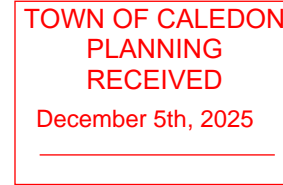


**0 Mount Pleasant Road
 Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment
 Town File: POPA 2025-0010, RZ 2025-0010, 21T-25007C
 Caledon, ON**



COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
Region of Peel – Development Services Chrissy Pelopidas July 18, 2025			
	The Region of Peel offers the following comments pertaining to the proposed applications for an <i>Official Plan Amendment</i> and <i>Zoning By-law Amendment</i> :		
	Development Services		
	The Region requires a processing fee for the review of these applications. As per By-law 3-2025, the current fee for an Official Plan Amendment (OPA) application is \$9,455.63. Please note that the Fees By-law is amended from time to time and fees must be paid in accordance with the in-effect by-law at the time of payment, which may be different.	Owner	Regional processing fees have been paid.
	Please see further information on development application fees here: https://www.peelregion.ca/planning/development-services/resources.asp	Owner	Regional processing fees have been paid.
	Development Engineering		
	Functional Servicing Review Requirements		
	The Region is in receipt of the Functional Servicing Report prepared by Ecometrix Incorporated and dated January 17, 2025 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 Inc.	Acknowledged.
	Hydrogeological Study		
	The Region is in receipt of the Hydrogeological Report prepared by Ecometrix Incorporated and dated January 17, 2025. Please be advised that through the detailed design process, a revised Hydrogeological Report is	Ecometrix Inc.	Acknowledged. To be provided at the detailed design stage.

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	<p>required and must show the following requirements to the satisfaction of the Region:</p> <ul style="list-style-type: none"> o A satisfactory Door to Door Well Survey within 500 m of the subject lands. o An expanded Nitrate Assessment referencing the Determination of contaminant limits and attenuation zones, Procedure B-7-1 ontario.ca o The report must be signed by a qualified Professional Geoscientist. 		
	The Region of Peel offers the following comments pertaining to the proposed DART application for a future <i>Plan of Subdivision</i> :		
	Development Services		
	The Region requires a processing fee for the review of these applications. As per By-law 3-2025, the current fee for a Plan of Subdivision application is \$21,012.50. Please note that the Fees By-law is amended from time to time and fees must be paid in accordance with the in-effect by-law at the time of payment, which may be different.	Owner	Regional processing fees have been paid.
	Please see further information on development application fees here: https://www.peelregion.ca/planning/development-services/resources.asp)	Owner	Regional processing fees have been paid.
	Legal		
	Updated PINs may be required at the request of the Region.	Owner	Acknowledged. Will be provided upon request.
	The applicant is to clarify if Block 15, Plan 43M-1994 is part of the application or not.	KLM Planning Partners Inc.	These lands are part of the application.
	Waste Management		
	The Region is in receipt of the Draft Plan of Subdivision prepared by KLM Planning Partners Inc., and dated December 9, 2024. Please be advised that through the detailed design process, a Waste Management Plan is	Ecometrix Inc.	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	required and must show the following requirements to comply with the Waste Collection Design Standards Manual (WCDSM):		
	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 on the drawing.	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
	Each dwelling unit's collection point along the curb must be at least 3 square meters (32 square feet) to provide sufficient space for the placement of carts: a maximum of one (1) large garbage cart or recycling cart (360 liters) and one (1) source-separated organics cart (100 liters), overflow waste (i.e., additional bags), yard waste, and bulky items	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
	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.	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
	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	Ecometrix Inc.	Acknowledged.
	Additional Information:		
	Development Charges		
	Please be advised that prior to the execution of the Subdivision Agreement by the Region, the Developer/Owner shall pay all required Development Charges (DCs) for residential development to the satisfaction of the Region and pursuant to the Region's Development Charges By-law, as amended from time to time.	Owner	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	Notwithstanding the above, on June 26, 2025 through Resolutions #2025-495 and 2025-583, Regional Council approved a temporary program to defer the payment of DCs and to provide grants-in-lieu of DCs on eligible residential developments across Peel.	Owner	Acknowledged.
	a) Deferral: The collection of Region of Peel and GO Transit DCs will be deferred, without interest, for eligible residential development to the date of issuance of the first occupancy permit for each building or structure for which DCs are payable	Owner	Acknowledged.
	b) Grant: The total Region of Peel and GO Transit DCs payable by an Owner/Developer in respect of an eligible residential development, net of any credits, exemptions, or legislated reductions applied, will be reduced by a grant-in-lieu of DCs in an amount equal to 50% of the DCs otherwise payable, to be funded by the Region in accordance with this program framework.	Owner	Acknowledged.
	Eligibility for the deferral and grant shall be in accordance with the Region of Peel Development Charges Deferral and Grant Program – Program Framework, including but not limited to the following:	Owner	Acknowledged.
	a) Regional DCs must become payable in accordance with the Region’s DC By-law on or after July 10, 2025 and prior to November 13, 2026; and,	Owner	Acknowledged.
	b) A building permit allowing for footings and foundations, issued pursuant to the Building Code Act, for each building or structure for which DCs are payable must be issued prior to November 13, 2026.	Owner	Acknowledged.
	For eligible residential development, the Region will require a DC Payment Agreement be entered into with the Region of Peel prior to the execution of the Subdivision Agreement and prior to building permit issuance allowing for footings and foundations (i.e. for future residential development blocks). The DC Payment Agreement will formalize the deferral of DC collections until the first occupancy permit is issued in respect of each residential building or structure for which DCs are payable,	Owner	Acknowledged.

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	subject to conditions stipulated in the agreement. The Developer/Owner is required to provide security in an amount and in a form that is satisfactory to the Region in accordance with the terms of the DC Payment Agreement.		
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Region of Peel – Development Services
Seanne Parris
June 25, 2025

	<p>The application's Commenting Fee requirement of \$30,468.13 (\$21,012.50 + \$9,455.63) is now due. The Region of Peel is currently accepting all payments in the form of Electronic Funds Transfer (EFT).</p> <p>Please email eftadvice@peelregion.ca to arrange setup of the EFT process. Kindly insert the application information found below into your email request.</p> <table border="1"> <tr> <td>Name of Individual/Company Making Payment</td> <td>Stellar Homes Inc.</td> </tr> <tr> <td>Address</td> <td>25 William Andrew Street, Stouffville L4A 3S4</td> </tr> <tr> <td>Dollar Amount of Payment</td> <td>\$30,468.13</td> </tr> <tr> <td>Region of Peel File Number</td> <td>21T-25007C, OZ-25-010C & RZ-25-010C</td> </tr> <tr> <td>Credit Card If under \$1,501 *</td> <td>N/A</td> </tr> <tr> <td>For Credit Card-Person to Call</td> <td>N/A</td> </tr> <tr> <td>For Credit Card-Phone Number</td> <td>N/A</td> </tr> </table> <p>For payment by Credit Card email directly seanne.parris@peelregion.ca</p>	Name of Individual/Company Making Payment	Stellar Homes Inc.	Address	25 William Andrew Street, Stouffville L4A 3S4	Dollar Amount of Payment	\$30,468.13	Region of Peel File Number	21T-25007C, OZ-25-010C & RZ-25-010C	Credit Card If under \$1,501 *	N/A	For Credit Card-Person to Call	N/A	For Credit Card-Phone Number	N/A	Owner	All Regional processing and review fees have been paid.
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Town of Caledon – Development Engineering
Monika Dhungana
July 24, 2025

