

TOWN OF CALEDON
PLANNING
RECEIVED
June 17th, 2025

0 Mount Pleasant Road
Applications for Draft Plan of Subdivision and Zoning By-law Amendment
DART Comment Response Matrix
Town File (DART 21T-24002C & RZ 2024-0016)
Region File (DART-21T-24002C and DART-RZ-24-016C)
Caledon, ON

COMMENT ID		COMMENT	CONSULTANT	RESPONSE / ACTION
Town of Caledon – Development Planning Muhammad Mughal - Muhammad.Mughal@caledon.ca October 28, 2024				
Comments on the Zoning Bylaw Amendment (DART RZ 2024-0016) and Subdivision (DART 21T-24002C)				
1)	1.	The subject property is located within the Palgrave Estate Residential Area. Schedule - G of the Official Plan designated the subject property as Policy Area 2.	KLM	Acknowledged.
2)	2.	The subject property is located within the Palgrave Estate Residential Area. Schedule - G of the Official Plan designated the subject property as Policy Area 2.	KLM	Acknowledged.
3)	3.	Policy 7.1.9.12 of the Official Plan states in order to encourage protection and proper management of environmental zones, conservation, reforestation, wildlife habitat creation and aesthetics, a density bonus of 1 unit over and above the density allotment in Section 7.1.6 will be given for each 4 hectares (9.9 acres) in the development suitably protected, managed or reforested by the applicant up to a maximum of 40 percent of the area of the subdivision plan.	KLM	Acknowledged.
4)	4.	The subject property is approximately 4.073 hectares. Based on the policy 7.1.6.3 of the official plan, Staff can generally support four (4) lots.	KLM	An Official Plan Amendment has been submitted for site specific provisions.
5)	5.	Please submit the updated Planning Justification Report to reflect four (4) lots.	KLM	A revised PJR has been submitted to reflect the proposed Official Plan Amendment.

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6)	6.	Please provide an updated draft Plan Subdivision showing four (4) lots.	KLM	An Official Plan Amendment has been submitted for site specific provisions.
Town of Caledon – Strategic Planning Policy May 30, 2024				
7)		The subject lands are located within the PERC, which permits for residential development subject to the Sections 20-26 of the Plan, among others.	KLM	Acknowledged.
8)		The Draft Plan of Subdivision dated as received April 1, 2024 identifies that proposed lots 1 and 2 include proposed structural envelopes with setbacks of less than 30 metres from the identified wetland staking at the subject lands.	KLM	Please refer to the revised Draft Plan of Subdivision dated December 9, 2024. All lots propose structural envelopes with a 30 metre setback from the wetland staking.
		The Oak Ridges Moraine Conservation Plan (ORMCP) identifies wetlands, regardless of evaluation or significance, as both key natural heritage features and key hydrological features (S 22(1), (26(1)).	KLM	Acknowledged.
		The ORMCP prohibits development associated with residential uses occurring within the minimum vegetation protection zone of key natural heritage features and/or key hydrological features (S 22(2), 26(2). The ORMCP Table requires a 30 metre minimum vegetation protection zone from development for key natural heritage features and key hydrological features.	KLM	Please refer to the revised Draft Plan of Subdivision dated December 9, 2024. All lots propose structural envelopes with a 30 metre setback from the wetland staking.
		The ORMCP identifies that natural heritage evaluations (S 23(1)(d)) and hydrologic evaluations (S 26(4)(c) are to be used to determine if an ORMCP Table prescribed minimum vegetation protection zone is sufficient, or if a greater setback is required. The ORMCP does not provide methods for ORMCP Table prescribed minimum vegetation protection zones to be reduced.	KLM	Please refer to the revised Draft Plan of Subdivision dated December 9, 2024. All lots propose structural envelopes with a 30 metre setback from the wetland staking.
9)		Policy Staff would be challenged to support the structural envelopes as proposed for the proposed lots 1 and 2 as this would appear to conflict with the requirements of the ORMCP. Staff advise reducing	KLM	Please refer to the revised Draft Plan of Subdivision dated December 9, 2024. All lots propose structural envelopes with a 30 metre setback from the wetland staking.

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	the structural envelopes of these proposed lots to only include lands no closer than 30 metres from the staked wetlands and including all lands within the 30 metre vegetation protection zone within the proposed EPA1 Zoning.		
10)	Staff have no concerns with the remaining 4 proposed lots.	KLM	Acknowledged.
Peel Region Chrissy Pelopidas - chrissy.pelopidas@peelregion.ca October 8, June 12, and May 31, 2024			
October 8, 2024 Comments			
General Comments			
<i>Development Charges</i>			
11)	<ul style="list-style-type: none"> The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law. 	Owner	Acknowledged.
<i>Capital Budget</i>			
12)	<ul style="list-style-type: none"> There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five Year Capital Budget and Forecast. 	Owner	Acknowledged.
June 21, 2024 Comments			
Region of Peel staff have reviewed the two (2) above-noted DART applications for a Plan of Subdivision and Zoning By-law Amendment and offer the following comments to be read in conjunction with comments provided to the Town on May 31, 2024.			
13)	Hydrogeological Study		
	The Region has reviewed the Hydrogeological Report, prepared by Ecometrix Incorporated, dated January 26, 2024.		
	<ul style="list-style-type: none"> Ecometrix does not provide information on a Door-to-Door Survey, but has taken into consideration monitoring of private supply wells as part of the proposed monitoring program. 	Ecometrix	Acknowledged. No action required.

