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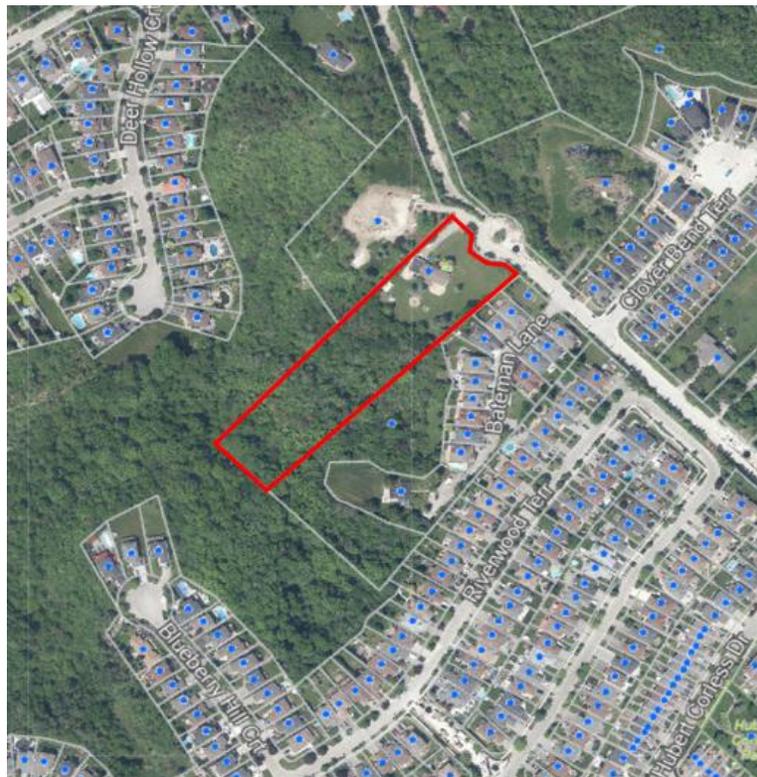
January 13, 2026

Planning and Development Services
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Re: 1st Submission of Zoning By-law Amendment (ZBA) & Draft Plan of Subdivision (SBA)
13286 Nunnville Road
Bolton South Hill, Town of Caledon
Related Town Files: PRE 2024-0038; PRE 2024-0039; and, PRE 2025-0149

Innovative Planning Solutions Inc. (IPS) is the planning consultant for the landowners of 13286 Nunnville Road, in the Town of Caledon (Refer to Figure 1). This letter is prepared as the cover letter for the 1st Submission of the Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (SBA) Applications to facilitate the development twenty-two (22) townhomes fronting onto a common element condominium road.

Figure 1 – Aerial Image of Subject Lands



The Subject Lands are legally described as: PT LT 34 PL ALB4 AS IN RO1112196 SAVE & EXCEPT PT 1 PL 43R28884 CALEDON. S/T EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF CALEDON OVER PT LT 34 PL ALB4 DES PT 2 PL 43R28884 AS IN PR598609.

Framing the Subject Lands

The Subject Lands is located on the west side of Nunnville Road and generally north of Bateman Lane. The following provides key characteristics of the Subject Lands:

- they afford a total site area of ~1.4-heactares (14,100 square metres) and a frontage of ~65.5-metres along the Nunnville Road cul-de-sac;
- they are occupied by a 1-storey residential dwelling and maintain vehicular access to the Nunnville Road cul-de-sac at its northeastern portion;
- they are generally flat with gradual slopping to the front yard and rear yards; and,
- the rear yard is heavily treed and are comprised of valley lands associated with the Humber River Valley system.

The Subject Lands are located along the Nunnville Road cul-de-sac and south of an existing pedestrian walking trail associated with the historic Nunnville Road–Old King Road north–south extension.

Prior to the construction of the Albion Vaughan Road extension to the east in the early 2000s, and before the development of the Bateman Lane and Clover Bend Terrace residential subdivisions, Nunnville Road functioned as the primary north–south connection between Old King Road and Albion Vaughan Road.

Historically, Nunnville Road also provided a direct vehicular connection to Hubert Corless Drive, an east–west local road serving the established low-rise residential community located west of Nunnville Road and southwest of the Subject Lands. This vehicular connection was discontinued in the early 2000s and now functions solely as a pedestrian linkage between Nunnville Road and the adjacent residential neighbourhood to the west.

Today, Nunnville Road functions as a local access street, providing vehicular access to the Subject Lands, 13290 Nunnville Road at its northern terminus via a cul-de-sac, the Bateman Lane and Clover Bend Terrace low-rise residential subdivisions, large-lot residential properties located along the east side of the roadway, and limited access to lands on the west side near the Albion Vaughan Road intersection.

The land uses surrounding the Subject Lands are described below. Refer to 5 of this Report for an overview of the surrounding land uses as described below and within immediate proximity of the Subject Lands.

