

TOWN OF CALEDON
PLANNING
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Feb 16, 2022



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KLM File: P-2432

February 2, 2022

Town of Caledon
6311 Old Church Rd.
Caledon, ON
L7C 1J6

Attention: Rob Hughes

**Re: Application for Draft Plan of Condominium
Digram Developments Caledon Inc.
Part of Lot 21, Concession 1, EHS
Block 132 on Registered Plan 43M-2077
Town of Caledon, Region of Peel
Related Applications: SPA 19-16 and 21T-14002C**

Dear Mr. Hughes,

KLM Planning Partners Inc. is the land use planner on behalf of Digram Developments Caledon Inc., owner of the above noted lands. We are pleased to submit the enclosed application for Draft Plan of Condominium. An application was previously submitted for the associated Site Plan Application (SPA 19-16) and it is currently being processed by the Town. The application for Draft Plan of Condominium is required to define the proposed common element areas of the proposed development.

The Subject Lands are located on the west side of Kennedy Road, south of Old School Road. They are known legally as Block 132, 43M-2077 and municipally as 12728 and 12738 Kennedy Road. The Subject Lands have an area of approximately 0.784 hectares (+/-1.937 acres) with a frontage of approximately 71 metres along Kennedy Road and a frontage of approximately 106 metres on Dotchson Avenue.

In accordance with the Complete Application Checklist for DART-20-020C, please find within the submission package the following materials:

1. A Completed and Executed Municipal Application Form;
2. A comment response table prepared by KLM Planning Partners Inc.;
3. A Draft Plan of Condominium prepared by KLM Planning Partners Inc., dated November 12, 2021;
4. A Site Plan prepared by Jardin Design Group Inc., dated January 31, 2022;
5. A Healthy Development Assessment prepared by KLM Planning Partners Inc. (submitted as part of the associated application for Site Plan approval); and
6. A Stormwater Management Compliance Letter prepared by SCS Consulting Group Ltd., dated February 27, 2019.

Several other submission materials were identified on the complete submission checklist which have previously been addressed. Servicing drawings were prepared and submitted through the site plan application process. No further comments were provided from the latest submission and the servicing drawings are in the process of being updated for the detailed design submission.

Waste Management was also addressed through the site plan application process and Region of Peel confirmed that proposed waste collection locations and truck routes were satisfactory.

A hydrogeological evaluation was completed through the subdivision application process and no further evaluation was required through the site plan application process.

The proposed application for draft plan of condominium is technical in nature and seeks to define the limits of the common element portion of the proposed condominium block.

We trust that the enclosed is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Best regards,
KLM Planning Partners Inc.



Alistair Shields
Senior Planner