



**Third Submission Comment Response Table
13233 & 13247 Nunnville Road – 21T 19001C**

| Agency Name | Department Name | Drawing No. & Title | Master Comment No. | Comment No. | Comment: | Applicant Response |
|-----------------|--|---|--------------------|-------------|---|---|
| Town of Caledon | Accessibility, Legislative Services | Draft Conditions | 1 | 1 | A condition of draft approval shall be that the multi-use trail must follow Section 80.9, Technical Requirements for Recreational Trails of the Integrated Accessibility Standards Regulations of the IASR. | There is no multi-use trail as part of the proposed development. Awaiting response from Town staff for clarification. |
| Town of Caledon | Accessibility, Legislative Services | Draft Conditions | 2 | 2 | A condition of draft approval shall be that the Community Mail Box is well lit via a light standard and a curb depression from the sidewalk and/or roadway to the mail box landing area. | Noted. |
| Town of Caledon | Accessibility, Legislative Services | Draft Conditions | 3 | 3 | A condition of draft approval shall be that the sidewalk at Nunnville Road shall have accessible features such as a tactile surface or a curb ramp. | Noted. |
| Town of Caledon | Open Space Design, Community Services | Tree Inventory and Preservation Report | 4 | 4 | All dead, dying, ash and invasive tree species outlined in the 'TRCA's Invasive Species List' can be exempt from compensation. Therefore tree's 39, 54, 78, 79, 115, 120, 152 & 153 can be exempt from the 2:1 compensation requirement. | Noted. |
| Town of Caledon | Open Space Design, Community Services | Tree Inventory and Preservation Report | 5 | 5 | This document will be further reviewed and updated accordingly at the detail design stage prior to final approval by the Town. | Noted. |
| Town of Caledon | Development Engineering, Community Services | Environmental Noise Feasibility Study | 6 | 6 | Please see the attached peer review letter prepared by Galen Wong, Swallow Acoustic Consultants Ltd., dated April 14, 2020. | Noted. A revised Noise Feasibility Study, prepared by HGC Engineering, dated May 11, 2020 is included in this submission. The revised study addresses comments included in the peer review letter. |
| Town of Caledon | Development Engineering, Community Services | Hydrogeological/ Geotechnical Investigation | 7 | 7 | The Hydrogeological Assessment prepared by Soil Engineers Ltd. is currently under a peer review. Once completed, the peer reviewer's comments will be circulated under a separate cover. | As confirmed by Casey Blakely at the Town of Caledon in a meeting on April 30, 2020, the response to the Hydrogeological Assessment Peer Review will be provided once comments are received which may be after the date of the third submission. |
| Town of Caledon | Planning and Development, Community Services | Official Plan Amendment | 8 | 8 | Please ensure that the legal description is revised on the draft Official Plan Amendment to "Part of Broken Lot 6 and Part of Lot 7, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel". | Noted. The revision has been included in a revised Official Plan Amendment. |
| Town of Caledon | Planning and Development, Community Services | Official Plan Amendment | 9 | 9 | Thank you for making the requested revision to the draft Official Plan Amendment. Please remove the bold and underlined formatting to the revised section of the draft amendment. | Noted. The revision has been included in a revised Official Plan Amendment. |
| Town of Caledon | Planning and Development, Community Services | Planning Justification Study | 10 | 10 | Please update Section 5.1 and other sections as appropriate to reflect the Provincial Policy Statement, 2020, which will take effect on May 1, 2020. | Addressed. Please see section 5.1 of the revised Planning Justification Report, dated May 15, 2020. |
| Town of Caledon | Planning and Development, Community Services | Fiscal Impact Study | 11 | 11 | The "Fiscal Impact Study" is to be peer reviewed at the cost of the applicant. Town staff are in the process of retaining a peer reviewer and will advise the applicant further of fee payment. The peer review letter will be provided once it is available. | As confirmed by Casey Blakely at the Town of Caledon in a meeting on April 30, 2020, the response to the Fiscal Impact Peer Review will be provided once comments are received which may be after the date of the third submission. A revised Fiscal Impact Study, prepared by Altus Group, dated May 7, 2020, is included in this submission for the awarded peer reviewer to review. |
| Town of Caledon | Planning and Development, Community Services | HECS Report | 12 | 12 | Town of Caledon staff have circulated the "Housing, Employment and Community Services Report" to Region of Peel planning staff and have requested their review of the report to provide advisory comments on how the proposed development achieves the goals and emerging policies within the Region of Peel Homelessness and Housing Plan. Comments will be provided separately. | As confirmed by Casey Blakely at the Town of Caledon in a meeting on April 30, 2020, the response to the HECS Report will be provided once comments are received which may be after the date of the third submission. |
