

October 14, 2022

MGP File: 15-2374

Rosanna Punit, Planner
Planning and Development Department
Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

Dear Ms. Punit:

**RE: Third Submission for Applications for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision
File Nos. OPA-2021-02, ZBA-2021-02, SUB-2021-01
162, 306, 370, 434 & 488 St. Johns Sideroad, Aurora, ON
Shining Hill Estates Collection Inc.**

Malone Given Parsons Ltd. are the land use planners and agent for applications regarding the Shining Hill Estates Collection Inc. lands located at 162, 306, 370, 434 & 488 St. Johns Sideroad (the "Subject Lands").

The proposed development has been revised to address comments the consultant team received from the Town, Region, agencies and the public in regard to the above noted development applications.

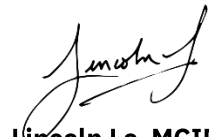
Further to the original submission (March 12, 2021) and second submission (January 11, 2022), enclosed please find the most current submission package to address the comments received. In support of the application, please find:

- Submission cover letter (this letter)
- 2nd Submission Comment Response Matrix
- Revised Draft Plan of Subdivision (November 1, 2021)
 - As a note, the Draft Plan of Subdivision remains unchanged since the previous submission and has been provided for reference
- Revised Draft OPA and ZBA (September 2022)
- Functional Servicing and Stormwater Management Report (Revised September 2022)
- Arborist Report (Revised August 2022)
- Letter Regarding Activities in Wellhead Area (June 2022)
- Updated Water Balance Assessment Letter (dated September 15, 2022)
- Conceptual Landscape Plan (September 2022)
- Functional Internal Traffic Study (September 2022)

We trust that this information is sufficient to address all the comments received and that this can be brought forward to the next available Council meeting. Should you have any questions or concerns, please do not hesitate to contact us.

Yours very truly,

MALONE GIVEN PARSONS LTD.

A handwritten signature in black ink, appearing to read "James F. Malone". The signature is written in a cursive style with a large initial "J".

Lincoln Lo, MCIP, RPP, PLE

Principal

cc *Shining Hill Estates Collection Inc.*