

November 24, 2021
HPGI File: 18582

TOWN OF CALEDON
PLANNING
RECEIVED
Nov.29, 2021

Planning & Development Services
Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attn: Rob Hughes, Manager, Planning Services

Re: Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval Applications
POPA 2021-0011, RZ 2021-0015 AND SPA 2021-0077
Harvestone Centre Inc.
13656 Emil Kolb Parkway, Caledon

Dear Rob,

Humphries Planning Group Inc. ("HPGI") is the planning consultant for Harvestone Centre Inc., the legally registered owner of the lands located at 13656 Emil Kolb Parkway (the "Subject Site"), in the Town of Caledon.

An Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval Applications are being submitted to facilitate the development of three stacked back-to-back townhouse blocks, consisting of 45 residential units on the above noted lands. Two (2) Pre-Consultation (DART) Meetings were held on April 9, 2020 and February 25, 2021 to discuss the proposed development and determine the required studies, plans and other supporting materials to be submitted at the time of application.

Property Description

The Subject Site is located on the northwest corner of the intersection at Emil Kolb Parkway and Harvest Moon Drive, in the Town of Caledon. The Subject Site is 4537.89 square metres in area with a frontage of 39.87 metres along Emil Kolb Parkway and 67.62 metres along Harvest Moon Drive. The Subject Site is currently occupied by vacant lands. Immediately west of the Subject Site is recognized as high-density residential uses in a low-rise format. Further surrounding the Subject Site are residential subdivisions, which predominately consist of low-rise residential uses. The Subject Site is north of the CPR Rail Line.

The Subject Site is designated "Local Commercial", per the West Bolton Secondary Plan Area of the Town of Caledon Official Plan. This designation permits a maximum total floor space of 465 square metres for any one retail store. This land use designation is specific to the Subject Site and is encouraged to be integrated with the adjacent "High

Density Residential” designated lands to the west of the Subject Lands as a community design focal point. The Subject Site is zoned “Agricultural (A1) Zone”, per the Town of Caledon Zoning By-law 2006-50.

Development Proposal

The proposed development contemplates three (3) three-storey stacked back-to-back townhouse blocks, which consist of 45 residential units. The total unit breakdown of the proposed development consists of 44 two-bedroom units and one (1) one-bedroom + den unit, in bungalow and two storey unit types. The proposed development also provides a total of 54 parking spaces at grade, 45 spaces for residents and 9 spaces for visitors, including 1 accessible parking space. The proposed development has access to Harvest Moon Drive at the south western limits of the Subject Site. In total, the proposed development has a gross floor area (GFA) of 4,415.11 square metres and density of 100 units per hectare (UPH).

Submission Materials

In support of the subject applications, the following materials are provided **digitally** via file transfer link/ FTP site to complete the requirements as contained in the updated Pre-Consultation (DART) Meeting Form, dated August 5, 2021.

No.	Deliverable	Consultant	Date
1	Cover Letter	HPGI	Nov 24, 2021
2	Completed Application Forms (OPA, ZBA & Site Plan)	HPGI	Nov 1, 2021
3	Pre-Consultation (DART) Meeting Form	HPGI	September 27, 2021
4	Parcel Abstract	Owner/lawyer	July 28 th , 2021
5	Architectural Set: - Cover Page including OBC Data Matrix & Zoning Matrix (A0) - Site Plan & notes (A1 & A1a) - Floor Plans (A2 – A5) - Roof Plan (A6) - Elevations (A7 & A8) - Coloured Elevations (A9 & A10) - Geo-referenced Site Plan	Soscia Architects	August 23, 2021
6	Waste Management Plan	Soscia Architects	August 23, 2021
7	Engineering Letter of Conformance	Soscia Engineers	August 23, 2021
8	Functional Servicing Report	Soscia Engineers	August 23, 2021
9	Stormwater Management Report including: - Pre-development Drainage Plan (D1) - Post-Development Drainage Plan (D2) - Post-Development Tributary Plan (D3)	Soscia Engineers	August 23, 2021

10	Civil Drawing Set including: - Site Grading Plan (SW1) - Site Servicing Plan (SW2) - Erosion and Sediment Control Plan (SW3) - General Notes (SW4) - Geo-referenced Civil Plans	Soscia Engineers	August 23, 2021
11	Landscape Plans (L1 & L2) (& Geo-referenced Landscape Plan)	John A. Russo Landscape Architect	August 23, 2021
12	Landscape Cost Estimate	John A. Russo Landscape Architect	September 16, 2021
13	Landscape Letter of Conformance	John A. Russo Landscape Architect	August 3, 2021
14	Hydrogeological Impact Assessment	HCS	September 7, 2021
15	Planning Justification Report including: - Comprehensive Urban Design Brief - Zoning Matrix	HPGI	Oct 2021
16	Traffic Impact Study including: - Parking Study	Nextrans Consulting	August 18, 2021
17	Email re; Engineering Summary Report not required	HPGI	July 13, 2021
18	Survey Plan & R-Plan	Young & Young Surveying	June 3, 2016 August 31, 2021
19	Draft Zoning By-law Amendment	HPGI	September 21, 2021
20	Draft Official Plan Amendment	HPGI	September 21, 2021
21	Archaeological Resource Assessment & Ministry Clearance Letter	Irvin Heritage Inc.	Dec. 17, 2020 May 7, 2021
22	Geotechnical Report	HCS	June 29, 2021
23	Preliminary Environmental Noise Report	Jade Acoustics	September 1, 2021
24	Phase 1 Environmental Site Assessment	Peritus Environmental Consultants Inc.	September 7, 2021
25	Healthy Development Assessment Chart + Location Map	HPGI	Oct 2021
26	Topographic Survey Plan	Young & Young Surveying	April 18, 2007

27	Tree Preservation Plan and Arborist Report	The Urban Arborist Inc. / Landscape Planning Ltd.	June 9, 2021 & February 26, 2021
28	Site Plan Lighting Plans: - Site Plan Lighting (E1) - Lighting Levels (E2) - Lighting Schedule (E3) - Lighting Render and Details (E4) - Geo-referenced Lighting Plans	Soscia Engineers	Oct 1, 2021
29	Acknowledgment of Public Information form	Owner	June 8, 2021
30	Town of Caledon Fees amounting \$52,830.91	Owner	Nov 18, 2021
31	Region of Peel Fees	*Fee Request by Region of Peel after circulation of the Applications by the Town of Caledon	
32	Digital Submission - Town FTP Link	HPGI	-

We trust that the above materials provided are sufficient for the purposes of circulation. Should you require anything further, please do not hesitate to contact the undersigned.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. *Harvestone Centre Inc.*