| Town of Caledon | Planning and Development, Community Services | Draft Plan of Subdivision | 13 | 13 | The draft Official Plan Amendment and Zoning By-law schedules meet the Town's digital submission standards. Staff are awaiting confirmation that the Draft Plan of Subdivision meet the Town of Caledon digital submission standards. A confirmation will be sent out separately. | As confirmed by Casey Blakely at the Town of Caledon via email on April 30, 2020, the Draft Plan of Subdivision meets the Town of Caledon digital submission standards. A revised Draft Plan of Subdivision, dated May 12, 2020, is included in this submission. The revision removed the sight triangle lines and dimensions from the plan and instead included them on the Conceptual Site Plan, dated May 15, 2020. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 14 | 14 | Please refer to the attached redlined draft Zoning By-law. | Noted. |



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| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 15 | 15 | Staff is seeking clarification regarding the following: | Noted. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 16 | 15 | a) Standard for Sight Triangle – Section 4.34.2 will still apply. | Section 4.34.2 will still apply. No amendments to this provision are proposed. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 17 | 15 | b) Location of air conditioners, hydro box, etc. to determine if a provision is required for location. Staff has added one (see attached redlined by-law) but seeking clarification. | An amendment has be included prohibiting air conditioners or heat pumps to be located in the front yard, interior side yard or exterior side yard. The air conditioners and heat pumps will be located in the rear yard. Section 5.5 of the revised Planning Justification Report, dated May 15, 2020, elaborates on the justification of this amendment. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 18 | 15 | c) Interior side yard setback proposes 0.6 and 1.2m. Please confirm that any swales or easements will not be affected by proposal, air conditioners, hydro boxes, etc. and that the setbacks are wide enough permit a lawn mower to access and cut the grass. R1 as per by-law is 3m and 1.5m. | There are no drainage easements proposed in the development as it does not accommodate external drainages. The interior side yard setbacks will not affect any swales. Air conditioners are proposed to be located in the rear yard. The proposed interior side yard setbacks are sufficiently wide to accommodate a lawn mower to access. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 19 | 15 | d) Consider if there are any easements along the rear of the properties and if a standard should be included in zoning by-law. Staff have added a standard (see attached redlined by-law) but seeking confirmation. | There are no drainage easements in the proposed development as it does not accommodate external drainages, as such no amendment is required. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 20 | 15 | e) Staff and agent are to review the proposed Building Area of 52%. Staff is seeking how this was calculated and what it would include. Town of Caledon has permitted 50% which is to include dwelling, deck, porch, accessory buildings, gazebos, pool equipment structure, etc. | The proposed building area of 52% is a typical building envelope and will include the dwelling, deck, and porch. The amendment will allow for the intensification of the subject site which will assist the Town in meeting its intensification targets. The increased lot coverage is also required to allow for the provision of a diverse mix of housing that can accommodate the needs of variety of residents, such as multi-generational households with the option of the larger units and accessible floor plans. Section 5.5 of the revised Planning Justification Report, dated May 15, 2020, further elaborates on the justification of this amendment. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 21 | 15 | f) Rear yard to be amended to 7.5m or provide justification for why 7m is being proposed. | The requested reduced rear yard setback is required to allow for the intensification of the subject site and provide for a range and mix of housing that meets the needs of a variety of residents. Section 5.5 of the revised Planning Justification Report, dated May 15, 2020, further elaborates on the justification of this amendment. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 22 | 15 | g) The proposed Landscaping of 30% will comply. | The proposed development will comply with the 30% landscaping requirement. As illustrated on the Architectural Concept Plans submitted, the proposed development includes approx. 40% landscape area on each lot. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 23 | 15 | h) Sidewalk is to be provided. Staff has a concern with the permitted encroachments as no steps/porch, verandah, etc. from the main dwelling should interfere with the sidewalk. Staff recommend that the permitted encroachment indicated in red in attached redlined by-law is to be recognized | The proposed encroachments from the main dwelling will not interfere with the proposed sidewalk as illustrated in the submitted Architectural Concept Plans. Front yard setback and permitted encroachment amendments have been revised to ensure no interference. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 24 | 15 | i) Lots 9, 12 and 13 – Staff have a concern if a swimming pool was to be proposed. Should a setback standard be included as they abut an EPA zone? | As confirmed by Casey Blakely at the Town of Caledon in a meeting on May 7, 2020, no setback is needed for lots that abut an EPA zone as the EPA zone already has a 10-meter buffer from the TRCA owned property. |



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| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 25 | 15 | j) Lot 9 – Staff have a concern where the air conditioner could be located. Require an updated site plan. | An amendment has be included prohibiting air conditioners to be located in the front yard, interior side yard or exterior side yard. The air conditioner in Lot 9 will be located in the rear yard. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 26 | 15 | k) Lot 9 indicates that the proposed amenity area may encroach into EPA line. Provide revised plan. | The proposed amenity area in Lot 9 does not encroach into the EPA line. The Conceptual Site Plan, dated May 15, 2020, has revised overlap. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 27 | 15 | l) Fencing - Seeking confirmation that any proposed fencing will not interfere with EPA. | The proposed fencing will not interfere with the EPA lands. Fencing will be on private property. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 28 | 15 | m) Illustrate with a plan how steps of 0.5m will still comply with the parking space inside the garage. etc. | Revised Architectural Concept Plans have been included in this submission that illustrate the steps and parking space inside the garage comply with the required dimensions. No amendments are required. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 29 | 15 | n) Steps that encroach 2.7m into the front yard do not leave much of a front yard. | The requested encroachments in the revised draft ZBLA help achieve urban design principles by creating a distinctive streetscape character, providing for better visibility of the street from within the dwelling and promoting interactive outdoor spaces. These encroachments align with the recommendations of the Urban Design Brief, as they allow for projections, such as porches, that help to provide pedestrian-scaled streetscape interest. Section 5.5 of the revised Planning Justification Report, dated May 15, 2020, further elaborates on the justification of this amendment. The requested encroachments still allow the site to comply with the minimum landscaping requirements which the proposed development currently exceeds. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 30 | 15 | o) Illustrate with site plan why permitted encroachments are required. | A revised Conceptual Site Plan and Architectural Concept Plans have been included in this submission that demonstrate the proposed encroachments. A zoning analysis of Lot 1 and Lot 29 have also been included in Appendix D of the submitted Planning Justification Report, dated May 15, 2020. The requested encroachments are consistent with the provisions in other approved developments. They are required as they clarify ambiguous wording, in regards to foundations and overhangs, not specifically mentioned in the parent by-law. The requested encroachments in the revised draft ZBLA help achieve urban design principles by creating a distinctive streetscape character, providing for better visibility of the street from within the dwelling and promoting interactive outdoor spaces. These encroachments align with the recommendations of the Urban Design Brief, as they allow for projections, such as porches and bay windows, that help to provide pedestrian-scaled streetscape interest. Section 5.5 of the revised Planning Justification Report, dated May 15, 2020, further elaborates on the justification of this amendment. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 31 | 15 | p) Staff do not consider parking on a street for this review. | Noted. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 32 | 15 | q) Lots 9, 29 to 24 is to provide two parking spaces. Floor plan indicates the parking space length as 5.9 metres to recycle bins. The parking space will comply to the proposed steps. | Lot 9 will provide two parking spaces in the garage and two in the driveway. Lots 29 to 24 will provide one parking space in the garage and the other in the driveway. Revised Architectural Concept Plans have been included in this submission that illustrate the steps and parking space(s) inside the garages will comply with the required dimensions. No amendments are required. |



