



TOWN OF CALEDON  
PLANNING  
RECEIVED  
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Planning and Development Services  
Town of Caledon  
6311 Old Church Road  
Caledon, Ontario  
L7C 1J6

**Subject: 13290 Nunnville Road – Second Submission  
Official Plan Amendment (POPA 2022-0003)  
Zoning By-law Amendment (RZ 2022-0004)  
Draft Plan of Subdivision (21T-22003C)  
Draft Plan of Condominium (21CDM-22003C)**

To Whom It May Concern,

On behalf of Bolton Summit Developments Inc., WSP Canada Inc. (“WSP”) is pleased to submit the enclosed second submission of the Official Plan Amendment (POPA 2022-0003), Zoning By-law Amendment (RZ 2022-0004), Draft Plan of Subdivision (21T-22003C) and Draft Plan of Condominium (21CDM-22003C) applications to permit the development of the lands municipally known as 13290 Nunnville Road (“subject site”) in the Town of Caledon. This second submission is in response to the comments received in the Comment Summary Letter provided by Town of Caledon Planning Staff via email on November 22, 2022.

**Proposal Details**

The subject site is located within the Bolton Settlement Area in the Town of Caledon. The subject site is designated “Low Density Residential” and “Environmental Policy Area” in the Town of Caledon Official Plan. The subject site is currently zoned “Residential One – Exception 56 (R1-56)” and “Environmental Policy Area One (EPA1)” in the Town of Caledon Zoning By-law.

The subject site consists of a 1-storey, single-detached dwelling, a detached shed, and a gazebo. The remainder of the subject site is comprised of woodlands and open space. The northern and western perimeter of the subject site is located within the Regulated Area of the Toronto and Region Conservation Authority (TRCA).

The proposed development includes a total of 15, 3-storey (including basement) townhouse dwelling units within 3 blocks in an internal private roadway. The existing dwelling and other structures on the subject site will be demolished to accommodate the development. The townhouse units will each be a freehold parcel of land which are tied to a common elements condominium. The common elements will include the visitor parking area, private roadway, and sidewalk internal to the site. The proposed development will have a density of 40 units per net hectare based on a developable area of 0.38 hectares (0.94 acres).

Amendments to the in force and in effect Town of Caledon Official Plan (Office Consolidation, 2018) and Zoning By-law 2006-50 are required to implement this proposal. The proposed Official Plan Amendment is enclosed and seeks to redesignate the subject site to permit medium density residential uses. The accompanying Zoning By-law Amendment is also enclosed and seeks to implement a Residential Townhouse – Exception XX standard (RT-XX) to facilitate the development of townhouse dwellings. Both the OPA and ZBLA propose to enlarge the existing EPA lands to align with the findings of the Environmental Impact Study. A Draft Plan of



Subdivision and Draft Plan of Condominium are also enclosed to establish a medium density residential block and common elements of the proposed development respectively.

### **Second Submission Changes**

The Site Plan has been revised to include updated lot lines, corner and side unit upgrades, back yard amenity areas, landscaping, and setbacks. Notably, the environmental buffer areas have been revised to 6.0 m from the LTSTOS, except at the entry of the development site, and an average 8.8 m from the dripline based on feedback from the TRCA, which is supported by the Environmental Impact Study and Geotechnical Investigation and Slope Stability Assessment.

The site servicing has been revised per the updated Functional Servicing and Stormwater Management Report. The existing 150mm diameter watermain on Nunnville Road will be upgraded to a 200mm diameter watermain to ensure that there will be sufficient fire flow protection for the proposed development.

Based on the Road Access Design Charette which took place on January 27, 2023, the entrance design has been ameliorated to enhance the existing driveway apron which connects to Nunnville Road. In order to address concerns raised by staff, included in this submission is a legal analysis of the driveway apron, as well as a Driveway Access and Maintenance Agreement which opines that the Town's liability position is improved through the proposed construction and ongoing Owner/Condo Corporation maintenance of the proposed driveway apron infrastructure.

