Gagnon Walker Domes
PROFESSIONAL PLANNERS

Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

March 5, 2019

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: **Mayor and Members of Council**
Legislative Services

Subject: **Official Plan 2041 Review**
Public Input – Mayfield East Landowners Group
GWD File: P.N.17.2378.00 – Caledon 2041

Dear Mayor, Members of Council and Town Staff:

Gagnon Walker Domes Ltd. (GWD) represents the Mayfield East Landowners Group, who collectively own approximately 504.78 hectares (1,247.34 acres) of land in south Caledon, generally bounded on the west by the eastern limit of the existing Mayfield West Rural Service Centre Boundary and the Campbells Cross Creek, on the east by Torbram Road and an unnamed tributary/natural heritage corridor, to the south by Mayfield Road, and to the north coinciding with the northern limit of the Province of Ontario GTA West Transportation Corridor Study Limit (approximately three (3) lots north of Old School Road).

The Mayfield East Landowners Group consists of the following participating landowners, some of whom are local farmers, including: the Clarke's, Sheard's, Robbins', Jefferson's, Shields', Baring, Grewal and Torchia. Attachment # 1 is an air photograph of the subject lands and participating landowners. Please note that the aforementioned area identified on the air photograph includes approximately 1,918.08 hectares (4,739.70 acres) which is hereinafter referred to as the 'Mayfield East Preferred Expansion Area'.

Official Plan 2041 Review

GWD has been retained to provide general planning consulting services, including but not limited to participating with our Client's in the Town of Caledon's *Official Plan 2041 Review*. Town of Caledon Council and Staff received previous written submissions on our Client's behalf in 2017 as part of the Town of Caledon *Whitebelt Visioning Exercise*. We encourage the Town of Caledon to review and consider the previous written submissions during the *Official Plan 2041 Review*.

CONFIDENTIALITY CAUTION
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We have reviewed the March 5, 2019 presentation and wish to applaud Town Staff for having clearly summarized previous Town of Caledon Official Plan Reviews, dating back to 1979. OPA 114, approved in 1997 established a framework and associated planning horizon to the year 2021, and OPA 226, approved in 2013 established a framework and associated planning horizon to the year 2031. In addition, over the past several decades, Town Staff have advanced various individual OPA's in accordance with provincial directives.

Planning Act

In accordance with Planning Act requirements, the Town of Caledon is embarking on the current Official Plan Review consistent with the PPS, and in conformity with various other Provincial Plans, as well as the Region of Peel Official Plan (which is also currently under review). Toward this end, the Mayfield East Landowners Group is appreciative of the opportunity to actively participate with the Town of Caledon and the Region of Peel in assessing and analyzing the various Focus Areas identified by Towns Staff as being important in establishing a vision for development year 2041.

Work Plan

The Town of Caledon Staff Work Plan was initiated in 2018 projects a robust public engagement and consultation process culminating with the approval of a comprehensive Official Plan in the year 2023. Our Client is looking forward to actively participating in an open and transparent process which will address a full complement of provincial, regional and local goals and objectives.

Population and Employment

Based on provincial population and employment projections as well as current trends, it is anticipated that Caledon will experience significant growth. The 2017 Town of Caledon *Whitebelt Visioning Exercise* anticipated population and employment growth of 33,000 and 30,000 respectively, between 2031 and 2041. Our Client's lands are well positioned to assist in accommodating a portion of the projected population and employment growth within an expanded Mayfield West Rural Service Centre Boundary.

Mayfield West Rural Service Centre Boundary

In regards to the expansion of the Mayfield West Rural Service Centre Boundary, the Region of Peel has identified within their Official Plan a 'Mayfield West Study Area', within which is located the 2021 Mayfield West Rural Service Centre Boundary (ROPA 17). The lands owned by three (3) of the participating landowners within the Mayfield East Landowners Group are located within the aforementioned *Mayfield West Study Area*, but outside of the 2021 Rural Service Centre Boundary. More specifically, the lands are located south of Old School Road, east of Heart Lake Road, west of Dixie Road approximately three (3) lots north of Mayfield Road (see Attachment # 2 – Region of Peel Official Plan). With this in mind, it is evident that these lands have previously been

seriously considered as candidate properties, appropriate for accommodating future projected Settlement Area expansion.