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| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 33 | 15 | r) Lot 1 – The plan indicates four parking spaces, two in garage and two on driveway. Will not comply with parking space size 2.75x 6m. Entrance setback from two streets 9 metres required. Also, if proposing extra parking space will it interfere with sight and reversing from driveway? | <p>Lot 1 will provide two parking spaces in the garage and two in the driveway. Revised Architectural Concept Plans have been included in this submission that illustrate the steps and parking spaces inside the garage will comply with the required dimensions. No amendments are required.</p> <p>The driveway is not located within the proposed sight triangle, as shown on the Conceptual Site Plan, dated May 15, 2020, and therefore will not interfere. An amendment is requested to permit an entrance setback of 4 metres.</p> <p>A zoning analysis of Lot 1 and Lot 29 have also been included in Appendix D of the submitted Planning Justification Report, dated May 15, 2020, that illustrates the proposed sight triangle and entrance setback.</p> |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 34 | 15 | s) Staff seeking confirmation why a Building Height of 11 metres is required if 10.5m can comply. | An amendment is no longer being requested for building height. All buildings will comply with the required 10.5 metres. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 35 | 15 | t) Lot 15 – Staff is seeking setback from Block 30 to Lot 15 lot line. This may require a standard to be included in the by-law. | There is a 1.8 metre setback from the building area of Lot 15 to the lot line. In addition there is a 0.5 metre setback from the driveway in Block 30 to the lot line. These setbacks are illustrated on the Conceptual Site Plan, dated May 15, 2020. No amendments are required. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 36 | 15 | u) Block 30 indicates a driveway. Will the driveway comply with a driveway setback? May require a standard to be included to refer to EPA zone. | The driveway is setback 0.5 metre from each lot line as per Town standards. It is also not in an EPA zone. No amendment is required. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 37 | 15 | v) Lot 7 – Staff is seeking confirmation if a fence will be constructed as part of this approval as it abuts Community mailbox. | As indicated in the Urban Design Brief, dated January 2020, included in the second submission, lot privacy fencing will be provided by the developer and where agreed to in consultation with the Town. As confirmed by Casey Blakely at the Town of Caledon in a meeting on May 7, 2020, the provision of fencing will be included as a condition of draft plan approval. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 38 | 15 | w) Staff seeking confirmation as to the aisle width. Plan indicates visitor parking in front of the community mail box then aisle width may not comply. | As per Section 1.5.7 of the Town of Caledon’s Development Standard Policies and Guidelines (Version 5), parking may be permitted on one side only if the pavement width (curb to curb) is 8.6 metres to 10.6 metres. As shown on the Conceptual Site Plan, the proposed development provides a pavement width of 8.6 metres and therefore the provision of parking in front of the community mail box complies. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 39 | 15 | x) Fire Department to confirm proposed visitor parking in front of community mail box will not hinder the trucks, etc. | Noted. Casey Blakely to confirm whether the Fire Department has any comments related to parking. As per the consolidated comment letter, dated April 28, 2020, issued by the Town of Caledon, the Town of Caledon Fire and Emergency Services does not have any objection or comments, and/or have provided conditions of draft plan approval. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 40 | 15 | y) Staff is seeking confirmation from the Town of Caledon Public Works department that the reduction in sight triangle is acceptable. | <p>Cindy Pillsworth at the Town of Caledon confirmed in an email dated May 13, 2020, that the reduction in sight triangle is acceptable. A 5 metre by 5 metre sight triangle will be provided.</p> <p>A zoning analysis of Lot 1 and Lot 29 are included in Appendix D of the submitted Planning Justification Report, dated May 15, 2020, that illustrates the proposed sight triangle.</p> |



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|-----------------|--|---------------------|--------------------|-------------|--|--|
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 41 | 15 | z) Staff seeking entrance dimension at Nunnville Road to confirm if it will comply (refer to Section 4.3 Access Regulations). | An amendment to the entrance setback is required and is included in the draft ZBLA. Section 5.5 and Appendix D of the revised Planning Justification Report, dated May 15, 2020, elaborates on the justification of this amendment and provides an illustration. |
