



February 12, 2020

Refer To File: 1045-001

Planning & Infrastructure Services
Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Attention: Brandon Ward, MCIP, RPP
Manager, Planning & Infrastructure Services

**Re: RESUBMISSION: Proposed Residential Draft Plan of Subdivision
Town Files: OPZ 5/10 and S 1/10
Part of Lot 3, Concession 2, W.H.S.
Town of Orangeville, County of Dufferin**

We are the planning consultants representing Brucedale Investments Inc. and Orangeville Highlands Limited, the owners of 17.95 ha (44.36 acres) of land located on the north side of Hansen Boulevard, just west of Highway 10 in the Town of Orangeville. The subject property is legally described as Part of Lot 3, Concession 2, WHS, Town of Orangeville. Applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision were filed in 2010 and are referred to as Files OPZ 5/10 and S 1/10 at the Town of Orangeville.

In response to email comments from Tony Dulisse, CET, Transportation and Development Technologist, Infrastructure Services dated January 27, 2020, we are pleased to be providing a detailed response to satisfy those comments. As well, specifically in response the Transportation and Development comment requesting that the 'kink' in the road on the northern leg of Street 'C' be straightened to better achieve the Town's engineering design criteria, a revised Draft Plan of Subdivision (dated February 7, 2020, prepared by Glen Schnarr & Associates Inc) has been enclosed. The Plan has specifically been revised in the vicinity of Blocks 5, 6, 7 and 11.

Finally, as a result of the Draft Plan revisions related to straightening the road, slight adjustments to the draft implementing ZBL are being prepared as it relates to certain provisions. We will forward the revised Draft Implementing Zoning By-Law by Friday February 14, 2020.



This resubmission provides the following technical responses to the Transportation and Development comments of February 27, 2020:

- 3 full size copies of Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc. (February 7, 2020);
- 3 copies of “Response to 3rd Engineering Submission Comments” (with attachments) prepared by Urbantech (February 10, 2020)
- 3 copies of “Town Comment Response Letter” prepared by Paradigm Transportation Solutions Limited dated February 6, 2020) (as attachment to Urbantech letter); and
- Digital copies of everything noted above.

In the interest of time, we are submitting these engineering related materials in advance of the completed revised draft Implementing Zoning By-Law. The Zoning By-Law will be forwarded under separate cover by Friday.

Please accept these materials in connection with a resubmission of this Application. We look forward to discussing this resubmission with you and responding to any additional comments you may have as we advance this proposal towards approval.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP
Senior Associate

Cc: Tony Dulisse, Orangeville T&D (email)
Carmen N. Jandu
Roberta Harvey