural heritage, transportation, stormwater management, and water and wastewater servicing will all be integrated into the Secondary Plan to achieve a favourable land use development pattern that balances all interests.

The following objectives will guide the Secondary Plan:

- a) Provide a wide range and mix of housing types, densities, heights, sizes and tenures that will provide families and individuals options throughout the community;
- b) Prioritize high-quality design of the public realm and built form that fosters a strong identity and sense of place for the community.
- c) Create a well-connected and walkable community with accessible amenities and open spaces.
- d) Establish centralized mixed-use environments to support livability and community vibrancy, as well as provide for the day to day needs of residents in proximity to their homes.
- e) Protect lands designated natural features and areas and ensure proposed land uses compliment the natural heritage system.
- f) Provide for residential and commercial uses, as well as parks and schools, that will accommodate future growth in Caledon.
- g) Foster the creation of a sustainable community through compact and resilient community design, built form and transportation networks.

3.2 Community Structure

A Preliminary Community Structure Plan is included as Schedule F2a/F2b of the Future Caledon Official Plan (**Figure 8** below), which provides a comprehensive foundation for secondary planning and development in the Urban System. It identifies applicable elements of the Town Structure, as well as a conceptual collector road network and existing and planned parks and community facilities, to be refined through the secondary planning process.



Secondary Plan Area

Figure 8. Schedule F2b – Preliminary Community Structure Plan

As illustrated in **Figure 9**, and in conformity with the Preliminary Community Structure Plan in the Future Caledon Official Plan, structural elements within the Wildfield Village Secondary Plan include:

- A **Neighbourhood Centre** at the intersection of Mayfield Road and Centreville Creek Road, where compact, high-rise mixed-use buildings will be directed, and an emphasis placed on a high-quality public realm and streetscapes;
- Three **Urban Corridors** along Mayfield Road, Centreville Creek Road and a new east-west collector road, which are envisioned to develop with a mix of uses and building types including mixed-use buildings, mid-rise apartments, townhouses, as well as neighbourhood-oriented uses;

- **Neighbourhood Areas**, occupying the majority of the Secondary Plan Area are intended to accommodate a wide range of ground related housing types, alongside parks, schools and other institutional uses to support the development of a complete community; and
- **Natural Features and Areas**, to be protected and restored where possible.

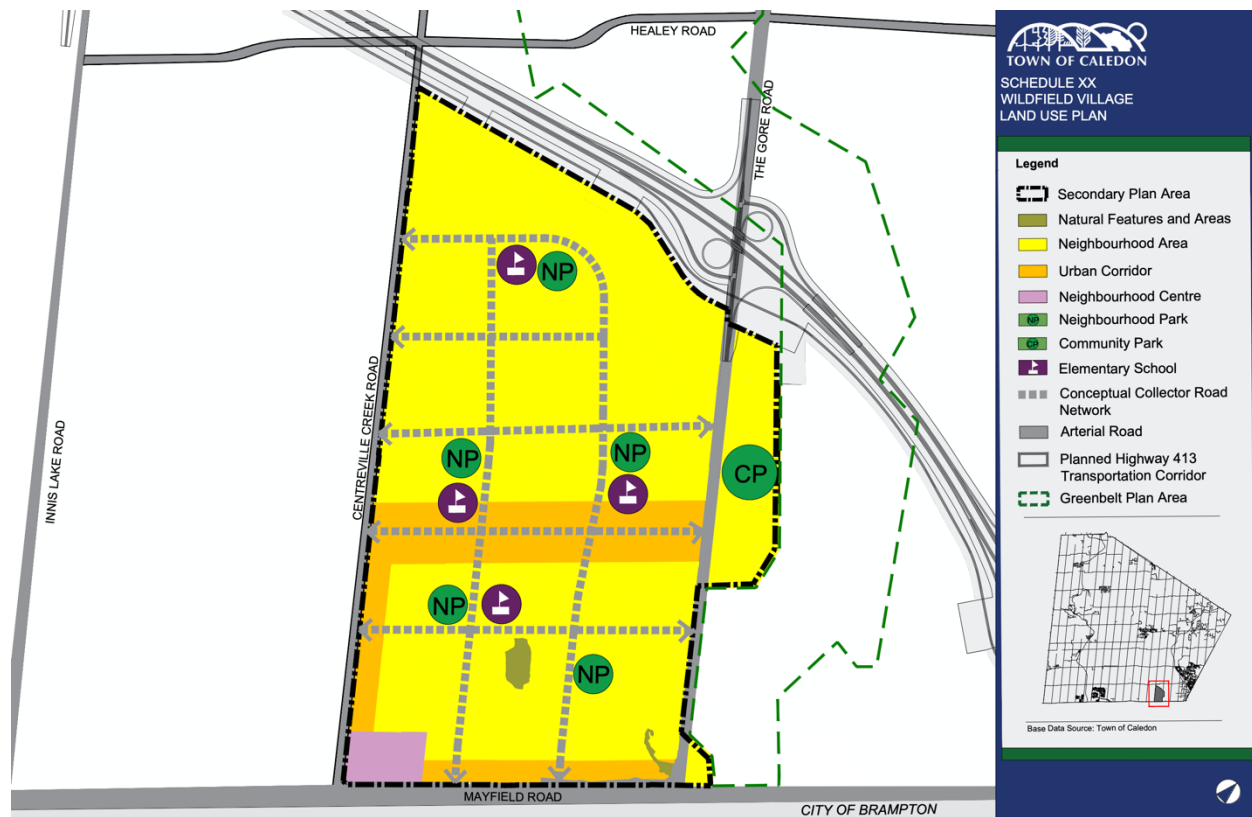


Figure 9. Wildfield Village Land Use Plan

3.2.1 Roads

Two new north-south collector roads are proposed to extend into the Secondary Plan Area from the existing Vales of Humber neighbourhood to the south. Five new east-west collector roads will provide future connections throughout the community and out towards new residential areas to the east and west. Overall, the plan creates a grid network of proposed collector roads that will be linked to the existing arterial road and future collector road network, which will be further augmented through local streets that promote walkability, active transportation and future transit.

