

August 31, 2021
HPGI File: 17487

TOWN OF CALEDON
PLANNING
RECEIVED
September 1, 2021

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

Attn: Aleah Clarke, MHBC
On behalf of Development Review Services
Planning & Development Services, Town of Caledon

Re: Re-submission of Local Official Plan Amendment (LOPA), Zoning By-law Amendment (ZBLA) and Draft Plan of Subdivision Applications Zancor Homes (Bolton) Ltd.
0 Emil Kolb Parkway; 550, 600 & 615 Glasgow Road; 13935, 13951, 13977 and 13999 Chickadee Lane, Caledon
POPA 2020-0001, RZ 2020-0004 and 21T-20006C

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 0 Emil Kolb Parkway; 550, 600 and 615 Glasgow Road; 13935, 13951, 13977 and 13999 Chickadee Lane.

The applicant has re-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 (0.67ha), 3 open space blocks (1.76ha), 2 restoration area blocks (0.46ha), 1 vegetation protection zone block (0.89ha) and a parkette block (0.04ha).

Further to the staff's comments received from the initial submission of the above noted planning applications, please find enclosed all necessary plans, reports to facilitate the re-submission of the LOPA, ZBLA and Draft Plan of Subdivision applications.

Deliverable	Consultant/Agency	Date
Cover Letter	Humphries Planning Group Inc.	August 31, 2021
Official Plan Amendment with Schedule (CAD)	Humphries Planning Group Inc.	August 26, 2021

Zoning By-law Amendment with Schedule (CAD)	Humphries Planning Group Inc.	August 30, 2021
Zoning Matrix	Humphries Planning Group Inc.	August 30, 2021
Draft Plan of Subdivision	Humphries Planning Group Inc.	August 20, 2021
Planning Justification Report	Humphries Planning Group Inc.	August 31, 2021
Architectural Design Guidelines	Humphries Planning Group Inc.	August 30, 2021
Community Design Plan & Urban Design Brief	Humphries Planning Group Inc.	August 30, 2021
Preliminary Site Plan	Hunt Design	August 30, 2021
Comprehensive Environmental Impact Study and Management Plan	Palmer Environmental Consulting Group Inc.	August 23, 2021
Hydrogeological Investigation	Palmer Environmental Consulting Group Inc.	August 23, 2021
Functional Servicing and Stormwater Management Report	Candevcon Limited	August 27, 2021
Infiltration Trench Plan (IT-1)	Candevcon Limited	August 27, 2021
Pre-Development Storm Drainage Plan (PD-1)	Candevcon Limited	August 27, 2021
Preliminary Servicing Plan (PS-1)	Candevcon Limited	August 27, 2021
Sanitary Drainage Area Plan (SA-1)	Candevcon Limited	August 27, 2021
Storm Drainage Area Plan (ST-1)	Candevcon Limited	August 27, 2021
Stormwater Management Pond Plan & Details	Candevcon Limited	August 27, 2021
Noise Report Addendum	Candevcon Limited	August 27, 2021
Geotechnical Review Letter	Soils Engineers Limited	March 23, 2021
Arborist Report and Tree Prevention Plan	Palmer	August 20, 2021
Erosion Threshold Assessment	Palmer	August 27, 2021
Traffic Impact Study	GHD	August 25, 2021
Stage 1 & Stage 2 Archaeological Assessment	Irvin Heritage Inc.	August 4, 2021
Comment Response Matrix	HPGI	August 2021
Digital Submission (USB)	--	--

We trust that the above materials are in order and that the above noted applications can be circulated to facilitate a full technical review. Should you have any questions feel free to contact the undersigned.

Zancor Homes (Bolton) Ltd.
August 31, 2021

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Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, consisting of several overlapping loops and a vertical line, positioned above the printed name.

Rosemarie L. Humphries BA, MCIP, RPP
President

cc: Zancor Homes (Bolton) Ltd.
Nick Cortellucci