Agnes St Planning Act applications
1st submission Comment Response Matrix

Only items that warrant a response are responded to below. All other comments are acknowledged/noted/accepted, with no response required or provided.
The following comments were provided by the Town of Caledon July 18, 2025.

#	Comment	Response	Action
Town of Caledon Development Planning			
Official Plan policies:			
1	Please make corrections to Appendix B #1 to the Public Engagement Summary and the Addendum to the Planning Justification Report based on the errors listed below: a. Chapter 18 of Future Caledon Official Plan speaks to infill development being compatible with existing uses and scope of the uses and built form within the Village (18.2.3) and on individual on-site sewage services (18.2.1). New developments should also reduce the impact of motor vehicles on the character of the area (18.2.5). b. Intensification is directed to Caledon's existing *delineated built-up* area as shown on Schedule B2, Growth Management. Alton is a Rural Settlement Area and not a delineated Built-up Area. The Provincial Planning Statement 2024 is directing this growth to our *Urban Area* identified on Schedule B1, Town Structure. c. Please note that the PPS requires municipalities to maintain the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development. There is sufficient land available for residential and employment development in our *Urban Area.*	Weston A. Policies 18.2.1 and 18.2.3 are addressed in the Planning Justification Report Addendum. The proposed development is compatible with the individual on-site sewage services proposed pursuant to the Sewage System Design and Functional Servicing Report Prepared by Gunnell Engineering. Further, the infill development is compatible with existing uses surrounding the site in accordance with the Urban Design and Cultural Heritage Brief prepared by ATA Architects. With regard to policy 18.2.5, the village of Alton is a car dependent community currently without a public transit alternative, therefore reducing the number of vehicles is not practical nor something that can be achieved by individual development applications alone. As such, the character of the area is naturally auto focused. However, the proposed development incorporates design elements to reduce the visual impact of vehicles by proposing recessed garages and staggering the units, and improves overall vehicular flow by having two access and egress points at Emeline Street and Agnes Street. Walking and cycling are encouraged as alternatives to driving pursuant to the Pedestrian and Bicycle Circulation Plan prepared by Weston Consulting, and the applicant's	

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		agreement to fund sidewalk upgrades along Agnes Street from the site to Queen Street. B. Acknowledged, however, the Planning Justification Report Addendum does not identify the property being within the delineated built-up area. It is our opinion as per Section 8 of the Planning Justification Report Addendum that the proposed development is appropriate in the context of a Rural Settlement Area. C. Acknowledged, however, the policies of the PPS do not preclude additional development in the Rural Settlement Area that is compatible with surrounding uses and the overall character of the village, particularly as it includes infill development that makes optimal use of existing facilities and limits settlement area boundary expansions. The PPS is clear in recommending the development of a diverse range and mix of housing types, which the proposed development will provide.	
Draft Plan			
2	Reconfigure the private road to align with the existing intersection of Agnes and King Street	Not in agreement with this. See detailed response to Transportation Engineering comment #1 on page 55.	
3	Redesign the entrance to accommodate two-way traffic Image below illustrates #2 of response:	1. Extra wide area allocated for entrance is meant not only for traffic and to provide an attractive urban design feature, but also required to accommodate a subsurface SWM storage facility which has a minimum width of 8.6m. 2. Request can be accommodated with a special cross section that maintains wide boulevards on each side between the 6.0m road and the sidewalks and shrinking overall road allowance	

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		width by a minimal amount only. 3. Concept plan at entry road, has been changed accordingly .A 6.0m wide single two-way road per standard drawing # 223 with modified boulevards and cross section has now been proposed to accommodate aboveground and underground infrastructure (curbs, sidewalk, swm storage system, storm sewers and watermain etc.). 4. Nothing changes the design intent. As confirmed with Town staff, there is no need to change and resubmit all reports containing the earlier concept plan that are not affected by this change. See details in response to Transportation Engineering comment **#1 on page 55**.	
Urban Design & Cultural Heritage Brief			
4	Correct p. 30 re: PPS	Propose to update UDCHB one last time as a condition of Draft Plan approval to reflect final approved plans & zoning, not now.	Agreed upon by Town as per email from Tanjot Bal, Nov 10/25
5	Emergency access route missing from p. 76 (section 5.3)	Not sure what this comment means. The emergency access has	

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		been changed to a 6 m wide entrance road.	
6	Coloured landscape plan (p. 138) refers to “tot lot”. Please remove unless this was requested by park or landscape staff	Was added in response to Resident comments to ensure the concept plan provided enough room. Actual common facilities to be decided upon during detailed design.	Wording will be changed to “play structure”.
Other			
11	Provide responses to all public and Council comments received before, during or after Statutory Public meeting (note: p. 9 of comment letter states *“Detailed Response Matrix to respond to **new** comments from public, Council and agencies, and all other material based on the comments*)”	The majority of the comments received at the Statutory Public Meeting have already been considered and responded to in previous consultations and were addressed in the Public Engagement Strategy submitted with the previous submission. Enclosed in this resubmission is an addendum public comment response letter, responding to new comments submitted by the Public.	
Town of Caledon, Parks			
17	Payment of money in lieu of conveyance of parkland will be required, pursuant to s.51.1 of the Planning Act, which will be collected prior to the execution of the Subdivision Agreement.	Parkland Dedication will be provided at the appropriate time as required by and in accordance with the applicable regulations of the Planning Act.	
18	The payment in lieu of parkland amount is calculated at equivalent market value of 5% of the total land area.	Parkland Dedication will be provided at the appropriate time as required by and in accordance with the applicable regulations of the Planning Act.	
19	To determine the current market value of the development land, the Owner will be required to obtain and furnish the Town with a comprehensive narrative appraisal report. Appraisal is considered valid for a maximum period of six months	As of what stage of approval is value to be established (ie. as of the day before or after draft approval or rezoning?) and is this policy in flux due to changes in Provincial regulations?	Question for commenter.
20	The appraisal needs to be prepared by a certified professional appraiser of real estate who is designated as an Accredited Appraiser by the Appraisal Institute of Canada (AIC), and who is a member in good standing of the AIC, at no expense to the Town. All appraisals must comply with the current Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP)	Noted	

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	as adopted by the Appraisal Institute of Canada.		
Town of Caledon, Landscape			
22	**Arborist Report & Tree Preservation Plan** Provide updated Tree Preservation Plan (TPP) **separate** from the Arborist Report showing proposed locations for all tree protection fencing	This is a detailed design matter. During detailed design, the TPP will be issued as a separate document from the general arborist report.	Agreed upon by Town as per email from Tanjot Bal, Nov 10/25
26	**Erosion & Sediment Control Plan & Details (ESC-03)** Proposed ESC fencing is shown in tree protection zones, which is not permitted. ESC-03 must be coordinated with the TPP. Please update to show tree protection fencing locations.	This is a detailed design item. Greck will coordinate the ESC plan with TPP during detailed design. However, some adjustments have been made to the overall ESC concept plan to move the ESC fencing out of the tree dripline at this stage.	Confirmed with Town Landscape Dept
27	**Preliminary Site Grading Plan (01)** Please include the retained trees on the Grading Plan(s) and include the surveyed spot elevations at the root flare.	Greck: This is a detailed design item, however, the trees to be retained are shown on the preliminary grading plan. Greck will include the surveyed spot elevations at the root flare at the detailed design submission.	Confirmed with Town Landscape Dept
28	**Preliminary Site Grading Plan (01)** No grading is to occur within the tree protection fencing. Please modify the swale grading around retained trees and associated notes to reflect this.	This is a detailed design item. Some adjustments have been made behind Blocks 1 & 2, and the end of Block 4 in the preliminary grading plan. During detailed design, the septic system and swale locations will be fine tuned to stay out of the tree protection zones.	Confirmed with Town Landscape Dept
29	**Conceptual Landscape Plan (L1)** Please ensure there is an average of one street tree per unit. These can be small trees as well as medium and large trees to provide variety and diversity.	To be addressed during detailed design. **Current concept plan shows:** - 43 street trees on internal street - 11 along Emeline entrance road - 13 in central median Total: 67 trees, so the one tree/unit on average has been met Final locations, species, size, etc. will be determined during detailed design	

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30	The western entrance should have an entry feature similar to the ones at the east entrance to help distinguish between public and private	Noted. With median possibly being eliminated, features will be within boulevards. The details of both entrance features will be incorporated during detailed design. Current thinking is along the lines of the features installed at Elora South River project (dry stone walls, planting)	Confirmed with Town Landscape Dept
33	Avoid planting trees centred on front doors (eg. unit 61)	Noted: Landscape design is conceptual. Will be taken into account in detailed design.	Confirmed with Town Landscape Dept
34	Consider tree plantings as part of the “deciduous/coniferous” hedge (located between Blocks13 & 14)	Intent of hedge is to provide a privacy screen. During detailed design trees will be added if they don’t conflict with sewage systems.	Confirmed with Town Landscape Dept
Requirements for future Draft Plan of Condominium applications:			
41	**Tree Compensation Planting Plan (TCPP)** At detailed design, the Town will require a TCPP for the proposed compensation trees approved by the Town. This can be combined with the Planting Plan as long as the compensation plan are clearly identified as such and listed in a separate Plant List on the drawing.	Noted	
42	The Town does not allow compensation trees to be planted on private property because we have no way of monitoring and ensuring survivability, as well as ensuring trees will be allowed to grow to maturity. In addition, the Town prefers compensation trees to be associated with natural heritage features in order to enhance the Towns’ ecology and natural heritage system.	The following summarizes how we propose to deal with compensation tree planting: 1. Acknowledged that compensation trees cannot be the required street trees. 2. Intent is to locate compensation plantings on the site to the maximum extent possible. 3. Trees perform the same eco-system services regardless of whether they are planted on private or publicly-owned lands. 4. With the submission is a markup of the conceptual landscape plan illustrating the proposed general locations. 5. Trees that were already planted on adjacent private property were done with knowledge and agreement by the Town and should be accepted as compensation	As discussed with Town Landscape Dept., general intended location of compensation trees is noted on a markup to the conceptual landscape plan with the resubmission.. Details of the compensation plantings will be noted in landscape drawings at time of detailed design.

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		trees. The developer planted such trees at the request of the neighbours to demonstrate “advance planning” that provides a visual screen and creates tree canopy. The neighbours have accepted responsibility for maintaining them. 6. While trees planted within condo common areas would technically be on private property, as common elements they can be protected, monitored and allowed to grow to maturity via the Condo Declaration and/or Condominium Agreement. If trees ultimately fail and/or need to be removed then replacements and/or cash-in-lieu could be provided for in these documents. 7. Some of the compensation plantings will be in rear perimeter common element areas in concert with naturalized meadow areas and/or the common green.There are no planting requirements for such spaces, and therefore it is justified that some of the compensation trees be located there. 8. The other primary area proposed for compensation trees is the western entrance from Emeline St. Instead of a high maintenance zone with sod and planting beds, the intent is to create a pocket forest composed of compensation trees (big and small) and native shrubs. 9. Maintenance of rear areas, pocket forest and common green will be the responsibility of the condominium, not individual owners. 10. Detailed design will specify: a) A number of trees to meet Town standard for compensation plantings b) Sufficient quantity and quality of appropriate soil c) A mix of tree sizes, ages and species (with native species being a priority) all as per Town specifications. d) no trees are planted that could impact the function of the weeping beds.	
Town of Caledon Finance			