3.2.2 Neighbourhood Centre

The lands designated Neighbourhood Centre at the corner of Mayfield Road and Centreville Creek Road will be developed with a mix of uses in a compact built form. The Neighbourhood Centre will be planned as a vibrant focal point for the surrounding neighbourhood, with compact mid- to high-rise mixed-use buildings with an emphasis

on a high-quality public realm and streetscapes. The design of development will place a high priority on the pedestrian, cycling and transit experience to reinforce convenience, comfort and safety.

The Secondary Plan will direct lands designated Neighbourhood Centre to be developed in accordance with Section 22.4 – “Neighbourhood Centre Designation” of the Future Caledon Official Plan. However, the maximum permitted building height is proposed to be 20 storeys and ground-related residential uses will not be permitted to encourage a compact, mixed use environment and gateway into Wildfield Village.

3.2.3 Urban Corridor

The lands designated Urban Corridor along Mayfield Road, Centreville Creek and the proposed central east-west corridor through the Secondary Plan Area will be developed with a mix of uses in a compact built form. Urban Corridors are intended to provide a range of activities that meet the needs of residents living along Urban Corridors, as well as within the surrounding neighbourhoods. Higher intensity forms of residential and mixed-use development will be focused along the Urban Corridors. The central east-west Urban Corridor is intended to feature mixed-use development and stand-alone commercial uses, which will ensure a distribution of new commercial and service amenities and office uses.

The Secondary Plan will direct lands designated Urban Corridor to be developed in accordance with Section 22.5 – “Urban Corridor Designation” of the Future Caledon Official Plan. Ground-related medium density residential uses will be permitted throughout the Urban Corridor, however high density residential and mixed uses will be encouraged to be located adjacent to the arterial and collector roads and at arterial and collector road intersections along the Urban Corridor. This form of development will support transit viability, particularly along Mayfield Road and Centreville Creek Road. The maximum building height in the Urban Corridor is proposed to be 12 storeys, in conformity with the Future Caledon Official Plan.

3.2.4 Neighbourhood Area

The Neighbourhood Area designation applies to the majority of the Secondary Plan Area and is intended to accommodate a wide range of low to medium density housing types, alongside schools, parks and other institutional uses needed to support the development of a complete community.

The Secondary Plan will direct lands designated Neighbourhood Area to be developed in accordance with Section 22.7 – “Neighbourhood Area Designation” of the Future Caledon Official Plan. Permitted residential uses will include a full range of ground-related housing including single detached dwellings, semi-detached dwellings, townhouses, back-to-back townhouses, stacked townhouses and low-rise apartments. The maximum building height is proposed to be 3 storeys, with buildings as high as 6 storeys permitted on mixed use sites, in conformity with the Future Caledon Official Plan.

3.2.5 Parks

The Future Caledon Official Plan contemplates a Community Park within the Wildfield Village Secondary Plan Area. The Land Use Plan proposes a Community Park on the east side of The Gore Road, adjacent to the Greenbelt. This location is intended to service residential areas beyond Wildfield Village to the east and provides the opportunity for a range of active and passive outdoor recreation activities, as well as integration with the extensive open space and natural features in the adjacent Greenbelt.

The Land Use Plan incorporates five Neighbourhood Parks with a minimum service radius of 500 metres as shown on **Figure 10**, which will ensure all residents are within walking distance to a park. Neighbourhood Parks are mostly co-located with an Elementary School and provides the opportunity for a mix of passive areas, low to intermediate sports facilities, play areas and seating areas with shade.