Mayfield East Landowners Group Merits and Objectives

According to the Staff Work Plan, key projects will include, but not be limited to investigations associated with transportation, servicing, the natural environment, the GTA West Transportation Corridor, commercial needs, as well as population and employment forecasts. We are confident that the detailed technical Reports, Plans and Studies will substantiate and highlight the merits of our Client's lands as an ideal candidate for inclusion within the expanded Mayfield West Rural Service Centre Boundary; including:

1. **Existing and Proposed Transportation Infrastructure**
   - Frontage along Mayfield Road (an identified Region of Peel 'Strategic Goods Movement Corridor'), with excellent locational proximity to existing Highway 410 and the future proposed GTA West Transportation Corridor (including the north/south Highway 410 linkage which was identified by the Town of Caledon as following the general alignment of Heart Lake Road) (see Attachments # 3 and # 4 – GTA West Transportation Corridor Alignments and Town of Caledon Preferred Alignment);

2. **Close Proximity to Employment Lands**
   - Strategically located close to existing and/or proposed employment areas; including the Tullamore Settlement Area which provides logical geographic, transportation and land use planning connections between Tullamore and the Mayfield West community; contributing to live/work synergistic opportunities.

3. **Logical Progression of Growth**
   - Expansion of the Mayfield West Rural Service Centre Boundary in an easterly direction, including the previously identified 'Mayfield West Study Area' which is located immediately adjacent to an established settlement boundary of Mayfield West, represents a logical progression of growth toward other established residential and employment districts located immediately north and south of Mayfield Road (see Attachments # 5 and 6 – Town of Caledon Official Plan);

4. **Readily Serviced Lands and Community Service Facilities**
   - The lands represent readily serviceable lands which can also take advantage of existing and/or planned servicing infrastructure and community facilities;

5. **Creation of Complete Community**
   - A logical extension to the current built-up area, suitable for the designation of a variety of both residential and employment land uses, which together will contribute to the creation of a complete community which is compatible with adjacent existing land uses in both the Town of Caledon and the City of Brampton.

Our Client has proactively formed a robust and fully engaged Landowners Group within the Mayfield East Expansion Area which is capable of providing effective and informed input into the Town of Caledon *Official Plan 2041 Review* process. Collectively, all of the landowners we represent are in agreement that their lands can and should be considered as an excellent option in contributing to the accommodation of a significant portion of the anticipated Town of Caledon population and employment growth.

By way of this correspondence, we are requesting to be notified of any and all future Open House and Statutory Public Meetings, as well as the tabling of Information and/or Recommendation Reports to Planning Committee and Council related to the *Official Plan 2041 Review*, including receiving all Notices of Decision in connection with the Town of Caledon *Official Plan 2041 Review*.