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	•	Ecometrix provides a monitoring plan before, during, and after construction, with water level and water quality monitoring to be completed up to two (2) years after construction.	Ecometrix	Acknowledged. No Action required.
	•	Contingency is proposed in the report, but it only contemplates special monitoring and some measures to mitigate any potential contamination of aquifers feeding the water supply wells within the 500-metre area. Contingency is not proposed should a well interference complaint arise during or after construction.	Ecometrix	A Contingency Plan has been added to the Hydrogeological Study should a well interference complaint arise during or after construction.
	•	The Region requires a Contingency Plan for any well interference to be provided in the subsequent DART submission.	Ecometrix	A Contingency Plan has been added to the Hydrogeological Study should a well interference complaint arise during or after construction.
14)	Functional Servicing Report			
	<i>Functional Servicing Review Requirements:</i>			
	The Region has reviewed the Functional Servicing Report, prepared by Ecometrix Incorporated, dated January 26, 2024.			
	•	<p>Based on the review of existing water infrastructure and estimated domestic demands, the Region has no issue to service the proposed development. However, the following should be updated and provided in the subsequent DART submission to confirm the water servicing for the proposed development:</p> <ul style="list-style-type: none"> ○ As the development types and number of units are known, it is recommended to use the latest DC criteria (4.202 persons/dwelling) to estimate the population, and water demands should be calculated accordingly. ○ The estimated fire flow is not provided. The proponent must provide fire flow calculations using the Fire Underwriters Survey (FUS) methodology. ○ A hydrant flow test report should be provided once available. 	Ecometrix	The information with respect to water demand has been updated in the Functional Servicing Report and information related to fire flow added. With respect to a hydrant flow test, please note that, based on current conditions, water pressure is not considered an issue at the project site as the 300-millimetre water line on Mount Pleasant Road feeding the 200-millimetre water line on Mulloy Court, for which the 5 lots would be connected, has a pressure reducing valve to limit water pressures to the normal operating range. The pressure reducing valve is located in a chamber approximately 500 metres north of Mulloy Court on the west side of Mount Pleasant Road and at a higher elevation. In this regard, a hydrant flow test has not been completed.

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	•	Recommendations are subject to change should the proposed population and water and fire demands change.	Ecometrix	Acknowledged. No action required.
May 31, 2024 Comments				
Regional Requirements				
		The Region of Peel offers the following comments pertaining to the proposed DART application for a future Zoning By-law Amendment:		
15)	•	The Region requires a pre-consultation fee prior to providing clearance on the above-mentioned DART application for a future Rezoning. As per By-law 50-2023, a fee in the amount of \$1,500 shall be made payable to the "Region of Peel".	Owner	Comment is acknowledged. The Owner will review and address the required fees.
16)	Applicable Land Uses			
	•	The Oak Ridges Moraine Conservation Plan (ORMCP) designates the subject lands as Palgrave Estates Residential Community, a component of the Countryside Area (ORMCP s.13). Residential development is permitted in this designation. Plans of subdivision proposed in the Countryside Area are also subject to Section 16 of the ORMCP.	-	Acknowledged. No action required.
	•	<p>The Oak Ridges Moraine Conservation Plan (ORMCP) also designates the subject lands as Natural Linkage Area (ORMCP s.12). Section 7 of the ORMCP speaks to residential development in the ORM, stating:</p> <p>Nothing in this Plan applies to prevent the use, erection or location of a single dwelling if,</p> <ol style="list-style-type: none"> the use, erection and location would have been permitted by the applicable zoning by-law on November 15, 2001; and the applicant demonstrates, to the extent possible, that the use, erection and location will not adversely affect the ecological integrity of the Plan Area. 	-	Acknowledged. No action required.

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	•	The subject lands lie within Landform Conservation Area (Category 2) and are subject to sections 30(6), 30(8), and 30(9) of the ORMCP.	KLM	Acknowledged.
17)	•	The applicant must confirm that the proposed development meets all applicable provisions of the ORMCP and is satisfactory to the Town of Caledon.	KLM	Please refer to the Planning Justification Report included in the first submission.
18)	•	The subject lands are designated Palgrave Estate Residential Community by Schedule E-1 of the Regional Official Plan (ROP).	KLM	Acknowledged.
19)	•	The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan. Development and site alteration are prohibited in Core Areas of the Greenlands System, with exceptions identified in policy 2.14.15, subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or Town will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14. 17).	KLM	Acknowledged. The lands are zoned accordingly to prohibit development within the Core Areas.
20)	•	The subject land is located in the regulated area of the Toronto and Region Conservation Authority (TRCA). We rely on the environmental expertise of the TRCA 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 TRCA and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the TRCA.	KLM	Acknowledged.
Hydrogeological Study				
21)	•	Please be advised that a Hydrogeological Report prepared by Ecometrix Incorporated and dated January 26, 2024 has been received and is currently being reviewed. Once our review is complete comments will be provided at a later date under separate cover.	Ecometrix	Acknowledged. No action required.