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44	Development Charges will be levied at the Residential rates that will be in effect on the date when the rezoning application was deemed complete ("the application completion date"), provided the first zoning amendment took place after January 1, 2020.	application was deemed complete by the Town on March 5/25	
46	Interest on Development Charges will apply for the period starting one day after the application completion date, through to the date on which those charges will be received by the Town.	Development Charges will be paid at the appropriate time in accordance with the DC Act and the Town/Region's DC By-laws.	
47	Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance.	Comment is acknowledged. Policy is under review and/or mandatory change by Province, and will be paid based on the regulations at the applicable time.	
Town of Caledon, Legal Services			
49	Septic systems treating nitrates (Advanced Sewage Treatment Systems) are not regulated under the Building Code and are not required to be installed in this province at any given location. If Advanced Sewage Treatment Systems are required to meet regulatory requirements for nitrates for this development proposal, then, in addition to terms in the Condominium Declaration, agreement(s) will be required on title that will require use of these systems in perpetuity, and to monitor nitrates, until the Building Code is amended to include nitrates as a monitored parameter. Further, appropriate financial assurance, for one year following commissioning of the system, will be required to ensure monitoring, repair and maintenance can be conducted by the Town or Region if the Condominium fails to install, maintain, or replace the system or required parts that are required for the management of nitrate or otherwise during that period. Monitoring plans will need to be established with appropriate reporting to the Town and Region.	Acknowledged. Suggest an advisory note in the Conditions of Subdivision Draft Approval notifying that it will be required as part of Draft Plan of Condominium(s) approval.	
Town of Caledon, Municipal Numbers and Street Names			
56 f.	In accordance with the Town's Corporate Policy on Street Naming, this application will require: f. A minimum of one (1) street name of local historical significance is required	Acknowledged. Town has requested two street names - Developer proposes one name for the northern link that connects Agnes and Emeline and a second name for the loop.	Developer to propose names as per Town's

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	and more are encouraged where possible		standards.
Next Steps			
	Comment Review Meeting	To be arranged.	Took place on Nov 24/25
	Detailed Response Matrix to respond to **new** comments from public, Council and agencies, and all other material based on the comments	The majority of the comments received at the Statutory Public Meeting have already been considered and responded to in previous consultations and were addressed in the Public Engagement Strategy submitted with the previous submission. Enclosed in this resubmission is an addendum public comment response letter, responding to new comments submitted by the Public.	
Town of Caledon Planning Services & Zoning, memo dated March 20/25			
RZ 2025-0002 Zoning Comments			
2	Zoning notes that Schedule “B” of Town of Caledon Zoning By-law 2006-50, as amended, is reserved exclusively for Structural Envelopes. The proposed intent of the submitted Schedule “B” appears to show the individual proposed blocks. **Zoning suggests providing the identified blocks on Schedule “A” instead.**	The Draft Zoning By-law Amendment has been amended to incorporate the identified blocks from Schedule B into Schedule A, therefore combining Schedule A and B into a single Schedule (Schedule A).	
3	Zoning requests that the applicant please provide clarification on the intent of the “Lot Area” provision as provided in the Draft Zoning By-law Amendment. Please see Draft Zoning By-law comments for more information.	Lot Area provision has been amended and simplified to indicate a minimum ‘Per Dwelling Unit’ area of 325 square metres	Bylaw changed
4	The submitted Zoning Matrix identifies a minimum lot frontage of 8.5 metres	The Zoning By-law Amendment has been updated to include a	Bylaw changed

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	per dwelling unit; whereas the parent RT Zone permits a minimum lot frontage of 6 metres for a townhouse dwelling on an interior lot or through lot and a minimum of 6 metres plus an additional 6 metres per dwelling unit for a townhouse dwelling on a corner lot. The submitted Draft Zoning By-law Amendment does not include any provisions for minimum Lot Frontage. Please clarify the intent of the minimum lot frontage and if the minimum 8.5 metres per dwelling unit is proposed to be included in the Draft Zoning By-law Amendment.	Special Provision that indicates a Minimum Lot Frontage requirement of 8.0 metres per dwelling unit. This provision is being added to increase the minimum requirement as a means of regulating the number of units that can be achieved in each Block.	
5	Zoning notes further discrepancies between the Draft Zoning By-law Amendment and the submitted Zoning Matrix have been identified (building area, front yard setbacks, landscaping area, etc.). Please ensure that the Zoning Matrix is revised and reflects the most recent proposed zone standards.	Zoning Matrix has been updated to reflect the proposed zone standards outlined in the Draft Zoning By-law Amendment	Resubmit Zoning Matrix that accurately reflects updated by-law
7	Please see the draft by-law comments provided. Any future copies of the draft by-law must be in Microsoft Word format (no PDF to Word conversions). Tracked changes are recommended but not required.	Noted.	Resubmit amended by-law in formats requested
21T- 2025-0002C Zoning Comments			
2	Zoning standards such as parking space requirements and dimensions, building height, encroachments, building setbacks, landscaping areas, building areas, entrance setbacks, residential driveway widths etc. have not been reviewed at this stage. Staff acknowledges that this may be deferred to the technical review stage. Compliance with these requirements cannot be determined at this time.	We understand this to mean that no detailed review of compliance of the concept plan against by-law has taken place. We concur that such detailed review would be carried out when Building Permit applications are submitted. The proposed zoning bylaw was crafted based on the current concept plan and it builds in some tolerance in standards to maintain some flexibility once the detailed building design process is undertaken. However, a review of By-law to look at overarching items such as setbacks and height needs should be done now, prior to passage given no site plan application is required.	
Region of Peel Planning Dept, letter from Dylan Prowse dated April 23/25, updated Nov 3, 2025			

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	Region of Peel Requirements: Region of Peel Staff have reviewed the above noted Draft Plan of Subdivision and offer the following comments.		
	Development Engineering **Water Facilities** ● The lands are located within Water Pressure Zone AV12. ● Municipal water supply infrastructure consists of a 150mm watermain on Agnes Street and a 150mm watermain on Emeline Street and a 250mm watermain on Queen Street ● The Region has no objections to the proposed water and fire demands and connections to the existing watermain as per the water servicing plan submitted (dated December 2024), however, the proposed local upgrades/ improvements noted in the FSR to connect to the Region's existing water system should be completed prior to servicing and will be the developer's responsibility. External easements and construction may be required. **Sanitary Sewer Facilities** ● There is no municipal sanitary sewer infrastructure available to service the proposed development. Private wastewater services will be required.	Noted noted	
	Hydrogeological Study: The Hydrogeological report dated January 2025 will require the following revisions in future submissions: - Contingency plan to respond to any complaint from private wells within 500 m area of influence or to deal with unexpected increases of nitrate levels in the aquifer feeding Alton PW3 and PW4.	Report submitted with application was dated Jan 28/25 Updated October 15/25 The following contingency plan was added Section 5.4 Monitoring and Mitigation Recommendations of the report: If a complaint with regards to groundwater quality is received from a property owner with a private well, an inspection of the impacted well will be completed by a professional engineer or	

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		geoscientist practicing in the field of hydrogeology. The property owner will be interviewed to determine the construction details of the impacted well, and the operational history and current use for the impacted well. Groundwater quality samples will be obtained from the well for nitrogen containing species including nitrate, nitrite, and ammonia in addition to total phosphorus. In addition to groundwater samples taken from the private wells, maintenance and operational logs will be reviewed from on-site septic systems to assess potential deficiencies in septic treatment on-site. If deficiencies are noted, treated effluent sampling will be completed from those units, if deficiencies are noted, treated effluent samples will be taken from all units for treated parameters to assess potential issues with septic treatment. If deficiencies are noted within on-site systems the manufacturer/ licensed installer will perform system maintenance to correct the noted deficiencies, with follow-up groundwater quality sampling of treated effluent and the impacted well to occur regularly until the quality issues have been noted to have been rectified. If deficiencies are not noted, and treated effluent sampling indicates treatment systems are functioning as designed, impacts to the private well will be deemed due to off-site changes, and further action will not be taken for the on-site sewage disposal units. Additionally, if unexpected nitrate increases in nitrate to Alton municipal wells PW3 and PW4 are observed, the above noted inspection of on-site septic operational and maintenance logs will be reviewed and on-site sampling of treated effluent will be completed to identify potential operational deficiencies. If deficiencies are noted the above noted follow-up sampling will be completed until such time as the issues are rectified.	
	- Recommend updating *'Table 3-3: Summary of Source Water Protection*	Table 3-3 has been updated as follows (additions are in red):	

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	Policies', specifically reference to SWG-11, should include reference to WHPA-E (Vulnerability score of 8) and a discussion on applicability of threats similar to how SWG-4 in the same table makes reference to WHPA-E with a vulnerability score of 8.	*SWG-11 would not be applicable to the Site as the Site does not fall within the WHPA-A, nor does it fall within an issue contributing area for sodium or chloride. Since it falls partially within WHPA-C, WHPA-D, and WHPA-E (Vulnerability Score = 8) the proposed stormwater management could be considered a drinking water threat. The design of the SWM facilities is driven by other standards including the Town's ELI-ECA requirements as detailed in the FSR and Urbanization memo prepared by Greek and Associates. Through the ELI-ECA requirements quality controls (eg. OGS and Jellyfish) will be in place to mitigate potential drinking water threats down-stream of the SWM facilities.*	
	Waste Management All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics, and yard waste. **Next Steps:** **1.** The developer will be responsible for the collection and disposal of waste until 90 percent occupancy of the development has been reached. 2. Once 90 percent occupancy has been reached, the developer must contact the Region of Peel Waste Management Division at 905-791-9499 to initiate Region waste collection. 3. Region staff will visit the site to confirm that the vehicle access route is accessible, and that 90 percent occupancy has been reached. 4. Upon confirmation, staff will determine when curbside collection carts will be delivered and when waste collection service can		

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	begin. For the collection of garbage and recyclable materials from private lanes, apartments, and/or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services must be completed prior to the commencement of collection. Please see Appendix 10 and 11 of the Region of Peel Waste Collection Design Standards Manual for the two forms that must be completed before the commencement of waste collection.		
	Development Charges ● The Owner acknowledges that the lands are subject to the current Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.	Noted	
Region of Peel Conditions of Draft Plan Approval			
	<u>Development Charges</u> 1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall: a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.	Acknowledged. Note that due to the Provincial DC and Peel water utility changes this comment may be rendered obsolete by the time the project is ready to go. Due to the provision of private wastewater services, the wastewater DC does not apply to this development and the word "wastewater" should be deleted. Regarding timing, given recent Provincial policy changes and the fact that the DC regime is in flux, the draft condition should be less specific, with suggested wording: "that the Subdivision Agreement will specify the amount and timing of DC payments in accordance with the then applicable regulations".	

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	2. Provision shall be made in the Subdivision Agreement with respect to: a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.	Acknowledged	
	<u>Water Meter Fees</u> 3. In respect of the water meter fees: a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands; b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non–freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.	We understand that because the housing will be developed via plans of condominium, "b." is applicable in this case.	
	4. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the Town and		

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	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 all external sanitary sewers and watermains to service the 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		
	5. The Developer shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.		
	6. The Developer shall acknowledge and agree that servicing of the subdivision will require: a. Construction of external 300mm dia. watermain on Agnes Street from Queen street to the Site location. These works shall be borne entirely by the developer. Clauses shall be included in the Subdivision Agreement in respect of same.		
	7. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines		
	8. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region "Development	Delete "linear ties to sanitary sewer services".	

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	Procedure Manual". A clause shall be included in the Subdivision Agreement in respect of same.		
	9. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.	Delete "municipal sanitary sewer".	
	10. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval: a. A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands; Clauses shall be included in the Subdivision Agreement in respect of same.	Likely a standard clause. Functional Servicing report has already been submitted and will be further updated to respond to any Town and Regional comments in the final submission. This clause can probably be deleted or modified to read "<u>If there are any material changes to the plans or servicing of the site from the submitted Functional Servicing Report, p</u>rior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval <u>an updated</u> Functional Servicing Report (FSR) showing proposed watermain<u>~~, sanitary~~</u> and storm sewer servicing plan for the development and provision for the external lands;"	
	11. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.		
	12. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.	Please tweak wording to read "Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks <u>~~are~~ will be</u> serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.	
	13. Prior to servicing of the subdivision, the Region may require the		

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	Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.		
	14. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.		
	15. The Developer will maintain adequate chlorine residuals in the watermains within the Plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.		
	16. Provision will be required in the Subdivision Agreement for the following clauses in respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision; a. Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be $20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of	Appears to be a standard clause for when a development abuts properties with private wells that are a source of drinking water. What are the Region's expectations in this case where it has been confirmed that all the abutting private properties are connected to the municipal water system and those old wells, although not formally decommissioned, are not actually used for potable water?	To be discussed with Region

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	subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit. b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows: i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests: 1. Bacteriological Analysis - Total coliform and E-coli counts 2. Chemical Analysis - Nitrate Test 3. Water level measurement below existing grade ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results. iii. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of		

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	construction and a summary report shall be submitted to the Region prior to Final Acceptance.		
	Drinking Water and Wastewater System Compliance 17. The Owner acknowledges the Region's responsibility to provide safe drinking water in the Region of Peel and to provide reliable delivery of wastewater services, including protection of the environment. The Owner hereby confirms its familiarity with the Region's Drinking Water Quality Management System (QMS) and Wastewater Integrated Management System (IMS), which require that drinking water and municipal wastewater meet all applicable legislative and regulatory requirements and that the QMS/IMS be continually maintained and improved.		
	18. The Owner acknowledges that the Region's drinking water systems are governed by Province of Ontario legislation, and that every person authorized to carry out work on any aspect of the Region's drinking water system, including construction, extension, system modification, and operation, must be familiar with the Safe Drinking Water Act, 2002, applicable regulations, and the Drinking Water Works Permit and the Municipal Drinking Water License issued to the Region by the Ministry of the Environment, Conservation and Parks (MECP). The design and construction of any aspect of the drinking water system shall be conducted in compliance with the conditions of the Drinking Water Works Permit and the Region's Public Works Design, Standards Specification and Procedures Manual.		
	19. The Owner acknowledges and agrees that the Region may require the Owner to construct one or more water sampling stations at the Owner's sole cost within the plan of subdivision[VR3] . The location of and the requirement for a water sampling station will be determined at the engineering review stage.		

