

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

File Number: PRE 2025-0095

Meeting Date: October 9, 2025

Lead Planner: Harsh Padhya, Development

Expiry Date: [1 year from date form is finalized]

**Purpose and Advisory Information**  
To assist applicants in the submission of complete applications, the Town strongly encourages applicants attend a PARC meeting.

The ‘complete’ application requirements are outlined in this document. If an application does not contain the items outlined in this document, the application will be deemed incomplete and will not be accepted by the Town of Caledon.

If an application is not submitted by the expiry date, additional consultation and fees may be required.

## Section 1: Applicant and Owner Information

Applicant Name:	<u>Davin McCully of Armstrong Planning &amp; Project Mangement</u>
Phone Number:	<u>(416) 444-3300 ext. 3003 (Business)</u>
Email Address:	<u>davin@armstronglplan.ca</u>
Owner Name:	<u>Carleigh Oude-Reimerink of Tribal Development Management Services Inc</u>
Phone Number:	<u>(416) 476-4866 (Business)</u>
Email Address:	<u>carleigh.oude-reimerink@tribalpartners.com</u>

## Section 2: Project and Property Information

Municipal Address:	<u>12506 Heart Lake Road, 12698 Heart Lake Road, 0 Heart Lake Road, 0 Heart Lake Road, and 0 Heart Lake Road</u>	
Legal Description:	<u>Part E Lot 20, Concession 2 EHS (Chinguacousy), Part 3 on designated Plan 43R-34533,</u> <u>Part E Lot 21, Concession 2 EHS (Chinguacousy), Part 1 on designated Plan 43R-18045 and Part 2 on desingated Plan 43R-34533,</u> <u>Part E Lot 20, Concession 2 (EHS), designated as Part 3 on Plan 43R-20767,</u> <u>Part E Lot 20, Concession 2 (EHS), designated as Part 2 on Plan 43R-20767,</u> <u>and</u> <u>Part E Lot 20, Concession 2 (EHS), designated as Part 1 on Plan 43R-20767</u>	
Roll Number:	<u>2124.130.007.03820.0000,</u> <u>2124.130.007.03520.0000,</u> <u>2124.130.007.03790.0000,</u> <u>2124.130.007.03785.0000, and</u> <u>2124.130.007.03780.0000</u>	
Site Area:	<u>50.8 (ha)(125.6 ac)</u>	
Project Name:	<u>Armstrong Planning &amp; Project Mangement on behalf of Tribal Development Management Services Inc</u>	
Proposal:	<u>Proposal seeks to develop the property with four (4) industrial buildings and a stormwater management facility on the northern portion of the site.</u>	
Existing GFA:	NA	Proposed GFA: <u>153,330 m<sup>2</sup></u>
Servicing:	<u>Municipal Water</u>	<u>Septic</u>

## Section 3: Required Development Application(s)

Please find a list of required applications to facilitate this development below. Applicants must submit separate PARC applications and fees for each application type.

In accordance with Staff Report 2022-0209, where public infrastructure is proposed, a Draft Plan of Subdivision will be required.

TOWN OF CALEDON  
PLANNING  
RECEIVED  
  
October 17th, 2025

Required Development Application	
<input checked="" type="checkbox"/>	Official Plan Amendment (including Block Plan)
<input type="checkbox"/>	Draft Plan of Subdivision
<input type="checkbox"/>	Draft Plan of Condominium
<input checked="" type="checkbox"/>	Zoning By-law Amendment
<input type="checkbox"/>	Site Plan Application
<input type="checkbox"/>	Oak Ridges Moraine – Site Plan Application
<input type="checkbox"/>	Minor Variance

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

---

Required Development Application	
<input type="checkbox"/>	Consent

## Section 4: Required Prior to Approval

---

The following must be completed and/or in full force and effect prior to the approval of the application(s):

- Future Caledon Official Plan and Growth Management and Phasing Plan
- Official Plan Amendment (Secondary Plan)
  - Following items to be reviewed, discussed or approved through the SP process: Tertiary/Block Plan, Meaningful Consultation with Indigenous Communities, Meaningful Consultation with the Public, Acceptance of Limits of Development by Conservation Authorities or Town Environmental Planner, Acceptance of Parkland requirements, Confirmation of School Sites, Confirmation of other Community Infrastructure

The following additional approvals and/or requirements are required:

- Building Permit, Conservation Authority Permit, Ministry of Transportation Permit, Servicing Approval, Record of Site Condition, Archaeological Assessment Acceptance Letter from MCM.

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Section 5: Complete Application Requirements

