

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD <b>2021/06/17</b>	MEETING NAME <b>Planning and Growth Management</b>
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Attention: Regional Clerk  
Regional Municipality of Peel  
10 Peel Centre Drive, Suite A  
Brampton, ON L6T 4B9  
Phone: 905-791-7800 ext. 4582  
E-mail: [council@peelregion.ca](mailto:council@peelregion.ca)

DATE SUBMITTED YYYY/MM/DD <b>2021/06/10</b>
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NAME OF INDIVIDUAL(S) <b>Paul Lowes</b>
--

POSITION(S)/TITLE(S) <b>Principal</b>
--

NAME OF ORGANIZATION(S) <b>SGL Planning + Design</b>
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E-MAIL <b>plowes@sglplanning.ca</b>	TELEPHONE NUMBER <b>4169236630</b>	EXTENSION <b>23</b>
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) <b>To speak to a settlement expansion regarding the lands of Wildfield Village in the urban area boundary of the Region.</b>
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A formal presentation will accompany my delegation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Presentation format: <input checked="" type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf)		
<input type="checkbox"/> Picture File (.jpg)	<input type="checkbox"/> Video File (.avi,.mpg)	<input type="checkbox"/> Other <input type="text"/>
Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached		

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# **WHY WILDFIELD VILLAGE?**

**DRAFT SETTLEMENT EXPANSION RATIONALE**

**JUNE 2021**



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# 1 Introduction



## 1.1 Vision and Purpose

The vision for Wildfield Village is to create a well-connected place where residents and visitors have access to the opportunities and choices required to lead rewarding lives. It is a community that integrates the key elements of livability, sustainability and resilience with strong connections to the environment and personal services. Wildfield Village is an inclusive place, showcasing excellence in community design, a high-quality public realm and opportunities for employment and a variety of housing types. The village will accommodate medium density mixed uses along edges of the community thus, creating a central mixed-use node that is compact and walkable. Additionally, Wildfield Village will be easily accessed via several major roads and highways including Highway 410 to the west via Mayfield Road, highway 427 to the east via Mayfield Road and the proposed GTA West Corridor alignment making it a prime location for connectivity.

The proposed concept of Wildfield Village introduces a large neighborhood area consisting of low and medium density residential with a central mixed-use core. The medium density residential developments about arterial roads along the border of the village enhancing transit supportability. Central to the community, a road running horizontally from The Gore Road to Centerville Creek Road will also feature several mixed-use blocks creating a central node for residents of the village. Both public and catholic elementary schools in combination with neighbourhood parks and storm water management ponds are planned within the community. The plan also proposes a new secondary school along the central connection between The Gore and Centerville Creek Roads.

In general, the neighbourhoods comprise a variety of low and mid-rise housing typologies supported by greenspace, as illustrated in the plan's images below (**Figure 1**). Overall, Wildfield Village is planned to contain a wide range and mix of housing types, sizes and affordability.

The purpose of this Report is to provide the Town of Caledon and Peel Region with a comprehensive understanding of what the development of Wildfield Village could deliver as a complete community. It is a framework for the review and consideration of the many benefits the lands could provide to the Town and the Region as a whole.

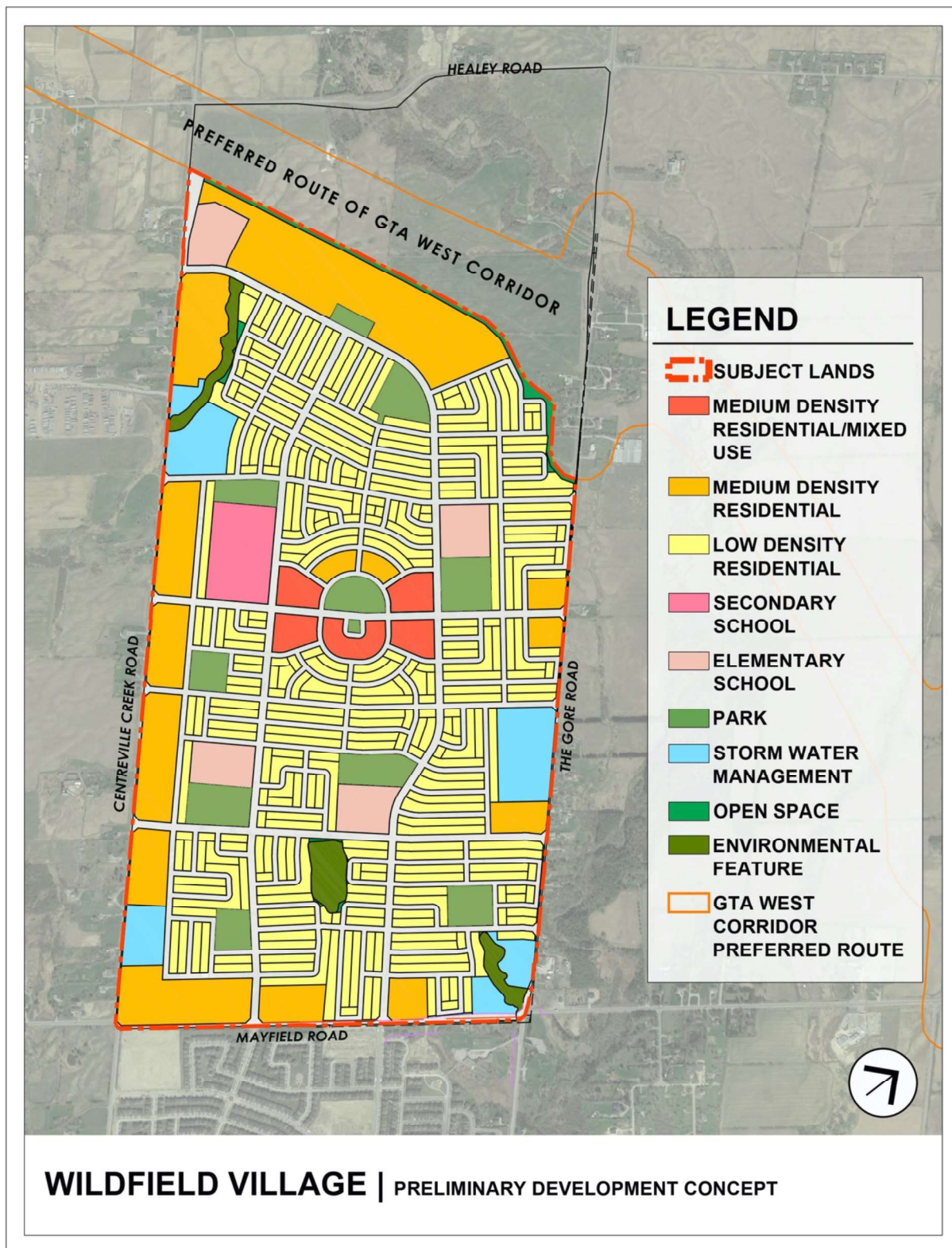
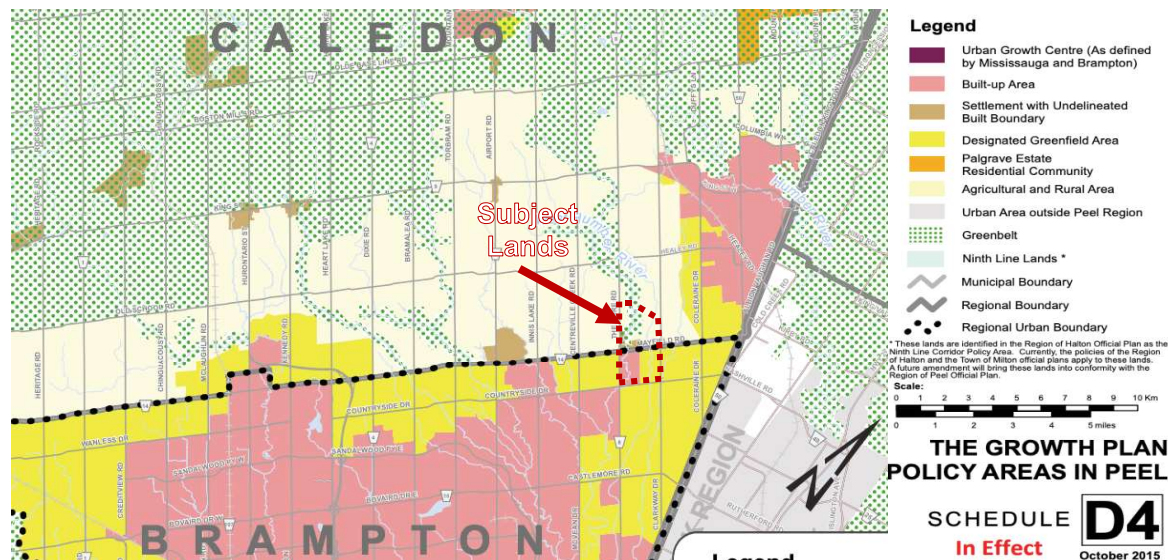


Figure 1. Proposed Concept Plan



## 1.2 Peel Region 2041+ Settlement Area Boundary Expansion Study

The Peel Region Official Plan was adopted by Regional Council in 1996. It includes policies and mapping that guide growth within Peel to 2031. Peel 2041+ is the Region's current Official Plan Review process, first initiated in 2013 as Peel 2041 and later revised to accommodate the Province's amendment to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan). This updated Official Plan Review process includes changes to the total population and employment forecasts for Peel with a planning horizon to 2051. As part of the Peel 2041+ process and the Region's Municipal Comprehensive Review, Peel Region is identifying locations for settlement area boundary expansions to accommodate residential and employment growth within the Town of Caledon. **Figure 2** below shows the boundary of the Wildfield Village lands in the context of the Region's current Official Plan and identified them as Agricultural and Rural Area.

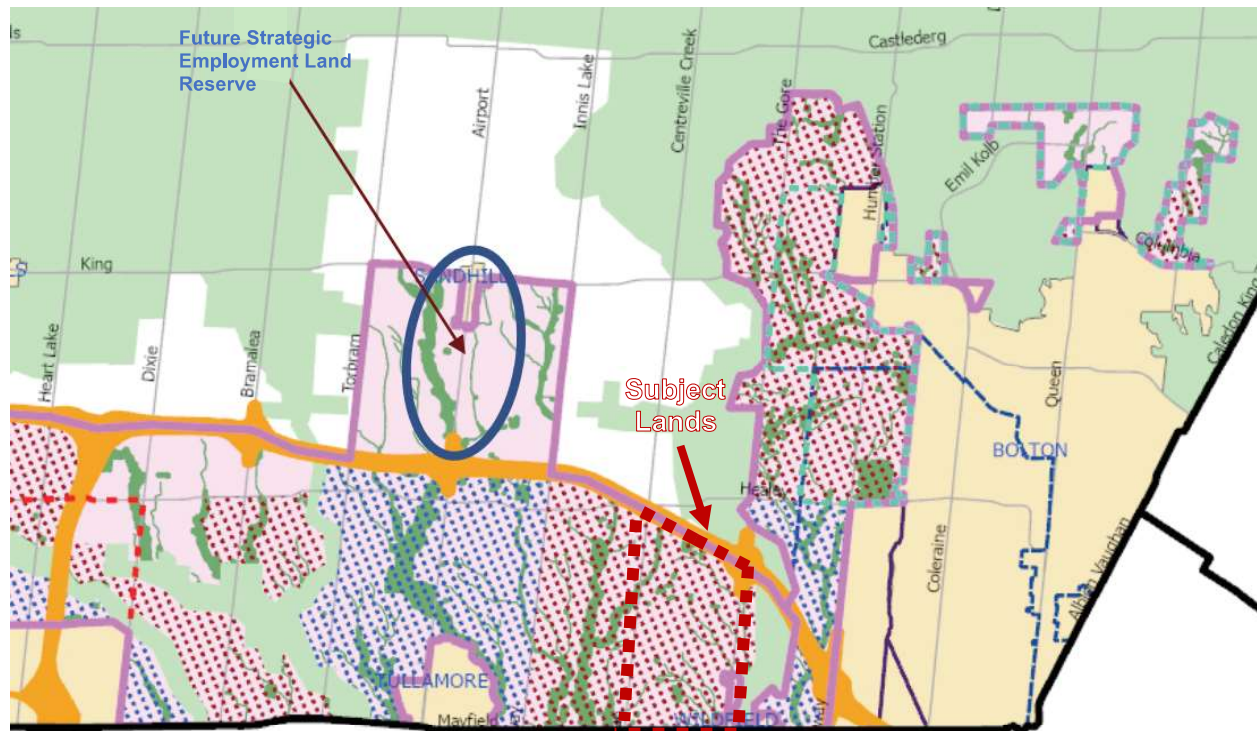


**Figure 2. Current Peel Region Official Plan Schedule D4**

Source: Peel Region Official Plan

The Initial Study Area for the Region's Settlement Area Boundary Expansion (SABE) Study consisted of the Town of Caledon's agricultural and rural areas, which was refined to a Focus Study Area. The Draft Conceptual SABE 2051 Boundary was released in December 2020 and continues to be refined through ongoing detailed analysis to be brought forward for Council consideration and approval (**Figure 3**). Through the Study, the Region has identified future Community Lands to be developed for residential purposes including associated roads, infrastructure, utilities, institutions, retail, parks and open space. It has also identified future Employment Lands to be reserved for employment activities. The Region's future Community Lands have been organized to generally extend from Bolton and Mayfield West, as these existing Settlement Areas present the most appropriate foundation for long-term growth in support of "complete community" concepts and elements as encouraged by the Growth Plan.





**Figure 3. Draft Conceptual SABE 2051 Concept Map (December 2020)**

Source: Settlement Area Boundary Expansion Concept: Concept Map and Technical Study Findings, Hemson Consulting Planning Justification Report

The Draft Conceptual SABE proposes to generally frame Bolton's Community Lands expansion to 2051 by:

- The Greenbelt to the north and the Greenbelt valley, roughly following Gore Road, to the west; in addition to,
- Lands extending north of Mayfield Road, south of the GTA West Corridor, west of the Gore and east of Innis Lake, encompassing the Wildfield Village lands.

According to the Region, the Community Lands to the west of Bolton “represent the logical westward expansion of Bolton, without the need to leapfrog” a major Greenbelt feature.” This rationale is provided within the December 2020 Planning Justification Report prepared by Hemson Consulting for the Region of Peel titled the Settlement Area Boundary Expansion Study: Concept Map and Technical Findings. According to this Report, Bolton's western Community Lands expansion area will be closely connected to Brampton's existing residential areas to the south and is suitable for the extension of water, wastewater and transportation infrastructure from the south. The Report notes that although the lands are being used for farm purposes, the long-term viability of agricultural uses is doubtful as an extensive portion of it is under non-farm ownership, alongside a pattern of fragmented properties and high incidence of conflicting uses.

### **1.3 The Ask**

Wildfield Village Landowners Group respectfully requests that their lands, identified as Wildfield Village, continue to be included and identified as a logical first expansion to the Town of Caledon boundary through the Peel 2041+ SABE process in order to accommodate population and employment projections to 2051. We support the Region's identification of the lands as a contiguous westward settlement expansion of Bolton. In our opinion, Wildfield Village represents a logical first phase for this expansion in Peel Region.

