

**PUBLIC COMMENTS AND RESPONSE DOUCMENT**

Prepared: April 25, 2024  
Lead Planner: Dan Currie and Aleah Clarke, MHBC, on behalf of  
Development and Design, Planning Department

**Proposed Official Plan Amendment and Zoning By-law Amendment Application**  
**WSP Canada Inc. on behalf of Bolton Summit Developments Inc.**  
**13290 Nunnville Road**  
**Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance**  
**between Concession 7 & 8 (Albion)**  
**File Numbers: POPA 2022-0003 and RZ 2022-0004**  
**Related Files: 21T-22003C, 21CDM-22003C and DART SPA 2023-0013**

The following questions and comments were raised at the Public Meetings and/or received during the processing of the proposed development applications:

Question/Comment	Response
Concerns were raised about whether a Traffic Study was completed.	The applicant has submitted a Traffic Operations Assessment which evaluated traffic impacts of the proposed development. The Traffic Operations Assessment was prepared in accordance with the agreed upon Terms of Reference with the Town of Caledon, and was reviewed by Town Staff.
Various questions were raised related to the Traffic Study including when the study was conducted, the traffic impacts of the proposed development on the surrounding road network, how modelling was prepared, if road improvements are required, and whether planned developments were considered.	The survey information for the TOA was collected on June 13, 2019. The TOA has demonstrated that there are no significant capacity issues expected in the study area as a result of the proposed development. The proposed development is expected to add negligible amounts of traffic to the surrounding road network and the study intersections are expected to continue to operate under capacity with acceptable delays similar to the existing conditions. Upgrades to the Nunnville Road and Albion Vaughan Road intersections were not deemed necessary. The TOA used the survey information collected onsite to determine AM and PM Peak Period movements, and utilized the traffic forecasts for the subdivision under construction on Clover Brand Terrace.
Concerns were raised related to whether the proposed development includes enough parking for residents and visitors.	The proposed townhouse development includes 15 units. A total of 30 resident parking spaces are proposed and 4 visitor parking spaces. The proposed development meets the minimum parking standards of the Town's Zoning By-law (2006-50).

<p>Overflow parking on the surrounding streets was a concern as well as impact on emergency vehicle access.</p>	<p>If the proposed development generates any overflow parking on the surrounding street network, vehicles will be required to comply with the parking by-law. The applicant has submitted a Pavement Marking and Signage Plan, which restricts parking within the cul-de-sac. Emergency vehicle access to the subject lands was also reviewed and it was determined that emergency vehicles can enter and exit the site with no issues.</p>
<p>Concerns were raised relating to the maintaining access to the adjacent property to the south during and after construction.</p>	<p>The subject lands and the site to the south both have access to the Nunnville Road cul-de-sac by a shared driveway apron. The existing driveway apron will be widened to access the subject lands and the owner/condominium corporation will construct and maintain the proposed driveway apron infrastructure to Town standards. During construction of the improved driveway apron, a Traffic Control Plan will be prepared to ensure minimal impact to the neighbouring site. The owner will work with the neighbours to maintain safe access on a continuous basis and install a silt fence along the perimeter of the site during construction.</p>
<p>Clarification was sought related to the planning process and timing for the public meeting.</p>	<p>The applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium were first received by Town staff on May 5, 2022 and deemed 'complete' by staff on June 28, 2022. In the time since, the application has been under review by Town and agency staff and the applicant has submitted three additional submission packages to address comments from Town and agency Staff, and the Public. A public meeting was held on July 18, 2023.</p>
<p>A mix of concern and support was provided related to density and compatibility. Specific concerns include impacts on the surrounding area, views of the trees in the ravine, benefits for the community and privacy for neighbouring properties.</p>	<p>The proposed development includes three storey townhouse units, within a community which is largely composed of one and two storey single detached dwellings. The proposed development will introduce an alternative housing form to the community, and increase the mix of housing types and densities in the area. The proposed development has been supported by various studies, which have demonstrated that the proposed development can be supported from a traffic, servicing, environmental, and urban design perspective, and will not create negative impacts on the surrounding community.</p> <p>The proposed development has been designed with consideration for the neighbouring property. The development has been designed with a side yard relationship to the adjacent</p>

	<p>residential property and a minimum 1.5m privacy fence is required along the common property line with the existing residential use to provide privacy and minimize the impacts of vehicle lights using the private road.</p> <p>The proposed development includes a buffer block along the woodland dripline and a tree preservation plan was prepared as part of the application to ensure the protection of trees during construction and beyond. Where trees need to be removed to facilitate the proposed development, they are primarily small non-native/hybrid species. Invasive species will also be removed from the woodland and native species will be planted instead to improve the biodiversity of the woodland. The proposed development is not anticipated to have a significant impact on the view of trees in the ravine for surrounding residents and in the long term, the enhancement works are anticipated to improve the tree canopy.</p>
<p>Clarification was sought related to how the development will affect the environment and erosion risk.</p>	<p>An Environmental Impact Study (EIS) was prepared in support of the proposed development and reviewed by Town and agency staff. The EIS determined that the valley slope was dominated by invasive species (European buckthorn), which limits the ecological function of the wooded areas. The proposed development includes an invasive species management plan which will result in increased biodiversity on the site. The development also includes a buffer to the existing woodlands and compensatory plantings, which will be planted with native species. The EIS concluded that with the mitigation and ecological enhancements proposed, the proposed development is anticipated to have minimal impacts on the surrounding woodland and the ecological system that it supports, and the overall natural heritage system of the Town of Caledon.</p> <p>A Geotechnical Report was prepared in support of the proposed development and reviewed by Town and agency staff. The Geotechnical Report concluded that the slope was geotechnically stable and a typical 6.0 m buffer from the Long-Term Stable Top of Slope was established, which is consistent with the Ontario Ministry of Natural Resources guidelines. The entry to the development site does encroach into this setback, but TRCA will consider these encroachments subject to detailed assessment through detailed design. The proposed development will be located outside of the erosion hazard area of the subject lands.</p>

<p>Concerns were raised related to the existing construction works on Nunnville Road, and how the traffic, noise, dust and dirt will be managed for the proposed development.</p>	<p>The boring machine being used on Nunnville Road, Albion Vaughan Road, and adjacent streets is for the Region of Peel Sanitary Sewer and Forcemain installation project. Comments or concerns on this project can be directed to <a href="mailto:construction@peelregion.ca">construction@peelregion.ca</a>.</p> <p>Town Development Inspections and Town Building Services monitor construction of new developments within the Town of Caledon. All works are required to comply with the applicable regulatory requirements for construction activities in Ontario. Access to all properties is to be maintained for the duration of construction activities. Additional comments or concerns related to the on-going subdivision development on Nunnville Road (43M-2134) can be directed to <a href="mailto:EngineeringServices@caledon.ca">EngineeringServices@caledon.ca</a></p> <p>All work within the Town right-of-way is to comply with the requirements of the applicable development agreement, Town ROW occupancy permits, and Ontario Traffic Manuals. Additional comments or concerns related to construction activities on Nunnville Road can be directed to <a href="mailto:EngineeringServices@caledon.ca">EngineeringServices@caledon.ca</a></p> <p>The applicant will be required to prepare a construction management plan during the draft plan of subdivision process. All proposed works must comply with the regulatory requirements for construction activities in Ontario and the Town of Caledon.</p>
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