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent		Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed PARC Meeting Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Official Plan Amendment and Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Zoning By-law Amendment and Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scalable Concept Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Survey Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Region of Peel)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">Fees (Town of Caledon)</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Credit Valley Conservation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Lake Simcoe Region Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Nottawasaga Valley Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Toronto and Region Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	Please ensure submission material are completed in accordance with the <a href="#">Town's Standards</a> and approved <a href="#">Terms of Reference</a> .  In addition, please ensure that the submission meets the <a href="#">Electronic Submission Requirements</a> .	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aggregate Resource Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural Impact Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Quality Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Arborist Report and Tree Preservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Archaeological Assessment, and associated Ministry of Citizenship and Multiculturalism compliance letter(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Architectural Control Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built Heritage Resources and Cultural Heritage Landscape Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coloured Renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial Impact Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Services and Facilities Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility and Mitigation Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive Broader Scale Environmental Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Computer Generated Massing Models	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	<p>Please ensure submission material are completed in accordance with the <a href="#">Town's Standards</a> and approved <a href="#">Terms of Reference</a>.</p> <p>In addition, please ensure that the submission meets the <a href="#">Electronic Submission Requirements</a>.</p>	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conservation Authority Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cultural Heritage Assessment Report (existing conditions)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Demarcation of Areas Regulated by a Conservation Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital File (Digital CAD file, submitted in AutoCAD DWG (2D) format, georeferenced to Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Reference Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevation Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Non-Standard/Alternative Design Memo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Implementation Report/Environmental Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Site Assessment – Phase 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Site Assessment – Phase 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion and Sediment Control Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion and Sediment Control Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	<div>Please ensure submission material are completed in accordance with the <a href="#">Town's Standards</a> and approved <a href="#">Terms of Reference</a>.  In addition, please ensure that the submission meets the <a href="#">Electronic Submission Requirements</a>.</div>	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Facility Fit Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiscal Impact Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plan Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functional Servicing Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Green Development Standards Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Healthy Assessment Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Healthy Development Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heritage Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heritage Protection Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Housing Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	<div>Please ensure submission material are completed in accordance with the <a href="#">Town's Standards</a> and approved <a href="#">Terms of Reference</a>.  In addition, please ensure that the submission meets the <a href="#">Electronic Submission Requirements</a>.</div>	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrogeological Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indigenous Engagement Summary/Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape Letter of Conformance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape Restoration Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Local Subwatershed Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum Distance Separation Calculation (MDS 1 or MDS 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ministry of Transportation (MTO Permit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natural Heritage Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise [and Vibration] Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oak Ridges Moraine Conformity Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On-Street Utilization Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ontario Building Code Data Matrix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	<p>Please ensure submission material are completed in accordance with the <a href="#">Town's Standards</a> and approved <a href="#">Terms of Reference</a>.</p> <p>In addition, please ensure that the submission meets the <a href="#">Electronic Submission Requirements</a>.</p>	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Reduction Justification Letter for ARU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian Level Wind Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photometrics Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PINs, Easements, Parcel Abstract corporate ownership (ONCorp search)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Justification Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plotting of Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Dewater Plans/Environmental Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public Engagement Summary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Record of Site Condition (RSC)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Plan Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope Stability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Design Brief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent		Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
Please ensure submission material are completed in accordance with the <a href="#">Town's Standards</a> and approved <a href="#">Terms of Reference</a> .															
In addition, please ensure that the submission meets the <a href="#">Electronic Submission Requirements</a> .															
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streetlight Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streetscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sun and Shadow Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topographical Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic Operations Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic/Transportation Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Urban Design Brief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Visual Impact Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Balance Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland Water Balance Risk Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning By-law Matrix	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

## Section 6: Preliminary Review Comments

The comments outline below and any supplemental redlined drawings offer preliminary comments only and does not constitute a full review. It is the applicant’s responsibility to update plans to address comments in order to reduce comments received during the application review. The Town will not conduct any additional reviews of the material prior to the submission of the application.

### Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Corporate Services Department, Legal Services	<ul style="list-style-type: none"><li>Legal does not provide comments on ZBA/OPA circulations.</li></ul>	Daniela Gaudio <a href="mailto:Daniela.gaudio@caledon.ca">Daniela.gaudio@caledon.ca</a>
Engineering, Public Works & Transportation Department, Energy and Environment	<ul style="list-style-type: none"><li>Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments.</li></ul> <p><i>For OPA/ZBA:</i></p> <ul style="list-style-type: none"><li>While the GDS does not apply to OPA’s or Zoning By-law Amendments, applicants should be aware that future draft plan of subdivision and site plan applications will be required to submit a completed GDS checklist and supporting documents. Applicants are encouraged to familiarize themselves with the program early in the development process so they are prepared to comply with GDS requirements. Program materials can be found at <a href="http://www.caledon.ca/gds">www.caledon.ca/gds</a>. Energy and Environment staff are available if you have any questions about the program.</li></ul> <p><i>For Draft Plan of Subdivision/SPA:</i></p> <ul style="list-style-type: none"><li>Please prepare the relevant Green Development Standards Checklist available on the Town’s website: <a href="http://www.caledon.ca/gds">www.caledon.ca/gds</a>. The checklist should be accompanied by the appropriate documentation, as identified within the checklist and GDS Guidebook.</li><li>While completing the checklist, please ensure you refer to the GDS Guidebook.</li></ul>	Alexandra Service <a href="mailto:Alexandra.service@caledon.ca">Alexandra.service@caledon.ca</a>
Corporate Strategy & Innovation Department, Capital Projects	<ul style="list-style-type: none"><li></li></ul>	
Planning & Development Department, Economic Development	<ul style="list-style-type: none"><li>No Comments</li></ul>	Ben Roberts, Senior Economic Development Officer <a href="mailto:Ben.roberts@caledon.ca">Ben.roberts@caledon.ca</a> Cell: 416-998-8289

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Engineering, Public Works & Transportation Department, Development Engineering	<div>1. The subject site is located within the Settlement Area Boundary Expansion (SABE) area of Caledon. In accordance with the Caledon Official Plan, the proposed development requires approval of a Secondary Plan. Town Engineering Services will require the following studies in support of the Secondary Plan (OPA):<div>a. Local Subwatershed Study</div><div>b. Functional Servicing Report</div><div>c. Transportation Study</div></div> <div>2. Local Subwatershed Study is to include, but is not limited to, the following:<div>a. Completion of the study in alignment with the Town’s approved Local Subwatershed Study Terms of Reference guidance document: <a href="https://www.caledon.ca/en/town-services/resources/Engineering/Detailed-SWS-Terms-of-Reference_May2024.pdf">https://www.caledon.ca/en/town-services/resources/Engineering/Detailed-SWS-Terms-of-Reference_May2024.pdf</a>.</div><div>b. Submission and approval of the applicant’s Terms of Reference for a Local Subwatershed Study by the Town, TRCA and the Region prior to submission of the study or any component of the study.</div><div>c. Confirmation that the study conforms with the Region of Peel Official Plan Policy 5.6.20.14.17.f.</div><div>d. Confirmation that the study has been done in conformance with and implements the recommendations of the Region of Peel’s Scoped Subwatershed Study (<a href="https://peelregion.ca/business/planning/official-plan/focus-areas-supporting-studies/settlement-area-boundary-expansion">https://peelregion.ca/business/planning/official-plan/focus-areas-supporting-studies/settlement-area-boundary-expansion</a>), TRCA Humber River Watershed Study (currently being updated), and the Local Subwatershed Studies for the adjacent Secondary Plans to ensure a comprehensive analysis of the study area and resulting management strategies.</div><div>e. Submission of raw field data and approval of that data to be used by the Town for their, and/or their consultant’s, use and analysis.</div></div> <div>3. The Local Subwatershed Study is to establish and demonstrate the feasibility of meeting CLI-ECA performance criteria: <a href="https://www.caledon.ca/en/town-services/resources/Engineering/324-S701-Issue-2.PDF">https://www.caledon.ca/en/town-services/resources/Engineering/324-S701-Issue-2.PDF</a></div> <div>4. The Functional Servicing &amp; Stormwater Management Report submitted in support of the secondary plan (OPA) is to demonstrate the available water and wastewater servicing and the timing of the servicing, and a stormwater strategy that aligns with and implements the recommendations of the Local Subwatershed Study.</div>	<div>Monika Dhungana, P. Eng. Senior Project Manager, Development Engineering, Engineering Services Office: 905.584.2272 x 4584 Email: <a href="mailto:monika.dhungana@caledon.ca">monika.dhungana@caledon.ca</a></div> <div>Jay Menary, CET Senior PM, Development Engineering Office: 905.584.2272 x 4211 Email: <a href="mailto:jay.menary@caledon.ca">jay.menary@caledon.ca</a></div> <div>Shannon Malloy, CET Senior PM, Water Resource Engineering Office: 905.584.2272 x 4561 Email: <a href="mailto:Shannon.malloy@caledon.ca">Shannon.malloy@caledon.ca</a></div>
--	---	--

