

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

January 6, 2020
HPGI File: 17487

Town of Caledon
Development Approval and Planning Policy
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attn: Stephanie McVittie, MCIP, RPP
Acting Manager, Development Review Services
Planning & Development Services

Re: Digital Submission of Local Official Plan Amendment (LOPA), Zoning
By-law Amendment (ZBLA) and Plan of Subdivision
Zancor Homes (Bolton) Ltd.
13935, 13951, 13977 & 13999 Chickadee Lane, 0 King Street
550, 600 & 615 Glasgow Road, Caledon
ROPA-20-001C, POPA 20-01, RZ 20-04, 21T-20001C

Humphries Planning Group Inc. (HPGI) represents Zancor Homes (Bolton) Ltd. the owner lands 10.08 hectares located at the south-east, south-west and north-west corners of Chickadee Lane and Glasgow Road. The municipal addresses are 13935, 13951, 13977 and 13999 Chickadee Lane, 0 King Street and 550, 600 and 615 Glasgow Road and the legal address is Part of Lot 10, Concession 6, Town of Caledon, Regional Municipality of Peel.

The applicant has submitted the above noted applications to facilitate the proposed plan of subdivision containing 1 single detached unit, 151 street townhouses lots, 2 residential blocks to retain the existing dwellings, 1 SWM pond block (0.60ha), 3 natural heritage system blocks (1.75ha), 2 restoration area blocks (0.46ha) and a passive Park block (0.63ha).

In conjunction with the above applications, the applicant submitted a Regional Official Plan Amendment (ROPA) application on March 18, 2020 that was deemed as "Complete" per the Notice of Complete Application prepared by the Region of Peel dated April 20, 2020 and was circulated for comment. The proposed ROPA application was subsequently approved by the LPAT on November 10, 2020 per LPAT Case Number PL170058. Relevant technical comments raised from the circulation have been addressed and are included here in for background information as related to the updated submission documents.

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Further to the Pre-Consultation (DART) Meeting Form provided by Town Staff on March 5, 2020, that outlines the proposed development and the submission requirements, the applicant has digitally submitted the above noted applications and the associated submission materials to the Town on May 25, 2020, in accordance with the submission requirements identified in the DART Meeting Form.

Further to the LOPA, ZBLA and Plan of Subdivision applications submitted digitally on May 25, 2020, please find enclosed all necessary plans, reports to deem the above noted applications as complete.

Deliverable	Consultant/Agency	Date
Cover Letter	HPGI	January 6, 2020
Pre-Application (DART) Meeting Form	Town of Caledon	March 5, 2020
Notice of Complete Application and Receipt (ROPA)	Region of Peel	April 20, 2020
Local Planning Appeal Tribunal Order (PL170058)	Local Planning Appeal Tribunal	November 10, 2020
Official Plan Amendment with Schedule (CAD)	HPGI	December 5, 2020
Zoning By-law Amendment with Schedule (CAD)	HPGI	January 5, 2021
Draft Plan of Subdivision	Humphries Planning Group Inc.	December 28, 2020
Architectural Design Guidelines	Humphries Planning Group Inc.	December 2020
Comprehensive Environmental Impact Study and Management Plan	Palmer Environmental Consulting Group Inc.	December 29, 2020
Hydrogeological Investigation	Palmer Environmental Consulting Group Inc.	December 29, 2020
Slope Stability Assessment with LTSSL and Erosion Hazard Limit Drawing	Soil Engineers Ltd.	August 31, 2020
Functional Servicing and Stormwater Management Report	Candevcon Limited	January 04, 2021
Engineering Drawing Set	Candevcon Limited	January 04, 2021
Comment Response Matrix	Humphries Planning Group Inc.	December 2020
Digital Submission (USB)	--	--

We anticipate that these materials facilitate a "Complete" application of the above noted planning applications and that Town staff will expediate a formal circulation

Zancor Homes (Bolton) Ltd.
January 6, 2020

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of applications and the submission materials amongst departments and agencies for review.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'R. Humphries', written over a horizontal yellow line.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc: Zancor Homes (Bolton) Ltd.
Nick Cortellucci