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	20. The Owner acknowledges that prior to the issuance of preliminary acceptance, the Owner shall review the Drinking Water QMS, available on the Region's website at https://www.peelregion.ca/construction/, including sections on compliance with applicable legislation, and confirm its familiarity of the same.		
	21. The Owner shall maintain adequate chlorine residuals in the watermains within the subdivision from the time the watermains are connected to the municipal system until the Region issues final acceptance. In order to maintain adequate chlorine residuals, the Owner shall be required to either install automatic flushing devices or to retain Regional staff to carry out manual flushing. Regional staff will conduct the water quality monitoring and testing for chlorine residuals. The costs associated with the monitoring and flushing shall be the responsibility of the Owner pursuant to the Region's Fees By-law, as amended.	is pretty much a repeat of #15. with a few minor wording tweaks - please delete one of them.	
	22. The Owner acknowledges and agrees that if the development is delayed such that the Owner does not proceed with the planned development within one calendar year from the preliminary acceptance of the watermain(s), the Region may require that any watermain(s) be cut and capped at the cost of the Owner. Re-commissioning of the watermain(s), as required by legislation, will be at the cost of the Owner.		
	23. The Owner acknowledges and agrees that that every person authorized to carry out work, including construction, extension, system modification, and operation of any aspect of the Region's wastewater system, must be familiar with the Environmental Protection Act, Ontario Water Resources Act and applicable regulations, including the Environmental Compliance Approval (ECA) issued to the Region by the MECP for wastewater infrastructure within the subdivision, and any required reporting and notification. The design and construction of any aspect of the wastewater system shall be		

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	conducted in compliance with the conditions of the ECA and the Region's Public Works Design, Standards Specification and Procedures Manual.		
	<u>Specific Requirements</u> 24. The Owner shall be solely responsible for all utility locates on Regional infrastructure until final assumption of the Plan of Subdivision.		
	<u>Notice</u> 25. The Owner acknowledges and agrees that it shall include warning clauses, set out in Schedule ***X clause X*** , in any Agreement of Purchase and Sale for lots and blocks within the Plan of Subdivision advising prospective purchasers of the Region's required access and restoration obligations for the maintenance, operation, replacement, and repair of its water shut off valves, main line valve boxes and hydrant, and water and sanitary sewer pipes ("Water and Wastewater Connections").		
	26. The following warning clauses associated with Water and Wastewater Connections shall be inserted by the Owner into any succeeding lease, sublease, or sales agreement, and shall be binding upon the purchaser and/or their respective successors, heirs, and assigns: a. "The Region reserves the right to access its water shut off valves, main line valve boxes and hydrant, and water and sanitary sewer pipes ("Water and Wastewater Connections") as determined by the Region in its sole and absolute discretion; and b. Should the Region exercise its right to undertake any maintenance, operation, replacement, or repair of its Water and Wastewater Connections, the Region shall restore the disturbed area, which may include the public right of way and	a. delete "and sanitary sewer" before "pipes". b. delete "Wastewater" before Connections (two places).	

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	private lands, with only sod in soft landscape areas and only asphalt in hard landscape areas in the Region's sole and absolute discretion. The Region shall not be responsible for any restoration costs of disturbed areas above or more costly than that of sod and/or asphalt, upon completion of any maintenance, operation, replacement, or repair of its Water and Wastewater Connections."		
	27. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.	delete "sanitary sewers and" (two places)	
	28. The Developer shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.		
	29. Prior to registration of the Plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and		

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	depositing of the plans and transfer of lands shall be at the sole expense of the Developer.		
	30. The Owner shall include warning clauses in any agreement of purchase and sale advising prospective purchasers of Peel's access and restoration requirements for the maintenance, operation, replacement, and repair of its infrastructure as follows: a. Should Peel undertake any maintenance, replacement, or repair of its infrastructure, including water shut off valves, main line valve boxes and hydrant, and water and sanitary sewer pipes, Peel will restore the disturbed area, which includes the public right of way and private-side, with grass in soft landscape areas and asphalt in hard landscape areas. Should the purchaser/homeowner choose to utilize other more costly soft or hard landscaping, the purchaser/homeowner will be responsible for the restoration of the disturbed area to the original condition at the purchaser/homeowner's expense. For further clarity, Peel will not be responsible for any restoration costs of disturbed areas above that of grass and/or asphalt upon completion of infrastructure works. b. This clause shall be inserted into any succeeding lease, sublease or sales agreement, and shall be binding not only on the purchaser but also their respective successors and assigns	is pretty much a repeat of #26 with minor wording tweaks - please delete one of them.	
	31. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division: a. A copy of the final signed M-Plan b. A copy of the final draft R-Plan(s); and c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.		
Town of Caledon Development Engineering, Memo from Alex Schittenhelm, May 12, 2025			

#	Comment	Response	Action
Technical comments provided below are to be addressed through Draft Plan of Subdivision and Zoning By- law Amendment Application.			
Advisory Comments			
2.a i.	The comment response matrix identified that Hydro One has provided a Relocation Agreement that entails payment for detailed design of a relocated pole line to the public realm and that the Agreement will be signed once the Planning Act application has been accepted. Please note that these works may need to be coordinated with the Queen Street W and Main Street EA as the hydro would need to be located within the Queen Street W ROW. The status of the Queen Street is as follows: i. Utility relocation – 2026 - 2027 ii. Construction – 2027 - 2029 Please contact the Town Capital PM for further details and coordination: Taylor Bliss, P.Eng. Acting Manager, Engineering Capital Design & Construction Engineering, Public Works & Transportation Office: 905.584.2272 x 4171 Cell: 416.819.8619 Email: taylor.bliss@caledon.ca	Acknowledged. Steps have been taken to coordinate.	Developer re-initiated with HONI to proceed with design in concert with Town EA design process.
5	It is Development Engineering's understanding that the proposed development is exempt from Site Plan Approval as per Bill 23 as each condo block is under 10 units. Furthermore, the limits of the proposed subdivision contain no internal public works/lands. Therefore, please note the following: a. Subdivision Detailed Design will mainly comprise of the external works required to support the proposed development and will be facilitated through Draft Plan of Subdivision Conditions and the Subdivision Agreement. b. All detailed design matters associated with the proposed developments internal works will be facilitated through the Draft Plan of Condominium Application and associated conditions, to be resolved prior to registration of the Draft Plan of Condominium. Further discussion may be required.	Greck: a. Acknowledged - External works are described in Urbanization Memo to be included in Subdivision Agreement b. Acknowledged - Internal works via condominium design package and implemented through Condominium Declaration and agreement(s).	

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Urbanization SWM Design Brief (November 12, 2024)			
General			
7	Section 1 (pg. 1) identifies that 5.78ha drains towards the south side of the intersection of Queen Street West and Agnes Street, however this appears to include catchment 102 (0.518ha) which drains to Emeline Street and to a different outlet to Shaws Creek under existing conditions. Update description and referencing accordingly.	Greck: Noted, description has been updated.	
8	Section 1 (pg. 2) identifies that *"Area 104b (0.18ha) consists of the east side of the Agnes Street ROW. There is a roadside ditch that runs parallel to the road and directs drainage north to a ditch inlet catchbasin at the north end of Agnes Street."* It does not appear that there is a roadside ditch running parallel to the road and drainage is directed via curb and gutter to the DICB. Confirm and revise accordingly.	Greck: Noted, description in report has been updated to "depressed curb and gutter running to DICB at Queen Street". 	
9	Section 2 (pg. 6) identifies that for Catchment Area 204b "*Approximately 152m of Agnes Street will be urbanized into a 15m ROW. The urbanization will include installation of curbs, gutters and catchbasins. The existing roadside ditch will be replaced with bioretention planters to provide stormwater management*." The servicing plans do not identify any CBs for the east side of Agnes Street (Area 204b) and already contains a semi-mountable curb and gutter. Please clarify if CBs are proposed for the east side of Agnes Street as this modification is what would trigger the CLI ECA and Performance Criteria for the east side of Agnes Street.	Greck: Noted, no CBs are proposed for the east side of Agnes Street. Bioretention planters will be removed for Area 204B. As discussed with the Town, since Area 204B and 205 will not be urbanized, SWM will only consider Area 204A.	

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	Therefore, it's currently unclear why bioretention planters have been provided for Area 204b. If there is no storm alteration (i.e. CBs not proposed for the east side of Agnes Street) triggering the CLI ECA, then the Town does not want added features and SWM infrastructure (LIDs/bioretention planters) if not required. Please confirm and revise/update the Memo accordingly as it is currently confusing how and why Areas 204B and 205 have been incorporated. These areas should only be incorporated for sizing of the proposed storm sewer for future connection and sizing of the manufactured treatment device unless storm alterations are proposed triggering the CLI ECA as identified above.		
10	Section 2 (pg. 6) identifies that the development at 0 Agnes Street (Area 201 and Area 202) will provide its own stormwater management to meet stormwater quantity via a separate FSR, however please incorporate the restricted release rate from the proposed development for the post development scenario for Area 201 and 202, for clarity and demonstrating that these post development flows will be controlled to the pre-development levels.	Greck: Noted, the restricted release rate from Area 201 and 202 has been included.	
11	Section 2.0 (pg. 6) identifies that Area 203 is unchanged and has been omitted from the SWM Analysis. Development Engineering acknowledges that catchment 203 is to remain unchanged. Confirm and elaborate within the report on how flows from catchment 203 and all catchments are proposed to be accommodated and conveyed for both minor and major storm events. Depending on how flows are accommodated the area may need to be addressed and incorporated for meeting CLI ECA criteria. Please see further detailed comments below.	Greck: Noted, a description on how flows from catchment 203 has been provided in the report. Runoff from Area 203 currently flows overland towards Agnes Street, flow arrows have been added to Figure 2 for clarification.	
12	Revise the typo in the third bullet of Section 5 – Conclusions to "Bioretention planters"	Typo has been corrected.	
13	Section 5 – Conclusions should also summarize water quantity and flood control.	Greck: Conclusions have been updated to include water quantity / flood control.	
14	Although the west side of Agnes Street fronting the subject development is proposed to be urbanized, the drainage plan and civil plans still identify a culvert across the entrance of the proposed development. As the roadway is	Greck: The drainage and civil plans have been updated to remove the culvert.	