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<div>5. Town Transportation Engineering is to provide comment on the requirements for the Transportation Study.</div> <div>6. The MMTMP and the Official Plan (Schedule C2) identifies an ultimate 36.0m ROW width for Heart Lake Road to support future growth. The applicant shall dedicate to the Town, gratuitously and free and clear of all encumbrances, a road widening of 18.0m from the centerline. Additional ROW may be required at intersections for auxiliary turn lanes and/or for adjustments to road alignment.</div> <div>7. The approved Caledon Multi Modal Transportation Master Plan and Future Caledon Official Plan, and the Mayfield West Transportation Study identify east-west collector road extensions to be completed on the subject lands (Dougall Ave, Larson Peak Road).<div><div>a. The Larson Peak Extension is currently noted on the concept plan provided in advance of the PARC meeting as “potential extension”. Larson Peak extension will be required. Coordination on the Larson Peak Extension design and construction will be necessary with the adjacent development to the south (12304 Heart Lake Road, Broccolini).</div><div>b. The Dougall Ave extension is currently not indicated in the concept plan. Town Engineering Services will require the Dougall Extension to be completed to Heart Lake Road and further east to provide a continuous east-west collector road within the SABE area of Caledon. Dougall extension must be indicated on site plans and all other applicable documentation prepared in support of the OPA and ZBA applications. Road extension is critical to provide connectivity in the future settlement areas.</div><div>c. Town Development Engineering preference is for road extensions to be dedicated and constructed through future draft plan of subdivision application(s) for the subject lands.</div></div></div> <div>8. Town of Caledon Engineering Services has retained HDR to undertake an addendum to the approved Town of Caledon Multi Modal Transportation Master Plan (MMTMP, June 2024). The MMTMP addendum is intended primarily to assess collector road requirements in the SABE area, including an assessment of the need for continuous</div>	
--	---	--

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<p>East-West collector roads (Dougall Ave, George Bolton Parkway, Abbotside Way). OPA and ZBA applications are to have regard for the findings of the MMTMP update.</p> <p>9. The proposed development abuts existing residential areas in the Mayfield West community to the west, and existing rural residential on all sides. A comprehensive Noise Study is to be provided in support of the OPA and ZBA that speaks to the impacts on the existing residential neighborhood and any mitigation measures to maintain required noise level in the residential lots.</p> <p>10. Acknowledge that a 30m setback along western property line is provided for transitioning from Residential to Industrial land use. Additional details are to be provided with future applications for the design of the setback strip (i.e. offset distance, berming, grading, noise barriers, etc.). Setback and mitigation measures are to address compatibility between land uses. Coordination with development to the south (12304 Heart Lake Road, Broccolini) on the setback will be required.</p> <p>11. The proposed development will require an extension of the sanitary sewer from the nearest main trunk sewer. Water and Sanitary servicing are subject to Regional approval.</p> <p>12. The proposed Stormwater Management Facility is located with existing Greenbelt. Confirmation of suitability of SWM Pond location within the greenbelt is to be addressed in the appropriate studies (Local SWS, FSR).</p>	
Engineering, Public Works & Transportation Department, Transportation	<p>Transportation Study includes, but is not limited to, the following high level items:</p> <ul style="list-style-type: none"><li>• Road Network Review and Circulation<ul style="list-style-type: none"><li>• Plans and recommendations for internal network &amp; connections to the boundary network.</li><li>• Assess the impact on boundary network &amp; recommend improvements.</li></ul></li><li>• Parking Review and Loading Review</li><li>• Active Transportation Provisions and Network Connections<ul style="list-style-type: none"><li>• Ensure higher level of connectivity (internal network and connection) and multiple route options for all modes. Recommend improvements as required</li><li>• Plan support for transit services and improved first/last mile access to connect residents/employees with destinations</li></ul></li><li>• Plans and recommendations for a Transit Plan. The Transit Plan should include routes, stops, connections to existing services, etc. to ensure the proposed road network and transit plan supports industry standard coverage.</li></ul>	Emma Howlett Emma.Howlett@caledon.ca

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"><li>• Transportation Demand Management and Parking Plan Policy recommendations to support Official Plan Goals</li><li>• The study be stamped, signed, and dated by a licensed Professional Transportation Engineer in Ontario (P.Eng.).(Requirement)</li><li>• A Terms of Reference and Staff responses from all applicable road authorities. Note: The Transportation Consultant is requested to establish Terms of Reference (TOR) prior to completing the Study. Please contact Emma Howlett and Carbon Copy (CC) the lead planner on file. Ensure to include the latest plan and PRE application number.</li></ul> <p>General Comments:</p> <ul style="list-style-type: none"><li>• The Town of Caledon has retained HDR to complete a Multi-Modal Transportation Master Plan (MMTMP) update to review the need for continuous east-west collector roadways (for additional connectivity) within the study area. <i>The Secondary Plan and and subsequent proposals are to have regard for the findings of this process with respect to east-west collector roads. Specifically the update looks at extending <u>Dougal Road to Heart Lake Road, among other collector road opportunities.</u></i></li><li>• Collector road spacing should follow the recommendations of the Multi-Modal Transportation Master Plan (MMTMP).</li><li>• Confirm the proposal supports the ROW widenings highlighted in the Council Approved Official Plan Schedule C2 (36.0m ROW) .</li><li>• All proposed public roadways should comply with the Town’s standard Right of Way (ROW)'s infrastructure requirements, including but not limited to off-road cycling facility provisions on collector and arterial roadways. Please be aware that the Town’s Adopted Official Plan, Multi-Modal Transportation Master Plan, Active Transportation Master Plan, and Development Standards Manual provide additional information.</li><li>• The Active Transportation Master Plan (ATMP) Figure F3 illustrates trailways through the Natural Heritage Systems (NHS) both near and within the proposed development. Trail connections should be included and coordinated with the ATMP network and supplemented with a local trail network where appropriate.</li></ul>	
--	--	--

