

**July 28, 2022**

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

**Re: Palgrave Estates West  
Part 1, Plan 43R-40386  
0 Mount Hope Road, Town of Caledon  
Draft Plan of Subdivision (21T-88040C)  
Phase 2 – Zoning Bylaw Amendment Submission  
Application No. 2022-0009**

---

RUDY & Associates has been retained by EMG Property Inc. and Alliance Homes to assist in the registration of the second and final Phase of the Palgrave Estates West development (File No. 21T-88040C) located in the Town of Caledon. The lands are currently draft approved with a set of non-lapsing draft conditions. Draft Condition 50 for the Draft Plan of Subdivision (21T-88040C) states “That prior to signing of the final plan, the Town of Caledon is to advise that a zoning by-law implementing the subject plan has been approved under Section 34 of the Planning Act”. To move forward with registration of the Phase 2 lands, a rezoning of the lands to accommodate an estate residential use is required.

We are pleased to submit the following information to form our complete application for our Zoning By-law Amendment to facilitate estate residential development on the draft approved lands:

- Acknowledgement of Public Information form (signed by the current Owner of the property Angelstone Inc.);
- Signed DART Meeting form dated February 14, 2022 and revised July 26, 2022;
- Region of Peel Complete Submission Requirements Checklist form with an accompanying email for clarification on submission requirements;
- Completed Region of Peel Source Protection Plan Policy Applicability Screening form;
- A copy of the original Draft Plan for the lands (21T-88040C);
- A copy of the Survey for the lands;
- A copy of the PIN Abstract for the lands;
- Planning Brief, prepared by RUDY & Associates and dated July 15, 2022;
- Draft Zoning By-law Amendment;
- Noise Study, prepared by Valcoustics Canada Ltd. and dated July 7, 2022;
- Natural Heritage Evaluation prepared by Azimuth Environmental Consulting Inc. and dated March 3, 2022;
- Geotechnical Investigation prepared by Terraprobe and dated July 7, 2006;

- Archaeological Assessment prepared by Archeoworks Inc. and dated November 2005;
- Ministry of Culture clearance letter for the draft approved lands (including Lots 30 to 33) dated February 21, 2006;
- Stormwater Management/Servicing Brief Package prepared by Crozier Consulting Engineers and dated July 25, 2022;
- Engineering Letter of Conformance prepared by Crozier Consulting Engineers and dated July 25, 2022; and
- Engineering drawings prepared by Crozier Consulting Engineers and dated July 25, 2022 including:
  - o Figure 1 - Pre-Development Drainage Plan;
  - o Figure 2 - Post-Development Drainage Plan;
  - o Figure 3 - Drainage Area Sketch of Grading Plan; and
  - o C101 - Grading Erosion and Sediment Control Plan.

Please note the following will be submitted to the Town of Caledon under separate cover:

- Municipal Application Form – completed online;
- A cheque in the amount of \$13,378.61 made payable to the Town of Caledon, representing the application fee for a Minor Zoning By-law Amendment Application; and
- A cheque in the amount of \$2,350.00 made payable to the Region of Peel, representing the Region's Zoning By-law Amendment Processing Fee.

We trust the enclosed represents a complete application and remain available should additional information be required.

Respectfully submitted,

Michelle Cutts, Principal Planner, MCIP, RPP



RUDY & Associates