



**IBI GROUP**  
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December 15, 2020

Ms. Elaine Leung  
Community Planner - Development Review Services  
Planning Department  
Town of Caledon  
6311 Old Church Road,  
Caledon East ON L7C 1J6

Dear Ms. Leung:

**LAURELPARK ESTATES - ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION - FOURTH SUBMISSION**

Laurelpark Inc. owns approximately 10.4 hectares of land in the Town of Caledon, legally described as Part of Lots 9 & 10 Registered Plan 43M-1797 and Part of Lot 19, Concession 8, Geographic Township of Albion, Town of Caledon, Regional Municipality of Peel. The owner is proposing to develop the lands with eight (8) estate residential lots. In support of the proposed development, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted to the Town of Caledon on July 12, 2017. As a result of agency comments, revised supporting materials were submitted to the Town of Caledon on June 11, 2019 and again on May 8, 2020.

Comments for consideration pertaining to the third submission were received from the TRCA on July 8, 2020 and the Town of Caledon on October 20, 2020. Subsequently, agency meetings were held to go over specific comments to receive further clarification and guidance. The Statutory Public Meeting was held on November 3, 2020 where various members of the public and Council members had an opportunity to voice their questions and concerns respecting the planning merits of the proposed development.

On behalf of the owner, IBI Group is pleased to submit the following materials electronically in support of the proposed development and associated planning applications:

- Third Submission Comment Response Matrix;
- TRCA Third Submission Comment Response Matrix;
- Draft Plan of Subdivision, prepared by IBI Group;
- Draft Zoning By-law Amendment, prepared by IBI Group;
- Planning Rationale Addendum Report V.3, prepared by IBI Group;
- Consolidated Hydrogeological Assessment Report, prepared by Azimuth Environmental Consulting Inc.;
- Functional Servicing Report, prepared by Calder Engineering;
- Engineering Drawings, prepared by Calder Engineering; and,
- Technical Mapping, prepared by Calder Engineering.

As requested by the Town of Caledon, the Draft Plan of Subdivision and Zoning By-law Schedules have been provided in both cad and pdf format. Additionally, a Word document “working copy” of

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the draft Zoning By-law has been submitted along all other files onto an FTP site. To access this FTP site please go to <https://sharebox.ibigroup.com/> . The user friendly browser interface can be utilized to access and manage data content on the FTP sites. This browser interface is compatible with PC, Mac, and most handheld and tablet devices. Below are the credentials for your FTP site:

Login user name: 39680r8  
Password: LLkscmbv

Moreover, the following cheques have been submitted to the Town of Caledon by the owner under separate cover:

- One (1) cheque in the amount of \$1,561.00 made payable to the Town of Caledon for recirculation of the Zoning By-law Amendment; and,
- One (1) cheque in the amount of \$5,513.00 made payable to the Town of Caledon for recirculation of the Draft Plan of Subdivision.

We trust that the above-noted resubmission is in order. Should you require further information, please do not hesitate to contact the undersigned at [julia.redfearn@ibigroup.com](mailto:julia.redfearn@ibigroup.com).

Regards,  
**IBI Group**



Julia Redfearn, MCIP, RPP  
Planner

Encl. Mr. Mark Crowe, Laurelpark Inc., Owner  
Ms. Jennifer Yong, Laurelpark Inc., Planner  
Ms. Carmen Jandu, IBI Group, Senior Planner  
Ms. Ashley Minns, IBI Group, Project Coordinator  
Ms. Stephanie McVitte, Town of Caledon, Acting Manager, Development Review Services