| Town of Caledon | Zoning Administrator, Planning and Development, Community Services | Zoning By-law | 42 | 15 | aa) Staff seeking entrance setback (refer to Section 4.3. Access Regulations). | The proposed entrance setback is illustrated on the Conceptual Site Plan, dated May 15, 2020, and in Appendix D of the revised Planning Justification Report, dated May 15, 2020. |
| Town of Caledon | Urban Design Peer Reviewer, John G. Williams Architect | Urban Design Brief | 43 | 16 | The peer reviewer has no further concerns with the Urban Design Brief. It was agreed during the January 10, 2020 meeting that comments pertaining to the landscape drawings would be addressed at the detail design stage after draft approval has been granted. | Noted. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 44 | 17 | Please note that the headwall outlet pipe should be a min. 450mm in Dia. with a horizontal grate. Please update accordingly. | Outlet sewer upsized to 450 mm dia. and note re: horizontal grate added to headwall. Refer to revised C102: Preliminary Site Servicing Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 45 | 18 | As previously discussed with Crozier, the final location of the JF system can be determined at the detail design, however please consider the following manufacturer's requirements: | Noted. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 46 | 18 | a) According to the manufacturer's sample drawings, JF systems cannot accommodate multiple inlets. | Storm sewer configuration revised to add control MH upstream of Jellyfish Unit. Refer to revised C102: Preliminary Site Servicing Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 47 | 18 | b) The Town does not allow any SWM quality structures under emergency spillways (Block 30) as the manhole covers can compromise the functionality of the spillway. Also punching holes through for manhole covers on cable concrete mats could void the manufacturer's warranty. Furthermore, given that the spillway will be on 8% ~10% grade, the Town's Operation and Maintenance crew may not considered the JF manhole access is on a flat surface as their preference is a max. 5%. | Storm sewer configuration revised to add control MH upstream of Jellyfish Unit. Refer to revised C102: Preliminary Site Servicing Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 48 | 18 | c) The proposed JF system is a 8ft (2.4m) diameter manhole with 3.0m outsider diameter. Therefore, there is an insufficient space to place a JF8 under a 5.05m wide boulevard. | Storm sewer configuration revised to add control MH upstream of Jellyfish Unit. Refer to revised C102: Preliminary Site Servicing Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 49 | 18 | d) The access road with concrete cable mat should be extended to the headwall. | Noted. This comment will be addressed at the detail design stage. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 50 | 19 | Please add a permanent erosion protection measure (i.e. Rip-rap or stilling pool) at the downstream of the headwall and culverts. The stone sizing calculations should be provided at detailed design. | Note added to drawing. Refer to revised C103: Preliminary Site Grading Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Servicing | 51 | 20 | According to the Region's Sanitary Sewer Design Guideline Section 6.2, a 2.0m horizontal separation (barrel to barrel) between the sanitary sewer and storm sewer is required if the sewer inverts are at the relatively same elevation. If the invert elevation difference is greater than 1.0m, a 3.0m horizontal separation is required. Since the STM and SAN sewer inverts information have not been provided, it is difficult to determine whether 2.0m or 3.0m of horizontal separation is required. However, given that the outside diameter of the proposed superpipes is approximately 2.9m, both horizontal clearance requirements will be met. | Noted. Detailed cross-section to be provided at detailed design stage. |



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| Town of Caledon | Development Engineering, Community Services | Functional Servicing Report | 52 | 21 | While Town staff agrees with the methodology of using additional topsoil to increase the rainfall retention volume, it must be noted that the Town of Caledon's standard (Section 1.12.1) requires 300mm of topsoil for all residential lots and boulevard grading. | Note added to drawings. Refer to revised C103: Preliminary Site Grading Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Grading | 53 | 22 | Please put existing contours on a different CAD layer and make it lighter for better legibility. | Updated as requested. Refer to revised C102: Preliminary Site Servicing Plan and C103: Preliminary Site Grading Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Grading | 54 | 23 | Please show 2.0m noise barrier fences in accordance with the Environmental Noise Feasibility Study prepared by HGC Engineering to demonstrate that proposed rear yard swales and storm sewers will not be in conflict with noise barriers. | Noise fence shown, labelled, and added to legend in both drawings. Fence offset 0.5m from property line to account for foundation. Clearance from swales and sewers measured and achieved. Cross-section to be