	Draft Plan Comments		
1	Provide dimensions of the Daylight Triangle within Block 6. Refer to the Town's Development Standards Manual, section 1.5.9 for the requirements. Block 6 Road Widening allowance shall be conveyed to the Town free of any encumbrances and free of charge.	KLM Planning Partners Inc.	Dimensions to be added to draft plan.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
2	Clarify whether Block 15 and Block 18 on the Registered Plan 43M-1994 will be removed under this application.	KLM Planning Partners Inc.	Block 15 is included in the application and is proposed to be subdivided. Block 18 is a reserve block owned by the Town of Caledon.
Functional Servicing Report/Stormwater Management Component			
3	We acknowledge the use of swales and longer discharge path is utilized to promote infiltration of rain runoff. However since these swales are within private lots, the Town does not consider them as CLIECA compliant water quality measures. The Town's CLI-ECA requirements require that the LIDs to be located within lands owned by the Town or where the Town has jurisdiction of monitoring. Consider installing LID features along southern boulevard of Mulloy Court that can support water balance and water quantity control.	Ecometrix Inc.	The comment is acknowledged. Refer to updated engineering plans: two enhanced grass swales in the Mulloy Court boulevard on both the south side and north side are proposed to provide approximately 20% of water balance requirements with remaining 80% of water balance requirements proposed to be provided on private lots through storm infiltration, reuse, and or evapotranspiration. Application of stormwater management measures in the boulevard is limited due to a 20 metre right-of-way width (i.e., limited boulevard width for application), seasonally elevated groundwater levels and typically low permeability soils which limit use of infiltration type measures, and aesthetic considerations associated with the type of estate residential development.
4	The Dry Pond, which currently services Phase 1 development (total 1.79ha) has a 100yr elevation at 264.89m with the top of berm at 265m (see Plan View in Drawing 10-109-A-8). The pond is already deficient in the required minimum freeboard. Phase 2 development introduces an additional 1.34ha from catchment area 404a to the pond. Describe how will the pond work with additional runoff from Phase 2 development.	Ecometrix Inc.	Operation characteristics of the pond based on updated hydrologic modelling is provided below.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
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			<p>STELLAR HOMES ESTATES PHASE 2, EAST POND OPERATING SUMMARY</p> <p>PROPOSED CONDITIONS</p> <table border="1"> <thead> <tr> <th>STORM EVENT</th> <th>ESTIMATED PEAK FLOW IN (cms)</th> <th>ESTIMATED PEAK FLOW OUT (cms)</th> <th>VOLUMED REQUIRED (cu.m)</th> <th>EQUIVALENT WATER LEVEL (m)</th> </tr> </thead> <tbody> <tr> <td>2 YR</td> <td>0.085</td> <td>0.01</td> <td>328.1</td> <td>264.20</td> </tr> <tr> <td>5 YR</td> <td>0.168</td> <td>0.065</td> <td>432.2</td> <td>264.33</td> </tr> <tr> <td>10 YR</td> <td>0.232</td> <td>0.096</td> <td>525.6</td> <td>264.44</td> </tr> <tr> <td>25 YR</td> <td>0.318</td> <td>0.128</td> <td>680.3</td> <td>264.61</td> </tr> <tr> <td>50 YR</td> <td>0.386</td> <td>0.148</td> <td>818.8</td> <td>264.75</td> </tr> <tr> <td>100 YR</td> <td>0.455</td> <td>0.193</td> <td>944.6</td> <td>264.86</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Units: cms-cubic meter per second; cu.m-cubic meters; m-meters.</p>	STORM EVENT	ESTIMATED PEAK FLOW IN (cms)	ESTIMATED PEAK FLOW OUT (cms)	VOLUMED REQUIRED (cu.m)	EQUIVALENT WATER LEVEL (m)	2 YR	0.085	0.01	328.1	264.20	5 YR	0.168	0.065	432.2	264.33	10 YR	0.232	0.096	525.6	264.44	25 YR	0.318	0.128	680.3	264.61	50 YR	0.386	0.148	818.8	264.75	100 YR	0.455	0.193	944.6	264.86
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5	FSR Table 3.1, 100 year runoff flow of 0.265 cms from Cathcment ID 404a discharges into the dry pond which was originally sheet flowing towards Mount Pleasant Road. No discussion is provided on how does this volume relates to the residual capacity of the pond.	Ecometrix Inc.	<p>Operation characteristics of the pond based on updated hydrologic modelling is provided below.</p> <p>STELLAR HOMES ESTATES PHASE 2, EAST POND OPERATING SUMMARY</p> <p>PROPOSED CONDITIONS</p> <table border="1"> <thead> <tr> <th>STORM EVENT</th> <th>ESTIMATED PEAK FLOW IN (cms)</th> <th>ESTIMATED PEAK FLOW OUT (cms)</th> <th>VOLUMED REQUIRED (cu.m)</th> <th>EQUIVALENT WATER LEVEL (m)</th> </tr> </thead> <tbody> <tr> <td>2 YR</td> <td>0.085</td> <td>0.01</td> <td>328.1</td> <td>264.20</td> </tr> <tr> <td>5 YR</td> <td>0.168</td> <td>0.065</td> <td>432.2</td> <td>264.33</td> </tr> <tr> <td>10 YR</td> <td>0.232</td> <td>0.096</td> <td>525.6</td> <td>264.44</td> </tr> <tr> <td>25 YR</td> <td>0.318</td> <td>0.128</td> <td>680.3</td> <td>264.61</td> </tr> <tr> <td>50 YR</td> <td>0.386</td> <td>0.148</td> <td>818.8</td> <td>264.75</td> </tr> <tr> <td>100 YR</td> <td>0.455</td> <td>0.193</td> <td>944.6</td> <td>264.86</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Units: cms-cubic meter per second; cu.m-cubic meters; m-meters.</p>	STORM EVENT	ESTIMATED PEAK FLOW IN (cms)	ESTIMATED PEAK FLOW OUT (cms)	VOLUMED REQUIRED (cu.m)	EQUIVALENT WATER LEVEL (m)	2 YR	0.085	0.01	328.1	264.20	5 YR	0.168	0.065	432.2	264.33	10 YR	0.232	0.096	525.6	264.44	25 YR	0.318	0.128	680.3	264.61	50 YR	0.386	0.148	818.8	264.75	100 YR	0.455	0.193	944.6	264.86
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6	Table 3.1 suggests that flows at all of the 4 nodes will reduce in the Post-Development scenario. Explain how this can occur. We acknowledge use of grassed swales, long travel path etc are utilized in catchment 404a, however no measures are proposed in other catchment areas.	Ecometrix Inc.	Node 1 – pre-development peak flows not exceeded due to stormwater management pond. Node 2 - pre-development peak flows not exceeded as reduced drainage area under post-development condition. Node 3 – pre-development peak flows not exceeded as similar drainage area and land use under post-development condition. Node 4 – pre-development peak flows not exceeded due to approximately similar drainage area under post-development condition, low percent imperviousness under the post development condition, and extended flow paths and conversion of agricultural land to grass and environmental restoration areas under the post development condition.																																																																																					
7	FSR Section 3.4.2 mentions that imperviousness in post-development scenario is less than 20%. Provide a calculation used for catchment area 404A. It is the best practice to show pre-development and post-development calculations and compare the change.	Ecometrix Inc.	<p>Percent impervious under both pre-development and post-development conditions is provided below.</p> <p>Table B. 6 STELLAR HOMES ESTATES PHASE 2, TOTAL IMPERVIOUS AREA SUMMARY</p> <table border="1" data-bbox="1671 883 2489 1081"> <thead> <tr> <th>EXISTING CONDITIONS</th> <th>Catchment</th> <th>TIMP %</th> <th>Total area (ha)</th> <th>Impervious Area (ha)</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td rowspan="2">NODE 1</td> <td>303</td> <td>12%</td> <td>3.89</td> <td>0.45</td> <td>East Pond Developed</td> </tr> <tr> <td>305</td> <td>20%</td> <td>1.02</td> <td>0.21</td> <td>Developed</td> </tr> <tr> <td>NODE 2</td> <td>304</td> <td>0%</td> <td>1.61</td> <td>0.00</td> <td>East Pond Outlet 2 undeveloped</td> </tr> <tr> <td>NODE 3</td> <td>306</td> <td>0%</td> <td>0.09</td> <td>0.00</td> <td>South undeveloped</td> </tr> <tr> <td rowspan="2">NODE 4</td> <td>302a</td> <td>0%</td> <td>1.38</td> <td>0.00</td> <td>External undeveloped</td> </tr> <tr> <td>302b</td> <td>0%</td> <td>2.09</td> <td>0.00</td> <td>undeveloped</td> </tr> </tbody> </table> <table border="1" data-bbox="1671 1104 2489 1328"> <thead> <tr> <th>PROPOSED CONDITIONS</th> <th>Catchment</th> <th>TIMP %</th> <th>Total area (ha)</th> <th>Impervious Area (ha)</th> <th>Comment</th> </tr> </thead> <tbody> <tr> <td rowspan="3">NODE 1</td> <td>403</td> <td>13%</td> <td>3.64</td> <td>0.46</td> <td>East Pond Developed</td> </tr> <tr> <td>405</td> <td>22%</td> <td>0.96</td> <td>0.21</td> <td>developed</td> </tr> <tr> <td>404a</td> <td>15%</td> <td>1.34</td> <td>0.21</td> <td>developed</td> </tr> <tr> <td>NODE 2</td> <td>404b</td> <td>5%</td> <td>0.64</td> <td>0.03</td> <td>East Pond Outlet 2 undeveloped</td> </tr> <tr> <td>NODE 3</td> <td>406</td> <td>0%</td> <td>0.09</td> <td>0.00</td> <td>South undeveloped</td> </tr> <tr> <td rowspan="2">NODE 4</td> <td>402a</td> <td>0%</td> <td>1.38</td> <td>0.00</td> <td>External undeveloped</td> </tr> <tr> <td>402b</td> <td>5%</td> <td>2.02</td> <td>0.10</td> <td>developed</td> </tr> </tbody> </table>	EXISTING CONDITIONS	Catchment	TIMP %	Total area (ha)	Impervious Area (ha)	Comment	NODE 1	303	12%	3.89	0.45	East Pond Developed	305	20%	1.02	0.21	Developed	NODE 2	304	0%	1.61	0.00	East Pond Outlet 2 undeveloped	NODE 3	306	0%	0.09	0.00	South undeveloped	NODE 4	302a	0%	1.38	0.00	External undeveloped	302b	0%	2.09	0.00	undeveloped	PROPOSED CONDITIONS	Catchment	TIMP %	Total area (ha)	Impervious Area (ha)	Comment	NODE 1	403	13%	3.64	0.46	East Pond Developed	405	22%	0.96	0.21	developed	404a	15%	1.34	0.21	developed	NODE 2	404b	5%	0.64	0.03	East Pond Outlet 2 undeveloped	NODE 3	406	0%	0.09	0.00	South undeveloped	NODE 4	402a	0%	1.38	0.00	External undeveloped	402b	5%	2.02	0.10	developed
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8	Provide more information on existing grades along the overland flow path and confirm whether the path needs any grading to retain water within the path and not spill into the private property on the west.	Ecometrix Inc.	The as-constructed overland flow swale (from Phase 1) was inspected in November 2025 and was observed to be graded and maintained to function as intended. Further survey verification and review of as-built grades and flow capacity will be completed at the detailed design stage. If there is any spill out of the overland flow swale, due to blockage or unforeseen reasons, it will be to the east to Mount Pleasant Road rather than to the west to private property.
9	We acknowledge that the HGL Figure B2 for 2-year rainfall event is provided however, additional information is required to see its impact on the existing and new homes. Provide Finished Floor Elevation, Underside of Footing elevation, bottom of infiltration swale, etc to confirm that the surcharge has no impact on the infrastructure.	Ecometrix Inc.	Should the storm sewer system surcharge, the homes on Mulloy Court will not be impacted as (i) the homes are on sump pumps and not connected to the storm sewer system and (ii) home finished floor elevations are typically in the order of 2 metres higher than Mulloy Court. Proposed finished floor elevations are shown on Drawing 22-3001-07 (Grading Plan) associated with the engineering plans.
10	The HGL Figure B.2 suggests that there will be surcharge until MH1, which means there will be surcharge in the OGS at MH4, explain how does the OGS function. Section 4.0 describes that surcharge at MH3 spills to overland flow path that flows towards the pond. This contradicts with what is shown in HGL Figure B.2. Limit the surcharge to the downstream of OGS unit.	Ecometrix Inc.	The information in Figure B.2 is for the 2-Year design event. The OGS will function as intended for typical rainfall and snowmelt events and will be subject to backwater conditions under design events. Typical rainfall/snowmelt events generally represent in the order of 90% of the annual runoff and thus the OGS will function as intended. Supporting calculations will be provided at the detailed design stage. Surcharge under design events can not be limited to downstream of the OGS unit due to pond water level under design events.
11	Section 4 describes that the existing overland flow path can convey upto 316.2 litres per second. Provide more information/analysis to confirm whether this flow can be serviced by Mt Pleasant Road side ditch and ex. 375mm culvert crossing the road.	Ecometrix Inc.	The existing overland flow path conveys flow to the existing stormwater management facility and is not serviced directly by the Mount Pleasant Road ditch and culvert. The as-constructed overland flow swale (from Phase 1) was inspected in November 2025 and was observed to be graded and maintained to function as intended. Further survey verification and review of as-built grades and flow capacity will be

