



TOWN OF CALEDON
PLANNING
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File: P-2657

February 16, 2021

Town of Caledon
Development Services – Planning Division
6311 Old Church Road
Caledon ON
L7C 1J6

Attention: Rob Hughes, Manager, Development (West)

**RE: Carantania Investments (BT) Inc.
Applications for Draft Plan of Subdivision and Zoning By-law Amendment
Town Files: RZ 2021-0005 & 21T-21001C
9229 5th Sideroad
All of Block 123 Registered Plan 43M-1028 and All of Blocks 63, 64 and 70 Registered
Plan 43M-1210 and All of Blocks 188, 190, 192, 193, 201, 202, 203, 204 and 205 and
Part of Block 187 Registered Plan 43M-1306 and Blocks 14, 15 and 16 Registered
Plan 43M-1365 and Part of Lot 5, Concession 7 and Part of Lot 6, Concession 7
(Travelled Road) (Known as 5 Sideroad) and Part of the Road Allowance Between
Lots 5 and 6, Concession 7 (Known as 5 Sideroad) and Part of the Road Allowance
between Lots 5 and 6, Concession 7
Town of Caledon
Region of Peel**

Dear Mr. Hughes:

KLM Planning Partners Inc. is the land use planner for Carantania Investments (BT) Inc. c/o Treasure Hill, the “Owner” with respect to the above-noted lands (“the Subject Lands”). On behalf of our client, we are pleased to submit applications for Draft Plan of Subdivision and Zoning By-law Amendment.

The subject lands are approximately 4.49 hectares (11.1 acres) in size and are located in the Community of Bolton, with frontage on the south side of 5th Sideroad. They currently contain a single-detached rural residential dwelling and the property is surrounded by urban residential subdivisions. The lands subject to the proposed development applications include a portion of the right-of-way for 5th Sideroad and other slivers of remnant lands which are currently owned by the Town of Caledon, identified on the enclosed Draft Plan of Subdivision by a hatched overlay. It is intended that the Town

of Caledon will close the road allowance for 5th Sideroad and it will be purchased by Carantania Investments (BT) Inc. through a separate process with the Town of Caledon.

The proposed Draft Plan of Subdivision seeks to implement 84 single detached dwellings on lots with frontages ranging from 11.0m to 14.5m, one (1) park block located at the southern portion of the lands which abuts existing parkland, the extension of Pembroke Street at Queensgate Boulevard via the proposed Street 1 and the extension of Southbury Manor Drive via an additional proposed Street 2 which will connect to Pembroke Street.

An application for Zoning By-law Amendment has been prepared to implement the proposed Draft Plan of Subdivision. The Zoning By-law Amendment proposes to re-zone the subject lands from various Residential One (R1) and Mixed Density Residential (RMD) zones to a site-specific Residential One (R1) Zone with site-specific exceptions and an Open Space (OS) Zone.

We note that the enclosed Stage 1 Archaeological Assessment report prepared by This Land Archaeology recommends a Stage 2 Assessment. This will be conducted in Spring 2021 as weather permits. Upon completion, both reports will be forwarded to the Ministry of Tourism, Culture and Sport (MTCS) for acceptance.

As per an email from Nick Pirzas dated December 9, 2020, a facility fit plan is not required for draft plan approval and has not been provided with this submission. Further, as per email correspondence with Rob Hughes, dated November 10, 2020, an Environmental Site Assessment is not required for this site. The DART form has been redlined accordingly.

In accordance with the submission requirements identified through the Pre-Consultation process, we hereby enclose the following materials:

1. Signed Pre-Consultation (DART) Meeting Form;
2. Acknowledgment of Public Information form, prepared by the Town of Caledon, dated February 11, 2021;
3. Planning Justification Report prepared by KLM Planning Partners Inc. dated February 2021;
4. Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc. February 2021;
5. Survey Plan, prepared by Holding Jones Vanderveen Inc., dated October 20, 2020;
6. Draft Plan of Subdivision, prepared by KLM Planning Partners Inc. dated February 11, 2021;
7. Concept Plan, prepared by KLM Planning Partners Inc., dated February 2021;
8. Architectural Design Guidelines prepared by NAK Design Strategies, dated February 2021;
9. Urban Design Brief prepared by NAK Design Strategies, dated February 2021;
10. Hydrogeological Impact Assessment, prepared by RJ Burnside & Associates Ltd., dated February 2021;
11. Stage 1 Archeological Resource Assessment, prepared by This Land Archaeology Inc., dated December 21, 2020;

12. Traffic Impact Study, prepared by Nextrans Consulting Engineers, dated January 19, 2021;
13. Waste Management Memo and Plan, prepared by KLM Planning Partners Inc. and Treasure Hill, dated February 2021;
14. Noise Study, prepared by Valcoustics Canada Ltd., dated January 22, 2021;
15. Phase 1 Environmental Site Assessment, prepared by exp., dated October 8, 2020;
16. Functional Servicing Report (including Stormwater Management), prepared by RAND Engineering Corp., dated February 2021;
17. Site Servicing drawings, Grading drawings, Erosion and Sediment Control Plans, and Pre & Post Storm Drainage Plans;
18. Arborist Report and Tree Preservation Plan, prepared by Beacon Environmental, dated January 2021;
19. Draft Signage, prepared by KLM Planning Partners Inc.;
20. Healthy Development Assessment, prepared by KLM Planning Partners Inc.;
21. Completed Wellhead Protection Questionnaire.

Two cheque's in the amount of \$13,112.00 and \$92,484.24 were submitted to the Town on February 16, 2021 in accordance with the current in-effect fee schedule.

Trusting that the above and enclosed are in order, please do not hesitate to contact the undersigned should you have any questions or concerns.

Yours truly,

KLM PLANNING PARTNERS INC.



Christine Halis, MCIP, RPP
Senior Planner

Copy: Carantania Investments (BT) Inc.