



April 30, 2024

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

**Subject: 13290 Nunnville Road – Fourth 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)**

On behalf of Bolton Summit Developments Inc., WSP Canada Inc. (“WSP”) is pleased to submit the enclosed fourth 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 fourth submission is in response to the comments received in the Comment Summary Letter provided by Town of Caledon Planning Staff via email on April 15, 2024.

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, 2-storey (plus 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 41 units per net hectare based on a developable area of 0.37 hectares (0.91 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 seeks to redesignate the subject site to permit medium density residential uses. The Zoning By-law Amendment 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 enclosed to establish a medium density residential block and common elements of the proposed development respectively.



Fourth Submission Changes

There have been no major changes to the proposed development as part of this resubmission. The changes that have occurred are administrative, to ensure consistency amongst all submitted plans. A summary of the changes are as follows:

- Draft Plan of Subdivision: revised to include the file number and updated legal description;
- Draft Plan of Common Elements Condominium: revised to show retaining wall along the driveway apron;
- Site Plan: revised to align with the Pavement Marking Signage Plan; and,
- Transportation Comment Response Letter: prepared to address Transportation Engineering comments.

As part of ongoing discussions with Town Staff, a revised Zoning By-law Amendment and Official Plan Amendment have been submitted to the Town's satisfaction in advance of this resubmission.

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 April 15, 2024.

- Cover Letter prepared by WSP Canada Inc., dated April 30, 2024;
- Comment Matrix prepared by WSP Canada Inc., dated April 30, 2024;
- Site Plan prepared by VA3 Design, revised April 25, 2024;
- Draft Plan of Common Elements Condominium (PDF and CAD) prepared by R-PE Surveying, revised April 23, 2024;
- Draft Plan of Subdivision (PDF and CAD) prepared by WSP Canada Inc., revised April 26, 2024; and,
- Transportation Comment Response Letter prepared by C.F. Crozier & Associates Inc., dated April 30, 2024.

We look forward to working with Town staff in the processing of this application. Should you have any questions, please contact me at (289)-982-4347 or by email at michaela.abatecola@wsp.com.

Yours sincerely,

A handwritten signature in black ink that reads 'M Abatecola'.

Michaela Abatecola, MCIP, RPP
Senior Planner, WSP

cc: Salvatore (Sam) Morra, P.Eng. – Bolton Summit Developments Inc.
Chad B. John-Baptiste, MCIP, RPP - WSP

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