TOWN OF CALEDON
PLANNING
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# WILDFIELD VILLAGE SECONDARY PLAN

## Planning Justification and Housing Assessment

REVISED JUNE 2025

SGL
Planning & Design Inc.

# Table of Contents

**Executive Summary** ..... **iii**
**1 Introduction** ..... **1**
1.1 Purpose ..... 1
1.2 Structure ..... 1
**2 Location and Context** ..... **3**
2.1 New Community Area Designation ..... 4
2.2 Growth Management and Phasing Plan ..... 6
2.3 Secondary Plan Area Boundary ..... 7
2.4 Transportation and Transit ..... 7
**3 Community Structure and Development** ..... **9**
3.1 Vision and Objectives ..... 9
3.2 Community Structure ..... 10
3.2.1 Roads ..... 13
3.2.2 Neighbourhood Centre ..... 13
3.2.3 Urban Corridor ..... 13
3.2.4 Neighbourhood Area ..... 14
3.2.5 Natural Features and Areas ..... 14
3.2.6 Parks ..... 15
3.3 Housing and Job Mix ..... 16
3.4 Schools ..... 17
3.4.1 Peel District School Board (PDSB) ..... 17
3.4.2 Dufferin-Peel Catholic District School Board (DPCDSB) ..... 17
**4 Planning History and Process** ..... **18**
4.1 Secondary Plan Process ..... 18
4.2 Zoning By-law Amendment ..... 18
**5 Supporting Studies and Materials Conclusions** ..... **21**
5.1 Local Subwatershed Study ..... 21
5.2 Agricultural Impact Assessment ..... 24

5.3 Cultural Heritage Impact Assessment ..... 24
5.4 Commercial Impact Study ..... 25
5.5 Fiscal Impact Study ..... 25
5.6 Community Energy and Emissions Plan ..... 25
5.7 Transportation Study ..... 26
5.8 Community Services and Facilities Study ..... 27
**6 Policy Justification and Analysis ..... 28**
6.1 Land Use Mix ..... 29
6.2 Housing Options ..... 29
6.3 Economic Opportunities ..... 30
6.4 Parks and Open Space ..... 31
6.5 Multi-Modal Transportation ..... 32
6.6 Community Design ..... 33
6.7 Natural Environment System ..... 34
6.8 Climate Change ..... 36
**7 Public Engagement and Indigenous Consultation ..... 37**
7.1 Public Engagement ..... 37
7.2 Indigenous Engagement ..... 37
**8 Summary and Conclusion ..... 42**

# 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.

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 active 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". In the Town's Growth Management Phasing Plan, the Wildfield Village Secondary Plan Area is identified as Phase 1 New Community Area, intended to accommodate immediate growth from 2026 to 2036.

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.

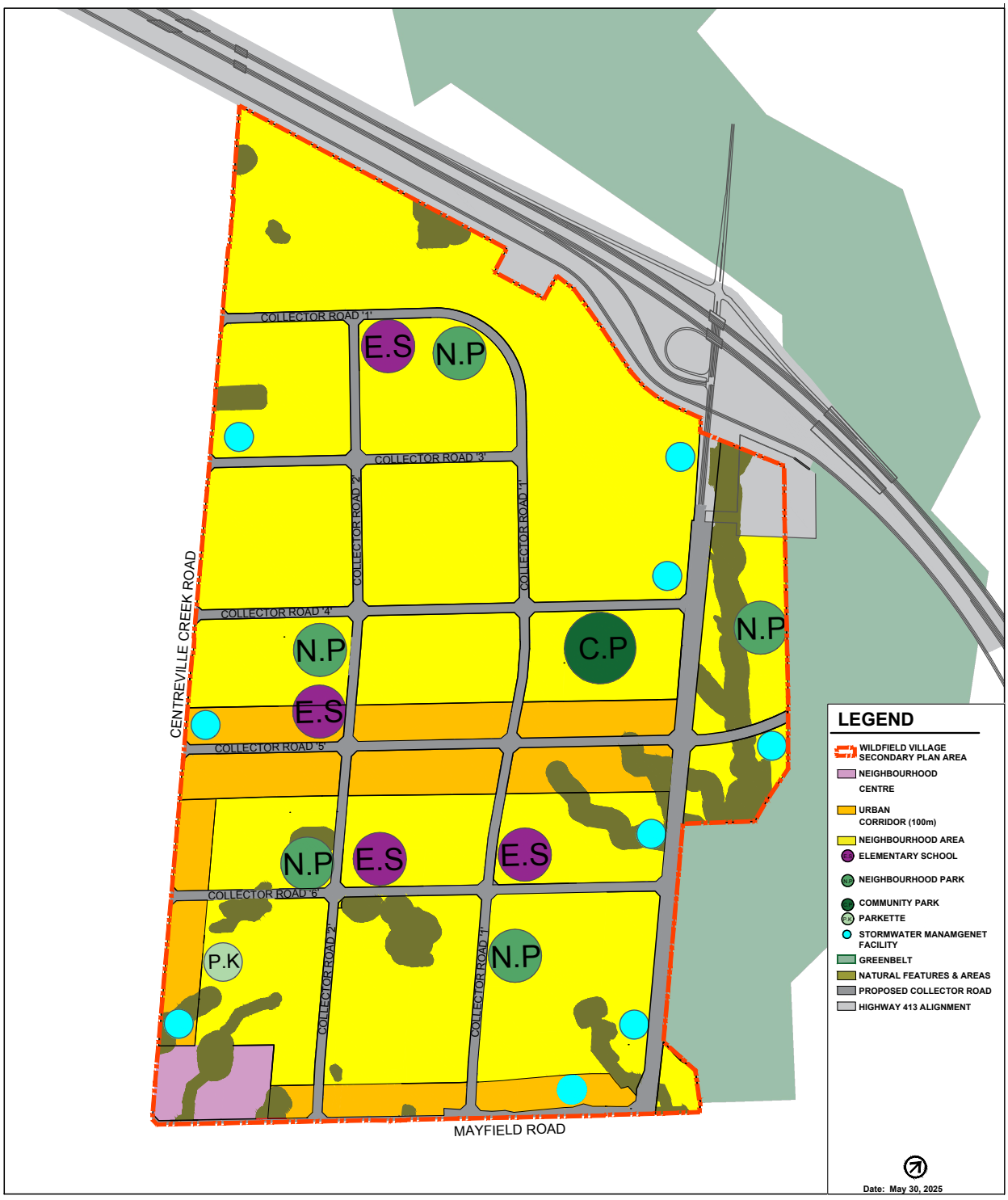



**Figure A. Wildfield Village Land Use Plan**

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** located 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 6,840 new residential units with a population of 22,140 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 6,840 new residential units with a population of 22,140 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.



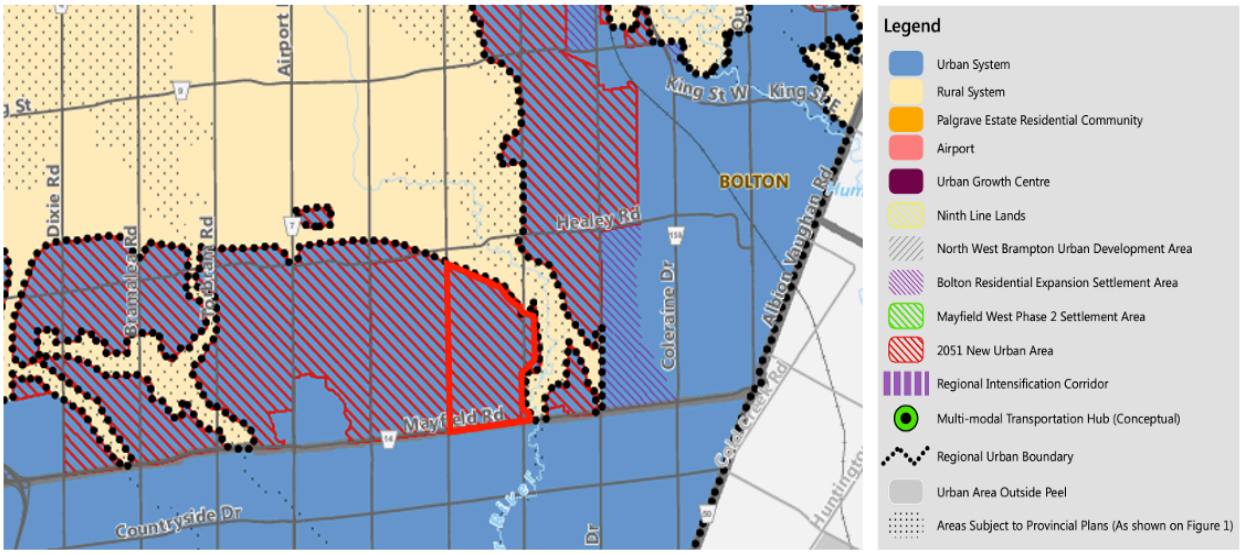

**Figure 1. Secondary Plan Area Context**

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 active 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 with the Region of Peel Official Plan, the Future Caledon Official Plan also designates the Secondary Plan Area as “2051 New Urban Area” (**Figure 3**) and “New Community Area” (**Figure 4**).

