



August 13, 2021

Refer To File: 1240-001

Town of Caledon
Planning and Development Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

**TOWN OF CALEDON
PLANNING
RECEIVED**
Sept. 17, 2021

Attention: Ed Sajecki, MCIP, RPP
Interim Chief Planner

Dear Ed:

RE: Town of Caledon Official Plan Amendment Submission
Town File Number:
Snell’s Hollow East Secondary Plan
North of Mayfield Road, east of Kennedy Road
Town of Caledon, Region of Peel

Glen Schnarr & Associates Inc. are the planning consultants representing the Snell’s Hollow Developers Group (herein referred to as “The Developers Group”). The Developers Group is comprised of the following landowners:

1. Mayfield Kennedy Investment Corporation
2. Coscorp Kennedy Inc.
3. 2528061 Ontario Inc.
4. Clearbrook Developments Limited; and
5. Coscorp HL Developments Inc.

The lands subject to the proposed amendment (herein referred to as “the subject property”) are described as Parts of Lot 18, Concession 2 and 3 EHS (Chinguacousy). The lands are bounded by Mayfield Road to the south, Kennedy Road to the west, and Highway 410 to the north and east and encompass an area of approximately 60 hectares (150 acres) with a net developable area of approximately 34 hectares (84 acres). Collectively, the participating owners represent approximately 98% of the developable area.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



The subject lands are characterized by agricultural land occupied by five single detached dwellings along the surrounding arterial road frontages. The subject lands are currently located in the Town of Caledon Mayfield West Secondary Plan Phase 1, designated “Residential Policy Area A”. An Official Plan Amendment is required to permit the development for a range of residential, commercial, open space uses and an internal public road network.

The Snell’s Hollow East Secondary Plan represents an opportunity to provide an efficient development pattern within an existing settlement area. The proposed mixture of housing, commercial and open space land uses contribute to the creation of a sustainable development pattern and the achievement of complete communities.

As per our conference call with Town and Region staff on September 8, 2020, we understand the Region agrees with our assessment that population allocation is not required in order to allow development to proceed as these lands are already located within the Urban Area. This was re-confirmed through the Region’s response email of September 22, 2020 stating that population and job allocation will be assigned to Snell’s Hollow as part of the Region’s 2041+ Municipal Comprehensive Review to account for the estimated dwelling units but that it will not affect the timing to process the Secondary Plan Amendment.

In support of the application, please find enclosed the following materials (digitally) in connection with this submission:

- Completed Town of Caledon Official Plan Amendment Application form, including Executive authorization forms;
- Town of Caledon fee for the Major Official Plan Amendment in the amount of \$ 33,574.32;
- Region of Peel fee for an Application to Amend the Official Plan in the amount of: \$9,000
- Signed DART Meeting Form;
- Fiscal Impact Study, prepared by Urban Metrics Inc., dated March 22, 2021;
- Heritage Impact Assessment, prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) dated April 2021;
- Traffic Impact Study, prepared by Next Trans dated April 2021
- Noise Feasibility Study, prepared by Valcoustics Canada Ltd., dated July 8th, 2021;
- Architectural Design Guidelines and Urban Design Brief, prepared by MHBC Planning & Design dated May 2021;
- Draft Official Plan Amendment (including Schedule B Georeferenced and Redlined version), prepared by Glen Schnarr & Associates Inc., dated May 2021;
- Development Concept Plan, prepared by Glen Schnarr & Associates Inc., dated December 16, 2020;
- Functional Servicing Report prepared by Schaeffers Consulting Engineers , dated February 2021 (Appendices upload separately);
- Geotechnical Report (2528061 Ontario Inc.) prepared by Golder & Associates Inc., dated June 25, 2019;
- Geotechnical Report (Clearbrook Developments) prepared by Golder & Associates Inc.,



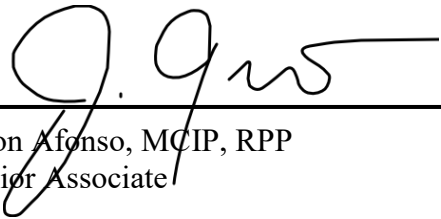
- dated June 24, 2019;
- Geotechnical Report (Coscorp- Kennedy) prepared by Golder & Associates Inc., dated June 17, 2019;
 - Geotechnical Report (Coscorp – Heart Lake) prepared by prepared by Golder & Associates Inc., dated June 24, 2019;
 - Geotechnical Report (Mayfield-Kennedy) prepared by Golder & Associates Inc., dated June 24, 2019;
 - Healthy Development Assessment (Figures uploaded separately), prepared by Glen Schnarr & Associates Inc., dated May 2021;
 - Snell’s Hollow Secondary Plan (redlined), prepared by Glen Schnarr & Associates Inc., dated May 13, 2021
 - Stage One and Two Archeological Report (2528061 Ontario Inc.), prepared by ASI, dated October 7, 2020;
 - Stage One and Two Supplementary Archeological Documents (2528061 Ontario Inc) prepared by ASI, dated October 7, 2020;
 - Stage One and Two Archaeological Assessment (Clearbrook Development Ltd.), prepared by ASI, dated May 20, 2021;
 - Stage One and Two Supplementary Archeological Documents (Clearbrook Development Ltd.) prepared by ASI, dated May 20, 2021;
 - Stage One and Two Archeological Report (Coscorp-Heart Lake), prepared by ASI, dated August 27, 2020;
 - Stage One and Two Archeological Report (Coscorp- Kennedy), prepared by ASI, dated October 23, 2020;
 - Stage One and Two Supplementary Archeological Documents (Coscorp- Kennedy) prepared by ASI, dated October 23, 2020;
 - Stage One and Two Archeological Report (Mayfield- Kennedy), prepared by ASI, dated October 2, 2020;
 - Stage One and Two Supplementary Archeological Documents (Mayfield Kennedy) prepared by ASI, dated October 2, 2020;
 - Phase One Environmental Site Assessment (2528061 Ontario Inc.), prepared by Edward Wong & Associates Inc., dated October 17, 2017;
 - Phase One Environmental Site Assessment (Clearbrook Development Ltd.) prepared by WSP, dated May 10, 2021;
 - Phase One Environmental Site Assessment (Coscorp HL Developments Inc.)prepared by WSP, dated September 21, 2018;
 - Phase One Environmental Site Assessment (Coscorp Kennedy Inc.) prepared by WSP, dated May 03, 2021;
 - Phase One Environmental Site Assessment (Mayfield Kennedy), prepared by SPL Beatty A division of SPL Consultants Limited, dated October 5, 2011;
 - Planning Justification Report (including Housing and Commercial Distribution Analysis), prepared by Glen Schnarr & Associates, dated August 2021;and
 - Comprehensive Environmental Impact Study and Management Plan, as prepared by RJ Burnside dated August 2021(Appendices upload separately).



Please do not hesitate to call if you have any questions or require more information (or require hard copies of any of the materials noted above) to help you process this application. We are very much looking forward to working with the Town of Caledon to advance this project forward.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP, RPP
Senior Associate

Cc: Snell's Hollow Developers Group