Yours truly,

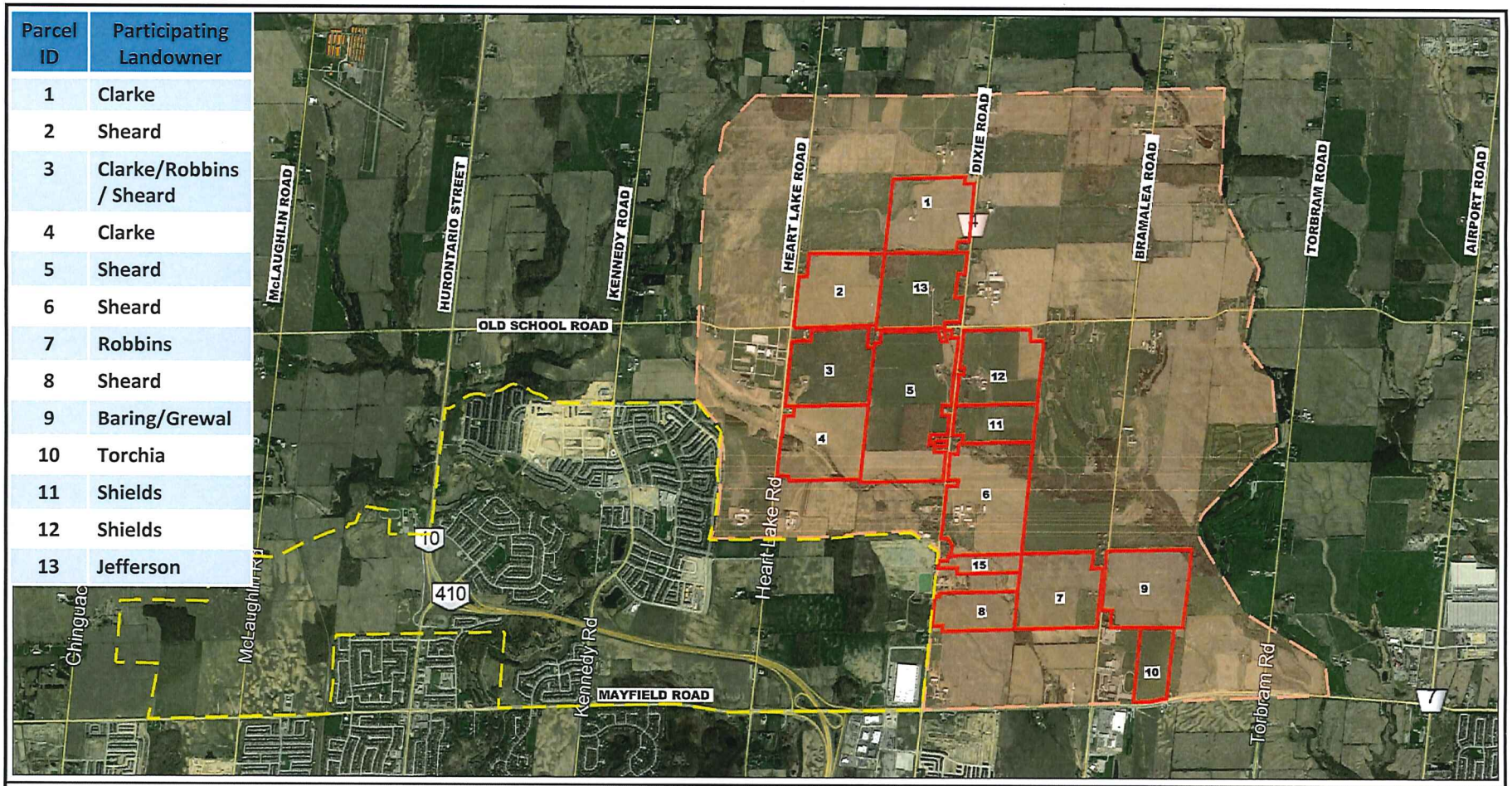
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

Andrew Walker, B.E.S., M.C.I.P., R.P.P.
Principal Planner

cc: Sylvia Kirkwood, Town of Caledon
Marissa Williams, Town of Caledon
Mayfield East Landowners Group

ATTACHMENT # 1

Parcel ID	Participating Landowner
1	Clarke
2	Sheard
3	Clarke/Robbins / Sheard
4	Clarke
5	Sheard
6	Sheard
7	Robbins
8	Sheard
9	Baring/Grewal
10	Torchia
11	Shields
12	Shields
13	Jefferson



