



COMMENT RESPONSE TABLE

Group East West
15864 McLaughlin Road
Town of Caledon File No. PRE-2023-0207

Item No.	Comments	Consultants	Notes
A. TOWN OF CALEDON Comments from January 22, 2024			
Development Review - Richard Martin			
			Not Cleared
Proposal	The pre-liminary Draft Plan of Subdivision Application to facilitate the development of 13 single detached dwelling lots each with a minimum frontage of 18.3 meters, a stormwater management block, a storm water easement block, an open space and a parkette block. Access to each lot is proposed from a new subdivision road.	Candevcon	Acknowledged
Framework	<p>Planning Policy Framework</p> <p>The subject site is located within the Niagara Escarpment Plan, partially within the Escarpment Rural and Protection Areas. The property is designated as Rural System in the Region of Peel Official Plan. In the Town of Caledon Official, the site is designated Residential, New Residential Neighbourhood C, Environmental Policy Area, and Special Policy Area.</p> <p>The property is zoned Environmental Policy Area 1, Rural Residential within Caledon’s Zoning By-law 2006-50, as amended. The property is not within the regulated area of Credit Valley Conservation Authority. The property has potential for archaeological resources, and Heritage staff will have further details in their comment section below.</p>	Candevcon	Noted; an Official Plan amendment is not required and a Zoning By-law amendment has been submitted
1	<p>The Town offers the following comments on the Planning Justification Report</p> <p>a) Section 4.1 needs to be enhanced to review all applicable policies within Section 2 of the Planning Act and provide analysis. Staff note that there are a number of policies which have not been reviewed. Please update this section.</p> <p>b) Section 7.6 needs to be enhanced and speak to all applicable objectives of the Inglewood Village Plan including but not limited to the proposal compatibility with the existing character of the Village. Please update this section.</p> <p>c) Section 4.1 must be enhanced to identify how the criteria of Section 51 (24) and are met.</p> <p>d) For Section 7.6 5.3.4 b) and c) in relation to required minimum lot size of 0.06 hectares and density of 7.7 unit per gross hectare the minimum requirements be satisfied when addressing comments from other departments and agencies reviewers.</p> <p>e) Section 5.2 should be amended to include the correct description of the proposed draft plan of subdivision which should include the proposed open spaces.</p>	Candevcon	<p>a) all policies of section 2 have been analyzed</p> <p>b) all objectives of the Inglewood Village Plan Section 7.6 have been analyzed</p> <p>c) all criteria of Section 51 (24) have been analyzed</p> <p>d) noted</p> <p>e) description has been updated</p>
2	Parkette Block should be labeled as Open Space	Candevcon	Parkette block has been removed from plan

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3	Please provide further information with respect to the purpose of Open Space Blocks 1 and 2. Please give consideration to comment # 142 to 144 outlined below.	Candevcon	Parkette (Block 1) has been removed and Block 2 is a buffer
4	Please provide rationale for the location of the parkette.	Candevcon	Parkette block has been removed from plan
Heritage Planning			Not Cleared
5	As per the Inglewood Village Community Design Guidelines, the development should include a variety of lot sizes and a range of house types compatible with the Village.	Candevcon	The lots are intended for custom homes that will differ
6	House designs should be provided to the Town for its review as part of the next submission.	Candevcon	House designs will be submitted
7	A subdivision created with the character of the Village in mind has already been completed in Inglewood. This subdivision, located east of McLaughlin Road just south of the Inglewood Community Centre, should be a point of reference for the proponent, as it is a successful example of how to integrate a new subdivision while maintaining the character of the Village.	Candevcon	This specific subdivision was analyzed for the character and features
8	A site visit with the proponent's team, including Urban Design and Policy staff, and relevant Town staff should be undertaken to give the proponent a more fulsome understanding of the character of Inglewood and how new development should be integrated into it.	Candevcon	Our team would be open to a site visit; The UBD has been revised
Urban Design and Cultural Heritage Brief Comments			Not Cleared
9	The Urban Design and Cultural Heritage Brief, while referencing heritage resources and community character, illustrates and appears to propose standard house designs that do not reflect the historic character of the Village of Inglewood.	MBTW	Each of the proposed buildings will be custom designed, and will have different features keeping with the neighbourhood
10	Add a Heritage section into the Urban Design and Cultural Heritage Brief with a summary of the Inglewood: Railway Village Cultural Heritage Landscape, and current images and brief backgrounds on the cultural heritage resources in the immediate area of the subdivision, as listed in the PARC Heritage comments.	MBTW	A Heritage context section has been added to the UBD
11	Heritage considerations should be fully considered throughout the Brief and should inform and guide the design of the subdivision.	MBTW	Heritage considerations have been considered throughout the brief
12	Heritage staff can provide further guidance on Heritage requirements for the Brief in discussion with the Town and proponent's Urban Design staff as the Brief is being revised.	MBTW	Acknowledged
13	Any changes to the overall design of the development may necessitate changes to the Urban Design and Cultural Heritage Brief.	MBTW	Acknowledged

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14	Vision Statement, Section 1.1, pg. 2 Include images from Inglewood rather than standard subdivision photographs.	MBTW	Images have been updated
15	Vision Statement, Section 1.1, pg. 2 Remove 'where feasible' from the last bullet point on the page. The intent should be to provide new housing that seamlessly integrates into the character of the surrounding neighborhood.	MBTW	Wording removed
16	Guiding Principles, Section 1.2, pg. 3 As with Section 1.1., include images from Inglewood and the surrounding area as context photographs for this section.	MBTW	Images have been updated
17	Policy Context and Site Analysis, Section 2. Provide a context map showing all designated and listed, non-designated cultural heritage resources, and the Inglewood: Railway Village Cultural Heritage Landscape boundary.	MBTW	Context map has been updated
18	Town of Caledon Official Plan, Section 2.4.2, pg. 15, last paragraph Add word 'to' after 'intends' in the third line.	MBTW	Wording added
19	Town of Caledon Official Plan, Section 2.4.2, pg. 15, last paragraph Remove wording 'where feasible' in fifth line. As per previous comments, the intent should be to provide new housing that seamlessly integrates into the character of the surrounding neighbourhood.	MBTW	Wording removed
20	Town-Wide Design Guidelines Section 2.4.3, pg. 19 The design consideration "a variety of parks and trails with diverse recreational opportunities to support active living" is not a heritage consideration and comes from section in the Town Wide Design Guidelines on Design Considerations for Greenfield Communities. Please replace this consideration with the ones under "Heritage Considerations" on pg. 20 of the Town-Wide Design Guidelines.	MBTW	Heritage considerations have been considered throughout the brief
21	Inglewood Village Design Guidelines, Section 2.4.4, pg. 21 Replace images with ones more suited to the immediate context of the development. Consider including images of the subdivision on the east side of McLaughlin just south of the community centre.	MBTW	Images have been updated
22	Site Concept, Section 3.1, pg. 23 Remove image to the top right on this page and replace with a more appropriate house example. The house pictured would not fit with the context of the area.	MBTW	Images have been updated

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23	Site Concept, Section 3.1, pg. 23 Subject to further consideration with Urban Design staff, principle 2 should be reconsidered. As with the rest of Inglewood, while architectural styles should be harmonious, there should be variety in the architectural style and detailing.	MBTW	Principle 2 has been updated to consider the diversity in housing style
24	Site Concept, Section 3.1, pg. 23 A principle should be included in this section reinforcing the integration of this new neighbourhood with Inglewood’s existing character, specifically that of the Village core and adjacent cultural heritage resources.	MBTW	Principle added
25	Green Space and Open Space System, Section 3.4, pg. 26 Respect for topography and existing landscape is a heritage consideration for infill developments (see Section 4.1, pg. 20 of the Town Wide Urban Design Guidelines). Please B25confirm in the Brief how the topography of the site will be retained.	MBTW	New wording added
26	Building and Architectural Design, Section 4.2, pg. 28 Please add wording in this section to capture that the development can contribute to the character of the Village through compatible design. House designs should be varied and of their time, while also reflecting historic designs and elements seen in Inglewood. Elements to be incorporated should include: o compatible roof designs o front porches/verandahs o a variety of cladding materials (e.g., brick, fibre cement siding). o Appropriate window sizes and openings (e.g., taller than they are wide) o Garages set back from the front façade	MBTW	New wording for the character and design of the buildings have been added
27	Building and Architectural Design, Section 4.2, pg. 28 Replace the pictures with more appropriate examples from houses in Inglewood, including the subdivision that on the east side of McLaughlin Road just south of the community centre. The images currently included would not achieve a seamless transition between the new neighbourhood and the existing village.	MBTW	Images have been updated
Archaeological Assessment Review			Not Cleared
28	Heritage staff are in receipt of the Stage 1 Archaeological Assessment for 0 McLaughlin Road, prepared by AMICK Consultants Ltd., dated July 19, 2023, which was included as part of the submission materials.	AMICK	Acknowledged

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29	The application submission is incomplete, as a minimum Stage 1-2 Archaeological Assessment was required as part of a complete submission, as well as the accompanying Ministry of Citizenship and Multiculturalism (MCM) compliance letters.	AMICK	A Stage 2 Archaeological Assessment was submitted in January 2024 and we will submit Ministry letter once received
30	A Stage 2 archaeological assessment as well as the MCM compliance letters is required as part of a complete application submission	AMICK	A Stage 2 Archaeological Assessment was submitted in January 2024 .
31	<p>Following submission of the Stage 2 archaeological assessment and MCM compliance letters:</p> <ul style="list-style-type: none"> o Should any significant archaeological resources be encountered, the proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists. o No demolition, construction, grading or other soil disturbances associated with the proposed works 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. 	AMICK	A Stage 2 was completed and it was determined that no further assessments are needed.
Urban Design Review			Not Cleared
32	Prior to Draft Plan Approval, the owner shall prepare and submit an Architectural Control Guidelines for Urban Design and Heritage staff to review (TWDG 5.2).	Architect / Owner	Architectural Guidelines will be provided at appropriate time
33	Strive to pair driveways as much as possible. Flip building plans as needed to maximize adjacencies of garages between different lots	Architect / Owner	Acknowledged
34	Garages should not occupy more than 50% of the front width of a single-detached dwelling.	Architect / Owner	Acknowledged
35	Ensure there is no repetitive design for adjacent homes. A gap of 3-4 homes is required between similar designs to avoid monotony.	Architect / Owner	Houses are custom designed and will differ
36	Screen utility fixtures (gas and hydro meters, air conditioners, connection boxes for telephone and cable) and located them away from public view, in accordance with the guidance provided in Section 8.3.	Architect / Owner	Acknowledged