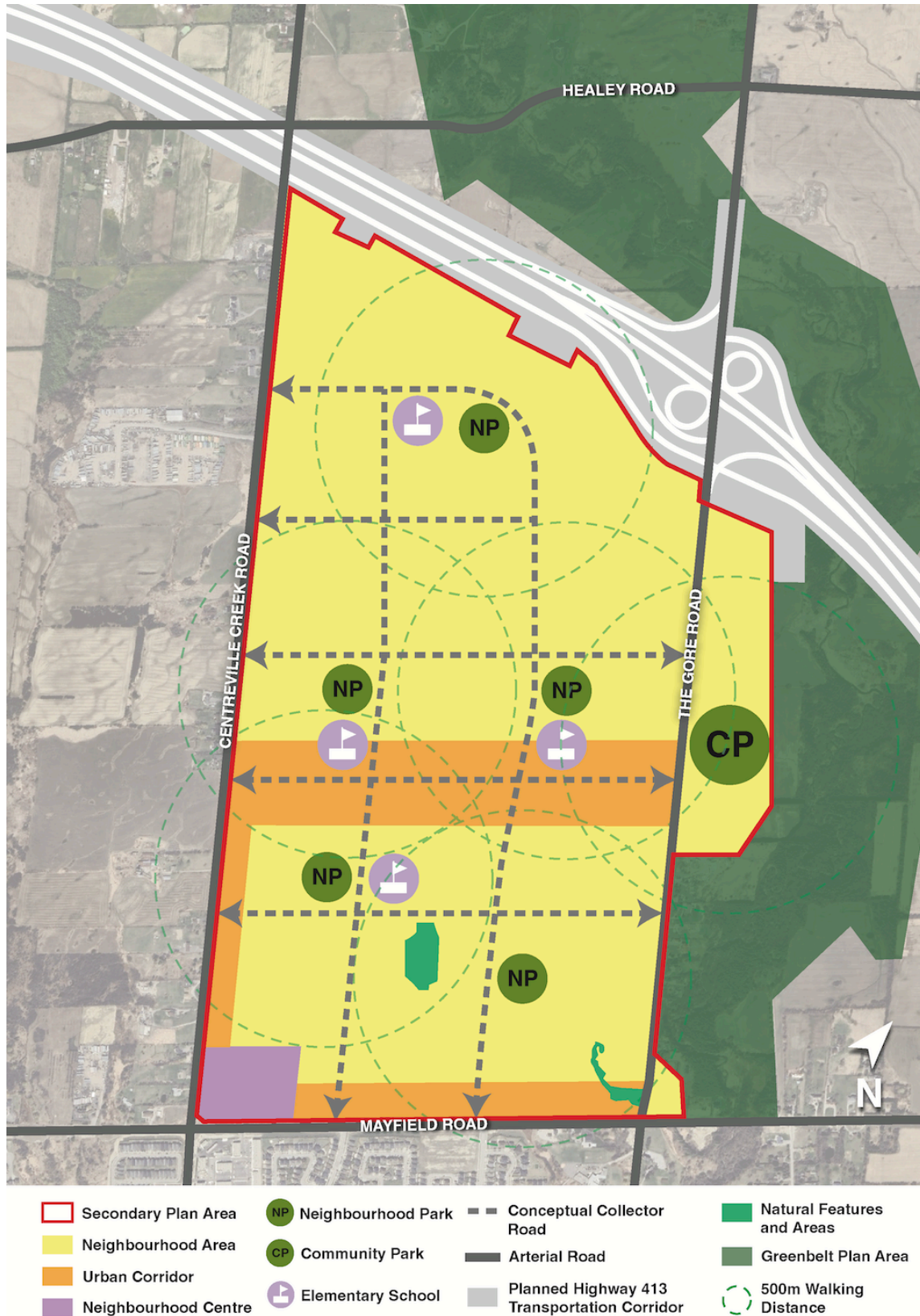


Figure 10. Wildfield Village Parks Serving 500 Metres

3.3 Housing and Job Mix

Wildfield Village is planned to comprise a wide range and mix of housing types, heights, densities and sizes. The Secondary Plan Area is expected to generate approximately 7,600 new residential units with a population of 24,500 by 2051¹.

As detailed in **Table 1** below, the Secondary Plan Area will comprise 55% single and semi-detached dwelling units within the Neighbourhood Area designation. The remaining proposed units will be street and back-to-back townhouse dwellings in the Neighbourhood Area designation, a mix of street, stacked and back-to-back townhouse dwellings along the Urban Corridors and apartment dwellings within the Neighbourhood Centre.

Table 1. Unit Types by Land Use

Land Use	Single/Semi-Detached (3.64 PPU)	Townhouse (3.30 PPU)	Stacked Townhouse (1.94 PPU)	Apartment (2.07)	Total Units by Land Use
Neighbourhood Area	4,150	730	-	-	4,880
Urban Corridor	-	1,135	570	190	1,895
Neighbourhood Centre	-	-	-	840	840
Total Units by Type	4,150 (55%)	1,865 (24%)	570 (7%)	1,030 (14%)	
Total Units					7,615

Approximately 400 new jobs are estimated to be accommodated in the Neighbourhood Centre and Urban Corridor designations. Overall, Wildfield Village will accommodate approximately 24,500 new people and jobs at a rate of 88 people and jobs per hectare. This surpasses Caledon's minimum designated greenfield area density target of 67.5 people and jobs combined per hectare.

¹ Based on the Persons Per Unit values established in the Town of Caledon 2024 Development Charges Background Study.

3.4 Schools

3.4.1 Peel District School Board (PDSB)

Based on the estimated unit counts and pupil yields in **Table 2**, as well as discussion with the Peel District School Board (PDSB), three (3) public elementary schools are required to service the Secondary Plan Area. These schools have been reflected on the Land Use Plan and 3.2 hectares have been allocated for each site.

Table 2. Projected PDSB Student Population

Unit Type	New Units	Pupil Yield	Additional Students	School(s) Required
Elementary Students				
Low Density	4,150	0.56	2,324	
Medium Density	1,867	0.45	840	
High Density	1,597	0.15	240	
Sub-total	7,614		3,104	3.9
Secondary Students				
Low Density	4,150	0.20	830	
Medium Density	1,867	0.11	205	
High Density	1,597	0.03	48	
Sub-Total	7,614		1,083	0.7

3.4.2 Dufferin-Peel Catholic District School Board (DPCDSB)

Based on the estimated unit counts and pupil yields in **Table 3**, as well as preliminary discussions with the Dufferin-Peel Catholic District School Board (DPCDSB), it was confirmed that only one Catholic elementary school would be required to service the Secondary Plan Area. This school has been reflected on the Land Use Plan and, in accordance with DPCDSB minimum requirements, a 2.4 hectare sized site has been allocated.

Table 3. Projected DPCDSB Student Population

Unit Type	New Units	Pupil Yield	Additional Students
Elementary Students			
Low Density	4,150	0.167	693
Medium Density	1,867	0.131	245
High Density	1,597	0.052	83
Sub-total	7,614		1,021
Secondary Students			
Low Density	4,150	0.099	411
Medium Density	1,867	0.054	101
High Density	1,597	0.020	32
Sub-Total	7,614		544

4 Planning History and Process



4.1 Secondary Plan Process

According to the Future Caledon Official Plan, secondary plans are required prior to development proceeding within the Designated Greenfield Area. A Pre-Application Review Committee (PARC) Meeting was held on December 7, 2023 for an Official Plan Amendment application to implement the Wildfield Village Secondary Plan. The accompanying PARC Meeting Form and Checklist set out the requirements for a complete application.

A Secondary Plan Process Terms of Reference was prepared, which set out a process for development of the secondary plan including its scope, deliverables, timing, public participation opportunities and the roles and responsibilities of the landowners, consulting team and Town Staff.

4.2 Zoning By-law Amendment

In March 2024, Town of Caledon Mayor proposed 12 Zoning By-law Amendments for various land parcels throughout Caledon's New Urban Area, one of which included the Wildfield Village Secondary Plan Area. The purpose of the Zoning By-law Amendments was to rezone lands for residential and mixed-use development, alongside the continued protection of environmental policy areas. As shown on **Figure 11**, the Zoning By-law Amendment proposed to rezone lands to Residential Mixed Density – Neighbourhood Centre (RMD-707-H-48), Residential Mixed Density – Urban Corridor (RDM-708-H-48), Residential Mixed Density – Neighbourhood Area (RMD-709-H-48) and Environmental Policy Area 1 Zone (EPA-1-H49A-H49B).