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			completed at the detailed design stage. If there is any spill out of the overland flow swale, due to blockage or unforeseen reasons, it will be to the east to Mount Pleasant Road rather than to the west to private property.
12	Provide information on whether the existing or the proposed homes have sump pumps.	Ecometrix Inc.	Existing homes along Mulloy Court have sump pumps and proposed homes along Mulloy Court associated with this application will have sump pumps. There will be no connection of homes on Mulloy Court to the storm sewer system on Mulloy Court.
13	Section 6.1 Sanitary Servicing assumes septic system appropriate for 4000L/day discharge where as section 6.2 Water Demand is calculated as 6160L/day. While we acknowledge that these numbers do not necessarily have to be the same, however 2160L/day variation between water and wastewater is significant. Provide justification on Septic sizing vs loading.	Ecometrix Inc.	Ultimately, the septic systems will be designed in accordance with Section 8 of the Ontario Building Code based on actual home designs and calculated sanitary design flow. The water demand numbers in the FSR are based on Region of Peel guidance documents which are used for sizing and analysis of water infrastructure. The difference is acknowledged but as stated the septic systems will be designed in accordance with the Ontario Building Code.
14	Water servicing design calculation and drawing will require Region's approval.	Ecometrix Inc.	Acknowledged.
15	Section 3.3 describes that the existing Oil and Grit Separator will be upsized to address additional flow from Phase 2 land.	Ecometrix Inc.	Acknowledged. This is also indicated on the engineering plans. Further information to be provided at detailed design stage.
16	Provide an Operation and Maintenance Manual for the proposed OGS unit.	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
17	A CLI-ECA Form SW2 application is required for upsizing the OGS unit.	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
Grading, Sections and Details and ESC Drawings			
18	Provide existing elevation information along the ex. Private pond, road side ditch etc. Demonstrate whether the surcharge runoff along overflow drainage route does not impact the private pond on the west side.	Ecometrix Inc.	The as-constructed overland flow swale (from Phase 1) was inspected in November 2025 and was observed to be graded and maintained to function as intended. Further survey

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
			verification and review of as-built grades and flow capacity will be completed at the detailed design stage. If there is any spill out of the overland flow swale, due to blockage or unforeseen reasons, it will be to the east to Mount Pleasant Road rather than to the west to private property.
19	Grading Plan - Town's standard for swale slope is minimum 2% and there are swales with missing slope information. Provide % slope and swale inverts at key spot elevation. These can be deferred to detailed subdivision phase.	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
20	Grading Plan- Provide % slope of around the building envelope. Ensure that there is no negative drainage or flat slopes around the building to avoid any ponding or flooding issues. These can be deferred to detailed subdivision phase.	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
21	See drawing markup for additional comments.	Ecometrix Inc.	Acknowledged. Refer to updated engineering plans, Addendum 1 to the FSR, and comments provided herein.
Geotechnical Investigation and Slope Stability Assessment			
22	Town's Official Plan Secondary Plan for Palgrave Estate Residential Community Policy section 7.1.18.3 requires a minimum of 100m deep soil boring. The submitted Geotechnical report has bore holes to a total of 35.5m depth. We acknowledge this is a relatively small site, therefore Phase 1 boreholes plus the Phase 2 boreholes can be accepted for the study.	GeoTerre Ltd.	Acknowledged.
Phase One Environmental Site Assessment			
23	The report has reported no Areas of Potential Environmental Concerns (APEC) and do not recommend Phase Two assessment. Based on the information provided, there are no comments on the Phase One report.	AEL Environment	