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"><li>Review proposed roadways (corner clearances, roadway spacing, and sight distance) as specified in Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads, at a level of detail related to the application type.</li><li>The study should be completed in coordination with adjacent and nearby proposed secondary plans and developments to ensure connectivity and continuity.</li><li>Please follow the Town's and Region's Transportation Study Guidelines.</li></ul> <p>Zoning:</p> <ul style="list-style-type: none"><li>Parking spaces should be provided according to the rates in the Zoning By-Law. A parking justification will be required if fewer than the required parking spaces are proposed. A work plan (Terms of Reference) for the parking justification study should be circulated with Town Transportation Staff prior to starting the parking portion of the investigations.</li><li>Barrier-free accessible spaces should be designed according to the requirements contained within Schedule O of the Town's Traffic By-Law 2024-048.</li></ul> <p>Reach out to staff for detailed PARC requirements for applications other than OPA and ZBA if needed.</p>	
Finance Department, Finance	<ul style="list-style-type: none"><li>The legal descriptions of the subject five (5) properties as listed in this PARC circulation, do not match the property tax records of the Town of Caledon, and the Region of Peel. It is recommended that the correct legal descriptions as listed on property tax invoices, should be included in future circulations and other correspondences.</li><li>This PARC application 2025-0095 is towards an Official Plan Amendment and a Zoning Bylaw Amendment to facilitate four (4) buildings for industrial activities and supporting infrastructure on the subject property.</li><li>If the proposed application were to proceed as planned, the taxable assessment value of the property may change, to reflect any development that would have taken place.</li><li>Under current by-laws of the Town and other charging entities, any new or added buildings for industrial use will attract Development Charges (DC) at the Non-Residential (Industrial) rates that will be in effect on the date when the first site plan</li></ul>	Glendon Turner, Senior Financial Analyst <a href="mailto:Glendon.Turner@caledon.ca">Glendon.Turner@caledon.ca</a>



Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<p>application, or the first zoning amendment application is deemed complete (the application completion date) and provided that the first such application took place after January 1, 2020. Otherwise, Development Charges will be determined on the date of building permit issuance.</p> <ul style="list-style-type: none"><li>• Current Development Charges for buildings at the Non-Residential (Industrial) rates are:</li><li>• Town of Caledon: \$114.89 per square metre of industrial floor space.</li><li>• Region of Peel: \$230.15 per square metre of industrial floor space.</li><li>• School Boards: \$13.99 per square metre of industrial floor space.</li></ul> <ul style="list-style-type: none"><li>• Interest on Development Charges will apply for the period running from application completion date through to the date on which those charges are received by the Town.</li><li>• For the purposes of Development Charges listed above, industrial floor space should comply with the definition of an ‘industrial building’, as outlined in the Town’s By-laws 2024-042 and 2024-043, or as amended. Otherwise, the Development Charge rates for Non-Residential (Other) will apply.</li><li>• Additional information on Development Charges may be accessed on the Town’s website at <a href="https://www.caledon.ca/en/town-services/development-charges.aspx">https://www.caledon.ca/en/town-services/development-charges.aspx</a></li><li>• The Development Charges (DC) comments and estimates above are as at July 11, 2025, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications that meet Section 26.2 of DC Act criterion (such as application being complete on or after January 1, 2020, and time elapse between application approval and building permit issuance is less than 18 months), DCs would be calculated at rates applicable on the date when an application is deemed to be complete (the application completion date). Interest charges will apply for affected applications. Non-Residential DCs will be payable at the time of building permit issuance as required under the DC Act and the Town’s DC By-law. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application and any changes to the DC Act and DC By-law/policies.</li></ul>	
Community & Human Services Department, Fire and Emergency Services	<ul style="list-style-type: none"><li>• OBC data matrix for each building</li><li>• Site to have adequate water supply for fire protections systems and firefighting</li><li>• Show hydrants and distances to FDC’s</li><li>• Show and label fire access routes from road to each building</li><li>• Show fire access routes signs as per By-Law 2015-58</li></ul>	Anthony Staniscia x.4347 Anthony.staniscia@caleon.ca



# Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>Identify principal entrances</li> </ul>	
Engineering, Public Works & Transportation Department, Operations	<ul style="list-style-type: none"> <li></li> </ul>	
Planning & Development Department, Accessibility	<ul style="list-style-type: none"> <li>The future Site Plan must comply with the Integrated Accessibility Standards (IAS), the Accessibility for Ontarians with Disabilities Act (AODA), and Reg.581: Accessible Parking for Persons with Disabilities.</li> </ul>	<p>Cassandra Savini  <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a>            905.584.2272 ext 4392</p>
Planning & Development Department, Planning	<ul style="list-style-type: none"> <li>Subject lands are designated Prime Agriculture, Environmental Policy Area and a portion to the south designated as Special Policy Area and Prestige Industrial.</li> <li>Subject lands are designated New Employment Area under Schdeule B4 of the Future Caledon Official Plan</li> <li>Provide information on fragment parcels and their transition into the future developments.</li> <li>Future Caledon Official Plan requires majority of the lands within the Secondary Plan to be participating within the process. Please provide confirmation with the submission of a formal application.</li> <li>For Applicant led Secondary Plan review process, recent staff report for Secondary Planning Strategy for the 2051 New Urban Area to Council has been adopted. the <a href="#">Guide for Secondary Planning</a></li> <li>Part of D1 Secondary Plan - The Future Caledon Official Plan policy 21.3.4 requires, the applicant to prepare terms of reference for the secondary planning process. The ToR to be submitted for review.</li> <li>With recent updates to Highway 413 alignment, subject lands no longer are within the corridor area. MTO comments are required as the lands abut the FAA.</li> <li>Lands are Zoned – Agricultural (A1) and Environmental Policy Area 2 (EPA2).</li> <li>Local Subwatersher Study and East West collector road requirements are to be addressed as part of the submission.</li> <li>Correct legal description is to be provided for future submission.</li> <li>Development Engineering preference is for road extensions to be dedicated and constructed through future draft plan of subdivision application(s) for the subject lands.</li> <li>As per the Greenbelt Policy, the site plan will need to be updated to reflect the stormwater management pond outside of the NHS.</li> <li>Regional and Town Engineering staff comments pertaining to Infrastructure requirements must be addressed.</li> </ul>	<p>Harsh Padhya  <a href="mailto:Harsh.padhya@caledon.ca">Harsh.padhya@caledon.ca</a>            905.584.2272 x. 4997</p>
Planning & Development Department, Heritage	<p>Heritage Register</p> <ul style="list-style-type: none"> <li>The subject lands contain two non-designated properties listed on the Town of Caledon's Heritage Register:</li> </ul>	<p>Cassandra Jasinski, Heritage Planner,  <a href="mailto:cassandra.jasinski@caledon.ca">cassandra.jasinski@caledon.ca</a>, (905) 584-2272 x. 4232</p>

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"><li>• 12506 Heart Lake Road – late Italianate farmhouse with a red brick exterior</li><li>• 12698 Heart Lake Road – neoclassical style farmhouse with a synthetic exterior</li><li>• The subject lands are adjacent to the property at 12304 Heart Lake Road, for which a Notice of Intention to Designate has been issued, and the listed, non-designated property at 12942 Heart Lake Road.</li></ul> <p>Heritage Designation Extension Agreements</p> <ul style="list-style-type: none"><li>• Section 29 (1.2) of the <i>Ontario Heritage Act</i> requires that where a prescribed event, including Notice of a Complete Official Plan Amendment application, has occurred involving a listed, non-designated property, Council has 90 days to start the heritage designation process, with certain exceptions. The exceptions include:<ul style="list-style-type: none"><li>○ If the owner of the property and the council of the municipality agree that the restriction does not apply; and,</li><li>○ If, within 90 days of the prescribed event, the owner of the property and council agree to extend the period of time</li></ul></li><li>• Council has delegated staff the authority to enter into designation timeline extension agreements with property owners.</li><li>• Heritage staff request that, should the Owner(s) be agreeable, they connect with Heritage staff prior to submitting a complete application to discuss entering into of Designation Timeline Extension agreements.</li><li>• Please note, due to <i>Ontario Heritage Act</i> timelines, that should Designation Timeline Extension agreements not be entered into with the Town, Heritage staff will bring designations forward for Council's consideration, where warranted.</li></ul> <p>Heritage Impact Assessment</p> <ul style="list-style-type: none"><li>• As part of a complete application, the development proponent shall provide a Heritage Impact Assessment (HIA), undertaken by a qualified heritage consultant who is a professional member in good standing of the Canadian Association of Heritage Professionals (CAHP).</li><li>• The HIA shall assess the impact of the proposed development on all cultural heritage resources within and adjacent to the subject lands, to the satisfaction of the Town of Caledon.</li><li>• The HIA shall adhere to the Town of Caledon HIA Terms of Reference.</li><li>• Any mitigative measures, as specified in the HIA and/or by Town of Caledon Heritage staff shall be undertaken to the satisfaction of the Town.</li></ul>	
--	---	--

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"><li>• Please note demolition of any structure on a listed property requires Council approval after consultation with Heritage Caledon.</li><li>• Heritage staff acknowledge the inclusion of Stantec as part of the proponent’s consultant team.</li></ul> <p>Archaeological Assessment</p> <ul style="list-style-type: none"><li>• The subject lands are identified as having archaeological potential.</li><li>• The proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a minimum Stage 1-2 archaeological assessment for the entirety of the subject lands as part of a complete application.</li><li>• Should any significant archaeological resources be encountered, the proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior future site plan approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.</li><li>• No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.</li><li>• Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.</li><li>• If the subject lands were previously assessed, the proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.</li><li>• Heritage staff acknowledge the inclusion of Irvine Heritage as part of the proponent’s consultant team.</li></ul>	
Planning & Development Department, Landscape	<ul style="list-style-type: none"><li>• Please refer to the Town’s Zoning By-law for the minimum requirements regarding landscape area, planting strip width, and location.</li></ul>	Dali Peng <a href="mailto:Dali.peng@caledon.ca">Dali.peng@caledon.ca</a> 905.584. 2272 x 4022

