



October 30, 2023

Aleah Clarke, MHBC
On Behalf Of
Development, Planning Department
Town of Caledon
6311 Old Church Road
Caledon East, ON L7C 1J6

RE: Draft Plan of Subdivision Application: File No. 21T-21002C– Third Submission on behalf of Tullamore Industrial GP Ltd. 0 & 12245 Torbram Road Part of Lots 17 to 20, Concession 6 Chinguacousy EHS (Chinguacousy)

Dear Ms. Clarke,

As per the summary of comments issued on September 29, 2023, kindly find the following submission items pertaining to our Draft Plan of Subdivision application:

1. **The Town’s Fees By-law requires recirculation fees for each Draft Plan of Subdivision application (fees subject to change). Based on the current fee by-law, this fee is \$5,791.96.**
2. **Cover Letter and Response Matrix Addressing All Comments Contained in this Letter and Attachments**
3. **Updated Planning Justification Report (PJR)/ Addendum**
4. **Sustainability Brief**
 - included in the Planning Justification Addendum and revised Comprehensive Environmental Impact Study and Management Plan (CEISMP).
5. **Revised Zoning By-law Amendment (If still proposed – if not proposed, formal confirmation of that the RZ 2021-0013 file should be closed is needed)**
 - to be provided under a separate cover and email submission.
6. **Revised Draft Plan**
7. **Revised Concept Plan**
8. **Heritage House Zoning Matrix**
9. **Updated Urban Design Brief (Including Sun/Shadow Assessment)**
 - **Urban Design Brief comments addressed in Planning Justification Addendum & Comments Response Matrix.**
10. **Revised Arborist Report and Tree Preservation Plan**
11. **Revised Landscape Plans**
12. **Revised Functional Servicing and Stormwater Management Report**
13. **Revised Grading Plans**
14. **Stamped and Signed Noise Report**
15. **Archaeological assessment (s) and MCM letter**
16. **Revised Geotechnical Study**
17. **Revised Traffic Impact Study (including AutoTURN assessment)**
18. **Revised Cultural Heritage Impact Assessment**
19. **Heritage Conservation Plan**
 - To be provided prior to Draft Plan Approval or Site Plan Approval, whichever comes first.
20. **Heritage Protection Plan**



- To be provided upon review and confirmation of Cultural Heritage Impact Assessment & ongoing Maintenance and Repairs to Heritage Dwelling in its existing/current location.
- 21. Documentation providing evidence of maintenance and repairs to the Heritage Dwelling**
- As discussed with Cassandra Jasinski at the Town of Caledon, these maintenance works are in progress. A site visit with Town Heritage Staff is being arranged in the upcoming weeks to review the works and identify next steps to finalize the Heritage Protection Plan and Heritage Conservation Plan).
- 22. Final Comprehensive Environmental Impact Study and Management Plan (CEISMP) and Water Balance Assessment**

The requested recirculation fee payment of \$5,791.96 in accordance with the applicable Town of Caledon Fee By-law has been provided via mailed cheque.

We look forward to hearing back from the Town of Caledon regarding the review of our resubmission package. If you require any other documents or have any questions about our submission, please feel free to contact me directly.

Thank you,

Aarhi Thaya
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