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
24	Mount Pleasant Road widening allowance and the daylight triangles within blocks 6 and 7 will be dedicated to the Town, a Record of Site Condition is required as per Town's Official Plan Policy 7.14.22.3.	AEL Environment	Acknowledged.
	Hydrogeological Study		
25	The Hydrogeological Report is under review by the Town's Peer Review Consultant and comments will be provided under separate cover.	Ecometrix Inc.	Acknowledged.
	Noise Impact Study		
26	The Noise Report has identified that the Daytime OLA and nighttime indoor sound level are lower than NPC-300 threshold. No further comments on the Noise Report.	HGC Engineering	
Town of Caledon – Planning Services and Zoning, Development Department			
David Shortt			
July 18, 2025			
	POPA 2025-0010 Zoning Comments:		
	Zoning staff have no comments with regards to POPA 2025-0010.	KLM Planning Partners Inc.	Acknowledged.
	RZ 2025-0010 Zoning Comments:		
	Schedule "A" has not been submitted for review and is to be provided in accordance with the Town of Caledon's digital submission standards. Further review of the proposed Zone Standards may apply once Schedule "A" has been submitted to confirm zone boundaries.	KLM Planning Partners Inc.	Schedule 'A' has been included in the Draft Zoning by-law Amendment.
	Structural Envelopes have been referenced on the proposed Schedule "A". Schedule "A" is reserved for Zone Maps only, and Structural Envelopes are	KLM Planning Partners Inc.	Structural envelopes have been removed from Schedule 'A'. All references in the Draft Zoning By-law Amendment refer to Schedule 'B'.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	to be referenced on Schedule "B" of Town of Caledon Zoning By-law 2006-50, as amended.		
	Please see the draft by-law comments provided. Any future copies of the draft by-law must be in Microsoft Word format (no PDF to Word conversions). Tracked changes are recommended but not required.	KLM Planning Partners Inc.	Acknowledged. Please see revised Draft Zoning By-law Amendment and Schedules.
	21T-25007C Zoning Comments:		
	Lot Areas and Lot Frontages were reviewed on submitted Draft Plan of Subdivision dated December 9th, 2024. Zoning notes that the proposed Lot Areas and Lot Frontages appear to comply with the applicable standards of the proposed RE-XXX Zone. Zoning staff have no concerns at this time.	KLM Planning Partners Inc.	Acknowledged.
	Zoning standards such as parking space requirements and dimensions, building height, encroachments, building setbacks, landscaping areas, building areas, entrance setbacks, residential driveway widths etc. have not been reviewed at this stage. Staff acknowledges that this may be deferred to the technical review stage. Compliance with these requirements cannot be determined at this time.	KLM Planning Partners Inc.	Acknowledged.
	Final lot frontages and lot areas are to be confirmed at such time when a Certificate of Lot Area and Lot Frontage has been prepared and signed by an Ontario Land Surveyor (see Condition #2 below).	Mauro Group Inc.	Acknowledged.
	Please note the following conditions for draft approval of the subdivision requested by zoning staff:		
	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.	KLM Planning Partners Inc.	Acknowledged. Draft Zoning By-law Amendment application has been submitted.
	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.	Mauro Group Inc.	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
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Town of Caledon – Municipal Numbers
Emily King (Emily.king@caledon.ca)
June 20, 2025

	The property address is confirmed as 0 Mount Pleasant Road	Owner	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.	Owner	Acknowledged.
	Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.	Owner	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 municipal numbering staff at municipalnumbers@caledon.ca or 905-584-2272 x. 7338.	Owner	Acknowledged.
	There are no concerns with the proposed Zoning By-law Amendment	KLM Planning Partners Inc.	Acknowledged.

Town of Caledon – Policy and Heritage
Muhammad Shahid Mughal

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
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August 6, 2025

	Heritage Register		
	The subject lands are across the road from the designated property at 15421 Mount Pleasant Road.	KLM Planning Partners Inc.	Noted.
	Accordingly, Heritage staff required a vegetative buffer to screen the new development from the heritage resource across the road.	KLM Planning Partners Inc.	Acknowledged.
	Heritage staff note that a tree buffer has been provided as requested along Lot 5's Mount Pleasant Road frontage. Heritage staff defer to Landscape staff on the specifics for this tree buffer. Draft conditions will be included, as required, in collaboration with Landscape staff	KLM Planning Partners Inc.	Acknowledged.
	Archaeological Assessment		
	Archaeological assessment of the subject lands has been completed, and the proponent has provided with the Ministry of Citizenship and Multiculturalism (MCM) compliance letter and Indigenous Engagement Record.		
	Heritage staff have no further concerns from an archaeology perspective. Standard archaeology draft conditions will be required.		

**Town of Caledon – Legal and Court Services
Michelle Halsall
July 16, 2025**

	Legal Description:		
	PIN 14333-0118 – Part of Lot 18, Concession 8 (Albion), designated as Part 1 on 43R-2652; Town of Caledon; Regional Municipality of Peel	Owner	
	Name of Owner:		

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	Stellar Homes Inc.	Owner	
	Mortgages:		
	Instrument No. PR3882525 is a charge registered on July 30, 2021 in favour of Giuseppa Mauti.	Owner	
	Easements in favour of Town or Region:		
	None.		
	Other Issues:		
	The property is still in Land Titles Conversion Qualified, and in order to register a subdivision must be converted to Land Titles Absolute Plus.	Solicitor	Acknowledged. To be addressed at the time of draft plan registration.
Town of Caledon – Policy Planning August 12, 2025			
	Region of Peel Official Plan (2022)		
	Schedule B-3 (Oak Ridges Moraine Conservation Plan Area (ORMCPA) Land Use Designations) identifies the subject property as being within the Palgrave Estates Residential Community, in accordance with the Town of Caledon Official Plan, and designated Natural Linkage Area and Palgrave Estate Residential Community (Component of the Countryside Area) under the Oak Ridges Moraine Conservation Plan (ORMCP).	KLM Planning Partners Inc.	
	Oak Ridges Moraine Conservation Plan		
	The Oak Ridges Moraine Conservation Plan Land Use Map designates the subject property Natural Linkage Area and Palgrave Estate Residential Community (Component of the Countryside Area) under the Oak Ridges Moraine Conservation Plan (ORMCP).	KLM Planning Partners Inc.	

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	The Province has recently provided the position that the internal boundaries of the ORMCP Area, as delineated on current Official Plan Schedule P, and resulting from OPA 186, including the “Policy Area 2” designation, conform to ORMCP S.10 (2) and (3) with no further modification to be considered until the ten-year review of the Plan. Uses and density permitted in Policy Area 2, as identified in the current Caledon Official Plan S. 7.1.5.3 and 7.1.6.3 are therefore deemed to confirm to the ORMCP.	KLM Planning Partners Inc.	
	The Provincial decision #21-AOM-0019-0412 (December 12, 2006) approved Caledon Official Plan Amendment 186, including the designation of the subject lands as Policy Area 2, with the maximum density as of 31 units per 40.5 hectare (100 acres), as conforming with the Oak Ridges Moraine Conservation Plan.	KLM Planning Partners Inc.	
	The proposed amendment would constitute “major development” under the Oak Ridges Moraine Conservation Plan, and would be subject to the submission requirements of Plan Policies 24(4), 24(8), 30(8), 30(9), 43(1), 45(1), and 46, prior to approval of the proposed severances can be considered.	KLM Planning Partners Inc.	Section 14 of the Oak Ridges Moraine Conservation Plan confirms the policies that apply to lands designated Palgrave Estates Residential Community. Subsections 30(8) and 30(9) are not listed in Section 14 and therefore do not apply to the Subject Lands. Conformity with subsections 24(4), 2(8), 43(1), 45(1) and 46, together with all applicable polices, is provided in the Planning Justification Report and below.
	ORMCP Referenced Policies		
	<p>“major development” means development consisting of,</p> <p>a. the creation of four or more lots,</p> <p>b. the construction of a building or buildings with a ground floor area of 500 m² or more, or</p> <p>c. the establishment of a major recreational use as described in section 38;</p>	KLM Planning Partners Inc.	Major development is permitted in the Palgrave Estates Residential Community subject to the requirements of Section 14.
	24(4) (Watershed Plans)	KLM Planning Partners Inc.	a. The site is part of the Cold Creek subwatershed, which drains to the main branch of the Humber River. The

