

COMMENT RESPONSE MATRIX
Tullamore North West Secondary Plan
City File: PRE 2024-0177
GSAI File: 1517-001
May, 2025

AGENCY/ DEPT	REVIEWER	COMMENTS/CONDITIONS	CONSULTANT	RESPONSE
Town of Caledon, Corporate Services	Daniela Gaudio	The owner's name on the circulation does not match the owner's name as per the Parcel Register In the event that an agreement is required to be registered on title, postponement(s) to any and all mortgages will be required.	GSAI / Owner	Parcel Register Included with this Information Only
Town of Caledon, Engineering, Public Works & Transportation Department, Energy and Environment	Alexandra Service Alexandra.service@caledon.ca	A Climate Change Adaptation Plan & Community Energy and Emissions Reduction Plan is required. Please contact environment@caledon.ca for draft terms of reference, to be finalized with Town staff. Please note that the Climate Adaptation Plan must be integrated with other relevant studies, including the Local Subwatershed Study.	GSAI / Owner	To be provided during site specific application
		Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments.	GSAI / Owner	To be provided during site specific application
Town of Caledon, Engineering, Public Works & Transportation Department, Energy and Environment	Alexandra Service Alexandra.service@caledon.ca	For OPA/ZBA: • While the GDS does not apply to OPA's or Zoning By-law Amendments, applicants should be aware that future draft plan of subdivision and site plan applications will be required to submit a completed GDS checklist and supporting documents. Applicants are encouraged to familiarize themselves with the program early in the development process so they are prepared to comply with GDS requirements. Program materials can be found at www.caledon.ca/gds . Energy and Environment staff are available if you have any questions about the program.	GSAI / Owner	To be provided during site specific application
Town of Caledon, Engineering, Public Works & Transportation Department, Development Engineering	Jay Menary Jay.menary@caledon.ca Cassie Schembri Cassie.schembri@caledon.ca Hadiseh Bolkhari Hadiseh.bolkhari@caledon.ca	2. Town Engineering Services generally supports a grid style road network. Municipal road network to be addressed in the Transportation Study, FSR, and Local subwatershed study completed as part of the OPA (secondary plan). Internal road network is to be in general conformance with the conceptual road network noted in the Town OP Schedule C-1 and the Town MMTMP. Proposed North South collector road (Proposed Street 'A') is to extend north to Old School Road. East West collector road is to be provided from Torbram Road and Airport Road.	GSAI / Owner	A TIS and MESR have been prepared in support of this OPA Submission
		3. Status of EAs for widening and urbanization of adjacent Town of Caledon municipal roads is as follows: a. EA for Torbram Road from Mayfield Road to Old School Road - end of 2024. b. EA for Healey Road from Coleraine Road to Airport Road – end of 2024 c. EA for Old School Road from Winston Churchill to Airport – end of 2025	Crozier	Information Only
		4. The Secondary Plan Application (OPA) needs to be sufficiently advanced for Town Engineering Services to review and provide comment on any draft plan of subdivision or site plan applications within the secondary plan area.	GSAI / Owner	Information Only
		5. Submission requirements for the secondary plan will include a satisfactory Local Subwatershed Study that includes but is not limited to: a. Completion of the study in alignment with the Town's approved Local Subwatershed Study Terms of Reference guidance document. b. Approval of the applicant's Terms of Reference for a Local Subwatershed Study by the Town, TRCA and the Region prior to submission of the study or any component of the study. c. Confirmation that the study conforms with the Town's approved Growth Management and Phasing Study, and any subsequent and supporting studies d. Confirmation that the study conforms with the Region of Peel Official Plan Policy 5.6.20.14.17.f e. Confirmation that the study has been done in conformance with and implements the recommendations of the Region of Peel's Scoped Subwatershed Study (https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp). f. Submission of raw field data and approval of that data to be used by the Town for their, and/or their consultant's, use and analysis. g. The local subwatershed study area must be in accordance with the Future Caledon Official Plan policy 13.9.1. h. Recognizes and considers the Comprehensive Environmental Impact Study and Management Plan approved for the OPA south of the subject land.	GSAI / Owner	An MESR was prepared in support of this OPA application. Through consultation with Staff and MESR was deemed appropriate. Detailed site specific study will be completed during site specific applications
		6. Submission requirements for the secondary plan will include a preliminary Functional Servicing & Stormwater Management Report that demonstrates the available water and wastewater servicing and the timing of the servicing, and a stormwater strategy that aligns with the recommendations of the Local Subwatershed Study.	Crozier	A Functional Servicing & Stormwater Management Report has been prepared accordingly and is appended to the MESR.
		7. Please note that all stormwater infrastructure to be placed within the public domain will be approved through the Town's CLI ECA (ECA Number 324-5701 No. 1) and as such will need to be designed in accordance with the Town's CLI ECA requirements. The Stormwater Management Report/Functional Servicing Report will need to demonstrate how the stormwater servicing strategy is compliant with the Town's CLI ECA. Please visit the Town's website for additional details on the Town's CLI ECA.	Crozier	Noted, the design criteria outlined in the Functional Servicing & Stormwater Management Report is in line with the Town's CLI-ECA requirements.
		8. Prior to servicing the Town requires the applicant to prepare an operations, maintenance and monitoring plan for all stormwater	Crozier	Noted.