The Residential Mixed Density – Neighbourhood Centre and Residential Mixed Density – Urban Corridor Zones are proposed to permit a range of uses including commercial, service commercial, institutional and entertainment uses. A mix of townhouse dwelling types and apartment buildings are also permitted. The Residential Mixed Density – Neighbourhood Area Zone is proposed to permit a range of ground-related residential uses from single detached dwellings to townhouse dwellings, as well as institutional uses, parks and open space areas.

The Zoning By-law Amendments were brought forward to Council for a decision on June 25, 2024, and the Zoning By-law Amendment for the Wildfield Village lands was approved. Lands within the Highway 413 Focused Analysis Area remain under appeal by the Ministry of Municipal Affairs, while the remainder of the lands are subject to the new Zoning By-law which is now in full force and effect.

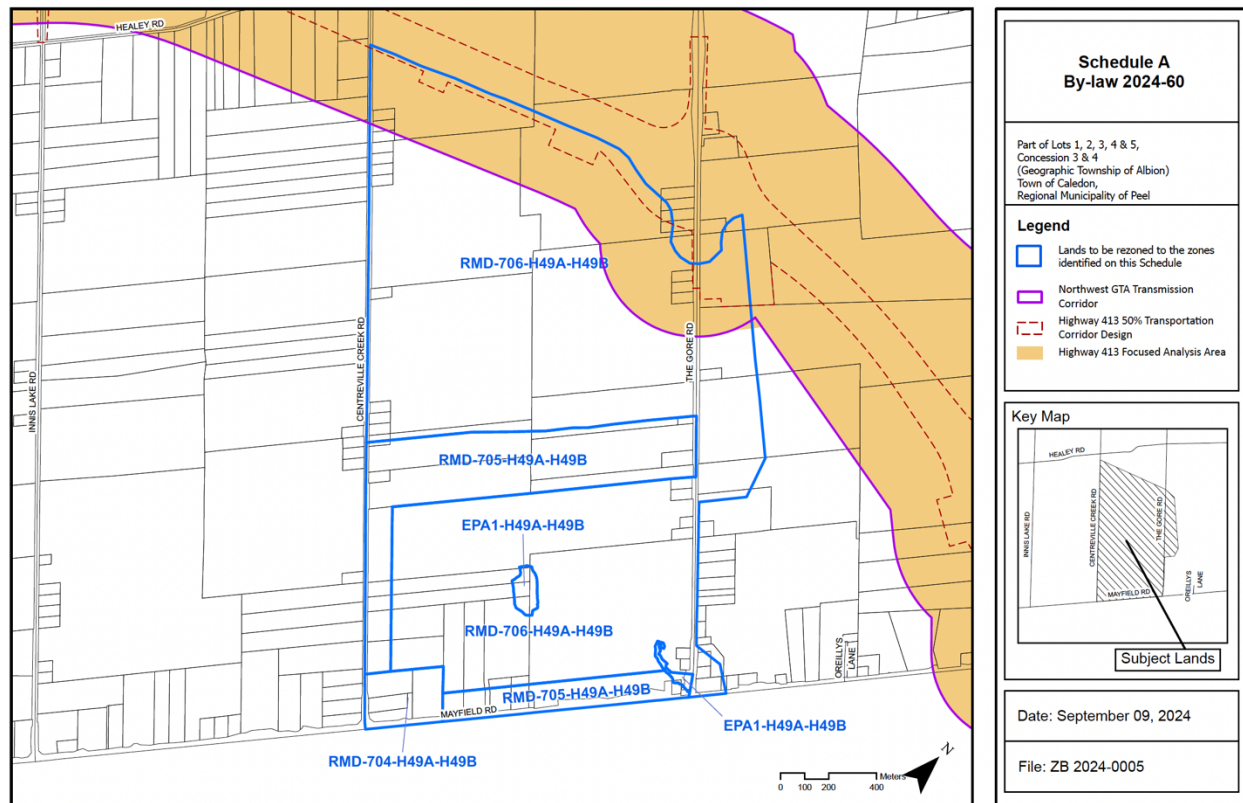


Figure 11. Wildfield Village Zoning By-law Schedule

The Zoning By-law Amendment includes Holding Provisions for the lands, with the following matters to be met to the satisfaction of the Town prior to the lifting of the Holds:

- Approval of a Secondary Plan in conformity with the Town's Official Plan or an Official Plan Amendment;
- Approval of Draft Plans of Subdivision, which through this process will include the submission of an Environmental Impact Study determining the extent of the Natural Environment System. Any lands identified within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term as a condition of Draft Plan Approval;
- Written confirmation, where required, from the Region of Peel and/or applicable utility that a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities and/or there is sufficient municipal water and sanitary sewer capacity to service the lands; and

- With respect to lands in the Focus Analysis Area of the Highway 413 Transportation Corridor (FAA) and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study (Northwest GTA TIS), the applicant has provided written confirmation of clearance for the lifting of the holding zone to the Town from the appropriate Ministry with regards to any lands in the FAA and Northwest GTA TIS.

5 Supporting Studies and Materials Conclusions



5.1 Subwatershed Study

A Local Subwatershed Study (LSS) is being prepared by SCS Consulting Group Ltd. and GEI Consultants Ltd. in support of the Secondary Plan. The intent of the LSS is to develop a sustainable development by protecting and enhancing the natural and human environments through the implementation of the direction, targets, criteria and guidance of the 2022 Region of Peel Scoped Subwatershed Study (SWS). The LSS will confirm, refine and implement a Natural Heritage System (NHS) and the water resource management approach that will protect, rehabilitate, and enhance the natural and water-based environments within the Secondary Plan Area, and the surrounding lands in the subwatershed.

The LSS will be completed in three phases as follows:

- Phase 1 – Characterization of Existing Conditions and Baseline Inventory;
- Phase 2 - Analysis, Impact Assessment, Mitigation and Recommendations; and
- Phase 3 - Implementation, Monitoring and Adaptive Management.