### **Submission Materials**

We are pleased to submit the following materials, consistent with the application requirements outlined in the Comment Summary Letter provided by Town of Caledon Planning Staff via email on November 22, 2022:

- Receipt of Plan of Subdivision Application "Revisions Requiring Recirculation" Fee, received by Town on March 15, 2023;
- Receipt of Plan of Condominium Application "Revisions Requiring Recirculation" Fee, received by Town on March 15, 2023;
- Cover Letter prepared by WSP Canada Inc., dated March 22, 2023;
- Public Comments Response Letter prepared by WSP Canada Inc., dated March 22, 2023;
- Comment Matrix prepared by WSP Canada Inc., dated March 22, 2023;
- Planning Justification Report prepared by WSP Canada Inc., dated March 22, 2023;
- Draft Official Plan Amendment (PDF and Word) & Schedule (PDF and CAD) prepared by WSP Canada Inc.;
- Draft Zoning By-Law Amendment (PDF and Word) & Schedule (PDF and CAD) prepared by WSP Canada Inc.;
- Zoning By-law Data Matrix prepared by WSP Canada Inc., dated March 2023;
- Urban Design Brief & Architectural Design Guidelines prepared by WSP Canada Inc., dated March 21, 2023;
- Site Plan prepared by VA3 Design, revised March 1, 2023;
- Sketch with Top of Slope and TRCA Staked Dripline prepared by R-PE Surveying, dated September 2, 2022;
- Formal Certificate of Lot Area and Lot Frontage prepared by R-PE Surveying, dated February 7, 2023;
- Plan of Condominium (PDF and CAD) prepared by R-PE Surveying, dated February 22, 2023;
- Plan of Subdivision (PDF and CAD) prepared by WSP Canada Inc., dated March 10, 2023;
- Landscape Planting Plan (including Fencing Plan) (L-1) prepared by LAUD Studios Inc., revised March 9, 2023;



- Landscape Notes and Details Plans (L-2 to L-5) prepared by LAUD Studios Inc., revised March 2, 2023;
- Functional Servicing Report & Stormwater Management Report prepared by C.F. Crozier & Associates Inc., revised March 6, 2023;
- Removals, Erosion & Sediment Control Plan (C101) prepared by C.F. Crozier & Associates Inc., revised March 6, 2023;
- Preliminary Site Servicing Plan (C102A) prepared by C.F. Crozier & Associates Inc., revised March 6, 2023;
- External Servicing Plan (C102B) prepared by C.F. Crozier & Associates Inc., revised March 6, 2023;
- Preliminary Site Grading Drawing (C103) prepared by C.F. Crozier & Associates Inc., revised March 6, 2023;
- Pre and Post Development Drainage Plans (FIG1 & FIG2) prepared by C.F. Crozier & Associates Inc., revised March 6, 2023;
- Traffic Operations Assessment (including Site Circulation, Truck Turning and Sight Line Assessment Diagrams) prepared by C.F. Crozier & Associates Inc., revised March 2023;
- Lighting Plan (SL-1) prepared by RTG Systems, revised March 20, 2023;
- Photometric Plan (PHOT-1) prepared by RTG Systems, dated March 20, 2023;
- Noise Feasibility Study Response Letter prepared by HGC Engineering, dated March 6, 2023;
- Noise Feasibility Study prepared by HGC Engineering, revised March 6, 2023;
- Geotechnical Investigation and Slope Stability Assessment prepared by Soil Engineers Ltd, revised March 22, 2023;
- Global Stability Assessment prepared by Soil Engineers Ltd., dated March 17, 2023;
- Hydrogeological Assessment Report prepared by Soil Engineers Ltd., dated March 17, 2023;
- Phase 1 Environmental Site Assessment prepared by Soil Engineers Ltd., dated April 2022;
- Record of Site Condition issued by the Ministry of Environment, Conservation, and Parks, dated October 6, 2022;
- Letter of Acknowledgement – Record of Site Condition issued by the Ministry of Environment, Conservation and Parks, dated October 6, 2022;
- Environmental Impact Study prepared by Geo Process Research, dated March 22, 2023;
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc., revised March 6, 2023;
- Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc., revised March 6, 2023;
- Stage 1 Archeological Assessment prepared by Archeoworks Inc., dated January 26, 2023;
- Cover Letter – Proposed Construction and Maintenance Legal Analysis prepared by Bresver Grossman Chapman & Habas LLP, dated February 17, 2023; and
- Operation and Maintenance Agreement prepared by Bresver Grossman Chapman & Habas LLP.

Please note due to winter conditions a Stage 2 Archeological Assessment will be completed this Spring and submitted to the Town for review as soon as possible.



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](mailto:chad.john-baptiste@wsp.com) or Michaela Abatecola at (289)-982-4347 or by email at [michaela.abatecola@wsp.com](mailto:michaela.abatecola@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 Summit Developments Inc.  
Michaela Abatecola, MCIP, RPP - WSP

WSP ref.: 211-09988-01