COMMENT ID		COMMENT	CONSULTANT	RESPONSE / ACTION
Development Engineering				
<i>Sanitary Sewer Service Facilities;</i>				
22)	•	There is no municipal sanitary sewer infrastructure available to service the proposed development. Private wastewater servicing will be required.	Ecometrix	Acknowledged. No action required.
23)	•	The proposed wastewater collection system is on-site septic system and falls under the jurisdiction of the Building Code, therefore it will be looked after by the Town of Caledon.	Ecometrix	Acknowledged. No action required.
<i>Water Service Facilities:</i>				
24)	•	The lands are located within Water Pressure Zone PG8.	Ecometrix	Acknowledged. The water pressure zone has been noted in the updated FSR.
	•	Municipal water supply infrastructure consists of a 200mm watermain on Mulloy Court and a 300mm watermain on Mount Pleasant Road (north of Mulloy Court).	Ecometrix	Acknowledged. No action required.
<i>Functional Servicing Review Requirements</i>				
25)	•	The lands are located within Water Pressure Zone PG8.	Ecometrix	Acknowledged. The water pressure zone has been noted in the updated FSR.
26)	•	Municipal water supply infrastructure consists of a 200mm watermain on Mulloy Court and a 300mm watermain on Mount Pleasant Road (north of Mulloy Court).	Ecometrix	Acknowledged. No action required.
Regional Requirements				
The Region of Peel offers the following comments pertaining to the proposed DART application for a future Plan of Subdivision:				
Development Planning				
27)	•	The Region requires a pre-consultation fee prior to providing clearance on the above-mentioned DART application for a future Plan of Subdivision. As per By-law 50-2023, a fee in the amount of \$1,500 shall be made payable to the “Region of Peel”.	Owner	Comment is acknowledged. The Owner will review and address the required fees.

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Development Charges				
28)	•	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.	Owner	Acknowledged, to be provided prior to execution of the subdivision agreement.
Legal				
29)	•	Updated PINs may be required at the request of the Region.	Owner	Acknowledged.
Hydrogeological Study				
30)	•	Please be advised that a Hydrogeological Report prepared by Ecometrix Incorporated and dated January 26, 2024 has been received and is currently being reviewed. Once our review is complete comments will be provided at a later date under separate cover.	Ecometrix	Acknowledged.
Development Engineering				
Sanitary Sewer Service Facilities				
31)	•	There is no municipal sanitary sewer infrastructure available to service the proposed development. Private wastewater servicing will be required.	Ecometrix	Acknowledged. No action required.
32)	•	The proposed wastewater collection system is on-site septic system and falls under the jurisdiction of the Building Code, therefore it will be looked after by the Town of Caledon.	Ecometrix	Acknowledged. No action required.
Water Service Facilities				
33)	•	The lands are located within Water Pressure Zone PG8.	Ecometrix	Acknowledged. The water pressure zone has been noted in the updated FSR.
	•	Municipal water supply infrastructure consists of a 200mm watermain on Mulloy Court and a 300mm watermain on Mount Pleasant Road (north of Mulloy Court).	Ecometrix	Acknowledged. No action required.
Functional Servicing Review Requirements				

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34)	•	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 by the Region prior to the engineering submission.	Ecometrix	A Functional Servicing Report has been prepared for the project. The proposed 5 lots will be connected to existing municipal infrastructure (200-millimetre watermain) on Mulloy Court and therefore with this project, provision for neighbouring lands is not applicable.
35)	•	Please be advised that a Functional Servicing Report prepared by Ecometrix Incorporated and dated January 26, 2024 has been received and is currently being reviewed. Once our review is complete comments will be provided at a later date under separate cover.	Ecometrix	Acknowledged.
Public Health				
36)	•	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. 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.	N/A	No action required.
37)	•	The Region requests a copy of the Healthy Development Assessment as part of the 2nd DART submission.	KLM	Chrissy Pelopidas, Planner at the Region of Peel confirmed via email on January 29, 2025 that the HAD is not required for this application.
38)	Regional staff offer the following comments for consideration in the design of the draft plan of subdivision:			
	•	It is recommended that a 1.5m wide sidewalk along the roadway to encourage pedestrian activity within community.	KLM	The proposed development is Phase 2 to an existing subdivision. Phase 1 does not include a sidewalk along the

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				roadway. Due to the nature of the estate development the sidewalk is not deemed to be necessary.
	•	Please give consideration to pedestrian scaled lighting (up to 4.6m in height).		There are no public rights of way proposed. Mulloy Court is fully within the approved and registered Phase 1 subdivision. No street lighting is proposed for the subdivision as it relies on approved infrastructure.
Waste Management				
39)	•	<p>Prior to approval of the plan of subdivision the Region will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Plan:</p> <ul style="list-style-type: none"> Each dwelling unit within a development must have its own identifiable collection point depicted on the drawing. See Appendix 9 of the WCDSM. A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard, or side yard for storage of carts, with direct access to the collection point location. 	-	Acknowledged.
	•	<p>For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf</p>	-	Acknowledged.
Town of Caledon – Natural Heritage (Environmental) Yves Scholten - yves.scholten@caledon.ca October 2, 2024				
In addition to the landscaping comments, Natural Heritage comments are as follows:				
	1.	Reforestation and naturalization report	Budrevics	Drawings L3 and L4 are from Phase 1 and are approved. The comment is not applicable for Phase 2 as it pertains to approved Phase 1 landscape plans.