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<p>Major development is prohibited unless,</p> <p>a. the watershed plan for the relevant watershed, prepared in accordance with subsection (3), has been completed;</p> <p>b. the major development conforms with the watershed plan; and</p> <p>c. a water budget and a water conservation plan, prepared in accordance with section 25 and demonstrating that the water supply required for the major development is sustainable and that assimilative capacity with respect to sewage is sufficient, has been completed.</p>		<p>Toronto and Region Conservation Authority has prepared a watershed plan for the Humber River that is in accordance with subsection (3).</p> <p>b. The Functional Servicing and Stormwater Management Report confirms conformity with the watershed plan.</p> <p>c. It is the responsibility of the Region of Peel to prepare a water budget and water conservation plan as noted in section 25(1). The Functional Servicing and Stormwater Management Report confirms conformity with the Region's plan and requirements.</p>
	<p>24(8)</p> <p>(8) An application for major development to which this subsection applies shall not be approved unless,</p> <p>a. the relevant municipality has complied with clause (4) (c); or</p> <p>b. the applicant,</p> <p>(i) identifies any key hydrologic features and related hydrological functions on the site and how they will be protected,</p> <p>(ii) demonstrates that an adequate water supply is available for the development, and that there is sufficient assimilative capacity to deal with the sewage from the development, without compromising the ecological integrity of the Plan Area, and</p> <p>(iii) provides, with respect to the site and such other land as the approval authority considers necessary, a water budget and a water conservation plan that,</p> <p>a. characterizes groundwater and surface water flow systems by means of modelling,</p> <p>b. identifies the availability, quantity and quality of water sources, and</p> <p>c. identifies water conservation measures.</p>	<p>KLM Planning Partners Inc.</p>	<p>a. As noted above, the Region of Peel has satisfied clause (4)(c).</p> <p>b. i. Please refer to section 4.4, 4.9, 7.2 and 7.5 of the EIS. ii. Please refer to section 6.2.2 and Section 4 of the FSR. iii. Please refer to the section 6 of the FSR.</p>

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<p>30 (8) (Landform Conservation Areas)</p> <p>An application for major development with respect to land in a landform conservation area of either category shall be accompanied by a landform conservation plan that shows, on one or more maps,</p> <p>a. elevation contours in sufficient detail to show the basic topographic character of the site, with an interval of not more than two metres;</p> <p>b. analysis of the site by slope type (for example, moderate or steep);</p> <p>c. significant landform features such as kames, kettles, ravines and ridges; and</p> <p>d. all water bodies including intermittent streams and ponds.</p>	KLM Planning Partners Inc.	Per Section 14(1), of the ORMCP, subsection 30(8) of the plan does not apply.
	<p>30 (9)</p> <p>The landform conservation plan shall also include a development strategy that identifies appropriate planning, design and construction practices to minimize disruption to landform character, including,</p> <p>a. retention of significant landform features in an open, undisturbed form;</p> <p>b. road alignment and building placement to minimize grading requirements;</p> <p>c. concentration of development on portions of the site that are not significant;</p> <p>d. use of innovative building design to minimize grading requirements; and</p> <p>e. use of selective grading techniques.</p>	KLM Planning Partners Inc.	Per Section 14(1), of the ORMCP, subsection 30(9) of the plan does not apply.
	<p>43. (1) Sewage and Water Services</p> <p>An application for major development shall be accompanied by a sewage and water system plan that demonstrates,</p>	KLM Planning Partners Inc.	<p>Please refer to the Hydrogeological Report and FSR prepared by Ecometrix.</p> <p>a. Please refer to section 8 of the EIS prepared by Azimuth Environmental Consulting Inc.</p>

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<p>a. that the ecological integrity of hydrological features and key natural heritage features will be maintained;</p> <p>b. that the quantity and quality of groundwater and surface water will be maintained;</p> <p>c. that stream baseflows will be maintained;</p> <p>d. that the project will comply with any applicable watershed plan, water budget, water conservation plan, water and wastewater master plan or subwatershed plan;</p> <p>(d.1) that the assimilative capacity of receiving lakes, rivers or streams with respect to sewage from surrounding areas will not be exceeded and the attenuation capacity of groundwater with respect to subsurface sewage service systems will not be exceeded; and</p> <p>e. that the water use projected for the development will be sustainable.</p>		<p>b. Please refer to section 3 of the Hydrogeological Report prepared by Ecometrix.</p> <p>c. Please refer to section 6 of the SWM.</p> <p>d. Please refer to section 6 of the SWM.</p> <p>e. Please refer to section 6 of the SWM.</p>
	<p>45 (1) Stormwater Management</p> <p>An application for major development shall be accompanied by a stormwater management plan, as set out in section 46.</p>	KLM Planning Partners Inc.	Please refer to section 6 of the Stormwater Management Report prepared by Ecometrix.
	<p>46. (1) Stormwater Management Plans</p> <p>The objectives of a stormwater management plan are to,</p> <p>a. maintain groundwater quantity and flow and stream baseflow;</p> <p>b. protect water quality;</p> <p>c. protect aquatic species and their habitat;</p> <p>d. prevent increases in stream channel erosion;</p> <p>e. prevent any increase in flood risk;</p> <p>f. minimize the disruption of natural drainage patterns wherever possible; and</p>	KLM Planning Partners Inc.	Please refer to the Stormwater Management Report and Plan prepared by Ecometrix.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<i>g. address climate change impacts by mitigating the potential flood risks associated with increased precipitation.</i>		
46(2)	<i>A stormwater management plan shall provide for an integrated treatment train approach to stormwater management that,</i> <i>a. minimizes stormwater flows and reliance on end-of-pipe controls by using a sequence of measures including,</i> <i>i. source controls,</i> <i>ii. lot-level controls such as devices and designs that direct roof discharge, and</i> <i>iii. conveyance techniques such as grass swales; and</i> <i>b. increases the municipality's capacity to adapt to climate change.</i>	KLM Planning Partners Inc.	Please refer to the Stormwater Management Report and Plan prepared by Ecometrix included in the submission materials. Consistent with Section 7.10.6.9.2 of the Town of Caledon Official Plan, the proposed stormwater management strategy comprises a "treatment train" approach utilizing a combination of lot level controls, Low Impact Development (LID) measures, and conventional stormwater management techniques to minimize potential increases in peak flows and runoff volume, maintain water quality, and provide, as far as practical, a natural hydrologic response. Refer to the FSR for detailed measures that are proposed to be undertaken at the source, and conveyance and end of pipe locations.
46(3)	<i>A stormwater management plan shall be prepared in accordance with the applicable watershed plan under section 24, if one exists.</i>	KLM Planning Partners Inc.	Please refer to the Stormwater Management Report and Plan prepared by Ecometrix.
46(4)	<i>Every municipality shall retrofit existing stormwater management works where necessary and to the extent it is feasible to do so.</i>	KLM Planning Partners Inc.	This policy has been identified as the responsibility of the Municipality.
Town of Caledon – Finance Hussein Visanji July 23, 2025			
	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 permit issuance. If the zoning By-law amendment application is determined to be the first such	Owner	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<p>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 provided that the time elapse between application approval and permit issuance is less than 18 months.</p> <p>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.</p>		
	<p>Currently, the relevant Residential Development Charge rates are:</p> <p>Town of Caledon: \$60,235.59 per Single Detached Dwelling. Rates valid until July 31, 2025.</p> <p>Region of Peel: \$75,101.98 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. Rates valid until July 31, 2025.</p> <p>School Boards: \$5,076.00 per any residential unit. Rates valid until June 30, 2026</p> <p>GO Transit: \$843.71 per Single Detached Dwelling. Rates valid until July 31, 2025.</p>	Owner	Acknowledged.
	<p>Effective July 10, 2025, a developer has the option to pay the Region Residential Development Charges at the time of building permit issuance or defer such payment at the time of occupancy. If the developer opts to pay Development Charges by the deferred method, then payment will be levied at the indexed rates that will be in effect on the date of building occupancy, or issuance of occupancy permit, whichever date is earlier. A Development Charge payment agreement (to be registered on title) and financial securities will be required. The developer will be responsible to</p>	Owner	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION				
	<p>make such arrangements with the Region directly and provide evidence of such arrangement to the Town.</p> <p>The Development Charges (DC) comments and estimates above are as at July 15, 2025 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications that meet Section 26.2 of DC Act criterion (such as application being complete on or after January 1, 2020 and time elapse between application approval and building permit issuance is less than 18 months), DCs would be calculated at rates applicable on the date when an application is deemed to be complete (the application completion date). Interest charges will apply for affected applications. Residential DCs will be payable at the time of building permit issuance as required under the DC Act and the Town's DC By-law. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application and any changes to the DC Act and DC By-law/policies.</p>						
<p>Peel District School Board Zach Tessaro (zach.tessaro@peelsb.com) July 16, 2025</p>							
	<p>The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of five (5) single detached family dwellings located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:</p> <p>The anticipated student yield from this plan is as follows:</p> <table border="1" data-bbox="411 1232 1292 1284"> <thead> <tr> <th data-bbox="411 1232 852 1256">Kindergarten to Grade 8</th> <th data-bbox="852 1232 1292 1256">Grade 9 to 12</th> </tr> </thead> <tbody> <tr> <td data-bbox="411 1256 852 1284">2</td> <td data-bbox="852 1256 1292 1284">1</td> </tr> </tbody> </table>	Kindergarten to Grade 8	Grade 9 to 12	2	1	Owner	Acknowledged.
Kindergarten to Grade 8	Grade 9 to 12						
2	1						
	<p>The students generated from this development would reside within the boundaries of the following schools:</p>	Owner	Noted.				