AIR PHOTO - CONTEXT PLAN and SUBJECT SITE
MAYFIELD EAST LAND OWNERS GROUP (MELG)
TOWN of CALEDON

LEGEND

- SUBJECT SITE
- MAYFIELD WEST SETTLEMENT BOUNDARY
- MAYFIELD EAST PREFERRED EXPANSION AREA

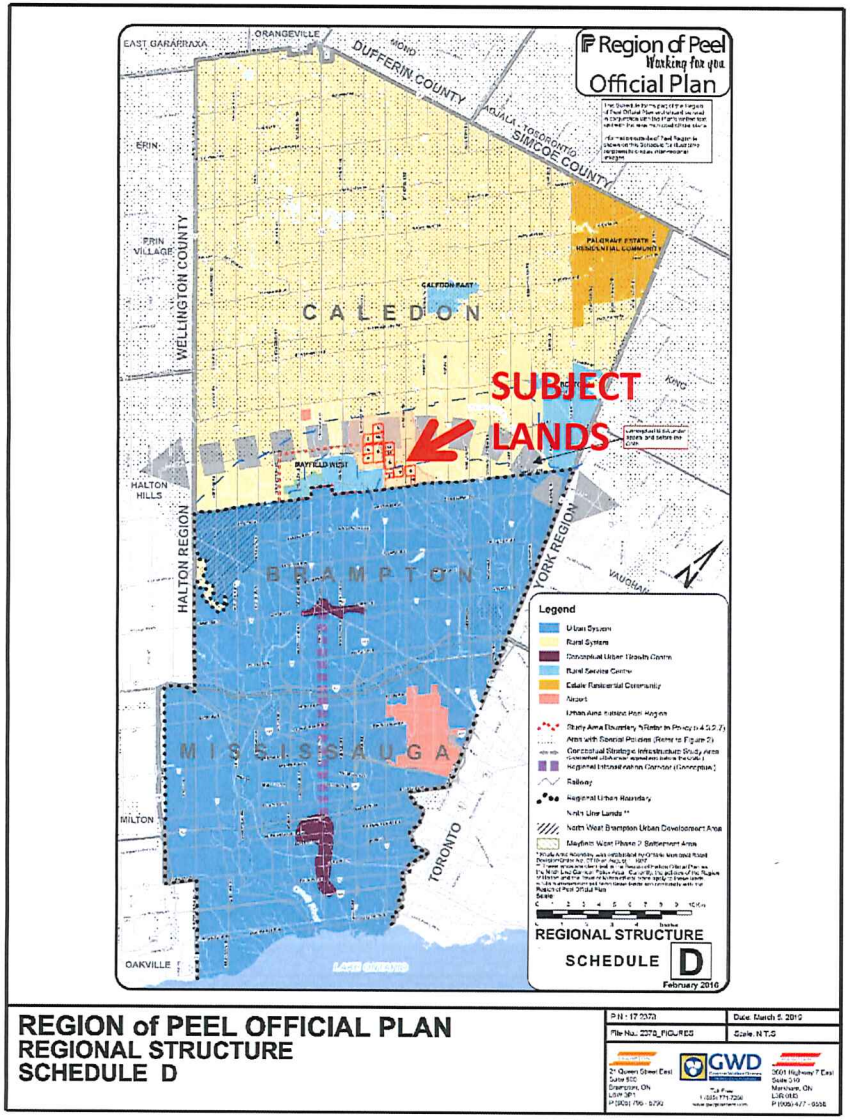
