

April 29, 2025

GSAI File: 1240-001

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

Attention: Harsh Padhya, M. Plan, RPP Candidate, CAHP
Senior Planner, Development

Re: Snell's Hollow Secondary Plan 2nd Resubmission (POPA-2021-0010)
Snell's Hollow Developers Group
Parts of Lot 18, Concession 2 and 3 EHS (Chinguacousy)
Town of Caledon

In response to Town comments dated July 26, 2024 along with various agency and peer review comments, we are pleased to file the enclosed resubmission for the above-noted application.

No significant changes were required to the Development Concept Plan in order to address the various comments. As such, the Concept Plan prepared in support of the proposed Secondary Plan continues to accommodate approximately 1,444 residential units (3,900 population) with a resident and job density of approximately 102.6 residents and jobs per hectare.

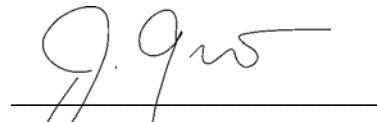
In support of the resubmission, we enclose the following items:

- Comment-Response Matrix prepared by GSAI dated April 29, 2025;
- Updated Development Concept Plan prepared by GSAI dated September 27, 2025;
- Updated Draft Official Plan Amendment prepared by GSAI, including Draft OPA Schedule;
- Updated Functional Servicing Report prepared by DSEL dated April 2025;
- Updated Comprehensive Environmental Impact Study and Management Plan prepared by RJ Burnside dated April 2025;
- Updated Natural Heritage System Encroachment and Compensation Plan prepared by GSAI dated March 3, 2025;
- Updated Traffic Impact Study prepared by NexTrans dated November 2024;
- Updated Urban and Architectural Design Guidelines prepared by MHBC dated January 14, 2025; and
- Foundation Drain Analysis prepared by RJ Burnside dated April 28, 2025.

We trust the resubmission herein is complete and addresses the comments received. We look forward to the Town's expeditious review and circulation. We trust this resubmission is satisfactory for the Town to move forward toward a recommendation report and deferring any outstanding matters to the subsequent draft plan approval stage. Please feel free to contact the undersigned if you have any questions or require anything further.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP, RPP

c. Snell's Hollow Developers Group