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
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Public School	School Enrolment	School Capacity	Number of Occupied Portables
Palgrave P.S.	504	581	0
Humberview S.S.	939	1,437	2

PDSB requires the following conditions be placed in the Development Agreement:

1.	Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.	Owner	Acknowledged.
2a)	The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement: "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."	Owner	Acknowledged.
b)	"The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."	Owner	Acknowledged.

Dufferin-Peel Catholic District School Board
Krystina Koops (Krystina.koops@dpcdsb.org)
July 17, 2025

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION															
	<p>The applicant proposes the development of 5 detached units, which are anticipated to yield:</p> <ul style="list-style-type: none"> • 1 Junior Kindergarten to Grade 8 Students; and • 1 Grade 9 to Grade 12 Students 	Owner	Noted.															
	<p>The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:</p> <table border="1" data-bbox="413 586 1303 704"> <thead> <tr> <th>Catchment Area</th> <th>School</th> <th>Enrolment</th> <th>Capacity</th> <th># of Portables / Temporary Classrooms</th> </tr> </thead> <tbody> <tr> <td>Elementary School</td> <td>St. John Paul II CES</td> <td>613</td> <td>654</td> <td>6</td> </tr> <tr> <td>Secondary School</td> <td>St. Michael CSS</td> <td>960</td> <td>1266</td> <td>0</td> </tr> </tbody> </table>	Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms	Elementary School	St. John Paul II CES	613	654	6	Secondary School	St. Michael CSS	960	1266	0	Owner	Noted.
Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms														
Elementary School	St. John Paul II CES	613	654	6														
Secondary School	St. Michael CSS	960	1266	0														
DPCDSB requests that the following conditions be incorporated in the conditions of draft approval:																		
1.	That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.	Owner	Acknowledged.															
(a)	"Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."																	
(b)	"That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."																	

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
Casey O'Neil July 21, 2025			
	<p>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.</p> <p>The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.</p>	Owner	Acknowledged.
Bell Canada Mohammad Bangee June 20, 2025			
	<p>We have reviewed the circulation regarding the above noted application(s) and have no objections to the application(s) at this time. However, we hereby advise the Owner to contact Bell Canada at planninganddevelopment@bell.ca during detailed design to confirm the provisioning of communication/ telecommunication infrastructure needed to service the development. We would also ask that the following paragraph be included as a condition of approval:</p>	Owner	Acknowledged.
Bell Canada Condition(s) of Approval			
1)	<p>The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted</p>	Owner	Acknowledged. To be addressed in draft plan conditions.

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	connection, Bell Canada may decide not to provide service to this development.		
	Concluding Remarks:		
	To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.		
TRCA Andrea Terella July 25, 2025			
	<p>Please advise the applicant that the TRCA has implemented a fee schedule for our planning and development review services. This application is subject to a review fee of \$23, 850 (Draft Plan – Standard-Less than 5ha) with a Draft Plan Clearance Fee of \$6870.00 (to be paid at time of request to clear draft plan conditions). This application previously was circulated to TRCA as a DART Pre-consultation to Draft Plan and as such the full fee was not requested at that time. The owner has already partially paid the fee (\$21,504.00). As such, the remainder of the fee is required at this time (\$2, 346.00). The review fee can be paid electronically, as such please advise that applicant to contact me via email to provide their contact information (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. Alternatively, the applicant can submit a cheque to TRCA’s office at 5 Shoreham Drive, to my attention referencing the address and project file number.</p> <p><i>Please note that we will continue to circulate applications for review upon receipt. However, we would appreciate it if you could kindly advise the applicant to submit the remainder of the review fee (\$2346.00) to this office at their earliest convenience.</i></p>	Owner	Acknowledged. Remainder of the review fees have been paid.

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	October 2, 2025 Comments		
	Further to our previous correspondence dated November 5, 2024, the purpose of this letter is to provide Toronto and Region Conservation Authority (TRCA) staff comments on the 2nd submission materials for the Zoning By-Law Amendment (ZBA), the Draft Plan of Subdivision and first submission of the Official Plan Amendment (OPA) applications. The letter acknowledges receipt of the Town of Caledon's circulation of the above noted applications received by TRCA on June 19, 2025, and the associated review fee received on September 22, 2025. A list of materials reviewed by TRCA is included in Appendix I .	KLM Planning Partners Inc.	Acknowledged.
	TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a provincial plan.	KLM Planning Partners Inc.	Acknowledged.
	In addition, TRCA staff have also reviewed this application in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA.	Owner	Acknowledged.
	Purpose of the Application		
	It is our understanding that the purpose of the above noted applications is as follows:		

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	<p>Official Plan Amendment POPA 2025-0010 – An amendment to the Town of Caledon Official Plan is required to permit the development of five estate residential lots on the subject lands, whereas the current Official Plan policy only permits four lots. This amendment would have the effect of increasing the permitted density for the lands fronting Mulloy Court within the Palgrave Estate Residential Community.</p>	KLM Planning Partners Inc.	
	<p>Zoning By-law Amendment RZ 2025-0010: An amendment to the Town of Caledon Zoning By-law 2006-50, as amended, is required to implement the Official Plan policies and facilitate the proposed development. The lands are currently zoned Rural – Oak Ridges Moraine (A2)-ORM and Environmental Policy Area 2 – Oak Ridges Moraine Zone (EPA2-ORM). The proposed Zoning By-law Amendment will seek to rezone the Subject Lands to Estate Residential – Exception XXX (RE-XXX) and Environmental Policy Area 1 –Oak Ridges Moraine Zone (EPA1-ORM) with site-specific development permissions.</p>	KLM Planning Partners Inc.	
	<p>Draft Plan of Subdivision 21T-25007C: To establish five (5) Estate Residential Lots as a Phase-2 of the existing 10-lot Mulloy Court residential subdivision (Phase 1 lands).</p>	KLM Planning Partners Inc.	
	<p>CA Act and Ontario Regulation 41/24 A portion of the subject property is located within TRCA’s Regulated Area of the Humber River Watershed and is subject to the CA Act and O. Reg. 41/24. Based on our mapping the property is regulated by TRCA as it contains a Provincially Significant Wetland (PSW) and is traversed by a watercourse feature. Given the above, a permit pursuant to Section 28.1 of the CA Act and O. Reg 41/24 is required from this authority prior to any development activity taking place within a regulated area.</p>	Owner	Acknowledged.
	<p>Based on our review, the proposed development associated with the applications will be located within the regulated portion of the subject property. As such, TRCA Permits will be required from TRCA prior to any work commencing within the TRCA Regulated Area including alterations</p>	Owner	Acknowledged.