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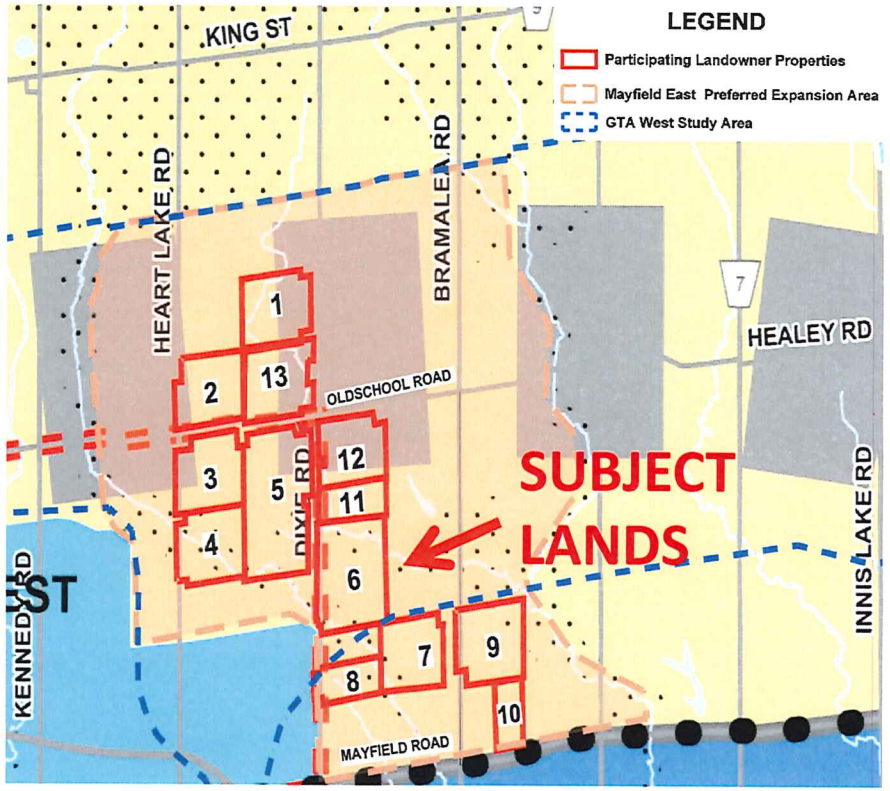
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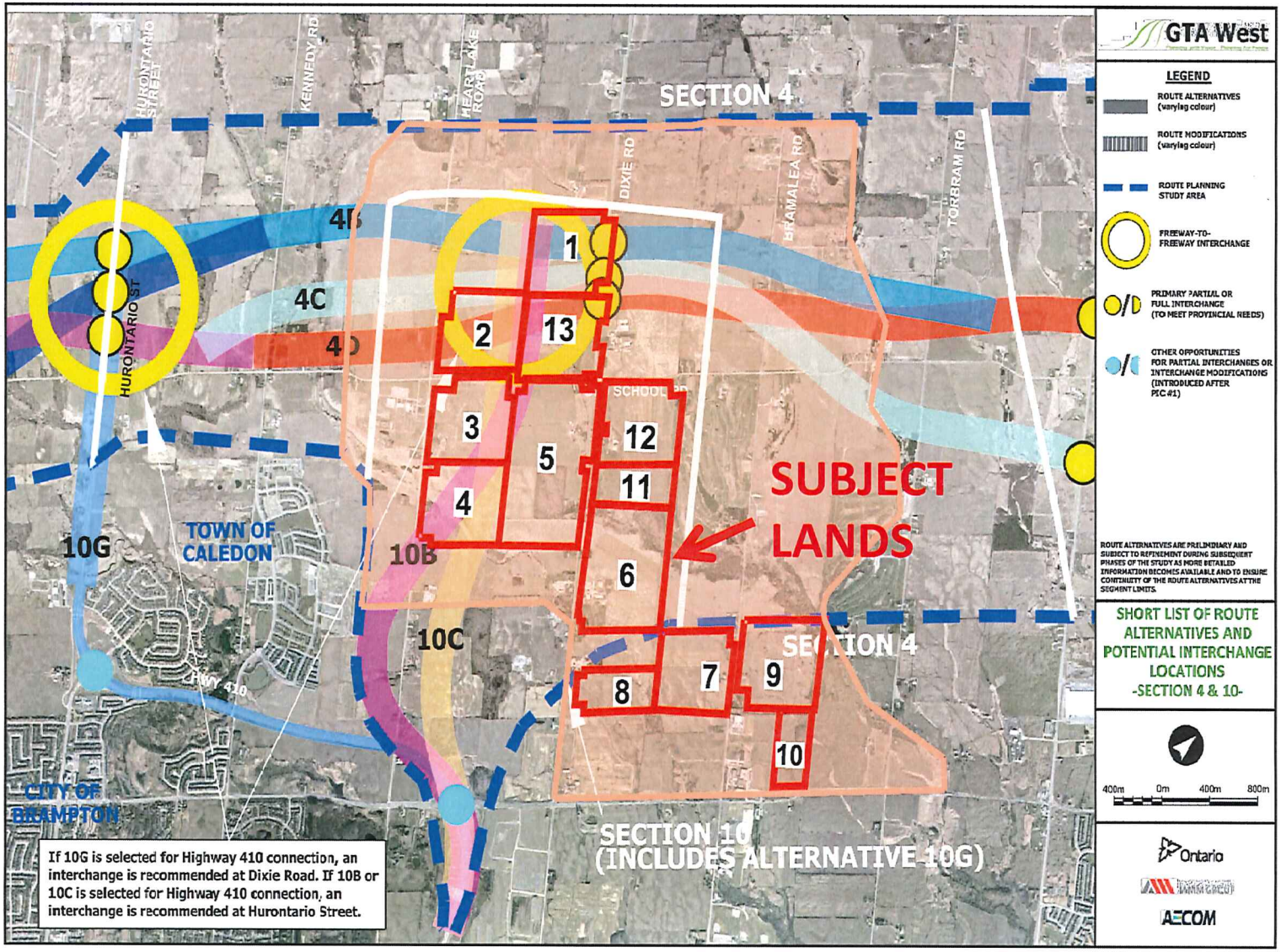
3601 Highway 7 East
Suite 310
Markham, ON
L3R 0M3
P (905) 477 - 6556