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	to be urbanized and it is identified in the SWM Design Brief that the roadside ditch is to be removed, it is unclear why the culvert has been shown as the boulevard should be graded with a minimum 2.0% cross slope. Clarify and revise.		
Water Quality			
15	Section 3.0 identifies that *"Area 203 and 205 consist majorly of roof areas and grassed lawns; these areas are considered clean with respect to water quality – no water quality controls are needed for these areas."* While Area 203 is generally considered considered clean, it is not clear how these flows are accommodated and appears to be combined with road drainage from Area 204A before treatment and therefore will need to be considered as part of quality controls to meet the Towns CLI ECA Performance Criteria. Update accordingly. Area 205 also includes a portion or roadway which is not considered "clean water". Revise accordingly. Catchment 205 drains to Area 204b, please refer to other comments (comment #9) in this memo as it pertains to this area.	Greck: Noted, a water quality unit has been proposed to provide water quality treatment inclusive of Catchment 203. As per the above comments, Area 204b and Area 205 are not part of the urbanized portion of Agnes Street. They will not be included in the SWM except for the sizing of the water quality unit and proposed storm sewer as per the comment #9.	
16	Revise the typo for infiltration "*rate*" in the 2nd paragraph under Table 5.	Typo has been revised.	
17	Update the report and Section 3.1 to clearly identify the criteria for water quality is to meet Enhanced Level of protection (80% TSS removal) as this is the Towns CLI ECA 'Development' criteria.	Greck: Section 3.1 has been updated to state Enhanced Level of protection.	
18	Section 3.1 identifies that "*Table 3.2 of the MECP Stormwater Management Planning and Design Manual will guide the required water quality volume.* The Town does not accept LID facility sizing for 80% TSS removal based on Table 3.2 of the MEO 2003 Manual. LIDs for water quality are to be designed and sized as per the Draft LID SWM Guidance Manual (2022). Please refer to Section 3.3 of the Draft LID SWM Guidance Manual (2022) for further details for achieving Enhanced Protection through the Control Hierarchy. Note that in order to achieve Enhanced Protection, Control Hierarchy Priority 3 (Centralized/Conventional Treatment) may be used once Control Hierarchy Priority 1 (Retention) and Control Hierarchy Priority 2 (LID Filtration) options have been exhausted, therefore potentially resulting in a combination of LIDs and manufactured treatment devises for this application. Please document and elaborate in the report on the control	Greck: A filter-based water quality unit has been provided for area 204a. Note that due to the WHPA designation of the area, surface runoff must have pre-treatment prior to infiltration as noted by the hydrog consultant (i.e. Control Hierarchy Priority 3 prior to Control Hierarchy Priority 1). A more detailed explanation of the constraints and methods to provide water quality control is provided in the Urbanization Memo.	

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	hierarchy and how it has been achieved in accordance with the CLI ECA. a. Should constraints be identified for Control Hierarchy Priority 1 (Retention) and Control Hierarchy Priority 2 (LID Filtration) they are to be sufficiently documented and elaborated on in the report as to why it is not feasible due to the site constraints. Please refer to Table A2 for list of site constraints. b. Section 3.1 mainly describes the bioretention planter design and water quality provided for only 204a and 204b. Elaborate, and include a summary table quantifying how the proposed treatment train approach (bioretention facility + OGS) meets Enhanced Protection Level (Level 1) of 80% TSS removal for the entire drainage area that drains to the stormwater management alteration/system c. Confirm and clarify the scope of works for the east side of Agnes Street. If no alteration as defined under the CLI ECA is proposed, this would not trigger the CLI ECA requirements. Refer to comment #9 relating to this area. i. If water quality control and LIDs in the form of bioretention planters is proposed for 204b their design should include consideration of catchment 205. d. Bioretention planter design should also include upstream drainage from catchment 203 as it is understood that this drainage would be combined with road drainage and then directed towards the facility. e. As the OGS receives drainage from catchments 203, 204a, 204b and 205 it should be sized for this entire drainage area. Revise accordingly. Please note that Manufactured Treatment Devices (MTD) are to meet the requirements of the Towns CLI ECA Condition 5.2.4 and 5.2.5. f. The Town encourages the applicant to use the Sustainable Technologies Low Impact Development Treatment Train Tool (LID TTT). https://sustainabletechnologies.ca/lid-ttt/	a. Noted, constraints have been documented. b. Noted, the report has been updated to only consider catchment 204a in the SWM design. A filter based water quality unit is now proposed to meet 80% TSS removal. c. Noted, the east side of Agnes Street has been omitted from the SWM design. Bioretention planters are no longer being proposed. d. Noted, bioretention planters are no longer being proposed. e. Water quality unit sizing has been revised to consider contributing area to the SWM design. f. Noted.	
19	Section 3.1 identifies that runoff from the Agnes Street ROW will be directed to the bioretention planters by curb cuts, however, please clarify how the required storm event will be captured and stored and any associated surface ponding to ensure the infiltration target is met and how the bioretention will be designed to	Greck: Noted, the SWM design has been updated with a more detailed description of the drainage pattern. Bioretention planters and curb cuts are no longer being proposed.	

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	address overflow. Please elaborate and describe how the system will function.		
20	LIDs are to be designed in accordance with the TRCAs Stormwater Management Criteria (2012) and Appendix C, which include infiltration rates measured at the proposed bottom of the facility and in the underlying soil horizon within 1.5m of the bottom of the facility. Furthermore, the second paragraph under Table 5 (pg. 11) identifies that the infiltration rate is 50mm/hr. The Town requires the infiltration rate to incorporate a safety correction factor as per Appendix C of the TRCA's SWM Criteria (2012). **Revise accordingly. Please be advised that as part of detailed design, further investigation will be required confirming the infiltration rate and seasonal high ground water elevations in the location of the proposed bioretention planters. Conducting preliminary infiltration and groundwater monitoring is critical to capture long-term seasonal variations in groundwater levels to reflect site-specific conditions and identify potential constraints early, allowing proactive design adjustments.**	Greck: Note that bioretention planters and infiltration facilities are no longer proposed for the urbanized portion of Agnes Street. No further monitoring wells are required as explained in the urbanization memo.	
21	Section 3.1 identifies that the topsoil for the bioretention planters will have a topsoil depth of 0.15m. This would likely be insufficient for plantings. 300mm of topsoil and sod are typically required for the LID features. Bioretention Planters to be designed in accordance with the Sustainable Technologies Guide.	Greck: Noted, 300mm of topsoil depth has been specified for all proposed landscaped areas. Note that the bioretention planters are no longer being proposed.	
Water Quantity and Flood Control			
22	Refer to the CLI ECA Performance Criteria for Water Quantity (Minor and Major System) and Flood Control (Watershed Hydrology) and identify how this criteria is achieved within Section 3.2. a. Section 3.2 identifies that *"in the proposed condition, the maximum increase in flows is 9.3L/s in the 100-year storm event which equates to a percent change of 2.7%. This change can be considered negligible, as such, quantity control has not been provided for the urbanized portion of Agnes Street."* Please clarify why catchments 103/203, 104b/204b and 105/205 have been included as there are no proposed alterations to these catchments. The increase in flows should be specific to the catchment with the proposed alterations. b. The report identifies that the increase in impervious/runoff co-efficient due to the addition of the sidewalk is relatively minor and can be considered negligible.	Noted. Water quantity controls have been reconsidered. As discussed with the Town, the proposed development at 0 Agnes Street will provide over-control for the urbanized portion of Agnes Street. Overall post-development peak flows will be controlled to pre-development peak flows for the development areas. A pre- and post-development flow table has been included to show that overall flows are not increased in proposed conditions.	

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	Unfortunately, this does not satisfy the Towns CLI ECA water quantity and flood control requirements. Considering the circumstances, the Town will give credit to the LIDs for flood control. It is to be demonstrated how flood control is met for the proposed alteration using the proposed LIDs.		
23	The report is to include a section on storm conveyance and identify how minor and major flows are conveyed. Furthermore, the storm sewer proposed on Agnes Street shall be designed to convey the10yr storm event from the roadway, any upstream external drainage and the drainage from the controlled proposed private development. Include storm sewer design sheets for reference. This comment has not been addressed and therefore has been re-iterated. a. It appears that only the west side of Agnes Street is proposed to be upgraded with curb, gutter, CBs, however the proposed storm sewer on Agnes Street should have consideration and be sized to accommodate future drainage from the entire roadway and any external drainage to the east should CBs and storm laterals be installed on the east side of Agnes Street at a future date. This should be incorporated into the SWM Design Brief.	Discussion has been added to FSR on how major and minor flows will be conveyed. The storm sewer on Agnes Street will be sized to convey the 10-year storm event and a storm sewer design sheet will be provided at time of detailed design. a. Noted. The proposed storm sewer on Agnes Street will be sized to consider future drainage from Area 204B and 205.	
Water Balance			
24	It is unclear why catchment 204b has been included in the water balance assessment, as it is Development Engineering's understanding that there is no modification or alteration proposed that would trigger the CLI ECA Performance Criteria. Please refer to comment #9 and confirm. The water balance assessment should only include the catchment where modifications and an increase in imperviousness is proposed.	Greck: Noted. Water balance calculations have been updated to exclude 204b as this area will not be urbanized.	
25	Section 3.3 identifies that it is assumed that 50% of all rainfall events in a given year are infiltrated, however the water balance tables in Appendices (pg. 64 and 65) identifies 55% in the footnotes which appears to be utilized in the calculation. Confirm and revise accordingly to correlate.	Greck: Noted, water balance calculations have been revised. Water balance will be met with a best practices approach by proposing 300mm of topsoil and the infiltration chamber at the 0 Agnes Street development has been slightly oversized to accommodate the 5mm runoff event for Area 204a.	
26	Section 3.3 identifies that "*the annual infiltration volume towards the infiltration facility equates to 1,058m3 for a total annual infiltration volume of 1,272m3.*" This	Greck: The water balance section has been revised as per discussion with the Town.	

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	sentence is confusing please clarify. The infiltration volume of 1,272m3 appears to include evapotranspiration which is not total annual infiltration volume. This comment also applies to the sentence in the following paragraph for when a factor of safety of 1.5 was applied.		
27	Section 3.3 references enhanced grass swales twice while the remainder of the report references bioretention planters. Please clarify.	Greck: Noted, report has been updated to be consistent, bioretention planters are no longer being proposed.	
28	Section 3.3 references Appendix E. Please clarify as no Appendix E is included.	Greck: Noted, SWM brief attachment references have been coordinated. Greck: Noted, appendix references to be coordinated.	
Erosion Control			
29	It is unclear why catchment 204b has been included in the erosion assessment as it is Development Engineering's understanding that there is no modification or alteration proposed that would trigger the CLI ECA Performance Criteria. Please refer to comment #9 and confirm.	Noted, catchment 204b has been omitted as it is not part of the urbanized area.	
30	Erosion control requirements for Shaws Creek is to be confirmed by the CVC. Please provide confirmation of the applicable criteria from the CVC.	Greck: The CVC Stormwater Management Criteria (2022) says that *the minimum erosion control requirement for all watercourses within CVC's jurisdiction is retention of the first 5mm of every rainfall event.* Greck has confirmed with the CVC, email correspondence has been included in the memo attachments.	
FSR and SWM Report (Dec 12/24)			
31	Revise Section 1.1.2, 8.0, 10.1, 10.3 & 10.5 to reference the most recent version and date of the Hydrogeological Investigation.	Greck: Report has been updated to reference most recent version of the hydrogeological investigation.	
32	Section 3.0 (pg. 9) references "*Site Plan*", however it is Development Engineering's understanding that this will be facilitated as a Subdivision and Condo and that a Site Plan Application is not required. Confirm with the Towns	Greck: Report wording has been revised with confirmed application processes.- Subdivision for Agnes St. urbanization	

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	Planning department and update references accordingly.	and Emeline and Condominium for internal works.	
33	The groundwater table measurements identified in Section 8.0 should be revised to correlate with the measurements as per Section 10.1 and as per the Hydro G Report (Section 3.9.5). Section 8 of the FSR and SWM Report identifies groundwater elevations from 412.8m – 415.8m, however according to Section 3.9.5 and Table 3-7 of the Hydro G Report groundwater levels range from 411.5m – 415.8m.	FSR report has been updated to be coordinated with the HydroG report.	
34	The following comments pertain to the Post Development Drainage Plan (FIG. 3) in Section 9.2: a. FIG. 3 identifies a runoff co-efficient of 0.53 for catchment 202, however Table 9-2 and the calculations in Appendix D (pg. 62) identify a runoff co-efficient of 0.56. Confirm and clarify to correlate. b. Ensure the storm drainage plan (FIG. 3) is reflective of the sites grading and storm design. i. For example, FIG. 3 identifies that the roadways fronting Blocks 5 and 6 drain to catchment 201, however according to the site grading, servicing and storm sewer design a portion of this area drains to CBMH15 as part of catchment 202. Confirm design. ii. The rear of Units 52-49 appear that they would be directed to the shared lot line swale between Block 9b and Block 11 and to DICB9. However, this does not appear to be reflected on FIG. 3. Clarify/confirm grading and drainage.	Greck: a. Runoff coefficients have been coordinated. b. Drainage plan has been coordinated with site grading and storm sewer design. i-The front half of Block 5 and 6 drain to the catchment area 201 and the rest half drain to the catchment area 202. Refer to the grading and servicing plans for details. ii-The rear of Units 52-49 are directed to the shared lot line swale between Block 9b and Block 11 and to DICB9 and DICB1. The same is reflected in FIG. 3.	
35	Section 10.1 identifies that water quality calculations are provided in Appendix D, however calculations do not appear to have been provided to quantify the water quality and %TSS removal for the development provided by the treatment train of the infiltration facility and OGS as well as the proposed Jellyfish for catchment 202. Elaborate and quantify how the site in its entirely (catchment 201 and 202) meets the required Enhanced Protection Level (Level 1) of 80% TSS removal. Include a summary table quantifying how the site meets Enhanced Protection Level (Level 1).	Greck: Water quality and treatment train calculations have been provided in Appendix D for Area 201. For Area 202, the jellyfish sizing has also been included, the jellyfish is sized to provide 80% TSS removal on its own, the manufacturer's specifications and ETV has also been included to demonstrate this.	