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37	We have concern for the safety and maintenance of the parkette and would encourage the applicant to consider the design for a simpler pollinator garden or a 14th lot a) Please review CPTED design principles for the parkette and outline within the Urban Design Brief how they are being implemented.	Candevcon	The parkette has been removed
38	We also have concern for the maintenance and safety of the open space block, and the stormwater pond design, and access to the pond. a) We discourage paths around the pond as the area is too secluded and there is no way to monitor activities	Candevcon	Noted
39	Elevation and Floor plan drawings are required with the zoning application to ensure the general massing, lot layout, porches, roof style, heights, setbacks, and general architectural style are appropriately matching the surrounding heritage resources within the community	Architect / Owner	Houses are custom designed and will differ in elevations and floor plans. In regards to this, we feel it is not an appropriate time to submit these drawings during zoning approval stage
40	The gateway signage noted on the landscape plan off of McKenzie street is not recommended by urban design.	MSLA	Signage will be removed from plan
41	As per the Inglewood Village Community Design Guidelines, the development should include a variety of lot sizes and a range of house types compatible with the Village.	Candevcon	Houses are custom designed and will differ
42	The Inglewood Community Design Guidelines recommends submitting the housing designs to the Inglewood neighbourhood for review and comment. We would encourage having community approval for the project.	Candevcon	Houses are custom designed and will differ in elevations and floor plans. In regards to this, we feel it is not an appropriate time to submit these drawings during zoning approval stage
Urban Design Brief			Not Cleared
43	Please include a section speaking to CPTED principles and how they are implemented across the entire site	MBTW	Section has been included
44	The first guiding principle on page 3 speaks to the character of Inglewood needing to be maintained and strengthened through infill development. We do not feel that the built form design and precedent images included within the Brief reflect this principle. a) Please add more detail and imagery to the overall brief, especially section 4-6.	MBTW	Additional details have been added
45	The Inglewood Community Design Guidelines specifies there be a “variety of house forms that are compatible with the range of historic and contemporary house types found within the existing village.” This should be reflected in the imagery of section 4 and the future Architectural Control Guidelines	MBTW	Acknowledged

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46	The building setbacks, materials, colours, roof styles, heights etc. should take direct inspiration from Inglewood and include an eclectic mix of homes a) Please seek inspiration from the Inglewood subdivision along Riverdale Dr b) Please refer to heritage comments for further design requirements	MBTW	Houses are custom designed and will differ
47	The Guiding Principles of the Urban Design Brief use principles typically applied to much larger subdivisions and neighbourhood development. The principles should be revised to reflect the smaller character of the development, set within the historic village a) Please refer to the Inglewood Secondary Plan and the Inglewood Community Design Guidelines for guidance.	MBTW	UBD has been revised to reflect Inglewood village
48	The numbered icons on Figure 2 are not in accurate locations and need to be updated.	MBTW	Acknowledged
49	7.6.2.1 c of the Inglewood Secondary Plan, "To provide for a range of housing styles where appropriate, that is compatible with the existing character of the Village." should be added within section 2.4.2 of the brief	MBTW	Wording added
50	Section 2.4.3 of the brief should be outlining sections 3.5 and 4.1 of the Town Wide Design Guidelines, and how the design of the site considered and conformed to those sections.	MBTW	Section updated
51	On page 19 under 'Heritage Considerations' the bullet point mentioned is from the Greenfield Community section, 4.2, of the TWDG and is not applicable to this site. a) The Heritage Considerations from 4.1 of the TWDG should be included instead	MBTW	Acknowledged
52	Section 4.1 of the TWDG also speaks to employing environmentally friendly and sustainable building techniques which we strongly encourage the applicant to add to the brief and the design of the site	MBTW	Sustainability techniques have been added
53	Please outline in section 4.3 of the brief the requirements from section 6.5 of the TWDG a) Please provide for detail and imagery within the Priority Lot section speaking to the design decisions and requirements that will be implements for these lots.	MBTW	UBD has been revised to reflect Inglewood village
54	Please see above for concerns on the streetscape and outdoor amenity design	MBTW	Acknowledged
Accessibility review			Not Cleared
55	Please note that the Town will require as a condition of draft approval, that prior to offering units for sale and in a place readily available to the public, the owner will display information regarding universal design options that may be available for purchase within the development prior to offering units for sale.	Candevcon	Confirmed and will be addressed at condition stage

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56	Exterior paths of travel, including outdoor sidewalks and walkways, shall have a minimum clear width of 1.5 metres, a surface which is firm, stable and slip resistant and otherwise comply with the Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA).	Candevcon	Acknowledged
Engineering Services Department, Transportation			Not Cleared
57	It is strongly recommended that for future applications, the transportation consultant on file circulate a Terms of Reference outlining the proposed scope of work with Town Staff prior to preparing the study. Items like growth rates, background developments and several other submission details can be agreed upon prior to commenting investigations.	Candevcon	Acknowledged
58	A sight distance assessment of the proposed roadways should be included in the report, including but not limited to the proposed access at Victoria Street and McKenzie Street.	Candevcon	This intersection has been removed in the update to the Draft Plan of Subdivision, which is attached for reference.
59	Given the limited information on the proposed Victoria Street and McKenzie Street connection, including sight distance and pavement markings, Transportation Engineering Staff lack the required information to comment on the proposed connection. Please submit a comprehensive pavement markings and signage plan, aligning with Ontario Traffic Manual Guidelines and Town of Caledon Traffic By-Law 2015-0058. This plan should justify the proposed traffic controls for the proposed Victoria Street and McKenzie Street connection.	Candevcon	This intersection has been removed in the update to the Draft Plan of Subdivision.
60	Town staff requests additional information regarding the proposed parking on site. a) The required compared to the proposed parking provisions, as stated in the Town’s Development Standards Manual and the Zoning By-Law, should be provided. This includes the expected number of parking spaces in garages, driveway, and on-street. b) On-street parking should be illustrated on the pavement markings and signage plan. c) Should a parking reduction be proposed please circulate a workplan with Town Staff prior to preparing a justification.	Candevcon	For single detached homes, the required parking rate is two (2) parking spaces per dwelling unit.1 For each dwelling unit, the proposed Residential Subdivision will provide a parking space in the private garage and a parking space on the private driveway. Therefore, the proposed Residential Subdivision will meet the minimum parking requirement. The local road will have a pavement width that is less than 8.6 metres. As a result, on-street parking is prohibited on either side of the roadway2.
61	Please provide an AutoTURN assessment demonstrating snowplow and fire truck maneuverability. Centerline Radii should be provided, including but not limited to the proposed connection with Victoria Street and McKenzie Street.	Candevcon	A swept path plan for snow removal (Figure 1) and fire emergency vehicles (Figure 2) is attached.

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62	Please discuss any options for on-site pedestrian facilities that are proposed and connections that have been explored.	Candevcon	Although the existing section of Kaufman Road comprises a rural cross-section where pedestrian sidewalks are not provided, Street 'A' has the potential to provide pedestrian sidewalks on both sides of the roadway with a 18.0m ROW. With an open space block immediately adjacent to the Victoria Street at McKenzie Street intersection, a pedestrian connection can be explored, which would provide residents with access to the Caledon Trailway Path via McKenzie Street and McLaughlin Road.								
63	Please be advised that the following traffic data has been identified along McLaughlin in the vicinity of the proposed development. The applicant should review the provided data, then make revisions or justify the applicability of the previously assumed growth rates.	Candevcon	After reviewing the historical AADT for McLaughlin Road between McDonald Street and Maple Avenue which captures our Study Area, the traffic volumes are decreasing over time. In addition, since McLaughlin Road is classified as a collector road, background traffic growth is not anticipated. Since an annual growth rate of 0.5% for McLaughlin Road is assumed for our Study, we find that our analysis is still conservative.								
64/65	<p>McLaughlin between MacDonald Street and West Village Drive</p> <table border="1"> <thead> <tr> <th>Year</th> <th>ADT</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>1405</td> </tr> <tr> <td>2016</td> <td>1540</td> </tr> <tr> <td>2012</td> <td>871</td> </tr> </tbody> </table>	Year	ADT	2019	1405	2016	1540	2012	871	Candevcon	Noted
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66	<p>McLaughlin between McDonald Street and McKenzie Street</p> <table border="1"> <thead> <tr> <th>Year</th> <th>ADT</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>1405</td> </tr> <tr> <td>2020</td> <td>1372</td> </tr> <tr> <td>2016</td> <td>2196</td> </tr> </tbody> </table>	Year	ADT	2023	1405	2020	1372	2016	2196	Candevcon	Noted
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67	<p>McLaughlin Between Maple Avenue and McKenzie Street</p> <table border="1"> <thead> <tr> <th>Year</th> <th>ADT</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>1631</td> </tr> <tr> <td>2020</td> <td>1625</td> </tr> <tr> <td>2019</td> <td>2036</td> </tr> </tbody> </table>	Year	ADT	2022	1631	2020	1625	2019	2036	Candevcon	Noted
Year	ADT										
2022	1631										
2020	1625										
2019	2036										
68	Please explore the feasibility of a connection to the Caledon trailway from the site, please explore the feasibility of a path around the stormwater management pond.	Candevcon	A single detached lot and part of an agricultural lot is between the Caledon Trailway Path and the proposed Residential Subdivision. Therefore, a connection between the Caledon Trailway Path and the proposed Residential Subdivision is not feasible. With an open space block at the northeast corner of the Subject Property that is immediately adjacent to the Victoria Street at McKenzie Street intersection, a pedestrian connection can be explored, which would provide residents with access to the Caledon Trailway Path via McKenzie Street and McLaughlin Road.								
69	Transportation Engineering requests that the Traffic Consultant provide a response with the re-submission package clearly reiterating the Town’s Transportation Engineering comments in order and including details for how each comment has been addressed.	Candevcon	Acknowledged								
Finance Department Review			Not Cleared								
70	If the proposed development (which includes a draft plan of subdivision to facilitate a 13-lot residential plan of subdivision) were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.	Owner	Acknowledged								