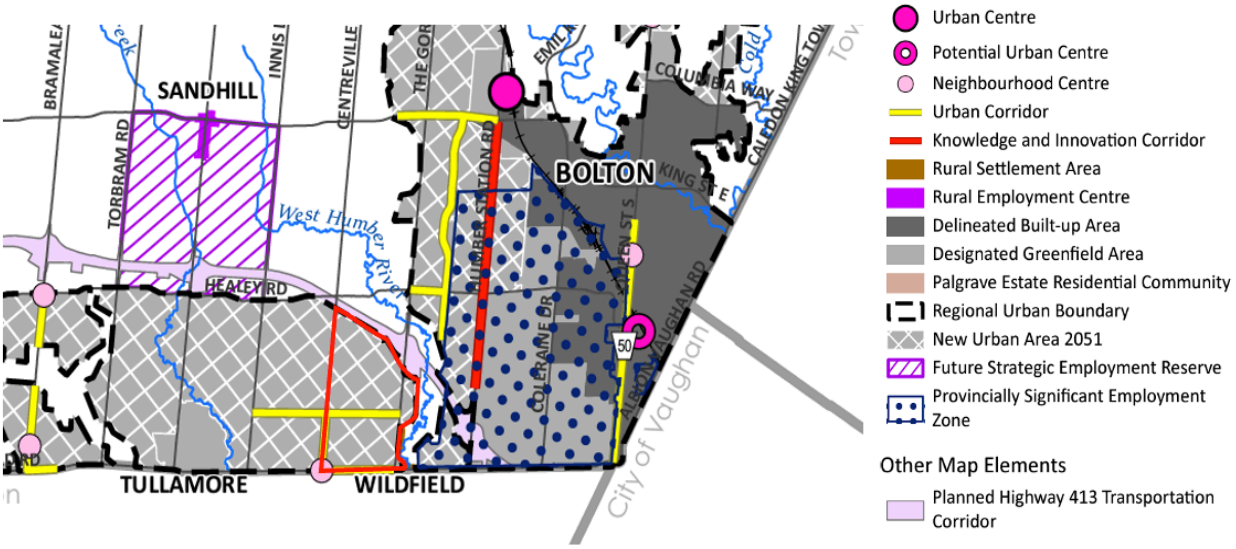



**Figure 3. New Urban Area Designation**
Source: Future Caledon Official Plan Schedule F1: Urban System

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.

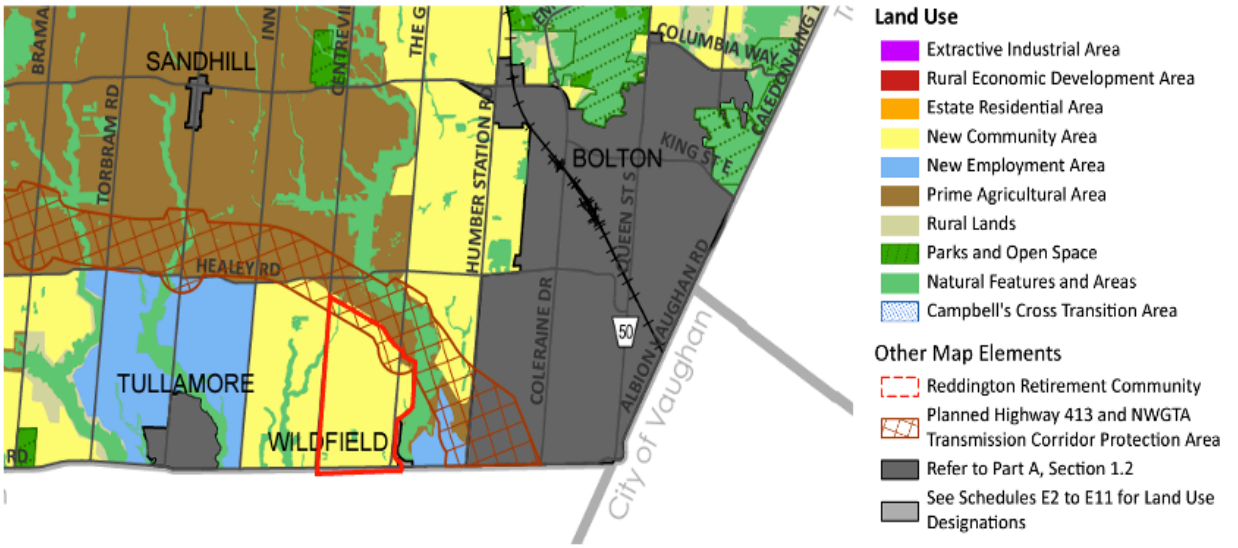



**Figure 4. New Community Area Designation**
Source: Future Caledon Official Plan Schedule B4: Land Use Designations

## 2.2 Growth Management and Phasing Plan

As identified in **Figure 5** below, the Town's Growth Management and Phasing Plan (Schedule B5) identifies the Wildfield Village Secondary Plan Area to be within Phase 1 of Caledon's New Community Area development. The Town's Growth Management and Phasing Plan was supported by Council. As part of the Town's amendment to the Future Caledon Official Plan brought forward in March 2025, lands within Phase 1 are priority areas for the period from 2026 to 2036 and secondary planning should be prioritized and advanced for lands within Phase 1.

