

**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
Town of Caledon – Planning Department, Development Planning - March 13, 2026			
1.	The lands are designated as Policy Area 2 within the Palgrave Estates Residential Community (PERC) of the Oak Ridges Moraine Conservation Plan. Residential uses are permitted within the lands in accordance with the Policies of the 1978 Official Plan and the Oak Ridges Moraine Conservation Plan.		
2.	Staff note that the application does not meet the minimum density targets established for this property through Section 7.1.6.3 of the Town of Caledon Official Plan and therefore require an Official Plan Amendment.	KLM Planning Partners	Acknowledged.
3.	Access to the EPA lands is required. The draft plan must be updated to provide access in accordance with Parks and Natural Heritage comments.	KLM Planning Partners	Draft Plan revised to provide access easement.
Town of Caledon - Parks and Natural Heritage (Natural Heritage) - March 4, 2026			
1.	The mapping discrepancy previously noted was clarified during the March 6, 2026, meeting. As per the meeting discussion, the updated EIS Figures 2 & 3 shows the wetland edge as staked by TRCA. This line has been confirmed to correspond with the lines used for the Draft Plan of Subdivision (DPS).	KLM Planning Partners	Acknowledged.
2.	Block 8, as shown on the DPS addresses the policies that discourage fragmentation of Environmental Policy Area (EPA) lands.	KLM Planning Partners	Acknowledged.
3.	A condition will be added in the Draft Plan of Approval to require the gratuitous conveyance of Block 8. With reference to the Landscape comments, access will be required to Block 8 through a Right of Way or Easement.	KLM Planning Partners	Acknowledged.
4.	Update the text for Natural Area Restrictions in Table 13.1 of the Draft Zoning By-law Amendment (ZBA) as follows:		

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	<p>Natural Area Restriction</p> <p>Within an area shown as “Natural Area” on Zone Map 32, no person shall alter the surface of the land, or construct, erect or install any building, structure or septic tile field, or alter, disturb, destroy, remove, cut or trim any vegetation, whether living or dead, except in accordance with the restoration plan; or alter, disturb, destroy or remove any wildlife habitat, whether in use or not, unless deemed hazardous to human health or property.</p>	KLM Planning Partners	Acknowledged. Please refer to revised wording in the Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc.
5.	The proposed changes to Schedule “A”, Zone Map 32 of By-law 2006-50 as shown in the Draft ZBA must be corrected. As per the March 6, 2026 discussion, the EPA1-ORM line should be shifted to the 20m off-lot line, with the 10m on-lot part of the minimum Vegetation Protection Zone (mVPZ) being zoned as RE-XXX with a Natural Area Restriction.	KLM Planning Partners	Please refer to revised ZBA schedule ‘A’, prepared by KLM Planning Partners Inc.
6.	The Comments Matrix noted that a planting plan will be prepared to the satisfaction of the Town. It is acceptable that this be completed during a later stage of the project. However, comments on the 1st submission, regarding Phase 2 naturalization and reforestation, and Section 9.5 of the EIS (dated January 2025) were perhaps unclear. The points below provide clarity in this regard:	Azimuth Environmental Group	Please see responses below.
	a. Ensure that the planting plan includes not just the mVPZ on Block 8 and Lots 1, 2 and 3, but also the Natural Area on Lots 3, 4 and 5 that is outside the mVPZ.	Azimuth Environmental Group	Acknowledged.
	b. The mVPZ within Block 8 and on Lots 1, 2 and 3 will require full restoration, with reference to Section 9.6 of the EIS (dated December 2025). The Phase 1 cluster planting strategy is not sufficient for this planting area – full ground cover will be required.	Azimuth Environmental Group	Acknowledged. Please refer to Section 9.6 of the EIS (April 2026) with recommendations with respect to planting within the MVPZ and Natural Areas.
	c. The Natural Area on Lots 3, 4 and 5 must be naturalized with plantings. The Phase 1 cluster planting strategy for the on-lot sections is acceptable for these areas. The use of compensation trees in this area is subject to requirements as per the Landscape comments.	Azimuth Environmental Group	Acknowledged. Please refer to Section 9.6 of the EIS (April 2026) with recommendations with respect to planting within the MVPZ and Natural Areas.