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71	<p>Development Charges will be applicable at the Residential rates for single family dwellings, that will be in effect on the dates of building permit issuance</p> <ul style="list-style-type: none"> • Town of Caledon: \$55,392.18 per single or semi-detached unit. • Region of Peel: \$70,576.98 per single or semi-detached unit. • School Boards: \$4,572 per any residential unit. • GO Transit: \$792.88 per single or semi-detached unit 	Owner	Acknowledged
72	<p>Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e., water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution.</p> <p>The Development Charges comments and estimates above are as at November 9, 2023, 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 (application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for 24 months after application completion date. Interest charges will apply for affected applications. For 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.</p>	Owner	Acknowledged
Engineering Development			Not Cleared
	General Comments		

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73	<p>Based on aerials, it appears that there is an existing hydro service line (hydro line and poles) that traverses through the middle of the proposed DPOS and services the private property at 15544 McLaughlin Road. Please note that all hydro services are to be relocated and addressed through 21T-23002C.</p> <p>a) Please demonstrate an acceptable solution for the relocation of the hydro services, along with any other associated works. Confirmation from Hydro One that they are agreeable to the proposed solution is required prior to Draft Approval.</p> <p>b) Additionally, a Draft Plan condition is to be included that the hydro services and any associated works is to be completed prior to registration.</p>	Candevcon	Confirmation to relocate hydro pole will be addressed with Hydro One before draft approval
Road Network			
74	<p>Development Engineering has concerns with the proposed intersection connection to Victoria Street and Mckenzie Street as there is a significant skew and the intersection it does not meet Town Standards Section 1.5.2.1 (all intersection angles should be in the range of 85 degrees to 95 degrees). Additionally, the required and proposed 18.0m ROW does not tie uniformly in with the existing 15.0m ROW and there is a private driveway that would exit directly into the intersection.</p> <p>The intersection has not been discussed or justified in the TIS to support the proposed intersection configuration. Development Engineer defers to the Towns Transportation on the technical feasibility of the proposed intersection design. However, Development Engineering continues to have concerns regarding the intersection from a high level and consideration should be given for the connection to be omitted and the proposed road to terminate in a cul-de-sac. Please refer to Transportation Engineering comments for further comments on the proposed intersection.</p> <p>Further discussion is required with Town Staff.</p>	Candevcon	Intersection has been removed and will be added to revised TIS
75	<p>Kaufman Road at the limits of the subject development is currently constructed with a turning circle fronting 9 Kaufman. Turning circle is to be removed and Kaufman Road is to be reconstructed as a standard Town cross section as part of the subject development.</p> <p>a) 0.3m reserve at the existing limit of Kaufman Road will need to be lifted as part of the subject development.</p>	Candevcon	Reserve and changes to Kauffman Road revised

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76	Please note that Kaufman Road has a 20m ROW while the proposed local ROW within the development is 18m. The integration and alignment between the two cross sections will be addressed at detailed design and it appears that the open space block adjacent to the proposed road extension will aid in the proposed transition.	Candevcon	The ROWs are different and the design will be addressed at detailed design stage
77	The drawings identify a 1.5m sidewalk on each side of the proposed Kaufman Road Extension. Please note there are no existing sidewalks on Kaufman Road, Victoria Street or McKenzie Street directly adjacent to the proposed DPOS and as such sidewalks are not required.	Candevcon	Sidewalk requirement acknowledged
78	Please explore a potential connection from the Caledon Trailway to the site.	Candevcon	There is another private property separating the subject property with Caledon Trailway
Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA)			
79	As advised through PARC, the Town of Caledon has recently been granted a Consolidated Linear Infrastructure Environmental Compliance Approval 324-S701 (CLI ECA) which authorizes the Town approve alterations to the municipal stormwater management system. Please see the attached copy of the Town's CLI ECA along with the associated Design Criteria. In order to gain approval, the Proponent will need to meet the stormwater criteria (water balance, water quality, erosion control, water quantity and flood control) presented in Table A1. Performance Criteria. The following comments should be addressed within the Functional Servicing Report:	Candevcon	Report has been revised to include CLI criteria ; Refer to Section 5.4.6 in FSR
79 a	The Report is to be revised to specifically reference and include the Town's CLI ECA Performance Criteria and identify how the criteria will be met. Any requirements to meet stormwater quality, quantity and/or water balance criteria are to be on public property and under public ownership.	Candevcon	Report has been revised to include CLI criteria ; Refer to Section 5.4.6 in FSR

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79 b	<p>Please note that as per Table A1. Performance Criteria footnote #3, control for stormwater volumes generated from the 90th percentile rainfall event is to be met in a hierarchical order, with each step exhausted before proceeding to the next:</p> <ol style="list-style-type: none"> 1. retention (infiltration, reuse, or evapotranspiration) 2. LID filtration, and 3. conventional stormwater management <p>Conventional stormwater management, should proceed only once Maximum Extent Possible (see footnote #8 - means maximum achievable stormwater volume control through retention and LID filtration B117engineered/landscaped/technical stormwater practices, given the site constraints has been attained for Steps 1 and 2 for retention an filtration). Please refer to Table A2 for list of site constraints. Site constraints must be documented, and it must be clearly demonstrated that each step has been exhausted and how the proposal arrived at the ultimate stormwater management strategy.</p>	Candevcon	Report has been revised to include CLI criteria ; Refer to Section 5.4.6 in FSR
79 c	<p>Please refer to available standards currently utilized by other municipalities (City of Kitchener, City of Toronto, City of Vancouver and City of Connecticut, etc.) as it pertains to retention (infiltration, reuse, or evaporation) or LID filtration within the municipal ROW. It is the responsibility of the applicants consulting engineer to propose how the stormwater management performance criteria is to be met with regard for best engineering practices. A meeting can be arranged with the Town to discuss the proposed stormwater management strategy.</p>	Candevcon	the infiltration gallery has ben shown within the proposed road allowance. Design of the system will be determined through discussion with the Town at the detailed design stage.
Functional Servicing Report, Storm Water Management/Storm Drainage			
80	Revise the SWM strategy to be in compliance with the Towns CLI ECA. Please refer to comments above pertaining to the Towns CLI ECA and requirements.	Candevcon	Noted
80	Please use and submit the results of the Treatment Train Tool as per the Sustainable Technologies Evaluation Program Tool. https://sustainabletechnologies.ca/lid-ttt/	Candevcon	Noted.
80	Please include references and excerpts from the referenced Inglewood Studies to confirm the conclusions/recommendations and that the proposed strategy complies with the referenced studies.	Candevcon	References Added in the SWM Appendix
80	Revise the area of 4.02ha in Section 1 – Introduction as this appears to be a typo.	Candevcon	the area has been revised to 4.03ha as per the latest draft plan
80	Revise Section 5.1 to include the Towns Development Standards (2019).	Candevcon	reference has been added

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80	Section 5.1 references the CVCs SWM Guidelines dated July 2002. Confirm if this is a typo as it should reference the CVCs latest SWM Guidelines. Please confirm with the CVC.	Candevcon	the reference has been updated to July 2022
80	Please refer to the storm easement block as a drainage block as it is not an easement, and these lands should be dedicated to the Town.	Candevcon	the draft pan has been update to show the block as a drainage block
80	Please clearly identify within the report the proposed development site drainage area, external drainage and total drainage area being assessed for SWM design.	Candevcon	Refer to Table II (Post Development Peak Flows)
80	Identify the orifice invert elevation in Section 5.4.1.	Candevcon	orifice invert has been added in section 5.1
80	Section 5.4.2 identifies generically that a Jellyfish Unit is utilized to meet water quality control and no reference to the dry pond is included. Please refer to comments within this memo as it pertains to the Towns CLI ECA stormwater management requirements. Provide a table and calculations identifying how water quality control is intended to meet Enhanced Protection Level (Level 1 - 80% TSS removal) and in accordance with the Towns CLI ECA Performance Criteria.	Candevcon	Water Quality control is to be provided through the combination of proposed Dry pond and Jellyfish Unit. Supporting Calculations are provided in SWM Appendix
80 a	a) Development Engineering acknowledges that the SWM strategy will change due to the requirement to comply with the Towns CLI ECA, however it is important to note that in general, the Town does not support the use of a Jellyfish unit unless absolutely necessary and all other possibilities for meeting quality control have been exhausted. It is also unclear why a jellyfish unit was proposed rather than an OGS in combination with the dry pond to meet water quality.	Candevcon	Jellyfish Units are proposed as they can provide both TSS removal and phosphorous control
80 b	b) Please note that where Jellyfish Units are accepted by the Town as part of the Stormwater Management Strategy that the following criteria is to be met: i. They cannot be designed to service an area greater than 2 Ha. ii. The developer is to provide a spare set of cartridges for the unit. iii. The developer will be responsible to provide maintenance funding for 5 years after the Town assumes the infrastructure.	Candevcon	i. The total area being treated is 1.73ha which is less than 2.0ha. ii. additional cartridges and maintenance fee will be provided. iii. Noted.
80 c	c) The Jellyfish Design Sheets utilize a total drainage area of 1.51ha which does not correlate with the rest of the SWM Report and attenuated area of 1.68ha. Please clarify and elaborate.	Candevcon	Revised Report attached in SWM Appendix
80 d	d) Manufactured treatment devices should be placed upstream of SWM facilities.	Candevcon	Acknowledged

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Item No.	Comments	Consultants	Notes
80 e	Section 5.4.3 – Phosphorous Budget, identifies that the Inglewood Village Studies has identified the importance of reducing phosphorus level in the watercourses in these areas. Please provide the specific criteria that is to be adhered to and why. Please provide references from the Studies for these criteria. The Inglewood Village Studies identify that the water quality of the Credit River in the vicinity of Inglewood is classified as Policy 2 (Provincial Water Quality Objectives are currently exceeded and no further degradation will be permitted) on the basis of Total Phosphorus. The studies are from 1999 and the Town has reached out to the CVC for clarification and the current classification of the Credit River in this area. Further discussion and clarification on the Phosphorous Budget and requirements are required:	Candevcon	Reference Report used for Phosphorus Removal Calculations added under "Appendix X"
90 a	a) Please include reference to the MOE Phosphorous Loading Development Tool that was utilized to determine the Pre and Post Development Phosphorus conditions. Is this in reference to the Phosphorus Budget Tool in Support of Sustainable Development for the Lake Simcoe Watershed (March 30, 2012)? Please clarify	Candevcon	There are no references available for Phosp removal for CVC therefore MOE Phosphorus Loading Development tool is used as a reference for the design calculations.
90 b	b) Provide calculations and clearly demonstrate how the pre and post development phosphorus loading values were determined.	Candevcon	Refer to MOE : Hutchinson Environmental Sciences Ltd., Phosphorus Budget Tool in Support of Sustainable Development for the Lake Simcoe Watershed attached for Pre and Post Development loading values
90 c	c) Clarify where the % phosphorous removal for the dry pond and the Jellyfish Unit as per MOE was obtained from.	Candevcon	Refer to table II from Phosp Removal Reference Report
90 d	d) Clarify how the Phosphorous removed (kg/yr) was calculated as it does not appear to be from the post development phosphorus loading (with no BMP) of 2.39kg/yr.	Candevcon	Refer to Phosp loading calcs provided in SWM Appendix
90 e	e) Tables provided on pg. 41 in Appendix C do not appear to be applicable to the proposed development. i. The areas and uses do not correlate with the proposed development. Areas are identified as draining through Underground Storage Treatment (GreenStorm/Stormcon), which is not part of the proposed development. ii. The calculations that follow do not appear applicable to the proposed development and it is unclear why the Lake Simcoe Conservation Authority Phosphorous offsetting Policy (May 2023) is applied or applicable to this scenario. The subject property is not part of the Lake Simcoe Watershed. Please clarify and revise accordingly.	Candevcon	Tables Revised

