

May 19, 2023

GSAI File: 792-021

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

Attention: Ms. A. Minichillo
Chief Planner / Director of Planning

Mr. C. Caruso
Senior Planner

**RE: Draft Plan of Subdivision and Zoning By-law Amendment – 2nd Submission
Town Files: 21T-22002 and RZ 2022-0003
Mixed-Use, Transit-Oriented Development in
Caledon Station Secondary Plan Area
Argo Humber Station Limited
0 & 14259 Humber Station Road**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Argo Humber Station Limited (the 'Owner') of the lands municipally known as 0 and 14259 Humber Station Road, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner, and further to our applications initially submitted on February 28th 2022, we are pleased to provide this Draft Plan of Subdivision and Zoning By-law Amendment application resubmission to facilitate the mixed-use transit-oriented development on the Subject Lands.

In support of this resubmission, please find attached the following:

- A copy of the revised Draft Plan of Subdivision Application Form;
- A copy of the revised Zoning By-law Amendment Application Form;
- A copy of the revised Draft Plan of Subdivision, prepared by GSAI, dated May 05, 2023;
- A copy of the Parcel Register for 14259 Humber Station Road, dated May 11, 2023;
- A copy of the Reference Plan, 43R-40527 for 14259 Humber Station Road prepared by J.D. Barnes, dated June 6, 2022;
- A copy of the Phase One Environmental Site Assessment for 14259 Humber Station Road, prepared by DS Consultants Ltd., dated November 1, 2022;
- A copy of the Phase Two Environmental Site Assessment for 14259 Humber Station Road, prepared by DS Consultants Ltd., dated November 10, 2022;
- A copy of the Town of Caledon Environmental Site Assessment Reliance Letter, prepared by DS Consultants Ltd., dated May 16, 2023;
- A copy of the Region of Peel Environmental Site Assessment Reliance Letter, prepared by DS Consultants Ltd., dated May 16, 2023;

- A copy of the Stage 2 Archaeological Assessment for 14259 Humber Station Road, prepared by Archaeological Services Inc., dated September 1, 2022;
- A copy of the Stage 2 Archaeological Ministerial Letter for 14259 Humber Station Road, dated January 12, 2022;
- A copy of the Geotechnical Investigation, prepared by DS Consultants Ltd., dated May 17 2023;
- A copy of the Hydrogeological Investigation, prepared by DS Consultants Ltd., dated May 17 2023;
- A copy of the Arborist Report, prepared by Beacon Environmental Limited, dated May 2023;
- A copy of the Caledon Station Comprehensive Environmental Impact Study and Management Plan ('CEISMP'), prepared by Beacon Environmental Limited et al, dated May 2023;
- A copy of the Comprehensive Environmental Impact Study and Management Plan Compliance Letter, prepared by Beacon Environmental Limited, dated May 2023;
- A copy of the Environmental Noise Feasibility Study, prepared by Valcoustics Canada Limited, dated May 17, 2023;
- A copy of the Healthy Development Assessment, prepared by NAK Design Strategies, dated May 17 2023;
- A copy of the revised Architectural and Urban Design Guidelines for Caledon Station Secondary Plan (including active transportation/pedestrian plans and facility park plans) prepared by NAK Design Strategies dated May 2023;
- A copy of the Urban Design Brief and Architectural Design Draft Plan Guideline Conformance Letter, prepared by NAK Design Strategies, dated May 2023;
- A copy of the Transportation Study Update for the Caledon Station Secondary Plan Area prepared by BA Group dated May 2023;;
- A copy of the Traffic Compliance Letter for the Draft Plan, prepared by BA Group, dated May 2023;
- A copy of the updated Caledon Station Functional Servicing Report, prepared by Urbantech, dated May 2023;
- A copy of the Functional Servicing and Stormwater Management Compliance Report for the Draft Plan (including conceptual grading and servicing plans), prepared by Urbantech, dated May 2023;
- A copy of the updated Planning Justification Report, prepared by GSAI, dated May 2023;
- A copy of the revised Draft Implementing Zoning By-law Amendment, prepared by GSAI; and
- A copy of the Zoning Matrix prepared by GSAI.

Payment of resubmission application fees are being provided under separate cover.

PURPOSE OF APPLICATION

This Application is to facilitate development of the Subject Lands for a compact, mixed-use, pedestrian-oriented and transit-supportive development. As further demonstrated in the


accompanying submission materials, a range and mixture of land uses, built forms and densities are to be provided.

In the time since the initial submission of this Application, additional lands have been added. Additionally, the legislative and planning framework applicable to the Subject Lands has been modified. Given the above, this resubmission contemplates development on a larger assembly of lands which will enable the development vision established by the evolving Caledon Station Secondary Plan to be implemented in a logical, sequential and cost-effective manner. In recognition of the amended boundaries of the Subject Lands and the recent legislative and planning changes which brought additional lands into the Region's and Town's Urban Area, a complete resubmission package has been prepared.

We trust the above-noted materials for sufficient for your review and circulation. Please feel free to call if there are any questions. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Karen Bennett, MCIP, RPP
Partner

Cc: Caledon Station Project Team