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>Please note that detailed landscape comments will be provided as part of the associated Site Plan Application review.</li> </ul>	
Planning & Development Department, Municipal Numbering	<ul style="list-style-type: none"> <li>Municipal numbers shall be issued in accordance with the Municipal Numbering By-law and Guidelines. This number will be issued in accordance with these documents, based on an approved driveway location.</li> <li>Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.</li> <li>Upon issuance of one of the above-noted approvals, the Lead Planner will forward a copy of the approval package to municipal numbering staff to work with the owner to issue the required number and post any required signage of the number in accordance with the Town's Municipal Numbering By-law and Guidelines.</li> <li>In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. The elevation drawings shall identify the location of the municipal address on the elevations and those drawings shall form part of the approval package. The number shall be identified in accordance with the By-law and Guidelines. Should the owner require clarification on the requirements of the By-law, please contact municipal numbering staff at <a href="mailto:municipalnumbers@caledon.ca">municipalnumbers@caledon.ca</a> or 905-584-2272 x. 7338.</li> <li>The information provided is satisfactory to issue Municipal Numbers</li> </ul>	Emily King <a href="mailto:municipalnumbers@caledon.ca">municipalnumbers@caledon.ca</a> 905.584.2272 x.4325
Planning & Development Department, Parks	<ul style="list-style-type: none"> <li>Payment of money in lieu of conveyance of parkland will be required, according to the sections 9 (a) and 17 (a) of the Town's Parkland Dedication By-law -2022-042, prior to issuance of any building permits.</li> </ul>	Halley Patel <a href="mailto:Halley.patel@caledon.ca">Halley.patel@caledon.ca</a> 905.584.2272 x 4158
Planning & Development Department, Policy Planning	<ul style="list-style-type: none"> <li>2051 New Urban Area Comments: <ul style="list-style-type: none"> <li>Region of Peel Official Plan (ROP, 2024) <ul style="list-style-type: none"> <li>As per the Region of Peel Official Plan, the subject lands are within: <ul style="list-style-type: none"> <li>the Designated Greenfield Area as shown on Schedule E-3 (Growth Plan Policy Areas)</li> <li>the Urban System and 2051 New Urban Area as shown on Schedules E-2 (Strategic Growth Areas) and E-1 (Regional Structure).</li> <li>the Employment Area as shown on Schedule E-4 (Employment Areas)</li> </ul> </li> </ul> </li> </ul> </li> </ul>	Brandon Eidner <a href="mailto:Brandon.Eidner@caledon.ca">Brandon.Eidner@caledon.ca</a> 905.584.2272 x4077

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> <li>• In accordance with the sections 5.6.20 (Designated Greenfield Area) and 5.6.20.14 (2051 New Urban Area) the policies of those section will apply.</li> <li>• The policies of the Peel Region Official Plan and, in particular, section 5.6.20 Designated Greenfield Areas apply to the review of the Secondary Plan.</li> <li>• As noted, the subject lands are within the 2051 New Urban Area subject to policies in Section 5.6.20.14. <ul style="list-style-type: none"> <li>○ These secondary planning requirements include, but are not limited to: <ul style="list-style-type: none"> <li>▪ A detailed subwatershed study or equivalent study; (5.6.20.14.17.f)</li> <li>▪ An Agricultural Impact Assessment; (5.6.20.14.17.a)</li> <li>▪ A Community Energy and Emissions Reduction Plan; and, (5.6.20.14.17.d)</li> <li>▪ A Climate Change Adaption Plan. (5.6.20.14.17.e)</li> <li>▪ Staging and Sequencing Plan consistent with the Town's Phasing Plan (5.6.20.14.15, 5.6.20.14.16)</li> <li>▪ Planning Justification Report</li> <li>▪ Functional Servicing Report</li> <li>▪ Transportation Study detailing the structure of a connected transportation system (5.6.20.14.12)</li> <li>▪ Healthy Development Assessment (large-scale) (5.6.20.14.22.g)</li> </ul> </li> </ul> </li> </ul>	
Planning & Development Department, Urban Design	<ul style="list-style-type: none"> <li>• Please review the <a href="#">Town Wide Design Guidelines</a> section 10.2 for associated future site plan requirements.</li> <li>• Have a clear delineation between pedestrian circulation paths, vehicular paths, and truck paths.</li> <li>• Integrate landscaped employee amenity areas with pedestrian, cycling routes, and potential trail connections. Create walkways that link key destinations like parking lots and transit stops to building entrances, ensuring year-round accessibility and maintenance.</li> <li>• Please indicate the proposed building heights.</li> </ul>	Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392
Planning Department, Zoning	<ul style="list-style-type: none"> <li>• Ssubject lands are zoned A1 and EPA2 found within our comprehensive zoning by-law 2006-50, as amended.</li> <li>• A <b>Zoning By-law Amendment is required</b> to rezone the lands for the desired use.</li> <li>• A fulsome zoning review cannot be conducted at this time due to the preliminary nature of the application. Zoning will be reviewed once a Draft Zoning By-law Amendment and associated Schedule have been submitted for review.</li> </ul>	Liam Browning <a href="mailto:Liam.Browning@caledon.ca">Liam.Browning@caledon.ca</a> 905.584.2272 x 4291

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"><li>Any future Draft Zoning By-law Amendment applications be submitted in Word format for review. The associated Schedules may be submitted in PDF format.</li></ul>	
Planning & Development Department, Natural Heritage	<ul style="list-style-type: none"><li>Key Features, Supporting Features and associated buffers and enhancement areas have been identified on the property in the Preliminary Natural Heritage System that was prepared through a scoped subwatershed study conducted by Peel Region to support the associated Settlement Area Boundary Expansion (SABE). The preliminary NHS is intended to be confirmed/refined through a local subwatershed study based on targets and criteria contained within the SABE Scoped Subwatershed Study Part C – Implementation Report. As such, a local subwatershed study is required to support the development of the subject lands. Refer to comments by Engineering.</li><li>The proposed stormwater management (SWM) pond is located within the Greenbelt Natural Heritage System (NHS) and appears to be within 120m of a mapped wetland associated with the nearby watercourse, and partially within a mapped woodland feature. The local subwatershed study is required to identify and delineate components of the Town’s Ecosystem Framework and demonstrate associated policy conformance.</li></ul>	Anèl Dannhauser <a href="mailto:Anel.dannhauser@caledon.ca">Anel.dannhauser@caledon.ca</a> 905.584.2272 x 4510  Yves Scholten <a href="mailto:yves.scholten@caledon.ca">yves.scholten@caledon.ca</a> 905-584-2272 x 3396
Realty Services	Gratuitous Road Dedication required to meet Ultimate Right of Way width of 36 m for Heart Lake Rd as per Schedule K of the OP. Transporation to confirm if long range plan is to widen Heart Lake Rd beyond the current ultimate of 36 m.	Steven Kovach Realty Services <a href="mailto:steven.kovach@caledon.ca">steven.kovach@caledon.ca</a>

External Agencies

Agency	Comments	Contact (Name, Email and PH Number)
Bell Canada		
Canada Post		
Canadian Pacific Railway (CPR)		
Credit Valley Conservation (CVC)		

# Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
Dufferin-Peel Catholic District School Board (DPCDSB)		
Enbridge		
GO Transit (Metrolinx)		
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)		
Ministry of Transportation (MTO) – GTA West Corridor		
Ministry of Transportation (MTO) - Permitting		
Niagara Escarpment Commission (NEC)		
Nottawasaga Valley Conservation Authority (NVCA)		
Ontario Provincial Police (OPP) - Caledon Detachment		



# Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
Peel District School Board (PDSB)		
Region of Peel	<p><b><u>General:</u></b></p> <ul style="list-style-type: none"><li>In accordance with Bill 185, beyond July 1, 2024, the Region’s mandate will continue to include the provision of hard and soft services to the community, including but not limited to water and wastewater servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end, the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services</li></ul> <p><b><u>Pre-consultation Fees:</u></b></p> <ul style="list-style-type: none"><li>The Region will require a <b>Pre-Consultation Application Review Fee</b> of \$1,500.00. Additional review fees will also be required once the formal applications are received by the Region and must be paid prior to approval of the respective applications.</li></ul> <p><b><u>Formal Application fee:</u></b></p> <ul style="list-style-type: none"><li>A processing fee of \$9,455.63 (or as per current fee’s bylaw) will be required once the formal Official Plan Amendment application is received by the Region.</li></ul> <p><b>Development Engineering</b></p> <ul style="list-style-type: none"><li>Through the related Secondary Plan OPA, a community wide-Functional Servicing Report satisfactory to the Region will be required.</li></ul> <p><b><u>Wastewater comments</u></b></p> <ul style="list-style-type: none"><li>Municipal sanitary sewer facilities consist of a 375mm dia. sewer on Speirs Giffen Ave, east of Heart Lake Road.</li><li>Based on the 2025 DC wastewater map, servicing of the PARC development will require extension of 525mm dia. sanitary sewers on Speirs Giffen Ave and Heart Lake Road. Speirs Giffen’s sewer is schedule for construction in 2025 under project #24-2182 and Heart Lake’s sewer construction is scheduled for 2026 under project #24-2187. Due to the Hwy 413 delivery delays, the 525mm dia. sewers are being delayed in the foreseeable future.</li><li>External easements and construction will be required</li></ul> <p><b><u>Water comments</u></b></p> <ul style="list-style-type: none"><li>The lands are located within Water Pressure Zone 7 supply system.</li><li>Existing infrastructure consist of a 400mm PVC distribution main on Heart Lake Road.</li></ul> <p><b><u>General Engineering</u></b></p>	<p><b>Patrick Amaral</b> MES(F) RPP Principal Planner Tel: 905-791-7800 ext E-mail: <a href="mailto:patrick.amaral@peelregion.ca">patrick.amaral@peelregion.ca</a></p>



Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"><li>All costs associated with servicing proposed development will be at the applicant's expense.</li><li>Servicing of this PARC Plan will require construction of oversized sanitary sewers which are the financial responsibility of the Region as per Development Charges By-law and Policy F40-06. Should the Developer wish to proceed with the works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Developer will be required to enter into a Front-Ending Agreement prior to the construction of the works. This Agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement, Regional Council approval and according to Policy F40-06.</li><li>The developer will be required to enter into applicable Development Agreement with appropriate agencies.</li><li>Restriction on transfer or charge for all lots and blocks within the PARC Plan, save and except those to be conveyed to the Town and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until external sanitary sewer works to service this PARC Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.</li><li>The developer will be required to obtain and dedicate easements as required by the Region for Regional infrastructure.</li></ul> <p><b>Waste Development</b></p> <ul style="list-style-type: none"><li>The subject development is not within the vicinity of a landfill site.</li><li>For this non-residential PARC application, private waste collection services are required.</li></ul> <p><b>Public Health</b></p> <ul style="list-style-type: none"><li>As per Section 7.14.21.1 of the Caledon Official Plan please submit a copy of the Healthy Development Assessment (HDA) for Peel Public Health review to assess the health promoting ability of the proposal.</li><li>Further below are additional recommendations:<ul style="list-style-type: none"><li>If feasible, consider preferential parking for carpool and/or carshare vehicles</li><li>Explore permeable and/or light-coloured paving instead of black asphalt to reduce negative aesthetic and environmental impacts</li><li>Recommend bicycle racks near building entrance</li><li>Should future transit become available along Heart Lake Rd., a direct pedestrian connection from street to building entrance is recommended to encourage public transit and pedestrian activity</li></ul></li></ul>	
Rogers Communication		
Toronto and Region Conservation	Site Context:	<b>Andrea Terella</b> <a href="mailto:andrea.terella@trca.ca">andrea.terella@trca.ca</a> (437) 880-1937