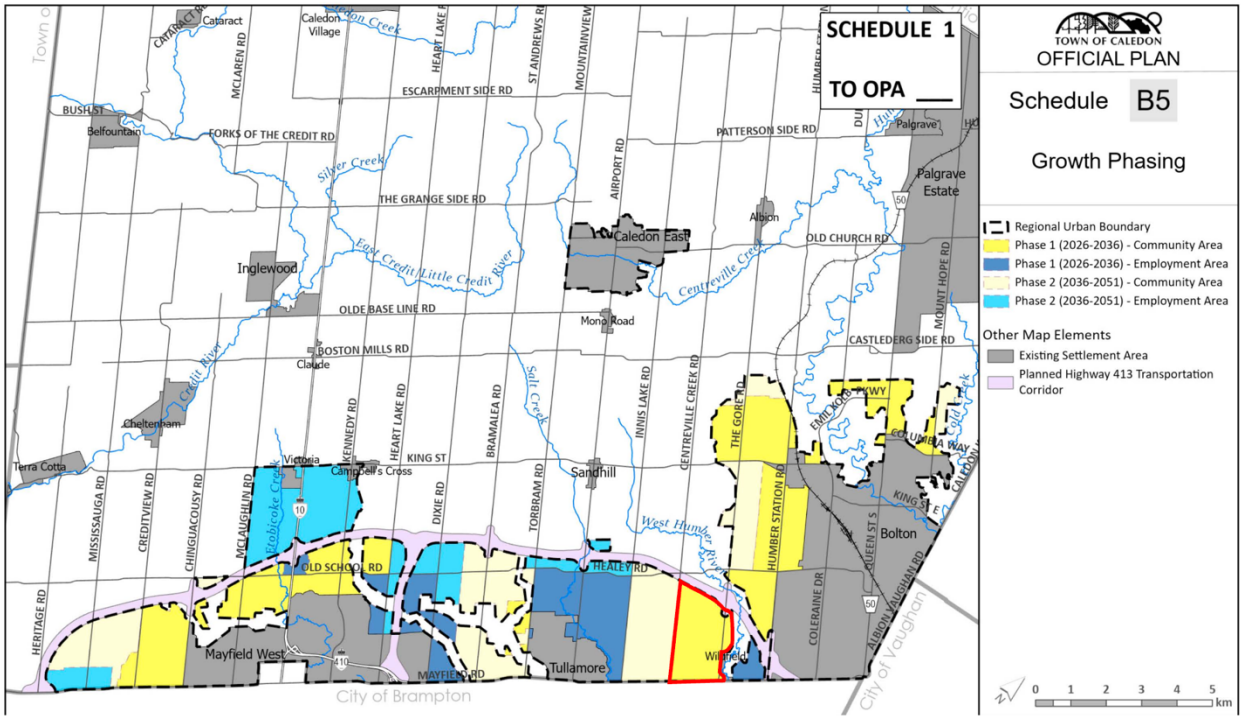



**Figure 5. Growth Management and Phasing Plan**

Source: Future Caledon Official Plan Schedule B5: Growth Phasing

## 2.3 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 6** 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.

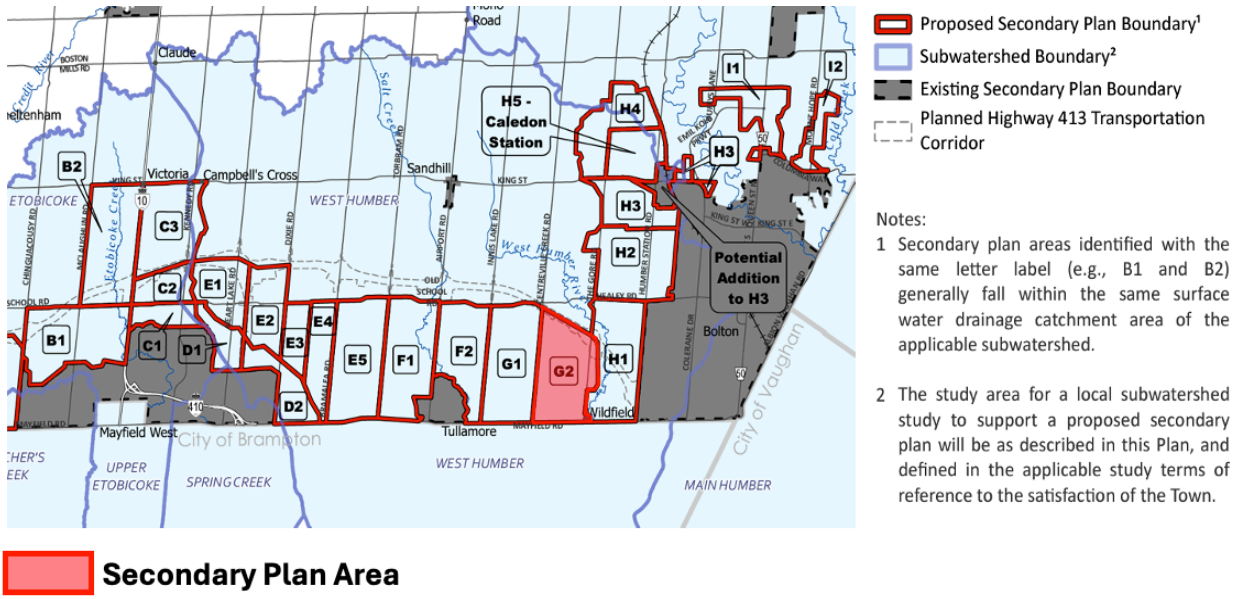



**Figure 6. Secondary Planning Areas**
Source: Future Caledon Official Plan Schedule F3: Secondary Planning Areas

## 2.4 Transportation and Transit

As shown in **Figure 7**, 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 8**). 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 new north-south and east-west collector roads. The two new north-south collector roads will link with the existing collector roads to the south in Brampton.

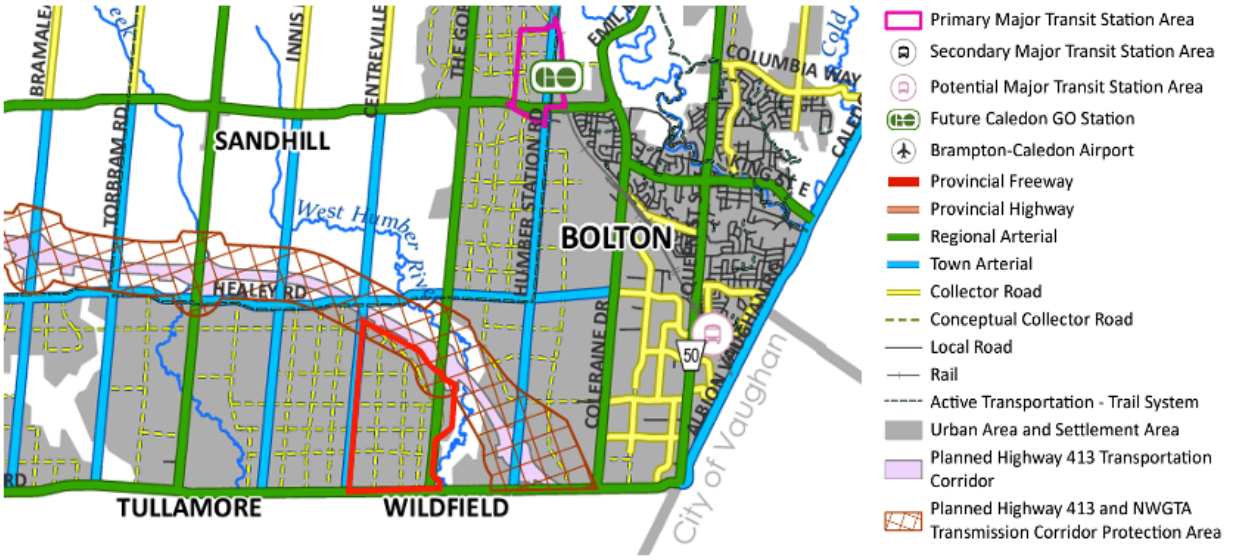



**Figure 7. Transportation Network**
Source: Future Caledon Official Plan Schedule C1: Town-Wide Transportation Network

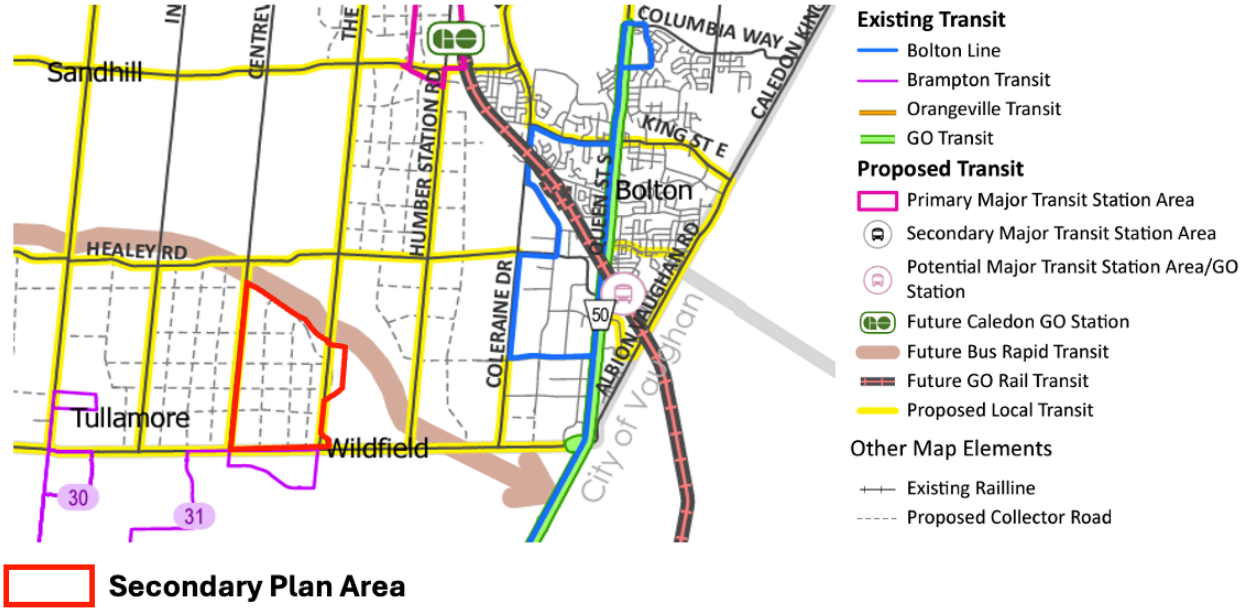



**Figure 8. Existing and Proposed Transit**
Source: Future Caledon Official Plan Schedule C4: Town-Wide Transportation Network

# 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 parks and 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 and efficient 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 with 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 9** 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.