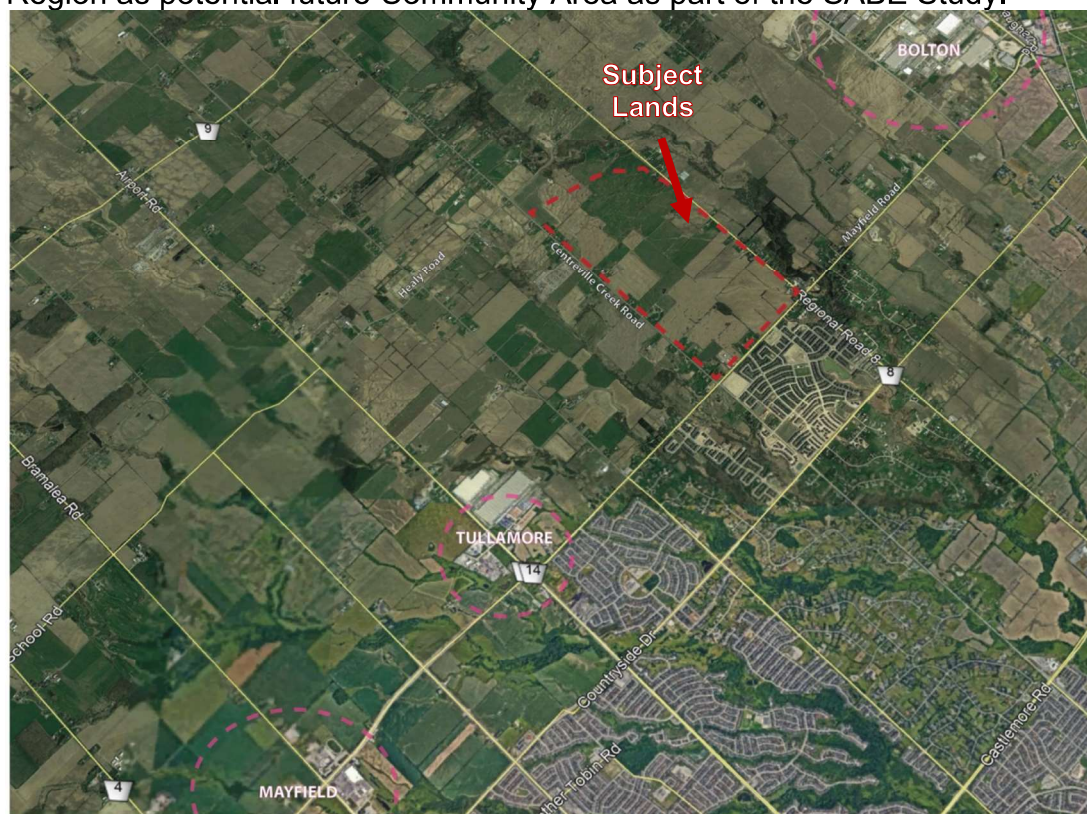
It is our opinion that the detailed description of Wildfield Village and accompanying analyses included within this Report provide the necessary justification to achieve this request.

## 2 Subject Lands and Area Context



### 2.1 Existing and Surrounding Context

Wildfield Village is located within Peel Region, in the Town of Caledon, at the southern edge of the Region's Urban Boundary and the City of Brampton. The subject lands are approximately 329 hectares in size. Excluding natural heritage features, the lands comprise 319 hectares of developable lands. The lands are bound by Healy Road and the Greenbelt Plan area to the north, The Gore Road to the east, Mayfield Road to the south and Centreville Creek Road to the west (**Figure 4**). Lands to the west of Centreville Creek Road and east of the Gore Road have also been identified by the Region as potential future Community Area as part of the SABE Study.



**Figure 4. Wildfield Village Location and Surrounding Context**

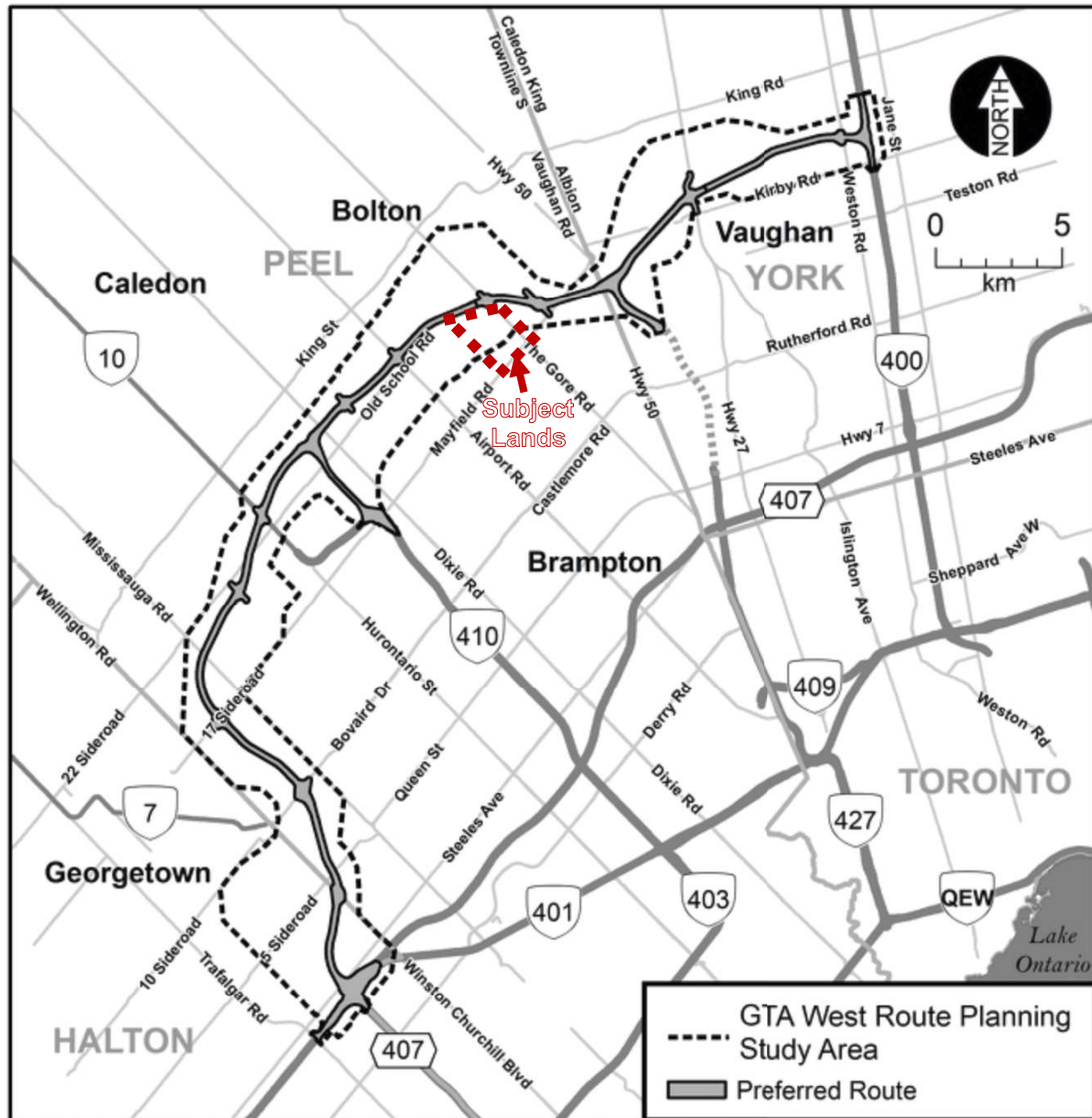
The existing conditions of the subject lands include a matrix of agricultural lands and natural environmental areas bordered by residential uses to the south. Similar uses surround the lands to the north, east and west. Directly south of Mayfield Road within the City of Brampton, the subject lands directly border a newer residential

neighbourhood called the Vales of the Humber. A mix of mature and new residential neighbourhoods and homes are located south of Mayfield Road to the east and west of the subject lands including the Village of Wildfield and the historic Marysfield subdivision. These areas are serviced by local Brampton Transit bus routes, which provide connections south along the Gore Road and west along Mayfield Road. Wildfield Village represents an orderly extension of the Vales of Humber community to the south, with the opportunity to extend existing collector roads north.

Wildfield Village is located between Caledon's Settlement Areas of Bolton and Tullamore. The lands are appropriately spaced from the industrial and employment uses of these areas, while still in close enough proximity to reap the benefits of the number of other services the Settlement Areas provide. East of Wildfield Village, Bolton accommodates several different industrial, employment and office uses. Along Highway 50, a range of commercial uses serve the surroundings communities which include a mix of small commercial stores and big box stores, a variety of restaurants, grocery stores and pharmacies, personal service shops, banks, as well as fitness centres. To the west of Wildfield Village, the lands are near the expanded employment area of Tullamore which offers a farmer's market/grocery store, take-out restaurants, a gas station and a bank. This proximity provides the opportunity to develop a complete community in the area with live-work opportunities.

The lands are currently accessed via major roads and are located a 10-minute drive west from the Highway 410 connection to Mayfield Road. The proposed GTA West Corridor alignment runs adjacent to Wildfield Village to the north, which will provide efficient connections to the broader 400-series highway network within and beyond Peel Region (**Figure 5**).





**Figure 5. GTA West Corridor Preferred Route**

Source: GTA West Route Planning Study



### 3 The Development Proposal



In order to meet the needs of both residents and visitors, while prioritizing sustainability and livability, a plan has been designed to incorporate a high quality of mixed-use built form, sustainable greenway connections and public streetscape design. The plan aspires to achieve excellence in community design through its compact, vibrant, inclusive and diverse public realm. As illustrated in **Figure 1**, the conceptual master plan integrates nature with development, balancing the built environment and its connections to the community's natural environment and open space areas.

Wildfield Village will offer a variety of housing, employment and mobility options, designed to accommodate approximately 6,700 new residential units. The compact nature of the plan and the distribution of uses is designed to emphasize livability through active transportation, transit, and access to parks and open space as residents of the community will be able to walk to services, parks and open space and easily access transit.

Central to the community is a mixed-use node which will be the heart of the Wildfield village and create a multi-use destination for the village residents. A range of residential housing types and densities are also proposed, with medium density mixed-uses located central to the community as well as along the arterial roads of Mayfield Road, Centerville Creek Road and the Gore Road which will be future transit spines. The various neighbourhoods of Wildfield Village will introduce both low and medium density residential uses surrounding centrally located schools and parks.

The design of the plan seeks to foster environmental sustainability, community health, and individual well-being through respect for the existing network of natural areas including those small environmental features located within the plan and the Greenbelt Plan located adjacent to its northern boundary. These areas will be utilized to create an expansive trail network, encouraging a greener community and interaction with nature. Stormwater management facilities are also interspersed throughout the community and will serve as additional public open space features.

#### 3.1 Community Structure

As illustrated within **Figure 6**, the proposed community structure of Wildfield Village introduces low density residential neighborhoods centrally located around a 5-minute walk to parks surrounded by medium density residential along the edges. Central to these neighbourhoods is a walkable mixed-use core that is within a 15-minute walk of much of the village creating a truly 15-minute neighbourhood. The Village Centre will include local retail, restaurants, personal services and community facilities.

Medium density housing will act as gateway entrances to the village along the existing road network. Two north south collector roads will provide seamless interaction with the Vales of the Humber neighbourhood to the south in Brampton. Four east-west collector roads provide for future connections to new neighbourhoods to the east and west of the Village. The overall plan creates a grid system of streets linked to the existing regional street network enhancing walkability and transit supportability.

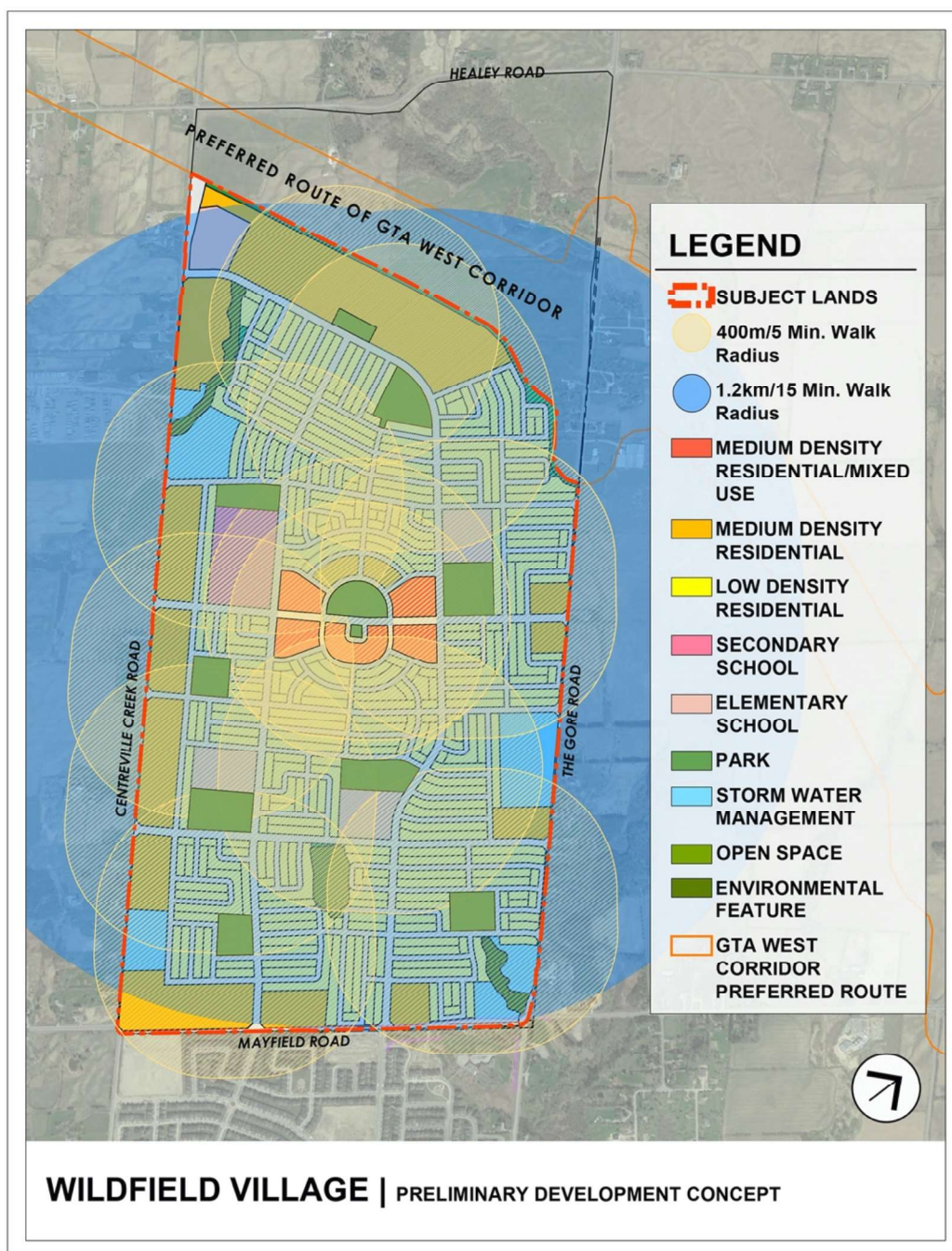
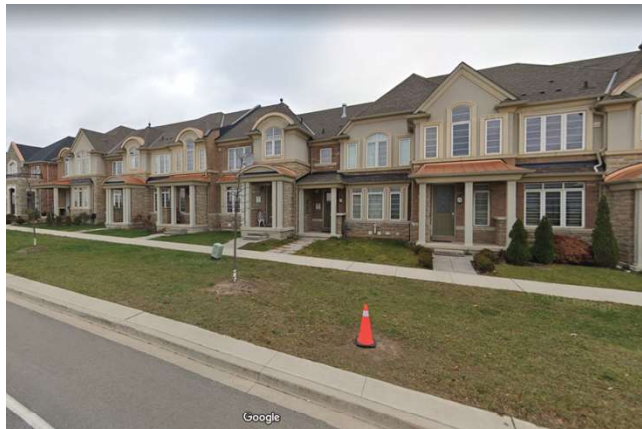


Figure 6. Walking Radius of Community



### 3.1.1 The Neighbourhoods

The Wildfield Village neighbourhoods will comprise a variety of low and mid-rise housing typologies, as illustrated in the plan's images (**Figure 1**). Overall, the community is planned to contain a wide range and mix of housing types, sizes and affordability. Greater detail with respect to the number of units within the community is provided in Section 3.3 of this report.