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
Authority (TRCA)	<div><div><ul style="list-style-type: none"><li>According to our mapping, portions of the subject lands are regulated by TRCA as the properties are traversed by valley corridor containing Regulatory Floodplain, and Headwater Drainage Features (HDFs). Further, the subject lands contain unevaluated wetland features. A TRCA permit pursuant to Conservation Authorities Act (CA Act) is required from this Authority prior to any development and/or site alteration within a TRCA regulated area.</li><li>It is our understanding that portions of the subject lands are not currently located within the Town of Caledon’s urban settlement boundary. However, through the Region of Peel’s Settlement Area Boundary Expansion (SABE) exercise, the subject lands have been identified for future employment uses. The SABE lands were integrated into the recently approved (November 4, 2022) Region of Peel Official Plan. As a component of the Region’s SABE process, a Scoped Subwatershed Study was completed. Although this Scoped Subwatershed Study was sufficient for the purpose of a boundary expansion exercise, it is not detailed enough in scope to consider local Official Plan Amendment (and associated Secondary Plan) applications. As such, a more detailed Local Subwatershed Study and block level functional servicing study will be required to satisfy applicable Provincial, Regional, Municipal and TRCA policies as part of any future Secondary Plan.</li></ul></div><div>Submission Requirements:<ul style="list-style-type: none"><li>The Town of Caledon’s Local Subwatershed Study Terms of Reference: <a href="#">Term of Reference (caledon.ca)</a></li><li>The Region of Peel’s sample ToR for Local Subwatershed Studies: <a href="https://peelregion.ca/sites/default/files/2024-08/appendix-f-sws-terms-of-reference.pdf">https://peelregion.ca/sites/default/files/2024-08/appendix-f-sws-terms-of-reference.pdf</a></li></ul></div><div><ul style="list-style-type: none"><li>Please note that prior to the submission of a Secondary Plan and Local Subwatershed Study, an approved Terms of Reference (ToR) is necessary. The Region’s Scoped Subwatershed Study prepared in support of the 2022 Official Plan update identified the materials required to support future Secondary Plans. As a component of the Region’s Scoped Subwatershed Study, a sample ToR was prepared to assist the municipality and applicants with the preparation of Local Subwatershed Studies that would adequately characterize and assess development impacts as required under the Planning Act. The Local Subwatershed Study ToR must include an adequate assessment of information gaps, along with the approval of a core technical work plan. Further, it must also include an adequate characterization of existing conditions, impact assessment and implementation plan. In order to assist the applicant with preparation of the Local Subwatershed Study ToR, the applicant may refer to the following documents:<ul style="list-style-type: none"><li>The Town of Caledon’s Local Subwatershed Study Terms of Reference: <a href="#">Term of Reference (caledon.ca)</a></li><li>The Region of Peel’s sample ToR for Local Subwatershed Studies: <a href="https://peelregion.ca/sites/default/files/2024-08/appendix-f-sws-terms-of-reference.pdf">https://peelregion.ca/sites/default/files/2024-08/appendix-f-sws-terms-of-reference.pdf</a></li></ul></li></ul></div><div>Based on TRCA’s high level review of the subject lands, it is noted that the following components may need to form part of the Secondary Plan/Local Subwatershed Study. However, this will be further refined through the ToR process:<ul style="list-style-type: none"><li>Site Plan Identifying Constraints: A Site Plan identifying the limit of applicable natural features/hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include:<ol style="list-style-type: none"><li>Physical Top of Slope of the valley feature (A future staking exercise with TRCA and Town staff will be required to delineate the Top of Slope).</li><li>Long-Term Stable Top of Slope for valley features (as determined by a slope stability assessment).</li><li>The Regulatory Floodplain.</li><li>Meander belt/Erosion Hazard (as determined by a Geomorphic/Erosion Hazard Delineation Study).</li></ol></li></ul></div></div>	

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
	<p>5. Limits of the Wetland Features (A future staking exercise with TRCA and Town staff will be required to delineate wetland limits).</p> <p>6. Applicable Buffers.</p> <p>All new development must be located outside of identified hazards and associated buffers.</p> <ul style="list-style-type: none"><li>○ <u>Geotechnical/Slope Stability</u>: In order to ensure the proposed development is appropriately setback from the valley slope, a slope stability assessment is required to delineate the Long-Term Stable Top of Slope (LTSTOS). TRCA's Slope Stability Assessment guideline can be accessed through the following link: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17173003/PDPM_G_GEDSR.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17173003/PDPM_G_GEDSR.pdf</a></li><li>○ <u>Geomorphic and Erosion Hazard Delineation</u> (for non-apparent valley and/or stream corridors): <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf</a></li><li>○ <u>Headwater Drainage Feature (HDF) Assessment</u>: the subject lands contain several headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Features.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Features.pdf</a>. Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse.</li><li>○ <u>Stormwater Management Report/Functional Servicing Report</u>: Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf</a>. It is noted that as the subject lands are located outside of the settlement boundary used in TRCA's hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA's requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA's Stormwater Management Criteria Document (2012).</li><li>○ <u>Wetland Water Balance Risk Assessment</u>: A wetland water balance risk assessment is required, prepared in accordance with the following document: <a href="https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf">https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf</a>. Please note that depending on the results of the risk assessment, additional study requirements may be necessary.</li></ul> <ul style="list-style-type: none"><li>● Review fees associated with a future Secondary Plan/Local Subwatershed Study will be collected in accordance with TRCA's 2022 Planning fee schedule: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf</a>. The applicant can refer to the section on Master Environmental Servicing Plan applications for more information. Fees will be identified through the ToR process.</li></ul> <ul style="list-style-type: none"><li>○ Preliminary Engineering Drawings/Plans: Including Servicing Plan, Grading Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers.</li></ul> <ul style="list-style-type: none"><li>○ Delineation of the Floodplain: To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. It is noted that updates to the modelling may be required to account for the proposed development.</li></ul>	

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
	<p>o Geotechnical/Slope Stability: In order to ensure the proposed development is appropriately setback from the valley slope, a slope stability assessment is required to delineate the Long-Term Stable Top of Slope (LTSTOS). TRCA's Slope Stability Assessment guideline can be accessed through the following link: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17173003/PDPM_G_GEDSR.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17173003/PDPM_G_GEDSR.pdf</a></p> <p>o Geomorphic and Erosion Hazard Delineation (for non-apparent valley and/or stream corridors): <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf</a></p> <p>o Headwater Drainage Feature (HDF) Assessment: the subject lands contain several headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation__Classification_and_Management_of_Headwater_Drainage_Features.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation__Classification_and_Management_of_Headwater_Drainage_Features.pdf</a>. Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse.</p> <p>o Hydrogeological Investigation: The report should assess current groundwater conditions in order to inform the practicality of water balance strategies on the subject lands.</p> <p>o Stormwater Management Report/Functional Servicing Report: Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf</a>. It is noted that as the subject lands are located outside of the settlement boundary used in TRCA's hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA's requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA's Stormwater Management Criteria Document (2012).</p> <p>o Wetland Water Balance Risk Assessment: A wetland water balance risk assessment is required, prepared in accordance with the following document: <a href="https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf">https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf</a>. Please note that depending on the results of the risk assessment, additional study requirements may be necessary.</p> <ul style="list-style-type: none"><li>As part of a future planning submission, a Draft Official Plan Amendment/Secondary Plan document will be required. All applicable natural hazards and buffer areas must be placed within an appropriate land use designation. Further, appropriate policies relating to natural hazards must be integrated into the Secondary Plan.</li><li>Review fees associated with a future Secondary Plan/Local Subwatershed Study will be collected in accordance with TRCA's 2022 Planning fee schedule: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf</a>. The applicant can refer to the section on Master Environmental Servicing Plan applications for more information. Fees will be identified through the ToR process.</li></ul>	