Phase 1 of the LSS is complete, which characterizes the existing conditions and develops a baseline inventory of the natural heritage features, flood and erosion hazards, and groundwater and surface water resources for the Wildfield Village Secondary Plan Area.

The LSS has been prepared in accordance with the approved Terms of Reference and will address a range of environmental and servicing matters associated with the Secondary Plan Area, including the protection and management of surface water, groundwater, fluvial geomorphology, and terrestrial and aquatic resources. The LSS will also identify the NHS and municipal servicing needs, including stormwater management, sanitary and water servicing and site grading requirements.

The LSS serves to:

- Address the relevant natural features and functions identified in the Provincial Planning Statement, Region of Peel Official Plan, and Town of Caledon Official Plan;

- Provide the foundation for the layout of the Secondary Plan by defining and delineating elements such as the NHS, transportation and servicing networks, and the location of stormwater management facilities;
- Follow the direction and guidance of the Region of Peel Scoped SWS (Wood., 2022) confirming targets and criteria based on site specific data obtained through the Secondary Plan level study; and
- Define measures to protect and/or enhance the NHS.

5.2 Agricultural Impact Assessment

The Agricultural Impact Assessment (AIA) prepared by Coville Consulting evaluated the agricultural resources and farm operations within the subject lands. The assessment determined that the lands are not part of a Provincially recognized Prime Agricultural Area, which aligns with the Provincial policies and the Region of Peel Official Plan.

The Future Caledon Official Plan redesignated the Secondary Plan Area from Prime Agricultural Area to New Community Area. The AIA identified potential impacts on agricultural land and infrastructure as a result of development. These impacts are expected to be mitigated by implementing recommended measures to minimize overall effects.

The subject development adheres to Minimum Distance Separation I formulae and relevant policies, with the lands being considered a suitable location for development given their status and location. The AIA determined that the proposed development would have a minimal impact on agricultural resources and will comply with relevant Provincial, Regional and local policies.

5.3 Cultural Heritage Impact Assessment

Stantec Consulting Ltd. prepared a Cultural Heritage Impact Assessment (CHIA) for the Wildfield Village Secondary Plan Area, which reviewed existing cultural heritage resources. It found that the only property previously listed on the Town's Municipal Heritage Register (12494 The Gore Road) had been removed, and no other properties within the Secondary Plan Area are listed or designated under the Ontario Heritage Act.

A screening process conducted by Stantec identified three nearby properties with potential cultural heritage value. However, a full evaluation determined that neither the subject lands nor these properties met the criteria for cultural heritage value under Ontario Regulation 9/06. As a result, no future cultural heritage assessments were required.

5.4 Commercial Impact Study

Parcel Economics Inc. conducted a Commercial Impact Study for the Wildfield Village Secondary Plan to assess the need for retail and service commercial space and its potential impact on the Town of Caledon's commercial structure.

The study identified 42.2 hectares within the Neighbourhood Centre and Urban Corridor areas of the plan suitable for retail and service commercial development. The study concluded that the development would meet local needs without adversely affecting existing commercial facilities. The study found the projected demand for commercial space is between 379,700 and 436,700 square feet which translates to 16-18 square feet per capita based on population growth.

Recommendations of the study include flexibility in land use permissions to accommodate both stand-alone and mixed-use commercial buildings. This flexibility enables the Neighbourhood Centre to attract larger format stores, while the Urban Corridor will likely cater to more local-serving businesses. Overall, the proposed commercial development is deemed appropriate to meet the needs of the future residents without significant impacts on surrounding commercial areas.

5.5 Fiscal Impact Study

Parcel Economics Inc. conducted a Fiscal Impact Study to evaluate the financial implications of the proposed Wildfield development on the Town of Caledon. The study aimed to assess both one-time and ongoing municipal financial impacts, ensuring that the development would not adversely affect the municipality's finances.

The analysis found that Wildfield Village will result in a positive fiscal impact for the Town. The development of the Secondary Plan is projected to generate approximately \$500 million in development charge revenue, which will help fund growth-related capital projects across the Town of Caledon. At full build-out, expected by 2051, the Wildfield Village development is expected to create a net operating surplus, benefiting the Town of Caledon by providing reserve funds for lifecycle replacement costs of capital assets, both on-site and throughout the municipality. This outcome demonstrates that the project will enhance municipal resources without straining local finances.

5.6 Community Energy and Emissions Plan

The Community Energy and Emissions Plan developed by Pratus Group Inc. focused on evaluating the expected energy demand and emissions associated with the Secondary Plan Area based on the requirements of the Town of Caledon Green Development Standard. The Plan also identified additional energy conservation and emissions reduction strategies and assessed the viability of community-based energy generation systems.

The Plan found that it is likely possible to achieve emissions reductions of more than 90% over the existing Ontario Building Code through solutions including building-scale

geothermal energy, solar photovoltaic and air-source heat pump systems. The estimated additional cost for these measures is \$458 million based on a Class D cost estimate, with the total cost over 20 years being about 2.4 billion which is \$700 million more than the baseline condition required by the Town of Caledon Green Development Standard.

The study also noted that due to expected peak energy demand, the plan excludes electric vehicle charging from on-site generation within the Secondary Plan Area. In more densely built sub-areas, such as the Neighbourhood Centre and Urban Corridor, community / district scale energy systems would likely only be possible if the development pattern was densified beyond what is currently projected.

Overall, while the proposed strategies offer significant emission reductions to enable Wildfield Village to achieve Greenhouse Gas Intensity performance well beyond the Town of Caledon's interim emission reduction target of 36% by 2030, careful consideration of costs and feasibility is essential as planning and design stages advance.

5.7 Transportation Study

BA Group was hired by the Wildfield Village Landowners Group Inc. to provide a Transportation Study for the proposed development of a new greenfield community in Caledon.

The Town of Caledon 2024 Official Plan, *Future Caledon*, and the Multi-Modal Transportation Plan (MMTTP) guide the development, aiming for complete communities with high-quality transportation. The proposed community will include about 7,000 residential units and supporting uses such as institutional, recreational and non-residential promoting internal trips and a self-contained community.

