

March 5, 2021

Planning and Development Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Mr. Adam Wendland, Community Development Planner

Dear Mr. Wendland:

**Re: Application for Zoning By-law Amendment (Town of Caledon File No. RZ 2020-0007)
Proposed Environmental Protection Area Boundary Refinement
8281 Healey Road GP Limited
8281 and 0 Healey Road
(Bolton) Town of Caledon, Ontario**

Our File: HRP/CAD/19-01

Regarding the above-noted Zoning By-law Amendment application and on behalf of the applicant 8281 Healey Road GP Limited, Zelinka Priamo Ltd. is pleased to submit a Public Meeting Response Matrix to address the questions or concerns raised at the October 6, 2020 Public Meeting.

<p>Clarify if the wetland designated is a PSW? And are the required setbacks to this feature incorporated within the zoning boundary that is proposed?</p>	<p>The EPA1 zoned lands that are identified as wetland, are not considered provincially significant. The 10-30 m buffer to the wetland is used for the compensation area. The resulting zoning boundary incorporates a buffer to the natural heritage feature.</p>
<p>Are SWM matters to be considered as part of the current application?</p>	<p>A Functional Servicing Report and Stormwater Management Design Brief was prepared by The Odan/Detech Group Inc. and submitted as part of the Zoning By-law Amendment application. Detailed SWM materials will be prepared and finalized through a future Site Plan Approval process.</p>
<p>Removing floodplain designation as EPA, while the compensation land to the southeast is farmland and not wetland. Is the function of the compensation land going to be maintained? Or, is the soil</p>	<p>The southeast corner that is currently farmed and is proposed for compensation is effectively undevelopable. The southeast corner is proposed to be enhanced as a</p>

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<p>elevation going to be modified at the southeast corner to maintain the function of the wetland?</p>	<p>wetland feature.</p>
<p>Where do we think SWM pond will go and how is it to be achieved?</p>	<p>Stormwater from the subject lands will be treated through excess capacity at an existing nearby SWM pond to the south at the Amazon site. Detailed Stormwater materials will be prepared and finalized through a future Site Plan Approval process.</p>
<p>How will the SWM flows reach the Amazon site SWM pond?</p>	<p>The subject lands to the eventual outlet at the SWM pond. Detailed SWM will be prepared and finalized through a future Site Plan Approval process.</p>
<p>What are requirements for reforestation along the drainage swale?</p>	<p>It does not appear that any forest areas are located within the area that will be redeveloped/regraded. Details related to site design matters have not been considered as part of the Zoning By-law Amendment for the refinement of the EPA1 lands. Detailed Landscape Plan materials are anticipated to be prepared and finalized through a future Site Plan Approval process.</p>
<p>PPS Policy 1.8.1 relates in part to climate change land use initiatives (including subsections f) and g). Caledon has a community climate action plan underway but no Official Plan policies in force. Council are interested in who will own the swale long term. Request that Staff consider climate change initiatives guided by the PPS as part of the Site Plan Approval application.</p>	<p>Specific climate change initiatives would be incorporated in the site design, through a future Site Plan Approval process. On a preliminary basis, climate change initiatives to be incorporated into the future site design may include Low Impact Development (LID) and quantity/quality control.</p>
<p>How will drainage backups be avoided along the western side of the property considering the existing grading? Will there be drainage swale consideration?</p>	<p>Details related to site design matters have not been considered as part of the Zoning By-law Amendment for the refinement of the EPA1 lands. Detailed Stormwater materials will to be prepared and finalized through a future Site Plan Approval process.</p>
<p>Was the project team involved in the EPA1 revitalization projects for surrounding lands</p>	<p>Members of the project team have been involved in several projects in the</p>

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(i.e. Amazon and BoltCol site)?	surrounding area. In particular, MTE Consultants were directly involved with the revitalization efforts of EPA1 lands on surrounding lands.
Are sufficient agreements in place for the shared management of the environmental features / stormwater?	An agreement will be executed with the land owner of the Amazon site for access to the existing stormwater management pond.
What will the ownership be for the EPA1 feature?	Through the technical review, the ownership of the EPA1 lands will be determined.

We trust that the enclosed information is satisfactory. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Senior Associate

cc. 8281 Healey Road GP Limited