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	<ul style="list-style-type: none"> Dwgs. L3 & L4: include <i>Populous tremuloides</i> on Master Plan list (L4) as with dwg L3. 		
40)	<p>Additional Supporting Documents for next Submission</p> <ul style="list-style-type: none"> Restoration and Reforestation Planting Plan for the NHS Buffer, and other areas requiring remediation and/or remediation. <ul style="list-style-type: none"> Recommend adding an additional fast-growing pioneer species (e.g., Birch / Betula spp., Poplar/Aspen / Populus spp., or comparable species) to planting selection, mixed with slower-growth species, and particularly in any area prone to colonization by Buckthorn or other fast-spreading invasive species. Include native herbaceous groundcover plantings and/or seed mix for area around and between tree/shrub plantings. 	Budrevics	Refer to Reforestation and Naturalization Plan. Any additional requirements for restoration and reforestation will be reviewed at the design approval stage following Draft Plan approval.
Town of Caledon - Natural Heritage (Landscape) Stewart McIntosh September 25, 2024			
1.0 Rezoning Application RZ 2024-0016			
41)	<p>Draft Zoning By-law</p> <ul style="list-style-type: none"> The EPA zoning should extend along Mount Pleasant to include the planted buffer strip. Please provide 6m wide EPA zone along the eastern edge of Lot 5 to allow for reforestation buffer plantings. 	KLM	<p>Please refer to the revised Draft Zoning By-law Amendment which extends the 'Natural Areas' with a 6 metre buffer along to eastern edge of Lot 5 to allow for reforestation buffer plantings. In keeping with similar applications in the Palgrave area, we have left those lands within the RE zone, however, the following note is included within the Draft Zoning By-law Amendment:</p> <p>"Natural Area Restrictions</p> <p>Within an area shown as "Natural Areas" on Schedule "A" attached hereto, no person shall alter the surface of the land, or alter, disturb, destroy, remove, cut or trim any vegetation, except in accordance with the reforestation plan; or alter, disturb, destroy or remove any wildlife habitat whether in use</p>

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				or not unless deemed hazardous to human health or property. No fencing shall be permitted within the designated natural area unless required by and in accordance with a subdivision agreement.”
2.0 Draft Plan Application 21 T-24002C				
42)	1.	Draft Plan of Subdivision 21T-24002C <ul style="list-style-type: none"> Please provide 6m wide structure envelope along the eastern edge of Lot 5 to allow for reforestation buffer plantings. 	KLM	Please refer to the revised Draft Plan of Subdivision which provides a 6 metre wide strip for future plantings.
43)	2.	Arborist's Report & Tree Inventory and Protection Plan (February 2024) <ul style="list-style-type: none"> Include Town of Caledon standard tree protection detail and notes on the TIPP. Add trees 522-532 to the tree inventory. The arborist report proposes a 1:1 tree compensation ratio for trees removed, which is not in keeping with the Town's policies related to tree compensation as outlined in the Terms of Reference for Arborist Reports, Tree Preservation and Tableland Tree Removal Compensation. Please update the tree compensation calculations according to the Terms of Reference and include the compensation tree calculations in the arborist report and TIPP. 	Azimuth	Please refer to the Updated Arborist Report and Tree Preservation Plan (January 2025 Update). Report has been updated to include requested information.
44)	3.	Engineering Drawings (22-3001-01 – 22-3001-09) <ul style="list-style-type: none"> Please provide additional information or rationale on the proposed bioswales. While I believe they are a good idea in general, how they are being proposed doesn't make sense to me and so I would like to better understand the intention before fully commenting on them. Please include the detailed planting plans for the bioswales as part of the Landscape Plans. 	Ecometrix	<ul style="list-style-type: none"> Bioswales are no longer proposed Not applicable – bioswales are no longer proposed A typical road section detail from the Town of Caledon standard drawings has been added to the engineering plans which indicates a 300mm topsoil depth. Notwithstanding, a minimum 100mm topsoil depth has been retained for swales on the private lots. Topsoil stockpiles and soil management – comment noted and requirement for a Topsoil and Soil Management Report noted in the updated FSR (Section 8.1)

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	<ul style="list-style-type: none"> The Construction Details shows a detail for a topsoil depth of 100mm whereas the Town's Development Standards Manual calls for 300mm depth. Please adjust topsoil depth to be 300mm minimum. Topsoil stockpiles are not to exceed 1.5m in height and are to be located outside of EPA Protection Zones. Only the amount of soil to be reused on site can be stored on site. Please provide a Soils Management Plan that includes requirements for pedologist soil analysis for all soils to be stored on site, including nutrients, contaminants, and composition. Please provide a Road Section on Construction Details, including a cross section of the planting medium with trees and coordinate with the Landscape Plan. 		<ul style="list-style-type: none"> Requirement for a Topsoil and Soil Management Report noted in the updated FSR (Section 8.1). It is premature at this stage to develop a plan as ultimately specifics related to topsoil and soil management, and overall project earthworks would be determined at the engineering design stage once the project receives Draft Plan approval. A typical road section detail from the Town of Caledon standard drawings has been added to the engineering plans which indicates a 300mm topsoil depth. Tree planting details are not going to be added to the engineering plans.
45)	<p>4.</p> <p>Reforestation and Naturalization Report (12 February 2024)</p> <ul style="list-style-type: none"> It should be noted that the area on Map 9 the area to the far left of the property appears to be a mistake and should actually be shaded yellow as an area to be maintained in a natural state. Please include the hedgerow along the south edge of the property as an area to be maintained in a natural state and shaded yellow. Please incorporate the recommendations from section 3 of the report into the Landscape Plan and details, utilizing a similar planting design as used for phase 1. 	Ecometrix	Map 9 has been updated.
46)	<p>5.</p> <p>Tree Buffer Plan (L-1)</p> <ul style="list-style-type: none"> Refer to the Town's current Preferred Tree List for street tree species. Caledon's Preferred Street Trees Spacing between trees should be 12m on-center where possible. 	Alexander Budrevics & Associates (ABA)	<ul style="list-style-type: none"> - Street trees have been updated per the Town's preferred tree list. - Tree spacing has been updated to 12m on center subject to driveway and infrastructure constraints - The Phase 1 subdivision was designed and approved without street trees: the same philosophy is applicable for Phase 2 - Bollards note has been added, using detail #611