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	to the watercourse feature, topsoil stripping, rough grading, servicing, and final grading. Further details regarding TRCA's permitting process and requirements (including fees) will be provided to the applicant as this application progresses.		
	<p>TRCA staff were previously circulated the associated Pre-Consultation for the for-Zoning Bylaw Amendment and Draft Plan of Subdivision applications (Town File: DART RZ 2024-0016 and DART 21T-24002C) related to the development on site which TRCA provided review comments to be addressed.</p> <p>No DART application for OPA was previously submitted. The applicant has submitted the OPA application concurrently with the ZBA and Draft Plan of Subdivision applications in support of the proposed five lots.</p>	KLM Planning Partners Inc.	Acknowledged.
	<p>Application Specific Comments</p> <p>TRCA staff have completed a review of the noted application and offer detailed comments in Appendix II. TRCA's comments speak to the following key issues:</p>		
•	Additional clarity and information related to the Hydrogeological Assessment is required to address comments 1 and 2.	Ecometrix	Acknowledged. The Hydrogeological report will be updated at the detailed design stage to address the respective comments.
•	Additional digital information related to SWMHYMO model is required to address comment 6.	Ecometrix	Acknowledged. To be provided.
	It is noted that additional comments may arise during our review of future submissions as more detailed/revised information is provided by the applicant.	Ecometrix	Acknowledged.
	<p>Recommendations</p> <p>Based on the comments noted in this letter, it is the position of TRCA staff additional information/revisions to the proposed development are required prior to issuance of TRCA's conditions of draft plan approval.</p>	KLM Planning Partners Inc.	Acknowledged.

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	<p>We trust these comments are of assistance. TRCA staff will continue to collaborate with Town of Caledon staff, the proponent, and their consultants to ensure that TRCA's expectations for addressing our comments are met. We look forward to reviewing the updated/revised submission for our review. Should you have any questions, please contact me at 437-880-1937 or at andrea.terella@trca.ca.</p>		
	Application Specific Comments		
1	<p>Previous Comment: 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.</p> <p>Not Addressed. The hydrogeology report does not clarify the geologic cross-section along Aurora Road (Figure 2.3). Notably, the eastern terminus of Aurora Road is approximately 26 km from the site boundary. This comment remains unaddressed.</p>	Ecometrix	Acknowledged. The Hydrogeological report will be updated at the detailed design stage to address the respective comment.
2	<p>Previous Comment: Please provide a cross-section of the site stratigraphy extending 500 meters around it, indicating the locations of monitoring wells, MECP wells, and the expected depth of the proposed residential units.</p> <p>Partially Addressed. A revised cross-section has been included in Figure 2.3B (Page 12 of 122); however, a corresponding plan view was not provided. Please include a plan view illustrating the location of the cross-section.</p>	Ecometrix	Acknowledged. The Hydrogeological report will be updated at the detailed design stage to address the respective comment.
6	<p>Previous Comment: 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.</p> <p>Not Addressed. Please include the requested digital copies of the hydrology model as outlined in comment 6.</p>	Ecometrix	Acknowledged. To be provided.

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8	<p>Previous Comment: <i>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.</i></p> <p>Current Comment:</p> <p>Note: TRCA staff have reviewed Drawing 22-3001-05 and Appendix B of the FSR. Please ensure to include clarification or provide the location of the proposed LID measures along with the supporting sizing calculations at detail design.</p> <p>Please refer to TRCA Low Impact Development (LID) SWM Planning and Design Guide (https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20091521/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf) for calculation details and further guidance.</p>	Exometrix	Acknowledged.
<p>Hydro One Jeff Lai September 15, 2025</p>			
	<p>Upon review, Hydro One does have underground assets near your proposed work area. However, Hydro One doesn't have any conflicts with this project providing that:</p> <ul style="list-style-type: none"> • No open trenching within 1.5m of Hydro poles and/or anchors. • Underground locates are obtained prior to excavation • Maintain 1m clearance from Hydro One Plant if trenchless horizontal drilling / directional bore. • PUCO 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. 	Owner	Acknowledged.

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	<ul style="list-style-type: none"> Should you require any pole holds or replacement, contact Hydro One through the appropriate channels. 		
Town of Caledon – Fire Anthony Staniscia September 24, 2025			
	Fire has no concerns.	KLM Planning Partners Inc.	Acknowledged.
Town of Caledon – Landscape, Parks & Natural Heritage Stewart McIntosh September 26, 2025			
1.0	Rezoning Application RZ 2024-0016		
1.	Draft Zoning By-Law		
	No additional comments	KLM Planning Partners Inc.	Acknowledged.
	2.0 Draft Plan Application 21T-24002C		
1.	Draft Plan of Subdivision		
	No additional comments.	KLM Planning Partners Inc.	Acknowledged.
2.	Arborist's Report & Tree Inventory and Protection Plan (February 2024 – updated January 2025)		
	ESC sediment control fencing can double as tree protection fencing. Where the Tree Protection Fencing follows the same path as Erosion Control Fencing, they can be combined in a complimentary manner that does not impede the function of each other.	Azimuth Environmental Consulting Inc.	Acknowledged. To co-ordinate with ESC Plan.

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	Please coordinate tree protection fencing should be with the ESC drawing.	Azimuth Environmental Consulting Inc.	Acknowledged. To co-ordinate with ESC Plan.
	Compensation trees can only be planted in areas that do not already require plantings under Town policy. Please relocate the proposed tree plantings to the area shown at the rear of Lots 3, 4, and 5.	Azimuth Environmental Consulting Inc.	Tree planting has been proposed behind Lots 3, 4 and 5 and along Mount Pleasant Road in order to compensate for tree removals on the site. The trees have been proposed outside of the 30m Minimum Vegetation Protection Zone (MVPZ) to the wetlands and are intended to enhance the abutting natural features and improve ecological connectivity.
	The tree compensation plantings can be a combination of trees and shrubs to achieve better coverage. Please consider this for a denser planting in the tree compensation area.	Azimuth Environmental Consulting Inc.	Tree compensation is to compensate for the need to remove trees along Mulloy Court. Tree compensation recommendations align with the recommended ratio as per the Town of Caledon's Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation (2020).
3.	Engineering Drawings		
	Please include the enhanced infiltration swales as part of the Landscape Plans.	Alexander Budrevics & Associates Ltd.	Enhanced grass swales are shown and labelled on landscape plans with reference to engineering plans.
	Please ensure topsoil depth of min. 300mm for all sodded / grass areas.	Alexander Budrevics & Associates Ltd.	Please see engineering plans for grass areas and topsoil depth. Landscape plans to include adequate topsoil depth during detailed design stage.
	Acknowledged that the soil test will be provided at detailed design	Ecometrix Inc.	Acknowledged. To be provided at detailed design stage.
4.	Reforestation and Naturalization Report		

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	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. These will be reviewed at detailed design.	Ecometrix Inc./ Alexander Budrevics & Associates Ltd.	To be in detailed design stage of project.
5.	Landscape Plan (L-1)		
	I cannot speak to the reason for not requiring trees to be planted in Phase 1 of the development, however, the Town's Development Standards Manual does mention under section 2.3.1.4 that trees are to be on the private side of the property line. The Town is currently reviewing our DSM and moving toward planting street trees. This can be discussed further at the detailed design stage how these tree plantings will be addressed.	Alexander Budrevics & Associates Ltd.	Acknowledged.
3.0	Summary		
1.	Additional Supporting Documents for next submission		
	It's acknowledged that the additional requested documents will be provided at the detailed design stage after approval of the Draft Plan.	KLM Planning Partners Inc.	Acknowledged.
	Parks and Natural Heritage reserves the right to provide additional comments on future submissions not referenced here, as well as additional comments based on the Natural Heritage comments.	KLM Planning Partners Inc.	Acknowledged.
Town of Caledon – Parks and Natural Heritage			
Anel Dannhauser			
October 8, 2025			
	General Comments		
	The current site layout proposes to fragment ownership of EPA lands. EPA lands include all natural heritage features and their 30m minimum Vegetation Protection Zone (mVPZ). Lot lines for lots 1, 2 and 3 would need	KLM Planning Partners Inc.	Please see revised Draft Plan.