**Figure 7 and 8. Low Density and Medium Density Residential Housing Typology**



**Figure 9 and 10. Parks and Mixed-Use Developments**

The neighbourhoods are designed around 10 parks central to each neighbourhood and within a 5-minute walk of residents. Both public and catholic elementary schools in combination with neighbourhood parks are planned throughout the community. Walkability is a key feature of these neighbourhoods, with short blocks and centrally located services to encourage walking.

The plan also proposes a new high school in close proximity to the mixed-use node, which is intended to service the new families and residents of the area. A central community park and village square frame the centre of the mixed-use core similar to that in the Town of Goderich (**Figure 11 and 12**).



**Figure 11. Mixed-Use Core Example: Central Park in Downtown Goderich**

Source: Google Maps



**Figure 12. Mixed-Use Core Example: Ariel View of Central Park in Downtown Goderich**

Source: Google Maps

### **3.2 Units, Population, Employment and Density**

Wildfield Village is anticipated to provide for a total of 6,700 units comprised of 3,600 single and semi-detached units and 3,100 multiple units for a total population and jobs of nearly 21,000 achieving the proposed Designated Greenfield Area density target of 65 residents and jobs per hectare.

## 4 Agriculture



The initial findings of the AgPlan analyses and mitigation review for Wildfield Village are summarized under subheadings in the following paragraphs:

### Census Farm Number and Area

- Census farm number and area is diminishing over time and will likely accelerate in decline as non-agricultural development continues to grow in Peel and Caledon.
- Peel's census farm number and area are decreasing faster than that for the province of Ontario (not surprisingly because of the rate of development occurring in Peel and Caledon).
- Changes in census farm number and area are common to all areas of potential development within the “white belt lands” of southern Caledon.

### Soil Potential, Capability

- The lands on the site and study area do not meet the requirements for a *specialty crop area* as defined within the PPS.
- Lands are predominantly in soil capability classes 1 through 3.
- There are differences in soil capability and different areas could be prioritized based on that capability. However, differences in soil capability are relatively small and soils are predominantly in classes 1 to 3 inclusive (are prime) as demonstrated in Map 1.
- Soils have different drainage classes and textures.
- Soil characteristics and resulting soil capability and/or soil potential for common field crops, as well as fruits and vegetables, are common to all areas of potential development within the “white belt lands” of southern Caledon.

### Agricultural Land Use

- Common field crops are predominantly grown.
- Production of fruit and vegetable crops are diminishing in Peel and Caledon.
- The agricultural land use (predominantly common field crops), as summarized on Map 2 for the Wildfield site, are typical of the “white belt lands” of southern Caledon.
- Agricultural land use is common to all areas of potential development within the “white belt lands” of southern Caledon.



### Ontario Agricultural Economics and Financial Characteristics

- The majority of farms have more off-farm income than non-farm income.
- There are significant differences in gross and net incomes associated with common field crops versus fruits and vegetables versus greenhouse crops.
- Peel/Caledon produces a relatively low amount of high value crops such as fruit and vegetables and has a relatively lower area of greenhouses.
- Peel and Caledon have a relatively high total farm capital in the context of Ontario where most of that capital is in land and buildings.
- Total gross farm receipts and net on-farm income have increased in Caledon between 2001 and 2016.
- There is no specific definition within agricultural policy to define agricultural viability.
- Economic and financial trends as well as definitions are common to all areas of potential development within the “white belt lands” of southern Caledon.

### Multi-attribute Measurements of Agricultural Performance in Southern Ontario

- At a Regional/County scale, multi-attribute analyses related to livestock and crop production rate Peel’s relative performance as middling to poor except in the instance of one economic comparison. Peel and Caledon’s total capital value are relatively high in the context of other Counties/Regions in southern Ontario as described previously.
- The results of multi-attribute comparisons are common to all areas of potential development within the “white belt lands” of southern Caledon.

### Agricultural Livestock/Manure Trends in Caledon and Peel Region

- Nutrient (formerly animal) units are diminishing within Caledon and Peel (Nutrient units are used to rate the relative manure production of different livestock).
- Nutrient units multiplied by (times) odour factor is also diminishing within Caledon and Peel (the odour factor rates the relative “unpleasantness” of the smell of different livestock manure).
- The requirement for MDS I calculations related to Wildfield’s lands will be reduced because of non-agricultural uses adjacent to the site.
- The need for MDS I calculations is common to all areas of potential development within the “white belt lands” of southern Caledon.

### Land Parcel Size and Fragmentation

- Many agricultural assessments include an analysis of agricultural land parcel size and therefore relative “fragmentation” of the land base. However, the Provincial

Policy Statement (2020) states in section 2.3.3.2 that *in prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards*. This section can be interpreted to mean that protection and promotion should be the same irrespective of size. Therefore, given that interpretation, land parcel size and fragmentation has relatively low to no significance in the differentiating of better agricultural areas relative to poorer agricultural areas.

- Severance activity which has led to smaller agricultural land parcels are found throughout the “white belt lands” of southern Caledon.

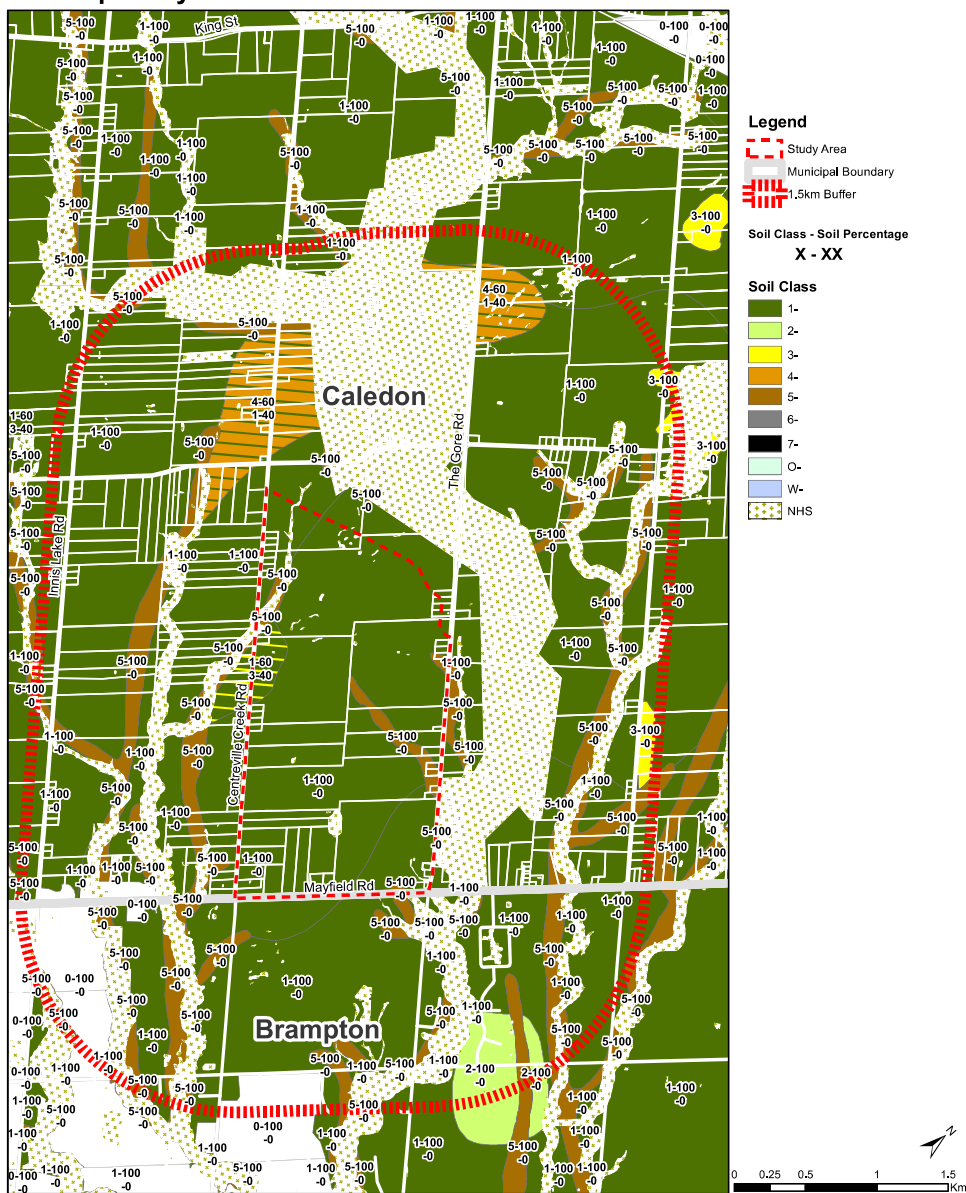
### Climate

- Broad-scale macro-climate information related to crop heat units, precipitation, and plant hardiness zones are common to all areas of potential development within the “white belt lands” of southern Caledon.

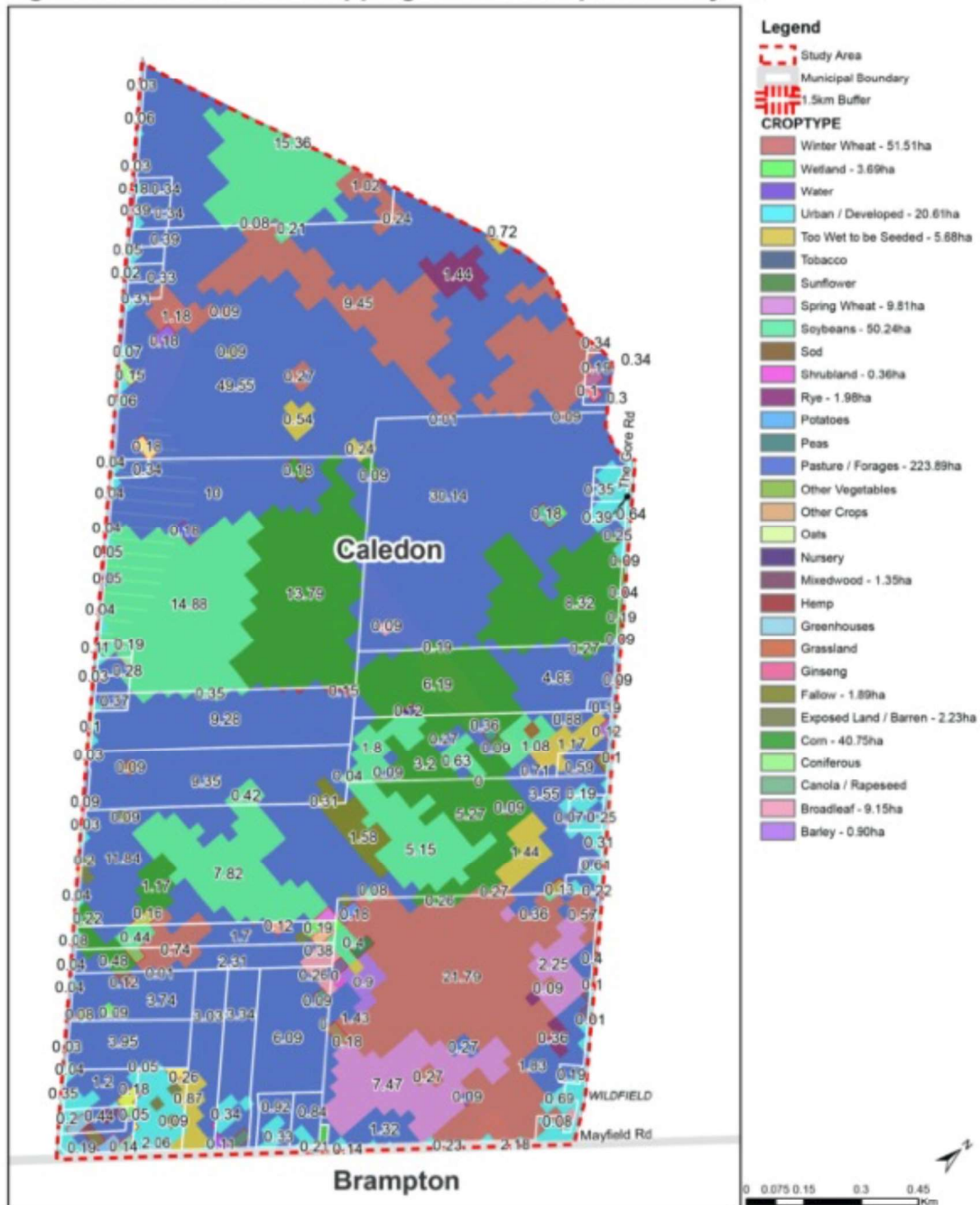
### Mitigation

- The mitigation literature review provided no information concerning the success of any applied mitigation measure except by a limited opinion survey completed in British Columbia. The survey results included the fact that there were both negative as well as positive elements associated with buffer strips, vegetative screening, fencing, etc. However, no data was analysed to indicate if one, or a combination of mitigation measures, reduce the frequency of complaint against farms and farmers.
- The literature does not link mitigation with:
  - the relative importance of the farmland as defined by planning policy;
  - the kind and scale/size of agricultural operations (livestock versus fruit production, for example) probably affected by new urban development;
  - the probability of impacts to agriculture and the severity of those impacts if they should occur;
  - the probability that mitigation in any, or of specific form, can significantly reduce probable impacts and/or complaints.
- Some mitigation in the form of separation of urban areas from agricultural lands is available within the “white lands” of Caledon due to Natural Heritage System areas.
- Opportunities and limitations related to mitigation are common to all areas of potential development within the “white belt lands” of southern Caledon.

The aforementioned findings related to agricultural characteristics are similar to those documented for the different settlement area options evaluated for Bolton, given that differences, if any, and therefore agricultural impacts amongst options, are relatively small.