		9. When it is necessary to use privately owned stormwater works in the Stormwater Treatment Train to achieve CLI ECA Appendix A criteria, prior to servicing the Town requires the owner to prepare a separate operations and maintenance guide as well as an educational pamphlet to the satisfaction of the Town for the private landowner	Crozier	Noted.
Town of Caledon, Engineering, Public Works & Transportation Department, Transportation	Kavleen Younan Kavleen.Younan@Caledon.ca Emma Howlett Emma.Howlett@caledon.ca	Transportation Impact Study including the following • Road Network Review and Circulation	Crozier (Michael)	Passenger vehicle and truck circulation was reviewed as part of the Transportation Study
		• Plans and recommendations for internal network & connections to the boundary network.	Crozier (Michael)	Noted. Recommendations have been reviewed as part of the Transportation Study. Additional recommendations for the internal network will be reviewed as part of future site-specific studies
		• Assess the impact on boundary network & recommend improvements	Crozier (Michael)	Noted. Recommendations have been reviewed as part of the Transportation Study
		• Active Transportation Provisions and Network Connections	Crozier (Michael)	Noted. Recommendations have been reviewed as part of the Transportation Study, reflecting the Town's ATMP. Additional recommendations for the internal network will be reviewed as part of future site-specific studies

		<ul style="list-style-type: none"> • Ensure higher level of connectivity (internal network and connection) and multiple route options for all modes. Recommend improvements as required 	Crozier (Michael)	Noted. Recommendations have been reviewed as part of the study. Additional recommendations for the internal network will be reviewed as part of future site-specific studies
		<ul style="list-style-type: none"> • Plan support for transit services and improved first/last mile access to connect residents/employees with destinations 	Crozier (Michael)	Section 10.2 of the Transportation study explores a preliminary transit strategy to support the Town's OP goals. Future site-specific applications will detail route options and recommended stop locations.
		<ul style="list-style-type: none"> • Plans and recommendations for a Transit Plan. The Transit Plan should include routes, stops, connections to existing services, etc. 	Crozier (Michael)	Section 10.2 of the Transportation study explores a preliminary transit strategy to support the Town's OP goals. Future site-specific applications will detail route options and recommended stop locations.
		<ul style="list-style-type: none"> • Transportation Demand Management Plan Policy recommendations to support OP Goals 	Crozier (Michael)	Section 10.3 of the Transportation study explores a preliminary TDM framework to support the Town's OP goals. More detailed measures for implementation will be explored as part of future site-specific applications
		<ul style="list-style-type: none"> • The Transportation Consultant is requested to submit Terms of Reference prior to completing the TIS. Please contact Kavleen Younan @ Kavleen.Younan@Caledon.ca and Carbon Copy (CC) the lead planner on file 	Crozier (Michael)	Terms of Reference have been coordinated with Town and Region staff per Appendix A of the
		General <ul style="list-style-type: none"> • Review proposed roadways (corner clearances, roadway spacing, and sight distance) as specified in TAC at a level of detail related to the application type the submission supports. 	Crozier (Michael)	Noted and included within the Transportation Study
		<ul style="list-style-type: none"> • Please follow the Town's and Region's Transportation Study Guideline 	Crozier (Michael)	Noted
		<ul style="list-style-type: none"> • Study should be completed in coordination with adjacent nearby proposed secondary plans and developments to ensure connectivity and continuity. 	Crozier (Michael)	Noted
		<ul style="list-style-type: none"> • Note that the conceptual collector road opportunities highlighted in the Official Plan are subject to further study and should be reviewed as part of a secondary plan. Additionally, the proposed locations and right-of-ways of collector roads are subject to further multidisciplinary review. Please note Town Transportation Staff may request local roadway, Trailways, and walkway connections as part of future development application reviews. Should the developer have suggestions or concerns, they should include possible locations in their investigations and future submissions. 	Crozier (Michael)	Noted. Additional recommendations for the internal network will be reviewed as part of future site-specific studies, which would reflect recommendations from the Town's ongoing TMP Addendum
		<ul style="list-style-type: none"> • All proposed public roadways should comply with the Town's standard ROW's infrastructure requirements, including but not limited to off-road cycling facility provisions on collector and arterial roadways. Please be aware that the Town's Adopted Official Plan, Multi-Modal Transportation Master Plan, Active Transportation Master Plan, and Development Standards Manual provide additional information. 	Crozier (Michael)	Noted. Additional recommendations for the internal network will be reviewed as part of future site-specific studies, which would reflect recommendations from the Town's ongoing TMP Addendum
Town of Caledon, Finance Department	Glendon Turner Glendon.turner@caledon.ca	<ul style="list-style-type: none"> • The owner's names that are listed in the PARC circulation do not match the ownership records in tax files of the Town, and Region of Peel. It is recommended that in future correspondences, the owners' names should match the information listed on the property tax invoices. 	GSAI	Parcel Register Included with this submission for Broccolini lands
		<ul style="list-style-type: none"> • If the proposed application were to proceed as planned (to allow for industrial, warehousing and distribution facilities), the taxable assessment value of the property may change, to reflect any development that would have taken place 	Owner	Information Only
		<ul style="list-style-type: none"> • Under current by-laws of the Town and other charging entities, any new or added buildings will attract Development Charges (DC) at the Non-Residential (Industrial) rates, that will be in effect on the date when the first zoning amendment application (if required) is deemed complete (the application completion date) and provided that the first zoning amendment took place after January 1, 2020. Otherwise, Development Charges will be determined on the date of building permit issuance. 	Owner	Information Only