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		<ul style="list-style-type: none"> Please add street trees planted on private property / in the street ROW a minimum of 1m from the property line. Provide bollards at each change in direction of the structure envelopes to help delineate the structure envelopes from Natural Area. Use Town standard detail #611 Also refer to the marked up plan for supplementary and additional comments. 		- Acknowledged.
3.0 Summary				
47)	1.	<p>Additional Supporting Documents for next Submission</p> <ul style="list-style-type: none"> Letter of Conformance from the project Landscape Architect. Landscape Cost Estimate Restoration and Reforestation Planting Plan for the NHS Buffer, and other areas requiring remediation and/or remediation. Include a planted buffer along Mount Pleasant Sideroad to help screen the large estate residential homes from the rural road. Tree compensation can be shown in Block 17 Note that for detailed design, compensation trees determined through the approved Tree Management Plan will need to be noted separately. All previously cultivated areas as well as areas disturbed by development will need to be remediated and/or restored to avoid exotic invasive plants from taking over and minimize erosion. Provide soil testing report(s) to determine suitability of the site soils for plant growth and any required amendments necessary for healthy establishment. 	All	This information will be provided at the design stage once the project has received Draft Plan approval. The Landscape Buffer for Lot 5 along Mount Pleasant Road, as requested through the PARC process, has been provided.

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	<ul style="list-style-type: none"> Provide soil volume calculation methods for proposed tree plantings. 		
Town of Caledon – Heritage June 11, 2024			
48)	Landscape Buffer for Heritage Resources		
	<ul style="list-style-type: none"> As noted in the PARC comments, the provision of a tree buffer, composed of native species and fronting along the Mount Pleasant Road frontage, will be protected through draft plan conditions. 	KLM	Acknowledged.
	<ul style="list-style-type: none"> Heritage staff are satisfied that a Tree Buffer Plan has been provided and defer any further comment on the composition and spacing of the buffer to Landscape staff. 	ABA	Acknowledged.
49)	Archaeological Assessment		
	<ul style="list-style-type: none"> Heritage staff are in receipt of the Stage 1-2 Archaeological Assessment, prepared by Archeoworks Inc., dated May 17, 2022, which was included as part of the submission materials, as well as the associated Ministry of Citizenship and Multiculturalism (MCM) compliance letter. 		
	<ul style="list-style-type: none"> Heritage staff agree with the MCM that no further archaeological assessment of the subject lands is required. 	Archeoworks	Acknowledged. No action required.
Bell Juan Corvalan - planninganddevelopment@bell.ca May 30, 2024			
50)	<p>Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans/Composite Utility Plan (CUP) at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p>	Owner/KLM	Acknowledged – to be provided when available.
Town of Caledon – Zoning May 31, 2024			

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51)	Final lot frontages and lot areas are to be confirmed at a later date when a Certificate of Lot Area and Lot Frontage has been prepared and signed by an Ontario Land Surveyor.	KLM	Acknowledged.
52)	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.	KLM	Acknowledged.
53)	Zoning notes that the Draft By-law Amendment was submitted without Schedule "A" provided. Please note that Schedule "A" shall contain the proposed Zone boundaries of the Draft By-law Amendment in accordance with our digital submission standards. Please submit for review.	KLM	Please refer to the Draft Zoning By-law Amendment which includes a Schedule A.
54)	Zoning notes that the Draft By-law Amendment makes reference to Structural Envelopes under Schedule "A". Please note that Schedule "A" shall only contain the proposed Zone boundaries for the subject lot, as mentioned above in Comment #4. A separate Schedule "B" to the Draft By-law shall be submitted to be added to Schedule "B" Structural Envelope (SE) Maps of Town of Caledon Zoning By-law 2006-50, to identify the proposed Structural Envelopes and Natural Area, in accordance with our digital submission standards.	KLM	Please refer to the Draft Zoning By-law Amendment which includes a Schedule A and Schedule B.
55)	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.	KLM	Acknowledged.
56)	Please note the following conditions for draft approval of the subdivision requested by zoning staff:		Acknowledged.

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	<ul style="list-style-type: none"> 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. 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. 		
Town of Caledon – Parks Eva Li - Eva.Li@caledon.ca May 31, 2024			
57)	Payment of money in lieu of conveyance of parkland will be required at equivalent market value of 5% of the land included in the plan. The Owner would be responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. The value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision.	Owner	Acknowledged.
Town of Caledon – Finance Hussein Visanji May 21, 2024			
58)	The proposed development is said to include 5 estate residential lots as a Phase-2 of the existing 10-lot Mulloy Court residential subdivision. 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. If the zoning By-law amendment application is determined to be the first such application for the subject property, then Development Charges will be determined on the date when the zoning By-law amendment application is determined to be complete (the application completion date). Those determined rates will be applicable to building permits that will be issued within two years, commencing on the application approval date.	Owner	Acknowledged.