Attachment # 2 - Region of Peel Official Plan

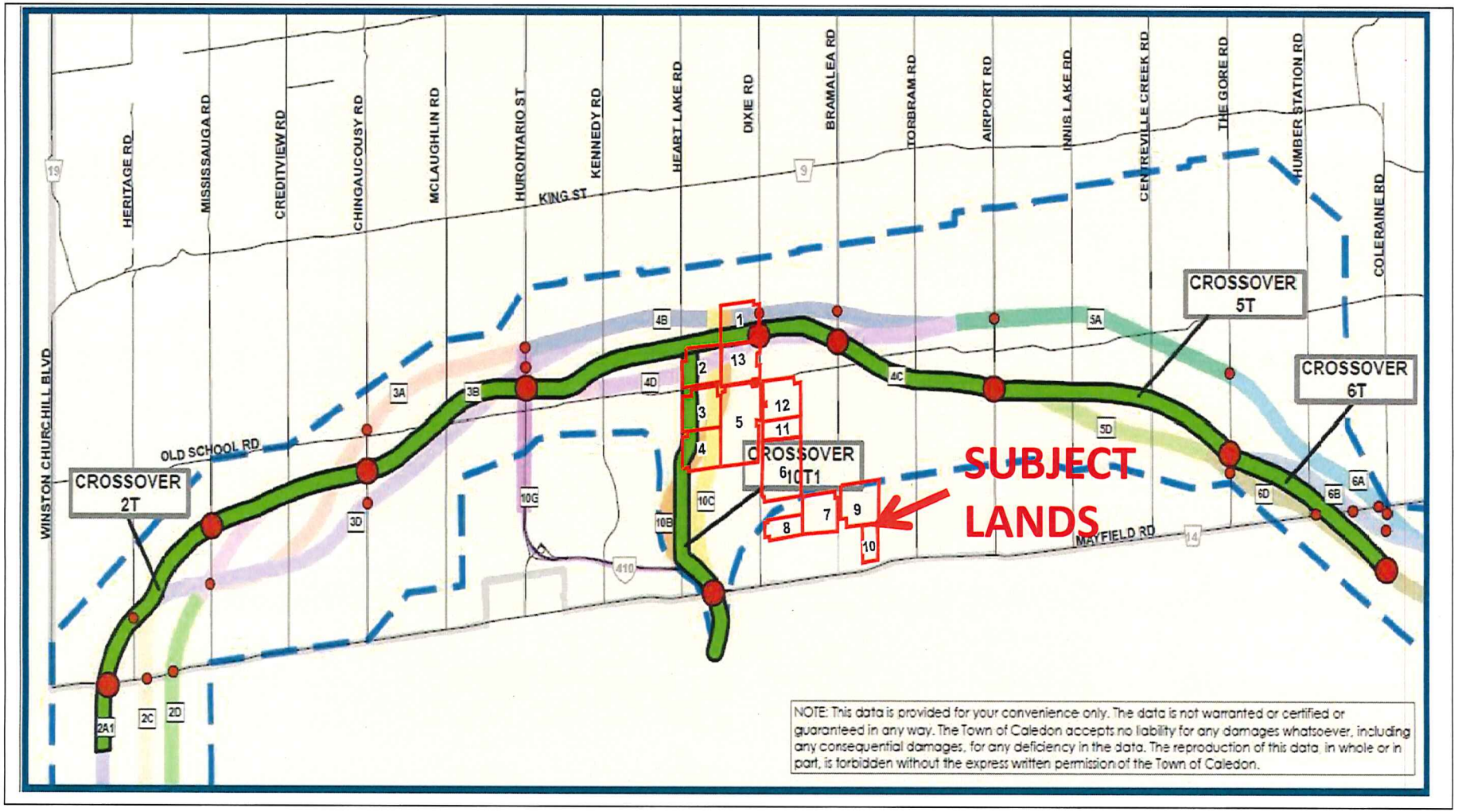




