

Partners:

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*In Memoriam, Founding Partner:*  
**Glen Schnarr**

December 19, 2023

GSAI File: 554 – 002

Ms. Tanjot Bal  
Senior Planner, Development and Design  
Planning Department  
Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

RE: Draft Plan of Subdivision & Zoning By-law Amendment – 2<sup>nd</sup> Submission  
Suzanne Wilson  
10249 Hunsden Sideroad, Town of Caledon  
Town File Nos. 21T-22 04; RZ 2022 – 0007

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Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Suzanne Wilson (the 'Owner') of the lands municipally known as 10249 Hunsden Sideroad, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner and further to our initial submission in June 2022, we are pleased to provide this second submission to facilitate an estate residential development.

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

- A copy of the Detailed Revisions List (Comment Matrix), prepared by GSAI, dated November 2023;
- A copy of the revised Draft Plan of Subdivision, prepared by Mackitecture Inc., dated October 26, 2023;
- A copy of the Air Enlargement Photographic, prepared by GSAI, dated October 11, 2023;
- A copy of the Topographic Plan of Survey, prepared by J.D. Barnes, dated April 4, 2022;
- A copy of the revised Planning Justification Report, prepared by GSAI, dated November 2023;
- A copy of the March 7, 2023 Public Meeting Summary & Responses, prepared by GSAI, dated November 2023;
- A copy of the revised Draft Zoning By-law Amendment, including draft Schedule A and Schedule B, prepared by GSAI and Mackitecture Inc.;
- A copy of the revised Architectural Design Guidelines, prepared by John G. Williams Limited, dated October 23, 2023;
- A copy of the revised Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated November 2023;
- A copy of the revised Environmental Impact Study (including the reforestation plan in Section 8), prepared by GEI Consultants Ltd., dated November 2023;
- A copy of the revised Fluvial Geomorphic Assessment, prepared by GEI, dated November 10, 2023;
- A copy of the revised Functional Servicing and Stormwater Management Report, prepared by Crozier, dated November 2023;
- A copy of the revised Civil Plans, prepared by Crozier, dated November 15, 2023, including:
  - Preliminary Erosion and Sediment Control Plan (Drawing C101);
  - Preliminary Site Grading & Servicing Plan (Drawing C102);

- Sections and Details (Drawing C103);
- Preliminary Site Road & Bio-Swale Profiles (Drawing C104);
- Pre-Development Drainage Plan (Figure 1);
- Post-Development Drainage Plan (Figure 2)
- A copy of the Soil Classification Map, prepared by Crozier, dated November 7, 2023;
- A copy of the revised Arborist Report, prepared by Baker Turner Inc., dated October 26, 2023;
- A copy of the revised Tree Inventory and Preservation Plan (Drawing TPP-1), prepared by Baker Turner, dated October 26, 2023;
- A copy of the revised Landscape Plan, prepared by Baker Turner Inc., dated November 7, 2023;
- A copy of the revised Street Lighting System Plan (Drawing SL-1), prepared by RTG Systems Inc., dated November 27, 2023; and,
- A copy of the revised Photometric Plan, prepared by RTG Systems Inc., dated November 27, 2023.

#### **PURPOSE OF APPLICATION**

This Application is to facilitate partial development of the Subject Lands for a high-quality, estate residential development. Specifically, the Site's northeast quadrant is to be developed for a 13 lot estate subdivision, while the existing detached dwelling in the northwest quadrant is to be retained, and the on-site natural features are to be retained. Access to the new estate lots is to be provided via a new public road network, extending southerly from Hunsden Sideroad and easterly from the adjacent estate development. In response to Town, Regional and Agency comments, a revised proposal has been prepared. A summary of these revisions is as follows:

- The number of new estate lots has decreased to thirteen (13). This number of new lots is in conformity with the Town of Caledon Official Plan, Palgrave Estate Residential Community density provisions and includes two (2) bonus lots;
- A Block (referred to as Block 14) has been delineated around the existing Wilson residence in the Site's northeastern quadrant. The size of the Block has been decreased, as requested by Town Staff;
- The size of the Natural Heritage System Block has increased;
- An 18.0 metre easement is to be provided as an easterly extension from the public road network. This easement will enable cost-effective servicing to be provided and service lands to the east of the Subject Lands;
- The proposed streetscape treatments have been revised;
- The proposed low impact design features, particularly along the public road frontages, has been refined as requested by Town Staff; and,
- The street lighting design has been refined to ensure dark sky compliant fixtures will be provided, as requested by community members.

In addition to the revisions noted above, a Detailed Revisions List (Comment Matrix) has been prepared which details how each Staff and agency comment has been addressed.

We trust the enclosed materials are 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.**

Stephanie Matveeva, MCIP, RPP  
Associate