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**THE BIGLIERI GROUP LTD.**

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August 20, 2020

**Town of Caledon**  
Planning Department  
6311 Old Church Road  
Caledon, ON L7C 1J6

**Attention: Stephanie McVittie, Acting Manager, Planning & Development Service**

Dear Ms. McVittie,

**RE: Application for Draft Plan of Subdivision and Zoning By-law Amendment (Third Submission)**  
**21T-18002C & RZ 18-06**  
**Proposed Estate Residential Development**  
**0 Mount Pleasant Road, Part Lot 27, Concession 8 (Albion)**  
**TBG Project No. 17445**

The Biglieri Group Ltd. has been retained by Tropical Land Developments Ltd. to prepare and submit planning applications for an 8-lot estate residential development on the lands located at 0 Mount Pleasant Road (Part Lot 27, Concession 8, Albion) in the Town of Caledon ("Subject Site"). Zoning By-law Amendment and Draft Plan of Subdivision applications for the Subject Site were submitted in July 2018. A second submission to address the first round of comments was submitted in October 2019. A virtual meeting with Town staff to review the second round of comments was held on July 11, 2020.

The Biglieri Group Ltd. and consulting team have prepared updated submission materials to address the second round of comments. The draft plan of subdivision has not been revised, save for a minor edit in the title block. Changes to the site plan and engineering plans were made to address various comments from planning, zoning and engineering staff. The Planning Rationale Report, draft Zoning By-law Amendment, Urban Design Brief and Functional Servicing Report have also been revised to address staff comments.

An updated "Comment Response Tracker" has been prepared outlining the revisions and how all the comments have been addressed. A response letter to NVCA's comments has been prepared by Sirati & Partners and is also enclosed. A copy of Sirati's Nitrate Impact Assessment is attached to the letter.

#### **SUPPORTING DOCUMENTS**

In support of the proposed development, please find enclosed the following:

- Second Submission Comment Response Tracker dated August 19, 2020;
- Draft Plan of Subdivision prepared by The Biglieri Group Ltd. revised June 12, 2019;
- Planning Rationale Report prepared by The Biglieri Group Ltd. revised August 2020;
- Urban Design Brief prepared by The Biglieri Group Ltd. revised August 2020;
- Functional Servicing Report prepared by Valdor Engineering Inc. revised August 2020;

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**PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN**

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- Preliminary Grading Plans 1 and 2 prepared by Valdor Engineering Inc. revised August 7, 2020;
- Preliminary Servicing Plan prepared by Valdor Engineering Inc. revised August 7, 2020;
- Preliminary Plan and Profile prepared by Valdor Engineering Inc. revised August 7, 2020;
- Preliminary Erosion and Sediment Control Plan prepared by Valdor Engineering Inc. revised August 7, 2020;
- Preliminary Cross-Section Plan prepared by Valdor Engineering Inc. revised August 7, 2020;
- Preliminary Storm Drainage Plan – Pre-Development prepared by Valdor Engineering Inc. revised August 7, 2020;
- Preliminary Storm Drainage Plan – Post-Development prepared by Valdor Engineering Inc. revised August 7, 2020;
- Site Plan prepared by MMH Architects Inc. revised July 8, 2020;
- Sample Building Elevations (for building height compliance) prepared by MMH Architects Inc. dated August 13, 2020;
- NVCA comment response letter prepared by Sirati & Partners dated August 19, 2020;
- Revised Draft Zoning By-law Amendment and Zoning Matrix prepared by The Biglieri Group Ltd.;
- Digital CAD file of the Draft Zoning By-law Schedule; and,
- Digital CAD file of the Draft Structural Envelopes.

We want to thank staff for their time to review these materials in support of the proposed estate residential development. We believe all comments have been appropriately addressed and look forward to reviewing the draft plan of subdivision approval conditions. We respectfully request the rezoning application be added to the Committee of the Whole – Planning and Development agenda for approval.

We trust you will find all in order, however if you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Respectfully,  
THE BIGLIERI GROUP LTD.



Mark Jacobs, MCIP, RPP  
Planner

Cc: Tropical Land Developments Ltd.