



**TOWN OF CALEDON
PLANNING
RECEIVED**

June 21, 2022

June 20th, 2022

Our File: 792-023

Business Planning and Development
The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Rob Hughes, RPP
Manager, Zoning & Client Services

**Re: Application for Official Plan Amendment, Zoning By-Law Amendment and
Draft Plan of Subdivision
Argo Summer Valley Limited
12211, 12213 and 12231 Hurontario Street
Town of Caledon, Region of Peel**

Glen Schnarr & Associates Inc. is pleased to submit an Application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for the above-noted lands on behalf of our client, Argo Summer Valley Ltd.

The subject lands are generally located at the northeast corner of Hurontario Street and Highwood Road with 118.14 metres on Hurontario Street, and a total site area of approximately 3.08 hectares (7.61 acres). The subject lands are currently vacant, and they adjoin the proposed subdivision development by Argo Summer Valley Ltd. in the City of Brampton.

The subject lands are designated “Residential Policy Area B” in the Mayfield West Secondary Plan and zoned “Highway Commercial (CH)”. The proposed development conforms to the structural concept of the Mayfield West Secondary Plan, as the studies support the proposed amendment and development that is intended to be connected will full municipal services.

Argo Summer Valley Ltd. is proposing an amendment to the City of Brampton Zoning By-law to allow the subject lands to be developed for 73 single detached and townhouse lots ranging from 7.30 metres to 15.24 metres in width, with a minimum lot depth of 7.32 metres. Each of the detached dwellings will accommodate double-car garages and double-car driveways that allow for 4 parking spaces per unit. Private amenity space for each unit is accommodated in the rear yards. Waste collection is accommodated through curb side pick-up.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



The Town of Caledon has confirmed that the supporting application items may also capture the adjoining development proposed in the City of Brampton. In support of the application, we have enclosed the following items in digital format:

- Executed Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision;
- Executed Pre-Submission Materials Checklist;
- Draft Official Plan Amendment prepared by Glen Schnarr & Associates Inc.;
- Draft Zoning By-law Amendment prepared by Glen Schnarr & Associates Inc.;
- Draft Plan of Subdivision as prepared by Glen Schnarr & Associates Inc. dated April 11, 2022;
- Boundary Plan of Survey as prepared by R-PE Surveying Limited dated January 26, 2022;
- Parcel Abstracts (14235-0025, 14235-1665, 14235-1693) as prepared on May 5, 2022;
- Public Consultation Strategy as prepared by Glen Schnarr & Associates Inc. dated February 28, 2022;
- Draft Public Notice Sign as prepared by Glen Schnarr & Associates Inc.;
- Composite Plan as prepared by Glen Schnarr & Associates Inc.; dated April 11, 2022
- Urban Design Brief as prepared by NAK Design, dated April 14, 2022;
- Healthy Development Assessment as prepared by NAK Design, dated May 19, 2022;
- Landscape Plan as prepared by NAK Design, dated June 15, 2022;
- Planning Justification Report as prepared by Glen Schnarr & Associates Inc dated June 20m, 2022;
- Noise Feasibility Study as prepared by Valcoustics Canada Ltd. dated April 24, 2022;
- Functional Servicing Report as prepared by RJ Burnside, dated June 16, 2022;
- Geotechnical Investigation Report as prepared by EXP, dated February 4, 2022;
- Phase I Environmental Site Assessment as prepared by EXP, dated January 5, 2022
- Phase II Environmental Site Assessment as prepared by EXP, dated January 27, 2022;
- Hydrogeological study as prepared by EXP, dated June 8, 2022;
- Stage 1-2 Archaeological Assessment as prepared by Amick Consultants Limited dated December 21, 2021;
- Traffic Impact Study and Parking Assessment as prepared by BA Group, dated June 1, 2022;
- Arborist Report as prepared by LGL Ltd. dated February 2, 2022; and
- Parking and Pedestrian Plan as prepared by Glen Schnarr, dated April 14, 2022.



We trust this satisfies the requirement for a complete application. We look forward to your review and circulation of the submission. Please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Jason Afonso, MCIP RPP
Senior Associate

c. A. Datt, Argo Summer Valley Ltd.