

Council, planners consider subdivision proposal

By Jessica Laurenza

Council and the Town's Planning and Development Committee met last week to discuss the Proposed Draft Plan for a subdivision at 12529 Chinguacousy Road along with the Proposed Official Plan Amendment for the Mayfield West community, which was approved by the province on January 21, 2021.

The proposed subdivision is north of Mayfield Road and east of Chinguacousy Road on a 48 acre lot, which is currently being used for agricultural purposes. The east portion of the land is located in the Greenbelt and is designated to environmental protection. This expansion can potentially accommodate 7,500 people and jobs.

The land permits detached and townhouse dwellings totalling 205 residential units proposed in accordance with land-use designations.

60 detached homes on 36-foot lots will line the environmental area. The townhouses are proposed to be positioned on the south portion of the development. Private lot landscaping will be provided to homes along Chinguacousy Road and trees will be planted lining the street to ensure a clean, kept frontage.

The surrounding areas include a neighbourhood park south of the subdivision, planned future schools, commercial spaces and other future opportunities, noted a planner at Glenn Schnarr & Associates. There will be trail connection on Chinguacousy Road which will lead residents to an east-west trail running through the Greenbelt.

Councillor Ian Sinclair offered concern about the dwellings which backed onto the protected Greenbelt Area and are to be conveyed to the Toronto and Region Conservation Authority (TRCA). Sinclair said that the Town of Caledon ought to take over to maintain these lands as they would take better care of the grounds.

Mayor Thompson was encouraged by Councillor Nick deBoer to reach out to the chair of the TRCA to inquire about the town taking over these lands.

Sinclair also expressed an issue with nearby schools being surrounded by industrial buildings and asked about additional zoning control on the land to protect schools from open storage. Open storage refers to storing merchandise or equipment outside of the building which could endanger nearby structures such as the schools.

McVittie assured Council that ?Prestige Industrial Land Use Designation does not permit open storage so as these properties come in for development, we would be looking for compliance with official plan policies which would limit [open storage].?

The bottom level of the mid-rise apartment buildings will offer non-residential usage which complements the community, including pharmacies, coffee shops and professional offices.

Positioned at the north-east corner of Mayfield and Chinguacousy will have retail and service industries such as grocery stores, convenience stores, restaurants and additional professional services.

The next steps for the Planning and Development Committee are to respond to concerns surrounding the Official Plan Amendment and to bring forward a Recommendation Report for spring or summer of 2021.