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Item No.	Comments	Consultants	Notes
91	Section 5.4.4, the water balance component of the report does not comply with the Towns CLI ECA Performance Criteria. Please revise the water balance component and demonstrate how the water balance criteria is proposed to be met in accordance with the Towns CLI ECA Table A1 Performance Criteria. Please note that a water balance assessment is required demonstrating that the site has controlled the recharge to meet pre-development conditions on the property. Alternatively, where a water balance assessment has not been completed, the site it required to control the runoff from the 90th percentile storm event as per the Towns CLI ECA. Please refer to the attached TOR for water Balance Assessments. The Hydrogeological Assessment Submissions Conservation Authority Guidelines for Development Applications also includes water balance analysis requirements and a water balance example. The water balance should follow these guidelines. Please revise and update all material accordingly, including the Hydrogeological Investigation.	Candevcon	Water Balance Calcs provided in SWM Appendix to satisfy CLI Criteria
91 a	The Preliminary Grading and Servicing Plan (Dwg. No. PG-1 & PS-1) identify that infiltration trenches are proposed on the rear of lots 1 through 7. As previously noted, all requirements to comply with CLI ECA Performance Criteria are to be on public property and under public ownership. All avenues on public property should be explored, including LIDs in front or side yards before rear lot infiltration galleries are utilized as a last resort.	Candevcon	the infiltration gallery has ben shown within the proposed road allowance. Design of the system will be determined through discussion with the Town at the detailed design stage.
91 b	Clearly identify the drainage areas draining to LIDs.	Candevcon	Refer to Storm Drainage Area Plan & Water Balance Calcs - Roof Areas will be directed to the Infiltration Galleries to achieve Infiltration deficit targets
91 c	Please ensure the LIDs are designed in accordance with the CVC SWM Guidelines (2022) including a safety correction factor as per Table A-3 in Appendix A2.4.	Candevcon	Noted
91 d	Provide details and LID sizing calculations, including minimum drawdown times in accordance with MECP SWM Manual (2003).	Candevcon	Refer to Water Balance Calcs for LID Design details
92	Revise Table 1 in Section 5.4.1 to include the total flows from the site, storage required, storage provided and corresponding water level elevations. It is recommended to format the table similar to that as the Table provided in Appendix C, summarizing how post development flows are equal to or less than pre-development flows. Please include the corresponding areas in the header of each column.	Candevcon	Tables Revised
93	Please identity and elaborate on how the erosion control criteria as per the Towns CLI ECA Performance Criteria is intended to be met.	Candevcon	Dry Pond is designed for 25mm rainfall event volume and further erosion control will be provided with engineered low flow channel at outlet

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Item No.	Comments	Consultants	Notes
94	The report identifies that the storm sewers have been designed to accommodate the 10 year storm, however please elaborate within the report on how the minor and major (up to the 100yr storm) storm events are accommodated and conveyed to the dry pond. Identify the major flow drainage on a plan and demonstrate how flows are conveyed.	Candevcon	In the event of a storm greater than the 10-year event, The site will be graded so that the major storm runoff will be conveyed via overland flow route (roads) and will enter the dry pond.
94 a	As per Town Standards Section 1.4.2.2.4. double catch basins are to be installed at the low point of any road and please refer to the above noted section for further catch basin spacing requirements.	Candevcon	double catch basins will be located as per the Town's design standards at detailed design
94 b	Please demonstrate that the low point has been designed to capture and convey the 100yr storm event.	Candevcon	Noted
94 c	The plans identify a 6.0m municipal easement. Please note that the Town will not take an easement for storm services and a drainage block is required to be dedicated to the Town for any storm conveyance. The Drainage Block is to be sized as per the Standard Easement and or Drainage Block Requirements identified in Town Standards Section 1.4.2.2.2.	Candevcon	the plan has been updated to remove the drainage easement
95	The following comments pertain to the Storm Sewer Design Sheets:	Candevcon	
95 a	Revise the Storm Sewer Design Sheets in Appendix B to reference the Town of Caledon not the City of Brampton and to utilize the Town of Caledon IDF curves as per Town Standard No. 103 and not the City of Brampton's. Update calculations and material as required.	Candevcon	Revised
95 b	Please clarify how the runoff co-efficients that were selected were determined. For example, a runoff co-efficient of 0.5 was used for catchment area 1, however catchment area 1 consists of both single family residential and the proposed road. Please provide plan identifying how the run-off co-efficients were calculated and update the FSR accordingly. The plan should take into consideration future homeowners increasing the impervious area of the yards.	Candevcon	Revised
95 c	Revise the sheets to include MH 5 to MH6 and MH6 to the pond headwall.	Candevcon	Revised
95 d	The pipe length from MH5 to Pond is incorrect. Revise accordingly.	Candevcon	Revised
95 e	MH4 to MH3 is identified as a 300mm pipe on the storm sewer design sheets, meanwhile the servicing plan identifies a 525mm pipe. Revise accordingly.	Candevcon	Revised
95 f	Clarify why MH4 to MH3 identifies 1.0ha of control under the contributing area column.	Candevcon	Revised
95 g	Clarify why the cumulative AxC for MH5 to Pond is 0.73 as according to the plan no additional areas or flows were added to the system.	Candevcon	Revised
96	Please label the tables in the Appendices (Appendix C) for ease of future reference. The following comments are on the stormwater management calculations and table in Appendix C:	Candevcon	Tables Revised

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Item No.	Comments	Consultants	Notes
96 a	The flow rates identified in the Post Development VO Model Schematic in Appendix C (pg. 38) do not align with the release rates as per the tables provided. Please revise accordingly.	Candevcon	Report Revised as per latest Site Plan
96 b	Confirm the stage storage table in Appendix C (pg. 39) as it identifies that storage is provided in the dry pond at an elevation of 275.35 and 275.45 although the orifice has an invert elevation of 275.45masl. Please revise and update all calculations accordingly.	Candevcon	Report Revised as per latest Site Plan
96 c	Confirm the VO release rate and storage used identified in the table for the VO Results for the Dry Pond in Appendix C (pg. 40) as the numbers appear to be slightly off when compared to all other tables and material provided. Especially for the 2yr storm event.	Candevcon	Report Revised as per latest Site Plan
96 d	The overall flows generated from the site – NHYD 4 identified in the table for Overall Flows from Site (Dry Pond + Uncontrolled Flows) – NHYD 2 + NHYD 3 in Appendix C (pg.40) does not match the other table provided in Appendix C (pg.38). Please revise material accordingly.	Candevcon	Report Revised as per latest Site Plan
97	Please revise the location of CBs on the Storm Drainage Area Plan (STMDR-1) as it is currently shown that there are no CBs within Catchment 2 so it is unclear how drainage is accommodated. The catchment areas should correlate with the grading and drainage design on the Grading Plan (PG-1).	Candevcon	Revised
98	Please provided the pre-development storm drainage plan. Please clearly identify the external drainage on both the pre-development and post development storm drainage plan. a) According to Town records for the adjacent subdivision (43M-1231) a much greater area of external drainage may be directed to the subject property. Please confirm. Subdivision Plans for 43M-1231 are available upon request.	Candevcon	Acknowledged.
100	As the site outlets to a CVC regulated area water quality and quantity is to be reviewed and approved by the CVC.	Candevcon	Noted
101	Sanitary and water services are the responsibility of the Region of Peel and are to be reviewed and approved by the Region.	Candevcon	Noted
102	Revise all references to “Mackenzie Street” to the correct spelling of “Mckenzie Street”.	Candevcon	Noted
Grading and Servicing			
103	Please identify that the hydro pole at the intersection of Victoria Street and Mckenzie Street is to be relocated. This can be addressed through detailed design should the application proceed with the connection to Victoria Street and Mckenzie Street.	Candevcon	noted and will be addressed at detailed design
104	Please show the boreholes (greyed out) on the civil plans.	Candevcon	Noted.
105	Please grey out all existing contours and existing grades.	Candevcon	Noted.

