

The Corporation of the Town of Caledon
Caledon Town Hall
6311 Old Church Road
Caledon ON, L7C 1J6

**TOWN OF CALEDON
PLANNING
RECEIVED**
Feb 03, 2025

January 31, 2025
File #11064

Attn: Tanjot Bal, Senior Planner
Development and Design, Planning & Development

RE: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
0 Agnes Street
Alton Village, Town of Caledon
Previous File Nos.: DART 21T-23001C & DART RZ 2023-0002

Weston Consulting is the planning consultant for Normaple Development Ltd. and The Alton Development Inc. (collectively the “Seaton Group”), the legally registered and beneficial owner respectively of the property located at 0 Agnes Street in the Town of Caledon (herein referred to as the “subject lands”). The owner is proposing to develop the subject lands with bungalows, bungalow-with-lofts and two storey townhouse and semi-detached units.

Description of Subject Lands

The subject lands are located on the west side of Agnes Street, south of Queen Street West, within the Village of Alton in the Town of Caledon. The address of the lands is listed as 0 Agnes Street on ARCGIS but identified on Google Maps as 14 Agnes Street. The subject lands have a total area of approximately 4.04 hectares (10.02 acres), a frontage of approximately 99.9 metres along Agnes Street and are generally rectangular in shape. The lands are currently vacant, save and except for two vacant storage buildings, and possess a singular vehicular access from Agnes Street.

Background

A total of three Pre-Consultation Development Application Review Team (“DART”) meetings were held with Town Staff to discuss the proposed development and determine required studies and materials (2020, 2022, & 2023). In addition, a Pre-Application Review Committee (PARC) meeting was held on November 24, 2022 to extend the previous DART meeting held on May 5, 2022. On March 28, 2023, Zoning By-law Amendment (“ZBA”) and Draft Plan of Subdivision (“DPOS”) applications were submitted in accordance with the DART process. Comments on the DART submission were received between March 2023-July 2023, and meetings were held with Town Departments to review comments. A re-submission of the DART applications was made on December 21, 2023.

On March 27, 2024, a Public Information Meeting (“PIM”) was organized and held by Seaton Group, where residents were able to learn about the proposed development and provide questions and comments to Seaton Group and the broader consultant team in-person and/or by email. The feedback shared by the residents has been reviewed by Seaton Group and incorporated into the formal development applications.

Pursuant to discussions held with Town Staff in August 2024, and considering the passing of Provincial Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) that eliminates Pre-Application Consultation requirements at the Town, Seaton Group was directed to submit formal ZBA and DPOS applications in accordance with the Planning Act.

Proposed Development

The ZBA and DPOS applications facilitate the development of 65 townhouse units within 14 condominium residential blocks and one common roadway/open space amenity area block. The proposed development optimizes the number of dwelling units within the site while creating visually captivating features, views, and vistas. All dwelling units will have access to a common amenity area in the center of the development. The design of the proposed buildings has been carefully planned to reference the surrounding cultural heritage resources while creating a unique look that complements the town character. The built form is designed to complement the neighboring communities and respect the existing natural and cultural heritage resources. Additional details have been provided in the enclosed Urban Design and Cultural Heritage Brief.

In response to resident feedback, notable changes to the development proposal from the DART submission include an increase to the area of the common amenity space and an additional vehicular access to Emeline Street at the northwest corner of the subject lands. These changes are further assessed in the Planning Justification Report Addendum prepared by Weston Consulting and reflected in the updated Concept Plan prepared by Orchard Design.

Submission Materials

In response to the list provided by the Town of Caledon during the DART process, and subsequent correspondence with Seaton Group and the Town in December 2024, we hereby provide the following materials in support of the formal applications:

Submission item	Date	Prepared By
REPORTS, DOCUMENTS		
1. Planning Justification Report - Addendum	January 2025	Weston Consulting
2. Urban Design and Cultural Heritage Brief	January 2025	ATA Architects
3. Public Engagement Summary	January 29, 2025	Weston Consulting
4. Indigenous Engagement Summary	December 12, 2024	Seaton Group
5. Town-Agency Comment Response Matrix (DART Submission)	November 25, 2024	Weston Consulting
6. Draft Zoning By-law Amendment	January 2025	Weston Consulting
7. Zoning and Parking Matrix	January 29, 2025	Weston Consulting
8. Functional Servicing Report (FSR) and Stormwater Management Report	December 12, 2024	Greck Engineering
9. Urbanization Stormwater Management Design Brief (Agnes Street)	November 12, 2024	Greck Engineering
10. Watermain Hydraulic Analysis	December 19, 2023	WSP
11. Hydrogeological Report and Septic Impact Assessment	January 28, 2025	Englobe
12. Geotechnical Investigation (updated version)	December 5, 2024	Englobe
13. Sewage System Design and Functional Servicing Report	September 20, 2024	Gunnell Engineering
14. Wastewater Systems Information Package	November 6, 2024	Seaton Group
15. Transportation Impact Study	December 6, 2023	Paradigm Transportation Solutions Limited
16. Transportation Impact Study Update Letter	August 29, 2024	Paradigm Transportation Solutions Limited
17. Arborist Report and Tree Preservation Plan	October 28, 2024	Williams & Associates
18. Noise Study	August 17, 2023	HGC Engineering
19. Archaeological items: - Registration/submission to Ministry - Archaeological Assessment Stage 1 and 2	February 24, 2023 & February 15, 2023	Amick Consultants Ltd.

20. Waste Management Plan	March 20, 2023	Jereco Management Services
21. Healthy Development Assessment	March 2023	Weston Consulting
22. Hydro One items: - Comment letter - Initial Estimate regarding relocation of above-ground pole line	June 11, 2024 & January 15, 2024	Seaton Group
23. Correspondence from Town of Caledon regarding Photometric Plan	December 3, 2024	Seaton Group
PLANS		
24. Draft Plan of Subdivision	January 22, 2025	Weston Consulting
25. Concept Plan and Cross Sections	August 5, 2024 & November 21, 2024	Orchard Design
26. Pedestrian and Bicycle Circulation Plan	January 22, 2025	Weston Consulting
27. Landscape Plan (conceptual) - coloured	January 2025	ATA Architects
28. Landscape Plan (conceptual) black & white	October 23, 2024	Hill Design
29. Civil Engineering Drawing Package	November 12, 2024	Greck Engineering

We trust that the enclosed is a complete package of the prescribed information necessary to advance the Zoning By-law Amendment and Draft Plan of Subdivision applications in accordance with Sections 34 (10.1) and 51 (17 and 18) of the *Planning Act*. We request that the enclosed materials be reviewed and circulated so that the applicable application fees can be confirmed and paid.

Should you have any questions please contact the undersigned at 905.738.8080 extension 252 or Nicholas Klymciw at extension 382.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPI, MCIP, RPP
Senior Associate

cc. Normaple Development Ltd.
The Alton Development Inc.