



VIA EMAIL

February 22, 2023.

Regional Clerk
Region of Peel
10 Peel Center Drive, Suite A
Brampton, ON L6T 4B9

Attention: Ms. Aretha Adams

Regional Chair and Regional Council

RE: February 23rd Council Presentation on Infrastructure Planning to Support Bill 23
Housing Targets
Mayfield West Phase 2 - Stage 3 - Brookvalley Project Management Inc.

Brookvalley Project Management Inc. represents various Landowners who own approximately 234 ha in the Mayfield West Phase 2 - Stage 3 area in Caledon (the 'Brookvalley lands'). These lands are located East of Chinguacousy, South of Old School Road, West of Hurontario and north of existing Mayfield West Phase 2 - Stages 1 and 2 developments, currently under construction.

As you are aware, these lands are included in the Region's Official Plan, as adopted November 4th, 2022 (By-Law 20-2022). These lands are the priority growth area in Caledon, given their longstanding history and position as the logical development sequence required to complete the Mayfield West Stage 2 community. Numerous studies have been commissioned by the Mayfield West Phase 2 Landowner group, in addition to those completed by the Town and Region. All infrastructure services have been extended from Stages 1 and 2, to the limits of the captioned Stage 3 area and there are financial agreements and commitments at the municipal / regional levels that have been put in place to support the entire community buildout.

We have reviewed the presentation material included with the Agenda and will be attending the Council meeting. Please see the attached excerpt (page 8.1-10), depicting the MW2-3 area. We recognise the financial commitments and concerns regarding the public infrastructure, required by Peel to support the growth to 2051 and the immediate 2031 demands, as further mandated through Bill 23.

We remain committed to completing the MW2 Stage 3 community in Caledon and would like to offer 'Front Ending' of our share of the design and public infrastructure (Works), required to support the immediate development and completion of same.

We are suggesting a Financial and Development Charge Credit (or similar 'Front Ending') Agreement be completed, so that the engineering designs / approvals and subsequent Works can commence concurrently with the anticipated planning approvals by the Town of Caledon. This

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED

will allow for the infrastructure to be moved up and made available sooner and assist with the Peel Region targets, as per Bill 23.

We are willing to execute a Financial and Development Charge Credit Agreement which would assist the Region with its short to mid-term cash flow requirements and allow the required Works to be moved up to 2025 and / or phased along with our subdivision developments.

We are available to meet at your earliest convenience.

Yours truly,

Brookvalley Project Management Inc.

A handwritten signature in black ink, appearing to read 'Frank Filippo', written in a cursive style.

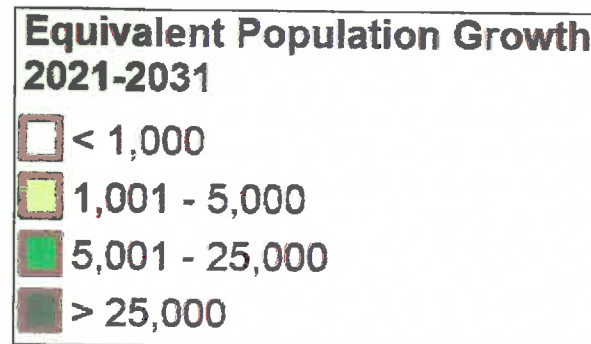
Frank Filippo, P. Eng.
Senior Executive Vice President

C. C.: Minister Steve Clark
Town of Caledon Clerk and Council
Mr. Nick Cortellucci

Available Infrastructure and Strategic Growth Areas

- Current allocation does not always align with MTSA's and UGC's
- The Master Servicing Plans will be amended to reflect municipal growth priorities

MWZ-3 (5,000 - 25,000)



8.1-10

