

August 22, 2024

GSAI File: 554 – 002

Ms. Tanjot Bal
Senior Planner
Planning Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

RE: Draft Plan of Subdivision & Zoning By-law Amendment – 4th Submission
Suzanne Wilson
10249 Hunsden Sideroad, Town of Caledon
Town File Nos. 21T-22 04; RZ 2022 – 0007

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Suzanne Wilson (the 'Owner') of the lands municipally known as 10249 Hunsden Sideroad, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner and further to our initial submission in June 2022, second submission in December 2023 and third submission in April 2024, we are pleased to provide this fourth submission to facilitate an estate residential development.

In support of this resubmission, please find enclosed the following:

- A copy of the Detailed Revisions List (Comment Matrix), prepared by GSAI, dated August 2024;
- A copy of the revised Draft Plan of Subdivision, prepared by Mackitecture Inc., dated August 14, 2024;
- A copy of the revised Draft Zoning By-law Amendment, including a revised draft Schedule A and Schedule B, prepared by GSAI and Mackitecture Inc.;
- A copy of the Interim Hydrogeological Assessment, prepared by C.F. Crozier and Associates ('Crozier'), dated May 2024;
- A copy of the revised Functional Servicing Report, prepared by Crozier dated August 2024; and,
- A copy of the revised Civil Plans, prepared by Crozier, dated August 21, 2024, including:
 - Preliminary Erosion and Sediment Control Plan (Drawing C101);
 - Preliminary Site Grading & Servicing Plan (Drawing C102);
 - Sections and Details (Drawing C103);
 - Preliminary Site Road & Bio-Swale Profiles (Drawing C104);
 - Pre-Development Drainage Plan (Figure 1);
 - Post-Development Drainage Plan (Figure 2).

In addition to the above-noted materials, we highlight that the required re-circulation fee has been provided under separate cover.

PURPOSE OF APPLICATION

This Application is to facilitate partial development of the Subject Lands for a high-quality, estate residential development. Specifically, the Site's northeast quadrant is to be developed for a 13 lot estate subdivision, while the existing detached dwelling in the northwest quadrant is to be retained, and the on-site natural features are to be retained. Access to the new estate lots is to be provided via a new public road network, extending southerly from Hunsden Sideroad and easterly from the adjacent estate development. In response



to Town, Regional and Agency comments, minor modifications to the proposal have been made. A summary of these revisions is as follows:

- The extent of grading occurring outside of the delineated Structural Envelopes has been refined;
- The extent of cut/fill has been refined; and,
- The size and configuration of the Open Space block to facilitate a servicing connection easterly has been refined, in accordance with direction from Regional and Town Staff.

In addition to the revisions noted above, a Detailed Revisions List (Comment Matrix) has been prepared which details how each Staff and agency comment has been addressed.

We trust the enclosed materials are sufficient for your review and circulation. Please feel free to call if there are any questions. Thank you.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Stephanie Matveeva, MCIP, RPP
Associate