



TOWN OF CALEDON
PLANNING
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July 29, 2020

20th February 2020

Town of Caledon

Planning Department
6311 Old Church Road L7C 1J6
(905) 584-2272 x 7338

Attention: **Casey Blakely, MCIP RPP**
Manager of Development
East Community Services Department
casey.blakely@caledon.ca

Dear Ms. Blakey,

RE: Application for Zoning By-law Amendment & Plan of Subdivision

Our File: 20.527

We are the planners for Giuseppe Triumbari, Teresa Triumbari and Pietro Crupi, with respect to this application for Zoning By-law Amendment (ZBA) and Plan of Subdivision for the property municipally known as 17791 Mount Hope Road (the "Subject Site") within the Town of Caledon.

We are pleased to submit the enclosed materials in support of this application for ZBA application and Plan of Subdivision in accordance with the Planning Application Checklist developed at the Pre-Consultation meeting held June 20, 2019.

The subject land is located in the northern portion of the Palgrave Estate Residential Community, within the Town of Caledon, in the Regional Municipality of Peel. It is more specifically located on the east side of Mount Hope Road, south of Highway 9.

The legal description of the subject site is part of Lot 28, Concession 8 (former geographic Township of Albion) in the Town of Caledon within the Regional Municipality of Peel. The municipal address is 17791 Mt Hope Road. The subject land is currently vacant.

Castlemore Corp.
3100 Steeles Ave West, Unit 300, Concord, Ontario, L4K 3B8
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(416)-823-35502 or (647)-501-3002

The land subject to these applications is a total of 41.32 ha in size and is a four sided polygon, with approximately 610.6m of frontage on Mount Hope Road, and a rough depth of 680.7m. A site walk and staking exercise with Nottawasaga Valley Conservation Authority (NVCA) has been conducted on February 28, 2019. During the site walk, significant woodlands have been identified at the North East and South East corner of the subject site.

Proposed Development

The subject land is proposed to create 29 estate residential lots and develop a single detached residential dwelling on each of the lots. Street "A" will provide primary community connectivity to the development. Street "A" will link to Mount Hope Road on the west side of the development. Street "A" is proposed to connect at the east of the site with existing Barbara Place to provide connection to Mt Pleasant Rd. to the east of the subject site. Currently, Barbara Place is an unopened road allowance west of Mcguire Trail. That unopened road allowance is subject to design and construction by others and is not required for or in conjunction with this proposal. Street "B" and street "C" branch off from Street "A" and provide access to 16 lots. More specifically, there are 13 lots have frontages on Street "A", 12 lots have frontages Street "B" and 4 lots are fronting onto Street "C."

The Proposed Development is further described in detail within the submitted *Planning Rationale Report* prepared by Design Plan Services Inc.

The Proposed Development is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, the Region of Peel Official Plan, the Town of Caledon Official Plan and the Palgrave Estate Residential Community Secondary Plan.

The Proposed Development conforms to the Town of Caledon Official Plan, including the Palgrave Estate Residential Community Secondary Plan where existing estate residential housing of a similar scale exists in the vicinity and can be accommodated with no unacceptable adverse impacts.

Conclusions

It is our opinion that the Proposed Development represents good planning and warrants the support of both Staff and Council. Based on the provided Development Application Review Team (DART) checklist, please find enclosed the following items in support of the Zoning By-law Amendment and Plan of Subdivision application:

1. Three (3) copies of the Zoning By-law amendment and Plan of Subdivision Application Form;
2. Fifteen (15) copies of the completed 2019 Development Approval Review (DART) Checklist;

3. Twenty-two (22) copies of this Cover Letter, prepared by Castlemore Corp, dated February 20, 2020;
4. Twenty-eight (28) copies of the Draft Plan of Subdivision, prepared by DesignPlan Services Inc., dated September 17, 2019;
5. Seventeen (17) copies of the Draft Zoning By-law Amendment, prepared by DesignPlan Services;
6. Three (3) copies of the Arborist Report prepared by Beacon Environmental dated December 2019;
7. Five (5) copies of the Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp., dated June 2019;
8. Ten (10) copies of the Environmental & Engineering Summary Report, prepared by Masongsong Associates Engineering Limited, dated January 2020;
9. Twelve (12) copies of the Environmental Mapping prepared by Beacon Environmental dated December 2019;
10. Nine (9) copies of the Erosion and Sediment Control Report and Plans, prepared by Masongsong Associates Engineering Limited, dated October 2019;
11. Ten (10) copies of the Functional Servicing + Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, dated October 2019;
12. Four (4) copies of the Geotechnical Report, prepared by Sirati & Partners, dated February 6, 2020;
13. Ten (10) copies of the Grading and Servicing (conceptual) Plans, prepared by Masongsong Associates Engineering Limited, dated October 2019;
14. Seven (7) copies of the Healthy Development Assessment (Peel), prepared by Design Plan Services Inc., dated February 2020;
15. Nine (9) copies of the Hydrogeological Impact Assessment, prepared by Sirati & Partners, dated November 22, 2019;
16. Six (6) copies of the Landform Assessment Plan, prepared by C.F Crozier and Associates Inc., dated December 2019;
17. Nine (9) copies of the Natural Heritage Evaluation (With Headwater Drainage Feature Assessment) prepared by, Beacon Environmental dated, December 2019;
18. Five (5) copies of the Phase 1 Environmental Site Assessment, prepared by Sirati & Partners, dated June 25, 2019;
19. Eight (8) copies of PINS, prepared by Castlemore Corp, dated February 2020;
20. Twelve (12) copies of the Planning Justification Report, prepared by Design Plan Services Inc., dated January 2020;
21. Four (4) copies of the Screening for Species at Risk, prepared by Beacon dated January 2020;
22. Eighteen (18) copies of the Survey Plan & Staked Feature, prepared by Guido Papa Surveying, dated March 6, 2019;

23. Four (4) copies of the Tree Inventory & Preservation Plan, prepared by Beacon Environmental, dated January 2020;
24. Five (5) copies of the Urban Design Brief/Archaeological Design Guidelines, prepared by Kirkor dated January 2020;
25. Nine (9) copies of the Wellhead Protection Plan Survey, prepared by Sirati;
26. Three (3) USB's with the above noted digital drawings and reports.

We trust that the information included in this application is sufficient to allow for circulation. Should you have any questions or require additional information regarding this application, please do not hesitate to contact the undersigned.

Yours very truly,

Castlemore Corp.
Land Development Consultants

Emilio Deo, B.U.R.PI