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	Interest on Development Charges will apply for the period commencing one day after the application completion date through to the date on which those charges are received by the Town.		
59)	<p>On May 21, 2024, the relevant Residential and Non-Residential Development Charge rates are:</p> <ul style="list-style-type: none"> • Town of Caledon: \$56,605.27 per Single Detached Dwelling. • Region of Peel: \$72,122.63 per Single Detached Dwelling. 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. Region of Peel discounts may apply for lots with no regional wastewater, or water & wastewater servicing. • School Boards: \$4,572 per any residential unit. <p>GO Transit: \$810.24 per Single Detached Dwelling.</p>	Owner	Acknowledged.
	<p>The Development Charges comments and estimates above are as at May 21, 2024 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for two (2) years after application approval 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</p>	Owner	Acknowledged.

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	changes in actual information related to the construction as provided in the building permit application.		
Town of Caledon – Development Engineering Daniel Oh - 905-584-2272 ext. 4509 May 31, 2024			
Functional Service Report/Storm Water Management			
60)	<ul style="list-style-type: none"> According to Section 3.2 of the report, the water balance target is the first 5mm of rainfall on the site. While Development Engineering staff acknowledges that full water balance calculations will be provided at the detailed design stage, it must be noted that according to Appendix A of the Town of Caledon's CLI-ECA agreement, the proposed Low Impact Development (LID) measures should be sufficient to meet pre-development conditions or control runoff from the 90th percentile storm event, equivalent to 27mm of rainfall. 	Ecometrix	The water balance target has been updated and water balance calculations and proposed Low Impact Development measures revised accordingly.
61)	<ul style="list-style-type: none"> The original storm sewer design sheet provided in Appendix B shows that the Stellar Estate Phase 1 stormwater management facilities did not account for any external or additional future drainages. With additional runoff from Stellar Estates Phase 2, the tributary area for the existing storm pond and Oil-Grit Separator (STC 300) increases by 1.94 hectares, bringing the total to 2.14 hectares. This represents a 267.5% increase in the tributary area from the initial 0.8 hectares. As a result, according to Table B.3, the sewer utilization percentage from MH2 to the outfall exceeds 100%, even for the 2-year storm events. The report acknowledges that the existing storm system will surcharge at MH3 and onwards under minor and major storm events. A Hydraulic Grade Line analysis is required to further investigate the impact of the surcharge, and based on the outcome of this analysis, Town staff will determine if the existing storm sewers need to be upsized to accommodate the additional drainage from the Phase 2 development. 	Ecometrix	The requested hydraulic analysis has been completed and results provided in the updated FSR. Results indicate the storm sewer system will not surcharge to ground level under the 2-year design event. The storm sewer system was designed for the 2-year design event.
62)	<ul style="list-style-type: none"> Hydraulic calculations on the adequacy of the existing overland flow path have been provided, however, further investigation into the ramifications of nearly tripling the drainage area for the existing storm pond and Oil-Grit Separator (OGS) has not been completed. Although 	Ecometrix	The existing OGS is proposed to be removed and replaced with an OGS sized to accommodate Phase. Supporting calculations are provided in the updated FSR and the engineering plans have also be updated accordingly.

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	the majority of drainage from Phase 2 is from landscaped areas and could be considered 'clean,' OGSs are designed to capture a minimum of 90 percent of the average annual rainfall volume from their contributing drainage area. Therefore, increasing the drainage area could reduce the overall efficiency of the OGS, as it would effectively be undersized.		
63)	<ul style="list-style-type: none"> According to the Stellar Estate Phase 1 engineering drawings, the 100-year water level of the East Pond is 264.89m, with the maximum berm elevation of 265m. This indicates that the East Pond is already operating near its full capacity, leaving less than 0.3m of freeboard, which does not meet the Town's design standard for SWM ponds. Please provide the existing and proposed SWM pond parameter of the East Pond. 	Ecometrix	Review of hydrologic and hydraulic modelling completed for Phase 2 indicates that the Phase 1 100-year water elevation is 264.68 metres and the Phase 2 100-year water elevation is 264.88 metres. This respective high water level is slightly lower than what was approved for Phase 1.
Preliminary Engineering Drawings			
64)	<ul style="list-style-type: none"> Based on the ground elevation of the septic system on Lot 1, the runoff from this area will drain towards the house, which is not acceptable. The grading plan must be revised to divert the runoff away from the building. 	Ecometrix	The grading for Lot 1 has been revised accordingly.
Hydrogeological Assessment/Geotechnical Investigation			
65)	<ul style="list-style-type: none"> The Hydrogeological Assessment, dated January 2024 and prepared by Ecometrix, was submitted for the Town's review. A geotechnical investigation performed by GeoTerre Ltd. comprised 4 boreholes across the subject site, totaling 35.5 meters, which is less than the Palgrave Official Plan (OP) Section 7.1.18.3 requirement of 100 meters. However, given the size of the development and the detailed geotechnical investigation conducted during the Phase 1 development, Town staff is of the opinion that additional boreholes may not be required if the developer can confirm that sufficient information has been collected to support their SWM strategy. 	Ecometrix	The available geotechnical information is considered sufficient.
	<ul style="list-style-type: none"> The report concluded that the groundwater table is shallow, approximately 2.5 to 4 meters below ground surface. The permeability 	Ecometrix	Acknowledged. No action required.

