



LIST OF APPLICATION MATERIALS

Prepared: March 1, 2022
Lead Planner: Sean Kenney,
Senior Planner, Development and Design

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Condominium (Standard) Applications
13656 Emil Kolb Parkway
Part of Lot 9, Con 5 (ALB), Part 2 on Plan 43R-10166
File Numbers: POPA 2021-0011, RZ 2021-0015, and 21CDM-21004C
Related File: SPA 2021-0077

The following materials, available on the Town's website, were submitted in support of the proposed Official Plan Amendment, Zoning By-law Amendment, Site Plan and Draft Plan of Condominium (Standard) Applications:

- Cover Letter, prepared by Humphries Planning Group Inc. dated December 22, 2021
- Pre-Consultation (DART) Meeting Form
- Cover Sheet – OBC Matrix and Zoning Matrix (A0), prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Site Plan (A1 & A1a), prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Floor Plans (A2 – A5), prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Roof Plan (A6), prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Elevation Drawings (A7 & A8), prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Coloured Elevations (A9 & A10), prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Waste Management Plan, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Engineering Letter of Conformance, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Functional Servicing Report, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Stormwater Report, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Includes Pre-Development Drainage Plan (D1), Post-Development Drainage Plan (D2), Post-Development Tributary Plan (D3)
- Site Grading Plan (SW1), prepared by Functional Servicing Report, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Site Grading Plan (SW2), prepared by Functional Servicing Report, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Erosion and Sediment Plan and General Notes (SW3 & SW4), prepared by Functional Servicing Report, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021

- General Notes (SW4), prepared by Functional Servicing Report, prepared by Soscia Architects and Engineers Inc, dated August 23, 2021
- Hydrogeological Assessment Report, prepared by HCS, dated September 7, 2021
- Geotechnical Report, prepared by HCS, dated June 29, 2021.
- Landscape Plans (L1 & L2), prepared by John A Russo Landscape Architecture, dated August 23rd, 2021
- Landscape Cost Estimate and Letter of Compliance, prepared by John A Russo Landscape Architecture, dated August 23rd, 2021
- Planning Justification Report, prepared by Humphries Planning Group Inc., dated October 2021
- Included Comprehensive urban Design Brief and Zoning Matrix
- Draft Official Plan Amendment, prepared by Humphries Planning Group Inc., dated October 2021
- Draft Zoning By-law Amendment, prepared by Humphries Planning Group Inc., dated October 2021
- Traffic Impact and Parking Study, prepared by Nextrans Consulting, dated August 18, 2021
- Survey Plan, Reference Plan & Topographical, prepared by Young and Young Surveying, dated June 3, 2016, August 31, 2021 and April 18, 2007
- Archeological Resource Assessment & Ministry Clearance Letter, prepared by Irvin Heritage Inc., dated December 17, 2002 & May 7, 2021
- Preliminary Noise Report, prepared by Jade Acoustics, September 1, 2021
- Phase 1 Environmental Site Assessment, prepared by Peritus Environmental Consultants Inc., dated September 7, 2021
- Tree Inventory and Arborist Report, prepared by The Urban Arborist Inc., dated February 26, 2021.
- Region of Peel Healthy Development Assessment, completed by Humphries Planning Group Inc., dated October 2021