A grid of new collector roads will connect to the surrounding arterial roads, supporting public and active transit within the community. Key transit routes are planned along Centreville Creek, The Gore, Mayfield, and Healey Roads, with additional internal routes. All collector roads will have multi-use paths for cycling connecting to broader networks.

The traffic projections account for future volumes on Caledon's arterial roads to the year 2051, assuming completion of Highway 413. The development is expected to generate 3,670 vehicle trips during the morning peak hours and 4,590 during the afternoon peak hours. These volumes were assigned to the area road network based on data from the 2016 Transportation Tomorrow Survey. Traffic analysis followed the Highway Capacity Manual (HCM) and Peel's Synchro guidelines. Different cycle lengths were assigned to key intersections, with adjustments made for peak hours. Further studies are recommended to assess intersection improvements alongside any plans for widening boundary roads. Despite the expected increase in traffic by 2051, intersections are projected to function acceptably during both peak periods.

5.8 Community Services and Facilities Study

The proposed Wildfield Village Secondary Plan could introduce approximately 24,500 residents, 400 jobs and 7,600 residential units consisting of single/semi-detached dwellings, townhouses and apartments on 355 hectares of land. Six parks (five Neighborhood Parks and one Community Park) and four elementary schools (three public elementary schools and one catholic elementary school) are also proposed for the Secondary Plan Area. The Town has been experiencing an influx of population as illustrated in the 2021 census and is expected to grow considerably by the year 2051.

There are currently no community services and facilities in the Secondary Plan Area as most of the lands are greenfield areas and designated as a New Community Area in the Official Plan. A wide range and mix of community services and facilities can be found outside of the Secondary Plan Area within 2,000 metres, including but not limited to parks, grocery stores, medical offices, retail uses, school and child care facilities and places of worship primarily within the City of Brampton given its adjacency to Brampton and because the Study area within Caledon is primarily consists of existing agricultural uses.

Based on the Town's draft Parks and Recreation Strategy, one indoor ice pad will be required to support the Secondary Plan. Additional indoor recreational facilities will be required to serve future residents of the New Community Area but will need to be provided in combination with other Secondary Plan Areas and shared amongst the New Community Areas surrounding the Wildfield Village Secondary Plan. The most appropriate location for these additional recreational facilities will need to be determined by the Town when the remaining New Community Areas are comprehensively planned.

6 Policy Justification and Analysis



The Region of Peel Official Plan was approved by the Province in 2022, which redesignated the Wildfield Village Secondary Plan Area to “2051 New Urban Area”. As of July 2024, planning authority was removed from the Region and the Regional Official Plan became the responsibility of the Town of Caledon to implement within its boundaries.

The Future Caledon Official Plan was adopted by Town Council in March 2024 and, in conformity with the Region of Peel Official Plan, identifies the Wildfield Village Secondary Plan Area as New Community Area within the Town’s Designated Greenfield – 2051 New Urban Area. The Future Caledon Official Plan is currently awaiting approval from the Ministry of Municipal Affairs and Housing.

The Region of Peel and Town of Caledon Official Plan policies are required to be consistent with the Provincial Planning Statement (PPS). As such, similar themes are echoed throughout the overall regulatory planning framework included in the PPS. The PPS sets a land use vision for Ontario, providing direction and regulations on matters of provincial interest related to planning and development. In October 2024, the 2024 PPS replaced the Growth Plan for the Greater Golden, and the Provincial Policy Statement, 2020.

Overall, the policy framework that applies to Wildfield Village addresses a vision for efficient land use planning, with an emphasis placed on building strong, healthy, compact and complete communities. Development is directed to protect existing resources, public health and safety and the quality of the natural and built environment. The following analysis of Provincial, Regional and Town policies demonstrates conformity to, and consistency with, the key regulatory framework and themes guiding development of the Wildfield Village Secondary Plan. To minimize duplication of policy discussions amongst the three levels of policy, the policy analysis is broken into the following themes:

- Land Use Mix
- Housing Options
- Economic Opportunities
- Parks and Open Space
- Natural Environment System
- Multi-Modal Transportation
- Community Design
- Climate Change

6.1 Land Use Mix

Key policy direction set out in the PPS, Peel Region Official Plan and Future Caledon Official Plan is related to the achievement of complete communities that accommodate a range and mix of land uses, housing options, transportation options, employment, public service facilities, recreation, parks and open space and other uses to meet long-term needs. New development is directed to have a compact urban form and mix of uses and densities that allow for the efficient use of land and opportunities for people of all ages and abilities to conveniently access the necessities for daily living.

Consistency and Conformity:

The vision for Wildfield Village, as set out in the Secondary Plan, is to create a well-connected, compact and complete community. The Secondary Plan Area will offer a range of housing opportunities, commercial and community uses and access to green space. The Secondary Plan delineates specific areas for medium to high density mixed uses central to the community and along its edges within the Neighbourhood Centre and Urban Corridor designations. New mixed-use areas will offer both residential and employment opportunities.

The Neighbourhood Area designation is also intended to accommodate a wide range of housing types, alongside neighbourhood-scale commercial and service uses, schools, parks and other institutional uses. The compact nature of the plan and distribution of land uses is intended to be active transportation and transit-supportive and will provide walkable access to nearby parks, community services and amenities for all residents.

6.2 Housing Options

The PPS, Peel Region Official Plan and Future Caledon Official Plan all emphasize the need to provide for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. Both the Region and Town direct housing development to provide a range of types, affordability and tenures to meet the diverse needs of people through all stages of their lives, with a focus on compact intensification and transit-supportive development. The Future Caledon Official Plan directs the Town to contribute to Provincial and Regional growth forecasts by planning to accommodate 90,000 new residential units by 2051.