North:

Immediately to the north are lands municipally known as 13290 Nunnville Road, where an existing single-detached dwelling has recently been demolished to accommodate future low-rise residential infill. Further north of the Subject Lands and at the edge of the Nunnville Road cul-de-sac is a publicly-owned multi-purpose trail connecting the cul-de-sac to the intersection of Nunnville Road and Old King Road.

South:

Abutting the Subject Lands to the south and on the west side of Nunnville Road is a single-detached residential condominium community fronting Bateman Lane. Further south on the west side of Nunnville Road is a low-rise residential subdivision with no vehicular access onto Nunnville Road and access onto Sant Fern Drive and Queensgate Boulevard to Albion Vaughan Road. This subdivision can only be accessed from the west side of Nunnville Drive through pedestrian connections at Riverwood Terrace and Hubert Corless Drive. Additionally, south of the Subject Lands, on the east side of Nunnville Road, is a freehold single-detached residential subdivision fronting Clover Bend Terrace, and large-lots with single-detached dwelling associated with the historical residential development along Nunnville Road.

East:

Directly abutting the Subject Lands to the east is the Nunnville Road cul-de-sac, with an additional low-rise residential lot, municipally known as 13259 Nunnville Road affording frontage and access south of the cul-de-sac. Albion Vaughan Road is approximately 270-metres east of the Subject Lands beyond the above-noted low-rise residential lot and woodland features east of Nunnville Road.

West:

The west side of the Subject Lands and beyond its westerly limits are woodland and valleyland features associated with the Humber River urban river valley system. Further west are low-rise residential subdivisions south of Old King Road and north of Allan Drive, as well as the Highway 50 mixed-use area.

Proposed Development on the Subject Lands

The Proposed Development on the Subject Lands anticipates the construction of twenty-two (22) 3-storey townhomes on four (4) residential blocks fronting onto a common element condominium road planned to be 6- and 7.5-metres wide. The valley lands located at the western portion / rear of the Subject Lands are contemplated to be dedicated to the Town of Caledon as part of the Planning Application process under the *Planning Act*.

The Proposed Development's vehicular and pedestrian access is contemplated off the Nunnville Road cul-de-sac. The common element driveway / laneway is designed as a

hammerhead providing the 22 townhomes access and sufficient vehicular maneuverability for residents, visitors and waste and snow management.

Forty-four (44) residential parking spaces for the 22 townhomes are proposed on the individual driveways and in their respective garages. The required visitor parking spaces are contemplated as on-street parking spaces along Nunnville Road.

The following provides general development parameters associated with the Proposed Development on the Subject Lands:

- A total site area of 1.41-hectares (~14,104 square metres);
- Comprised of eight (8) blocks, four (4) residential blocks, one common element roadblock, one environmental protection block and two (2) road widening blocks;
- A total of twenty-two (22) 6-metre wide townhomes;
- A net density (developable area except the Environmental Protection Block) of ~42.6-units per hectare (UPH); and,
- A total gross floor area (GFA) of 3,587.36 square metres, lot coverage of 46.87%.

The following provides an overview of the individual development blocks comprising the Proposed Development on the Subject Lands.

Block 1

Block 1 is located on the northeast corner of the Subject Lands is planned to be comprised of seven (7) 6-metre wide and 13.5-metre deep townhomes with 11-metre heights that would maintain frontage along the 7.5-metre common element lane. Similar to all of the townhouse units in the Proposed Development, they are configured with inset garages and individual driveways, as well as private front and rear yard areas. Two (2) parking spaces, one on the driveway, and the other in the garage, are proposed for each of the 7 units in Block 1.

The rear yard setback for Block 1 is planned at 7.34-metres, with Units 1 to 6 affording 7.8-metre front yard setbacks. Unit 7 provides a xx-metre front yard setback due to the curvilinear private roadway. The Block's westerly side yard setback is proposed at 1.5-metres and its easterly setback fronting Nunnville Road is 3.34-metres.

Block 1 proposes individual unit GFAs of 158.76 square metres, a total GFA of 1,111.32 square metres and a total lot coverage of 41.37%.

Block 2

Block 2 is located on the northwestern edge of the Subject Lands, abutting the valley lands to the west, 13290 Nunnville Road (approved for townhouse development) to the north, 6-metre lane to the east and Block 3 to the south. This block contemplates the development of five (5)

6-metre wide by 13.5-metre deep townhouse units with private driveways and garages and propose frontage along the 6-metre common element lane.

Block 2 provides a 6-metre front yard, 1.2-metre south side yard setback for Block 3, a northerly side yard setback for ~1.6-metres, and to the west, it provides for dynamic rear yard setbacks to the Top of Bank and Dripline, ranging from ~6.59-metres (Unit 8) to ~11.46-metres (Unit 12), with the most substantial rear yard setback for Block 1 being ~15.26-metres.

The overall GFA proposed for Block 2 is 795-square metres, and of that total GFA, 390-square metres or 36.23% is proposed as lot coverage. Each of the proposed townhouse units are provided private front and rear yard space, with end units (Units 8 and 12) affording sideyard access.