provided at detailed design. Refer to revised C102: Preliminary Site Servicing Plan and C103: Preliminary Site Grading Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Grading | 55 | 24 | The rear yard drainage pattern along Lots 11 to 15 is not clearly defined. Town Staff acknowledges that grading plans will be reviewed and refined later at the detail design, however some areas of the grading plan is unclear. Please revise accordingly. | Grading revised to accommodate minimum 2% swales along rear of lots 11-15. CB's added to accommodate low point in rear of Lot 12 and Lot 14. Refer to revised C102: Preliminary Site Servicing Plan and C103: Preliminary Site Grading Plan (Rev#2 - Issued for 3rd Submission) in the FSR Amendment, dated May 12, 2020, for details. |
| Town of Caledon | Development Engineering, Community Services | Environmental Site Assessment | 56 | 25 | A Phase One Environmental Site Assessment for the subject lands was conducted by Soil Engineering Ltd., dated July 30, 2019 and they have concluded that no further work is warranted at this time. Based on the information obtained and reviewed by Soil Engineering Ltd., no areas of potential environmental concerns were identified and as a result, no further environmental investigation is warranted for the subject lands. Further to a complete ESA Phase I report, the Town will require a Record of Site Condition for all future Town owned lands i.e. for the proposed subdivision as a part of draft plan conditions. | Noted. A Record of Site Condition will be provided. |
| Town of Caledon | Development Engineering, Community Services | Submission Requirements | 57 | 26 | The latest Town of Caledon's Development Standard Policies and Guidelines (Version 5) have been released. An electronic copy is available on the Town of Caledon website for viewing as per the following link: https://www.caledon.ca/en/townhall/development-standards-policies-guidelines.asp . Please ensure all future engineering drawings are designed in accordance with the latest Town's engineering standard. | Noted. Engineering drawings have been designed in accordance with the latest Town's engineering standards (Version 5). |
| Town of Caledon | Development Engineering, Community Services | Submission Requirements | 58 | 27 | Partial resubmissions, which do not address all deficiencies listed in the letter, will NOT be accepted for processing. | As confirmed by Casey Blakely at the Town of Caledon in a meeting on April 30, 2020, the response to the outstanding Peer Reviews and HECS Study will be provided once comments are received which may be after the date of the third submission. |
| Town of Caledon | Development Engineering, Community Services | Submission Requirements | 59 | 28 | A resubmission cover letter must be submitted with your resubmission matrix, outlining how each individual deficiency has been addressed. | Noted. A cover letter and comment response matrix have been included as part of this submission. |
| Town of Caledon | Planning and Development, Community Services | Other | 60 | | The following agencies have no objection or comments, and/or have provided conditions of draft plan approval: - Region of Peel, letter dated March 31, 2020; - Toronto and Region Conservation Authority, letter dated April 7, 2020; - Town of Caledon Fire and Emergency Services; - David Stewart, Urban Design Peer Reviewer and Control Architect, John. G. Williams Ltd. Architect, letter dated March 30, 2020; - HydroOne - Hydro One has reviewed the above noted application and has no objection provided that Hydro One Subdivision Dept. is contacted to arrange for the electrical servicing of the new subdivision. - Dufferin-Peel Catholic District School Board, letter dated March 9, 2020. | Noted. |
| Town of Caledon | Planning and Development, Community Services | Other | 61 | | Comments are outstanding from the following agencies and will be forwarded to you upon receipt: - Municipal Property Assessment Corporation (MPAC); - Peel District School Board. | Awaiting response from the Peel District School Board and MPAC. |



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| Town of Caledon | Planning and Development, Community Services | Other | 62 | | <p>As per the comments provided herein, the Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications cannot be supported as presently proposed and a resubmission is required to address the comments contained in this letter. A resubmission checklist is attached. Furthermore, a draft plan of subdivision re-circulation fee of \$5,513.00 for the 2nd submission is due at this time. A draft plan of subdivision re-circulation fee of \$5,513.00 is due with the 3rd submission.</p> <p>Once you have had an opportunity to review, please advise and staff will coordinate a comment review meeting to ensure the next submission satisfactorily addresses the comments contained here.</p> | <p>The Draft Plan of Subdivision re-circulation fees for the 2nd and 3rd Submission have been submitted via drop box at the Town of Caledon on May 1, 2020. A comment review meeting was held May 7, 2020 with the Town of Caledon.</p> |