



**TOWN OF CALEDON
PLANNING
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December 13th, 2022

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Our File: 1238-001

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

Attention: Alex Mior
Community Development Planner

**Re: Site Plan Approval Submission (#2)
BVD HOLDINGS CALEDON INC.
14027 Hurontario Street, Town of Caledon
SPA 19-65
PIN: 142960034**

Glen Schnarr and Associates Inc. (GSAI) is pleased to resubmit revised material in support of an application for a Site Plan Approval for the above-noted lands (herein referred to as the 'subject property') on behalf of our client, BVD HOLDINGS CALEDON INC. (the 'Client').

The initial Site Plan Application was submitted in December 2019. The formal Site Plan resubmission has not occurred over the past two years because the Region of Peel and the Province (MTO) have raised concerns over the initial Concept Plan's access configuration along Hurontario Street and King Street. However, since the initial submission, there have been several discussions between the Region of Peel, the MTO, and our Client team to discuss the preferred access configuration for the proposed development. After several discussions and various iterations of the Site Plan/site access, we believe the current Concept Plan will satisfy the concerns of the Region and MTO.

The revisions to the Concept Plan that were triggered by the revised access locations have had significant impacts on the overall site design. As such, a majority of the comments received in the original Site Plan submission will no longer apply. Because of this, a Comment Matrix has not been included in the resubmission package as most of the comments will no longer apply to the current concept.



In support of our application we have submitted the following documents and drawings:

1. One (1) digital copy of the Cover Letter prepared by Glen Schnarr & Associates Inc., dated December 13th, 2022;
2. One (1) digital copy of the Site Plan prepared by Antrix Architecture, dated November 22nd, 2022;
3. One (1) digital copy of the Elevations & Floor Plans (Buildings A, B, C, and D) prepared by Antrix Architecture, dated November 22nd, 2022;
4. One (1) digital copy of the Site Servicing and Stormwater Management Report prepared by Flora Designs Inc., dated September 25th, 2022;
5. One (1) digital copy of the Site Grading Plan prepared by Flora Designs Inc., dated September 25th, 2022;
6. One (1) digital copy of the Site Servicing & Erosion and Sediment Control Plan prepared by Flora Designs Inc., dated September 25th, 2022;
7. One (1) digital copy of the Engineering Notes and Details prepared by Flora Designs Inc., dated September 25th, 2022;
8. One (1) digital copy of the Landscape Plan prepared by MSLA, dated July 29th, 2022;
9. One (1) digital copy of the Photometric Site Plan prepared by Jain, dated October 3rd, 2022; and,
10. One (1) digital copy of the On-Site Sewage System Design and Water Resource Impact Study, prepared by Envision Consultants Ltd., dated August 26th, 2022.

We look forward to your review and circulation of the application. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Patrick Pearson, MCIP, RPP
Associate