

Development might see road connection with Highway 10

By Bill Rea

Finding a road connection with Highway 10 seems to be the main concern with a proposed subdivision near Snelgrove.

The proposals put forth by Caledon 410 Developments Limited at 12290 Hutchison Farm Lane was discussed last Tuesday at a public information meeting before Caledon Council. The proposal calls for a rezoning of the property, as well as the approval of the draft plan of subdivision.

Jason Afonso of Glenn Schnarr and Associates told the meeting the lands consist of about 94 acres which is currently used for agriculture. The land is mainly flat, with two woodlots. The plan is to protect the woodlots.

He also said the property is surrounded by agricultural uses to the north and west, with the municipal boundary with Brampton to the south. Brampton Christian School is north of the site.

Afonso said the proposal is part of the second phase of the plans for Mayfield West

The subdivision plan calls for 509 homes. They would include 197 single-detached houses, 39 on-street townhouses, 255 rear-lane townhouses and 18 back-to-back townhouses. There are also provisions for a 15.79-acre commercial area, a transit hub, and institutional area that he said would be used by Peel Regional Police, about 17 acres of environmental policy area (which will include the woodlots and buffer areas), some open space, a community park, a greenway corridor and a 4.55-acre storm water management facility. Afonso told the meeting details about the commercial area will be provided in subsequent applications.

Collingwood Avenue resident Christopher Wood said he had sent a letter to the Town outlining his concerns, and a major issue for him was the road pattern. He said the main access to the development would be off Robertson Davies Drive, adding there are plans for an east-west spine road running from McLaughlin Road, but there is currently no planned access with Highway 10 or Highway 410. He was concerned traffic will be forced to use Robertson Davies. He also pointed out that with 509 homes and assuming two cars per home, there would be more than 1,000 additional car trips per day using the roads.

Afonso said there's an agreement with the Town that the spine road will connect with the most easterly collector road. He added it will be fully operational before any building permits are issued.

He also said they are working on an environmental assessment (EA) to create a connection with Highway 10. It's expected the EA will be completed this year. He told Councillor Doug Beffort there should be a public information centre on the EA sometime in the summer. He added the Town is assessing how much development can be supported with the existing road network.

"It's an impressive plan," Councillor Gord McClure remarked, although he did see how the road network could be a problem.

Afonso told Beffort the main access will be off the spine road, and not Robertson Davies, which he said is just a collector road. He added they want to get as much traffic as possible on the spine road. He also told Beffort he couldn't say if there will be a connection with the Valleywood lands to the east.

Councillor Barb Shaughnessy was concerned about visitor parking, and was worried some people might have to park on Brampton streets.

She too called for the spine road to be complete, adding she couldn't imagine all the traffic that would use the road network.

Afonso said they share the Town's concerns.

McClure was also skeptical that there could be a connection with Highway 10.

"It can't be done," he declared.

But Afonso said the Town has been working with the Ministry of Transportation (MTO) on the EA, adding there should be options ready for public review this summer.

"It's been progressing," he told Councillor Johanna Downey.

He also told Mayor Allan Thompson the cancelling of the planned highway in the GTA's West Corridor is speeding the EA's process up. He added MTO has been more responsive to moving things forward over the last couple of weeks.