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TOWN OF CALEDON
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Aug 29, 2025

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August 29, 2025

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

Attention: **Carmine Caruso, MCIP, RPP, Manager, Development**

Re: **2nd Submission (Scoped) - Draft Plan of Subdivision**
Global Properties Inc., Global Properties (1) Inc., Global Properties (2) Inc.
c/o Solmar Development Inc. (Wildfield Village)
Lots 1 to 5, Concession 3 (Geographic Township of Albion)
12561 & 12735 Centreville Creek Road and 12706 & 12494 The Gore Road
Town of Caledon, Region of Peel

Dear Mr. Caruso,

On behalf of our clients, Global Properties Inc., Global Properties (1) Inc. and Global Properties (2) Inc. c/o Solmar Development Inc., Owners of the lands municipally known as 12561 Centre Creek Road, 12735 Centre Creek Road, 12706 The Gore Road and 12494 The Gore Road , we are pleased to submit a scoped 2nd Submission for a Draft Plan of Subdivision Application for the above noted subject lands, which are bounded by The Gore Road, Centreville Creek Road, Mayfield Road and Healey Road in the Town of Caledon, Region of Peel (the "**Subject Lands**").

The Subject Lands are currently designated as 'Prime Agricultural Area' within the Town of Caledon Official Plan. The adopted but not yet Provincially approved Town of Caledon Official Plan designates the lands as 'New Community Area', which will allow for the development of the Subject Lands. The recently approved Wildfield Secondary Plan designates the Subject Lands as 'Neighbourhood Area'.

The lands subject to the application consist of four (4) separate parts, being comprised of Global Properties Inc., Global Properties (1) Inc. and Global Properties (2) Inc. c/o Solmar developments that have frontages along Centreville Creek Road and The Gore Road. The four (4) separate parts have a total area of approximately 156.8 hectares which consist of 12561 Centre Creek Road being 37.67 ha, 12735 Centre Creek Road being 39.69 ha, 12706 The Gore Road being 39.57 ha, and 12494 The Gore Road being 39.88 ha. The proposed development will facilitate the draft plan of subdivision to create 277 blocks, which will include single detached dwelling units, dual purpose dwelling units, semi-detached dwelling units, street townhouses, one (1) neighbourhood park block, two (2) community park blocks, one (1) secondary school block, two (2) elementary school blocks, one (1) wetland relocation block, two (2) stormwater management blocks, one (1) hydro distribution station block, two (2) walkway blocks, three (3) servicing access blocks, four (4) arterial, three (3) road widening blocks and five (5) 0.3m reserve blocks.

In keeping with the submission requirements, we are pleased to include the following materials for your review and consideration:

1. A Cover Letter, prepared by KLM Planning Partners Inc., dated August 29, 2025;
2. Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated August 21, 2025;
3. Environmental Impact Study, prepared by GEI Consultants, dated August 29 2025;
4. Functional Servicing & Stormwater Management Report, prepared by DSEL, dated August 29 2025;
5. Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 28 2025;
6. Digital File (Digital CAD file, georef UTM) NADTM, as per Caledon Standards, dated August 21 2025.

We trust that the above materials are in order and would facilitate staff to proceed to a recommendation report for the applications. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.

Alyssa Woods
Senior Planner

Jaclyn Cook
Intermediate Planner

cc. Keith MacKinnon, KLM Planning Partners Inc.
Luis Correia c/o Global Properties Inc.
Sandra DeMaria, MCIP, RPP c/o Town of Caledon