



**DESIGN
PLAN
SERVICES**

TOWN
PLANNING
CONSULTANTS

Planning Department
Town of Caledon
6311 Old Church Road
Caledon, Ontario L7C 1J6

October 22nd, 2024

DPS File: 21303

**RE: DRAFT PLAN OF SUBDIVISION SUBMISSION
15441 MOUNT PLEASANT ROAD, CALEDON, ON**

On behalf of our client, 2818963 Ontario Inc., we Design Plan Services Inc (“DPS”), are pleased to submit a Draft Plan of Subdivision submission for a development proposal at 15441 Mt. Pleasant Road (the “Subject Property”).

Site and Area Description:

The Subject Property is located within the Town of Caledon, north of Castlederg Side Road, east of Mt. Pleasant Road, west of Mt Wolfe Road, and south of Old Church Road. The Subject Property has a total gross lot area of 22.86 hectares with a frontage of 230.01 metres along Mt. Pleasant Road. The legal description of the Subject Property is as follows: *Part 1 of Lot 18 Concession 9, Geographic Township of Albion Now in the Town of Caledon*. Additionally, the roll number of the Subject Property is: 212401000115700. The current use of the Subject Property is vacant. The Subject Property is located within the Palgrave Estate Residential Community (“PERC”) Secondary Plan, as per the Town of Caledon Official Plan. Policy 7.1.2 – PERC, states: “Estate Residential development should be encouraged in appropriate parts of the “PERC”. The proposed development will introduce gentle intensification, while ensuring the lot areas and frontages respect and fit within the existing character of the PERC area.

Proposal Description:

The proposed development will consist of five (5) estate residential lots. More specifically, a new estate dwelling will be constructed on each proposed lot. Access to the proposed lots is provided via new municipal roads. As per the Draft Plan of Subdivision, prepared by Design Plan Services Inc., dated September 24th, 2024, there are a total of two (2) municipal roads (Street A and B) proposed through this application. Street A will provide the primary access point from Mt. Pleasant Road and will generally be aligned with Mulloy Court to the west. Street B will provide an internal road connection which will provide access to three (3) estate residential lots on the north portion of the Subject Property. Streets A and B will provide a 20-metre right-of-way and will have a permanent cul-de-sac to provide vehicular circulation/turnaround within the proposed development. Both lot 1 and 5 have a larger gross lot area as these lots will include the remaining portions of the lot which consist of a majority of the environmental features on the Subject Property.

As per the Natural Heritage Evaluation, prepared by Sumac Environmental Consulting, dated September 5th, 2024, there are natural features on the Subject Property and within/located on the proposed lots. However, the Proposal has been designed with consideration of the various natural features on the Subject Property and specifically, in accordance with applicable policies, the proposed structural envelopes are located such that they are entirely outside of any natural features and associated buffers. The proposed 5 estate residential lots will respect and fit in with the existing and emerging development trends within the PERC area. As per the Functional Servicing and Stormwater Management Report, prepared by C.F Crozier and Associates Inc., dated July 2024, a 150 mm diameter PVC watermain is proposed to service the Subject Property with a 50 mm diameter copper watermain looped at the cul-de-sacs on Street A and Street B. The proposed watermain is located within the proposed municipal right-of-way and will connect to the existing 300 mm PVC watermain along Mt. Pleasant Road. All residential lots will be serviced with domestic water services connecting to the proposed internal watermain. Further, sanitary servicing for the proposed development will be provided through individual Class 4 onsite sewage system. Each onsite sewage system will consist of an advanced treatment system discharging to a leaching bed constructed as a Type 'A' Dispersal Bed, designed in accordance with the Ontario Building Code. A future ZBLA application and architectural drawings will be submitted at a later date to facilitate the provisions for the proposed estate residential dwellings and to permit the Proposal from a zoning perspective. The following table provides statistics for each lot:

| <u>LOT NUMBER</u> | <u>LOT AREA</u> | <u>STRUCTURAL ENVELOPE</u> | <u>LOT AREA INCLUDING ENVIRONMENTAL FEATURES</u> |
|-----------------------|---------------------|--------------------------------|--|
| Lot 1 | 0.51 ha | 0.51 ha | 2.58 ha |
| Lot 2 | 0.48 ha | 0.48 ha | 0.55 ha |
| Lot 3 | 0.51 ha | 0.51 ha | 1.37 ha |
| Lot 4 | 0.53 ha | 0.53 ha | 1.27 ha |
| Lot 5 | 0.47 ha | 0.47 ha | 16.05 ha |
| TOTAL | 2.50 ha | 2.50 ha | 21.82 ha |

Please note, enclosed with this submission are the following items:

- Planning Justification Report, prepared by Design Plan Services Inc., dated October 10th, 2024;
- Draft Plan of Subdivision, prepared by Design Plan Services Inc., dated September 24th, 2024;
 - A1.1 – Draft Plan of Subdivision
 - A1.2 – Draft Plan of Subdivision with Environmental Constraints/Buffers
- Arborist Report, prepared by Sumac Environmental Consulting, dated September 5th, 2024;
- Stage 1 and 2 Archaeological Assessment, prepared by AS & G Archaeological Consulting Inc., dated November 10th, 2023;
 - Entry into the Ontario Public Register of Archaeological Reports, dated December 7th, 2024
- Functional Servicing and Stormwater Management Report, prepared by C.F Crozier & Associates Inc., dated July 2024;
 - C101 – Preliminary Removals and Erosion and Sediment Control Plan
 - C102 – Preliminary Servicing Plan
 - C103 – Preliminary Grading Plan
 - C104 – Sections and Details
 - OSS101 – Onsite Sewage Servicing Schematic
 - OSS102 – Onsite Sewage Servicing Schematic

- Hydrogeological Investigation Report, prepared by C.F Crozier & Associates Inc., dated July 2024;
- Natural Heritage Evaluation, prepared by Sumac Environmental Consulting, dated September 5th, 2024;
- Phase 1 Environmental Site Assessment, prepared by A&A Environmental Consultants Inc., dated April 7th, 2021
- Geotechnical Investigation and Slope Stability Assessment, prepared by Allrock Consulting Ltd., dated February 14th, 2024;
- Landscape Letter of Conformance, prepared by C.F Crozier & Associates Inc., dated September 19th, 2024;
 - Opinion of Probable Costs
 - LD - Landscape Detail Plan
 - LP1 – Landscape Plan
 - LP2 – Landscape Plan
 - LP3 – Landscape Plan
- Heritage Impact Assessment, prepared by Heritage Downtown Ltd., dated May 2024;
- Noise Impact Study, prepared by RWDI, dated April 23rd, 2024;
- Healthy Development Assessment, dated October 17th, 2024;
- Certificate of Incorporation, dated February 24th, 2021;
- Parcel Register;
- Traffic Opinion Letter, prepared by C.F Crozier and Associates, dated June 4th, 2024; and
- Waste Management Plan, prepared by GHD, dated April 30th, 2024.

We look forward to working with you on this application. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,



David Igelman, BURPI. MCIP RPP

Associate

Encl.