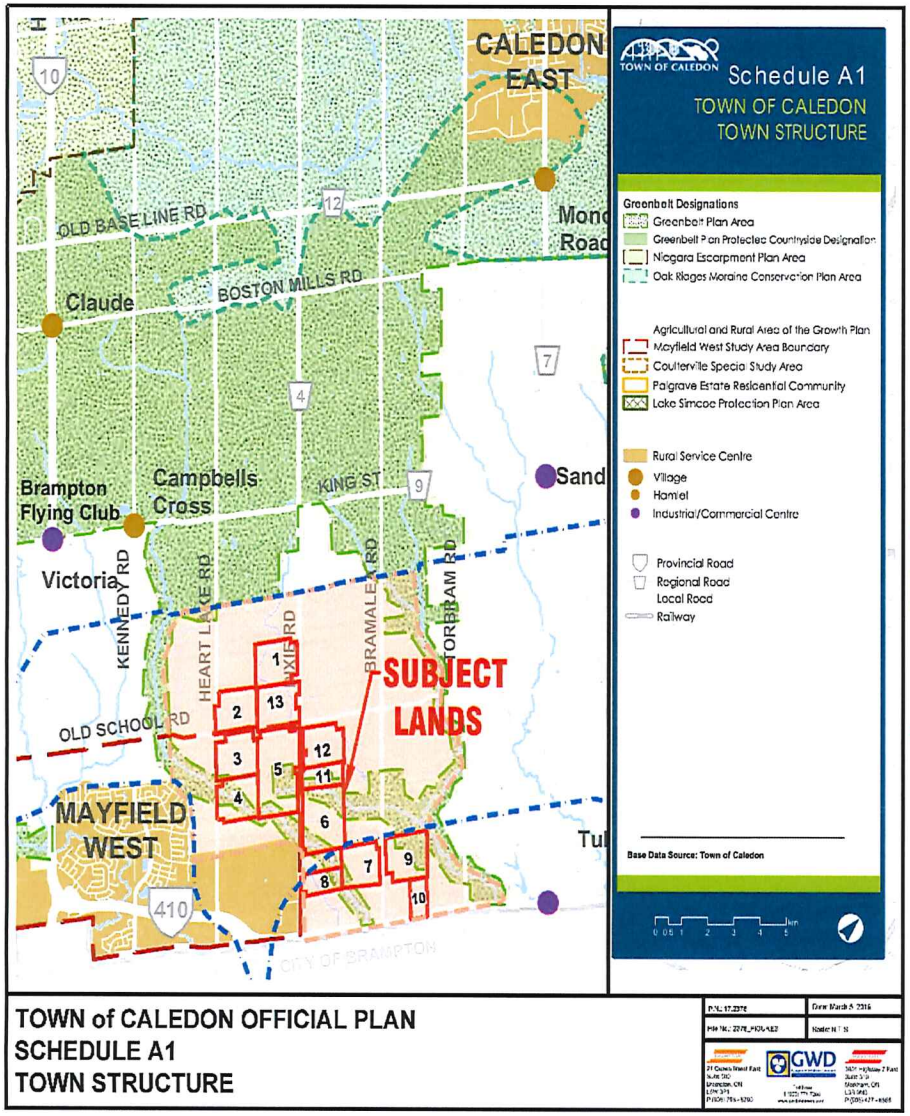
Attachment # 3 - GTA West Route Alternatives