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		of the native soil appears to be low, based on the soils encountered during the borehole investigation. These shallow groundwater conditions and low soil permeability will need to be considered in the water balance calculation and LID designs at the detailed design stage. Please note that the retention target is no longer 5mm as previously mentioned.		
	•	The Hydrogeological Investigation will require a peer review at the sole cost of the Owner.	Ecometrix	Acknowledged. No action required.
Lot Development Site Plans				
66)	•	The Owner shall agree through the subdivision agreement that all lots within this plan of subdivision will be subject to a scoped site plan review; this must be reflected in the zoning of the subdivision. To facilitate this review, a grading and drainage plan, as well as an erosion and sediment control plan, shall be submitted to the Town for review and approval for each lot. These plans shall be signed and sealed by a Professional Engineer licensed in the Province of Ontario and shall be reviewed by the Owner's Consultant to ensure they conform with the overall grading plan of the subdivision.	Ecometrix	Acknowledged. No action required.
Noise Feasibility Study				
67)	•	The Noise Feasibility Study, dated January 2024 and prepared by HGC Engineering, indicates that the predicted unmitigated daytime OLA sound level is lower than 55 dBA. Therefore, no sound measures or warning clauses are required.	HGC	Acknowledged. No action required.
Environmental Site Assessment				
68)	•	The Owner has submitted a Phase I Environmental Site Assessment (ESA) report by AEL Environment, dated May 2021. The investigation did not find any areas of potential concern at the subject site, and a Phase II ESA is not required. Town staff acknowledges that a Record of Site Condition (RSC) is not required, given there will be no land conveyance to the Town for this development.	AEL	Acknowledged. No action required.

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Please note the following with regards to resubmission:			
69)	<ul style="list-style-type: none"> The latest Town of Caledon's Development Standard Policies and Guidelines (Version 5) have been released. An electronic copy is available on the Town of Caledon website for viewing as per the following link: https://www.caledon.ca/en/townhall/development-standards-policies-guidelines.asp. Please ensure all future engineering drawings are designed in accordance with the latest Town's engineering standard. 	Ecometrix	Acknowledged.
	<ul style="list-style-type: none"> Partial resubmissions, which do not address all deficiencies listed in the letter, will NOT be accepted for processing. 	All	Acknowledged.
	<ul style="list-style-type: none"> A resubmission cover letter must be submitted with your resubmission matrix, outlining how each individual deficiency has been addressed. 	KLM	Acknowledged.
Town of Caledon – Legal Michelle McArthur June 3, 2024			
	<p>In response to your circulation dated May 2, 2024, a search of title to the above lands has been completed and the submitted application has been reviewed.</p> <p>Legal Description: PIN: 14333-0118 (LT) – Part of Lot 18, Concession 8 (Albion), designated as Part 1 on 43R-2652; Town of Caledon; Regional Municipality of Peel</p> <p>Name of Owner: Stellar Homes Inc.</p> <p>Mortgages: Instrument No. PR3882525 is a charge registered on July 30, 2021 in favour of Giuseppa Mauti.</p> <p>Easements in favour of Town or Region:</p>	KLM	Acknowledged.

COMMENT ID		COMMENT	CONSULTANT	RESPONSE / ACTION
		None.		
70)		Other Issues: <ol style="list-style-type: none"> 1. The property is still in Land Titles Conversion Qualified, and in order to register a subdivision, must be converted to Land Titles Absolute Plus. 2. The Legal Description should be updated throughout the Draft Zoning By-law to "Part Lot 18, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel" and the municipal address should also be updated to 0 Mount Pleasant Road. 3. The reference to Block 15, Plan 13M-1994, should be removed from the Draft Zoning By-law. 	Mauro Group Owner KLM	The Draft Zoning By-law has been revised to reflect the legal description of Part Lot 18, Concession 8 (Albion); Town of Caledon; Regional Municipality of Peel, and remove reference to Block 15, Plan 43M-1994.
Enbridge Willie Cornelio - MunicipalPlanning@enbridge.com May 8, 2024				
71)		Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.	N/A	Acknowledged.
		Please always call before you dig, see web link for additional details: https://www.enbridgegas.com/safety/digging-safety-for-contractors	Owner	Acknowledged.
		This response does not constitute a pipe locate, clearance for construction or availability of gas.	Owner	Acknowledged.
		The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving. (https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)	Owner	Acknowledged.

COMMENT ID		COMMENT	CONSULTANT	RESPONSE / ACTION
		If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	Owner	Acknowledged.
		In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.	Owner	Acknowledged.
Town of Caledon – Municipal Numbers Emily King – Development Coordinator May 3, 2024				
72)	•	The property address is confirmed as 0 Mount Pleasant Road	-	Acknowledged.
	•	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.	-	Acknowledged.
	•	Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.	-	Acknowledged.
	•	Upon issuance of Final Site 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.
	•	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	Owner	Acknowledged.

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		municipal numbering staff at municipalnumbers@caledon.ca or 905-584-2272 x. 7338.		
	•	There are no concerns with the proposed Zoning By-law Amendment	KLM	Acknowledged. No action required.
Town of Caledon – Urban Design				
May 21, 2024				
Subdivision Application DART 21T-24002C				
<i>Site Plan</i>				
73)	1.	An Urban Design Brief was requested during the associated PARC application and was not submitted with this DART application. An Urban Design Brief is required, and Terms of Reference can be found on the Towns website	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.
	2.	Within the Urban Design Brief please outline the model design options and indicate which lots will be which models to confirm there will be no repetitive designs for adjacent homes. A gap of 3-4 homes is required between similar designs to avoid monotony	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.
	3.	Within the Urban Design Brief please outline the landscape design considerations to confirm the rural character of the surrounding landscape is being maintained	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.
	4.	Within the Urban Design Brief please outline any landscape buffering used to minimize the visual impact of estate residential on the rural countryside	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.
	5.	Within the Urban Design Brief please outline the proposed material choices to confirm high quality materials appropriate to estate housing are chosen	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.
	6.	Within the Urban Design Brief please outline the priority lot features that will be implemented on lot 5	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.