		<ul style="list-style-type: none"> • Current Development Charges for buildings and structures at the Non-Residential (Industrial) rates are: • Town of Caledon: \$112.91 per square metre of industrial floor space. • Region of Peel: \$226.18 per square metre of industrial floor space. • School Boards: \$11.84 per square metre of industrial floor space. 	Owner	Information Only
		<ul style="list-style-type: none"> • For the purposes of Development Charges listed above, industrial floor space should comply with the definition of an 'industrial building', as outlined in the Town's By-laws 2024-042 and 2024-043, or as amended. Otherwise, the Development Charge rates for Non-Residential (Other) will apply. 	Owner	Information Only
		<ul style="list-style-type: none"> • Additional information on Development Charges may be accessed on the Town's website at https://www.caledon.ca/en/town-services/development-charges.aspx 	Owner	Information Only
		<ul style="list-style-type: none"> • The Development Charges comments and estimates above are as at September 5, 2024, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, 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. That determination of rates is valid for 18 months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application. 	Owner	Information Only
Town of Caledon General Comments, Planning & Development Department, Accessibility	Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392	<ul style="list-style-type: none"> • The future Site Plans must comply with the Integrated Accessibility Standards (IAS), the Accessibility for Ontarians with Disabilities Act (AODA), and Reg 581: Accessible Parking for Persons with Disabilities 	Owner	Information Only
Town of Caledon, Planning & Development Department, Planning	Adam Wendland Adam.wendland@caledon.ca	<ul style="list-style-type: none"> • Town staff will review the Terms of Reference (ToR) for this proposed Secondary Plan in coordination with Regional and CA partners. Staff do not have formal comments on the proposed ToR at this time. Each proposed document shall be prepared in accordance with the Town's ToR documents and subject to review by Town staff. 	GSAI	Secondary Plan ToR submitted with Pre-Con Application is submitted with the OPA submission
		<ul style="list-style-type: none"> • Please connect with Town of Caledon Strategic Policy Planning staff to discuss expectations for the Secondary Plan 	GSAI	Extensive correspondence between GSAI, Broccolini and Town Staff informed this submission
		<ul style="list-style-type: none"> • Staff are generally supportive of Employment Uses (warehousing) on these lands, subject to compatibility with the existing land uses in the area. 	GSAI	Information Only
		<ul style="list-style-type: none"> • Staff require east-west roads and north-south roads. The lack of roads shown in this concept plan is not adequate. Please note these roads will need to connect to adjacent developments in accordance with the Town's Multi-Modal and Transportation Master Plan and Future Caledon Official Plan. 	Crozier (Michael)	Noted. Additional recommendations for the internal network will be reviewed as part of future site-specific studies, which would reflect recommendations from the Town's ongoing TMP Addendum
		<ul style="list-style-type: none"> • Staff may require a Tertiary/Block Plan if the level of detail is not sufficiently provided in the Secondary Plan document. 	GSAI / Owner	Information Only
		<ul style="list-style-type: none"> • Staff require that a Secondary Plan be prepared prior to filling any privately-initiated Official Plan Amendment, Zoning By-law Amendment or Draft Plan of Subdivision applications. 	GSAI / Owner	Information Only

Town of Caledon, Planning & Development Department, Heritage	Cassandra Jasinski, Heritage Planner, cassandra.jasinski@caledon.ca, (905) 584-2272 x. 4232	Heritage Register <ul style="list-style-type: none">• The subject lands for the proposed Secondary Plan application contain several properties listed on the Town of Caledon's Heritage Register:<ul style="list-style-type: none">o 12620 Airport Road (listed, non-designated; Little Family Farmhouse)o 12729 Torbram Road (listed, non-designated; farmstead)• demolished without due process under the Ontario Heritage Act)	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• The subject lands for the proposed Secondary Plan application are adjacent to 12542 Airport Road, which is in the process of designation. The Town has issued a Notice of Intention to Designate this property.	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• The subject lands for the proposed Secondary Plan application are near to/across the road from several listed, non-designated properties on the Town of Caledon's Heritage Register, including:<ul style="list-style-type: none">o 12541 Airport Roado 12863 Airport Roado 12380 Airport Road	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• The subject lands for the proposed ZBA are not designated or listed as a non-designated property on the Town of Caledon's Heritage Register.	GSAI / Owner	Information Only
		Terms of Reference <ul style="list-style-type: none">• Include the preparation of a Cultural Heritage Assessment Report (CHAR) as a study within the Terms of Reference and provide a brief description of what the CHAR entails, as is done for the other study summaries. See comments below on the CHAR for further information.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		<ul style="list-style-type: none">• Revise section 4.1.2.5 Archaeological Assessment to:<ul style="list-style-type: none">o indicate that a Stage 1 Archaeological Assessment is required for the entirety of the proposed Secondary Plan area.	GSAI / Owner	Archaeological Assessments will be completed during Site Specific applications
		<ul style="list-style-type: none">• While acknowledging that Broccolini does not own all of the properties in the proposed Secondary Plan area, the CHAR and Stage 1 Archaeological Assessment are standard minimum requirements for a Secondary Plan application.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), Stage 1 Archaeological Assessments can be completed during Site Specific applications