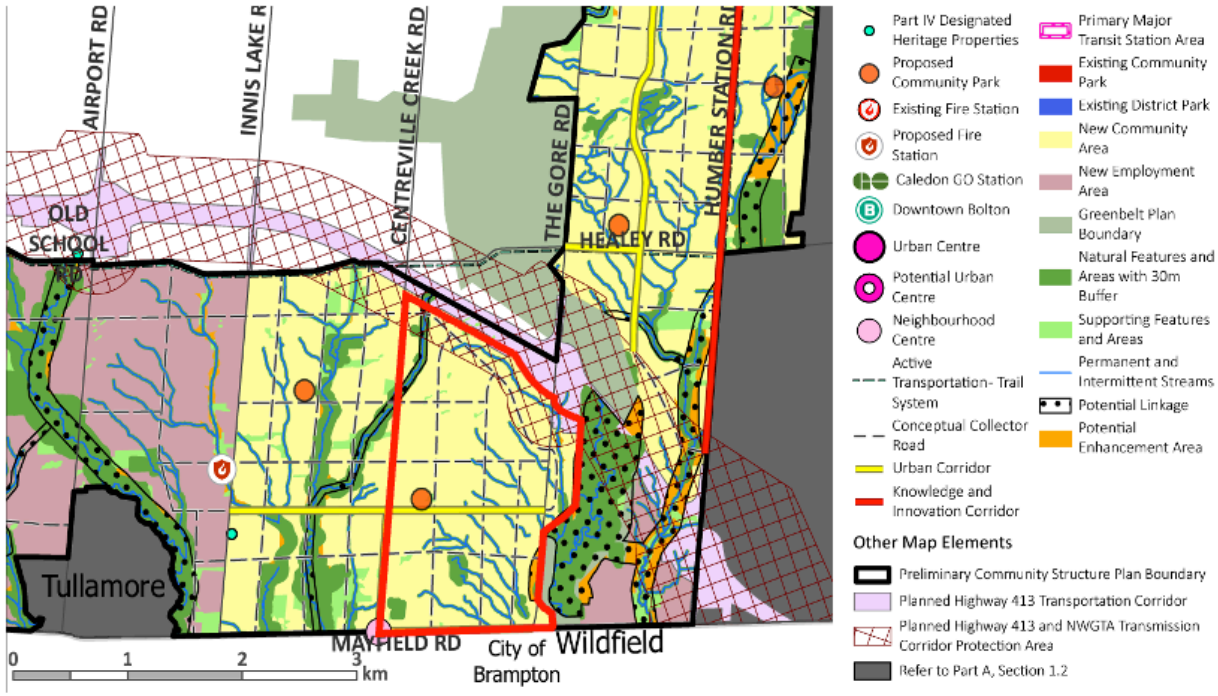



**Figure 9. Schedule F2b – Preliminary Community Structure Plan**

As illustrated in **Figure 10** and **11**, 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.

