

Partners:

**Glen Broll**, MCIP, RPP

**Colin Chung**, MCIP, RPP

**Jim Levac**, MCIP, RPP

**Jason Afonso**, MCIP, RPP

**Karen Bennett**, MCIP, RPP

*In Memoriam, Founding Partner:*

**Glen Schnarr**

November 30, 2023

GSAI File: 792-023

Business, Planning and Development  
The Corporation of the Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

**Attention:** Tanjot Bal  
Senior Planner

**Re: Application for Official Plan Amendment, Zoning By-law Amendment  
and Draft Plan of Subdivision 3<sup>rd</sup> Submission  
Argo Summer Valley Limited  
12211, 12213 and 12231 Hurontario Street, Town of Caledon  
Town File No.: POPA 2022-0005, RZ 2022-0008, 21T-22005C**

Dear Ms. Bal,

Glen Schnarr & Associates Inc. (“GSAI”) are the planning consultants for Argo Summer Valley Ltd., owners of the subject lands noted above. We are pleased to re-submit the enclosed application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for your review. The re-submission has been prepared concurrently with the adjacent development proposal in the City of Brampton municipally known as 12197 Hurontario Street. The planning application for the lands located in Brampton have been provided to the City under a separate cover.

This resubmission addresses the comments received from the Town and commenting agencies which have been reviewed and discussed with staff. The comments received from staff and the approval agencies have been provided in the enclosed comment matrix herein. The applicant has had several discussions with staff in an effort to satisfy all of the outstanding issues and looks forward to receiving the draft plan conditions for review.

Following discussions with planning staff and the applicant regarding the 17.0 metre review, comments were provided to the applicant on November 1, 2023. Responses to these comments will be provided under a separate cover.

Argo Summer Valley Ltd. is generally maintaining the proposed draft plan of subdivision configuration as per the previous submission with minor revisions including the internal road radii.

The Town of Caledon has confirmed that the supporting application items may also capture the adjoining development proposed in the City of Brampton. In support of the application, we have enclosed the following revised/updated items in digital format:

- Draft Zoning By-law Amendment as prepared by Glen Schnarr & Associates Inc.;
- Draft Zoning By-law Amendment Schedule as prepared by Glen Schnarr & Associates Inc.;
- Draft Plan of Subdivision as prepared by Glen Schnarr & Associates Inc., dated November 16, 2023;
- Composite Plan as prepared by Glen Schnarr & Associates Inc., dated November 16, 2023;
- Parking and Pedestrian Plan as prepared by Glen Schnarr & Associates Inc., dated November 28, 2023;
- Housing Assessment as prepared by Glen Schnarr & Associates Inc., dated November 30, 2023;
- Cross Section as prepared by Gerrard Design, dated November 21, 2023;
- Conceptual First Floor Plan as prepared by Q4A Architects, dated October 10, 2023;
- Corner Lot Analysis as prepared by Q4A Architects, dated November 2023;
- Functional Servicing Report as prepared by RJ Burnside, dated November 23, 2023;
- Urban Design Brief as prepared by NAK Design, dated November 24, 2023;
- Landscape Plan as prepared by NAK Design, dated November 23, 2023;
- Landscape Cost Estimate as prepared by NAK Design, dated November 20, 2023;
- Noise Feasibility Study as prepared by Valcoustics Canada Ltd., dated November 23, 2023;
- Record of Site Condition, dated July 18, 2022;
- Record of Site Condition Acknowledgement Letter, dated July 18, 2022;
- Modified Generic Risk Assessment as prepared by EXP, dated February 14, 2022;
- Risk Assessment Acceptance Letter, dated March 16, 2022;
- Certificate of Property Use, dated March 16, 2022;
- Hydrogeological Report as prepared EXP, dated November 22, 2023;
- Geotechnical Report as prepared by EXP, dated October 20, 2023;
- Traffic Memorandum as prepared by BA Group, dated November 20 2023;
- Synchro Files as prepared by BA Group;
- Traffic Engineering Drawings as prepared by BA Group, dated November 20, 2023;
- Pavement Marking & Signage Plan as prepared by BA Group, dated November 20, 2023;
- Stopping Sight Distance Assessment at Street Elbows as prepared by BA Group, dated November 17, 2023;
- Mayfield West Phase Two Transit Plan as prepared by Paradigm Transportation;
- Arborist Report as prepared by LGL Ltd., dated November 2023;
- Financial Impact Study as prepared by urbanMetrics, dated November 17, 2023;
- Topographic Survey as prepared by R-PE Surveying Ltd., dated September 14, 2023;
- Comment matrix as prepared by Glen Schnarr & Associates Inc., dated November 28, 2023.

We trust this satisfies the resubmission satisfied the remaining Town comments. We look forward to your review and circulation of the submission and to move forward toward Draft Plan Approval. Please do not hesitate to contact us if you require anything further or wish to clarify anything contained in this application.

Respectfully submitted,

**GLEN SCHNARR & ASSOCIATES INC.**



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**Sebastian Alzamora, MCIP, RPP**  
Planner  
Encl.

c. A. Datt, Argo Summer Valley Ltd.