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	d. Plantings are to be undertaken with appropriate native trees, shrubs and groundcover species. Ecological requirements apply for the mVPZ.	Azimuth Environmental Group	Acknowledged. Please refer to Section 9.6 of the EIS (April 2026) with recommendations with respect to planting within the MVPZ and Natural Areas.
	e. Make provision for invasive vegetation removal / management within the mVPZ and Natural Areas.	Azimuth Environmental Group	Acknowledged. Please refer to Section 9.6 of the EIS (April 2026) with recommendations with respect to planting within the MVPZ and Natural Areas.
	f. Submit a Terms of Reference to the Town's Natural Heritage staff prior to developing the planting and restoration plans for the mVPZ and Natural Area. Note that ecological input will be required for these plans.	Azimuth Environmental Group	Acknowledged. Please refer to Section 9.6 of the EIS (April 2026) with recommendations with respect to planting within the MVPZ and Natural Areas.
	Environmental Impact Study		
7.	The response in the Comments Matrix regarding the wetland water balance is not acceptable. While it is noted that the percent impervious surfaces would not exceed 10%, there is still an increase in impervious surfaces. There is also a change in the catchment size. These aspects address only the first two points in Table 2 of the TRCA's Wetland Water Balance Risk Evaluation. Only in cases where there is, among other, no alteration to catchment imperviousness or size, would a feature-based water balance analysis not be required.	Azimuth Environmental Group	A wetland water balance risk evaluation has been completed in conformance with TRCA applicable guidelines. The wetland water balance risk evaluation included the required hydrologic screening, assessment of risk of the proposed activity on wetland hydrology, completion of a wetland water balance under existing and proposed conditions, and recommendation of a Design Mitigation Plan.
	a. Undertake a thorough analysis using the criteria in the referenced document to determine the level of risk.	Azimuth Environmental Group	A Wetland Water Balance Risk Evaluation has been undertaken by Ecometrix (2026). The information from within the Ecometrix report has been incorporated into the 2026 EIS update (Section 7.2). Please refer to Ecometrix report for full details.
	b. Once the risk has been determined, undertake the required measures as per Figure 3 in the referenced document.	Azimuth Environmental Group	A Wetland Water Balance Risk Evaluation has been undertaken by Ecometrix (2026). The information from within the Ecometrix report has been incorporated into the 2026 EIS update (Section 7.2). Please refer to Ecometrix report for full details.

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	c. Update the EIS or provide an addendum with this information during the next submission.	Azimuth Environmental Group	A Wetland Water Balance Risk Evaluation has been undertaken by Ecometrix (2026). The information from within the Ecometrix report has been incorporated into the 2026 EIS update (Section 7.2). Please refer to Ecometrix report for full details.
8.	The response in the Comments Matrix regarding additional and indirect impacts has been largely addressed in the updated EIS. A concern still exists with nutrient load in groundwater resulting from the increased number of septic systems (cumulative impact) due to the increased units being built in a previously agricultural area. The concern is also not only with water quality, but also the impact to wildlife, especially amphibians.	Azimuth Environmental Group	The Town's suggested recommendations (a and b) have been incorporated into the updated EIS report (April 2026) which are intended to alleviate the Town's concerns
	a. Include a recommendation in Section 9 to locate the septic systems as far as possible from the mVPZ.	Azimuth Environmental Group	Please refer to Section 9.1 within updated EIS report (April 2026).
	b. The EIS should also include a recommendation for consideration of advanced wastewater treatment systems (WWTS; e.g. Level IV aerobic WWTS) to further reduce the impact.	Azimuth Environmental Group	Please refer to Section 9.1 within updated EIS report (April 2026).
9.	Section 9.5 - Update to remove the words 'where lighting is not required' from the sentence. This is to prevent any potential misinterpretation to the effect of 'unless lighting is required'.	Azimuth Environmental Group	Wording updated as requested. Please refer to Section 9.5 within updated EIS report (April 2026).
10.	Section 9.6 - Update the paragraph about fencing to indicate that a fence is required along the inside perimeter of the on-lot Natural Area component of the mVPZ. I.e. this must describe that the fence is at the inside edge of the lot to prevent access to the EPA lands that are to be transferred to the municipality.	Azimuth Environmental Group	Comment incorporated into Section 9.6 of the updated EIS report (April, 2026).
Town of Caledon – Planning Department, Zoning Review - January 16, 2026			
	POPA 2025-0010		
1.	Zoning Staff have no comments with regards to POPA 2025-0010.		