Soil capability values within polygons on the map are identified by buying numbers. For example, if a polygon is entirely soil capability class 1 it is identified as 1-100 where the number 1 is the capability class and 100 is the percentage of the polygon. A polygon identified as 4-60 with the number 1-40 below it, means that the polygon (or map unit) has 60% of its area as soil capability class 4 and 40% of the area as class 1.

**Agricultural Land Use/Cropping: Annual Crop Inventory 2019****Figure 14. Agricultural Land Use (mapped by Agriculture and Agri-Food Canada)**

## 5 Servicing



The Wildfield Village lands can be efficiently serviced through municipal infrastructure, as there is sufficient existing and planned water supply and wastewater collection infrastructure in the area to support development of the lands. Additionally, appropriate stormwater management practices can be utilized to ensure the development of a community are based on the principles of sustainability in the context of a changing climate.

The most reliable and readily available information of water and wastewater servicing is the Region of Peel 2020 Water and Wastewater Master Plan for the Lake-Based System. This Master Plan considered expected growth of 524,000 people and 225,000 jobs in the Region of Peel over the next 20 years to 2041. Servicing for growth beyond this time was also considered.

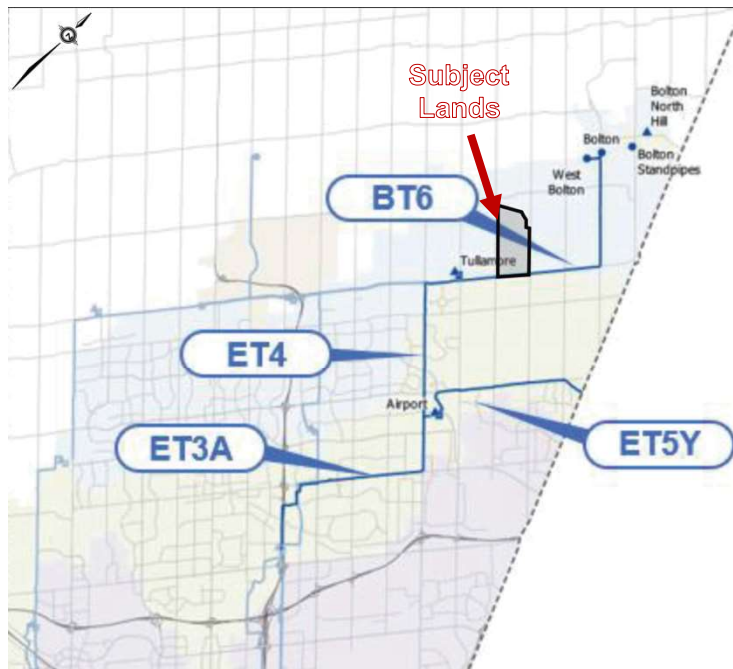
The subject lands are anticipated to be serviced by an extension of the Region of Peel Lake-Based System and not by any groundwater-based system or communal wastewater system, as in areas further north. One of the policies that the Master Plan was based on maximizing the use of existing infrastructure in an efficient manner. For example, the use of gravity sewers, where possible, rather than pump stations, is an efficient expansion of the current wastewater infrastructure. Efficient expansion will also minimize capital and maintenance costs of infrastructure.

It should be noted that the master plan was used as background information by the Region of Peel 2020 Development Charges Background Study. As a result, costs for various works proposed in the master plan are considered in development charges and will be collected from new development in the Region of Peel.

### 5.1 Existing Water Supply Services

The Region of Peel water supply system consists of three systems: West Trunk, Central Trunk and East Trunk. The subject lands are located within Pressure Zone 6 of the East Trunk System. Water supply for the area originally comes from the A.P. Kennedy Water Treatment Plant on the north shore of Lake Ontario and conveyed by a series of pump stations and transmission mains. The Tullamore Pump Station is the final pump station which lifts water to the Bolton and West Bolton elevated storage tanks which supply water to the Pressure Zone 6 distribution watermain. Pressure Zone 6 is designated to service lands between elevations of 214.5 m and 259.1 m. **Figure 16** illustrates the final water system to Pressure Zone 6 which includes Wildfield Village.





**Figure 16. Existing Water Supply System**

Transmission Main BT6, as shown on **Figure 16 (above)**, is a 750 mm diameter transmission main from the Tullamore Pump Station to the Bolton and West Bolton elevated storage tanks. It has an actual conveyance capacity of 40 mL/d with expected forecast demands in mL/d of 16.5, 17.4, 18.2, and 20.7 for years 2021, 2026, 2031 and 2041, respectively. Therefore, there appears to be sufficient capacity for this transmission main to supply this area. It should be noted that existing local distribution watermains currently exist on the arterial rights-of-way surrounding the subject area.

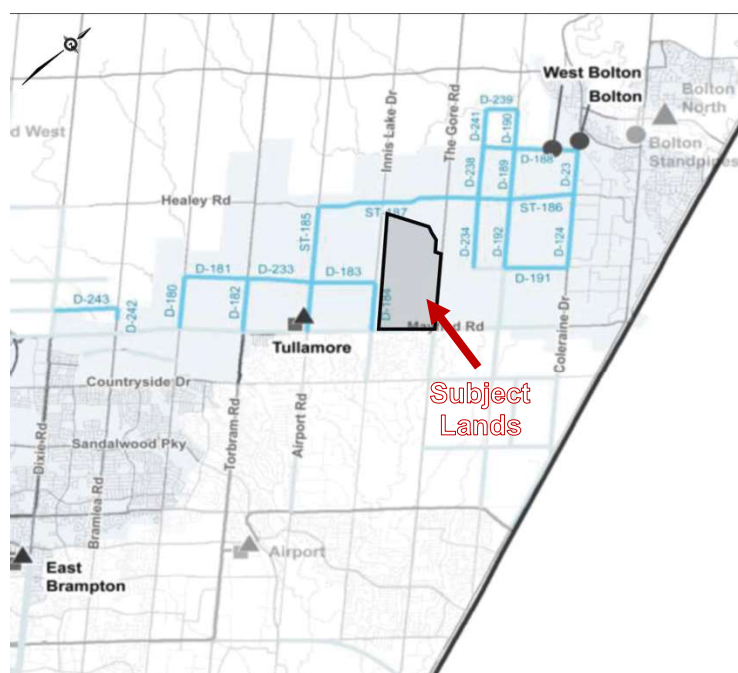
Similar analyses were done in the Master Plan for storage. The Bolton and West Bolton elevated storage tanks were deemed to have sufficient storage to 2041. In addition, the new Victoria Reservoir is planned for Pressure Zone 6 in the vicinity of King St. and Hurontario St. Also, the Tullamore Pump Station was deemed to have sufficient capacity to meet 2041 demands.

## **5.2 Proposed Water Supply Works**

As can be seen in **Figure 16 (above)** and discussed above, the subject lands have sufficient current water supply. In addition, the Master Plan investigated future demands beyond 2041. It determined that eventually a second transmission main to the Bolton and West Bolton elevated storage tanks would be required for ultimate full growth of the area. After consideration of different routes, a future route along Innis Lake Rd. and Healey Rd. was chosen to support post 2041 growth. The proposed sub-transmission main and other proposed watermains are illustrated in **Figure 17 (below)**. Drivers for these projects are the following:

- Project(s) mainly support greenfield growth to 2041;
- New sub-transmission along Innis Lake Rd. and Healey Rd. strategically oversized to support post-2041 growth;
- Optimize the connectivity across the entire Pressure Zone by constructing several sub-transmission mains; and
- Maximize recently built facilities.

**Table 1** below describes the proposed works and servicing dates for applicable projects that support the water supply system in Pressure Zone 6 in the vicinity of the subject area, as shown in **Figure 17**.



**Figure 17. Proposed Water Transmission Main**

**Table 1. Proposed Water Supply Transmission Mains in Pressure Zone 6**

Project ID	Project Name	Project Description	Year in Service
W-D-184	Centreville Ck. Road (Tullamore Industrial)	400 mm watermain from Mayfield Rd. to 1300 m northerly	2036
W-ST-185	Innis Lake Rd.	750 mm sub-transmission main from Tullamore Pump Station to Healey Rd.	2032
W-ST-186	Healey Rd. (Bolton West)	600 mm sub-transmission main from Humber Station Rd. to Coleraine Dr.	2026

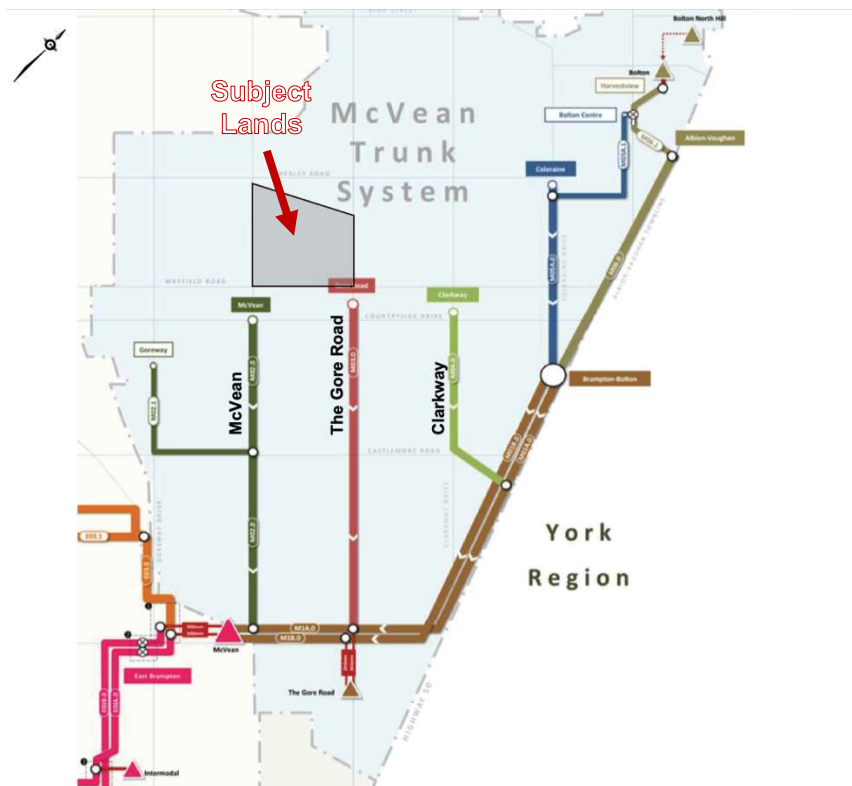
W-ST-187	Healey Rd.	600 mm sub-transmission main from Innis Lake Rd. to Humber Station Rd.	2031
W-D-188	Future Street (Bolton West)	400 mm watermain north of Healey Rd. from West Bolton Elevated Tank to Humber Station Rd.	2026
W-D-189	Humber Station Rd. (Bolton West)	400 mm watermain from Healey Rd. to future street northerly	2027
W-D-190	Humber Station Rd. (Bolton West)	400 mm watermain from future street north of Healey Rd. to approximately 1200 m northerly	2028
W-D-191	Future Street (Bolton West)	400 mm watermain on future street north of Mayfield Rd. from Humber Station Rd. to Coleraine Dr.	2026
W-D-192	Humber Station Rd. (Bolton West)	400 mm watermain on future street north of Mayfield Rd. to Healey Rd.	2026

### 5.3 Existing Wastewater System

Similar to the water supply system, the Region of Peel has three separate wastewater collection systems. These are, as follows: West Trunk System, East Trunk System and McVean Trunk System. The subject lands are in the McVean Trunk System which drains to the East Trunk System via the McVean Pumping Station. Effluent is eventually conveyed to the G.E. Booth Wastewater Treatment Plant. **Figure 18** shows the existing wastewater collection system. All of Wildfield Village can be serviced by the existing collection system.

The existing sewers, as shown in **Figure 18** that could serve the subject area are McVean and The Gore Road sanitary trunk sewers. The McVean trunk is a 675 mm diameter to 1200 mm diameter sewer which extends to the twinned Brampton-Bolton sewers on Ebenezer Rd. The Gore Road trunk sewer is a 750 mm diameter to 1200 mm diameter sewer which also flows to the twinned Brampton-Bolton sewers on Ebenezer Rd. The twinned Brampton-Bolton sewers convey effluent to the McVean Pumping Station.





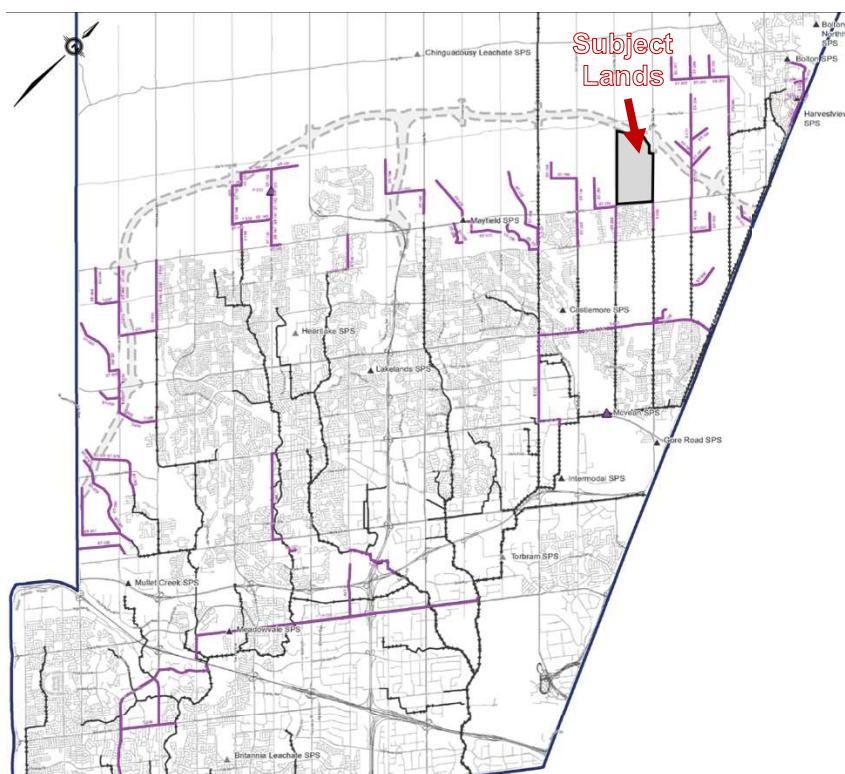
**Figure 18. Existing Wastewater Collection System**

## 5.4 Proposed Wastewater Works

Significant growth is expected up to and post 2041 within the drainage area of the McVean Pumping Station. There is the potential for effluent flows to eventually exceed the capacity of the facilities by 2041. Various options have been reviewed, as per the following:

- New pumping station;
- By-pass McVean Pumping Station with a gravity trunk sewer along Mayfield Rd.; and
- By-pass McVean Pumping Station with a gravity trunk sewer along Castlemore Rd.

Of the above three options, the third one was chosen. A Class EA for this project is intended in 2024. Eventual servicing date of the by-pass sewer is anticipated by 2036. In addition to the above project, the master plan investigated future demands and recommended various projects that could receive flows from the subject area. These projects are shown in **Figure 19** and are listed in the following **Table 2** below.



