



**DESIGN
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CONSULTANTS

Rob Hughes, RPP
Manager, Planning Services
Planning Department
Town of Caledon
Region of Peel
6311 Old Church Road
Caledon, ON L7C 1J6

December 17th, 2020
DPS File: 1969

**RE: ZONING BY-LAW AMENDMENT, DRAFT PLAN OF CONDOMINIUM &
SITE PLAN APPROVAL APPLICATION SUBMISSION
18314 & 18309 HURONTARIO STREET, CALEDON, REGION OF PEEL**

On behalf of our clients, Jannett & Richard Nicolson and 2683894 Ontario Inc., we are pleased to submit a Zoning By-law Amendment and Site Plan Approval application for 18314 and 18309 Hurontario Street.

The project is an infill development consisting of seven (7), two storey and one and a half storey condominium townhouse blocks totalling 30 residential dwelling units, on lands containing one (1) existing two-storey detached residential dwelling.

This letter details the documents and plans included with this application for a Zoning By-law Amendment, Site Plan Approval and Draft Plan of Condominium for the subject properties located at 18314 and 18309 Hurontario Street. A pre-consultation meeting was held on March 1st, 2018 with Town staff to assess the requirements for the proposal. Based on the Pre-Consultation (DART) Meeting Form/Checklist Package, we believe the documents and plans submitted will satisfy the Town's requirements for reviewing this application.

Please note that no Demarcation of limits of Natural Hazards has been submitted as part of this application due to no natural hazards being located on the subject property. As well, a traffic brief has been submitted in lieu of a Traffic Impact Study as the proposed development will not have a significant impact on traffic and does not require a full Traffic Impact Study.

Please find the following within the digital submission package accompanying this letter:

- Application Forms;
- Three (3) separate Application fee cheques for the Town (\$ 22, 490.50; \$23, 837.73; \$13, 112.00);
- Pre- Consultation (DART) Meeting Form/Checklist Package (dated March 1st, 2018);
- One (1) PDF version of the Survey (prepared by RS Geomatics Ltd. dated November 12th, 2018);
- One (1) PDF version of the Site Plan (prepared by Lucas and Associates dated November 5th, 2020);
- PDF versions (Multiple PDFs each) of architectural drawings consisting of the following (prepared by RN Design dated August 21st, 2018 and October 23rd, 2018):
 - Floor Plans
 - Elevation Plans;
- One (1) PDF version of the Planning Justification Report (prepared by Design Plan Services Inc. dated December 7th, 2020);
- One (1) PDF version of the Draft Plan of Condominium (prepared by Design Plan Services Inc. dated December 14th, 2020);
- One (1) PDF version of the Heritage Impact Assessment (prepared by Letourneau Heritage Consulting Inc., dated July 2020);
- One (1) PDF version of the Preliminary Geotechnical Investigation (prepared by SIRATI and Partners Consultants Ltd., dated December 12th, 2020);
- One (1) PDF version of the Stage 1 & 2 Archaeological Assessment (prepared by Letourneau Heritage Consulting Inc. dated December 15th, 2020);
- One (1) PDF version of the Functional Servicing and Preliminary Stormwater Management Report (prepared by C.F Crozier & Associates Inc. dated December 10th, 2020);
- One (1) PDF version of the Long-Term Groundwater Monitoring Report (prepared by SIRATI & Partners Consultants Limited dated June 26, 2020);
- One (1) PDF version of the Soil Percolation Tests (prepared by SIRATI & Partners Consultants Limited dated June 26, 2020);
- One (1) PDF version of the Noise Impact Study (prepared by Aercoustics Engineering Ltd. dated December 8th, 2020);
- One (1) PDF version of the Traffic Brief (prepared by C.F Crozier & Associates Inc. dated December 9th, 2020);
- One (1) PDF version of the Arborist Report (prepared by STRYBOS BARRON KING LTD., dated December 11th, 2020);
- One (1) PDF version of the Tree Inventory and Preservation Plan (prepared by STRYBOS BARRON KING LTD., dated December 11th, 2020)
- One (1) PDF version of the Preliminary Landscape Master Plan (prepared by STRYBOS BARRON KING LTD., dated December 11th, 2020)

- One (1) PDF version of the Urban Design Brief (prepared by Design Plan Services Inc., RN Design and Strybos Barron King dated December 15th, 2020).

Please note all of the information listed above is being submitted via email to TownPlanning Staff due to the COVID-19 pandemic. No hard copy package is being submitted as the Town is currently not accepting hard copy submissions due to the COVID-19 Pandemic.

We look forward to working with you on this application. Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.

TJ Cieciora, MSc., MCIP, RPP
President/Principal Planner

Encl.