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	to be re-established outside of the EPA lands, and Structural Envelopes defined within the newly demarcated lots.		
	A condition will be added in the Draft Plan of Approval to require the gratuitous conveyance of EPA lands to the Town. These lands will be re-zoned as EPA.	KLM Planning Partners Inc.	Acknowledged.
	Note that the outer 10m of the mVPZ may be located on lots 1, 2 & 3, however, these areas are still EPA lands and as such must be outside of the Structural Envelope.	KLM Planning Partners Inc.	Please see revised Draft Plan.
	It is recommended that the septic system on Lot 2 be moved further away from the mVPZ. Erecting an ESC fence outside of the 30m mVPZ may interfere with the septic system installation due to spatial constraints and access limitations. In addition, increasing the in the wetland system.	KLM Planning Partners Inc./Ecometrix Inc.	Acknowledged. Final locations will be determined at the site plan approval stage.
	The EIS recommendations (Section 9) include the need for a Planting Plan. Update the Reforestation & Naturalization Report (Ecometrix, 2024) (RNR) to reflect the proposed Phase 2 reforestation and naturalization activities. Include the Planting Plan in the RNR and address the following comments previously provided by Natural Heritage on the RNR: In any area prone to colonization by Buckthorn or other fast-spreading invasive species, add a mix of fast-growing pioneer species (e.g., Birch / Betula spp., Poplar/Aspen / Populus spp., or comparable species) and slower-growth species. In areas around and between tree/shrub plantings, include native herbaceous groundcover plantings and/or seed mix.	Azimuth Environmental Consulting Inc. /Ecometrix Inc.	Acknowledged. A Planting Plan will be prepared for the MVPZ to the satisfaction of the Town as recommended within Section 9.5 of the EIS report. The Town's planting recommendations will be incorporated into the Planting Plan.
	The north-eastern portion of the site is mapped as ORM Landform Conservation Area Category 2. In line with OP Section 7.10.5.6.10, all planning, design and construction practices should keep disturbance to the landform character to a minimum.	KLM Planning Partners Inc./ Ecometrix	Acknowledged.
	A small area in the site's western corner is mapped as EZ2. It appears as if this designation was based on a nearby drainage regime that no longer exists within the Phase 1 development. The Hydrogeological Assessment	KLM Planning Partners Inc.	Acknowledged.

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	also did not identify any water regime in this portion of the site that would appear to warrant an EZ2 designation. As such, Natural Heritage have no further concerns regarding the EZ2 mapping on this property.		
	Environmental Impact Study		
	The Environmental Summary Map shows a 30m mVPZ for most of the features found on site. However, the mVPZ is less than 30m for a portion of the wetland along the western edge of the site. The VPZ must be adjusted to ensure that it is a minimum of 30m from the features throughout. Note that an mVPZ greater than 30m may be recommended, but not less, and a smaller setback in one area cannot be offset by providing a larger setback elsewhere.	Azimuth Environmental Consulting Inc.	A 30 m MVPZ has been provided on the subject lands adjacent to the identified KNHF/KHF (wetland). See Figure 3.
	A Wetland Water Balance Risk Evaluation is required – this will further define the level of analysis required within the EIS. Note that the water balance must consider seasonal wetland water requirements and identify risks associated with increased/decreased flow of water throughout the year (i.e. on a month-by-month basis) and not just as total increase/decrease. Please work with Ecometrix to obtain the relevant data. This should be used to demonstrate no adverse impacts on the wetland hydrology. Update the EIS accordingly.	Azimuth Environmental Consulting Inc./Ecometrix Inc.	As an initial step, the wetlands catchment areas have been delineated to evaluate the potential magnitude of hydrological change. The pre-development and post-development drainage areas are shown on Map 5 and Map 6, respectively. The natural feature in the southwestern corner of the site drains to Node 4 as shown on both Map 5 and Map 6. The pre-development drainage area to Node 4 is 3.47 hectares and comprises sub-basins 302a and 302b on Map 5. Under the post-development condition, the drainage area to Node 4 is 3.40 hectares and comprises sub-basin 402a and 402b on Map 6. Percent impervious under the post-development condition at Node 4 will be approximately 2.9%: refer to Table B.6 for information on percent impervious on a sub-basin basis. The grading design for the proposed 5 lots was undertaken with the objectives of minimizing change in drainage area to the natural feature and minimizing potential increase in percent impervious in areas draining to the natural feature. Since less than 10% of the wetland’s catchment area will be impacted, we do not foresee the need for a Wetland Water Balance Risk Evaluation.

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	<p>Sections 3.3, 4.3 & 7.1– update to reflect current regulatory & SAR list changes.</p> <p>Section 7.2 – even though the development would be ≥30 from the wetland, there would still be indirect impacts resulting from both the construction and operational phases that should be managed & mitigated. Such impacts could include increased sediment load, potential contaminated water runoff, septic system nutrient load, water regime changes, etc. Update this section accordingly.</p>	<p>Azimuth Environmental Consulting Inc.</p>	<p>Ontario's ESA provides regulatory protection to Endangered and Threatened species prohibiting harassment, harm and/or killing of individuals and destruction of their habitats. Habitat is broadly characterized within the ESA as the area prescribed by a regulation as the habitat of the species or an area on which the species depends, directly or indirectly, to carry out its life processes including reproduction, rearing of young, hibernation, migration or feeding.</p> <p>As noted in Section 4.3, three additional bat species (Hoary Bat, Eastern Red Bat and Silver-haired Bat) have been added to the SARO list and are classified as Endangered. These species have been considered within Section 4.3.2 and 7.1.1. Impact assessment related to SAR bats is encompassing of all SAR bat species and does not require any updates. As noted in the EIS, there is no woodland habitat on the property and mitigation recommendations have been made with respect to the timing of tree removal to avoid incidental impacts to SAR bats.</p> <p>The 30m mVPZ is intended to provide a buffer to the wetland areas and will aid in the attenuation of potential contaminated runoff that could be a result of adjacent residential use. Please refer to comment above regarding wetland catchment area, the change to the drainage area to the wetland has been minimized thus minimizing the potential increase in % impervious for areas draining towards the wetland. Please refer to the Hydrogeological Assessment for Stellar Estates Phase 2 prepared by Ecometrix for detailed information with respect to septic system nutrient load (Sections 3.3 and 5.0). It is expected that nitrate concentration from the individual on-site sewage disposal systems at the property boundary will be less than the Ontario drinking water standard. Additional reduction in nitrate loadings can be achieved through the use of on-site sewage disposal systems with nitrate reduction capacity. The 30m mVPZ will further aid in the attenuation of nutrients including the removal of nitrogen therefore further</p>

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			<p>reducing potential for impact as buffer widths of only 5-9m have the ability to significantly trap nitrates (Madison <i>et al</i> (1992), Dillaha <i>et al</i> (1989) and Lawrence <i>et al</i> (1992) as cited in Fischer and Fischenich (2000).</p> <p>Providing that conformance is demonstrated for environmental considerations and mitigation, indirect impacts will be mitigated through the implementation of the recommendations within Section 9.0 of the EIS report.</p>
	<p>Sections 7 & 9 – include an assessment of the long-term residential development impact on wildlife / SAR, specifically as it pertains to light pollution. Make recommendations to reduce light pollution. As per the Town’s Green Development Standards, recommendations must include dark sky compliance and no horizontal trespass into the area to be protected.</p>	<p>Azimuth Environmental Consulting Inc.</p>	<p>It is expected that the 30m mVPZ (as it matures) will provide a screen for the wetland to air in the mitigation of light pollution. It is recommended that the proposed development include dark sky compliance so that no horizontal trespass extends into protected areas where lighting is not required.</p>
	<p>Section 9.5 – broaden this to include naturalization of the entire area outside of the Structural Envelopes. This area is shown in green on Map 9 – Reforestation and Naturalization Plan (Ecometrix).</p>	<p>Azimuth Environmental Consulting Inc.</p>	<p>The 30m mVPZ will be planted with native self-sustaining vegetation. A Planting Plan is to be prepared and will incorporate Town recommendations above. The area behind lots 3, 4 and 5 (beyond the 30m mVPZ) include compensation tree plantings to replace the trees along Mulloy Court to be removed. Tree planting recommendations align with Town of Caledon’s Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation (2020).</p>