		Cultural Heritage Assessment Report (CHAR) <ul style="list-style-type: none">• As part of a complete application, the proponent must submit a CHAR identifying all of the cultural heritage resources within and adjacent to the secondary plan area.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		<ul style="list-style-type: none">• The CHAR must assess the cultural heritage value of properties in the Secondary Plan area against the designation criteria set out in Ontario Regulation 9/06 and provide preliminary mitigation measures.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		<ul style="list-style-type: none">• The proponent is encouraged to connect with other property owners to determine if other heritage reports are being prepared as part of other proposed planning applications. These other heritage reports could provide background information on heritage properties in the area.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		<ul style="list-style-type: none">• Heritage staff have information on numerous nearby properties as well; the proponent's heritage consultant is encouraged to reach out to Heritage staff for information.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		Land Use Plan <ul style="list-style-type: none">• For the proposed Secondary Plan application, identify known cultural heritage resources on the Land Use Plan, based on the determinations of the CHAR	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		Designation/Extension <ul style="list-style-type: none">• Upon public notice of a complete application for the proposed Secondary Plan, the owner of 12620 Airport Road is strongly encouraged to enter Designation Timeline Extension Agreements with the Town to allow for continued discussions regarding heritage conservation.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), CHAR/HIA can be completed during Site Specific applications
		Archaeological Assessment <ul style="list-style-type: none">• The development proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a minimum Stage 1 archaeological assessment for the entirety of the subject lands as part of a complete secondary plan application (POPA).	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), Stage 1 Archaeological Assessments can be completed during Site Specific applications
		<ul style="list-style-type: none">• A minimum Stage 2 archaeological assessment is required for the ZBA subject lands (as also acknowledged the Terms of Reference submitted by the proponent).	GSAI / Owner	Stage 2 Archaeological Assessments can be completed during Site Specific applications
		<ul style="list-style-type: none">• Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to future site plan approval and/or grading, whichever comes first. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• The proponent is encouraged to complete the archaeological assessment process as early as possible to ensure that no changes result to future developments in the instance an archaeological site is discovered.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), Stage 1 Archaeological Assessments can be completed during Site Specific applications
		<ul style="list-style-type: none">• No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), Stage 1 Archaeological Assessments can be completed during Site Specific applications
<ul style="list-style-type: none">• If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	GSAI / Owner	Through correspondence with Staff (Cassandra Jasinski), Stage 1 Archaeological Assessments can be completed during Site Specific applications		
Town of Caledon, Planning & Development Department, Landscape	Eva Li eva.li@caledon.ca 905.584.2272 ext.4378	Provide the following materials for review and comments <ul style="list-style-type: none">• Landscape Concept Plan (within Community Design Guidelines/ Urban Design Brief) Refer to the following guidelines for landscape requirements Landscape Requirements - Town of Caledon <ul style="list-style-type: none">• Town of Caledon Town Wide Design Guidelines;• Town of Caledon Development Standard Manual;• Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation	GSAI / Owner	This work will be completed during Site Specific Applications
Town of Caledon, Planning & Development Department, Municipal Numbering	Kristen Domingos municipalnumbers@caledon.ca 905.584.2272 x.4349	<ul style="list-style-type: none">• The property address is confirmed as 0 Airport Road Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• There are no concerns with the proposed Official Plan Amendment	GSAI / Owner	Information Only
Town of Caledon, Planning & Development Department, Parks	Halley Patel Halley.patel@caledon.ca 905.584.2272 x 4158	<ul style="list-style-type: none">• Payment of money in lieu of conveyance of parkland will be required, according to the sections 9 (a) and 17 (a) of the Town of Caledon's Parkland Conveyance By-law - 2022-042 or any successor thereof, prior to the issuance of building permits.	GSAI / Owner	Information Only
		<ul style="list-style-type: none">• Cash-in-lieu of parkland is required at equivalent market value of 2% of the total land area. 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, in accordance with the Town of Caledon's Parkland Conveyance By-law - 2022-042 and appraisal guidelines. Appraisal is considered valid for a maximum period of six months.	GSAI / Owner	Information Only

Town of Caledon, Planning & Development Department, Policy Planning	Brandon Eidner Brandon.eidner@caledon.ca 905.584.2272 x4077 Lesley Gill Woods lesley.gillwoods@caledon.ca 905.584.2272 x. 4305	REGION OF PEEL OFFICIAL PLAN: Applicable Land Use Designations • The subject property contains: o A Water Resource System Feature (Watercourse) as per Schedule A-1; o Core Area of the Greenlands System as per Schedule C-2; and o Natural Areas and Corridors as per Figure 7	GSAI / Owner	Information Only
		• The subject property is located within: o Greenlands System Overlay as per Schedule C-1; o 2051 New Urban Area as per Schedule E-1; o Urban System as per Schedule E-2; o Designated Greenfield Area as per Schedule E-3; o Employment Area as per Schedule E-4. As such, Policies 2.6.5 through to 2.6.18 in regard to the Water Resource System Feature and 2.14.5 through to 2.14.18 in regard to the Greenlands System should be taken into consideration for development.	GSAI / Owner	Information Only