Block 3

Block 3 is proposed as the southwest portion of the Subject Lands, abutting the 6-metre common element lane to the east, valley lands to the west, Block 2 to the north and low-rise, single-detached dwellings, along Bateman Lane to the south. It contemplates the development of four (4) townhomes (Units 13 to 16), with Units 13-14 as 6-metre wide and 13-metre deep townhomes and Units 15-16, 6.5-metre wide and 13-metre deep townhomes. Each of the townhome units in Block 3 are afforded private driveways and garages for vehicular parking, as well as front and rear yard outdoor space. The end units in Block 3 are afforded side yard space. The northern side yard setback is proposed at 1.2-metres abutting Unit 12 in Block 2, southerly side yard setback of ~1.83-metres and a standard front yard setback to the common element lane at 6-metres. The proposed Block 3 rear yards to the valley land features are dynamic with ~2.55-metres at the southwest corner for Unit 16, and 10.84-metres at the north for Unit 13. The overall GFA proposed for Block 3 is 650-square metres, and of that total GFA, 319-square metres or 40.83% is proposed as lot coverage.

Block 4

Block 4 is proposed at the southeast portion of the Subject Lands, abutting the 7.5-metre common element lane to the north, Nunnville Road ROW to the east, existing low-rise condominium community along Bateman Lane to the south and the 6-metre common element lane to the west. It contemplates the development of six (6) 6.5-metre wide and 13.5-metre deep townhomes (Units 17 to 22) with private driveways, garages and front and rear yards (Units 17 and 22 are end units and afford private side yards).

Block 4 proposes 6.01-metre front yards, a 1.5-meter westerly side yard setback and ~6.42-metre easterly side yard setback and rear yard setbacks ranging from ~6.62-metres to 9.24-metres.

The overall GFA proposed for Block 4 is 1,301.04-square metres, and of that total GFA, 507.30-square metres or 44.84% is proposed as lot coverage.

Blocks 5 and 6

Blocks 5 and 6 are proposed as xx metre / 0.007-hectare road widenings along Nunnville Road to accommodate the Proposed Development on the Subject Lands.

Block 7

Block 7 is a 0.003-hectare common element lane/road planned to service the Proposed Development on the Subject Lands.

Block 8

Block 8 is a 0.881-hectare non-developable located at the rear of the Subject Lands, west of Block 2 and 3, and is intended to be dedicated to the Town of Caledon as valleylands during the appropriate time in the planning application process. Its easterly limits are defined by Top of Bank and Dripline features that were staked by the Town of Caledon and the TRCA during a site visit and feature staking exercise alongside the landowners and their consulting team on May 23, 2025.

Submission Materials

The following table outlines the materials submitted with the Subdivision and Rezoning Applications to the Town of Caledon to facilitate Complete Application(s) under the *Planning Act*. These materials and the Planning Applications are submitted digitally to the Town of Caledon.

Submission Document	Author	Date
Arborist Report	Kuntz Forestry Consulting Inc.	December 2025
Architectural Drawing Set	Y Architects	December 2025
Boundary and Topographic Survey	Wahba Surveying	May 2022
Civil Drawing Set	Schaeffers Consulting Engineers	December 2025
Conceptual Landscape Plan	IPS	December 2025
Draft Plan of Subdivision	IPS	December 2025
Draft Zoning By-law Amendment (ZBLA)	IPS	December 2025
Environmental Impact Study (EIS)	Cambium	December 2025
Functional Servicing and Stormwater Management Report	Schaeffers Consulting Engineers	December 2025

Geohydrology Report	Forward Engineering	January 2026
Geotechnical Investigation	Forward Engineering	January 2026
Green Development Standards Checklist	IPS	December 2025
Healthy Development Assessment	IPS	December 2025
Instrument PR598609	LRO #43	March 2004
Landowner Authorization Letter	IPS	November 2025
Phase One ESA	AIMS Environmental	May 2025
Plan 43R28884	Young & Young Surveying Inc.	January 2004
Planning Justification & Urban Design Report	IPS	January 2026
Pre-Application Review Committee (PARC) Meeting Form and Checklist	Town of Caledon	September 2025
Site Statistics Template	IPS	December 2025
Slope Stability Assessment	Forward Engineering	January 2026
Transportation Impact Study (TIS)	BA Group	December 2025
Tree Inventory and Preservation Plan (TIPP)	Kuntz Forestry Consulting Inc.	December 2025

In addition to the above-noted submission materials, a Stage 1 Archaeological Assessment is not deemed necessary at this time in the planning and development process as the site is currently developed, urbanized, disturbed, and that the Proposed Development on the Subject Lands proposes a development limit outside of natural heritage and natural hazard limits.

We trust that the information provided in this letter and in the supporting documents are sufficient for the Town of Caledon to process the Planning Applications and that Staff are able to issue a Notice of Complete for the SUB and ZBA Applications under the *Planning Act*. The Planning Application fees have been submitted to the Town of Caledon under separate cover. Should the Town of Caledon require any additional information or questions that the undersigned be contacted.

Respectfully submitted,

Innovative Planning Solutions



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