

July 28, 2021

Submitted Digitally

Mr. Rob Hughes, RPP
Manager, Planning Services
Planning Department
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Dear Mr. Hughes:

**Re: Applications to Amend the Town of Caledon Official Plan and
Comprehensive Zoning By-Law 2006-50
Wyndham Holdings Inc.
15728 Airport Road
Town of Caledon (Caledon East)
Our File No.: 2018/26**

On behalf of our client, Wyndham Holdings Inc., we are pleased to submit applications to amend the Town of Caledon Official Plan and Comprehensive Zoning By-Law 2006-50 ("Applications"). The purpose of the Applications is to facilitate the development of subject property for a Seniors Retirement Facility ("facility"). The facility proposes a total of 127 units consisting of a mix of unit types and levels of care. The unit mix includes 26 ambulatory care, 21 memory care and 80 independent living units.

The subject property is approximately 0.96 hectares in size and located on the southwest side of Airport Road (Regional Road 7) between Hilltop Drive to the north and Cranston Drive to the south in Caledon East. The property has approximately 96.5 metres of frontage on Airport Road and is presently occupied by a single-detached dwelling.

Caledon East is a designated "Rural Service Centre" in the Region of Peel and Town of Caledon Official Plans. The subject lands are designated "Low Density Residential" by the Caledon Official Plan and zoned "Rural Residential" (RR) under Caledon Zoning By-law No. 2006-50. Amendments to the Caledon Official Plan and Zoning By-law are required to permit the proposed facility.

In support of the Applications, we have provided the following materials in digital format:

- Completed Town of Caledon Application Form.
- Completed Acknowledgement of Public Information form dated July 27, 2021.
- Town Pre-Consultation (DART) Meeting Form dated May 7, 2020.

- Region of Peel Planning Application Requirements Checklist dated May 7, 2020.
- Property Survey prepared by Young & Young Surveying Inc. dated May 29, 2018.
- Planning Justification Report prepared by Wellings Planning Consultants Inc. dated July 2021. The Report includes a “Business Plan” and draft Official Plan and Zoning By-law Amendments. The draft documents are also provided separately in both Word and PDF formats.
- Architectural Plans prepared by ABA Architects Inc. dated June 15, 2021. Plans include Site, Truck Movement, Floor, Elevation, Section, Shadow Analysis and Perspective Plans.
- Ontario Building Code Matrix prepared by ABA Architects Inc. (undated).
- Arborist Report prepared by Hill Design Studio Inc. dated May 26, 2021.
- Landscape Plans prepared by Hill Design Studio Inc. dated March 2, 2021. Plans include Tree Inventory & Preservation Plan, Tree Inventory List, and Landscape Concept Plan.
- Functional Servicing & Preliminary Stormwater Management Report prepared by C.F. Crozier & Associates Inc. dated March 2021.
- Engineering Drawings prepared by C.F. Crozier & Associates Inc. dated March 2021. Drawings include Preliminary Site Servicing, Preliminary Site Grading, Pre-Development Drainage (Figure 1) and Post-Development Drainage (Figure 2) Plans.
- Engineering Letter of Conformance prepared by C.F. Crozier & Associates Inc. dated May 13, 2021.
- Single Use Demand Table (Water and Wastewater) prepared by C.F. Crozier & Associates Inc. dated June 2020.
- Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated February 2021. We have provided digitally both the locked and printable versions of the Transportation Impact Study.
- Urban Design Report prepared by ABA Architects Inc. dated June 14, 2021.
- Waste Management Report prepared by ABA Architects Inc. dated May 31, 2021.
- Phase I Environmental Site Assessment prepared by Pinchin Ltd. dated May 14, 2018.
- Noise Impact Assessment prepared by Rubidium Environmental Inc. dated February 5, 2020.
- Hydrogeologic Report prepared by C.F. Crozier & Associates Inc. dated July 2021.
- Geotechnical Engineering Report prepared by Grounded Engineering Inc. dated September 29, 2020.
- Healthy Development Assessment prepared by Wellings Planning Consultants Inc. (undated).

We have determined with the assistance of our surveyor that no additional road widening is required along the Airport Road frontage. As such, a draft reference plan has not been provided with the submission.

Further, the Wellhead Protection Questionnaire does not appear to be available on-line and has not been provided. The updated Hydrogeologic Report prepared by Crozier addresses Sourcewater Protection (see Section 2.4) and confirms that the subject property is outside of the Caledon East wellhead protection areas.

A copy of the cheque in the amount of \$30,806.04 payable to the Town of Caledon has been provided. The cheque will be couriered along with an original copy of this cover letter. Based on instructions received from the Region of Peel, their fees will be paid following submission.

If you require any further information to deem the Applications complete, please advise forthwith. Thank you.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP.

- c. Christoph Summer – Wyndham Holdings Inc.
Josh Bedard/Rukma Ramdenee – ABA Architects Inc.