

**From:** Agenda  
**Subject:** FW: Notice of Application - 13656 Emil Kolb Parkway

March 3, 2022

Attention: Ms. Carey Herd  
Clerk of the Town of Caledon

Re: Notice of Application:

Humphries Planning Group on behalf Harvestone Centre Inc.  
13656 Emil Kolb Parkway, Bolton, Town of Caledon.  
File No. POPA 2021-0011, RZ 2021-0015, SPA 2021-0077,  
21CDM-21004C. Draft Plan of Condominium (Standard) and Site Plan.

Dear Ms. Herd,

My name is Frank Di Cosola and I have been asked to represent my in-laws who are located at 13668 Emil Kolb Parkway, the property located immediately to the North, adjacent to the applicant's property at 13656 Emil Kolb Parkway.

Upon the notification of the new development application located on 13656 Emil Kolb Parkway noted above. We would like to ensure that we follow the instructions outlined in the Public Notice. This outlined the requirement of "written submissions is directed to the Clerk of the Town of Caledon prior to any approval or refusal is authorized". This is in the event, if we are not able to make oral submissions at a public meeting and if we still wish to extend our objections to the Ontario Land Tribunal.

Herein, we would like to directly identify the inclusion of a reciprocal easement that is not present in the said application, including our objections to other elements of this application. In reviewing the application and appending documents, we have noticed that a reciprocal easement is not included. Therefore, we are requesting that a legally registered reciprocal access easement in favour of 13668 Emil Kolb Pkwy be included in the approval of the application's subject property of 13565 Emil Kolb Pkwy. This request is aligned with the Town of Caledon Official Plan, Policy 7.4.6 - Local Commercial "*Reciprocal access easements between and across the properties contained within the Local Commercial area shall be secured through the Site Plan approval process to ensure that their commercial development functions efficiently as an integrated whole and to ensure that access to Harvest Moon Drive is available to the northerly of the two properties in this location*"

In addition, the following objection should also be noted and include the following:

1. After a thorough review of the application and Planning Justification Report. Currently, we have objections to the current setback and height of the Block-1 stacked townhouses on the north end adjacent to 13668 Emil Kolb Pkwy. The current setback is proposed at 1.5m or 5ft with the building height of 10.33m or 33 ft. We are requesting that the setback be in line with the Block-3 setback at 7.72 m or 24 ft. from our property.

Also, the height of Block 1 and 3 should be reduced to double-stacked townhouses. Triple stacked townhomes as proposed, with balconies further comprises our property's privacy and loss of sunlight, casting larger shadows for a lengthy period of the day.

2. The proposed fence outlined in the Planning Justification Report outlines that the current fence separating both properties should remain as a "farm fence". We are objecting to the fact that the farm fence should remain. We are requesting that the cost of removal and construction of a new privacy

fence be installed and maintained by the applicant. And that the construction of the privacy fence is constructed as follows, an 8ft privacy pre-cast fence with metal posts embedded in concrete piers below the frontline. Furthermore, all costs associated with the maintenance and repairs of the fence remain the applicant's responsibility.

3. The north side of block 3 facing onto 13668 Emil Kolb Pkwy indicates a proposed tree line. We are objecting to the limited trees proposed on this side. We are requesting that additional trees with minimal heights of 12 feet for privacy be placed along the north side of Block-1 and Block-3 of the property line.

We understand that this application is in its preliminary review however, we stress that these objections and inclusions must be addressed before presentation to the Committee of Adjustments and Town Council. We would appreciate updates with respect to these items outlined and, do appreciate your cooperation and efforts on this matter.

Regards,

Frank Di Cosola  
(On behalf of Mr. and Mrs. Macri)