		Further, the property does not appear to be subject to any of the Provincial Plans, such as the Greenbelt Plan or the Niagara Escarpment Plan, however it is located within TRCA's regulation limits and the conceptual GTA West Transportation Corridor.	GSAI / Owner	Information Only
		FUTURE CALEDON: • Within the adopted Future Caledon Official Plan (FCOP), the subject lands are within the Urban System, 2051 New Urban Area, and Designated Greenfield Area. They are also within a New Employment Area.	GSAI / Owner	Information Only
		• Refer to FCOP Chapter 21, Urban System, Chapter 23, Employment Areas, Chapter 24, Official Plan Amendments/Secondary Plans.	GSAI / Owner	Information Only
		• Development will only be permitted within the designated greenfield area where an approved secondary plan is in place and, where required, the tertiary plan requirements have been satisfied (FCOP Policy 21.3.1).	GSAI / Owner	Information Only
		• The New Employment Area designation identifies lands to be developed as future employment areas and is applied pending the preparation and approval of secondary plans in accordance with policies of the FCOP. Guidance for secondary planning is found throughout the Plan.	GSAI / Owner	Information Only
		• The proposed secondary plan area should be confirmed with policy planning staff (e.g., remainder of the "F1" area, excluding the recent Tullamore expansion).	GSAI / Owner	The Secondary Plan Area was confirmed during PARC and through the Secondary Plan TOR
		• Terms of reference for the required secondary planning process must be prepared to the satisfaction of the Town's Chief Planner (FCOP Policy 21.3.4)	GSAI / Owner	Secondary Plan ToR submitted with Pre-Con Application is submitted with the OPA submission
		• A local subwatershed study prepared to the satisfaction of the Town is required to inform the identification and refinement of the Natural Environment System within the secondary plan area (FCOP Section 13.9).	GSAI / Owner	An MESR was prepared in support of this OPA application. Through consultation with Staff and MESR was deemed appropriate. Detailed site specific study will be completed during site specific applications
		• The Preliminary Community Structure Plan (FCOP Figure 2a) incorporates elements from the FCOP's schedules to provide a foundation for secondary planning (FCOP Policy 21.1.2).	GSAI / Owner	Information Only
		• An OPA to implement a new secondary plan should be prepared in accordance with the policies and requirements of the adopted FCOP.	GSAI / Owner	A Draft OPA is submitted in support of this application
		• Applications for development... should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced. (FCOP Policy 21.1.7)	GSAI / Owner	Information Only
Town of Caledon, Planning & Development Department, Urban Design	Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392	• Urban Design will require a Community Design Guideline for all new Secondary Plans	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
		• Within the Community Design Guideline, outline opportunities and constraints that exist within the given area to influence the overall community design and the establishment of a land use plan, based on: overview of cultural/ natural heritage, existing built form (heritage or other), existing or planned roadways (collector, arterial or higher-order roads) surrounding land use influences and any other factors. o Within the Community Design Guidelines, outline how the proposal aligns with the surrounding context and character, as well as the surrounding natural heritage features	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
		• Ensure high quality design in the public realm and private development throughout the Plan Area. Development shall demonstrate design excellence, as outlined within the Town Wide Design Guidelines, in building, site and landscape design, including a high level of sustainable design.	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
		• We would encourage the integration of commercial uses that could service the many future employees	GSAI / Owner	Information Only
		• We would encourage additional internal roads that could provide transit services through the site	Crozier (Michael)	Acknowledged. Additional recommendations for the internal network will be reviewed as part of future site-specific studies, which would reflect recommendations from the Town's ongoing TMP Addendum.
		• Within the Community Design Guidelines, outline the site design, massing design, gateway features etc. that will distinguish the area character.	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
		• Please refer to the Council approved Green Development Standards for community, site, and building sustainable design requirements. Outline within the Community Design Guidelines how you are meeting the GDS requirements.	GSAI / Owner	To be completed during Site Specific Applications
		• Within the Community Design Guideline, indicate how the Secondary Plan will comply with the Healthy Development Assessment tool prepared by The Region of Peel	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
		• Within the Community Design Guideline, please outline the proposed phasing plan	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
		• Include a demonstration plan within the CDG to show building siting. Provide principles for site organization, including: parking, truck and employee car access, amenity area, screening, and landscaping	GSAI / Owner	An Urban Design Brief will be required as part of Site Specific Applications
Ministry of Transportation (MTO) – GTA West Corridor	Jonathan McGarry 613-449-7481 jonathan.mcgarry@ontario.ca	The "subject lands" as identified on the concept plan are outside the Focused Analysis Area (FAA 2020) land protection boundary for the Highway 413 project; the Highway 413 project team has no comments on the proposed development in this area.	GSAI / Owner	Information Only
		However, lands within the "study area" identified on the concept plan are partially within the Focused Analysis Area (FAA 2020) land protection boundary for the Highway 413 project. The Highway 413 project team is currently unable to endorse the advancement of new developments within the FAA limits at this time. Lands within the FAA are being protected as they may be directly impacted by the Highway 413 transportation corridor, ancillary uses, or if refinements are made to the route during the preliminary design stage. The Highway 413 project is currently in the planning, environmental assessment and preliminary design phase. Property requirements and release of FAA lands for the project will be determined at the completion of the preliminary design phase.	GSAI / Owner	Information Only