**Figure 19. Proposed Extensions of Wastewater System**

**Table 2. Proposed Wastewater System Extensions to Service Wildfield Village**

Project ID	Project Name	Project Description	Year in Service
WW-T-085	The Gore Road	750 mm sanitary sewer from Mayfield Rd. to approximately 860m southerly	2035
WW-T-256	McVean Dr.	600 mm sanitary sewer from Mayfield Rd. to Countryside Dr.	2031

## 5.5 Servicing Conclusions

As described, there is extensive water supply and wastewater collection infrastructure in the area. Planning, as has been shown in the Region of Peel 2020 Water and Wastewater Master Plan for the Lake-Based System, has been extensive and there are serious intentions to expand those services to be able to service Wildfield Village. Furthermore, commitments have been made to these projects by including them in the Region of Peel 2020 Development Charges Background Study. There is sufficient existing and planned water supply and wastewater collection services to support the expansion of the settlement boundary north of the City of Brampton, to include Wildfield Village.

## 6 Transportation



The following section provides a summary of the proposed transportation system and connectivity with its surrounding areas. Poulos and Chung conducted a preliminary review of the area using several municipal transportation figures and documents.

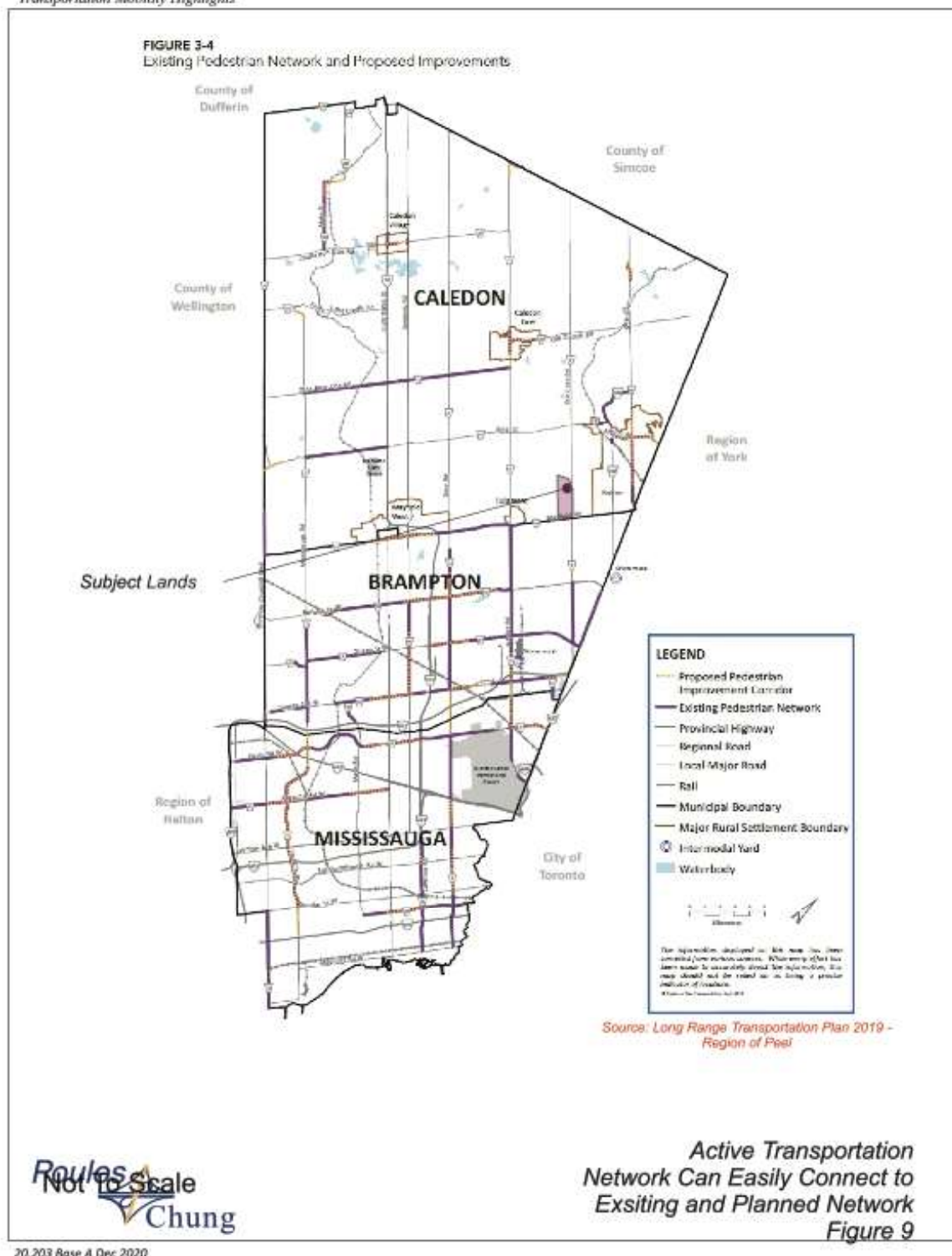
Logically, expansion of the urban areas in the Town of Caledon should continue westerly outward from the village of Bolton.

From a transportation perspective, this Village is a very logical expansion and enables the continuation of an integrated roadway and active transportation network that connects to the facilities and amenities within Bolton and the City of Brampton to the south as shown in **Figures 14 and 15**. Critical modes of transportation would serve all trip purposes and create a formation of options to give people modal choices, thus, reducing dependency on single person vehicular use. Additionally, this would allow maximum accessibility to existing and planned transportation facilities including, to the Peel Region network and access to the proposed GTA West highway which will connect to the GTA and Southern Ontario.

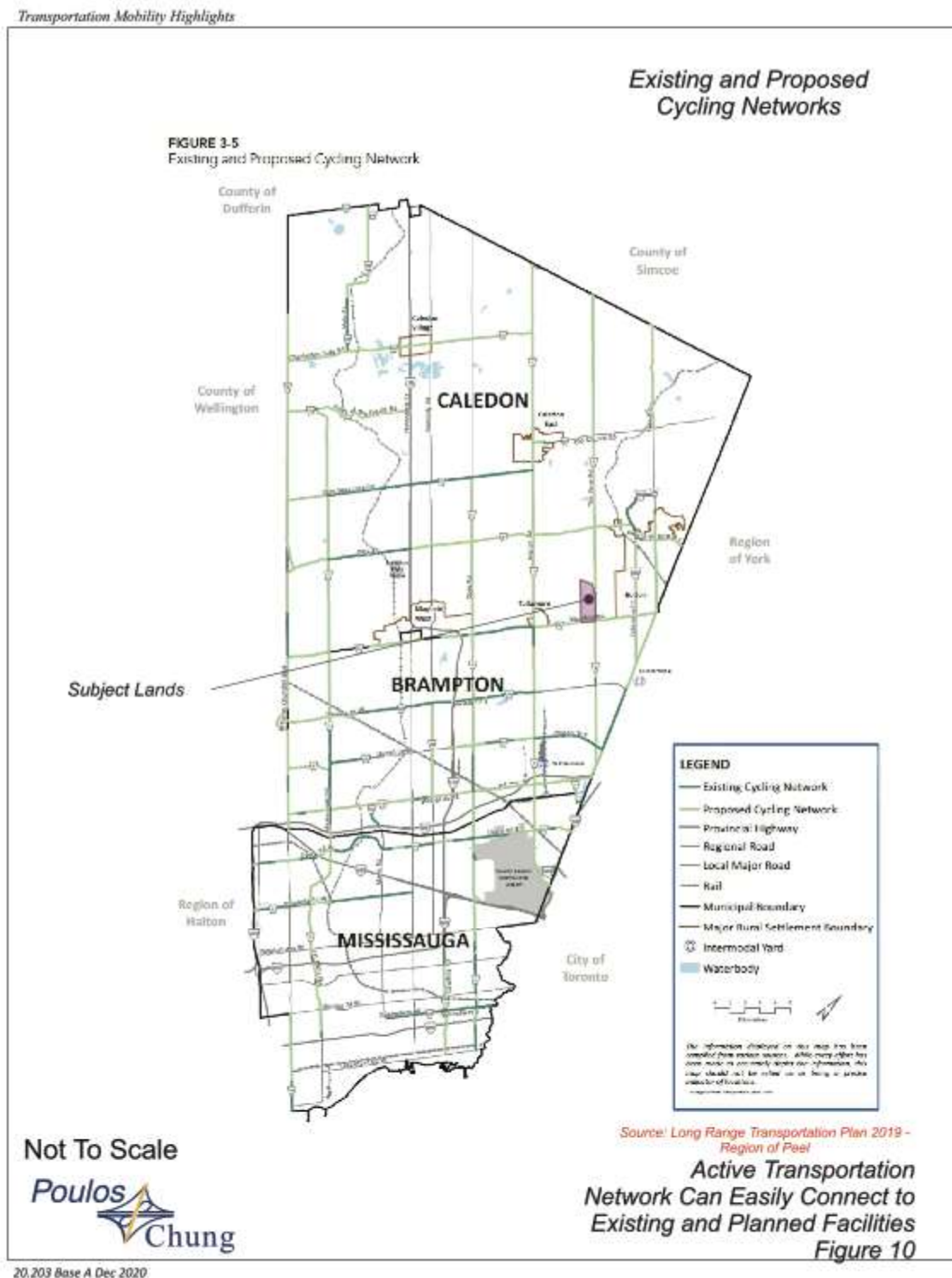
The Wildfield Village is ideally situated to meet the growth demands of Peel Region and the Town of Caledon. The lands are located adjacent to the initial stages of planned arterial roadway network improvements and additions including the expansion from a 2-lane to a 6-lane regional road on Mayfield. The lands can formulate a road and active transportation network which implements the physical infrastructure to secure modal choice availability and balancing of trip making demand.



## Transportation Mobility Highlights

**Figure 14. Existing Pedestrian Network and Proposed Improvements**

Source: Peel Region Long Range Transportation Plan 2019



**Figure 15. Existing and Proposed Cycling Network**

Source: Peel Region Long Range Transportation Plan 2019

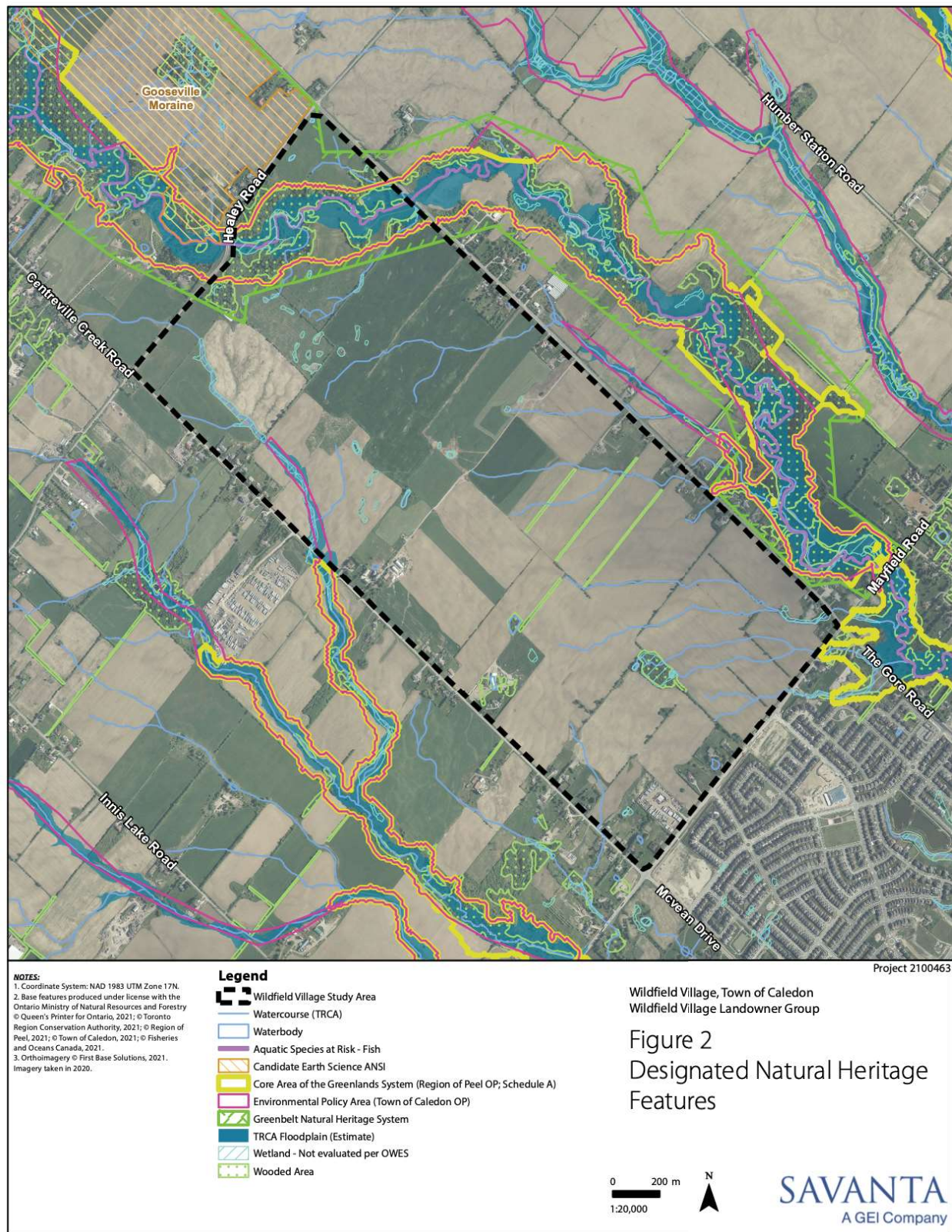
## 7 Environment



The following section provides a summary of the existing natural heritage conditions within the subject lands based on a desktop review of available background information and policy documents. GEI Consultants, Savanta Division (GEI) conducted a preliminary assessment of fall vegetation, Ecological Land Classification (ELC), Headwater Drainage Features (HDFs) and wildlife habitat on October 14, 2020, for participating owners in the subject lands. Some other first-round field surveys were carried out in the spring (March and April) of 2021 (reptiles and headwater drainage feature assessment). Additional biological and physical investigations for the subject lands will be required to confirm and supplement existing data in order to fully inform development options as the project progresses.

An Environmental Policy Area is identified on Schedule A – Land Use Plan of the Town of Caledon Official Plan, in the northeast corner of the Wildfield Village lands and is associated with the Greenbelt, West Humber River, and encompasses wetlands and woodlands present. Another Environmental Policy Area is mapped surrounding a drainage feature in the northwest portion of the subject lands (**Figure 20**). The Wildfield Village lands are designated Rural System in by the Peel Region Official Plan, with a small portion of the Core Areas of the Greenlands System identified in the northeast corner of the Study Area surrounding the West Humber River.





**Figure 20. Designated Natural Heritage Features**

## 7.1 Development Opportunities and Ecological Constraints Analysis

Based on a desktop review of background information as well as municipal, regional and provincial policy documents, the following environmental constraints have been identified and have informed the development potential for the Wildfield Village lands. These features and their associated buffers are identified on **Figure 21.1 and 21.2**.

