

May 3, 2021

Submitted Digitally/Courier

Mr. John McMulkin, MCIP, RPP
Planner - Development Review
Planning & Sustainability Department
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON
L7G 5G

Dear Mr. McMulkin:

**Re: Revised Submission
Amendment to the Zoning By-law 2010-0050 &
Draft Plan of Subdivision
2147925 Ontario Inc. (Eden Oak)
McMaster Street and Meagan Drive
Town of Halton Hills (Glen Williams)
Our File: 2019/10
Town of Halton Hills File Nos: D12SUB09.001 and D14ZBA09.006**

On behalf of 2147925 Ontario Inc. (Eden Oak), we are pleased to enclose a revised submission for the above-noted applications. The revised submission is in response to the circulation comments contained in the Town's letter dated April 30, 2020; the comments received from R. J. Burnside & Associates Limited dated March 23, 2020; comments from the Region of Halton dated April 6, 2020; and Credit Valley Conservation correspondence dated January 16, 2020 and April 16, 2020.

Included with the submission is a detailed response matrix to the circulation comments along with updated studies/reports and letters. The following materials are provided in a digital format:

- Final Circulation Response Matrix dated April 2021.
- Completed Low Rise Residential Green Standards Checklist.
- Revised Letter of Reliance addressed to the Region of Halton dated November 14, 2019.
- Hydrogeological Assessment prepared by Terraprobe Inc. revised March 29, 2021.
- Groundwater Seepage Assessment – Proposed Sanitary Outfall prepared by Terraprobe Inc. dated March 29, 2021.
- Architectural Design Guidelines prepared by WAI revised April 2021.
- Urban Design Guidelines prepared by MBTW/WAI revised April 2021.

- Revised Functional Servicing Report prepared by Condeland Engineering Ltd., revised March 2021.
- Detailed Engineering Drawings prepared by Condeland Engineering Ltd. revised March 24, 2021.
- Geotechnical Investigation Report - Proposed Development prepared by Sirati & Partners Consultants Limited dated March 30, 2021.
- Geotechnical Investigation Report - Proposed Sanitary Sewer prepared by Sirati & Partners Consultants Limited dated March 30, 2021.
- One (1) USB of all submission materials.

We have also included one (1) hard copy of the Circulation Response Matrix plus two (2) hard copies of all plans, reports and studies.

Further discussions will be required with respect to the hamlet buffer, trail connection and draft Zoning By-law.

Please contact me immediately if you require anything further for your review of the revised submission.

Yours truly,

WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

copy: 2147925 Ontario Inc. (Eden Oak)
Consultants/Solicitor