



May 15, 2020

WSP File No. 19M-00294-0

Town of Caledon File No. 21T-19001C, POPA 19-04 & RZ 19-05

Ms. Casey Blakely, MCIP, RPP
Manager of Development - East
Community Services Department
Town of Caledon

Dear Ms. Blakely,

**Subject: 13233 & 13247 Nunnville Road, Caledon
Third Submission - Official Plan Amendment (POPA 19-04), Zoning By-law
Amendment (RZ 19-05) & Draft Plan of Subdivision (21T-19001C)**

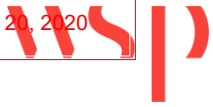
WSP Canada Group Limited (“WSP”) is pleased to submit the third submission of the Official Plan Amendment (POPA 19-04), Zoning By-law Amendment (RZ 19-05) and Draft Plan of Subdivision (21T-19001C) on behalf of Bolton Midtown Developments Inc. (“the Client”), the owner of the lands municipally known as 13233 and 13247 Nunnville Road (herein referred to as the “Subject Site”). The purpose of the applications is to permit the development of 29 single-detached units on a cul-de-sac road. This third submission addresses comments received from Town staff on April 28, 2020.

BACKGROUND

WSP and the Client attended a Pre-Consultation (DART) meeting with the Town of Caledon on May 23, 2019. The first submission of the applications was submitted to the Town of Caledon on August 16, 2019 and deemed complete on August 20, 2019. A second submission, responding to comments received from Town staff on December 9, 2019, was made on February 4, 2020.

Enclosed in this third submission package is a Comment Response Table that includes an itemized list of all comments received on the second submission of the applications. The table includes a detailed response to each comment and an explanation as to how it has been addressed.

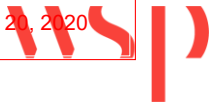
Amendments to the Town of Caledon Official Plan and Zoning By-law 2006-50 have been revised as per the comments from Town staff to include the correct legal description and ensure they are to the satisfaction of Town Planning and Development staff. The revised Official Plan Amendment (OPA) is enclosed and continues to seek to redesignate the subject site from Special Residential to Low Density Residential to permit low density residential uses. The accompanying Zoning By-law Amendment (ZBLA) is enclosed and continues to seek to implement a Residential zone standard (R1-XX) to facilitate the development of single-detached dwellings on lot frontages ranging from 9 metres to 13 metres. The Draft Plan of Subdivision is also enclosed in this re-submission and has been revised to remove the sight triangle dimension which is now reflected on the Conceptual Site Plan.



SUBMISSION MATERIALS

As part of this OPA, ZBLA and Draft Plan of Submission application, please find enclosed in the digital submission the following:

Item (As described by the Town of Caledon)	Note
Pre-Consultation (DART) Meeting Form	Prepared by the Town of Caledon, dated May 23, 2019
Cover Letter explaining the proposal in detail	Prepared by WSP, dated May 15, 2020
Comment Response Table	Prepared by WSP, dated May 15, 2020
Completed Application Forms (Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment)	Prepared by WSP, dated August 7, 2019
Draft Official Plan Amendment and Schedule (in word, PDF and Electronic format in accordance with the Town of Caledon's Digital Submission Standards)	Prepared by WSP, dated May 15, 2020
Draft Zoning By-law Amendment and Schedule (in word, PDF and electronic format in accordance with the Town of Caledon's Digital Submission Standards)	Prepared by WSP, dated May 15, 2020
Draft Plan of Subdivision Plan (in electronic format in accordance with the Town of Caledon Digital Submission Standards)	Prepared by WSP, dated May 12, 2020
Existing grading conditions and contour plan	Please see "C103-Preliminary Site Grading Plan" included in the FSR Amendment, prepared by C.F. Crozier & Associates Inc., dated May 12, 2020.
Fiscal Impact Study (to respond to peer review)	A revised Study, prepared by Altus Group, dated May 7, 2020, has been resubmitted to be Peer Reviewed. This report will be resubmitted, if required, once comments have been received and addressed.
Proposed conceptual grading and servicing plan	Please see "C102-Preliminary Site Servicing Plan" and "C103-Preliminary Site Grading Plan" included in the FSR Amendment, prepared by C.F. Crozier & Associates Inc., dated May 12, 2020.
Pre and post storm drainage plan	This plan was not revised and is not included in this submission. It was included in the second submission as part of the Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated January 2020. As discussed at the Comment Review Meeting on May 7, 2020, this Report does not need to be resubmitted as there are no changes.



Item (As described by the Town of Caledon)	Note
Erosion sediment and control plan	This plan was not revised and is not included in this submission. It was included in the second submission as part of the Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated January 2020. As discussed at the Comment Review Meeting on May 7, 2020, this Report does not need to be resubmitted as there are no changes.
Concept Floor Plans	Prepared by VA3 Design, dated January 14, 2020
Building Elevations	Prepared by VA3 Design, dated January 14, 2020
Functional Servicing Report	Please see FSR Amendment for changes to the C102 and C103 drawings, prepared by C.F. Crozier & Associates Inc., dated May 12, 2020. As discussed at the Comment Review Meeting on May 7, 2020, the FSR Report does not need to be resubmitted as there are no changes.
Housing, Employment, and Community Services Report (to respond to Region of Peel Advisory Comments)	Awaiting response from the Region of Peel with advisory comments. This report will be resubmitted, if required, once comments have been received and addressed.
Hydrogeological Impact Assessment (to respond to peer review)	Awaiting comments from Peer Reviewer. This report will be resubmitted, if required, once comments have been received and addressed.
Noise and Vibration Study (to respond to peer review)	Prepared by HGC Engineering, dated May 11, 2020
Planning Justification Report	Prepared by WSP, dated May 15, 2020
Full Size, Scalable Site Plan showing lot lines, built form and dwelling concept and amenity area	Prepared by WSP, dated May 15, 2020
Storm Water Management Report	This report was not revised and is not included in this submission. It was included in the second submission as part of the Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated January 2020. As discussed at the Comment Review Meeting on May 7, 2020, this Report does not need to be resubmitted as there are no changes.
Survey Plan	Prepared by R-PE Surveying Ltd., dated August 15, 2019
Zoning By-law Data Matrix	Prepared by WSP, dated May 15, 2020
Digital Copy (USB) with all documents scanned (.pdf format unless otherwise stated)	A USB has not been included in this submission as it is a digital submission.



We look forward to working with Town staff in the processing of this application. Should you have any questions, please contact me at (289) 982-4013 or by email at Chad.John-Baptiste@wsp.com

Yours sincerely,

A handwritten signature in black ink that reads "C. B. John-Baptiste". The signature is written in a cursive style.

Chad B. John-Baptiste, MCIP, RPP
Director, Planning – Ontario

cc: Salvatore (Sam) Morra, P.Eng. – Bolton Midtown Developments Inc.

WSP ref.: 19M-00294-00