- Unevaluated Wetlands;
- Significant Woodland and Candidate Significant Woodland;
- Candidate Significant
- Valleyland;
- Floodplain (as estimated by the TRCA);
- Fish Habitat;
- Species at Risk; and
- Candidate Significant Wildlife Habitat.

Based on a detailed preliminary analysis of the above, GEI has created various feature limits and buffers as depicted on **Figure 21.1 and 21.2**. Some of these feature limits may overlap, and the “greater of” these limits would be considered as the ultimate development limit.

It is important to note that this preliminary analysis excludes some potential constraints, due to current lack of information and/or field data. These potential constraints could prove to be the ‘greater of’ constraint, in which case the development constraint mapping would change. The excluded constraints include the following, which will be better understood after further field investigation and analyses:

- Candidate Significant Valleyland – A well-defined valley surrounding the West Humber River merits consideration for significance. This feature occurs in the Greenbelt and would be afforded a 30 metre setback if determined to be significant. Top- of-Bank staking and/or a geotechnical stable top-of-slope will be required to determine the limits of the valley.
- Meander Belt analysis – This analysis is typically conducted by a Fluvial Geomorphologist and will likely be required for the West Humber River and any other features that are identified as watercourses. Because the West Humber River is occupied habitat for Redside Dace, GEI’s expectation is that a 30-metre setback from Meander Belt will be required to protect Redside Dace habitat.
- Floodplain mapping – An engineering firm would typically undertake the floodplain mapping exercise. In the meantime, GEI has shown the TRCA’s floodplain estimate on **Figure 21.1 and 21.2**. A 10-metre setback is often applied to the floodplain. In this situation the valley is well defined, and the floodplain may not extend beyond Top-of-Bank.



With this in mind, GEI utilized a three-tier approach to identifying areas of High, Moderate, and Low Development Opportunity. Remaining lands not constrained by natural features and buffers/setbacks are assumed to be available for proposed residential development (i.e., low constraint areas).

### High Development Opportunity

Areas of High Development Opportunity reflect those tablelands that contain no important natural heritage features or established buffers or setbacks. These tablelands are generally comprised of active agricultural uses and exhibit only moderate slopes (i.e., would not be influenced by stable top of slope designations).

The agricultural lands include HDFs that have potential for removal and replication of functions. Compensation for these features will require further study and potential compensation efforts, however the removal and compensation for these features that flow through agricultural lands is relatively commonplace and should not be considered a significant impediment to development. This could include the need to realign certain HDFs or compensate for their removal through the creation of wetland habitat. Five of these HDFs are identified on Figures 4.1 and 4.2. These reaches are located within the agricultural fields but are not ploughed-through or planted in crops. GEI's expectation is that these reaches likely meet some or all these conditions:

1. Are well-defined swales or channels that convey substation flow in the spring;
2. Contain in-stream vegetation such as terrestrial grasses or wetland species; and/or
3. Provide contributing habitat for Redside Dace.

GEI's expectation is that these features may warrant a management recommendation of Conservation, as per the HDF Guidelines (CVC & TRCA 2014), which affords the ability to replace on-site flows using mitigation measures and/or wetland creation. As such these five HDFs are shown on Figures 4.1 and 4.2 as having the ability to be removed and compensated for through the creation of wetland habitat. The conceptual HDF compensation areas are also shown on Figures 4.1 and 4.2. As described above, compensation for HDFs flowing through agricultural fields via the creation of wetland habitat is becoming more commonplace and should not be considered a significant constraint to development.

The majority of the Wildfield Village lands have been identified as areas of High Development Opportunity and include no significant natural heritage features that may be negatively impacted by development.

### Moderate Development Opportunity

Areas of Moderate Development Opportunity reflect natural heritage features, such as certain isolated wetland features, including swamps and riparian wetland habitat, that

may provide ecological functions that are less easily replicated. There is likely an ability to compensate for these features and their functions, however this would require considerable agency negotiation and ecological restoration design and compensation efforts. Additional Moderate Development Opportunities have been identified within the north-east corner of the subject lands within the Greenbelt system where development is not proposed. These areas have potential for Natural Heritage Compensation (such as the High Development Opportunity features described above) or Stormwater Management relocated infrastructure.

### Low Development Opportunity

Areas of Low Development Opportunity reflect natural heritage features where development is prohibited. In this situation, these areas are generally in the Greenbelt and include Significant Woodlands, Candidate Significant Woodlands, Candidate Significant Valleylands, and Environmental Policy Areas containing wetlands, floodplain, and watercourses and their riparian habitat. These areas have been identified within the north-east corner of the subject lands within the Greenbelt system where development is not proposed.

## **7.2 Environmental Conclusions**

The foregoing information and associated preliminary natural heritage constraints mapping have estimated development opportunities and constraints for the Wildfield Village lands. Development opportunities have been ranked as High, Moderate, or Low based on the presence of natural heritage features and required buffers and setbacks as per policies of the Greenbelt Plan (2017), the Town of Caledon Official Plan (2018), Peel Region Official Plan (2018) and the TRCA Living City Policy (2014).

GEI's preliminary site visits and assessment of policy requirements result in the following conclusions:

- Unevaluated wetlands are present throughout the Wildfield Village lands;
- Significant Woodlands and Candidate Significant Woodlands occur on and within 120 metres of the Wildfield Village Study Area;
- The potential for Significant Valleylands, Significant Wildlife Habitat and habitat of Endangered and Threatened Species occurs on and within 120 metres of the Wildfield Village Study Area; and
- Fish Habitat is present on and within 120 m of the Subject Lands.

However, most of these features occur within the Greenbelt Plan Area that is outside of the Wildfield Village lands.



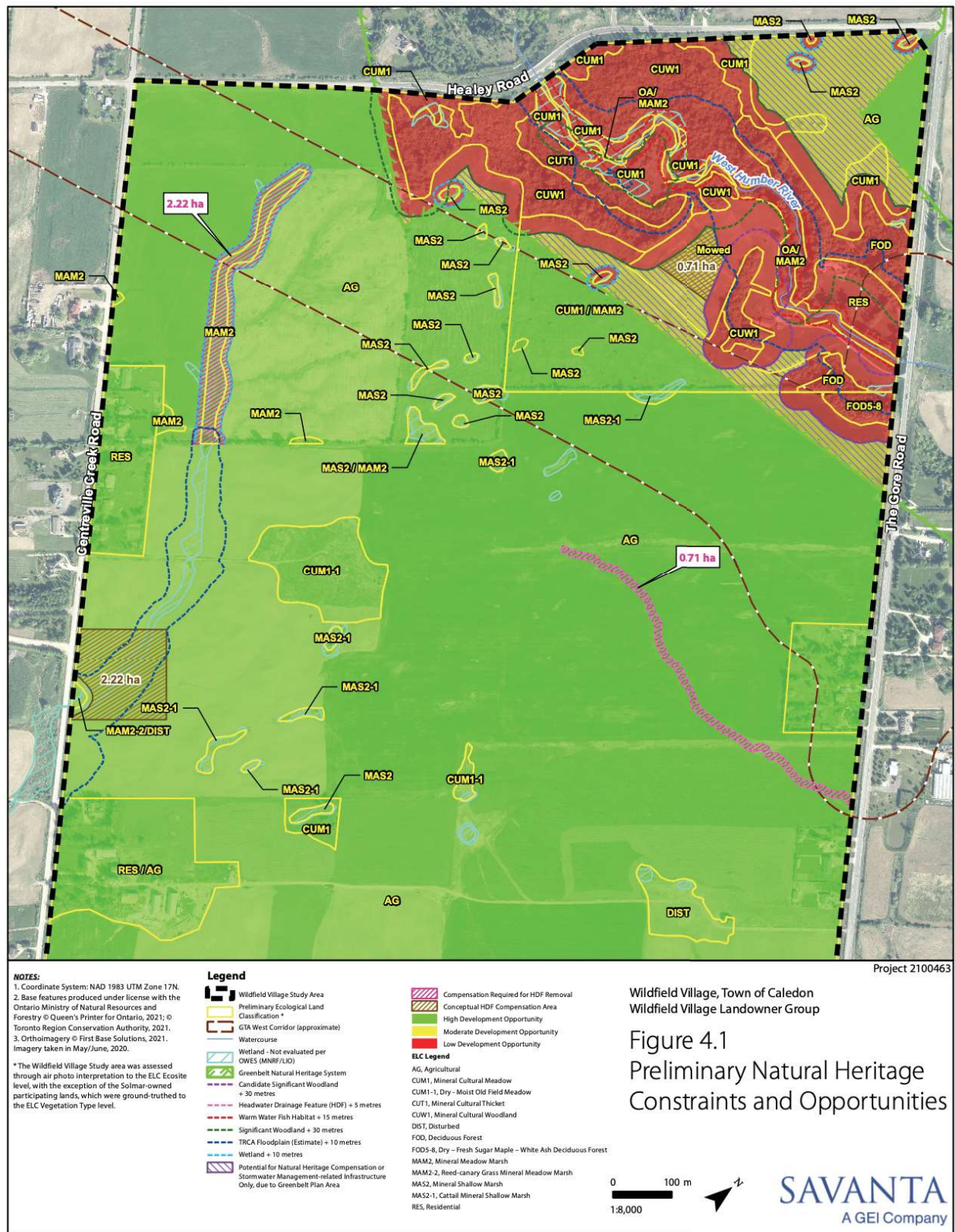


Figure 21.1 Preliminary Natural Heritage Opportunities and Constraints



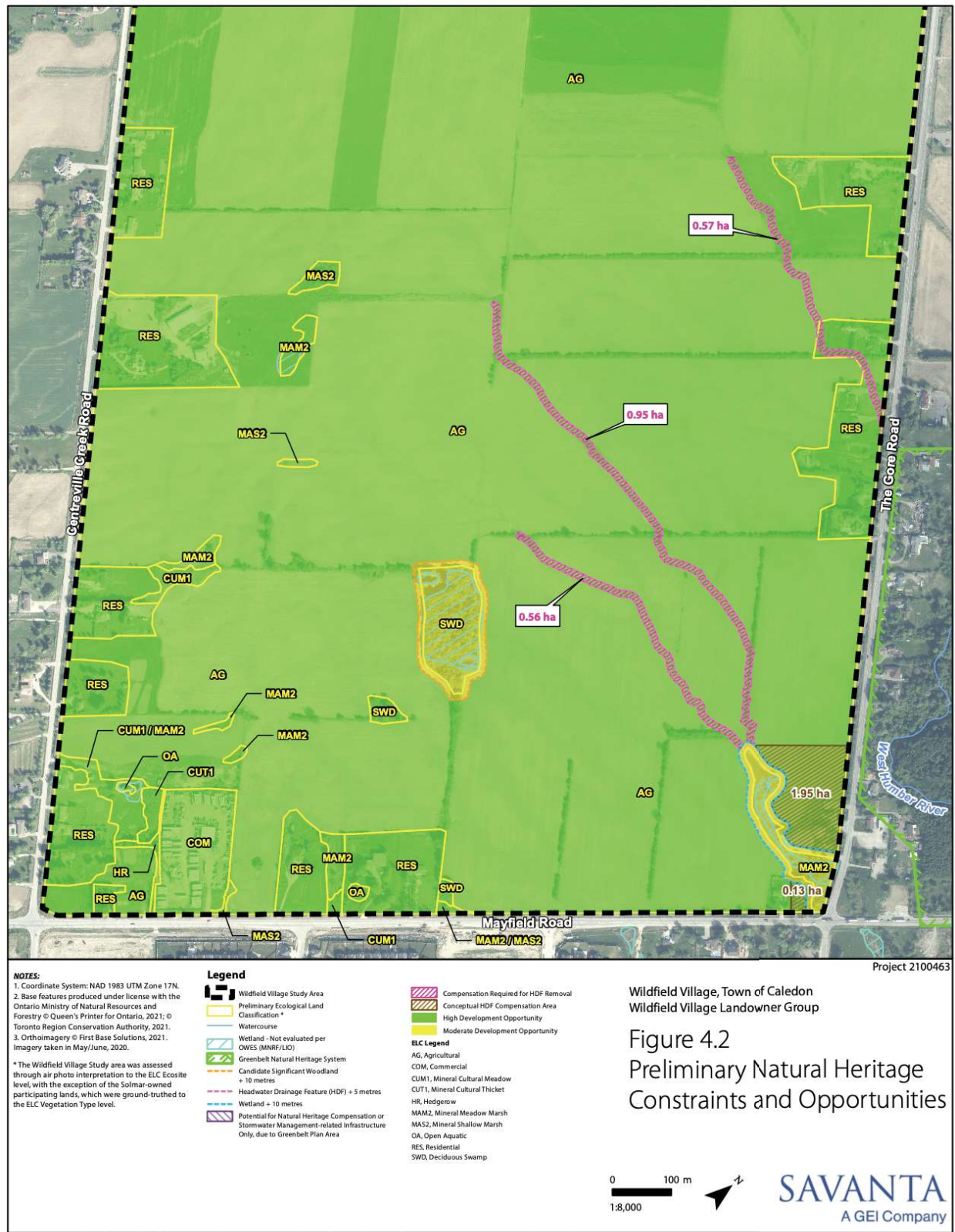


Figure 21.2 Preliminary Natural Heritage Opportunities and Constraints

## 8 Policy Context



The following analysis of Provincial and Regional policies in relation to the development of Wildfield Village seeks to highlight the ability of the proposed plan to meet the existing policy framework for development of the lands.

The following assessment of key policies and themes seeks to highlight consistency with the general goals and objectives of the relevant planning documents as a whole, in order to achieve the specific goals for future development as set out by the Province of Ontario, the Region of Peel and the Town of Caledon.

### 8.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) sets a land use vision for Ontario, providing direction and regulations on matters of provincial interest related to planning and development.

The PPS addresses the Province's vision for effective and efficient land use planning and its management within Ontario. Emphasis is placed on building strong, healthy communities, protecting resources, public health and safety and the quality of the natural and built environment including adaptation to climate change. These objectives are to be achieved through efficient and appropriate development that seeks to address the key themes that are present throughout the document that are discussed below.

#### Land Use Mix

The PPS requires growth and development to support a mix of uses through development patterns that efficiently utilize land. The proposed village features medium-density residential development in the centre of the village and along the transit spines fostering a compact mixed-use community.

In alignment with the PPS, the plan for Wildfield Village provides a mix and range of residential and institutional uses, integrated and balanced with parks and open spaces including stormwater management ponds to meet the long-term needs of residents.

#### Natural Resources and Feature Protection

The PPS emphasizes the importance of the long-term protection of natural heritage features, along with the efficient and sustainable use of water resources. South of the Greenbelt Plan area, the lands contain few significant natural heritage features and is currently generally comprised of active agricultural uses exhibiting only moderate

slopes. All significant natural heritage features are protected and integrated into the Village.

### **Housing**

The PPS requires housing to be designed in a manner that provides for an appropriate mix and range of types and densities, in order to meet the future needs of residents.

Wildfield Village introduces a variety of housing typologies, ranging from low-rise to mid-rise within the village's neighbourhoods.

