



**DESIGN  
PLAN  
SERVICES**

TOWN  
PLANNING  
CONSULTANTS

Mary T. Nordstrom  
Senior Development Planner  
Development Approvals & Planning Policy Department  
Town of Caledon  
6311 Old Church Road  
Caledon , Ontario  
L7C 1J6

Friday June 9th, 2017

DPS File: 1692

**RE: 15717 AIRPORT ROAD, TOWN OF CALEDON  
PART OF LOT 19, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF ALBION  
TOWN OF CALEDON  
DRAFT PLAN OF SUBDIVISION  
ZONING BY-LAW AMENDMENT  
OFFICIAL PLAN AMENDMENT  
TRIPLE CROWN LINE DEVELOPMENTS INC.**

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On behalf of our client, we are pleased to submit herewith, applications for Draft Plan of Subdivision, Zoning By-Law Amendment and Official Plan Amendment to permit a residential development on the subject lands. Extensive discussions and consultation have occurred with Town, Regional and TRCA staff in the preparation of this proposal and supporting material leading up to this submission. We are happy to continue that dialogue in an open and professional manner to ensure that the proposal results in a positive contribution to the Town of Caledon and the Region of Peel

Please note that the Draft Plan of Subdivision application pertains to the land known as 15717 Airport Road, and the Official Plan Amendment and Zoning By-Law amendment also include some abutting land. Additional detail is provided within the Planning Justification Report submitted herewith.

In support of these applications, we have enclosed the following information/materials:

1. Pre-Consultation (DART) Meeting Form from Thursday December 15th, 2016, File Number PRE-16-0276, 23 copies
2. Cover letter, 23 copies
3. Subdivision Application Form, 23 copies

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4. Official Plan/Zoning By-law Amendment Application Form, 23 copies
5. Draft Plan of Proposed Subdivision (Drawing 1692-35, dated May 1/17 by Design Plan Services Inc.)
  1. 33 full-size copies at a scale of 1:1500
  2. 66 copies at 8½" x 11"
6. Application Fees (included with first part of submission, June 2/2017)
  1. \$402,532.00 payable to the Town of Caledon, Cheque #43 from Triple Crown Line Developments Inc. for the Subdivision Application
  2. \$16,415.00 payable to the Town of Caledon, Cheque #41 from Triple Crown Line Developments Inc. for the Official Plan Amendment
  3. \$16,740.00 payable to the Town of Caledon, Cheque #42 from Triple Crown Line Developments Inc. for the Zoning By-law Amendment
  4. \$20,000.00 payable to the Regional Municipality of Peel, Cheque #34 from Triple Crown Line Developments Inc. for the Subdivision Application Review
  5. \$12,000.00 payable to the Regional Municipality of Peel, Cheque #35 from Triple Crown Line Developments Inc. for the Local Official Plan Amendment Review
  6. \$54,990.00 payable to the Toronto and Region Conservation Authority, Cheque #36 from Triple Crown Line Developments Inc. for the Subdivision Application Review
  7. \$12,000.00 payable to the Toronto and Region Conservation Authority, Cheque #38 from Triple Crown Line Developments Inc. for the Official Plan Amendment Review
  8. \$12,000.00 payable to the Toronto and Region Conservation Authority, Cheque #37 from Triple Crown Line Developments Inc. for the Zoning By-Law Amendment Review
7. Planning Justification Report, 17 copies, dated May 2017 and prepared by Design Plan Services Inc.
  1. Draft Zoning By-law Amendment, included within report and 26 additional copies
  2. Draft Official Plan Amendment, included within report and 26 additional copies
8. Triple Crown Line Neighbourhood Urban Design Brief, 13 copies
9. Parks and Open Space Concept Plan, 10 copies
10. Trails, Walkway and Pedestrian Plan, 16 copies
11. Traffic Impact Study, 12 copies
12. Heritage Impact Assessment, 6 copies
13. Stage 1 & 2 Archaeological Assessment, 5 copies
14. Healthy Development Assessment, 4 copies
15. Environmental Impact Statement (includes Demarcation of Limits of Natural Heritage Systems and Natural Hazards, Landform Conservation Plan, and Tree Inventory and Preservation Plan), 14 copies
16. Functional Servicing Report, 16 copies
17. Stormwater Management Report, 12 copies
18. Noise Study, 6 copies

19. Phase 1 ESA, 10 copies
20. Geotechnical Report, 8 copies
21. Hydrogeological Report, 8 copies
22. Survey, 20 copies
23. Grading Plans, 21 copies
24. USB Memory Stick, 4 copies with all above documents in PDF format
25. USB Memory sticks for the six external agencies (Bell Canada, Canada Post, Enbridge, Hydro One, Municipal Property Assessment Corporation, OPP – Caledon Detachment, Rogers Communications) that require electronic copies of plans/reports

The materials included have been separated for each department/external agency as per the Material Circulation Chart included with the DART form for this project . As one copy of each of the available reports was submitted on June 2<sup>nd</sup>, we have left the package for the lead planner short by one copy for each of those reports for this submission on the assumption that the copies previously submitted would be in their possession.

We would appreciate acknowledgement of receipt of this package and confirmation that the application has been deemed to be complete upon submission of all the supporting reports and material.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.



T.J. Cieciora, MSc MCIP RPP  
PRINCIPAL



Encl.

TJC/nc

- cc. Mr. Darren Steedman, Triple Crown Line Developments Inc. c/o DG Group (1 full copy of package)  
Mr. Trevor Hall, Triple Crown Line Developments Inc. c/o DG Group (correspondence only)