



64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

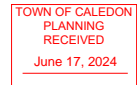
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June 17, 2024



Town of Caledon
Development Review Services Department
6311 Old Church Road
Caledon, Ontario, L7C 1J6

Attention: Aleah Clarke, MHBC on behalf of the Development Review Services Department

**Re: 3rd Official Plan Amendment, Zoning By-law Amendment, and Site Plan Submission
Giuseppe Scenna and Albion-Vaughan (12148) Inc.
12148 Albion-Vaughan Road
Town Files: POPA 2021-0001, RZ 2021-0003, and SPA 2021-0004
Region of Peel Files: OZ-21-001C and SP-21-004C**

Dear Ms. Clarke,

On behalf of our client, Giuseppe Scenna and Albion-Vaughan (12148) Inc. ("**Owner**"), KLM Planning Partners Inc. ("**KLM**") is pleased to submit the enclosed material in connection with the third submission of the above noted applications for Official Plan Amendment ("**OPA**"), Zoning By-law Amendment ("**ZBA**"), and Site Plan ("**SPA**") Submissions for the lands known municipality as 12148 Albion Vaughan Road ("**the Subject Lands**"), in the Town of Caledon ("**Town**"), Region of Peel ("**Region**").

The application was originally submitted to the Town of Caledon on January 27, 2021, and was resubmitted on May 1, 2023, for the 2nd submission. Since that time, KLM and the rest of the consulting team have been working diligently to address all comments received from commenting departments and agencies as part of the 2nd circulation.

In accordance with comments provided on our second submission noted above, please the following plans and reports are being submitted to the Town for circulation and review:

00. Cover Letter, prepared by KLM Planning Partners Inc., revision #3, dated June 17, 2024;
01. Comment Response Matrix (Addressing Town and External Public Agencies), prepared by All Consultants, revision #0, dated June 14, 2024;
02. Draft Zoning By-law Amendment (PDF and Microsoft Word) and Schedule (PDF and CAD), prepared by KLM Planning Partners Inc., revision #3, dated June 14, 2024;
03. Draft Official Plan Amendment (PDF and Microsoft Word) and Schedule (PDF and CAD), prepared by KLM Planning Partners Inc., revision #3, dated April 17, 2024;
04. Planning Justification Report, prepared by KLM Planning Partners Inc., revision #3, dated June 17, 2024;
05. Architectural Package, prepared by FCA Architects, revision #3, dated May 8, 2024, including:
 - a. Site Plan.
 - b. Interior Floor Plans.
 - c. Parking Level Plans.
 - d. Sun Shadow Study.

- e. Elevations.
 - f. Building Sections.
06. Functional Servicing and Stormwater Management Report, prepared by Masongsong Associates Engineering Limited, revision #3, dated March, 2024;
 07. Engineering Plans, prepared by Masongsong Associates Engineering Limited, revision #3, dated March 30, 2024, including;
 - a. Grading Plan;
 - b. Servicing Plan;
 - c. Details;
 - d. Erosion and Sediment Control Plan;
 08. Engineering Cost Estimate, prepared by Masongsong Associates Engineering Limited, revision #3, dated April 8, 2024;
 09. Highway 50 Driveway Removal Cost Estimate, prepared by Masongsong Associates Engineering Limited, revision #3, dated April 12, 2024;
 10. Landscape Master Plan, Pedestrian and Trail Link Plan and Landscape Notes and Details , prepared by Martin Smith Landscape Architects, revision #3, dated June 13, 2024;
 11. Landscape Cost Estimate, prepared by Martin Smith Landscape Architects, revision #3, dated June 13, 2024;
 12. Irrigation Estimate, , prepared by Martin Smith Landscape Architects, revision #3, dated March 19, 2024;
 13. Lighting Photometric Plan, prepared by Tristar Engineering, revision #3, dated April 22, 2024;
 14. Lighting Fixture Specifications, prepared by Tristar Engineering, revision #3, dated April 22, 2024;
 15. Traffic Impact Study and Parking Study by Paradigm Transportation, revision #3, dated April, 2024;
 16. Hydrogeological Investigation, prepared by Palmer Environmental, revision #3, dated June 10, 2024;
 17. Arborist Report and Tree Preservation Plan, prepared by Palmer Environmental, revision #3, dated June 10, 2024;
 18. TRCA Setback Letter, prepared by Palmer Environmental, revision #0, dated March 2, 2022.
 19. Confirmation of 10 metre setback, prepared by the Toronto and Region Conservation Authority, revision #0, dated March 11, 2022;
 20. Plan of Survey 76-2-16, prepared by David B. Searles Surveying Ltd., revision #0, dated February 16, 2024;
 21. Part Summary, prepared by David B. Searles Surveying Ltd., revision #0, dated February 16, 2024;
 22. Letter of Acknowledgement re Garage Roof Slab Design, prepared by LMS Engineering Inc., revision #0, dated December 18, 2023, and;
 23. List of Submission Materials, prepared by KLM Planning Partners Inc., revision #0, dated June 17, 2024.

Please note that all comments addressed by the Engineer (Masongsong) and Landscape Architect (MSLA) are contained within the comment matrix, and separate response memos have not been included in this submission package.

We anticipate that this submission effectively addresses all outstanding issues related to the Official Plan and Zoning By-law Amendment Applications. Accordingly, we hope that the OPA and ZBA Applications can proceed to Council, with all subsequent revisions being made through a fourth and final Site Plan Submission in the coming months.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. If you have any questions, or require any additional materials or clarification, please feel free to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink that reads "Alyssa Woods". The signature is written in a cursive style with a large initial "A" and a long, sweeping underline.

Alyssa Woods MScPI
Intermediate Planner II

- cc. Grant Uyeyama, KLM Planning Partners Inc.
- Billy Tung, KLM Planning Partners Inc.
- Client Team, Giuseppe Scenna and Albion-Vaughan (12148) Inc.