### **Economic Development**

The PPS encourages opportunities for economic development and prosperity, as well as the promotion of community investment through the creation of a distinct sense of place.

The implementation of the mixed-use village center will provide land for economic and employment opportunities, which will serve in creating a destination for area residents to shop and create a place of distinction for the area, in order to drive further investment. Additional employment opportunities will also be introduced within the neighbourhoods of the plan, through the introduction of new schools located within the centres of the neighbourhoods. These elements will promote community investment and local competitiveness to support a livable and resilient community, in alignment with the PPS.

Proximity to the planned route for the proposed GTA West Corridor will provide access to the employment opportunities beyond the subject lands and will encourage residents to locate within Wildfield Village via a more efficient commute to other areas. Additionally, the proximity of the lands to the various employment opportunities of Bolton and Tullamore, which are evolving, situates Wildfield Village as a convenient location for residential development that is still appropriately separated from these areas.

### **Active Transportation and Transit**

The policies of the PPS touch on providing options for transportation, transit and active transportation in planning for community development. Wildfield Village will consist of compact, efficiently planned, transit-friendly neighbourhoods. The community will connect to the facilities and amenities of the neighbouring Bolton community enabling the continuation of an integrated roadway and active transportation network. The proposed street network implements a grid system of streets linked to the Regional street network and encourage shorter blocks for walkability.

As Wildfield Village represents an orderly extension of the Vales of the Humber residential community to the south, its development introduces the opportunity to extend transit service north from these neighbourhoods. Local Brampton Transit bus route connections are available at Mayfield Road and The Gore Road, south of the lands, as



well as within the adjacent neighbourhood. More dense development will be located to the south to encourage the use and evolution of the transit systems that serve the area.

For those who choose to travel by auto, the community is well connected throughout the area and to the remainder of Caledon and Brampton via major roads and access to Highway 410 via a 10-minute drive, as well as the future GTA West Corridor running east-west directly north of the community, providing access to inter-regional vehicular travel.

The plan promotes active transportation through short and compact street networks alongside a circulation network for pedestrians and cyclists.

### **Parks, Recreation and Open Space**

As addressed by the PPS, healthy and active communities require safe and accessible streets, spaces and facilities that offer a full range of public spaces for recreation that utilizes the built and natural setting.

Wildfield Village is designed to provide close walkability to the park and open space network with ten parks and a central village square.

These elements, among others, will encourage both active and passive recreation and a healthier lifestyle.

### **Climate Change, Conservation and Public Safety**

The policies of the PPS also emphasize that natural and human-made hazards and impacts pose a risk to public health, safety and property. Climate change, air quality, flooding and vegetation impacts must be minimized and mitigated within new development, while building and street orientation that maximizes energy efficiency is promoted.

Blocks have been designed to be short to allow for better walkability and accessibility. The implementation of compact built form and a grid system of collector and local roads also supports active transportation. A mix of uses and higher densities along the arterial road corridors will support transit and assist in mitigating the effects of climate change.

Also required by the PPS are appropriate practices for water conservation, sustainability and stormwater management that minimize volumes and contaminant loads, while maintaining the extent of vegetation and impervious surfaces. Alternative development approaches and mitigative measures that enhance surface and groundwater features, and hydrologic functions will be incorporated through the development of Wildfield Village.

## **8.2 The Growth Plan, 2020**

The Growth Plan, 2020 builds upon the foundational policies provided by the Provincial Policy Statement providing additional planning policies to address the issues facing the Greater Golden Horseshoe

The vision and guiding principles set out within the Growth Plan focus on the achievement of complete communities through the development of environments that meet the daily needs of people and approaches to planning that put people first. Section 2 of the Growth Plan sets out policies for Where and How to Grow, stating that forecasted growth should be able to be accommodated within compact and complete communities. The achievement of complete communities is to be supported by the key development considerations to follow through discussion below.

### **Community Health and Individual Well-Being**

A key aspect of the Growth Plan seeks to foster community health and well-being through livable and productive areas. This principle has been carried out through the development of the Wildfield Village and has directed the community to be health and wellness driven. The integration of open space and access to outdoor recreation opportunities within a 5-minute walk of residents will encourage public health and the layout of the built form strives to create safe areas for recreation and residency.

Another key tenant of the plan is to ensure walkability. This tenant is achieved through a grid system of roads, short blocks, 5-minute walking distance to parks and a short walking distance of no more than 15-minutes to the core commercial area achieving a 15-minute neighbourhood.

### **Mixed-Use**

According to the Growth Plan, people's daily needs should be met through a diverse mix of residential and employment uses, local services and stores, and public service facilities.

As previously discussed, Wildfield Village creates a central destination through its central mixed-use node which will provide for the day to day needs of residents.

### **Protection and Enhancement of the Natural Environment**

The Growth Plan addresses planning for large-scale development in greenfield areas, which should appropriately address the protection, conservation and appropriate utilization of water resource systems and the natural system.

Wildfield Village takes a balanced approach to by protecting significant natural features with appropriate buffers and providing opportunities for trail connections to the nearby Greenland Plan area.

## **Housing Options**

The Growth Plan also requires a full range of housing options to be implemented through an array of household sizes and densities, with specific reference to providing for a various income levels in order to diversify overall housing stock.

Through the various proposed residential densities and mixes, the plan for Wildfield Village will create a multi-generational community, offering a variety of choice and affordability. The community will include a range of low and medium residential density types which will contain single detached and row houses, interspersed with townhouses and apartment units. The central node of the community will serve to also provide live/work opportunities.

## **Employment**

The Growth Plan requires sufficient land for a variety of employment uses to accommodate forecasted growth and support a strong economy. The central mixed-use node will provide a variety of commercial and community employment opportunities. The proposed plan is also located centrally to an expanded employment area of Tullamore and the existing employment area in Bolton and north-east Brampton.

## **Efficient and Convenient Transit and Transportation Systems**

According to the Growth Plan, new development taking place in greenfield areas is to be planned and designed in a manner that supports the integration of active transportation and the viability of transit systems. The needs and safety of road users must be accommodated appropriately, with opportunities for inter-modal linkages and a separation of modes within corridors.

Within Wildfield Village, the proposed density and land use mix, particularly with higher densities adjacent to the arterial roads will generate demand and support local transit and use of the active transit network.

In addition, the grid block pattern provides the opportunity for a strong active transit network that will serve pedestrians and cyclists.

## **Open Space, Parkland and Recreation**

Access to high quality open space, parkland and recreation opportunities are also emphasized within the Growth Plan. In addition to the open space and recreation elements of the plan already discussed, Wildfield Village will accommodate 10 parks in 20 hectares.

## **Climate Change Considerations and Compact Built Form**

The Growth Plan specifically references building more compact greenfield communities while protecting agricultural lands and natural resources. Green infrastructure and appropriate low impact development are encouraged, along with efforts to minimize vegetation removal, grading and soil considerations, sediment erosion and impervious surfaces.

The village will have a compact built form at 65 residents and jobs per hectare which is supportive of Provincial and Regional targets. The plan efficiently integrates this compact built form with stormwater management ponds and LIDs, in order to more appropriately integrate stormwater runoff and management practices and reduce off-site impacts.

### **8.3 Peel Region Official Plan**

According to Peel Region Official Plan, its overarching theme is sustainability. This depends on meeting current needs while being cognisant of the ability of future generations to meet their own needs. The Official Plan aims to create a strong, vibrant and resilient community that is adaptable and meets human service and infrastructure needs. A sustainable development framework is set out as the basis of the Official Plan, which accounts for the following key themes:

- The environmental imperative;
- The social imperative;
- The economic imperative; and
- The cultural imperative.

The sustainable development framework enables the integration of these imperatives and provides an integrated and flexible basis for policy and decision making within Peel. These imperatives are discussed below as they are achieved through the development of Wildfield Village.

#### **The Environmental Imperative**

It is a goal of the Regional Official Plan to recognize, respect, preserve, restore and enhance Peel's ecosystem through ensuring the impact of development is reduced and enhancing the well-being of air, water, land resources and living organisms. Water quantity and quality must be protected, and greenhouse gas emissions, along with other pollutants, should be reduced through best practices in sustainable development including energy and water efficient systems within development.

The plan for Wildfield Village is grounded in the protection of the Regional Greenlands System, which includes protection of all significant natural heritage features in the area, which are few, as well as protection of the adjacent Greenbelt Plan area to the north-



east. The overall tenant of the plan is to create a walkable village with a grid system of roads, small blocks, 5-minute neighbourhoods with a central park, higher densities along transit routes and a central core within a 15-minute walk of the residents which taken together will reduce automobile use and greenhouse gas emissions.

### **The Social Imperative**

The Regional Official Plan places an emphasis on the creation of thriving, healthy communities that are rooted in social inclusion and well-being, designed to meet the needs of individuals, families and neighbourhoods. Physical, mental and social healthy behaviours and lifestyles are encouraged through communities that foster inclusiveness and are welcoming to all.

These community principles have been carried out through the development of Wildfield Village through the integration of open space, walkable streets and the layout of streets and blocks and access to new recreation opportunities along with a central core within a 15-minute walk of residents, which will encourage both individual and collective public health, as well as social interaction.

### **The Economic Imperative**

The Region's economic imperative is to promote a strong, vibrant and prosperous economy that places a focus on sustainability. This imperative includes providing for an adequate supply of future employment lands, convenient and accessible public transportation systems and the integration of sustainable infrastructure and services to support a diverse and growing economy.

Wildfield Village is envisioned as a connected and central residential neighbourhood, that will provide access to a number of different employment areas in close proximity, which will be enhanced through direct connections via the future GTA West Corridor. Its location provides efficient access to jobs elsewhere within the Town and Region and provides an important area for residential growth to balance growth within the future Employment Areas of the Region's Settlement Area Boundary Expansion.

### **The Cultural Imperative**

The Regional Official Plan encourages the development of high-quality places that will attract talented people and entrepreneurship. The cultural imperative of the Official Plan seeks to create attractive built form and accessible public spaces that build on the context of their surrounding human and natural characteristics. The development of communities should encourage people to take personal responsibility for the continued success of areas and should be able to promote placemaking based on Peel's wide range of residents and visitors.

The design of both the urban open space and natural elements of Wildfield Village, as illustrated throughout this Report, will create a strong identity for the area and will foster an individual sense of place for the community. The central village core with a central park provides a unique opportunity to promote placemaking and enhance residents sense of place within Wildfield Village.

## 9 Why Wildfield Village?



Wildfield Village is well suited to accommodate residential growth, with strong potential to develop into a complete community in order to meet the future needs of residents. Wildfield Village has been designed as a complete, thriving and healthy community. It seeks to integrate key elements of livability, sustainability and resilience through its strong connections to nature, transit and services.

Based on the comprehensive analysis outlined within this Report, the development concept for Wildfield Village demonstrates an environmentally sustainable community that is well-designed, creating a 15-minute neighbourhood that encourages walking, transit usage and creates a unique sense of place.

Through detailed examination of Provincial, Regional and local policies, the proposed concepts and ideas for Wildfield Village are consistent with and conform to the policy requirements and directions set with the three levels of government.

The following highlights the key elements and provisions of Wildfield Village:

### Community Design

- The compact nature of the plan and its distribution of uses is designed to emphasize livability through access to active transportation, transit, community services, recreation and green connections.
- The neighborhoods of Wildfield Village will introduce both low and medium density residential units, supported by centrally located schools and parks.
- The orientation of medium density land uses along the arterial roads will support the transit
- The 2 north-south collector roads and 4 east-west collector roads provide connection to the Vales of the Humber neighbourhood to the south and to future residential neighbourhoods to the east and west.
- The mixed-use village core will support commercial, and community uses in a dense walkable core within a 15-minute walk of most residents.

### Agriculture

- Peel's census farm numbers are diminishing faster than that for the province of Ontario and likely to accelerate as development continues in Peel and Caledon.
- Soil on site does not meet the PPS definition of a specialty crop area and capabilities of existing soils are relatively small.
- Common field crops in Caledon are predominantly grown.

- Caledon produces a relatively low amount of high value crops and farms typically produce more off-farm income.
- Land parcel size and fragmentation has relatively low to no significance in the differentiating of better agricultural areas relative to poorer agricultural areas.
- The lands have similar capabilities and qualities to other lands in the whitebelt.

## Transportation

- The Wildfield Village lands are ideally situated to meet the growth demands of Peel Region and Town of Caledon including direct connections with ROPA 30.
- There is maximum accessibility to the existing arterial road networks thus forming minimal impact.
- The planned community will provide residents and employees with modal choices for making trips to work, shopping, school and recreational trips.

## Servicing

- The Region of Peel 2020 Water and Wastewater Master Plan for the Lake-Based System has shown capacity to expand its services to Wildfield Village.
- There is sufficient existing and planned water supply and wastewater collection services to support the expansion of the settlement boundary north of the City of Brampton, to include Wildfield Village.

## Environment

- Wildfield Village lands contains very few significant natural heritage features outside of the Greenbelt Plan. These few areas are protected with appropriate buffers.

We believe Wildfield Village represents a logical first phase of settlement expansion and request Regional Council consider the many future benefits development that the lands will deliver. 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.