		The project team has no comments or concerns regarding lands within the study area outside the FAA limits.	GSAI / Owner	Information Only
		The limits of the FAA will be reviewed and potentially updated in advance of the final Public Information Centre that will present the preliminary design, in early 2025.	GSAI / Owner	Information Only
		Please also be advised that this property is within the Narrowed Area of Interest for the Northwest GTA Transmission Corridor study; please ensure their team is on your contact list: NWGTATransmissionCorridor@ontario.ca	GSAI / Owner	Information Only
Ministry of Transportation (MTO) –	Paul Nunes	The subject properties do not appear to be located within the MTO Permit Control Area; therefore, we have no comments	GSAI / Owner	Information Only

Region of Peel- Development Planning	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	Development Planning Advisory Comments <ul style="list-style-type: none">As of July 1, 2024, the Region's status as an upper-tier municipality with planning responsibilities under the Planning Act will be removed. Once in effect, lower-tier municipalities will assume planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the Town of Caledon, and conformity will still be required until such time as Caledon amends Peel's Official Plan and approval is provided by the Province. Therefore, on July 1, 2024, the current Region of Peel Official Plan will become the Town of Caledon's Official Plan and shall be implemented by the Town of Caledon.	GSAI / Owner	Information Only
		Beyond July 1 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to water and wastewater servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services. Should the Minister decide that water wastewater, roads or waste are to be delivered by other entities outside of Peel, the Regional role will be reexamined at that time.	GSAI / Owner	Information Only
		Fees <ul style="list-style-type: none">Beginning January 2024, The Region will require a Pre-Consultation Application Review Fee of \$1,500.00.A processing fee of \$9,455.63 (or as per current fee's bylaw) will be required once the formal Official Plan Amendment application is received by the Region and must be paid prior to Approval of the OPA.	GSAI / Owner	Information Only
Region of Peel- Development Engineering	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	Development Engineering Study Requirements <ul style="list-style-type: none">Through the Secondary Plan process, a Functional Servicing Report (FSR) showing proposed sanitary sewer, watermain and storm servicing plans will be required for review and approval by the Region prior to approval of the Official Plan Amendment.	Crozier	A Functional Servicing & Stormwater Management Report has been prepared accordingly and is appended to the MESR.
		<ul style="list-style-type: none">A Community-wide Staging and Sequencing Plan is required to demonstrate the progression of hard infrastructure within the Secondary plan.	Crozier	Noted, discussion regarding servicing infrastructure timelines is included in the Functional Servicing & Stormwater Management Report that is appended to the MESR.
		Sanitary Sewer Facilities <ul style="list-style-type: none">The municipal sanitary sewer facilities consist of existing 600mm diameter sewer on Airport Road and future sanitary sewer on proposed street south of the plan	Crozier	Noted.
		<ul style="list-style-type: none">The following sanitary sewer projects founded from Development Charges are proposed in the vicinity. The inclusion in the budget/ construction date is subject to change:<ul style="list-style-type: none">750mm dia. sanitary sewer through the lands to the south, project no 26-2155, 25-2190, 29-2198, construction date 2033.	Crozier	Noted.
		Water Facilities <ul style="list-style-type: none">The following watermain projects Zone 6 founded from Development Charges are proposed south of the development. The inclusion in the budget/construction date is subject to change:<ul style="list-style-type: none">400mm dia. on future (south of the plan) west-east street, project 29-1198, 2033;600mm dia. on Airport Road, project 24-1183, 2026400mm dia. on Torbram Road, project 29-1199, 2026	Crozier Crozier	Noted. Noted.
Region of Peel- Traffic Development	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	Traffic Development <ul style="list-style-type: none">The proposed Plan abuts Airport Road, Regional Road #7.	Crozier (Michael)	Noted
		Study Requirements <ul style="list-style-type: none">A Traffic Impact Study (TIS) will be required; terms of reference must be submitted to the Region for review and comment prior to study commencement;	Crozier (Michael)	Noted. Appendix A of the Transportation Study includes TOR from the region
		<ul style="list-style-type: none">The Region requires a concept plan that clearly indicates any and all roadways (proposed and existing) and spacing distances between them for our review and comment.	Crozier (Michael)	Noted. Future site-specific studies will detail proposed intersection locations and control (full moves, RIRO, etc.) on Airport Road
		<ul style="list-style-type: none">All accesses and roadways connecting to Regional roads shall be in accordance with the Regional Standard based on the Controlled Access By-Law 62-2013, which speaks to the Road Characterization Study (RCS). The RCS defines our various road classifications as well as the minimum access spacing distances that are associated with them. https://www.peelregion.ca/transportation/plans-studies/road-characterization-study/ .	Crozier (Michael)	Noted
		Airport Road - Regional Road 7 <ul style="list-style-type: none">Any proposed connection to Airport Road must adhere to the spacing requirements set out within the Region's Road Characterization study.This portion of Airport Road is classified as an Suburban Connector which calls for 300m spacing from full moves to full moves access; 75m spacing from full moves to right-in/right-out access; and 75m spacing from right-in/right out to right-in/right-out access.	Crozier (Michael)	Noted. The frontage along Airport road permits opportunity for several full moves accesses spaced at 300m. Details on intersection locations will be refined as part of future site-specific studies in the area.