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36	Confirm the preliminary infiltration facility design and sizing: a. Section 10.1 identifies that bottom elevation of the infiltration facility is 415.20, while the stage storage table in Appendix E (pg. 180) identifies a system base elevation of 414.25. b. Clarify and confirm the configuration of the inlet and outlet of the Greenstorm Infiltration system as both the inlet and outlet pipes (750mm) are larger than the height of the chambers (350mm).	Greck: a. Bottom elevation of infiltration facility has been coordinated. Noted, configuration of the infiltration chamber, inlet and outlet function has been clarified in the report The configuration will be finalized in detailed design.	
37	Section 10.1 identifies that the infiltration facility will provide a volume of 123.7m^3 with a required water quality volume of 118.0m^3. However, the outlet invert of the infiltration facility according to the Servicing Plan is at 415.55 which correlates to a cumulative storage volume of 105.98m^3 as per the stage storage table in Appendix E (pg. 180). Clarify how the required water quality volume is provided.	Greck: Noted, design has been coordinated with the stage storage table.	
38	Section 10.2 identifies that "*As per the Town of Caledon's Development Standards Manual (2019), storm pipes shall be sized to accommodate the 5-year storm event".* As per Town Standards Section 1.4.2.2.2, storm sewer systems shall be designed to accommodate a 10-year storm where foundation drains are to be connected. For systems that do not allow for foundation drains, a 5-year design will be allowed. Confirm if foundation drains are proposed and that they meet the requirements as per Town Standards 1.4.2.2.2 and 1.4.2.2.5. HGL analysis is required to confirm no impacts or backflow if foundation drains are proposed. a. Appendix D (pg. 72 – 76) includes storm sewer design sheets for both the 5yr and 10yr storm. Development Engineering acknowledges that as per the storm sewer design sheets provided, the storm sewers have capacity to convey the 10yr storm event, however please clarify why both of these storm sewer design sheets were provided. Remove storm sewer design sheets that are not applicable and update references accordingly.	Greck: The storm sewers will be sized to accommodate a 10-year storm. Details of the foundation drainage and HGL analysis to be provided in detailed design including requirement that HydroG consultant to confirm that the water quality of the foundation drainage is acceptable to be discharged to the storm sewer. Noted, only the required storm sewer design sheet will be included.	
39	The orifice discharge rates identified in Table 10-3 of Section 10.2 does not sum to 104.2L/S as identified in Table 10-2 and slightly differs from the orifice flow rate identified in Appendix D calcs (pg. 63 & 64). Please clarify.	Greck: Noted, reported discharge values have been coordinated to be consistent.	

#	Comment	Response	Action
40	The following comments pertain to the Storm Sewer Design Sheets (pg. 72 to 73): a. Include all RLCBs and DICBs in the storm sewer design sheets. b. Storm sewer design sheets do not appear to include the drainage area to DICBMH13. c. MH 9 to 8 appears to only include the Cum. AR from DICBMH13 to MH9 and does not appear to include the Cum. AR from MH11 to 9. d. No drainage is added to the system from MH25 to MH24 according to the servicing plans, however the storm sewer design sheets identify a drainage area of 0.3571ha. Please clarify. e. Storm sewer design sheets identify that no drainage is added to the system from MH24 to MH17 however, there are CBs that drain to this section of storm sewer. Please clarify. f. MH22 to MH21 should identify a run-off co-efficient. g. The orifice flows identified in the storm sewer design sheet do not correlate with the release rates as identified in the SWM Report and calculations in Appendix D (pg. 64 & 64). h. The total area identified in the storm sewer design sheets from MH3 to MH2 or 3.625ha does not align with the total drainage area as per the Post Development Storm Drainage Plan (FIG. 3) of 4.084ha. Please clarify. i. MH14 to MH3 identifies a 300mm pipe while the servicing plan identifies a 375mm pipe. j. MH4 to MH3 identifies a 375mm pipe while the servicing plan identifies a 300mm pipe. k. The area of 1.395 ha associated with MH2 to MH1 appears to be for the	a. This is a detailed design item to be provided at the detailed design stage. b. Drainage area for DICBMH13 has been included in area (0.358 ha) at CBMH15 for a conservative approach of sewer sizing. c. MH 9 to 8 has been checked and revised. d. Checked and revised. e. Checked and revised f. Checked and revised g. Orifice flows updated to be consistent. h. Checked and revised i. Checked and revised to 375mm pipe. j. Checked and revised to 300mm pipe k. Noted, storm design sheet has been updated.	

#	Comment	Response	Action
	urbanized portion of Agnes Street from catchment areas 203 and 204A. Please note that the proposed storm sewer on Agnes Street is to be sized in order to accommodate any future flows from the east side of Agnes Street including catchment areas 204B and 205 should it be redeveloped, and storm infrastructure (CBs) added. Please include a row in the storm sewer design sheets demonstrating that the storm sewer from MH2 to MH1 and MH1 to MH27 is sufficient to accommodate future flows from catchment 204B and 205. Colour code the row accordingly and add a footnote or note column to describe that it has been included to demonstrate sufficient sizing. l. Provide the storm drainage plan for the storm sewer design	l. This will be provided in detailed design.	
41	The following comments pertain to the storm sewer design and overland flow design. *a.* It is unclear how the 100yr event is captured and conveyed to the underground storm chambers and any associated surface ponding limits. The report identifies that the storm sewer were designed for the 5yr event. The proposed see-saw type grading of the roadway makes it unclear how stormwater for up to and including the 100yr event will be directed towards the underground chambers. Elaborate within the report on how major storm events and up to the 100yr storm event is proposed to be captured and conveyed to the underground storm chambers and the associated function of the overland flow routes. It is to be demonstrated that the catch basins have capacity to convey the 100yr flows at 50% blockage and any associated ponding limits (if any). Ponding limits shall not exceed the Towns Development Standards. The comment response indicated that there will be 100yr capture points to convey the flows to the underground storm chambers for Area 201 and 201 and the overland flow on the figures are for events greater than the 100yr or infrastructure blockage. This has not been incorporated into the SWM Report or sufficiently clarified/justified; therefore the comment has been re-iterated. *b.* Overland flow routes have been identified on the plans, however it is noted that the road design is non-standard with see-saw type grading, resulting in a number of low points at each bend and at the main road entrance to the condominium. It appears that Stormwater would pond at the low points (CBs and	Greck: This is a detailed design item. However, a brief description has been added to the report to clarify how the 100-year event will be captured and conveyed towards underground chambers. a. Catch basins are proposed at each low point of the see-saw roadway profile to intercept runoff and convey it to the underground storage chambers via the proposed storm sewer system. During major storm events, runoff will flow overland to capture points where catchbasins will be appropriately sized to take up to and including the 100-year flow. Sizing of the catch basins at the capture points will be provided in detailed design. During the 100-year storm, limited inlet ponding will provide sufficient head to convey flows through the sewer network under surcharged conditions. A detailed Hydraulic Grade Line (HGL) analysis will be completed at the detailed design stage to confirm conveyance capacity in accordance with major/minor drainage design criteria. b-The see-saw roadway profile is proposed to provide minimum clearance of 1.0m per between bottom of infiltration chambers and groundwater elevation. The stormwater will pond at low point 418.35 (CB11 and 12) and will spill at elevation 418.50 without ponding onto the condo blocks. The road design follows town's modified standard	

#	Comment	Response	Action
	DCBs) and overtop the curb before following the identified overland flow route. For example, CB11 and CB12 would pond onto the condo blocks before following the identified overland flow route Development, which is not permitted. Please clarify. i. Please note that the maximum allowable ponding depths before following an identified overland flow route is 0.3m and ponding or flow depth shall not spill outside the limits of the ROW before following an overland flow route.	no. 223 provided per cross section BB on sheet 04. i. High point elevation in front of unit 31 has been adjusted sightly to address this comment.	
Hydrogeological Investigation and Sewage Impact Assessment (January 28/25)			
45	The Hydrogeological Investigation and Septic Impact Assessment prepared by Englobe dated January 28, 2025 was peer reviewed at the applicant's expense. The latest comments provided by the Peer Reviewer (Feb. 14, 2025) identifies that EGIS concurs with the updated Hydrogeological Investigation and Septic Impact Assessment and considers that the issues have been addressed and resolved.	noted	
46	The proposed development is located within source water and wellhead protection areas. As the Region is the authority responsible for water and sanitary services review, comments and approval is to be provided from the Region and their Risk Management Department. Please provide confirmation that the Region has no objection to the development proposal and associated servicing strategy (san, water, storm) within the source water and wellhead protection.	.	Region subsequently submitted proposed conditions.
47	Hydrogeo is to be reviewed and approved by the CVC	Town's comment letter indicates that CVC has advised that they have no concerns or comments. EGIS peer review should be sufficient.	
48	Confirm the surface elevation of MW8 in Table 3-4 of 413.9masl as it does not appear to correlate with the spot elevations provided on the topographical survey which identify elevations from 411.71 to 412.61 in the location of MW8. The comment response indicated that it was checked and corrected, however an elevation of 413.9 appears to continue to be used. Confirm if this is the correct	The hydrogeological report was revised to indicate a ground surface elevation of 412.2 m for MW8 consistent with the completed topographical survey of the site. Groundwater elevations were revised accordingly.	

#	Comment	Response	Action
	elevation as it does not align with the topographical survey.		
49	Section 3.12 identifies that the total daily design sewage flows are between 8,000 to 9,900 L/day, meanwhile Section 4.1 identifies 7,000 to 9,9900L/day. Revise to correlate and ensure that this correlates with the Sewage System Design and Functional Servicing Report prepared by Gunnell Engineering.	Section 4.1 of the hydrogeological report was updated to reflect daily sewage volumes of 8,000 L/day and 9,900 L/day for 4-unit and 5-unit townhouse blocks respectively, consistent with the Sewage System Design and Functional Servicing Report prepared by Gunnell Engineering.	
50	The borehole logs should be updated with all the Water Level Readings. The comment response indicated this was "*noted and updated*", however it does not appear to have been updated.	Borehole logs presented in Appendix C were revised accordingly.	
Transportation Impact Study			
51	Development Engineering defers the review and approval of The Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated December 2023 and the Transportation Impact Study Update Letter dated August 29, 2024, including the site access, internal roadway design and internal intersection configuration to the Towns Transportation Department.	Refer to response to comment #1 on page 55 below.	
52	The newly proposed condo road connection with Emeline Street introduces a non-standard 3-way intersection within the condo. This is to be reviewed and approved by Transportation Engineering.	Improved with proposed amended design.	
53	It was previously understood that the site's one-way entrances were proposed due to fire and emergency services requirements. Now that an additional access is proposed at the northwest corner of the development with access to Emeline Street, consider removing the one-way roads and non-standard internal intersection and having a consistent and improved internal two-way road network throughout the private condo. Development Engineering defers re-configuration of the road network to Transportation Engineering.	Correct. See responses to Transportation Engineering comments above and below.	
Civil Drawings (Grading and Servicing Plans)			
54	The grading plans identify hatching with meandering limits at the rear of all condo blocks. Please clarify what this hatching represents, its purpose and why it has been included. Hatching should be included in the legend.	Greck: This is a detailed design item. The hatch relates to the low maintenance/meadow seed mix per landscape plans and has been removed from the grading plans.	Update to servicing plan.