According to the Future Caledon Official Plan, the greatest residential densities and building heights will be focused within Urban and Neighbourhood Centres and along Urban Corridors. Housing options in these areas will include multi-plexes, multiple attached dwellings, apartments and retirement homes. Within the Neighbourhood Area designation, a range of housing types and forms for all ages and incomes should be developed in a more compact built form than older established neighbourhoods in the Town. Housing should be accessible, affordable, adequate and appropriate for all socio-economic groups.

Consistency and Conformity:

Wildfield Village is planned to integrate a wide range of housing types, densities and sizes, accommodating approximately 7,600 new residential units by 2051. The Neighbourhood Centre designation at the corner of Mayfield Road and Centreville Creek Road is intended to develop with compact mid- to high-rise mixed-use buildings in support of walkability and future transit. Lands within the Urban Corridor designation along Mayfield Road, Centreville Creek Road and the new east-west collector road will be developed with a mix of townhouse dwelling types and mid- rise multi-unit buildings, both mixed-use and residential as well as stand-alone commercial uses. The Neighbourhood Area designation, occupying the majority of the Secondary Plan Area, is intended to develop with a mix of single and semi-detached dwellings equal to the mix of townhouse and multi-unit dwellings interspersed throughout the neighbourhoods.

As detailed in Section 3.3 of this Report, Wildfield Village will accommodate approximately 24,500 new people and jobs at a rate of 88 people and jobs per hectare. This surpasses Caledon's minimum designated greenfield area density target of 67.5 people and jobs combined per hectare and will also greatly assist the Town in meeting their 90,000 new residential unit target by 2051. Through the range of proposed residential densities, Wildfield Village will develop as a multi-generational community that offers a variety of housing choice.

6.3 Economic Opportunities

The PPS directs planning authorities to promote economic development and competitiveness by providing an appropriate mix and range of employment, institutional and broader mixed uses to meet long term needs. Intensification of employment uses alongside compatible, compact mixed-use development is encouraged to support the achievement of complete communities. The Future Caledon Official Plan directs new economic opportunities to Neighbourhood Centres, along Urban Corridors and other areas where there is a supportive transportation network.

Consistency and Conformity:

New mixed use development in the Neighbourhood Centre and along the three Urban Corridors within the Secondary Plan Area will create a variety of new jobs, as well as destinations for residents to fulfill their daily needs. Additional employment opportunities will also be introduced within the neighbourhoods of the plan, where four new elementary schools are planned as well as neighbourhood-scale commercial and service uses.

The compact nature of the plan will provide opportunities for new residents to both live and work within the community, or easily access employment in proximity to the Secondary Plan Area. Wildfield Village is well situated near Bolton which is planned to intensify and evolve over time to accommodate additional employment opportunities. The Secondary Plan Area is also located

near New Employment Area lands to the east and west. The densities along the Urban Corridors of the Secondary Plan Area are intended to encourage transit investment which will provide future connections to Bolton, Tullamore and Brampton. The Planned Highway 413 Transportation Corridor will also provide new residents with access to employment opportunities beyond the surrounding area and will encourage residents to locate within Wildfield Village via a more efficient commute to other areas in the Town and the GTA.

6.4 Parks and Open Space

According to the PPS, healthy, active and inclusive communities are promoted by planning for a full range of publicly accessible settings for recreation, parkland, public spaces, open spaces, trails and linkages. The Future Caledon Official Plan emphasizes the importance of parks and open spaces in community development to provide for a range of active and passive recreational opportunities year-round for people of all ages, abilities and interests. Both Provincial and Town policy encourage the co-location of parks and open spaces with schools and other institutional uses, which promotes cost effectiveness, as well as facilitates service integration and access to transit and active transportation. Both the Peel Region and Future Caledon Official Plans encourage parkland and open space that support connectivity of the Natural Heritage System.

The Future Caledon Official Plan contemplates a Community Park within the Wildfield Village Secondary Plan Area. According to the Future Caledon Official Plan, Community Parks serve a catchment area of approximately 15,000 to 20,000 residents and should be located in highly visible locations, generally at an intersection of public streets with significant tree frontages and active transportation. They range in area of 4 to 15 hectares and typically contain high quality lit and irrigated playing fields for organized sports, splash pads and hard courts.

The Future Caledon Official Plan directs Neighbourhood Parks to contain a mixture of passive areas, low to intermediate sports facilities, informal and formal play areas and seating areas with shade. They range in area of 1 to 2 hectares, should be located within the neighbourhood with a service catchment of 800 metres and serve 4,000 to 5,000 residents.

Consistency and Conformity:

The Land Use Plan for Wildfield Village proposes a Community Park on the east side of The Gore Road, adjacent to the Greenbelt. This location will service the needs of the Secondary Plan Area and the broader surrounding community, including the new residential neighbourhoods between The Gore Road and Humber Station Road. The Community Park will provide the opportunity for a range of active and passive outdoor recreation activities, as well as integration with the Natural Heritage System.

The Land Use Plan proposes five Neighbourhood Parks with a minimum service radius of 500 metres, which will ensure all residents are within a walkable

distance to a park. This distribution exceeds the Town's required service radius of 800 metres. Each Neighbourhood Park is to be co-located mostly with an elementary school and provide the opportunity for a mix of passive areas, low to intermediate sports facilities, play areas and seating areas with shade. The integration of open space and access to outdoor recreation opportunities within a 5-minute walk of residents will encourage walkability and the use of active transportation.

6.5 Multi-Modal Transportation

The Province, Region and Town all support the development and integration of a multi-modal transportation system that is safe, equitable, convenient, economical and efficient. Overall, the planning framework encourages a shift towards sustainable mobility options including transit, active transportation and car-sharing/carpooling through compact, mixed-use transit-oriented development and neighbourhood design.

The Future Caledon Official Plan encourages the establishment of a connected and continuous grid system for the street network to support convenient and efficient travel by all modes of transportation. The collector road network is intended to create pedestrian-scaled development blocks along a grid network, support a low carbon and environmentally sustainable transportation system, enable continuity of transit service and active transportation routes and enable the efficient movement of traffic, goods and emergency vehicles. As the Town's New Urban Area develops, the Future Caledon Official Plan has proposed local transit routes to follow along collector roads and arterial roads, including Mayfield Road, Centreville Creek Road and The Gore Road as delineated in Schedule C4 – "2051 Town-Wide Transit Network".

