



238 Wellington Street East, Suite 100  
Aurora, ON L4G 1J5

December 12, 2025

Camcos (Bolton Village) Inc.  
238 Wellington Street East Suite 100  
Aurora, Ontario  
L4G 1J5

**Attention:**  
Giuseppe Russo  
Intermediate Planner, Development  
Planning and Development Department  
Town 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. Russo,

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 22 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.	December 2025
02	Draft Zoning By Law Amendment	Humphries Planning Group Inc.	December 2025
03	Urban Design Brief	Q4 Architects	December 10, 2025
04	Architectural Drawing Set <ul style="list-style-type: none"> <li>- SPA000-Title Sheet</li> <li>- SPA001- Master Site Plan</li> <li>- SPA002-Statistics &amp; OBC Matrix</li> <li>- SPA003-Fire and Garbage Collection Route</li> <li>- SPA004-Geo-Reference Site Plan</li> <li>- SPA100-Building 1 Basement &amp; Ground Floor Plans</li> <li>- SPA101-Building 1 Second to Fifth Floor Plans</li> <li>- SPA102-Building 1 Sixth Floor Plan</li> <li>- SPA103-Building 1 Seventh Floor Plan</li> <li>- SPA104- Building 1 Eighth Floor Plan</li> <li>- SPA105-Building Roof Plans</li> <li>- SPA200- Building 1 Elevations</li> </ul>	Q4 Architects	December 10, 2025

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	<ul style="list-style-type: none"> <li>- SPA201- Building 1 Elevations</li> <li>- SPA202-Building 1 Elevations</li> <li>- SPA400- Building 2 (Townhouse) Floor Plans</li> <li>- SPA401- Building 2 (Townhouse) Floor Plans</li> <li>- SPA402- Building 2 (Townhouse) Floor Plans</li> <li>- SPA403- Building 2 (Townhouse) Floor Plans</li> <li>- SPA500- Building 2 (Townhouse) Elevations</li> <li>- SPA501- Building 2 (Townhouse) Elevations</li> <li>- SPA510- Building 2 Section</li> <li>- SPA600-Solar Study</li> <li>- SPA601-Solar Study</li> <li>- SPA602- Angular Plane Building</li> <li>- SPA604 Angular Plane Building 2</li> <li>- SPA700-Perspective Views</li> </ul>		
05	<p>Civil Drawing Set</p> <ul style="list-style-type: none"> <li>- GN-1 General Notes</li> <li>- SG-1 Site Grading Plan</li> <li>- SS-1 Site Servicing Plan</li> <li>- SS-2 Site Servicing Plan</li> <li>- SEC-1 Sections</li> <li>- SC-1 Erosion and Sediment Control Plan</li> <li>- SC-2 Erosion and Sediment Control Details</li> <li>- D-1 Details</li> <li>- D-2 Details</li> <li>- D-2 Details</li> </ul>	Schaeffers Consulting Engineers	December 4, 2025
06	Functional Servicing and Stormwater Management Report	Schaeffers Consulting Engineers	December 2025
07	Storm Water Maintenance Letter	Camcos (Bolton Village) Inc.	December 8, 2025
08	Cost Estimate - Region	Schaeffers Consulting Engineers	December 5, 2025
09	Cost Estimate - Town	Schaeffers Consulting Engineers	December 5, 2025
10	<p>Landscape Drawing Set</p> <ul style="list-style-type: none"> <li>- Cover Page</li> <li>- L-1 Landscape / Surface Materials Plan (Interim Condition)</li> <li>- L-2 Landscape / Surface Materials Plan (Interim Condition)</li> <li>- L-2 Future Road Build Out</li> <li>- D-1 Landscape Details</li> <li>- D-2 Landscape Details</li> </ul>		November 28, 2025
11	Landscape Cost Estimate	Landscape Planning	November 5, 2025
12	Traffic Impact Study Addendum	Nextrans Consulting Engineers	December 8, 2025
13	<p>Electrical Drawing Set</p> <ul style="list-style-type: none"> <li>- Site Lighting</li> <li>- Light Trespass Analysis</li> </ul>	RTG Systems Inc.	December 4, 2025
14	Construction Dewatering Assessment	Hydrogeology Consulting Services Inc.	December 8, 2025
15	Comment Response Matrix	Camcos (Bolton Village) Inc. and Consultant Team	December 11, 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

Director, Development

Camcos (Bolton Village) Inc.