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Item No.	Comments	Consultants	Notes
106	Insufficient details have been provided for the grading of the subdivision and lots. Please include sufficient details and spot elevations demonstrating how the lots are proposed to be graded and drain. Please refer to Town Standards Section 1.3.6 and 1.12.	Candevcon	additional grades have been shown mid block for the lots. Detailed grading will be provided at detailed design
106 a	As per Town Standards back to front grading is preferred where feasible. Where this is not feasible the high point where the drainage is split from back to front should be located at the rear of the dwelling.	Candevcon	the proposed lots will have split drainage. The drainage split will be determined at the detailed design stage
106 b	Include sufficient existing elevations externally and far enough to clearly demonstrate the grading and drainage for the surrounding existing residences.	Candevcon	what topo do we have beyond the limits
106 c	Include spot elevations at frequent intervals, front and rear of the lots, at the corners of each lot, highpoints, etc. and any other points necessary to give to clearly demonstrate the grading and drainage of the lots and overall drainage scheme. Include slope arrows with percent grades.	Candevcon	preliminary spot elevations have been added to the preliminary grading plan. Further grading information will be provide at detailed design
106 d	Include sufficient spot elevations demonstrating how the Open Space Block (Block 2A), Parkette Block (Block 1), SWM Pond Block (Block 3), Drainage Block (Block 4) and Open Space Block (Block 2) are graded and drain. I. Please note that the roadway grade adjacent to the Open Space Block (Block 2) at the northeast corner of the subdivision appears to be approximately at an elevation of 279.56 while the grade of the existing property line to the east is approximately 278.36. Please demonstrate how this area is graded and drainage is self-contained.	Candevcon	preliminary spot elevations have been added to the preliminary grading plan. Further grading information will be provide at detailed design
106 e	Infiltration galleries and RLCBs are identified along the rear of Lots 1 through 7. However, it is unclear how these lots are graded and drain. Based on the existing contours and drainage patterns, it appears that back to front grading is feasible and the RLCBs and infiltration galleries at the rear of the lots are unnecessary. I. Please note as per other comments contained within this memo that all requirements to meet water balance as part of the Towns CLI ECA Performance Criteria is to be located on public property. Therefore, the Town does not support the infiltration galleries at the rear of the lots, unless absolutely necessary and all other avenues for meeting water balance criteria have been exhausted. Explore alternative solutions.	Candevcon	preliminary spot elevations have been added to the preliminary grading plan. Further grading information will be provide at detailed design rear lot infiltration galleries have been deleted.
106 f	It is unclear how lots 8 through 14 drain. If there is split lot drainage or if they drain to the rear of the lots. Please provide sufficient elevations demonstrating lot drainage	Candevcon	preliminary spot elevations have been added to the preliminary grading plan. Further grading information will be provide at detailed design

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Item No.	Comments	Consultants	Notes						
107	The storm drainage plan identifies that the 3.0m Open Space Block (Block 2), the Drainage Block (Block 4), the rear of lots 8 through 13 and the SWM Block (Block3) are all directed and controlled by the dry SWM pond. Please demonstrate the grading and drainage and how this is facilitated.	Candevcon	preliminary spot elevations have been added to the preliminary grading plan. Further grading information will be provide at detailed design						
108	Include length and %street grades for the roadway. Clearly identify the low point of the roadway. a) As per Town Standards Section 1.5.2.1, minimum road grade is 0.75% and maximum road grade is 6.0%. The road grade from 279.60 to 279.50 appears to be less than the Town’s minimum road grade standards of 0.75%. Please revise accordingly and please note that a minimum of 0.75% grade at gutters along all bends is required.	Candevcon	Noted.						
109	As per Town Standards Section 1.4.2.2.4. double catch basins are to be installed at the low point of any road. Refer to the above noted section for further catch basin spacing requirements.	Candevcon	double catch basins will be located at the detailed design stage						
110	Include the T/G for MH5. B204	Candevcon	T/G added.						
111	Please ensure the minimum drops across maintenance holes are as follows as per Town Standards Section 1.4.2.2.3. Change of Direction Minimum Drop (mm) <div style="text-align: center;"> <table border="0"> <tr> <td>0°</td> <td>20</td> </tr> <tr> <td>1° to 45°</td> <td>50</td> </tr> <tr> <td>45° to 90°</td> <td>80</td> </tr> </table> </div>	0°	20	1° to 45°	50	45° to 90°	80	Candevcon	Minimum drops revised.
0°	20								
1° to 45°	50								
45° to 90°	80								
112	The base of the dry pond is identified at 275.25, however the invert of the orifice is identified at 275.45 within the SWM Report which is above the base of the dry pond. Please clarify the proposed design.	Candevcon	Noted.						
113	The elevations identified in Section ‘A’ and Section ‘B’ on Dwg. No. PSWM-1 for the 5-year (275.94) and 100yr (276.44) storm event do not correlate with the FSR elevations of 276.11 and 276.66 respectively. Please revise accordingly.	Candevcon	Revised.						
114	Section ‘A’ and Section ‘B’ on Dwg. No. PSWM-1 identify 0.3m of freeboard, however according to the SWM Report the 100yr WL is at 276.66, with a top of pond identified on the grading plan of 276.75. Please revise accordingly.	Candevcon	Revised.						
115	Linework on Dwg. No. PSWM-1 identifies an infiltration trench along the rear of lots 8 through 13. However, this is not identified on the Grading or Servicing Plan. Please clarify and revise.	Candevcon	infiltration trenches have been deleted						
116	Revise the plans to identify an access road for access to the SWM facility and to the inlet and outlet. Refer to Town Standards Section 1.4.10.3.	Candevcon	Noted.						
117	The proposed dry pond inlets and outlets are in very close proximity. Table 4.8 of the MECSP SWM Manual (2003) identifies a minimum length to width ratio of 3:1 and a recommended length to width ratio of 4:1 to 5:1. Please revise accordingly.	Candevcon	Inlet Revised.						

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Item No.	Comments	Consultants	Notes
118	The following comments pertain to Dwg. No. STMDR-1, a. The legend identifying the linework (shown as a red dashed line) for the drainage area boundaries has not been utilized on the plan. Please revise accordingly and ensure drainage areas can be clearly interpreted. b. Clearly identify the drainage areas that are to be uncontrolled on the plan.	Candevcon	Revised.
119	Please identify the major overland flow path on the plans for all lots, parkette, drainage blocks, SWM Block, etc.	Candevcon	Acknowledged.
120	Clarify and confirm the NE invert of 275.04 for MH2 as it appears to be significantly lower than the downstream invert elevation of Drop MH3 of 277.43. Please note that where the difference in elevation between the obvert of the inlet and outlet pipes exceed 0.6m, a drop pipe as indicated on OPSD 1003.010 shall be placed on the inlet pipe.	Candevcon	Acknowledged.
121	Confirm the pipe slope from MH5 to MH6 as it appears to be incorrect.	Candevcon	Acknowledged.
122	Clearly identify the invert for the headwall into the dry pond	Candevcon	Acknowledged.
123	Clearly identify the invert for the outlet structure and the headwall outlet from the SWM Pond and clearly identify how the outlet headwall ties into existing grades.	Candevcon	Noted.
124	Include a detail for the outlet of the dry pond.	Candevcon	Noted.
125	Please identify the vertical clearance for all pipe crossings. A minimum clearance of 0.5m is required.	Candevcon	Noted.
Environmental Noise Review			Not Cleared
126	The Noise Study that was provided is for a completely different development in the City of Brampton. Please provide the correct Noise Study in support of the proposed DPOS. Please note that the Noise study will be peer reviewed at the applicant's expense.	Candevcon	Correct Noise Study has been provided
127	Please note that should the Noise Study identify that warning clauses are required, this will be captured through conditions of Draft Approval.	Candevcon	Noted
Geotechnical Report			Not Cleared
128	Revise drawing No. 2 in both the Geotechnical and Hydrogeological Reports to reflect the latest proposed draft plan of subdivision, including any open space, drainage and SWM pond blocks.	Soil Engineers	Revised
129	A minimum of one borehole/monitoring well is required in the location of proposed SWM facilities to inform the design recommendations of the proposed facility. Please update report accordingly.	Soil Engineers	Borehole 4 was completed within the footprint of the SWM block. Report is updated accordingly.

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Item No.	Comments	Consultants	Notes
130	The Geotechnical and Hydrogeological Report should discuss and elaborate on the design considerations and recommendations for the developments proposed stormwater management design (including dry pond – if proposed). The highest ground water level in the area and separation distance from the base of the facility should also be discussed.	Soil Engineers	Revised
131	The Geotechnical Investigation should be updated to include a table of the groundwater level measurements as per the Hydrogeological Report.	Soil Engineers	Updated
132	Shale appears to have been encountered in a number of boreholes. Please elaborate and discuss the depth to shale within the report and any potential implications (if any) with the construction of underground services and basement foundations.	Soil Engineers	Though shale bedrock is contacted in 1 borehole, the bedrock topography is not determined within the subject site. The thickness of the overburden appeared to vary greatly within the subject site. Based on the information provided, it is unlikely that any excavation within the development will extend to the shale bedrock
133	The hydrogeological report identifies high groundwater in several boreholes in April 2023, that when compared to the servicing plans will exceed the future storm sewer and sanitary. The hydrogeological and geotechnical reports are to speak specifically to the high ground water level and any special construction methods to ensure the ground water does not infiltrate the pipe both during and post construction and to avoid creating potential groundwater pathways.	Soil Engineers	It is noted that the highest measured groundwater is generally lower than the sewer and sanitary. It should be noted that the servicing plan is preliminary in nature during our review, where an updated plan is available, SEL will provide additional review for the design and construction of the underground services.
Hydrogeological Report			Not Cleared
134	Revise the typo/reference to BH/MH 5 in Section 5.7 as it references BH/MH 55.	Soil Engineers	Noted; Section 5.7 will be revised
135	Revise Section 7.1.1 to reference the correct lot for the dewatering assessment for Test Pit 3 (TP3) and Test Pit 4 (TP4) as they reference the incorrect lots. TP3 should reference lot 4 and TP4 should reference lot 10 in accordance with Figure 2.	Soil Engineers	Noted; Section 7.1.1 will be revised
136	Section 7.1.2 should be revised based on the preliminary grading and servicing plan rather than estimating depths.	Soil Engineers	We will update the report based on the servicing plan that was received on Feb. 22, 2024.
137	The Hydrogeological Report is to be reviewed and approved by the Region of Peel and the CVC.	Soil Engineers	Hydrogeological report has been reviewed by the Region of Peel and CVC.
Environmental Site Assessment			Not Cleared

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Item No.	Comments	Consultants	Notes
138	Section 7.2 (pg. 23) identifies that the subject site is adjacent to Mayfield Road. This appears to be a typo as the site is nowhere near Mayfield Road. Please revise accordingly.	Soil Engineers	Acknowledged
139	The Phase One ESA is to be completed as per O.Reg. 153/04 as a record of Site Condition is required. The Phase One ESA Recommends that a Phase Two ESA is required to investigate the items of environmental concern. Please provide the Phase Two ESA completed as per O.Reg. 153/04. Please note that a record of site condition will be required and will be captured through a condition of Draft Plan Approval.	Soil Engineers	RSC request noted
Traffic Impact Study			Not Cleared
140	The TIS submitted appears to be for the incorrect property and for a completely different development application in the City of Brampton. Please submit the correct TIS applicable to the proposed Development. Development Engineering defers review and approval of the Traffic Impact Study (TIS) to the Towns Transportation Engineering Department.	Candevcon	The correct TIS was submitted to the Town with receipt on October 17, 2023.
Town of Caledon Parks			Not Cleared
141	The subject parcel is located in Inglewood and is identified as 15544 McLaughlin Road (Roll Number: 2124 030 005 13200 0000), parkland conveyance requirement has been fulfilled for the severed land at consent (B 016-19).	Candevcon	Acknowledged
142	The parkette proposed on the draft plan is approx. 0.09 ha (0.22 acre) which does not meet the minimum requirement on park block size for parkland dedication.	Candevcon	Parkette has been removed from Subdivision
143	The nearest park is Lloyd Wilson Park with a distance of approx. 300m to the subject site, Town has no interest to develop this park block and will not compensate for any over dedications of Parkland requirement.	Candevcon	Acknowledged
Landscape Review			Not Cleared
144	The Tree Preservation, Engineering and Landscape plans are not coordinated. Please coordinate the drawings and resubmit for a more fulsome review and comments.	Candevcon	Acknowledged
145	The Town is not requesting a park in this subdivision.	Candevcon	Parkette has been removed from Subdivision
146	Please provide a Soil Test for all soils to be stored on site, including nutrients, contaminants, and composition, and any amendments required for the soil to be suitable for planting use on the site. Terms of Reference: Planting Medium (caledon.ca)	Candevcon	Soil Test has been done in the Geotechnical Report
147	Previous comments requested a full set of Landscape Plans. The Landscape Plans provided is conceptual and needs to be technical, and coordinated with the Tree Preservation and Engineering drawings to provide a fulsome review. The applicant can refer to the Town's Terms of Reference for Landscape Plans to better understand the requirements.	MSLA	Full Landscape set has been provided

