

TOWN OF CALEDON
PLANNING
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Jul 21, 2020



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

File: P-2967

July 20, 2020

Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Attention: Stephanie McVittie
Acting Manager, Development Review Services, Planning & Development Services

Re: Stylux Caledon Inc.
Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment
1 Russell Mason Court, 2 Russell Mason Court, 6122 Old Church Road, 6124 Old
Church Road, 6126 Old Church Road, 6142 Old Church Road and 6110 Old Church
Road,
Part 21, Concession 1
Town of Caledon, ON

Mrs. McVittie,

On behalf of our client and owner of the above noted lands, Stylux Caledon Inc. we are pleased to submit the materials noted below in support of Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications.

The subject lands are located on the north side of Old Church Road and east of Marilyn Street and are known municipally as 1 Russell Mason Court, 2 Russell Mason Court, 6110 Old Church Road, 6112 Old Church Road, 6114 Old Church Road, 6122 Old Church Road, 6124 Old Church Road, 6126 Old Church Road and 6142 Old Church Road. The lands are known legally as Part 21, Concession 1, Town of Caledon Regional Municipality of Peel and are approximately 1.775 hectares in size.

The subject lands are designated *Low Density Residential* by the Town of Caledon Official Plan via the Caledon East Secondary Plan and are zoned *RR Rural Residential* by the Town of Caledon Zoning By-law 2006-50 as amended.

The intended Strategy for Public Consultation for the applications is intended to be in accordance with the statutory requirements of the Planning Act. We understand that the Town of Caledon hosts Public Hearings under the Planning Act at Town Hall with a period of informal one on one consultation with the public before a formal presentation by the applicant.

In accordance with the Pre-Consultation (DART) Meeting Form dated November 7, 2019, and subsequent confirmation from the Town that the requirements may be extended until July 30, 2020, please find enclosed the following materials:

1. One (1) digital copy of the Cover Letter, prepared by KLM Planning Partners Inc. dated, July 14, 2020;
2. One (1) digital copy of the Pre-Consultation (DART) Meeting Form;
3. One (1) digital copy of Completed Official Plan & Zoning By-law Amendment Application Form, prepared by KLM Planning Partners Inc.;
4. One (1) digital copy of the Draft Plan of Subdivision Application Form, prepared by KLM Planning Partners Inc.;
5. One (1) digital copy copies of the Plan of Survey prepared by Holding Jones Vanderveen Inc., dated March 7, 2018;
6. One (1) digital copy of the Draft Plan of Subdivision prepared by KLM Planning Partners Inc., January 8, 2020;
7. One (1) AutoCAD file of the Draft Plan of Subdivision prepared by KLM Planning Partners Inc., January 8, 2020;
8. One (1) digital copy of the Zoning By-law Amendment prepared by KLM Planning Partners Inc.;
9. One (1) digital copy of the Official Plan Amendment prepared by KLM Planning Partners Inc.;
10. One (1) digital copy of the Planning Justification Report prepared by KLM Planning Partners Inc., dated July 2020;
11. One (1) digital copy of the Conceptual Site Plan prepared by RN Design, dated April 22, 2020;
12. One (1) digital copy of the Conceptual Elevations prepared by RN Design;
13. One (1) digital copy of the Urban Design Brief prepared by RN Design Inc., dated August 20, 2019;
14. One (1) digital copy of the Functional Servicing Report including the Stormwater Management Report prepared by SCS Consulting Group Ltd., dated April, 2020;
15. One (1) digital copy of the Servicing Plans prepared by SCS Consulting Group Ltd., dated April 2020;
16. One (1) digital copy of the Grading Plan prepared by SCS Consulting Group Ltd., dated April 2020;
17. One (1) digital of the Erosion and Sediment Control Plan prepared by SCS Consulting Group Ltd., dated April 2020;
18. One (1) digital of the Existing and Proposed Storm Drainage Plans (representing the Pre & Post Drainage Tributary Plan) prepared by SCS Consulting Group Ltd., dated April 2020;
19. One (1) digital of the Natural Heritage Evaluation prepared by Beacon Environmental, dated May 2020;
20. One (1) digital of the Geotechnical Report prepared by Golder, dated February 25, 2020;
21. One (1) digital of the Arborist Report prepared by Cosburn Giberson Landscape Architects, dated April 7, 2020;
22. One (1) digital of the Tree Preservation Plan prepared by Cosburn Giberson Landscape Architects, dated January 25, 2020;
23. One (1) digital of the Traffic Impact Study prepared by Tatham Engineering, dated June 29, 2020;

24. One (1) digital copy of the Phase 1 Environmental Site Assessment, prepared by Azure Group, dated May 15, 2020;
25. One (1) digital copy of the Phase 2 Environmental Site Assessment prepared by Azure Group, dated, July 19, 2020;
26. One (1) digital of the Noise Feasibility Study, prepared by HGC Engineering, dated February 18, 2020;
27. One (1) digital copy of the Stage 1 and 2 Archaeological Assessment, prepared by ASI, dated September 18, 2019; and
28. One (1) digital copy of the Archaeological Report Acceptance Letter prepared by the Ministry of Heritage, Sport, Tourism, Culture Industries, dated February 20, 2020.

We trust that the enclosed materials are sufficient to deem the applications complete and circulate as required for municipal and agency review. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Rob Lavecchia, B.U.R.Pl.
Senior Planner

Cc: Usman Muhammad, Stylux Homes