



**TOWN OF CALEDON
PLANNING
RECEIVED**
June 30, 2022

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GSAI File: 554-002

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

Attn: Antonietta Minchillo
Director, Planning / Chief Planner

Dear Ms. Minchillo,

**RE: Draft Plan of Subdivision and Zoning By-law Submission
Residential Development
Suzanne Wilson
10249 Hunsden Sideroad, Town of Caledon, Region of Peel
Town File Nos. 21T-22004C & RZ 2022 - 0007**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Suzanne Wilson (the 'Owner') of the lands municipally known as 10249 Hunsden Sideroad, in Palgrave, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this joint Draft Plan of Subdivision and Zoning By-law Amendment Application to facilitate a residential development.

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

- A copy of the completed Draft Plan of Subdivision Application Form;
- A copy of the completed Zoning By-law Amendment Application Form;
- A copy of the signed Pre-Consultation Application (DART) Checklist (PRE 2021-0195), dated June 30, 2022;
- A copy of the Draft Plan of Subdivision, prepared by GSAI, dated June 27, 2022;
- A copy of the Planning Justification Report, prepared by GSAI, dated June 2022;
- A copy of the Zoning By-law Amendment, prepared by GSAI;
- A copy of the Healthy Development Assessment, prepared by GSAI, dated June 30, 2022;
- A copy of the Parcel Register, dated June 30, 2022;
- A copy of the Plan of Survey, prepared by J.D. Barnes, dated May 25, 2022;
- A copy of the Functional Servicing and Stormwater Management Report (including preliminary site servicing and grading plans), prepared by C.F. Crozier ("Crozier"), dated June 2022;
- A copy of the Hydrogeological Investigation, prepared by Crozier, dated June 2022;
- A copy of the Civil Plans, prepared by Crozier, dated June 30, 2022, including:

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
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- Preliminary Erosion and Sediment Control Plan (Drawing C101);
- Preliminary Site Grading and Servicing Plan (Drawing C102);
- Sections and Details (Drawing C103);
- Pre-Development Drainage Plan;
- Post-Development Drainage Plan;
- A copy of the Environmental Impact Study, prepared by GEI Consultants Ltd, dated June 2022;
- A copy of the Phase 1 Environmental Site Assessment, prepared by GEI Consultants Ltd., dated June 1, 2022;
- A copy of the Geotechnical Investigation, prepared by Soil Engineers Limited, dated April 17, 2022;
- A copy of the Arborist Report and Tree Preservation Plan, prepared by Baker Turner Inc., dated June 2, 2022;
- A copy of the Tree Inventory & Protection Plan, prepared by Baker Turner Inc., dated June 2, 2022;
- A copy of the Landscape Plan, prepared by Baker Turner Inc., dated June 30, 2022; and,
- A copy of the Stage One Archaeological Assessment, prepared by Archaeological Canada Consultants, dated February 15, 2022.

Payment of full application fees will be provided once the amounts are confirmed by the Town of Caledon, the Region of Peel and the Nottawasaga Valley Conservation Authority ('NVCA'). For clarity, it is our interpretation that full application fees will be as follows:

- \$62,914.79, payable to the Town of Caledon, representing:
 - the Zoning By-law Amendment – Major Base Fee of \$17,781.95;
 - the Draft Plan of Subdivision – Residential (Other than Palgrave Estates 1) Base Fee of \$33,774.84;
 - the Draft Plan of Subdivision – Residential Per Unit Fee of \$631.00 per unit, multiplied by seventeen (18) residential units;
- \$24,700.00, payable to the Region of Peel, representing:
 - the Subdivision Review Fee of \$20,000.00;
 - the Zoning By-law Amendment Review Fee of \$4,700.00;
- \$45,886.25 payable to the Nottawasaga Valley Conservation Authority, representing:
 - the Zoning By-law Amendment Review Fee of \$520.00;
 - the Plan of Subdivision – Minimum Review Fee of \$13,000.00;
 - the Plan of Subdivision – Lot / Unit and Net Hectare Fee of \$3,425 per hectare, multiplied by 9.45 net hectares.

PURPOSE OF APPLICATION

This Application is to facilitate redevelopment of the Subject Lands as further described in the section below. The Subject Lands are located on the south side of Hunsden Sideroad, east of Mount Pleasant Road, in Palgrave, in the Town of Caledon. The Site is currently occupied by a rural residential dwelling, a forested area and an agricultural field.



The Site is designated 'Palgrave Estates Residential Community' by the in-effect Peel Regional Official Plan (Schedule D, Regional Structure). It is also partially subject to a 'Core Areas of the Greenlands System' policy overlay (Schedule A, Core Areas of the Greenlands System in Peel). It is further split designated 'Palgrave Estate Residential Community – Policy Area 2', 'Palgrave Estate Residential Community – Policy Area 3' and 'Palgrave Estate Residential Community – Policy Area 4' (Schedule G, Palgrave Estate Residential Community). The Subject Lands are also subject to the Town of Caledon Zoning By-law 2006 – 50 which currently split zones it as 'Rural – Oak Ridges Moraine (A2 – ORM)' and 'Environmental Policy Area 2 – Oak Ridges Moraine (EPA2 – ORM)'. Based on the above, a joint Draft Plan of Subdivision and Zoning By-law Amendment Application is required to implement the proposal.

PROPOSAL DESCRIPTION

The Application is to facilitate redevelopment of the Subject Lands. More specifically, the Site is to be redeveloped as an estate residential development comprised of eighteen (18) lots. Of these, seventeen (17) lots are to facilitate new detached dwellings, while an additional lot (Lot 18) is to facilitate the retention of an existing dwelling. Overall, the proposed development has been structured to implement a new public road network and to facilitate the long-term preservation and retention of on-site natural features. Landscape enhancements are also to be provided.

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

Stephanie Matveeva, MCIP, RPP
Associate