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Item No.	Comments	Consultants	Notes
148	Previous comments requested a cost estimate. Please provide a Landscape Cost Estimate as per the Town's Development Standards Manual.	MSLA	Landscape cost estimate has been revised
149	Please provide a Letter of Conformance from the project Landscape Architect.	MSLA	Letter has been provided
Draft Plan of Subdivision			Not Cleared
150	The Town is not requesting a park in the proposed location. If the applicant would still like to provide a seating amenity, then the following comments are provided: 2.1.1. Reduce the size of the paved area and include more open space with plantings 2.1.2. Remove the lighting and bike racks. 2.1.3. This area can be suggested as a pollinator rain garden using a combination of seeded areas and plantings. 2.1.4. Additional requirements may be provided by Operations on next submission.	Candevcon	The parkette has been removed and a lot has been added in its place
151	The Storm Easement in its proposed location may significantly impact mature trees along the property line. It may be better to relocate the easement to between Lot 8 and Lot 9.	Candevcon	Easement is a minor access
152	If the Storm Easement is to be retained in its proposed location then it may require additional area to avoid the storm sewer from crossing private property.	Candevcon	Easement is a minor access
Arborist Report & Tree Inventory and Protection Plan (TIPP)			Not Cleared
153	There is a conflict between the Arborist's Report and TIPP and the Engineering drawings. Please confirm and coordinate that all trees proposed for retention can be retained and update the Arborist Report and TIPP accordingly.	Candevcon	Confirmed for retained trees
154	Trees on adjacent properties will need to be protected unless written consent is provided by the adjacent landowner.	Candevcon	Acknowledged
155	Inventory of existing trees needs to include surveyed elevations at root flare as necessary to confirm grading requirements.	Candevcon	Will be confirmed
156	Include Town of Caledon standard Tree Preservation notes #710 on the TIPP.	Candevcon	Will be included in future revision
157	Include trees that may be impacted by the proposed stormwater outfall and drainage ditch.	Candevcon	Acknowledged
Preliminary Grading Plan (PG-1)			Not Cleared
158	Proposed grading changes appear to be in conflict with the Arborist Report/TIPP recommendation to preserve trees in these areas. Please confirm and coordinate that all trees proposed for retention can be retained and update the Grading Plan accordingly	Candevcon	Acknowledged
159	Topsoil stockpiles are not to exceed 1.5m in height. Only the amount of soil to be reused on site can be stored on site.	Candevcon	Stockpile will be determined at detail design

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160	Please provide fencing in accordance with the Town's Development Standard's Manual.	Candevcon	Acknowledged
161	Please provide the Erosion and Sediment Control information.	Candevcon	Provided
Preliminary Servicing Plan (PS-1)			Not Cleared
162	There are infiltration trenches features proposed where trees are proposed to be retained. Please show the existing trees from the Tree Preservation on the Engineering drawings and coordinate the Tree Preservation Plan with the current lot plan, engineering features and SWM Pond configurations and demonstrate how trees will be retained.	Candevcon	infiltration galleries have been deleted
163	All trees on adjacent properties will need to be adequately preserved and protected.	Candevcon	trees will be fenced and protected prior to any works on site
164	Please consider using bioswales/rain garden as part of the SWM pond and overflow into the natural tributary (to be confirmed through Engineering).	Candevcon	the use of bioswales where appropriate will be reviewed at detailed design stage after discussion with town eng
Landscape Plan			Not Cleared
165	Please show the existing trees form the tree preservation on the Landscape Plan Engineering drawings and ensure they are all coordinated..	MSLA	The TIPP has been incorporated into the Landscape Plan, and engineering drawings
166	The Landscape Plan provided is conceptual and does not comply with the Town's Terms of Reference for Landscape Plans. Please show all above ground design features on the Landscape Plan in accordance with the Town's Terms of Reference for Landscape Plans. Terms of Reference: Landscape Plans (caledon.ca)	MSLA	A Full landscape package has been provided
167	Please add a tree quantities summary and canopy cover calculations to the cover page L-1.	MSLA	Acknowledged
168	Please provide soil volume calculations for each tree or grouping of trees. Tree selection should be according to the available volume of soil available to it and select appropriate species by stature from the Town of Caledon's preferred street tree list.	MSLA	Provided
169	Please provide additional street trees where possible. Trees should be spaced 8 – 10m on center where possible	MSLA	Provided as per municipal standards
170	Tree plantings around the SWM Pond should also be adjacent to the private property lines.	MSLA	Acknowledged
171	Please provide fencing in accordance with the Town's Development Standard's Manual.	MSLA	Provided as per municipal standards
172	How does the proposed tree selection compare and complement the existing trees in the community and adjacent woodland?	MSLA	Tree selection will compliment surrounding woodlot
173	Note that for detailed design, compensation trees determined through the approved Tree Preservation Plan will need to be noted separately on the Landscape Plan. Compensation trees cannot be trees that are already required.	MSLA	Acknowledged

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174	The tree species list will need to conform to the Town of Caledon’s preferred street tree list. Tree selection should be based on tree stature relative to the volume of soil available to each tree. Here’s the link for the Town’s current Preferred Street Tree List : https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/Plans_of_Subdivision/Town-of-Caledon_PREFERRED-Street-Tree-List_updated-ACCESSIBLE.pdf	MSLA	List will comply with town standards
175	Are there separate specifications for this project? If so, please provide with next submission	MSLA	Noted
176	Please add note: THE TOWN LANDSCAPE ARCHITECT IS TO INSPECT AND APPROVE STAKED TREE LOCATIONS PRIOR TO TREE DELIVERY. TREES ARE TO BE INSPECTED AND SIGNED OFF BY THE PROJECT LANDSCAPE ARCHITECT UPON DELIVERY AND UNACCEPTABLE TREES RETURNED TO THE NURSERY. PLEASE PROVIDE A MINIMUM 7 DAYS NOTICE TO COORDINATE INSPECTIONS WITH THE TOWN’S LANDSCAPE ARCHITECT RELATED TO THE APPLICATION. THE PROJECT LANDSCAPE ARCHITECT AND CONTRACTOR TO BE PRESENT.	MSLA	Note added
177	Please provide a note requiring all seed mixes to adhere to the CVC Seed Mix Guideline V.2.0 (January 2022) and update seed mixes accordingly as necessary. Please ensure mycorrhizal fungi is part of all seed mixes	MSLA	Provided as per municipal standards
178	Please show street lighting on the plan.	MSLA	Will be provided at detailed design
179	Please consider adding a sidewalk along the street to help achieve walkability in the community. Coordinate with Engineering.	MSLA	Will be provided at detailed design
Details (D-1 to D-3)			Cleared
180	Comments will be provided when additional information is provided at next submission.	Candevcon	N/A
Environment and Energy			Not Cleared
181	At this stage before the GDS is approved by Council we are requiring that applicants submit a ‘Green Development Standards Brief’ outlining how the development is incorporating sustainability features related to the GDS draft. Meeting specific metric targets is encouraged but not required at this time. The metrics list starts on page 14 of the draft. Energy and Environment staff are available for any questions or discussion on the GDS	Candevcon	A GDS Brief is provided with explanations to each metric
Municipal Numbers			Cleared
182	The property address is confirmed as 0 McLaughlin Road.	Owner	N/A

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183	Should the application be approved, the existing municipal address will cease to exist and new municipal numbers shall be issued in accordance with the Municipal Numbering By-law and Guidelines. These numbers will be issued in accordance with these documents, based on approved driveway locations and a new street name.	Owner	Acknowledged
184	Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Plan Approval.	Owner	Acknowledged
185	Upon issuance of Final Plan Approval, the Lead Planner will forward a copy of the approval package to municipal numbering staff to work with the owner to issue the required numbers and post any required signage of the numbers in accordance with the Town's Municipal Numbering By-law and Guidelines.	Owner	Acknowledged
186	In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. The owner is advised to post the number (once issued) on the townhouses in accordance with the By-law and Guidelines. Should the owner require clarification on the requirements of the By-law, please contact municipal numbering staff at municipalnumbers@caledon.ca or 905-584-2272 x. 7338.	Owner	Acknowledged
Fire Department			Cleared
187	Hydrants and fire flow to meet OBC and Region of Peel Standards	Candevcon	Acknowledged
Next Steps			Not Cleared
188	Town staff will coordinate a Comment Review Meeting to discuss the comments enclosed within this letter to assist in the processing of your application. Please review all comments contained within this letter and forward an agenda at least 3 days prior to the meeting. Staff will follow up with a proposed meeting date and time. The Town of Caledon has implemented new electronic submission requirements for planning applications at the Town. When you are ready to resubmit, please visit https://www.caledon.ca/en/town-services/development-applications.aspx and navigate to the heading 'Existing Applications' and then select 'Draft Plan of Subdivision.' This will link to you the online form. Please complete the online form and attach pertinent documents for a formal re-submission.	Candevcon	Comment Response Table and cover letter are provided for submission