# Wildfield Village

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## Settlement Boundary Expansion Rationale



# Wildfield Village Context

- SGL represents the Wildfield Village Landowners Group
- Approximately 329 ha of land bound by:
  - North: Healey Road and the Greenbelt
  - East: The Gore Road
  - South: Mayfield Road
  - West: Centreville Creek Road
- Located between the Settlement Areas of Bolton and Tullamore

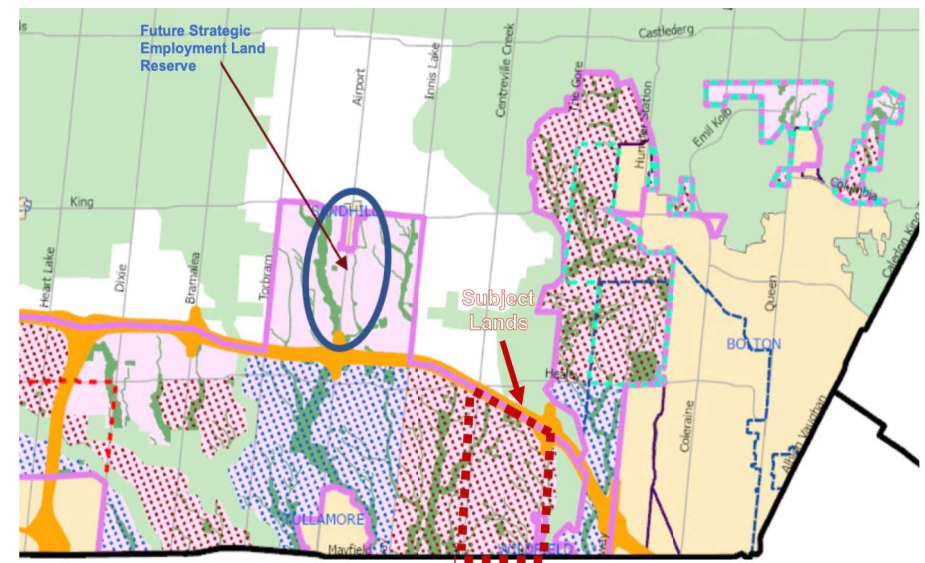


Wildfield Village Lands Context



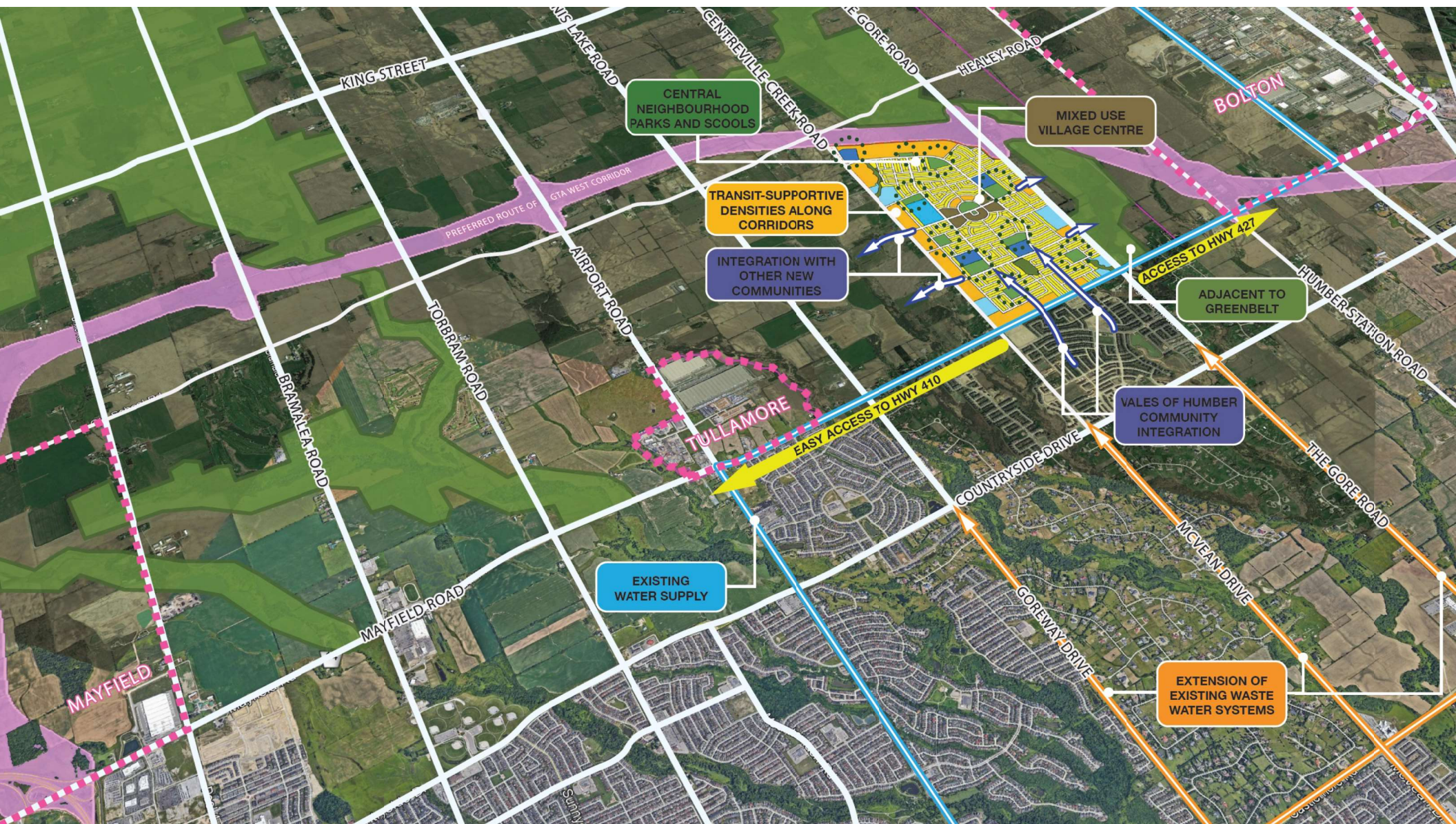
# Peel 2041+ SABE Study

- SABE Study includes Wildfield Village as “Community Lands”
- Study says the lands represents a logical westward expansion of Bolton without the need to “leapfrog” a major Greenbelt feature
- Will be closely connected to Brampton’s existing residential areas
- Suitable for the extension of water, wastewater and transportation infrastructure
- Long-term viability of agricultural uses is doubtful



Draft Conceptual SABE 2051 Concept Map (December 2020)







# Wildfield Village Concept

Central Neighbourhood Park

Mixed-Use Village Centre

Grid System of Streets  
Linked to the Existing  
Regional Street Network

East-West Collector Roads  
Provide for Future Connections

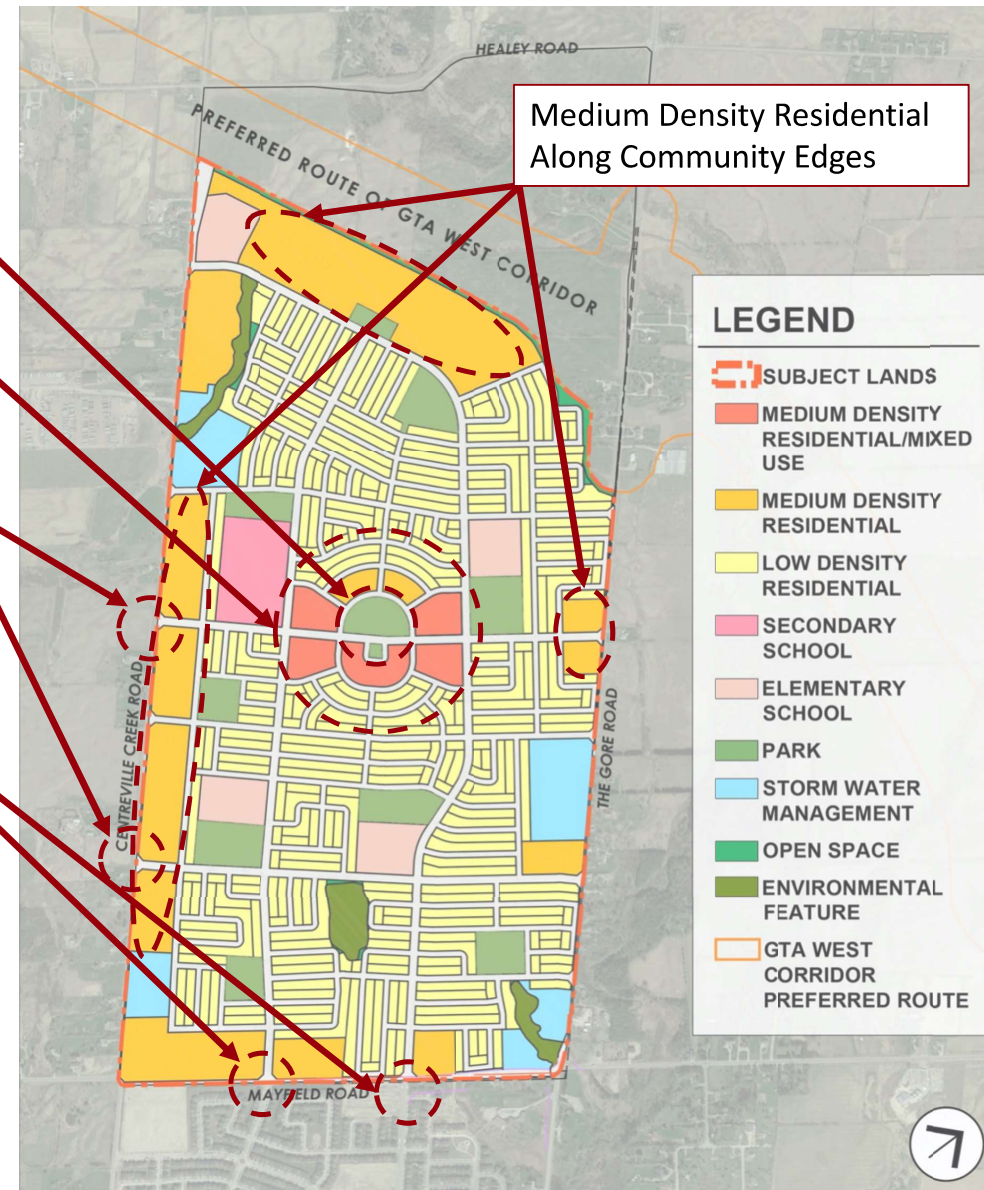
Integration With the Vales of  
the Humber Neighbourhood

Approx. 6700 New Residential Units

- 3600 Single and Semi-Detached
- 3100 Multiple Units

Nearly 21,000 New People and Jobs

Achieves Density of 65 Residents and  
Jobs/ha



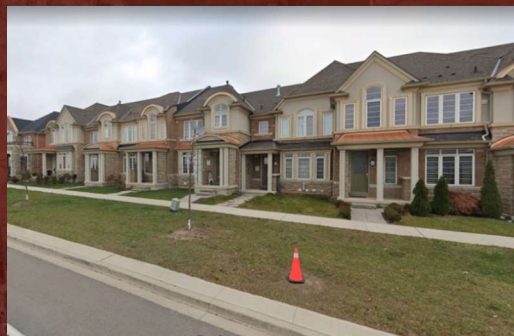


# The Neighbourhoods

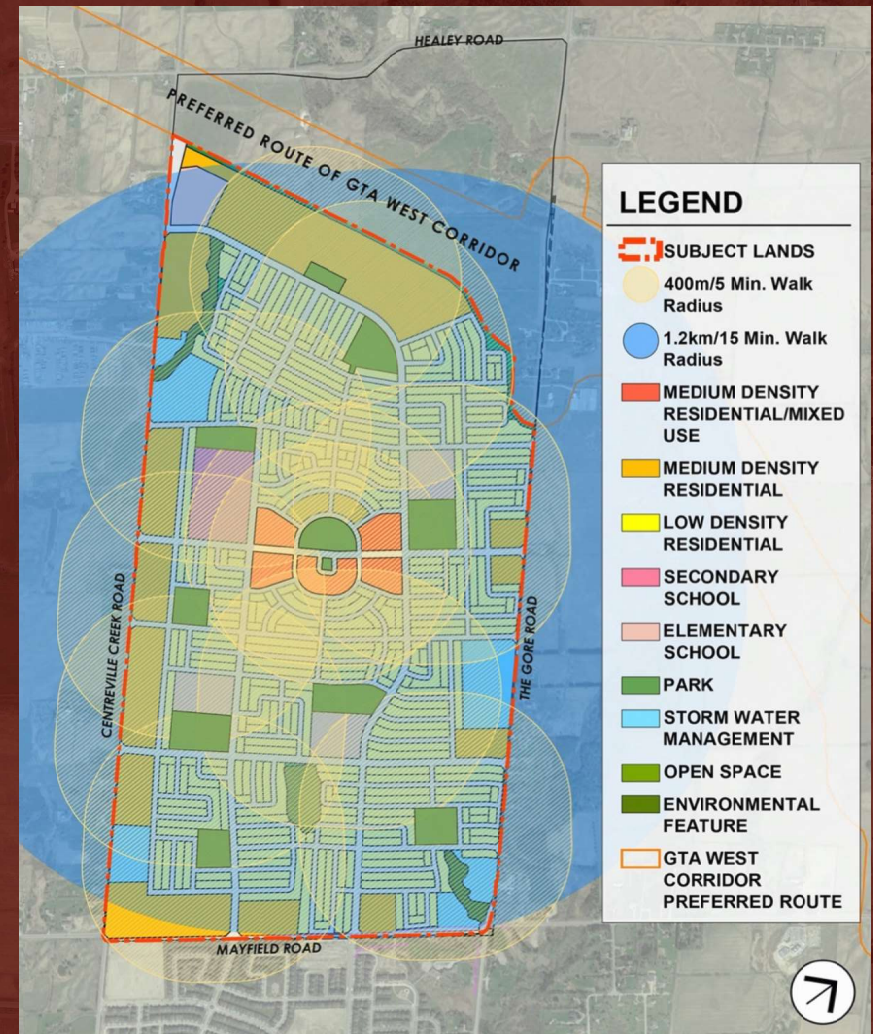
- Low density residential neighborhoods centrally located a 5-minute walk to parks
- Medium density along neighbourhood edges
- Walkable mixed-use Village Centre within a 15-minute walk of much of the community
- Village Centre to include local retail, restaurants, personal services and community facilities.



Village Centre



Medium Density Housing Typologies



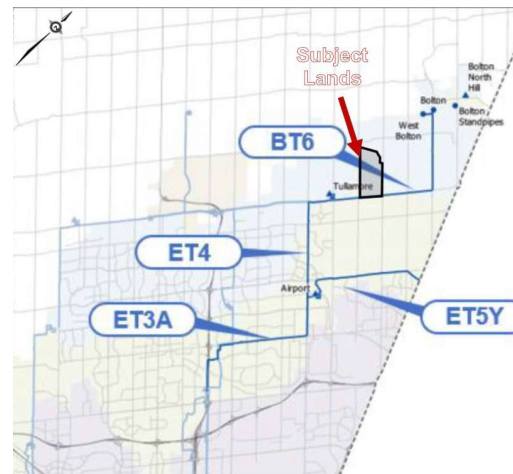
Wildfield Village Walking Radius

# Agriculture and the Environment

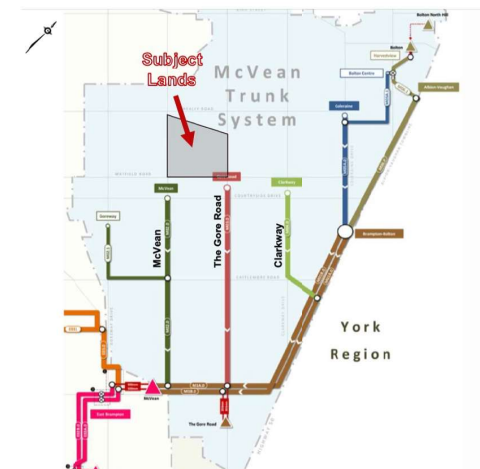
- Contain common field crops already predominantly grown in Peel
- Not a speciality crop area
- Similar agricultural capabilities and qualities to other lands in the Whitebelt
- Contains very few significant natural heritage features outside the Greenbelt
  - Features will be protected with appropriate buffers

# Servicing and Transportation

- Sufficient existing and planned water supply and wastewater collection services to support development
- Connections are provided to existing arterial road networks
- Easily accessible via several major roads and highways:
  - Highway 410 to the west via Mayfield Road
  - highway 427 to the east via Mayfield Road
  - Proposed GTA West Corridor



Existing Water Supply System



Existing Wastewater Collection System



# Why Wildfield Village?

- Proposed concept is consistent with and conforms to the policy requirements and directions set by the Province, Region and Town
- Ideally situated to create a **complete community** that **meets the growth demands** of the Region and Town
- Establishes a **natural and logical continuum of growth** from Bolton to the east and Brampton to the south
- The Wildfield Village Landowners Group respectfully requests that their lands continue to be included and identified as a logical first phase of westward settlement expansion from Bolton through the Peel 2041+ SABE process in order to accommodate projections to 2051