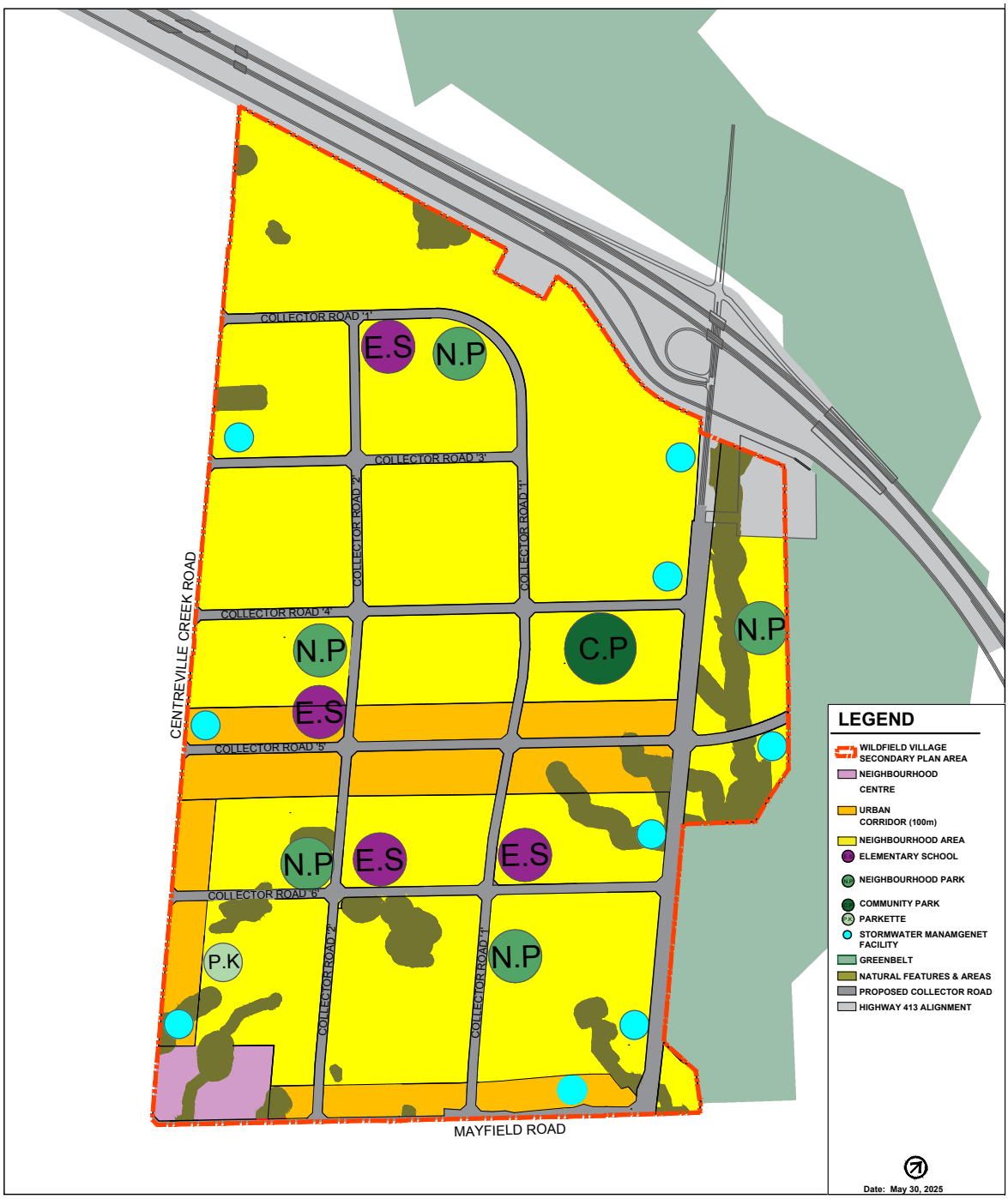



**Figure 10. Wildfield Village Land Use Plan**

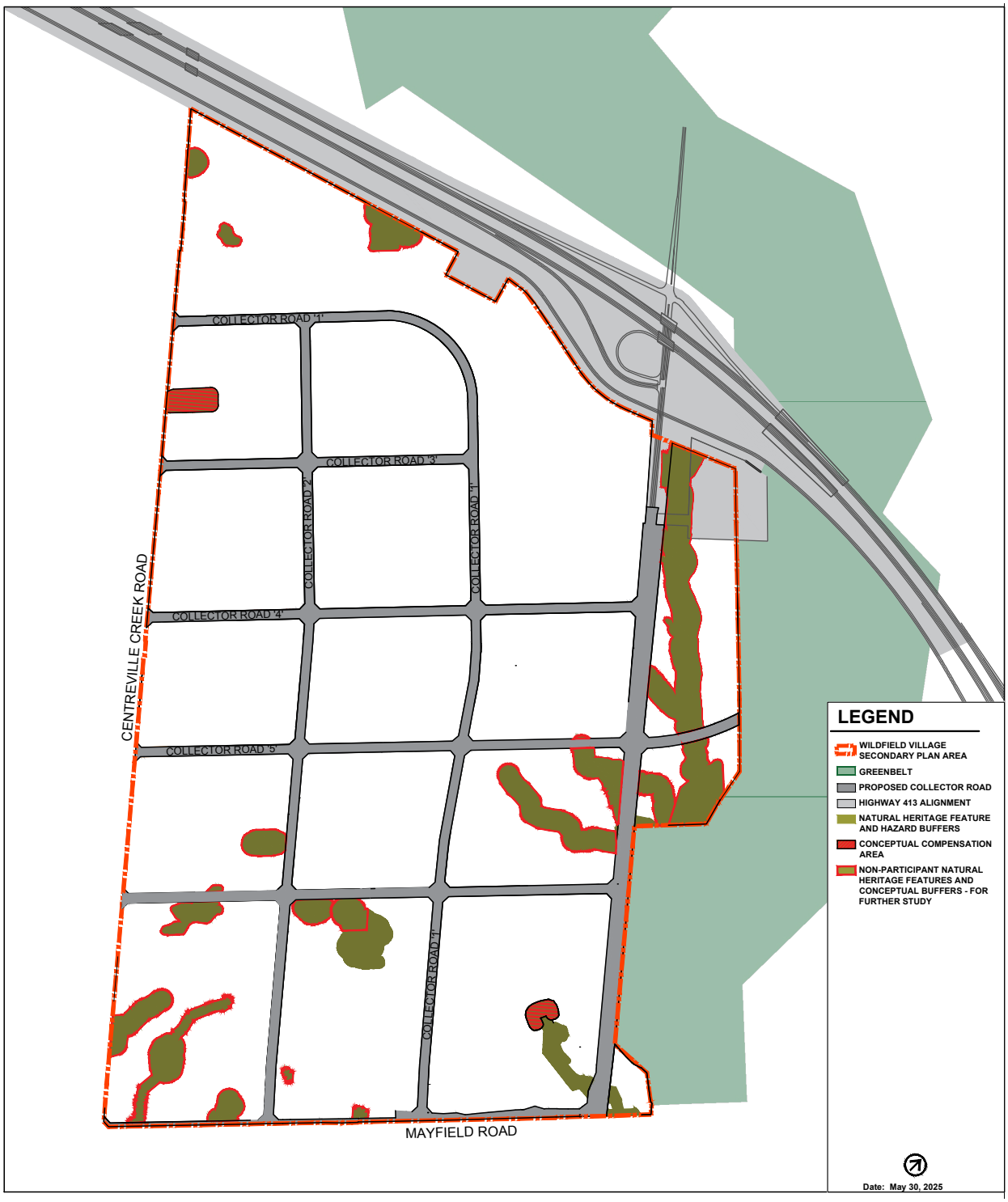



**Figure 11. Wildfield Village Natural Features and Areas**

### 3.2.1 Roads

Two new north-south collector roads are proposed to extend into the Secondary Plan Area from the existing established 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 with new local streets throughout the Secondary Plan Area 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, which will further 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 create employment opportunities, ensure a distribution of new commercial uses 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, and stand-alone commercial uses where appropriate, 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 including rear lane, back-to-back and 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 Natural Features and Areas

**Schedule X2** (**Figure 11** above) of the Secondary Plan delineates the following elements of the natural heritage system:

1. Natural Heritage Feature and Hazard Buffers
2. Conceptual Compensation Area
3. Non-Participant Natural Heritage Feature and Buffers – For Further Study

The Conceptual Compensation Areas are considered part of the Natural Features and Areas designation, however size and boundaries of these areas are subject to further study and refinement at the Draft Plan of Subdivision stage.

Non-Participant Natural Heritage Feature and Buffer Areas are conceptual and have not been confirmed in the field. Further study is required to determine if the features are significant and shall be maintained on the landscape or are subject to compensation. If the features are to remain on the landscape, they will be staked and their buffers determined prior to Draft Plan of Subdivision submissions. Where the buffers of Non-Participant Natural Heritage Features extend onto adjacent participating landowner's property, further study at the Draft Plan of Subdivision stage is required to determine the likelihood of the features remaining in situ and the extent of buffers that are to be required.

### 3.2.6 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 west side of The Gore Road that will be integrated into the Neighbourhood Area, generally central to the new community. This location is intended to service the Wildfield Village Secondary Plan Area, as well as residential areas beyond Wildfield Village to the east and provides the opportunity for a range of active and passive outdoor recreation activities.

The Land Use Plan incorporates five Neighbourhood Parks within a minimum service radius of 800 metres as shown on **Figure 12**, 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. A Parkette is also located in the vicinity of the southwest corner of the plan.

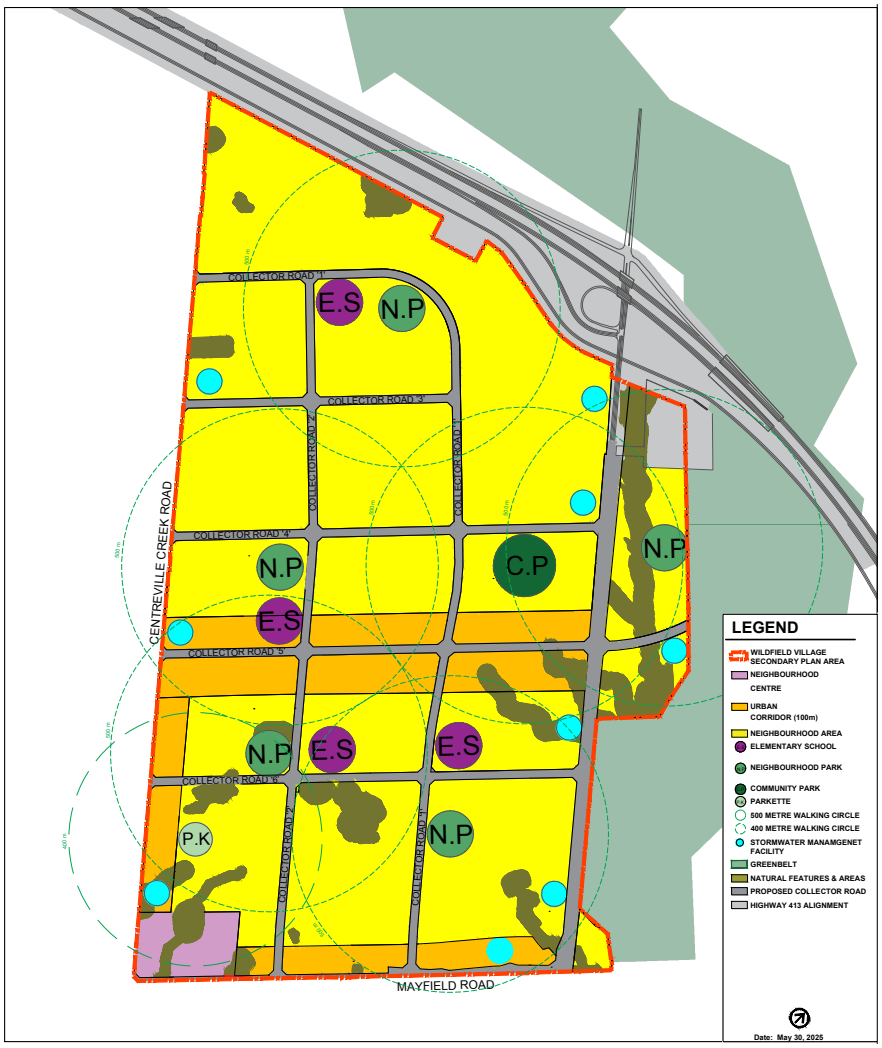



**Figure 12. Wildfield Village Parks Walking Radius**

## 3.3 Housing and Job Mix

Wildfield Village is planned to provide a wide range and mix of housing types, heights, densities and sizes. The Secondary Plan Area is expected to generate approximately 6,840 new residential units with a population of 22,140[1].

As detailed in **Table 1** below, the Secondary Plan Area will be comprised of approximately 50% single and semi-detached dwelling units within the Neighbourhood Area designation based on a high-level analysis. The remaining proposed units will be street, rear-lane and back-to-back townhouse dwellings in the Neighbourhood Area designation, a mix of street, rear lane, stacked and back-to-back townhouse dwellings along the Urban Corridors and apartment dwellings within the Neighbourhood Centre. The policies of the Secondary Plan note a target of at least 50% total units being types other than single detached and semi-detached dwellings.

