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File: P-2657

April 5, 2022

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 make a third submission in support of the above-noted applications for Draft Plan of Subdivision and Zoning By-law Amendment.

The proposed Zoning By-law Amendment has been redlined to address Staff’s comments and feedback following the comment review meeting on March 16, 2022 and Comment Memo dated March 3, 2022.

In response to the comments received on the second submission, we hereby enclose the following materials:

1. Draft Zoning By-law Amendment and schedule, prepared by KLM Planning Partners Inc., dated April 2022;
2. Draft Plan of Subdivision in CAD and PDF, prepared by KLM Planning Partners Inc. dated April 2022;
3. Comment Response Matrix responding to 2nd Circulation comments, prepared by KLM Planning Partners Inc., dated April 2022;
4. Public Comment Response Matrix, prepared by KLM Planning Partners Inc., dated April 2022;
5. Transportation Impact Study – Addendum, prepared by Nextrans Consulting Engineers, dated March 14, 2022;
6. Response to Noise Peer Review Comments, prepared by Valcoustics Canada Ltd., dated April 5, 2022.

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.
Aleah Clarke, MHBC