#	Comment	Response	Action
55	Label the storm sewer size from MH19 to MH 18	This was labelled. However, this comment is not applicable anymore.	
56	The servicing plan identifies a culvert across the site entrance on Agnes Street, however Agnes fronting the subject development is to be urbanized with the boulevard sloped towards the ROW and drainage captured by CB and storm sewer network. Revise accordingly and demonstrate how upstream drainage is accommodated.	The servicing and grading plans have been updated to reflect the urbanized boulevard on the west side of Agnes Street with the culvert removed. The upstream external drainage from Agnes Street will drain as overland flow per proposed conditions. The complete details will be provided at the detailed design stage.	Update to servicing plan.
57	The maximum spacing for CBs is to be as per the more stringent of the Towns Development Standards Section 1.4.2.2.4 or the Design Criteria for Environmental Compliance Approval. Revise accordingly. Confirm for all CBS, specifically for: a. CB27 to CBMH15 which appears to be over 110m. b. CB12 to DCB5 It is noted that this is typically a detailed design matter, however due to the dual storm sewers, clarity is required for the approximate CB location and for which area (201 or 202) they connect/drain to.	These are detailed design items to be addressed at the detailed design stage. However, the updated FSR design drawings now use different colours for each storm system to clarify which areas drain to which system a. There is no CB27 on the plans and likely CBMH27 is being referred to here. There is no CBMH15, instead it's CB15. The measured distance between CBMH27 & CB15/14 is 90m and the spacing between them meets MECP criteria. Additional CBs may be provided at the detailed design stage if needed b. Additional CBs may be provided between CB12 and DCB5 at the detailed design stage if needed to meet MOE and/or Town criteria.	FSR to note Towns Development Standards Section 1.4.2.2.4 and MECP Design Criteria Section 5.11. Design drawings use different colours for each drainage system.
58	Provide further details and spot elevations identifying how drainage for the two properties at the southeast corner of the subject site are graded/drain. The comment response matrix identifies that additional spot elevations are provided on the updated grading plan to identify external drainage, however additional spot elevations do not appear to have been provided.	This is a detailed design item. The contours on the Grading Plan reflect the existing grades and drainage pattern. The drainage from both properties will continue to drain as overland flow to Agnes Street per existing conditions.Additional drainage flow arrows have been provided.	
59	Confirm if/how external drainage from two properties at the southeast corner is to be accommodated as part of the site design as it appears that these properties	There appears to be no external drainage from the two properties at the southeast corner onto the subject property. Refer to the updated	

#	Comment	Response	Action
	drain through the subject property. This does not appear to have been considered as part of the proposed development or incorporated within the SWM Report. In accordance with Town Standards all existing drainage is to be maintained and accommodated as part of the subdivision design. Please elaborate and demonstrate how the external drainage has been considered and if necessary, incorporated within the proposed development.	grading plan provided with this submission with additional LIDAR information added. The existing conditions will be verified at the time of detailed design.	
60	The maximum allowable ponding depth prior to storm drainage following an overland flow route is 0.3m. Identify the RLCB ponding limits for up to the 100yr event and confirm/demonstrate that the ponding limits before following the overland flow route will not inundate any of the proposed dwellings or spill to private property. a. RLCB3 – ponding would reach an elevation of 414.73 before spilling over onto private property rather than following the identified overland flow route. Revise and elaborate on how this is to be self-contained. Where an overland flow route is not available the RLCBs must be design for the 100yr capture at 50% blockage. This is to be identified and discussed within the SWM Report. The comment response indicated that "*Ponding limits are shown on the revised grading plan. The overland flow will be conveyed to Emeline Street via low point 141.93 and does not spill onto the neighboring property. RLCB capacity analysis is provided in the SWM report*." Ponding limits for RLCBs do not appear to have been included on the Grading Plan and the RLCB capacity analysis could not be located. Furthermore, it is not clear what low point 141.93 on Emeline Street for overland flow is in reference to. Please clarify.	Noted. This is a detailed design item. a. There is no RLCB3, likely DICB3 is being referred to here. A retaining wall has been proposed with the top of wall elevation 415.15. Overland runoff will spill over the high point (elev. 414.95 located near the lot line of existing Lot 8) and continues east without causing any ponding onto the neighboring lots. RLCB capacity analysis will be provided in detailed design. The ponding limits have been shown and are labelled clearly. .	
61	The following applies to the proposed ponding areas: a. Label the approximate ponding area for CBMH 14 and 15 & CB11 and CB12. b. Include the ponding elevation for all ponding areas. c. Confirm and label if the ponding is for the 100yr event or if it is just the limits before following the identified overland flow route.	a. Ponding areas have now been labelled on the grading plan b. Ponding elevations have now been provided on the updated grading plan. c. It is the limit before following the identified overland flow route. d. Noted, grading has been updated.	

#	Comment	Response	Action
	d. Ponding should not exceed the limits of the roadway before following the overland flow route.		
62	The 0.75% slope from the highpoint of 418.48 in front of Block9b and 12 to MH22 of 418.46 does not appear to be accurate. Revise accordingly.	The correct slope and grades are indicated on revised grading plan now.	
63	Provide a typical cross section of the two (2) 6.0m wide one-way private roadway.	This is a detailed design item. However, two additional typical cross sections based on the Towns "*Private Road common block – condominium road per Towns Std. 223"* have now been provided on Sheet no. 04. One is for the entry road with wide boulevards (Cross Section AA) and underground SWM infrastructure, and one for the remainder of the site (Cross Section BB).	
64	Clarify why DICB5 internal to the proposed development is identified as relocated on the Grading Plan.	Greck: DICB5 is not relocated. The label for DICB5 has been updated in this submission.	
65	The newly proposed condo road connection with Emeline Street results in the modification of previous works on Emeline Street including the relocation of EX DICB1 and a new DICB6 to capture drainage from the recently re-aligned swale from the neighbouring subdivisions. Please clarify the following: a. Confirm why EX. DICB1 needs to be relocated and where it is to be relocated to. The scope of what is being proposed is unclear. Please clarify and include appropriate references on the plans. i. Why is the existing 750mm storm sewer from EX.DICB1 proposed to be removed? ii. DICB 6 is identified as "*relocated*" however this appears to be a new DICB. Is DICB6 just DICB1 relocated? Please clarify.	These are detailed design items. As discussed with Alex (Town of Caledon) during the November 24, 2025 meeting, the current ZBA design grades tying into Emeline Street are shown correctly now based on the existing topographic survey which shows slight differences from the as-built elevations. This approach is acceptable for ZBA approval; however, an updated survey will be provided at the detailed design stage and the site design will be revised accordingly. a-The EX. DICB1 is relocated as the existing swale is intercepted by new road connection to Emeline Street. It's relocated as DICB6. i-The existing 750mm storm sewer from EX.DICB1 proposed to be removed as it becomes redundant once EX. DICB1 is replaced with DICB6 c/w with a new 19.02m-750mm diameter storm pipe. ii-Yes, DICB6 is the relocation of the DICB1- labels on the drawings have been updated accordingly.	

#	Comment	Response	Action
	iii. Clarify how the immediate area within the ROW around EX DICB1 north of the proposed roadway is to be captured and drain if DICB1 is to be relocated	iii-The drainage from the immediate area within the ROW around EX DICB1 north of the proposed roadway will be captured via existing double catch basin DICBMH13 located in Open Space west of Block 4. Note that drainage from existing swale along Emeline Street is directed to Ex. DCB1 on Emeline Street via relocated DICB1. Refer to as-built Dwg. no. P-02, dated September 09, 2020, Town project no. 11184780.	
	b. Confirm the existing TC elevations on Emeline Street. The identified elevation of 414.47 is lower than the side inlet T/G elevation of 414.926 for DCB8 as per the Towns as recorded drawings.	b- The existing elevations shown on the design drawings are based on the available topographic information. The existing TC elevations on Emeline Street will be confirmed at the detailed design stage, once an updated topographic survey for Emeline Street is conducted.	
	c. The T/G of DICB6 of 414.66 appears to be lower that the existing elevation of ~415.10 based on the Towns as recorded drawings for this area. Include the pertinent details from the as recorded drawings on the Civil Plans. Confirm how this will be installed, tied into existing grades and modifications to surrounding grading.	c-DICB6 is proposed at the end of the existing swale and is tied into the existing MH1 per as-built Dwg. no. P-02, dated September 09, 2020, Town project no. 11184780. A minor localized regrading in the existing swale will be required to match the grade of the existing swale at DICB6. These details can be updated at the detailed design stage, once new topographic survey is available.	
	d. Confirm how the 2-, 5-, 10-, 25-, 50-,100-year return period flow rates, and Regional Event from the existing swale external to the proposed development is accommodated at DICB6. This is to be included and elaborated on within the SWM Report. The analysis shall have consideration for DICB6 at 50% blockage and the capacity of the downstream storm sewer. Identify ponding limits and associated overland flow route.	d-The relocation of DICB6 will not change the existing external drainage pattern for the existing swale. All return period flow rates will continue to drain as per the Town's Emeline Street design.	
	i. Surface ponding and overland flow routes shall not adversely affect upstream private residences.	i-Noted – refer to ponding limits on the updated grading plan	
66	Ensure the existing infrastructure shown on Emeline Street is accurate and corresponds with the Towns as recorded plans previously provided.	Refer to as-built Dwg. no. P-02, dated September 09, 2020, Town project no. 11184780	
	a. Change the labelling of the EX MHs to correspond to the Towns existing as recorded plans.	a-The labelling of the EX MHs has been updated as per Towns existing as recorded plans in this submission.	
	b. Show DCBs to EX.MH2. Ensure that these DCBs are labelled as per the		

#	Comment	Response	Action
	Towns as recorded plans. c. Show the OGs between EX.MH1 and EX.MH2. d. The preliminary Site Servicing Plan identifies an existing 750mm storm sewer from EX/DICB1 to EX.MH1, however according to the Towns As-recorded plans this is an 825mm storm sewer. Please clarify.	b-The labels for DCBs to EX.MH2. has been updated and labelled as per Towns existing as recorded plans in the next submission. c- OGS between EX.MH1 and EX.MH2 has been shown in the next submission. d-The upstream pipe can't be larger than the downstream pipe. The label for the storm sewer has been updated as 825mm.	
Town of Caledon Development Engineering, Memo from Alex Schittenhelm, May 12, 2025			
Additional comments to be addressed for Detailed Design for Draft Plan of Subdivision		All comments are noted and unless there is a response will be addressed at detailed design stage.	
FSR and SWM			
1-48	Section 4.0 and Table 4-1 should be updated to reflect the recommended pavement structure as per the latest Geotechnical Report and Town Standard Dwg. No. 223.		
2	The storm sewer design sheets are to be updated to include the full extent of the storm sewers to the Shaws Creek outlet and should have consideration for the existing drainage to this outlet as well as the reconstruction of Queen Street West as part of the Towns EA and any proposed storm sewers to this outlet.		
3	Please refer to Town Standards Section 1.4.2.2.2, 1.4.2.2.5, 1.4.10.3 & 4.4.4 for foundation drain and storm connection requirements.		
4	Section 8.0 identifies that "*The sump pump for each residential unit is to discharge foundation drainage into the storm sewer system via storm lateral proposed for each block."* Please refer to Town Standards Section 1.4.2.2.2, 1.4.2.2.5, 1.4.10.3 & 4.4.4 for foundation drain and storm connection requirements. a. *A*n HGL analysis is required to confirm that the footing (or slab) elevations is a minimum of 0.3m above the HGL and the drainage system has been adequately designed to prevent the possibility of backflow. Water should not back up through the storm sewer and weeping tile connections to create hydraulic pressure on foundations. Foundation drains may or may not be permitted depending on how		