**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 | 3,600 | 900 | - | - | **4,500** |
| Urban Corridor | - | 1,014 | 507 | 169 | **1,690** |
| Neighbourhood Centre | - | - | - | **650** | **650** |
| **Total Units by Type** | **3,600 (52%)** | **1,914 (28%)** | **507 (7%)** | **819 (12%)** | |
| **Total Units** | | | | | **6,840** |

Approximately 400 new jobs are estimated to be accommodated in the Neighbourhood Centre and Urban Corridor designations. Overall, Wildfield Village will accommodate approximately 22,140 new people and jobs at a rate of 87 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 | 3,600 | 0.56 | 2,015 | |
| Medium Density | 1,915 | 0.45 | 860 | |
| High Density | 1,325 | 0.15 | 200 | |
| **Sub-total** | **6,840** | | **3,075** | **3.6** |
| **Secondary Students** | | | | |
| Low Density | 3,600 | 0.20 | 720 | |
| Medium Density | 1,915 | 0.11 | 210 | |
| High Density | 1,325 | 0.03 | 40 | |
| **Sub-Total** | **7,615** | | **970** | **0.65** |

### 3.4.2 Dufferin-Peel Catholic District School Board (DPCDSB)

Based on the estimated unit counts and pupil yields in **Table 3** and discussion with the Dufferin-Peel Catholic District School Board (DPCDSB), one Catholic elementary school is required to service the Secondary Plan Area. In accordance with DPCDSB minimum requirements, a 2.4-hectare sized site has been allocated on the Land Use Plan. A new Catholic secondary school will be provided in one of the neighbouring New Community Areas outside of the Wildfield Village Secondary Plan to serve growth in south Caledon.

**Table 3. Projected DPCDSB Student Population**

| Unit Type | New Units | Pupil Yield | Additional Students |
|---|---|---|---|
| **Elementary School Students** | | | |
| Low Density | 3,600 | 0.167 | 600 |
| Medium Density | 1,915 | 0.131 | 250 |
| High Density | 1,325 | 0.052 | 70 |
| **Sub-total** | **6,840** | | **920** |
| **Secondary School Students** | | | |
| Low Density | 3,600 | 0.099 | 355 |
| Medium Density | 1,915 | 0.054 | 105 |
| High Density | 1,325 | 0.020 | 25 |
| **Sub-Total** | **7,615** | | **490** |

# 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 Official Plan Amendment application.

A Secondary Plan Process Terms of Reference was prepared, which set out a process for development of the seconadary 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 13**, 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 but is not yet in effect until the Province approves the Future Caledon Official Plan which is still pending. Lands within the Highway 413 Focused Analysis Area remain under appeal by the Ministry of Municipal Affairs.

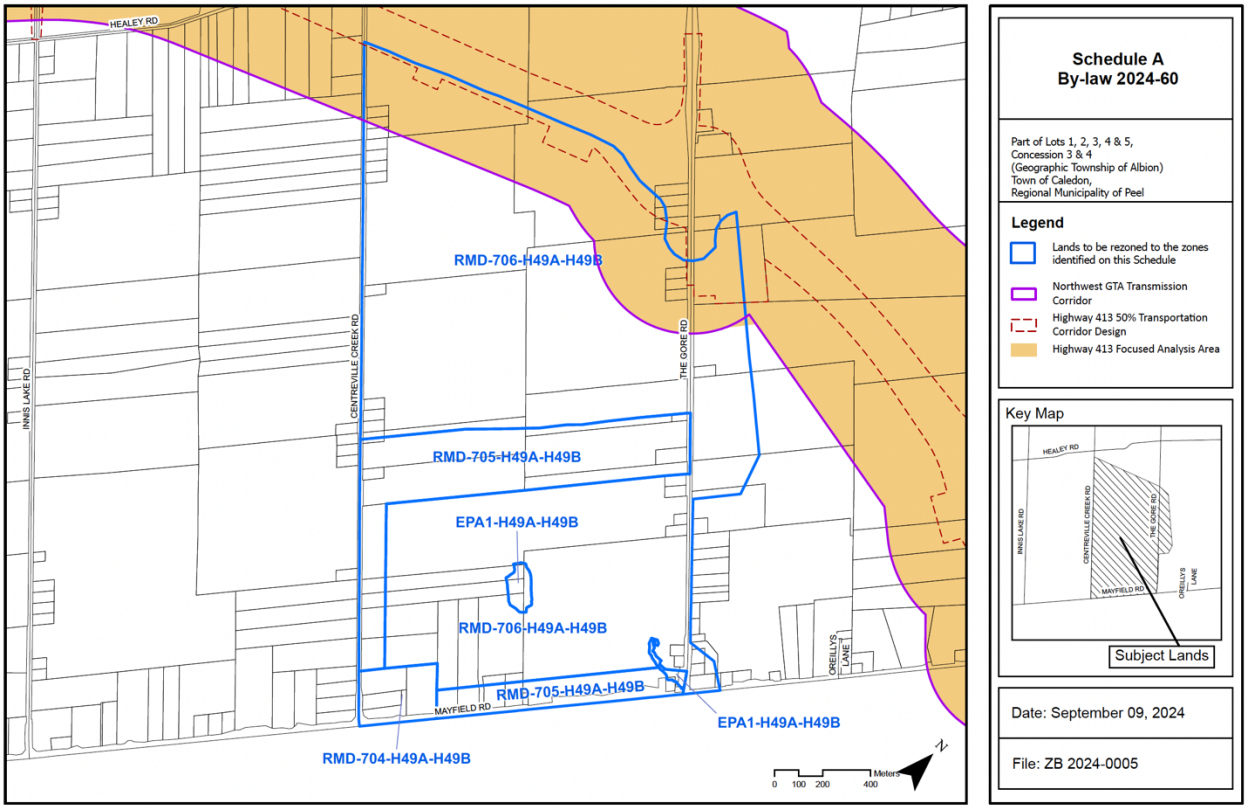



**Figure 13. Wildfield Village Zoning By-law Schedule**

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 (EIS) 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 of Subdivision 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 Local Subwatershed Study

A Local Subwatershed Study (LSS) was prepared by SCS Consulting Group Ltd. and GEI Consultants Canada Ltd. in support of the Secondary Plan. The intent of the LSS is to create 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.

**Phase 1: Subwatershed Characterization and Integration**

The Phase 1 Local Subwatershed Study (LSS) provides the foundational environmental characterization required to support the development of the Wildfield Village Secondary Plan (WVSP), located in the Town of Caledon within the Region of Peel. Prepared by SCS Consulting Group Ltd. and GEI Consultants, the study fulfills the first phase of a three-phase process intended to guide sustainable growth while protecting and enhancing the natural environment in accordance with municipal, regional, and provincial policy frameworks.

**Study Purpose and Scope**

The WVSP area encompasses approximately 355 hectares and is designated as part of the 2051 New Urban Area in the Region of Peel Official Plan. The LSS was initiated to inform the land use planning process and ensure that natural heritage features, groundwater and surface water resources, and natural hazards are properly identified, assessed, and integrated into future development plans.

Phase 1 focuses on:

- Establishing a detailed inventory of existing environmental and geological conditions.
- Defining the preliminary Natural Heritage System (NHS) and identifying constraints and opportunities for development.
- Guiding future phases which will assess impacts, propose mitigation, and detail implementation strategies.

### Key Components

- **Natural Heritage Assessment:** The study area includes a diverse array of ecological features, including wetlands, woodlands, and valleylands. Several species at risk were identified, including Eastern Meadowlark, Bobolink, and Redside DaceTi. Ecological inventories and field investigations were conducted to confirm habitat quality, species presence, and connectivity.
- **Groundwater and Surface Water Resources:** The area is characterized by complex hydrogeological conditions with low-permeability soils and shallow groundwater. Infiltration, water balance, and groundwater-surface water interactions were evaluated. Ongoing monitoring is planned to support the final water resource management approach.
- **Hazard Identification:** Erosion hazards, slope stability, and floodplain mapping were conducted to delineate areas where development must be restricted based on natural hazards.
- **Policy Alignment:** The study integrates guidance from a comprehensive suite of planning documents, including the Provincial Planning Statement (2024), Region of Peel Official Plan (2022), and Town of Caledon's current and draft Official Plans. It also complies with Conservation Authority regulations and climate change adaptation goals.
- **Study Area Framework:** The assessment area includes the WVSP lands and extends into adjacent zones for hydrological, geomorphic, and ecological evaluation to ensure a systems-based approach to planning.