		<ul style="list-style-type: none">The Region requests the gratuitous dedication of lands to meet the Town of Caledon's Official Plan requirement for Regional Road 7 (Airport Road). The Official Plan road widening requirement for mid-block along Airport Road is 45 metres right-of-way (22.5 metres from the centerline). Additional property will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters:<ul style="list-style-type: none">50.5 metres for a single left turn lane intersection configuration (25.25 metres from the centerline of Airport Road).54.0 metres for a double left turn lane intersection configuration (27.0 metres from the centerline of Airport Road).	Crozier (Michael)	Noted.
		<ul style="list-style-type: none">Please be advised that there is an on-going Capital Project #19-4060 & EA in the vicinity; corridor improvements & resurfacing. The Project Manager for this EA project is Sonya Bupas (sonya.bupas@peelregion.ca), the Project Manager for the Capital Project is Bassem Ghoneim (bassem.ghoneim@peelregion.ca) . Please reach out to the project managers to obtain additional information on the EA and capital project including detailed design and infrastructure improvements.	Crozier (Michael)	Noted
		Standards, Specifications, and Submission Requirements <ul style="list-style-type: none">Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.<ul style="list-style-type: none">Linear Infrastructure – Site Plan Process: Public Works Design, Specifications & Procedures Manual - Linear Infrastructure - Site Plan Process - Revised November 2009 (peelregion.ca)Public Works Design, Specifications and Procedures Manual: Design, standards specification and procedures - Region of Peel (peelregion.ca)Public Works Design, Specifications and Procedures Manual – Linear Infrastructure: Public Works - Design, Specifications & Procedures Manual - Linear Infrastructure - CAD Submission Requirements - Capital Works - June 2015 (peelregion.ca)Public Works CAD Submission Requirements – Development: Microsoft Word - Development Submission Requirements Manual - Nov2017.docx (brampton.ca)Standard Drawings - Roads & Traffic: Roads and traffic - standards drawings - Region of Peel (peelregion.ca)	GSAI / Owner	Information Only
Region of Peel- Real Estate	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	Real Estate <ul style="list-style-type: none">Regional easement R01048136 is located within the subject lands. No encroachments shall be permitted	GSAI / Owner	Information Only
Region of Peel- Public Health	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	Public Health <ul style="list-style-type: none">In collaboration with the Town of Caledon, Peel Public Health has implemented policies requiring the submission of a health assessment with each development application. As per Section 7.14.21.1 of the Caledon Official Plan, please submit a copy of the Industrial, Commercial, and Institutional (ICI) version of the Healthy Development Assessment (HDA) for Peel Public Health review to assess the health promoting ability of the proposal. The HDA is required to be completed prior to Secondary Plan approval. For the purpose of this proposal, use Appendix A version of the ICI HDA, found here: https://www.peelregion.ca/healthy-communities/pdf/HDA-large-scale-tool-fillable-ICI.pdf. The User Guide and additional resources can be found at: Healthy Communities - Region of Peel (peelregion.ca)	GSAI / Owner	A Healthy Development Assesment is submitted with this application
Region of Peel- Waste Development	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	Waste Development <ul style="list-style-type: none">The subject development is not within the vicinity of a landfill site.	GSAI / Owner	Information Only

Region of Peel- Waste Development	Patrick Amaral 905-791-7800 ext. 4093 patrick.amaral@peelregion.ca	• For the proposed non-residential applications, private waste collection is required	GSAI / Owner	Information Only
Toronto and Region Conservation Authority (TRCA)	Andrea Terella Andrea.terella@trca.ca 437-880-1937	Site Context: • According to our mapping a portion of the subject lands are located within TRCA's Regulated Area of the Humber River Watershed as the properties are traversed by a valley corridor, stream corridors, Headwater Drainage Features (HDFs) and contains Regulatory Floodplain. Further, the subject lands contain unevaluated wetland features. A TRCA permit pursuant to Conservation Authorities Act (CA Act) is required from this Authority prior to any development and/or site alteration within a TRCA regulated area.	GEI	Information Only
		• It is our understanding that the subject lands are not currently located within the Town of Caledon's urban settlement boundary. However, through the Region of Peel's Settlement Area Boundary Expansion (SABE) exercise, portions of the subject lands have been identified for future employment uses. The SABE lands were integrated into the recently approved (November 4, 2022) Region of Peel Official Plan. As a component of the Region's SABE process, a Scoped Subwatershed Study was completed. Although this Scoped Subwatershed Study was sufficient for the purpose of a boundary expansion exercise, it is not detailed enough in scope to consider local Official Plan Amendment (and associated Secondary Plan) applications. As such, a more detailed Local Subwatershed Study and block level functional servicing study will be required to satisfy applicable Provincial, Regional, Municipal and TRCA policies as part of any future Secondary Plan.	GSAI / Owner	Information Only
		Submission Requirements: • Please note that prior to the submission of a Secondary Plan and Local Subwatershed Study, an approved Terms of Reference (ToR) is necessary. The Region's Scoped Subwatershed Study prepared in support of the 2022 Official Plan update identified the materials required to support future Secondary Plans. As a component of the Region's Scoped Subwatershed Study, a sample ToR was prepared to assist the municipality and applicants with the preparation of Local Subwatershed Studies that would adequately characterize and assess development impacts as required under the Planning Act. The Local Subwatershed Study ToR must include an adequate assessment of information gaps, along with the approval of a core technical work plan. Further, it must also include an adequate characterization of existing conditions, impact assessment and implementation plan. In order to assist the applicant with preparation of the Local Subwatershed Study ToR, the applicant may refer to the following documents: o The Town of Caledon's Local Subwatershed Study Terms of Reference: : https://www.caledon.ca/en/town-services/resources/Engineering/Detailed-SWS-Terms-of-Reference_May2024.pdf o The Region of Peel's sample ToR for Local Subwatershed Studies: https://www.peelregion.ca/business/planning/official-plan/review/focus-areas/_media/part-B/appendix-f-sws-terms-of-reference.pdf	GEI / Crozier	Per discussions with Town of Caledon planning staff, a Master Environmental and Servicing Report (MESR) is accepted in place of a Local SWS. Following review of TRCA October 2024 submission of Terms of Reference (ToR), a revised ToR was submitted April 11, 2025. Comments received May 5, 2025 have been reviewed and incorporated into the MESR.
