



April 28, 2022

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

**Subject: 13290 Nunnville Road
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 Whom It May Concern,

On behalf of Bolton Summit Developments Inc., WSP Canada Inc. (“WSP”) is pleased to submit the enclosed 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.

Site and Submission Details

The subject site is located within the Bolton Settlement Area in the Town of Caledon. The Bolton Settlement Area is designated as a “Rural Service Centre” in the Region of Peel Official Plan and 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-story, 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 permeate 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 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 proposed development will have a density of 40 units per net hectare based on a developable area of 0.38 hectares (0.94 acres). Each lot will have a minimum frontage of 6.1 metres (20 feet) and a depth of 32 metres (106 feet). The backyard amenity space ranges from approximately 30.5 square metres to 45.7 square metres.

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. The Zoning By-law Amendment does not propose to change the EPA1 zoning that exists on the subject site. 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.



Submission Materials

We are pleased to submit the following materials, consistent with the application requirements outlined in the Submission Checklist provided by Town of Caledon Planning Staff at the October 7, 2021 Pre-Consultation (DART) (PRE 2021-0162) meeting:

- Signed Pre-Consultation (DART) Meeting Form, January 6, 2022;
- Owner's Authorization Form, April 22, 2022;
- Owner's Acknowledgement of Public Information, April 26, 2022;
- Parcel Register, January 10, 2022;
- Survey Plan, R-PE Surveying, March 24, 2022;
- Conceptual Concept Plan, WSP Canada Inc., April 28, 2022;
- Draft Plan of Condominium (PDF and CAD), R-PE Surveying Ltd., April 26, 2022;
- Draft Plan of Subdivision (PDF and CAD), WSP Canada Inc., April 27, 2022;
- Planning Justification Report, WSP Canada Inc., April 28, 2022;
- Urban Design Brief and Architectural Design Guidelines, WSP Canada Inc., April 28, 2022;
- Draft Official Plan Amendment (PDF and Word), WSP Canada Inc., April 21, 2022;
- Draft Official Plan Amendment Schedule (PDF and CAD), WSP Canada Inc., April 21, 2022;
- Draft Zoning By-law Amendment (PDF and Word), WSP Canada Inc., April 21, 2022;
- Draft Zoning By-law Amendment Schedule (PDF and CAD), WSP Canada Inc., April 21, 2022;
- Zoning By-law Data Matrix, WSP Canada Inc., April 21, 2022;
- Healthy Development Assessment, WSP Canada Inc., April 5, 2022
- Functional Servicing and Stormwater Management Report, C.F. Crozier & Associates Inc., April 13, 2022;
- C101 – Removals, Erosion and Sediment Control Plan, C.F. Crozier & Associates Inc., April 13, 2022;
- C102 – Site Grading Plan, C.F. Crozier & Associates Inc., April 13, 2022;
- C103 – Site Servicing Plan, C.F. Crozier & Associates Inc., April 13, 2022;
- FIG1 – Pre-Development Drainage Plan, C.F. Crozier & Associates Inc., April 13, 2022;
- FIG2 – Post-Development Drainage Plan, C.F. Crozier & Associates Inc., April 13, 2022;
- Traffic Operations Assessment, C.F. Crozier & Associates Inc., April 13, 2022;
- Geotechnical Investigation and Slope Stability Assessment, Soils Engineers Ltd., April 8, 2022;
- Preliminary Hydrogeological Assessment, Soil Engineers Ltd., April 25, 2022;
- Phase One ESA Report, Soils Engineers Ltd., April 25, 2022;
- L-1 – Landscape Planting Plan, LAUD Studios Inc., March 31, 2022;
- L-2 – Landscape Notes and Details, LAUD Studios Inc., March 31, 2022;
- Noise Feasibility Study, HGC Engineering, April 6, 2022;
- Preliminary Environmental Impact Statement, GeoProcess Research Associates Inc., April 21, 2022;
- Tree Inventory and Preservation Plan Report, Kuntz Forestry Consulting Inc., April 6, 2022;
- Figure 1 – Tree Inventory and Preservation Plan, Kuntz Forestry Consulting Inc., April 6, 2022; and,
- SL-1 – Photometrics Plan, RTG Systems Inc., April 7, 2022



Please note the following materials were requested at the DART meeting but are required for an application for Site Plan Approval. This application and the following materials will be submitted at a later date:

- Site Plan Drawings;
- OBC Matrix;
- Elevation Drawings;
- Floor Plan Drawings;
- Engineering Cost Estimate;
- Engineering Letter of Conformance;
- Landscape Site Cost Estimate; and,
- Landscape Letter of Conformance

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 or Michaela Abatecola at (289)-982-4347 or by email at michaela.abatecola@wsp.com.

Yours sincerely,

A handwritten signature in black ink that reads "C.B. John-Baptiste".

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

cc: Salvatore (Sam) Morra, P.Eng. – Bolton Summit Developments Inc.
Michaela Abatecola, MCIP, RPP - WSP

WSP ref.: 211-09988-01