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THE BIGLIERI GROUP LTD.

July 18, 2018

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

Attention: Ms. Mary Nordstrom, Senior Planner, Planning & Development

Dear Ms. Nordstrom,

**RE: Application for Zoning By-law Amendment and Draft Plan of Subdivision
Proposed Estate Residential Development
0 Mount Pleasant Road. Caledon, ON
TBG Project No. 17445**

The Biglieri Group Ltd. has been retained by Tropical Land Developments Ltd. to prepare and submit planning applications for an estate residential development on the lands located at 0 Mount Pleasant Road (Part Lot 27, Concession 8, Albion) in the Town of Caledon ("Subject Site"). We are pleased to submit the enclosed applications for Zoning By-law Amendment and Draft Plan of Subdivision for the Subject Site.

The proposed development is for eight (8) estate residential lots in the Palgrave Estate Residential Community. The Subject Site is 12.28-hectare (30.3 acres) and located on the west side of Mount Pleasant Road approximately 1.1km south of Highway #9. The Subject Site is designated as *Policy Area 3 and 4* in the Palgrave Estate Residential Community in the Town of Caledon Official Plan and zoned "Rural – Oak Ridges Moraine (A2-ORM)" and "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" in the Town of Caledon Zoning By-law 2006-50.

DESCRIPTION OF THE PROPOSAL

The development application proposes eight (8) estate residential lots along a new 22.0-metre wide public road to be built west from Mount Pleasant Road. There are two (2) open space blocks proposed for floodplain management at the eastern portion of the site adjacent to Mount Pleasant Road, north and south of the proposed road. An Environmental Protection block is proposed for the existing woodlot on the western portion of the site. The open space and environmental protection blocks are to be dedicated to the Town of Caledon and/or Nottawasaga Valley Conservation Authority.

The proposed estate residential lots will range in size from 0.62 hectares (1.53 acres) to 1.73 hectares (4.27 acres). Lot frontages range from 54.5 metres to 108.23 metres. Lot depths range from 67.7 metres to 182.5 metres. A proposed road block will provide for a potential future connection north to McGuire Trail.

PLANNING | DEVELOPMENT | PROJECT MANAGEMENT

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The proposed gross density is 0.57 units per hectares, which converts to 23.1 units per 40.5 hectares for seven (7) lots. The net density, excluding any portions of the Subject Site within Policy Area 4, is 25.89 units per 40.5 hectares.

The proposed development provides 4.06 hectares of environmentally protected lands that will be reforested; this excludes the woodlot feature on the western portion of the site. An additional bonus lot as permitted in the Palgrave Estate Secondary Plan area is proposed as the eighth lot. A Forest Management Plan has been prepared by Natural Resources Solutions Inc. (NRSI) for these lands.

The proposed buildings, driveways, septic systems, and other structures, such as swimming pools and decks, will be constructed within the structural envelopes on each lot. Taking into account the reforested and environmentally protected areas, the proposed structural envelopes on the lots range from 0.62 hectares to 0.7 hectares.

A Zoning By-law Amendment is required to rezone the Subject Site to an "Estate Residential (RE)" zone, with exceptions. A Natural Area overlay will apply to Lots 4-8, corresponding to the proposed reforested areas. The "Environmental Policy Area 1 – Exception (404) (EPA1-404)" zone will apply to the Open Space Blocks. The "Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM)" zone will be refined and apply to the existing woodlot on the Subject Site. The proposed lots will generally comply with the existing regulations of the Estate Residential (RE) Zone category. Exceptions to the minimum lot area of 0.8 hectares will apply to Lots 1-3. All of the proposed lots will be greater than 0.6 hectares in accordance with lands designated as Policy Area 3 in the Palgrave Estate Residential Community Secondary Plan.

Further details can be found within the Planning Rationale Report and supporting materials.