### Conclusions

The Phase 1 LSS establishes the environmental baseline necessary to support the preparation of the WVSP and future phases of study. It identifies critical natural features and functions that must be protected or enhanced and sets the stage for more detailed impact assessments and mitigation planning in Phase 2. The work is rooted in a strong policy foundation and positions the WVSP to achieve a balanced approach to growth and environmental stewardship.

### Phase 2: Impact Assessment and Mitigation

The Phase 2 report of the Local Subwatershed Study (LSS) supports the development of the Wildfield Village Secondary Plan (WVSP) in the Town of Caledon, Region of Peel. The objective of Phase 2 is to facilitate a sustainable development framework by evaluating and mitigating environmental impacts in accordance with municipal and Provincial policies, while implementing the guidance provided by the 2022 Region of Peel Scoped Subwatershed Study.

The WVSP is designated as a “2051 New Urban Area” in both the Region of Peel and Town of Caledon Official Plans. The lands are identified as Phase 1 “New Community Area” in the Town of Caledon Growth Management and Phasing Plan to accommodate growth in 2026 to 2036. The proposed Land Use Plan includes a mix of residential, institutional, recreational, and commercial development alongside the protection and enhancement of natural heritage features and the provision of stormwater management.

**Key Elements of the Study:**

- **Natural Heritage Assessment:** The study identifies and assesses significant natural heritage features including wetlands, woodlands, fish habitat, and species at risk (e.g., Redside Dace, Bobolink). A comprehensive mitigation strategy is proposed, including buffers, enhancements, and ecological compensation. Nine small non-significant wetlands on participating properties are proposed for relocation or removal with compensation provided within the WVSP area. The study emphasizes compliance with the Provincial Planning Statement (2024), Species at Risk legislation, and municipal guidelines.
- **Groundwater:** Hydrogeological assessments show that groundwater seepage to wetlands and watercourses is limited due to low-permeability soils. The study proposes Low Impact Development (LID) measures to maintain pre-development water balance and mitigate water quality impacts. Mitigation measures for construction dewatering and long-term drainage will be established through future study in accordance with regulatory requirements.
- **Stormwater Management Strategy:** A robust SWM strategy is proposed to mitigate potential impacts to the Natural Heritage System and existing water resources, that includes Low Impact Development (LID) measures and end-of-pipe SWM facilities. The LID measures will work towards mitigating impacts associated with increases in runoff volume and decreases in infiltration associated with increases in impervious surfaces within the WVSP area. LID measures will also be implemented to provide clean water to wetlands and watercourses requiring feature-based water balance. The SWM facilities will provide water quality (Enhanced protection), erosion (extended detention) and quantity (2 through 100 year and Regional Storm) control in accordance with municipal, Conservation Authority and Provincial requirements. The study also incorporates climate change projections to evaluate future peak flows and hydrologic performance.
- **Servicing Strategy:** Preliminary plans for grading, water, and sanitary servicing are included. These are coordinated with environmental protection measures and informed by ongoing transportation and planning studies.

**Conclusions and Recommendations:**

The Phase 2 LSS concludes that the proposed development can proceed with minimal impact on the natural environment, provided that mitigation and compensation measures are implemented. The findings set the foundation for the next stage—Phase 3—which will detail implementation, monitoring, and adaptive management strategies to ensure long-term protection and enhancement of the Natural Heritage System and the water resources within and beyond the study area.

## 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 square feet 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 to develop housing.

## 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 (MMTMP) guide the development, aiming for complete communities with high-quality transportation. The proposed community will include approximately 6,840 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 new 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 morning and afternoon peak periods.

## 5.8 Community Services and Facilities Study

The proposed Wildfield Village Secondary Plan could introduce approximately 22,140 residents, 400 jobs and 6,840 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 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. A Town-initiated amendment to the Future Caledon Official Plan further identifies Wildfield Village as being within Phase 1 of New Community Area development, which prioritizes development from 2026 and 2036. 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. Table 4 of the Peel Region Official Plan sets out Region-wide new housing targets, which includes targeting 30% of all new housing units to be affordable; 25% of all new housing units to be rental tenure; and 50% of all new housing units to be in forms other than detached and semi-detached houses. 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 6,840 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 densities 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 that will offer various housing options.

As detailed in Section 3.3 of this Report, Wildfield Village will accommodate approximately 22,140 new people and jobs at a rate of 87 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. Additionally, the land use designations provide for housing forms other than detached and semi-detached dwellings, meeting the intent of the Region's new housing unit density target. Through the range of proposed residential densities, Wildfield Village will develop as a multi-generational community that offers a variety of housing choices of varying prices and tenures.

## 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, as well as the existing employment base in Tullamore. 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 west side of The Gore Road, relatively central to the community and adjacent to an Arterial Road. The Community Park will service the needs of both the Secondary Plan Area and the broader surrounding community, including the new residential neighbourhoods between The Gore Road and Humber Station Road. The approximate 6-hectare Community Park will provide the opportunity for a range of active and passive outdoor recreational activities.

The Land Use Plan proposes five Neighbourhood Parks with a minimum service radius of 800 metres, which will ensure all residents are within a walkable distance to a park. Each Neighbourhood Park, of approximately 2-hectares in size, 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. A Parkette is also located in vicinity of the south west corner of the community. 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 new 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 established 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 the City of 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. The Wildfield Village Secondary Plan contains areas designated "Natural Features and Areas" as shown on **Schedule X1** and **X2** of the Secondary Plan. **Schedule X2** of the Secondary Plan delineates the following elements of the natural heritage system:

1. Natural Heritage Feature and Hazard Buffers;
2. Conceptual Compensation Area; and
3. Non-Participant Natural Heritage Feature and Buffers – For Further Study.

The Conceptual Compensation Areas identified on **Schedule X2** are considered part of the Natural Features and Areas designation; however, the size and boundaries of these areas are subject to further study and refinement at the Draft Plan of Subdivision stage. Non-Participant Natural Heritage Feature and Buffer Areas identified on **Schedule X2** are conceptual and have not been confirmed in the field. Further study is required to determine if the features are significant and shall be maintained on the landscape or are subject to compensation. If the features are to remain on the landscape, they will be staked and their buffers determined prior to Draft Plan of Subdivision application submissions to the Town for non-participant lands. Where the buffers of Non-Participant Natural Heritage Features extend onto adjacent participating landowner's property, further study at the Draft Plan of Subdivision stage is required to determine the likelihood of the features remaining in situ and the extent of buffers that are to be required.

The Local Subwatershed Study (LSS), as described in Section 5.1 of this Report, has confirmed, refined and implemented a Natural Heritage System (NHS) and 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. GEI Consultants Canada Ltd. (GEI) was retained to develop the Natural Heritage, Hydrogeology, Fluvial Geomorphology, and Geotechnical components of the LSS, together with SCS Consulting Engineers (SCS; Civil). In working to address the review comments, GEI and SCS have consulted regularly with TRCA and the Town and attended weekly technical meetings with both. GEI prepared three letter reports to address review comments received from the TRCA and the Town.

GEI submitted a letter report on May 29, 2025 to address Town comments related to recommendations from the Peel Region SABE Scoped Subwatershed Study (SWS) (Part A, B, C; Woods et al, 2022), including conceptual linkages and enhancements, natural cover targets, and minimum buffers. From a policy perspective, Future Caledon Official Plan Section 13.9 notes that the SABE Scoped SWS provides a series of recommendations that are expected to be reviewed and refined as part of the LSS. There are no explicit natural heritage targets defined in the Future Caledon Official Plan and the Official Plan notes that the natural features and areas identified in the SABE Scoped SWS are not designations but are intended to inform the preparation of more detailed studies. Therefore, it is the intent of the LSS to review these recommendations in the context of existing conditions and the density and growth targets for the Town's New Urban Areas to assess whether recommendations are feasible, and where they are not feasible, to provide alternatives to maintain a no-net loss natural heritage system for the Study Area. As detailed in GEI's letter, the conceptual linkages, enhancement areas, natural cover targets and minimum buffers noted in the SABE Scoped SWS are not required.

