



March 7, 2018

Refer To File: 1136-001

Town of Caledon  
Planning and Development Department  
6311 Old Church Road, Box 1000  
Caledon East, Ontario  
L0N 1E0

Attention: Mr. Rob Hughes  
Manager of Development (West), Planning and Development Department

Mr. Brandon Ward  
Planning and Development Department

Niagara Escarpment Commission  
232 Guelph Street  
Georgetown, ON  
L7G 4B1

Attention: Nancy Mott  
Senior Strategic Advisor

**Re: The Manors of Belfountain Corp.**  
**Resubmission of Rural Estate Residential Plan of Subdivision**  
**Town File: 21T-91015C**  
**New Development Permit Application**  
**Part of Lot 9 Concession 5, WHS (CAL)**  
**Hamlet of Belfountain**  
**Town of Caledon, Region of Peel**

We are the planning consultants representing The Manors of Belfountain Corp., the owners of 70.28 ha (173.67 acres) of land located on the west side of Mississauga Road, south of Old Main Street in the Hamlet of Belfountain. The subject property is legally described as Part of Lot 9, Concession 5, WHS, (CAL). This package represents a resubmission of the 1991 Draft Plan of Subdivision 21T-91015C and a new NEC Development Permit application to facilitate development of the subject lands for a rural estate residential subdivision in accordance with the Niagara Escarpment Plan and the Town of Caledon Official Plan.



## GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

There have been several iterations of the Draft Plan over the years in response to formal and informal comments the Town and agencies. A copy of the latest Draft Plan of Subdivision (dated December 5, 2017) is enclosed with this submission.

The lands surrounding the subject property consist of the Hamlet of Belfountain and related low density residential uses to the north, woodlot and Mississauga Road and some hamlet residential to the east, agricultural uses to the south and rural residential, Shaws Creek Road and agricultural to the west. Access to the subject property is proposed from two new road accesses off of Shaws Creek Road.

The Draft Plan of Subdivision 21T-91015C and related Development Permit Application relate to development of approximately 70.28 ha (173.67 acres) of land located within the Hamlet of Belfountain for 67 estate residential lots on private services. Further, the Plan of Subdivision proposes 18.92 ha (46.75 ac) of open space to be protected, and parkland consisting of 2.6 ha (6.42 acres).

The development has been assessed by a competent team of consultants and a number of supporting technical studies and plans have been completed. In support of this submission, please find enclosed the following materials and reports (which have been packaged up pursuant to the Town's Material Distribution Chart):

- A cheque in the amount of \$5,300.00 payable to the "Town of Caledon" in payment of their Draft Plan of Subdivision resubmission/recirculation fee;
- A cheque in the amount of \$375.00 payable to the "Town of Caledon" in payment of their NEC Development Permit Review Fee;
- A cheque in the amount of \$20,000.00 payable to the "Region of Peel" in payment of the Region's Plan of Subdivision Review Fee<sup>1</sup>;
- A cheque in the amount of \$126,000.00 payable to "Credit Valley Conservation" in payment of their Draft Plan of Subdivision Review Fee<sup>1</sup>;
- Draft Plan of Subdivision Application Form, completed and signed by owner;
- NEC Development Permit Application Form, completed and signed by owner;
- Pre-consultation (DART) Checklist from September 2017;
- Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc. (December 5, 2017);
- Planning Justification and Rationale Report (Glen Schnarr & Associates Inc., March 2018);
- Stage 1-2 Archaeological Assessment (ASI, January 2018);
- Phase 1 Environmental Site Assessment (exp Services Inc., 2014 revised November 15, 2017);

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<sup>1</sup> Submitted under protest. See below paragraph.





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- Geotechnical Investigation and Slope Stability Report (exp Services Inc., 2014 revised November 16, 2017);
- Hydrogeological Investigation Report (Cole Engineering Group Ltd., March, 2018);
- Functional Servicing Report (Cole Engineering Group Ltd., March 2018);
- Scoped Environmental Impact Study (Savanta Inc., March 2018)
- Transportation Impact Study (NextTrans Consulting Engineers, Jan., 2018);
- Noise Impact Study (Swallow Acoustic Consultants Ltd., December 2017);
- Urban Design and Architectural Design Guidelines (Weston Consulting, Baker Turner inc., and Architecture Unfolded, February 2018)
- Cultural Heritage Resource Assessment (ASI, 2018)
- Night Sky Lighting Memo (RTG, 2018)
- Tree Inventory and Preservation Plan (TR.1) (Baker Turner Inc., February 2018);
- Tree Inventory Report (Baker Turner inc., February 2018); and
- Visual Impact Assessment Report (Baker Turner Inc. 2018).
- Digital copies (USB's) of everything noted above.

It is important to note that this Draft Plan of Subdivision is a recognized resubmission of a 1991 Draft Plan (the last version of which was circulated in 1998). This development has an existing Town file number (21T-91015C). Accordingly, the Town of Caledon has appropriately requested fees related to the 'resubmission fee' amount of \$5,300.00.

Despite this application status, the Region of Peel and Credit Valley Conservation have requested full submission fees (in the amounts of \$20,000 and \$126,000, respectively) as if this were a new development application submission. Our review of the fee schedules for the Region of Peel and Credit Valley Conservation suggests that these fees are not appropriate for a resubmission.

In an effort to ensure this project advances through a full circulation, the requested fees have been submitted with this project; however, these fees have been submitted under protest. We are formally requesting a full review of the Region of Peel and the Credit Valley Conservation fee requests for this resubmission and we look forward to the rationale and justification from the Region of Peel and Credit Valley Conservation to verify (and/or revise) these fee amounts.

We also wish to note that a full set (hard copies) of each report and plan and 4 USB's containing the digital reports and plans will be provided to the BCO (Judy Mabee) later today. We look forward to working with the BCO and community of Belfountain as this development proposal advances.



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Thank you for your acceptance of these applications. If you have any questions or comments with respect to the above or require anything further in order to facilitate the processing of these applications, do not hesitate to contact this office. We look forward to the Town and NEC's circulation and review of these applications. Please do not hesitate to call if there is anything else you require.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Senior Associate

cc: Councillor Shaughnessy (1 USB encl.)