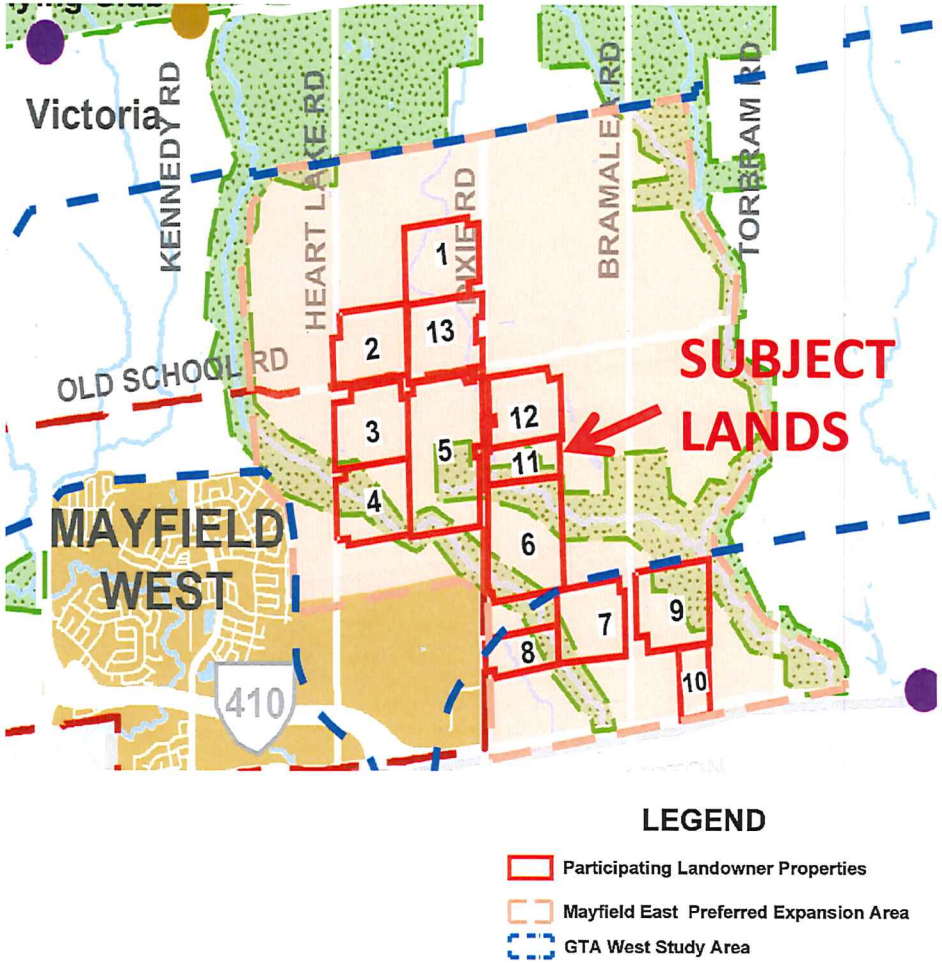
Attachment # 4 - Town of Caledon Preferred Alignment



Attachment # 5 - Town of Caledon Official Plan



TOWN of CALEDON OFFICIAL PLAN
SCHEDULE A1
TOWN STRUCTURE



Attachment # 6 - Town of Caledon Official Plan