#	Comment	Response	Action
	the storm sewer and stormwater management strategy is proposed. Further clarification and details on the proposed stormwater management strategy is required. The updated design and clarification will dictate if connections can be made or not. Please elaborate, provide justification and an HGL analysis including the BFE and elaborate on the separation from the highest groundwater table and proposed foundation drainage system. Additionally, please note that if foundation drains are connected to SWM system, the SWM system pipe sizes need to be designed to convey the 10-year storm as per Town Standards. *b.* Storm sewers shall be located a minimum of one (1) meter below basement floor elevations to allow for the installation of foundation connections. In areas of no storm sewer connection, the sewers shall have a minimum frost cover of 1.5m. Other options include a sump pump to surface or alternative design considerations demonstrating that the HGL will not negatively affect basement foundations. *c.* **Condominium Shared Ownership developments shall be provided with a minimum of two (2) connections per block as per Town Standards.** d. The design of sumps and foundation drainage including the impacts of the seasonally high ground water level is to be discussed and included in the Hydro G and Geotechnical Reports. Geotechnical design considerations, recommendations, and requirements such as construction methods, foundation drainage, waterproofing, etc. in relation to the high ground water levels should be provided to ensure that there no adverse impacts to the basements/foundations. This is to be referenced in the SWM Report and incorporated into the civil design.		
5	Section 10.3 (pg. 24) identifies that the infiltration rate is 50mm/hr. LIDs are to be designed in accordance with the TRCAs Stormwater Management Criteria (2012) and Appendix C, which include infiltration rates measured at the proposed bottom of the facility and in the underlying soil horizon within 1.5m of the bottom of the facility. The Town requires the infiltration rate to incorporate a safety correction factor as per Appendix C of the TRCA's SWM Criteria (2012). Revise accordingly. Please be advised that as part of detailed design, further investigation will be required confirming the infiltration rate and seasonal high ground water elevations in the location of the proposed bioretention planters.		
6	**Section 10.4** identifies that the top of the infiltration facility is at an elevation of		

#	Comment	Response	Action
	415.55m and the bottom of the infiltration facility is at an elevation of 415.20. **The Servicing plan identifies that the inlet invert and outlet invert of the infiltration facility are both at an elevation of 415.55, which is the same elevation of the top of the facility.** Please elaborate and clarify the design and configuration of the inlet and outlet pipes for the infiltration facility as it is unclear how the inlet and outlet inverts are set at the top of the infiltration facility or how it would function.	Was a typo and has been fixed in the report. A description on the configuration of the inlet and outlet pipes have been provided. There will be quantity storage on top of the infiltration volume.	
7	Design drawings will be required for the underground storage chambers. Ensure the design drawings correlate with the civil plans.		
8	The footprint (length and width), storage provided and storage required for the storage chambers that is provided in Table 10-3 does not correlate with the size of the underground storage tanks shown on Site Grading Plan (SGP) and Site Servicing Plan (SSP). Please revise accordingly to correlate and ensure adequate storage is to be provided. This comment is reiterated from the previous submission. a. Table 10-3 identifies the footprint for Area 201 is 412.8m^2, while the servicing plan identifies a footprint of 413.16m^2 (44m x 9.39m). b. Table 10-3 identifies the footprint for area 202 is 353.7m^2, while the servicing plan identifies a footprint of 338m^2 (42.25m x 8m). This is different than the footprint identified in the shop Drawings in Appendix D. c. Table 10-3 identifies the total storage provided for Area 202 is 747.7m^3 with a total storage required of 710.1m^2, whereas the servicing plan identifies the minimum volume provided is 694m^3, which is deficient of the required storage.	Inconsistencies have been reconciled by Greck in updated report provided with this submission.	Updated in FSR
9	Please note that an Operation and Maintenance (O&M) Manual will be required for the SWM System within the municipal ROW on Agnes Street.		
Erosion and Sediment Control Plans			
10	At the Engineering Submission Stage an Erosion and Sediment Control Report		

#	Comment	Response	Action
	complete with ESC plans will be required. Draft conditions will be included to address the above requirements.		
11	The following comments are required to be addressed at detailed design as the ESC Plans do not sufficiently identify how erosion and sediment control (ESC) measures will be implemented for the construction activities and associated phases. Please refer to Town Standards Section 1.3.8. and 1.13. for erosion and sediment control plan requirements. ESC Plans to be in accordance with the latest Erosion and Sediment Control Guidelines for Urban Construction (2019). a. Temporary sediment control ponds should be constructed for drainage areas larger than 2.0ha (the subject site is approx. 4.04ha). Demonstrate how the site would drain and outlet. b. Mud mat to be designed in accordance with Town Standards Section 1.13.7 (typically 30m length). c. CBs should be located within the silt fence. d. The proposed construction access is from Agnes Street south of the proposed road access, it is assumed that this is the construction access due to servicing requirements beneath the roadway. Please confirm that the construction access will utilize the roadway once underground services have been installed. This is to be accurately reflected on the ESC Drawings for each phase of development. e. ESC Plans for the external works within the Agnes Street, Emeline Street and Queen Street West are to be provided. f. Please provide an ESC plan for the rough grading of the site including topsoil stripping and swales for the conveyance of drainage prior to services being installed.		
12	All earthworks operations on the site including grading, earth importation, and earth removal are to comply with O.Reg. 406/19 – Management of Excess Soils.		
Grading			

#	Comment	Response	Action
13	An updated survey is required as the infrastructure shown on Emeline Street and surrounding the proposed development is incorrect and outdated. As previously advised (and material provided to the applicants engineering consultant) the Town undertook a Storm Drainage Study – Alton Estates Phase 1 and drainage improvement works as recommended in the Phase 1 studies was completed in the Emeline Street ROW adjacent to the subject development in 2020. Works included ditch cleanout/improvement and installation of additional CBs, DIs, and OGS units. Civil plans should be revised to reflect the previous completed drainage improvement works through the previously mentioned Capital Project in 2020 and have regards for the external grading and drainage design through subdivision 43M-0613 to the south and west. Associated drawings and reports have been provided previously.		
14	Please include the FFE, BFE, rear and front house grade.		
15	Provide spot elevations at all building corners, highpoints, at frequent intervals along existing property lines, CL of swales and along the roadway.		
16	Include additional spot elevations identifying the surface drainage of the common amenity area and visitor parking areas.		
17	Include driveway slopes in conformance with Town Standards.		
18	Include external elevations up to 10m beyond the property line or far enough to demonstrate existing drainage. Include grading and elevations for the swale west of the proposed property that was recently reconstructed by the Town. As constructed plans were previously provided.		
19	The proposed roadway at the NW corner of the property crosses an existing drainage ditch that conveys drainage from a large area of Alton to the south to a DICB. As previously mentioned, drainage improvements have recently been completed on Emeline Street including regrading existing channels, riprap, and new ditch inlets/catch basins. Modifications to the drainage system in the area will be required as part of the roadway connection works. Please demonstrate the extent of external works within the Emeline Street ROW and how the connection is proposed to be designed along with any modifications to the drainage systems in the area. As per previous comments within this memo		

#	Comment	Response	Action
	there is to be a sidewalk on Emeline Street to connect the proposed development to Queen Street West.		
20	The site entrance has been revised to indicated that the sidewalk is to be constructed as per OPSD 350.010, however the linework identifies a curb through the proposed sidewalk. Revise the linework such that the sidewalk is continuous through the sites entrance as per OPSD 350.010. Additionally as the roadway is a private entrance the curb and gutter is to continue across the site entrance		
21	Identify the driveway/roadway slope from Agnes Street. Driveway/slope to be in conformance with Town Standards.		
22	Rear yard swales are to be a minimum of 1.0m from the rear lot line.		
23	Provide spot elevations at frequent intervals along swales and existing property line elevations, including adjacent to all swale HP elevations.		
24	An overland flow route is shown towards Agnes Street, and it appears to the northwest corner of the property to Emeline Street as well. Please note that Agnes Street is currently a rural cross section with poorly defined drainage swales. A requirement of the subdivision is the reconstruction and urbanization of Agnes Street to Queen Street, which should have consideration for the overland flow from the subject development.		
25	Refer to Town Standards Section 1.12.4 for swale requirements. Max side slopes of swales are 4:1 with a minimum swale depth of 150mm. Minimum swale slopes are 2.0%.		
26	Consider shifting the high point for the swale between condo blocks to behind the front face of the dwellings to ensure that front roof leader downspouts are directed to the front of the lot in conformance with the drainage plan.		
Servicing			
27	Check and confirm all sewer slopes as the following issues were noted: a. The storm sewer slope from MH25 to MH24 appears to be 0.43% not 0.5%.		

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	b. The storm sewer slope from MH11 to MH9 appears to be 0.44% not 0.5%. c. The storm sewer slope from MH7 to MH6 appears to be 0.34% not 0.5%. d. The storm sewer slope from MH19 to MH18 appears to be 0.67% not 0.5%. e. The storm sewer slope from MH6 to MH5-OGS appears to be 0.6% not 0.5%.		
28	Show the watermain connections to each condo block and units on the plan.		
29	As per Town Standards the maximum PVC pipe size that is allowed is 600mm diameter. Development Engineering acknowledges that the servicing plan has been updated, however please update the storm sewer design sheet accordingly.		
30	Confirm the vertical clearance of the pipe crossing from CB1 to MH6 and MH3 to MH2. Include a table identifying all pipe crossings for ease of reference. A minimum clearance of 500mm must be provided.		
31	Clearly identify that the NW invert of MH27-OGS is existing and identify the existing infrastructure that is to be removed and replaced by this MH.		
32	Relocate storm manholes internal to the site as follows: a. Manholes should not be located on the crown of the road. b. MH6 and MH7 should be located entirely within the subject property. c. MH15 should be relocated slightly such that it is not beneath the curb and gutter		
33	As per Town Standards, the storm sewers on Agnes Street shall be located as shown on the standard Town of Caledon road cross section drawings. This standard location is generally 1.5 meters south or west of the center line of the right-of-way.		
34	Refer to Town Standards Section 1.12.5 for rear lot catch basin requirements.		
35	The rear lot CBs and swales are conceptually shown very close to or directly on the property lines. Please relocate to represent actual conditions. RLCBs should		

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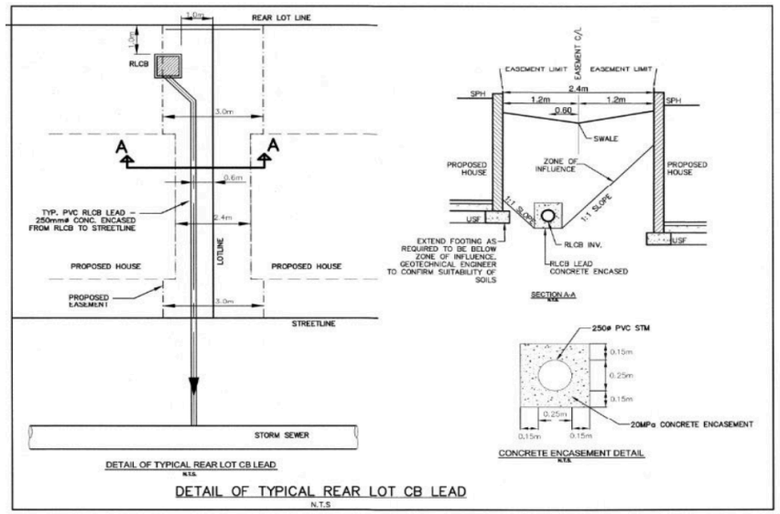
	be set back a minimum of 1.0m from the property lines and a minimum of 0.6m from the centerline of the pipe for the RLCB leads. See example detail below: 		
36	As per Town Standards, the maximum upstream lot area added to drain to a side yard swale is 500m2. Please confirm.		
37	As per Town Standards, double catch basins are to be installed at the low point of any road. Frame and cover for CBs shall be detailed in the OPSD 400.100 (perforated) standards. Please refer to Town Standards Section 1.4.2.2.4 and 1.4.2.2.10.		
38	MHs and storm sewers such as MH26, MH22, MH24, MH25, MH14, MH3, etc. should be shifted off of the CL of the ROW in accordance with the typical cross section as feasible.		
39	The RLCBS have now been identified as DICB. RLCBs are to be identified as RLCB and should utilized Town Standard Dwg. No.503 for beehive type grates.		
40	Please note that as per Town Standards Section 1.4.2.2.3, where the		