SUPPORTING DOCUMENTS

All of the required reports and studies have been prepared in support of this application as per the Pre-Consultation Meeting held with the Town of Caledon on August 24, 2017. To further satisfy the requirements as outlined in the Pre-Consultation Meeting checklist, please find enclosed the following:

1. Sixteen (16) copies of the signed Pre-Consultation (DART) Meeting Form;
2. Twenty-two (22) copies of the Cover Letter;
3. Ten (10) copies each of completed Zoning By-law Amendment and Draft Plan of Subdivision Application Forms;
4. Twenty-five (25) copies of the Draft Plan of Subdivision prepared by The Biglieri Group Ltd. dated May 4, 2018;
5. Twenty-five (25) copies of the Draft Zoning By-law Amendment prepared by The Biglieri Group Ltd.;
6. Five (5) copies of the Stage 1-2 Archaeological Assessment prepared by Archeoworks Inc. dated May 16, 2018;
7. Eleven (11) copies of the Environmental and Engineering Summary Report prepared by The Biglieri Group Ltd., dated July 17, 2018;
8. Eight (8) copies of the Scoped Environmental Impact Study prepared by Natural Resource Solutions Inc. dated July 2018;
9. Twelve (12) copies of the Environmental Mapping;
10. Eleven (11) copies of the Functional Servicing Report prepared by Valdor Engineering Inc. dated May 2018;
11. Eight (8) copies of the Preliminary Geotechnical Investigation prepared by Sirati & Partners Consultants Ltd. dated July 21, 2017;
12. Seven (7) copies of the Hydrogeological Impact Study prepared by Siraiti & Partners Consultants Ltd. dated May 17, 2018;

13. Four (4) copies of the Minimum Distance Separation Analysis prepared by The Biglieri Group Ltd. dated May 2018;
14. Eight (8) copies of the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated June 26, 2018;
15. Six (6) copies of the Phase I Environmental Site Assessment prepared by Sirati & Partners Consultants Ltd. dated September 8, 2017;
16. Six (6) copies of the Phase II Environmental Site Assessment prepared by Sirati & Partners Consultants Ltd. dated October 12, 2017;
17. Thirteen (13) copies of the Planning Rationale Report prepared by The Biglieri Group Ltd. dated July 2018;
18. Eleven (11) copies of the Site Plan prepared by MMH Architects Inc. revised June 14, 2018;
19. Twenty-one (21) copies of the Plan of Survey prepared by Van Harten Surveying Inc. dated April 20, 2018;
20. Twenty-one (21) copies of the Topographic Survey prepared by Van Harten Surveying Inc. dated April 20, 2018;
21. Nine (9) copies of the Traffic Brief prepared by J.D. Engineering Ltd. dated May 29, 2018;
22. Three (3) copies of the Tree Preservation Plan prepared by Natural Resource Solutions Inc. dated July 2018;
23. Six (6) copies of the Urban Design Brief prepared by The Biglieri Group Ltd. dated June 2018;
24. Three (3) electronic copies containing one (1) copy of each of the above listed documents;
25. One (1) cheque in the amount of \$77,782.00 payable to the Town of Caledon;
26. One (1) cheque in the amount of \$20,000.00 payable to the Region of Peel;
27. One (1) cheque in the amount of \$6,501.00 payable to the Nottawasaga Valley Conservation Authority; and
28. One (1) signed copy of the Acknowledgment of Public Information form;

A Landform Conservation Plan has not been prepared as part of this submission. A small portion of the subject site is identified as Landform Conservation Area Category 2. This portion is within the existing woodlot that is not being developed. Please see the Planning Rationale Report for further discussion.

A Floodplain Analysis addressing the subject site's natural hazards has been prepared by Valdor Engineering Inc. and incorporated into the Functional Servicing Report.

A Visual Impact Report has not been prepared as the maximum building height allowed per the Town of Caledon Zoning By-law is being maintained.

All of the submission items listed above have been sorted into individual packages for each agency identified in the Pre-Consultation Packages Checklist provided by the Town of Caledon.

We trust you will find all in order, however, if you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Respectfully,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP RPP
Principal



Mark Jacobs, MCIP RPP
Planner

Cc: Tropical Land Developments Ltd.