

April 12, 2024

GSAI File: 554 – 002

In Memoriam, Founding Partner:
Glen Schnarr

Ms. Tanjot Bal
Acting Manager, Development
Planning Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

RE: Draft Plan of Subdivision & Zoning By-law Amendment – 3rd 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 and second submission in December 2023, we are pleased to provide this third 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 April 2024;
- A copy of the revised Draft Plan of Subdivision, prepared by Mackitecture Inc., dated March 11, 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 revised Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated April 2024;
- A copy of the revised Scoped Environmental Impact Study prepared by GEI Consultants Ltd., dated April 2024;
- A copy of the revised Arborist Report, prepared by Baker Turner Inc., dated April 3, 2024;
- A copy of the revised Tree Inventory and Preservation Plan (Drawing TS.1), prepared by Baker Turner, dated April 3, 2024;
- A copy of the Tree Protection Plan Details (Drawing TS.2), prepared by Baker Turner, dated April 3, 2024;
- A copy of the revised Landscape Plan and Details (Drawing L1), prepared by Baker Turner Inc., dated April 3, 2024; and,
- A copy of the revised Civil Plans, prepared by Crozier, dated April 5, 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).



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 occurring along the proposed roadways has been refined;
- An Open Space block has been provided along the western edge of Lot 6 to enable access to the southerly Natural Heritage System (NHS) block; and,
- The proposed size of the Structural Envelope on Block 14 has been refined and reduced.

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