

March 4, 2025

Camcos (Bolton Village) Inc.
238 Wellington Street East Suite 100
Aurora, Ontario
L4S 1J5

Attention:

Muhammad Shahid Mughal
Senior Planner, Township of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

**RE: 13656 and 13668 Emil Kolb Parkway
POPA 2021-0011, RZ 2021-0015, SPA 2021-0077, 21CDM 21004C**

Dear Mr. Mughal,

On behalf of Camcos (Bolton Village) Inc., we are pleased to formally re-submit the Official Plan Amendment (POPA 2021-0011), Zoning By-law Amendment (RZ 2021-0015), Site Plan Approval Application (SPA 2021-0077) and Draft Plan of Condominium (21CDM 21004C) for our development at 13656 and 13668 Emil Kolb Parkway, Bolton. The applications are being re-submitted to support the development of one 8 storey mid rise apartment building and 2 blocks of back-to-back town homes creating 102 and 24 new residential units respectively.

The following materials are included with this application for your review:

Reference Number	Document	Prepared By	Dated
01	Planning Justification Report	Humphries Planning Group Inc.	February 28, 2025
02	13656 Emil Kolb Parkway Parcel Abstract	Service Ontario	January 30, 2025
03	13668 Emil Kolb Parkway Parcel Abstract	Service Ontario	January 30, 2025
04	Plan of Survey	R-PE Surveying Ltd.	April 3, 2024
05	Topographic Plan of Survey	R-PE Surveying Ltd.	March 20, 2024
06	Draft Zoning By Law Amendment	Humphries Planning Group Inc.	February 28, 2025
07	Draft Official Plan Amendment	Humphries Planning Group Inc.	February 28, 2025
08	Healthy Development Application	Humphries Planning Group Inc.	February 2025
09	Architectural Drawing Set <ul style="list-style-type: none"> - SPA000-Title Sheet - SPA001- Master Site Plan - SPA002-Statistics & OBS Matrix - SPA003-Fire and Garbage Collection Route - SPA004-Geo-Reference Site Plan - SPA100-Building 1 Basement & Ground Floor Plans - SPA101-Building 1 Second to Fifth Floor Plans 	Q4	February 28, 2025

	<ul style="list-style-type: none"> - SPA102-Building 1 Sixth Floor Plan - SPA103-Building 1 Seventh Floor Plan - SPA104- Building 1 Eighth Floor Plan - SPA105-Building Roof Plans - SPA200- Building 1 Elevations - SPA201- Building 1 Elevations - SPA202-Building 1 Elevations - SPA400- Building 2 (Townhouse) Floor Plans - SPA401- Building 2 (Townhouse) Floor Plans - SPA402- Building 2 (Townhouse) Floor Plans - SPA403- Building 2 (Townhouse) Floor Plans - SPA500- Building 2 (Townhouse) Elevations - SPA501- Building 2 (Townhouse) Elevations - SPA510- Building 2 Section - SPA600-Solar Study - SPA601-Solar Study - SPA603- Angular Plane Building 1 &2 - SPA700-Perspective Views 		
10	Civil Drawing Set <ul style="list-style-type: none"> - GN-1 General Notes - SG-1 Site Grading Plan - SS-1 Site Servicing Plan - SS-2 Site Servicing Plan - SEC-1 Sections - SC-1 Erosion and Sediment Control Plan - SC-2 Erosion and Sediment Control Details - D-1 Details - D-2 Details - D-2 Details 	Schaeffers Consulting Engineers	February 28, 2025
11	Engineer Letter of Conformance	Schaeffers Consulting Engineers	February 28, 2025
12	Functional Servicing and Stormwater Management Report	Schaeffers Consulting Engineers	February 2025
13	Cover – Landscape Drawings	Landscape Planning	February 26, 2025
14	L-1 Interim Landscape Surface Materials Plan	Landscape Planning	February 26, 2025
15	L-2 Interim Planting Plan	Landscape Planning	February 26, 2025
16	L-3 Future Build Out Landscape Plan	Landscape Planning	February 26, 2025
17	D-1 Landscape Details	Landscape Planning	February 26, 2025
18	Landscape Plan – Georeferenced.DWG	Landscape Planning	February 26, 2025
19	Arborist Report	Canopy Consulting	February 21, 2025
20	Tree Preservation Plan	Canopy Consulting	February 14, 2025
21	Landscape Letter of Conformance	Landscape Planning	February 12, 2025
22	Landscape Cost Estimate	Landscape Planning	February 12, 2025
23	Noise Report	SLR	February 27, 2025
24	Traffic Impact Study Addendum	Nextrans	February 28, 2025
25	Site Lighting Plan	RTG Systems Inc.	February 26, 2025
26	13656 Emil Kolb Hydrogeology Report	Hydrogeology Consulting Services Inc.	September 7, 2021
27	13668 Emil Kolb Hydrogeology Report	Hydrogeology Consulting Services Inc.	May 30, 2023
28	Hydrogeology Reliance Letter	Hydrogeology Consulting Services Inc.	February 4, 2025
29	13656 Emil Kolb Geotechnical Report	CMT Engineering Inc.	June 29, 2021
30	13668 Emil Kolb Geotechnical Report	CMT Engineering Inc.	April 17, 2023
31	Geotechnical Reliance Letter	CMT Engineering Inc.	February 4, 2024
32	13656 Emil Kolb Phase 1 ESA	Peritus Environmental Consultants Inc.	February 5, 2025

33	13668 Emil Kolb Phase 1 ESA	Peritus Environmental Consultants Inc.	May 2023
34	Environmental Reliance Letter	Peritus Environmental Consultants Inc.	September 7, 2021
35	13656 Emil Kolb Archaeological Report	Ministry of Citizenship and Multiculturalism (MCM)	May 7, 2021
36	13668 Emil Kolb Archaeological Report	Ministry of Citizenship and Multiculturalism (MCM)	May 3, 2024
37	Engineering Comment Responses	Consultant Team	February 2025
38	Comment Response Matrix	Consultant Team	February 2025

Thank you for the careful consideration of our application. Please do not hesitate to reach out if you have any questions.

Sincerely,

Richard Dowson

Richard Dowson
Director, Development
Camcos (Bolton Village) Inc.