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9358 GOREWAY DRIVE  
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T: (905) 794-0600 F: (905) 794-0611

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July 31, 2023

The Town of Caledon  
Planning & Development  
Community Services  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6

ATTN: Mr. Alex Mior  
Community Planner, Development Planning Department

**RE: Draft Plan of Subdivision, Zoning By-law Amendment  
15544 McLaughlin Road, Town of Caledon  
Lot 1 Concession 2, W.H.S  
Caledon File No. DART RZ 2023-0010 & DART 21T-23002C  
Candevcon File No.: W22002**

**Owner: 2868577 Ontario Inc  
4510 Eastgate Parkway  
Mississauga, Ontario  
L4W 3W6  
[manny@groupeastwest.com](mailto:manny@groupeastwest.com)**

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Dear Alex,

On behalf of 2868577 Ontario Inc, we are re-submitting the enclosed materials in support of an application to amend the Zoning By-law and for Draft Plan of Subdivision approval. The DART comments were provided by the Town on January 22, 2024.

Proposal

The application proposes a development on the subject lands to facilitate 13 single detached lots, a stormwater management pond and a new road. A single local road is planned to provide access from Kauffman Road and form a cul-du-sac. This will provide one access point to the subdivision and connect the existing street to provide a convenient connection for new and current residents. The proposed residential uses consist of 13 single detached dwellings that are situated on 18.3 metre frontages (60 feet) with varying lot depths and areas. The size of the lots maintains a consistent built form and density with the other subdivisions in Inglewood to contribute a sustainable housing stock to the community. The houses are planned to be custom designed with different features that integrate seamlessly into the village settlement area.

With regards to the subject site, we are submitting the following items in support of the development application::



1. Digital copy of the Draft Plan of Subdivision (PL-1), prepared by Candevcon Group Inc., dated February 7, 2024,
2. Digital copy of the Comment Response Table;
3. Digital copy of the Planning Justification Report, prepared by Candevcon Group Inc., dated July 3, 2023, revised February 20, 2024;
4. Digital copy of the Zoning By-law Amendment;
5. Digital copy of the Functional Servicing Report (includes the Storm Water Management Report, Site Servicing Plan, Grading Plan), prepared by Candevcon Limited, dated May 2024; The Stormwater Management calculations and details are located in Section 5 of the Functional Servicing Report;
6. Digital copy of the Urban Design and Cultural Heritage Brief, prepared by MBTW, dated March 2024;
7. Digital copy of the Stage 2 Archaeological Assessment, prepared by AMICK, dated January 2024;
8. Digital copy of the Landscape Plans, cost estimate and letter of conformance prepared by MSLA, dated March 2024;
9. Digital copy of the Geotechnical Investigation, prepared by Soil Engineers Ltd, dated March 2024;
10. Digital copy of the Hydrogeological Assessment, prepared by Soil Engineers Ltd, dated April 9, 2024;
11. Digital copy of the Grading and Servicing Plans (G-1 & S-1);
12. Digital copy of the Green Development Standards Brief;
13. Digital copy of the Erosion and Sediment Control Plan (ESC-1), dated August 15, 2023 and revised May 7, 2024;
14. Digital copy of the Traffic Impact Brief, prepared by Candevcon, Dated July 31, 2024;
15. Digital copy of the Phase One Environmental Site Assessment, prepared by Soil Engineers, dated March 16, 2023;

Kind Regards,

**CANDEVCON GROUP INC.**



Steven Giankoulas,  
Project Planner

cc. Manoj Sharma  
Maria Jones