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	difference in elevation between the obvert of the inlet and outlet pipes exceed 0.6m, a drop pipe as indicated on OPSD1003.010 shall be placed on the inlet pipe. Please confirm for all MHs and specifically MH15.		
41	Trench plugs installation is recommended due to the depth of the installation of services and the grounder water table elevation.		
42	Please note that in situations where a minimum cover of 1.2m is not provided for, the pipe must be insulated, and concrete encased from junction to junction. No spot concrete encasing is permitted to avoid potential shearing of the pipe. The extent of this treatment must be delineated on the plan and a detail provided.		
43	Rear lot catch basin leads are to be concrete encased the entire length, from the property line to the rear lot catch basin		
44	As per Town Standards all RLCBs should be beehive type frame and grate as per Town Standards Drawing No. 503.		
45	As per Town Standards the maximum PVC pipe size the Town allows is 600mm in diameter.		
46	Confirm where the CB fronting 16 Agnes Street outlets to.		
47	Consider shifting the storm sewer from DICBMH13 to MH9 to CBMH14 to MH9, thus keeping the storm sewer beneath the roadway and removing the need for DICBMH13 to be a MH.		
48	Confirm the system design for catchment 202 as typically, OGS or Jellyfish units are placed downstream of underground storage chambers and the orifice control MH.		
Geotechnical and Hydrogeological Investigations			
49	Section 5.9 of the Geotechnical Report identifies that recommendations made in this section should be viewed as preliminary in nature and should be reviewed by Englobe as part of the detailed design submission once information as become available. Section 5.9 should also elaborate on any geotechnical considerations pertaining to the design of the proposed underground storage chambers. Please note that an updated report will be required as part of Detailed		

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	Design and as part of the Draft Plan of Condominium.		
50	The Hydrogeological Report is to be updated to include information on potential construction dewatering.		
Noise Feasibility Study			
51	At detailed design, the report is to be updated to reflect the ultimate Site Plan and detailed design of the proposed subdivision.	Noise Study has determined there is no noise impact. Further review and discussion about noise is unnecessary unless there is a significant change to the plan. Please remove the subject of noise from the checklist of items to be dealt with.	No update required as per email from Tanjot Bal, Nov 11/25
Advisory Comments			
52	External improvements to the municipal right-of-way (ROW) on Agnes Street and Emeline Street will be required to support the development from a pedestrian connectivity and storm servicing perspective. The west side of the Agnes Street ROW will be required to be urbanized (sidewalk, curb and gutter) from the intersection at Queen Street W to the south to Davis Drive and a sidewalk is required along the east side of Emeline Street to Queen Street W. Future submissions are to include a separate set of civil plans for the external works including Plan, Profile and Cross Section Drawings for work in Agnes Street ROW and Emeline Street ROW. Plans are to include the full extent of the storm sewer to the outlet at Shaws Creek along with all other storm services connected to this network and other municipal services required. Roadway urbanization works on Agnes Street are to include but are not limited to the following: a. Municipal Storm Sewer System to Town of Caledon standards. Agnes Street storm sewer to connect to existing (or reconstructed, as required) storm sewer network on Queen Street W to outlet to Shaws Creek to the north. Sewer system to provide an acceptable outlet for the proposed development. b. 1.5m wide concrete sidewalk on the west side of the Agnes Street ROW.		

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	Sidewalk to extend from Queen Street W to the southern limits of the site. Sidewalk to provide pedestrian connectivity from the development to the existing adjacent areas of Alton to the north and south. c. Concrete Curb and Gutter. d. Pavement composition to municipal standards. e. Securities and fees will be required for: • Reconstruction of Agnes Street • Emeline Street road connection and drainage modifications. • All other municipal infrastructure required to be constructed and restored in support of the development. f. Staff note that the current ROW width for Agnes Street north of the King Street intersection is approximately 15.0m. g. Staff note that the current ROW width for Emeline Street from the subject development to Queen Street is approximately 15.0m. h. Pavement Marking, Traffic Control, Streetlight and Photometric Plans, and Composite Utility Plans are to be provided. i. The urbanization of Agnes Street is subject to the Towns CLI ECA Criteria.		
53	As communicated through the PARC process, the Towns Engineering Services Department has recently completed an EA for Queen Street W and Main Street in Alton. Construction is planned to commence in 2024 or 2025. Road improvements will be limited to works on Queen Street W and Main Street. Reconstruction works on Agnes Street and Emeline Street as part of this project are to be limited to tying in at the existing intersections with reconstruction extending approximately 15m from CL of Queen Street W. Any works to be completed as part of the development proposal at 0 Agnes Street including improvements within the Agnes Street ROW and Emeline Street ROW are to be	The ESR and 30% design plans were obtained. Meetings have been held with Town's team and Hydro One to coordinate so that any necessary works are accommodated without having to dig up any new infrastructure.	Town and Developer are to exchange designs at 50%-60% completion stage to ensure they are coordinated.

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	coordinated with the ongoing EA. Please update the reports and plans to reflect the detailed design of Queen Street W. The completed Environmental Study Report including the Storm Drainage Design Brief can be provided to the applicant upon request. The detailed design drawings can be provided once available. Please contact the following project manager regarding further information on the Queen Street W and Main Street EA: Taylor Bliss, P.Eng. Acting Manager, Engineering Capital Design & Construction Engineering, Public Works & Transportation Office: 905.584.2272 x 4171 Cell: 416.819.8619 Email: taylor.bliss@caledon.ca		
54	The cross sections proposed appear to just be taken from the Towns generic cross sections and are not accurate or reflective of proposed or current existing conditions, ROW widths and what is ultimately proposed and required to be urbanized through the subject development. Please revise as follows: a. All cross section are to be revised to accurately reflect existing conditions any specific alteration, urbanization of the ROW through the subject development (i.e. location of sidewalks, utilities, services, etc.). The Towns generic Cross Sections should be altered/adjusted to reflect the proposed design to suit existing or proposed conditions. b. The Agnes Street Cross Section (King Street to Davis Drive) identifies an 18.0m ROW, however the existing ROW in this area is 20.0m. c. The Emeline Street Cross Section (Queen Street to Development North Limit) is identified as a 13.75m local window Street, however Emeline Street in this location appears to be a 15.0m ROW. i. The typical cross section should be modified to reflect the location of the storm sewers, watermain and remove the sanitary sewer (as there isn't one). ii. The Typical 15.0m ROW detail and Emeline Street Cross Section should incorporate the pavement structure as per Town Standard Dwg. No. 202.		

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	d. The Emeline Street Cross Section (Development North Limit to Davis Drive) is not reflective of the existing roadway and it was Development Engineering's understanding that no changes to this section of Emeline Street were required or proposed. Please let me know if you have any questions or require any additional information.		
Town of Caledon Transportation, Public Works & Transportation Dept, Memo from Emma Howlett, June 6, 2025 (memo says 2024)			
1	The updated site plan provides a 2nd access to Emeline Street, therefore:		
	a. Revise the proposed one-way laneways to Agnes Street to operate as a single bi-directional laneway. Ensure the pavement geometry follows Town standards for a single bidirectional laneway. Note that Transportation Engineering Staff previously raised concerns with the proposed access as part of the DART application process. These concerns include parking violations, atypical internal intersection geometry, and the wider-than- standard access configuration. While these concerns were initially addressed based on the need to accommodate a 2nd fire access to Agnes Street, the presence of a 2nd access to Emeline Street suggests this requirement no longer applies. As part of the revision, reduce conflicts arising from the misaligned intersections. If above requested revision is determined unfeasible, justify maintaining the existing design to the satisfaction of Transportation. Should this be the case, discussion is recommended prior to the next submission. While revising, reference the comments provided by Transportation Engineering Staff on the 1st DART submission highly recommending an aligned access as the 4th leg of the intersection of Agnes Street and King Street.	The centre median has underground SWM infrastructure below it with a width of approx. 8.6m. Eliminating the median requires a non-standard road cross section. The entrance roadway itself will be standard 6.0m width per drawing #223 with the centreline moved 2m to the south of the existing median centreline. Per Paradigm addendum, this enables a standard intersection at Agnes and the internal intersection geometry becomes a more standard three-leg all-way stop. This layout enhances the entry aesthetics and calms traffic compared with a straight-through road. In order to accommodate the underground SWM infrastructure, there will be approx. 4.25m-wide boulevards between the 6.0m road and the sidewalks. Preliminary servicing design has been adjusted to enable catch basins to be located outside the storage chambers.. An offset intersection is needed to enable efficient use of land and road infrastructure. See section 7.1 of the transportation report and letter from Paradigm Engineering dated January 29/26 that summarizes the site access, intersection configuration. The change to a single driveway increases the offset from King Street and helps mitigate potential concerns.	

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	b. Confirm with the anticipated waste collection agency (Region of Peel) if the submitted AutoTURN drawings for waste management require updating.	Region of Peel has signed off on waste collection. As per Region comment letter April 23/25: *"All the waste collection requirements have been satisfied in accordance with Waste Collection Design Standards Manual. Therefore the Region will provide curbside collection of garbage, recycling materials, household organics and yard waste".*	
	c. Review sight lines (and provide analysis) of the Emeline Street access. Ensure sight lines are sufficient to support the proposed two-way traffic movement through a sight distance assessment.	Paradigm Transportation have provided a supplementary letter with the requested analysis.	Paradigm update letter dated January 29/26 is included with submission
	d. Include capacity analysis with the anticipated site traffic utilizing the Emeline Street access.	See Paradigm letter dated January 29/26	
	e. While staff and management recognize a qualitative justification was provided, given the anticipated resident concerns, detailed analysis is needed.	See Paradigm letter.	
2	**Pedestrian Circulation Plan** Ongoing Comment: Please minimize crosswalk angles whenever possible. Town Staff recommends reducing the crossing distance to be as minimal as possible. Clarification: The location of concern is circled below. As per the above comments ideally the access would be revised to eliminate this issue.	Revised road layout converts this to a more standard 3-leg intersection design with sidewalks at right angles, minimizing pedestrian crossing distances.	Updated Pedestrian circulation plan to be done as part of detailed design as per email from Tanjot Bal, Nov 11/25
3	**Pavement Markings and Signage Plan Comments** also provided in the attached markup: a. A Stop Sign (Ra-1) and Stop Bar are needed for access to Emeline Street. b. The Stop Bars should be illustrated as one single solid white line 30cm to 60cm wide as per OTM Book 11 Section 3.8.	a. Stop sign and Stop Bar have been added to conceptual Site Plan. b. Noted. For detailed design	Confirmed in email from Tanjot Bal, Nov 11/25

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	c. Ladder-type crossings are to be reserved for high-volume context as per OTM Book 16 Section 6.2.4.5. Revise to provide a crossing in the form of two parallel white lines as per OTM Book 11 page 80 Subsection title '*Crosswalks*'	c. Paradigm response: Section 6.2.4.5 states that “Ladder crosswalks may also be considered as an optional component for other pedestrian control treatments.” We therefore feel this is an appropriate treatment for the higher pedestrian volumes adjacent to the common green and community mailboxes. We also feel they are appropriate across the site driveways where vehicle volumes are highest. The crossings in front of units 25 and 15 have been eliminated.	
	d. All stop signs must have their posts installed behind the sign with the sign facing the lane of oncoming traffic which the sign is anticipated to control. Revise or make a note to install signs as per OTM Book 5. e. No Parking signs are to be installed along the proposed Fire Route as per the Town’s Traffic By-law 2024-0048.	d & e: Noted. For detailed design	
	f. Remove mid-block crosswalk markings to avoid confusion (crosswalk markings not at intersections). Pavement marking crosswalk locations should be reserved for where pedestrians have the right of way. This follows OTM Book 16.	f: done	
	For efficiency see the comments above on access/laneway revisions before updating based on the following comments. g. The southern access to Agnes Street is currently a one-way condo road therefore the stop bar should extend across the entire one-way section as per OTM Book11. h. One-Way (Rb-21) and do not enter (RB-19 & Rb-19t) signage is missing from the proposed one-way laneways to/from Agnes Street to meet OTM Book 5 recommendations.	3 g / h: This is now moot with the change to a single two-way driveway.	