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	7.	Within the Urban Design Brief please outline how utility features will be screened and located away from public view	KLM/ David Small Designs	Please refer to the UDB included in the submission materials.
<i>Accessibility</i>				
74)	1.	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.	Owner/KLM	Universal design options will be provided.
Zoning By-law Amendment Application DART RZ 2024-0016				
75)	1.	No Comments		Acknowledged.
Urban Design Comments – May 29, 2024				
76)		Planning Justification Report does not cover the wide range of detail that an UDB would provide. An UDB is still required, and it is standard practice to ask for the brief on almost all application types.	KLM	Please refer to the UDB included in the submission materials.
Peel District School Board March 27, 2024				
77)		Conditions of approval will be provided following formal submission/circulation of the application.	KLM	Acknowledged.
Hydro One Odia Akioya - odia.akioya@hydroone.com> November 7, 2024				
78)		Hydro One does not foresee any conflicts with this project provided that; <ul style="list-style-type: none"> Underground locates are obtained prior to excavation. No open trenching within 1.5m Hydro poles and/or anchors. Maintain 1m clearance from Hydro One Plant if trenchless horizontal drilling/directional bore. 	Owner	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<ul style="list-style-type: none"> PUCC owner is responsible to address all conflicts with Hydro One plant and request conflict corrections through appropriate channels. Ensure all industry standard utility separations and clearance minimums are maintained. Should you require any pole holds or replacement, contact Hydro One through the appropriate channels. 		
Town of Caledon – Fire Protection Anthony Staniscia – anthony.staniscia@caledon.ca September 26, 2024			
	Fire has no concern regarding the proposed development.	N/A	Acknowledged. No action required.
TRCA Andrea Terella – andrea.terella@trca.ca June 28 & November 5, 2024			
June 28th Comments			
	I have not received the review fee on my end for this one, but searching through my emails it does appear I sent my usual email to advise that we received the application and request extension to deadline.	Owner	The fee has been paid and TRCA comments were received. This comment no longer applies.
	Please advise the applicant that the TRCA has implemented a fee schedule for our planning and development review services. Submissions subject to a municipal collaborative application preparation process further to Ontario Bill 109 shall be subject to a pre-application fee of 70% of the applicable Planning Act review fee, with the remaining 30% due at time of complete application. No refunds shall be provided for the pre-application fee should the project not proceed to complete application. The pre-application fee is exclusive of any optional concept development application fee applicable prior to proceeding with the municipal application preparation process. This application is subject to a review fee of \$21,504 (70% of the total \$30720.00 – Stan Draft Plan Less than 5ha – Standard).	Owner	The fee has been paid and TRCA comments were received. This comment no longer applies.

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		The review fee can be paid electronically, as such please provide the contact information for the individual to whom the payment invoice should be made (Full Name, Address, Phone Number & Email Address). Once I have the contact information, I can send an electronic invoice directly to the provided email and the fee can be paid online via credit card. In addition, the applicant can choose to pay the entire review fee of \$30720.00 at this time, however, will need to advise when providing contact information.	Owner	The fee has been paid and TRCA comments were received. This comment no longer applies.
		Please note we continue to circulate applications for review upon receipt, however, would appreciate if you could advise the applicant to submit the review fee to this office as soon as possible.	Owner	The fee has been paid and TRCA comments were received. This comment no longer applies.
November 5th Comments				
Application Specific Comments				
	1.	Please clarify how the geologic cross-section along Aurora Road (Figure 2.3) is relevant to the subject Site. The eastern end of Aurora Road is approximately 26 km from the Site boundary.	Ecometrix	The geologic cross-section provides overall context and has been retained.
	2.	Please provide a cross-section of the site stratigraphy extending 500 metres around it, indicating the locations of monitoring wells, MECP wells, and the expected depth of the proposed residential units.	Ecometrix	The requested cross-section has been added to the hydrogeology report.
	3.	Please clarify why the groundwater level for the BH22-13 monitoring well was not included in Figure 2.6.	Ecometrix	The monitoring well has been added to Figure 2.6.
	4.	Please include the manual water level measurements on the corresponding continuous measuring datalogger hydrographs.	Ecometrix	The requested information has been added to the hydrogeology report.
	5.	Section 3.1 of the report indicates that preliminary water budget calculations have been made. Please include these calculations in the hydrogeology report. The water budget calculations should demonstrate that there will be no reduction in pre-development infiltration volume.	Ecometrix	The requested information has been added to the hydrogeology report.

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	6.	It is noted that the applicant has completed a SWMHYMO model to assess the hydrologic conditions of the site. However, digital copies of the hydrology models have not been submitted. The applicant is asked to provide the digital models to ensure that the parameters align with industry standards and TRCA guidelines. Please, include separate folders for the existing and proposed scenarios.	Ecometrix	Acknowledged. The digital information will be forwarded.
	7.	Based on review of the Preliminary FSR/SWM it appears that Mulloy Court is fully urbanized, and that the drainage pattern remains unchanged. TRCA staff defers the review of the proposed SWM scheme to the Town of Caledon engineering staff for review and confirmation that the existing dry pond, implemented during Phase I, will continue to service the original 10 lots, the road and any potential flow resulting from the development of Phase II.	Ecometrix	Acknowledged.
	8.	At the detailed design stage, please provide the location and supporting calculations for the proposed Low Impact Development (LID) measures, along with confirmation of the sites hydrological soil parameters and groundwater levels.	Ecometrix	Acknowledged.