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189	<p>Please submit the following items in a revised digital submission:</p> <ul style="list-style-type: none"> • Cover Letter • Planning Justification Report • Draft Plan of Subdivision Re-Circulation Fee (\$20,600 + \$3,090/gross ha) • Detailed Response Matrix • Archaeological Assessment • Draft Plan of Subdivision • Draft Zoning By-law Amendment • Site Plan • Landscape Plans • Urban Design and Cultural Heritage Brief • Transportation Impact Study • Functional Servicing Report, Storm Water Management/Storm Drainage • Grading and Servicing • Geotechnical Report • Environmental Site Assessments • Hydrogeological Report • Landscape Plan • Erosion and Sediment Control Plans • Site Grading and Servicing • Any additional materials requested in the comments above. 	Candevcon	The documents have been provided
Zoning Comments - David Shortt			Not Cleared
190	Lot Frontages and Lot Area were reviewed on Draft Plan of Subdivision dated June 28th, 2023.	Candevcon	Acknowledged
191	Final Lot Frontages and Lot Areas are to be confirmed at a later time when a Certificate of Lot Area and Lot Frontage has been prepared and signed by an Ontario Land Surveyor.	Candevcon	OLS has been retained and the lot dimensions will be confirmed

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192	Zoning standards (including lot frontages and lot areas) were reviewed for compliance and no concerns are noted at this time; however, certain zoning standards such as setbacks, building height, amenity area and landscaped area cannot be reviewed due to the preliminary nature of the application. Such standards may be reviewed at later stages in subsequent applications.	Candevcon	Acknowledged
193	Please review the draft by-law comments provided. Any future copies of the draft by-law must be prepared with the template provided (no PDF to word conversions) and subsequent submissions be prepared in Word format only (with the exception of the schedule). Tracked changes are recommended but not required.	Candevcon	Word file has been provided
194	Please note the following conditions for draft approval of the subdivision requested by zoning staff: 1. Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect. 2. Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.	Candevcon	Acknowledged
REGION OF PEEL COMMENTS - Chrissy Pelopidas			Not Cleared
195	Region of Peel staff have received a DART application with preliminary materials in support of a future Draft Plan of Subdivision Plan for the above-noted application and subject lands generally located west of McLaughlin Road and North of Old Base Line Road, at the terminus of Kaufman Road, north of the former ORDC Railway line. The proposed DART application for a Draft Plan of Subdivision Application is to facilitate the development of: 1. 13 single detached dwelling lots each with a minimum frontage of 18.3 meters [Lots 1-13] 2. A stormwater management block [Block 3] 3. A stormwater easement block [Block 4] 4. An open space and a parkette block [Blocks 1, 2, 2a] Access to each lot is proposed from a new subdivision road.	Candevcon	Proposed Changes: The parkette has been removed Victoria St / McKenzie St intersection has been removed
196	Regional staff previously commented on the proposal, through associated PARC applications for the Draft Plan of Subdivision and a Zoning By-law Amendment.	Candevcon	Acknowledged
197	Following our review, Regional staff offer the following comments and Draft Plan Conditions below.	Candevcon	Acknowledged
General Comments			
198	Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected prior to the execution of the subdivision agreement.	Candevcon	Acknowledged

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Applicable Land Uses			
199	The subject land is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Policy 2.14.18 of the Regional Official Plan (ROP). NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.	Candevcon	Natural Area and corridor are preserved
200	The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the Town staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.	Candevcon	Acknowledged
Development Engineering			
201	<p>Water Facilities</p> <ul style="list-style-type: none"> The lands are located within Water Pressure Zone 8C. Municipal water supply infrastructure consists of a 150mm watermain on Kaufman Road, 25mm/150mm watermain on McKenzie Street, and 150mm watermain on Victoria Street. A Functional Servicing Report (FSR) showing proposed watermain servicing plans for the development and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region prior to the engineering submission. External easements may be required. 	Candevcon	An FSR has been prepared outlining proposed water requirements for the development
202	<p>Sanitary Sewer Facilities</p> <ul style="list-style-type: none"> Municipal sanitary sewer facilities consist of a 250mm sanitary sewer on McKenzie Street, and a 250mm sanitary sewer on Victoria Street. A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region prior to the engineering submission. External easements may be required. 	Candevcon	An FSR has been prepared outlining proposed water requirements for the development
203	<p>Regional Roads</p> <ul style="list-style-type: none"> Regional Roads are not adversely affected. 	Candevcon	Acknowledged

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204	Functional Servicing Report Review • Please be advised that a Functional Servicing Report prepared by Candevdon Limited and dated August 2023 has been received and is currently being reviewed. Once our review is complete comments will be provided at a later date under separate cover.	Candevcon	Acknowledged
Public Health			
205	Through Section 7.5 of Regional Official Plan, the Region has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking	Candevcon	Acknowledged
206	A key policy is to inform decision-makers, in this case Caledon Council, of the health promoting potential of planning applications. As such, Town of Caledon Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.	Candevcon	Acknowledged
207	Given the site's unique location, the development received a score of 6 out of 10 which is a Bronze rating. The site is on its way to contributing to a healthy community.	Candevcon	Acknowledged
208	Public Health acknowledges and appreciates the proposed parkette with pedestrian scaled lighting and seating which can provide opportunities for reflection and social interaction within community.	Candevcon	Acknowledged
Hydrogeological Review			
209	Please be advised that the Hydrogeological Report prepared by Soil Engineers Ltd. and dated August 2023 has been received and reviewed by the Region.	Soil Engineers	Acknowledged
210	Soil Engineers Ltd. (SEL) provided a review of the MECP WWRs database with a total of 74 well records identified in the 500-meter surrounding area: 34 are registered as supply wells, 24 are abandoned or for other use, 7 are observation wells, 1 is a test hole, 5 are of an unidentified use, 1 is an abandoned supply well, and 1 is for dewatering purposes. o SEL does not provide information on a door-to-door survey to ensure current use and invite residents to participate in the monitoring program before, during, and after construction.	Soil Engineers	Noted. SEL will update the report and will state a door-to-door survey is required.

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211	SEL performed manual groundwater level in 5 monitoring wells in January, March, and April 2023. Sampling was also taken from one of the five monitoring wells and results are provided in the report. o SEL does not propose any monitoring plan during and after construction nor is there a contingency plan for any potential well interference complaints.	Soil Engineers	Noted. We will propose a door-to-door survey and provide a baseline report, stating monitoring plan during and after construction and a contingency plan.
212	The report is missing the following information and it has to be updated with the following to be approved: 1. A door-to-door survey to provide information to the residents on private well about the project and to invite them to participate in the monitoring program. 2. A monitoring plan during and after construction. 3. A contingency plan for any well interference complaints.	Soil Engineers	Noted. We will propose a door-to-door survey and provide a baseline report, stating monitoring plan, and a contingency plan.
Legal Review			
213	Please be advised that the Draft Plan of Subdivision dated July 27, 2023 signed and submitted by the Applicant, misspells the name of the registered owner.	Candevcon	Acknowledged
214	Please note that the subject lands of the application have a new PIN number; the correct PIN is 14265-0788.	Candevcon	Acknowledged
Waste Management			
215	The developer will need to provide a Waste Management Plan demonstrating the following prior to preparation of the Detailed Engineering submission:	Candevcon	Acknowledged
216	The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the plan.	Candevcon	the proposed development will consist of single detached residential houses. The street will be designed in accordance with Town of Caledon Standards that consider Region of Peel waste management vehicles
217	In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres.	Candevcon	Acknowledged
218	Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, a cul-de-sac or a T-turnaround shall be provided in accordance with the specifications shown in the WCDSM Appendices 2 and 3, respectively. Please confirm if the Waste Collection Vehicle can drive straight through on Kaufman Rd. If not, the developer will be required to provide a temporary cul-de-sac or a T-turnaround.	Candevcon	the proposed development will consist of single detached residential houses. The street will be designed in accordance with Town of Caledon Standards that consider Region of Peel waste management vehicles

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219	Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions.	Candevcon	Set on locations will be determined at detailed design
220	Each dwelling units' collection point along the curb must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1) source separated organics carts (100 litres), overflow waste (i.e., additional bags), yard waste and bulky items.	Candevcon	Acknowledged
221	A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location.	Candevcon	Acknowledged
CREDIT VALLEY CONSERVATION COMMENTS - Beata Pakulski			
222	<p>SITE CHARACTERISTICS:</p> <p>The subject property is regulated due to presence of flood and slope hazard associated with the Credit River. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological, and biological features associated with the above-noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.</p>	Candevcon	acknowledged
223	<p>CREDIT RIVER WATERSHED NATURAL HERITAGE SYSTEM:</p> <p>A portion of the subject property is located within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed-based management agency and landowner, CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies; to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural heritage system planning across CVC's jurisdiction. For more detailed information or questions please contact the undersigned to discuss further.</p>	Candevcon	acknowledged and will be addressed during detailed design

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Item No.	Comments	Consultants	Notes
224	<p>SOURCE WATER PROTECTION (Drinking Water Source Protection): The subject property is located within WHPA-Q1 and Q2 of the CTC Source Protection Plan and subject to the Approved Source Protection Plan: The Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region. We recommend that you contact your Local Municipality for further information with respect to these policies to establish if and how the Protection Plan may apply. You may also refer to the CTC Source Water Protection website www.ctcswp.ca.</p>	Candevcon	the site is proposed to be developed as a residential development no industrial uses are proposed
225	<p>ONTARIO REGULATION 160/06: This property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit).</p>	Candevcon	no disturbance to the adjacent watercourse is proposed. At the detailed design stage we will apply to the CVC for the permit to construct the storm outlet
226	<p>PROPOSED DEVELOPMENT: It is our understanding that the Application to amend the Zoning By-law and for Draft Plan of Subdivision Approval proposes 13 single detached lots, a parkette, a stormwater management pond and a new road.</p>	Candevcon	please note tht the plan has been updatedto remove the parkette and reconfigure the road as a Cul dssac
General Comments			
227	Please provide a response matrix for all the comments and specify the relevant drawings and sections (updated) in response to the comments.	Candevcon	matrix has been prepared
228	All the engineering drawings and the reports are to be signed and sealed by professional engineer.	Candevcon	acknowledged
229	Please include all references/excerpts from the referenced studies to confirm their conclusions/recommendations including those related to SWM (FSR).	Candevcon	references have been added
Hydrogeology			
230	The report provides a reasonable description of the immediate off-site surroundings. However, there is no account /review of on-site features that may be of significance – if it's feature-less, this should be indicated. Please update the report to include an account /review of on-site features that may be of significance.	Soil Engineers	Noted. We will updated the report stating there are no on-site features.