The proposed NHS and Land Use Plan have been updated on an iterative basis to reflect all necessary changes required to address these comments, and is founded upon a sound technical understanding of the extent and quality of natural heritage features and functions, and natural hazards that meet the definition of NHS components as described in the Town of Caledon Official Plan and Peel Region Official Plan. All review comments are to be addressed in the updated Phase 1 and Phase 2 LSS reporting, which is scheduled to be submitted in June 2025. The LSS links the conclusions of the impact assessment to conformity and/or consistency with land use plans and applicable policies.

A secondary plan policy has been included to note that vegetation units identified as Buckthorn Deciduous Shrub Thicket are dominated by highly invasive European Buckthorn (*Rhamnus Cathartica*) which has been identified by the Province as a noxious weed and are not considered as part of the Natural Heritage System and are to be removed without compensation. Furthermore, as

part of the proposed Official Plan Amendment, the definition of woodlot is to be amended to exclude European Buckthorn.

A letter from GEI dated May 30, 2025 has been submitted in support of this Planning Justification Report, detailing how the TRCA and the Town's major concerns have been addressed and that the proposed NHS shown on the Land Use Plan conforms to the applicable policies including the Provincial Planning Statement.

## 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; and
- 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 an efficient 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

## 7.1 Public Engagement

A Statutory Public Meeting on the Secondary Plan was held on February 18, 2025 at Caledon Town Hall. Prior to the start of the formal Public Meeting, an Open House was held in the atrium to Council Chambers on Phases 1 and 2 of the Local Subwatershed Study. Numerous area residents attended the Open House and Public Meeting.

Comments and questions raised by the public and Council members related to specific land use designations and permissions, impacts of the Highway 413, the location of the Community Park and the timing and staging of development. In response to comments received, the Community Park has been relocated to the west side of The Gore Road and a Development Staging and Sequencing Plan has been submitted. Overall, the proposed Wildfield Village Secondary Plan was well received by the community.

## 7.2 Indigenous Engagement

HDR has been actively engaging with key Indigenous Communities to ensure their perspectives are integrated into the proposed development. This engagement has been guided by their extensive experience working with Indigenous Communities across Ontario and aligns with the outlined scope of the project.

To date, the following milestones and activities have been achieved:

### Consultation Milestones

1. **Background Review and Jurisdictional Scan**
    - Conducted a comprehensive review of relevant background materials to understand the historical and jurisdictional context and identify specific interests and concerns raised by Indigenous Communities.
2. **Coordination with Local Authorities**
    - To date, multiple meetings have taken place with Caledon staff to align on consultation expectations and procedural requirements.
3. **Initial Introduction of the Project**
    - On October 24th, 2024, introductory emails were sent to all identified Indigenous Communities, including the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Haudenosaunee Development

Institute, Huron-Wendat Nation, and the Métis Nation of Ontario, providing an overview of the proposed project and inviting their participation.

4. **Notification of Archaeological Work**
    - On October 31st, 2024, emails were sent to all Indigenous Communities to inform them about the commencement of Stage 2 archaeological work. This step was critical to ensure transparency and allow communities the opportunity to provide input or express any concerns related to the archaeological activities.
5. **Coordination for Archaeological Engagement**
    - Significant coordination has taken place between one landowner (with the largest landholdings in the Secondary Plan Area) and the Indigenous Communities to facilitate their participation in the Stage 2 archaeological works. This effort underscores the Project Team's commitment to inclusive engagement and respect for cultural heritage.
6. **Follow-Up on Indigenous Concerns**
    - On December 12th, 2024, follow-up emails were sent to all Indigenous Communities to check if there were any concerns or feedback.
    - On February 19th, 2025, follow-up emails were sent to all Indigenous Communities to check if there were any concerns or feedback.
7. **Indigenous Community Engagement**
    - **MCFN:**
        - February 21st ,2025: MCFN requested an in-person meeting to discuss this project.
        - April 17th, 2025: In-Person meeting with MCFN. Documents shared by MCFN after this meeting included: meeting minutes; list of preferred archaeological consultants, and a technical review agreement. The Project Team noted that this would be taken back for further discussion with the landowner group.
        - April 23rd, 2025: MCFN provided a letter indicating their consultation expectations for the project, which was requested to be shared with all individual landowners that are part of the landowner group.
    - **Six Nations of the Grand River:**
        - October 25th, 2024: Six Nations asked if an EIS was being completed and requested capacity funding for their involvement for the project. The Project Team noted that an EIS / Natural

Environment Report was being completed for the project. Six Nations requested that this report be sent to them when completed.

- December 18th, 2024: Six Nations noted that they will wait to receive the EIS prior to providing comments.
- February 20th, 2025: Six Nations requested capacity funding to hire a third-party reviewer to review the environmental reports for the project. Additional conversations took place via phone call. The Project Team inquired about the municipal guidelines that provided best practices for providing capacity funding.
- February 20th, 2025: Six Nations noted that they noticed the environmental reports were available online, and noted that they would like to review the documents. Six Nations additionally requested capacity funding for a third-party reviewer to undertake this review.
- February 21st, 2025: Six Nations of the Grand River cited the policy rationale for capacity funding.
- March 12th, 2025: The Project Team requested that Six Nations provide a quote for the consultant review. Six Nations confirmed that a quote would be provided.
- April 8th, 2025: The Project Team followed up with Six Nations for the quote. Six Nations noted that the quote was delayed.
- April 25th, 2025: Consultant quote provided by Six Nations.

- **Haudenosaunee Development Institute:**
  - February 21st, 2025: Email received from HDI with environmental-related questions. These questions were discussed via a phone call on the same day. It was agreed that a meeting would be set for a later date.
  - February 24th, 2025: The Project Team contacted HDI to confirm a meeting date.
  - February 25th, 2025: The Project Team contacted HDI to confirm a meeting date.
  - February 26th, 2025: Response received from HDI.
  - March 4th, 2025: Coordination via email between the Project Team and HDI.

- March 18th, 2025: The Project Team followed up to schedule a meeting with HDI. Back-and-forth correspondence took place to finalize a meeting.
- March 19th: HDI provided potential meeting dates.
- March 20th, 2025: Project Team suggested April 23rd, 2025 for a meeting.
- March 27th, 2025: Project team followed up with HDI via email and phone call. April 23rd was confirmed.
- April 23rd, 2025: Meeting held with the Project Team and HDI. HDI noted that they wanted to be involved in ecological studies, archaeological works, and construction monitoring. HDI noted that they would provide a draft agreement in the near future.
- May 16th, 2025: HDI and the Project Team corresponded via email and phone call. HDI noted that they have not yet been able to provide a draft agreement, and they will have internal discussions to determine next steps.

- **Huron-Wendat Nation**
  - October 30th, 2024: Huron-Wendat Nation asked if there would be any archaeological assessments for this project.
  - October 31st, 2024: The Project Team provided additional project details.
  - November 6th, 2024: Huron-Wendat Nation noted that they would like to send a field liaison representative for Stage 2 fieldwork. Huron-Wendat was separately engaged by a landowner undertaking current Stage 2 fieldwork.
  - December 12th, 2024: The Project Team confirmed with Huron-Wendat Nation that they were engaged on the fieldwork taking place.
  - February 28th, 2025: Huron-Wendat Nation noted that they were happy with the current fieldwork, and they would like to be involved in future archaeology works across the site. The Project Team additionally contacted the archaeologist on the project to keep them apprised of Huron-Wendat Nation's comments.

- **Métis Nation of Ontario**
    - December 20th, 2024: The Métis Nation of Ontario noted that they did not have any feedback at this time.
    - February 20th, 2025: The Métis Nation of Ontario noted that they did not have any feedback at this time.

8. **Development of a Consultation Record**
    - Began compiling a detailed consultation record to document all interactions, feedback, and action items raised during engagement activities.
9. **Preparation of Consultation Summary and Next Steps Memo** *(Future Deliverable)*
    - A summary of engagement activities to date is under development. This document will outline consultation efforts, summarize feedback received, and provide recommendations for the next steps in the engagement process.

## Next Steps

The Project Team will continue working with the Indigenous Communities noted. We remain committed to maintaining open lines of communication and providing a transparent process that reflects the priorities and input of Indigenous Communities. We will continue refining our approach based on feedback, coordinating further activities as needed, and documenting engagement efforts comprehensively to meet project requirements.

# 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 6,840 new residential units with a population of 22,100. 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 development of the Wildfield Village Secondary Plan Area will meet the Town's immediate growth needs for housing including contributing towards the Town's Housing Pledge of 13,000 new residential units by 2031.

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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