		It is noted that a ToR was submitted in support of this pre-consultation application. This document was not reviewed by TRCA staff. The applicant is asked to submit the ToR to the Town of Caledon through the appropriate process, at which time it will be circulated to TRCA for review.	GEI / Crozier	Revised Terms of Reference for MESR submitted to TRCA April 11, 2025. Comments received May 5, 2025 have been reviewed and incorporated into the MESR.
		Based on TRCA's high level review of the subject lands, it is noted that the following components may need to form part of the Secondary Plan/Local Subwatershed Study. However, this will be further refined through the ToR process: • Secondary Plan Identifying Constraints: A Site Plan identifying the limit of applicable natural features/hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include: 1. Physical Top of Slope of the valley feature (A staking exercise with TRCA and Town staff will be required to delineate the Top of Slope). 2. Long-Term Stable Top of Slope for valley features (as determined by a slope stability assessment). 3. The Regulatory Floodplain. 4. Meander belt/Erosion Hazard (as determined by a Geomorphic/Erosion Hazard Delineation Study). 5. Limits of the Wetland Features (A staking exercise with TRCA and Town staff will be required to delineate wetland limits). 6. Applicable Buffers. All new development must be located outside of identified hazards and associated buffers	GEI / Crozier	Refer to the Hydraulic Analysis Report for the information related to the Regulatory Floodplain.
		• Preliminary Engineering Drawings/Plans: Including Servicing Plan, Grading Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers	Crozier	The required drawings are appended to the Functional Servicing & Stormwater Management Report, which is appended in the MESR.
		• Delineation of the Floodplain (and associated modelling): To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. It is noted that updates to the modelling may be required to account for the proposed development.	Crozier	The required floodplain figures are appended to the Hydraulic Analysis Report. The completed modeling has also been included with the submission materials.
		• Geotechnical/Slope Stability: In order to ensure the proposed development is appropriately setback from the valley slope, a slope stability assessment is required to delineate the Long-Term Stable Top of Slope (LTSTOS). TRCA's Slope Stability Assessment guideline can be accessed through the following link: https://trca.ca/s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17173003/PDPM_G_GEDSR.pdf	GEI	Slope stability assessment completed. Refer to Geotechnical Investigation & Slope Assessment report, prepared by MTE Consultants and appended in the MESR.
		• Geomorphic and Erosion Hazard Delineation (for non-apparent valley and/or stream corridors): https://trca.ca/s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf	GEI	Geomorphic and Erosion Hazard assessment completed for participating properties. Refer to Salt Creek Erosion Hazard and Redside Dace Habitat Delineation report prepared by Geo Morphix and appended to the MESR
		• Headwater Drainage Feature (HDF) Assessment: the subject lands contain several headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: https://trca.ca/s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Feature_s.pdf . Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse.	GEI	Due to limited landowner participation, HDF assessments are identified as a future study requirement to be completed as part of site-specific studies in subsequent planning applications.
		• Hydrogeological Investigation: The report should assess current groundwater conditions in order to inform the practicality of water balance strategies on the subject lands.	GEI / Crozier	Hydrogeological characterization has been provided for the subject lands. Pre-development water balance has been completed.
		• Stormwater Management Report/Functional Servicing Report: Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: https://trca.ca/s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf . It is noted that as the subject lands are located outside of the settlement boundary used in TRCA's hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA's requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA's Stormwater Management Criteria Document (2012).	GEI / Crozier	A Functional Servicing & Stormwater Management Report has been prepared accordingly and is appended to the MESR.
		• Wetland Water Balance Risk Assessment: A wetland water balance risk assessment is required, prepared in accordance with the following document: https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf . Please note that depending on the results of the risk assessment, additional study requirements may be necessary.	GEI	Wetland water balance risk assessment has been completed based on assumptions about future land use. Refer to MESR report.
		• As part of a future planning submission, a Draft Official Plan Amendment/Secondary Plan document will be required. All applicable natural hazards and buffer areas must be placed within an appropriate land use designation. Further, appropriate policies relating to natural hazards must be integrated into the Secondary Plan.	GEI	Information Only

<p>• Review fees associated with a future Secondary Plan/Local Subwatershed Study will be collected in accordance with TRCA's 2022 Planning fee schedule: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf. The applicant can refer to the section on Master Environmental Servicing Plan applications for more information. Fees will be identified through the ToR process.</p>	<p>GSAI / Owner</p>	<p>Information Only</p>