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231	For greater accuracy in assessing groundwater elevation, we generally prefer cross- seasonal data collected using loggers (continuous data), as opposed to manual spot measurement (which may miss peaks and troughs in the data). This site is relatively close to the Credit River (approx.. 260 m at closest point) which depending on groundwater gradients and flow direction, could potentially be impacted by development activities at the site. Please revise the assessment using cross-seasonal data collected using loggers.	Soil Engineers	Noted. We will install data loggers to collect seasonal ground water levels. The findings will be provided in hydrographs.
232	Site level water balance is missing. Please include an analysis of expected impacts on- site hydrology (infiltration, runoff, evapotranspiration) based on the development footprint. The analysis must be completed between the pre-development (existing) phase and the proposed post-development phase, and where a significant shortfall exists, appropriate Low Impact Development (LID) measures should be proposed to mitigate against the difference.	Soil Engineers	Noted. we will propose to complete a pre- and post-development water balance.
233	Please note that a water balance review must clearly describe the source of the data, and methodology applied to derive the components of the water balance. This information must be reported and the water balance data must be shown in two specific tables – one outlining the pre-development phase, and the other showing the proposed water balance in the post- development phase. If the analyses predicts a drop in infiltration in the post-development condition, then the proposal must outline mitigation options. In this respect, a third water balance table is required to demonstrate how mitigation can be applied to restore the pre- development infiltration condition.	Soil Engineers	Noted. The comment will be addressed on the pre- and post-development water balance and mitigation plan report.
234	Where the pre-to post water balance concludes a reduction in infiltration in the order of 10% or greater, the proponent is required to propose measures (LID) – with justification required by the MECP guidelines etc. - to mitigate the shortfall.	Soil Engineers	Noted
235	The need for a FBWB is screened through CVC’s SWM Guideline. The rule of thumb is that if the drainage area to the features of interest is changing >10% FBWB concerns are triggered.	Soil Engineers	Noted. Featured base water balance should be assessed by others
236	Note: Should you require resources which will provide some guidance on the supporting information required for development applications in the regulated area of the Credit River, please reach out to the CVC Panner on file.	Soil Engineers	Noted
Stormwater Management (FSR)			

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237	<p>Hydrologic Analysis</p> <p>7. The following are comments relating to the provided hydrologic modelling (VO) completed in support of the proposed SWM strategy:</p> <p>i. Please submit the VO model output sheets in the appendix.</p> <p>ii. Please provide supporting documents and calculations for the input parameters used in the VO model.</p> <p>iii. Confirm if the regional storm is not included in the criteria.</p>	Candevcon	<p>i. VO Results for 2 to 100-Yr provided</p> <p>ii. Refer to SWM Appendix for supporting documents</p> <p>iii. Regional storm is not included</p>
238	<p>Stormwater Management and Drainage Conditions</p> <p>8. FSR prepared by Candevcon dated Aug 2023, included a preliminary minor flow drainage area plan (PS-1). Please submit a major flow drainage area plan as well and confirm if the major overland flows are also directed towards the dry pond.</p>	Candevcon	Drawings provided ; Refer to storm Drainage Area Plan
239	Confirmation of the external drainage area delineation is required.	Candevcon	Noted
240	<p>The following are comments relating to the design of the proposed dry pond associated with the development:</p> <p>i. Please provide conceptual inlet and outlet details (calculations and drawings), demonstrating that the proposed pond design is consistent with the overall grading and servicing.</p> <p>ii. The proposed dry pond has inlet and outlet placed very close to each other. As per Table 4.8 of MECP manual, dry pond should have minimum Length: Width ratio of 3:1. Please be consistent with the MECP guidelines and revise the design accordingly.</p> <p>iii. Infiltration trenches are provided at the back of the lots. Please show the drainage area towards the infiltration trenches along with the calculations and please make sure the trenches receive the clean water.</p>	Candevcon	<p>i. Refer to Storm Drainage Area plan for cross-sections.</p> <p>ii. Inlet of Dry Pond is revised to maintain 3:1 ratio</p> <p>iii. Infiltration trenches removed from Rear lots as per CLI Criteria ; clean water from roofs will be directed to the Infiltration Chambers to be provided in ROW(Refer to Water Balance Calcs in SWM Appendix.</p>

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241	<p>LIDs (Infiltration trenches)</p> <p>11. The FSR discusses the possibility of including the LIDs within the residential blocks. Please confirm the accessibility for the LIDs for maintenance purposes when proposed within private properties (ex: backyard swales and infiltration trenches). With the detailed design following needs to be considered in sizing of LIDs.</p> <p>i. A safety correction factor should be considered in the design of the proposed infiltration trenches. In accordance with CVC’s SWM Guideline, a minimum factor of safety of 2.5 should be use in the design of infiltration galleries. Refer to Appendix B2 of CVC’s SWM Guideline for additional details: https://cvc.ca/wp-content/uploads/2014/09/cvc-swm-criteria-appendices- Aug12-D-july14.pdf</p> <p>ii. Further, provide details within the LID sizing calculations demonstrating that the galleries can meet minimum drawdown times in accordance with MECP SWM criteria.</p> <p>iii. Local soils and elevated groundwater conditions should be considered in the preliminary sizing.</p> <p>iv. The LIDs are proposed to be located on private lots. Please confirm whether a loss factor was applied to the number of LID measures, assuming the LID measures will be lost over time.</p> <p>v. Please confirm if the Town of Caledon will accept LID features on private properties without access to maintain the LIDs.</p>	Candevcon	Refer to Water Balance Calcs for LID Design details
242	It is recommended that an operation and maintenance manual (OMM) be completed during the detailed design stage in support of the proposed dry pond and LID features (infiltration trenches) within the development.	Candevcon	Noted
243	Please provide the detailed waterbalance calculations including, existing, proposed without mitigation and proposed with mitigation scenarios.	Candevcon	Water Balance Calcs provided in SWM Appendix
244	Preliminary ESC measures are to be defined and submitted for review. Please refer to the ESC guide for Urban Construction (TRCA, 2019). https://cvc.ca/wpcontent/uploads//2021/06/rpt_ESCGuideforUrbanConstruction_f_2_019.pdf	Candevcon	preliminary ESC plans hve been updated
245	<p>Drawings</p> <p>15. Drawing PS-1: On preliminary servicing plan prepared by Candevcon dated Aug 18, 2023, major overland flow arrows are shown on the road only. Please show the major overland flow directions from the lots and parkette as well.</p>	Candevcon	overland flow arrows have been added

COMMENT RESPONSE TABLE
Group East West
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Item No.	Comments	Consultants	Notes
246	16. Drawing STMDR-1: a) Legend on this drawing shows red dashed line as drainage area boundary, while the drawing doesn't show this red line. Please update this drawing. b) There are 3 labels provided in red ink for area divisions. Please show these associated areas on the drawing. c) Please identify the uncontrolled flow areas.	Candevcon	drawings hae been updated
247	17. Drawing PSWM-1 (Stormwater management pond sections): Please provide the details of the erosion protection measures at the inlet and outlet of the dry pond. Please provide the cross section through the inlet and outlet to identify the inverts, size etc.	Candevcon	provided
Ecology			
248	Edge enhancement plans / LA plans: Please develop clearer design details on the edge management plan for the regulated setback. The area should be enhanced with self sustaining native vegetation and provide a barrier function to help mitigate the land use change. Note that high level community, species assemblages and density goals should be developed at the Draft Plan stage to appropriately inform the detailed design phase. Please include general species lists (common and latin names), sizes, densities (i.e. 1200 trees and shrubs per ha). • Please see the CVC Buffer Enhancement Guideline for further design information. • The CVC Plant Selection Guideline should be used to select only common native species and seed mixes. • Where soils may require amendments please refer to the CVC Healthy Soils Guidelines	Candevcon	Acknowledged
249	The following are concerns regarding stormwater management: a. Please confirm that there are no changes to surface water inputs to the valley systems. Changes to drainage area, overland flow routes, timing, volume, frequency, or duration to surface water inputs is to be satisfactorily justified and impacts mitigated. b. Please confirm that site water balance has been achieved such that impacts to groundwater inputs into the valley system are avoided and /or satisfactorily mitigated. Please demonstrate pre post and post with mitigation alternatives as required. c. There does not appear to be an assessment of impacts associated with the stormwater pond and its outlet. Please confirm and discuss the impacts associated with the placement of infrastructure directly within or adjacent to the regulated features in this area.	Candevcon	no change because we are going through a pre-construction

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250	Please see the CVC Stormwater Management Pond Planting Guidelines during the detailed design process to develop a suitable pond plating plan	Candevcon	Provided at detailed design
251	To avoid contravention of federal and provincial regulations please time permitted vegetation removals outside the main active season of April 1 – October 31 of any given year. Removals within this timing window may result in direct impacts to wildlife.	Candevcon	Provided at detailed design
252	DFO : The subject site contains regulated fish habitat as defined by the Federal Fisheries Act. As works are proposed in or near water (outletting SWM to a watercourse) please review the complete list of measures to avoid harm at http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html and implement those that are applicable to the proposed work. If it is not possible to avoid or mitigate impacts, proponents can submit a request for review form to their region's Fish and Fish Habitat Protection Program office (contact info: fisheriesprotection@dfo-mpo.gc.ca or 1 855 852-8320). Please refer to the Fisheries and Oceans Canada (DFO) website for additional information. • Some best practices would include flow dissipation / spreaders to mitigate erosion and sedimentation risks, enhanced infiltration and increasing the overall planting densities at the outlet location.	Candevcon	Flow discipation included Erosion and sediment control plan included Provided at detailed design
253	The Arborist report concludes that tree removal will be required to accommodate the development (23 trees) which required 10 trees to be planted according to Town ratios. Using CVC Offsetting ratios approximately 216 trees would offset the loss in a reasonable timeframe. The landscaping plan should attempt to accommodate as much on site offsetting as feasible to benefit the overall subwatershed.	Candevcon	Provided at detailed design
CVC Review Fees			
254	Our Plan Review Fee schedule is available on our website at: https://cvc.ca/about-planning-permits/fee-schedule/ . CVC's Subdivision review fee is \$4,162 per net hectare based on our current fee schedule. The timing of the fee payment is staged as follows: - 25% at submittal of the draft plan - 50% at the submittal of supporting studies - 25% at draft plan approval	Owner	acknowledged
255	As the submittal of draft plans and supporting studies typically occurs at the same time, applicants typically pay 75% at the time of application. Additionally, CVC collects a fee to clear draft plan conditions prior to registration.	Owner	acknowledged