Consistency and Conformity:

The Land Use Plan for Wildfield Village delineates a grid-network of collector roads linked to the existing arterial and collector road network, which will be further delineated through local streets that promote walkability, active transportation and future transit. Two new north-south collector roads are proposed to extend into the Secondary Plan Area from the existing Vales of Humber neighbourhood to the south. Five new east-west collector roads will provide future connections throughout the Wildfield Village community and out towards new residential areas to the east and west.

The existing residential neighbourhood in Brampton to the south is serviced by Brampton Transit bus routes, which provide connections along Mayfield Road. The proposed Land Use Plan for Wildfield Village introduces higher densities and mixed uses (in both stand-alone and mixed use buildings) along Mayfield Road, Centreville Creek Road and the new east-west collector road which are directed by the Official Plan and Secondary Plan to develop as complete streets that will support future transit and active transportation.

For those who choose to travel by car for longer trips, Wildfield Village is well connected to the remainder of Caledon and Brampton via major roads and access to Highway 410 via a 10-minute drive, as well as the Planned Highway 413 Transportation Corridor where future Bus Rapid Transit is also planned.

6.6 Community Design

The Region of Peel and Town of Caledon Official Plans encourage the development of complete communities through high quality public spaces and compact built form that are accessible, sustainable, walkable, safe and attractive. As set out in the Future Caledon Official Plan, new communities will be designed with a mix of uses and densities, a fully connected grid network and an integrated and pedestrian focused public realm, which includes a variety of features to encourage the establishment of community such as gathering areas and enhanced streetscaping. New streets are directed to be designed as complete streets through the coordination of site, building and landscape design which balance pedestrian and cyclist amenities. The Future Caledon Official Plan also sets out direction for site and built form design, as well as parking.

Consistency and Conformity:

An objective of the Wildfield Village Secondary Plan is to prioritize high-quality design of the public realm and built form that fosters a strong identity and sense of place for the community. The Land Use Plan was developed based on a grid network of collector roads and provides compact densities along Urban Corridors that connect residents of the community to centrally located amenities, parks and schools. The permissions of the Secondary Plan will deliver a mix of housing and building types throughout the community and place a focus on high-quality public realm and built form design.

The Wildfield Village Community Design Guidelines reflect the Future Caledon Official Plan and Town-wide Design Guidelines. They provide direction on how the elements of land use, streets, parks, open spaces, landscape, public facilities and built form will work together to create a new community that reflects the Town's goals for New Community Areas and supports the unique vision for Wildfield Village.

6.7 Natural Environment System

The overall planning framework requires natural features and areas to be protected for the long term. It is the intent of the Regional and Town Official Plan to maintain, and where possible, enhance the diversity and connectivity of the Natural Environment System.

Consistency and Conformity:

The Secondary Plan Area borders the Greenbelt to the east, which will continue to be protected from development. Wildfield Village contains a few small areas designated “Natural Features and Areas” which will be appropriately buffered and protected.

6.8 Climate Change

The current policy framework seeks to not only mitigate the impacts but also prepare for and adapt to the impacts of climate change. The PPS, Region of Peel Official Plan and Future Caledon Official Plan direct future planning to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through a collective range of approaches, including but not limited to:

- Achieving compact, transit-supportive and complete community development;
- Incorporating climate change considerations in the development of infrastructure;
- Supporting energy conservation and efficiency;
- Promoting green infrastructure, low impact development and active transportation;
- Protecting the environment and improving air quality.

Consistency and Conformity:

The overall land use structure plans to create a compact, connected and walkable community that provides transit-supportive densities along arterial roads, shorter development blocks based on a grid network, walkable amenities, well distributed parks and open spaces and opportunities for trails and active transportation. Together, these elements are intended to reduce automobile dependency and encourage walkability and green connections throughout the community.

The design of the community will be directed by the Secondary Plan policies, Community Design Guidelines and Subwatershed Study, which will integrate considerations and recommendations for climate change adaptation, green infrastructure and low impact development.

7 Public Engagement and Indigenous Consultation



The public, stakeholders and Indigenous communities with interests in the Wildfield Village Secondary Plan Area will be consulted throughout the process. The engagement process will occur in accordance with the work plan set out in the Secondary Plan Process Terms of Reference and the Town's Indigenous Nation and Community Engagement Process and Checklist.

8 Summary and Conclusion



The Wildfield Village Secondary Plan is envisioned to develop as a compact, well-connected and complete community that will accommodate a range of housing options alongside a mix of commercial and community uses. The Secondary Plan Area is expected to generate approximately 7,600 new residential units with a population of 24,500 by 2051. The Town of Caledon's Growth Management and Phasing Plan has identified Wildfield Village as part of Phase 1 of New Community Area development, which is intended to accommodate growth from 2026 to 2036.

The Secondary Plan integrates a mix of land uses within its Neighbourhood Centre, Urban Corridor and Neighbourhood Area designations that are planned to accommodate housing types from single/semi-detached dwellings and townhouses to mixed-use high-density buildings at key locations. Parks, schools and other institutional uses have been integrated throughout and lands designated Natural Features and Areas will be protected.

Overall, the policy framework that applies to Wildfield Village addresses a vision for efficient land use planning, with an emphasis placed on building strong, healthy, compact and complete communities. Development is directed to protect existing resources, public health and safety and the quality of the natural and built environment. The Secondary Plan conforms to, and is consistent with Provincial, Regional and Town policies and meets overall objectives to provide a mix of land uses, housing options, economic opportunities, accessible parks and open spaces and a multi-modal transportation system. The Secondary Plan also ensures protection of the Natural Environment System and fosters the creation of a sustainable community through compact and resilient community design, built form and support for active transportation and transit.

Wildfield Village is ideally situated to create a complete community that meets the growth demands of Peel Region and the Town of Caledon, as well as establish a natural and logical continuum of growth from Bolton to the east and Brampton to the south.



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