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	RZ 2025-0010		
2.	Zoning Staff have no further concerns with regards to RZ 2025-0010.		
3.	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	Acknowledged.
	21T-25007C		
4.	Lot Areas and Lot Frontages were reviewed on the submitted Draft Plan of Subdivision dated November 27th, 2025. 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	Acknowledged.
5.	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 acknowledge that this may be deferred to the technical review stage. Compliance with these requirements cannot be determined at this time.	KLM Planning Partners	Acknowledged.
6.	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).	KLM Planning Partners	Acknowledged.
	Conditions of Draft Plan Approval		
7.	Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	Owner	Acknowledged.
8.	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	Owner	Acknowledged.

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Town of Caledon – Development Engineering - January 13, 2026			
Below are our original comments in Italics and response on the 2nd submission in regular font.			
Functional Servicing Report/Stormwater Management Component			
1.	<p><i>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 can not consider them as CLI-ECA compliant water quality measures. The Town's CLI-ECA requirements require that the LIDs shall be located within lands owned by the Town where the Town has jurisdiction of monitoring.</i></p> <p>Current design is based on 27mm infiltration scenarios which only provides 20% LIDs in road ROW and remaining 80% LIDs are in individual lots. For an infill development like this, the water balance requirements can be lowered to TRCA recommended limits which is equivalent to 5mm runoff. Revisit to see whether 5mm runoff can be retained within ROW. If necessary, explore if additional LID can be provided along southern boulevard between Lot 2 and Lot 3. Town does not accept LIDs to be in private lots. Update the FSR/SWM Report with appropriate calculations.</p>	Ecometrix	The stormwater management strategy has been revised to incorporate LIDs in the road ROW to manage 5 mm of storm water. Two bioswales have been proposed in the road ROW. Both the engineering drawings and FSR/SWM Report have been updated accordingly.
2.	<p><i>The Dry Pond, which currently services Phase 1 development (total 1.79ha area discharges to this pond) 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 Free Board. Phase 2 development introduces an additional 1.34ha of catchment area to the pond. Describe how will the pond work with additional runoff from Phase 2 development.</i></p> <p>An updated FSR needs to be submitted including the calculation provided in the Comment Matrix letter.</p>	Ecometrix	The FSR/SWM Report has been updated to include summary calculations: refer to Section 3.4.3 and Table 3.1b.
3.	<p><i>Water servicing design calculation and drawing will require Region's approval.</i></p> <p>Please forward final approval from the Region, when becomes available. Comment retained for future.</p>	Ecometrix	Acknowledged

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4.	<p><i>Section 3.3 describes that the existing Oil and Grit Separator will be upsized to address additional flow from Phase 2 land. Please note that such OGS unit has to be ETV Canada certified.</i></p> <p>It is acknowledged that this will be confirmed in detailed design stage. Comment addressed.</p>	Ecometrix	Acknowledged
5.	<p><i>Provide an Operation and Maintenance Manual for the proposed OGS unit.</i></p> <p>It is acknowledged that this will be provided in detailed design stage. Comment addressed.</p>	Ecometrix	Acknowledged
Grading, Sections and Details and ESC Drawings			
6.	<p><i>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.</i></p> <p>Deferred to detailed design stage. Comment addressed.</p>	Ecometrix	Acknowledged
7.	<p><i>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.</i></p> <p>Deferred to detailed design stage. Comment addressed.</p>	Ecometrix	Acknowledged
Phase 1 Environmental Site Assessment			
8.	<p>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.</p> <p>Due to the recent change in O. Reg 154/03, and because the MECP is no longer filing Records of Site Condition, the Town now requires that the Environmental Site Assessment (ESA) be peer-reviewed at the owner's expense.</p>	KLM Planning Partners	Acknowledged. This can be required as a condition of draft plan approval.
9.	<p>Since 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</p>	KLM Planning Partners	Acknowledged. This can be required as a condition of draft plan approval.

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	Official Plan Policy 7.14.22.3. Due to the recent change in O. Reg 154/03, and because the MECP is no longer filing Records of Site Condition, the Town now requires that the Environmental Site Assessment (ESA) be peer-reviewed at the owner's expense.		
	Hydrogeological Study		
10.	The Hydrogeological Report is under review by the Town's Peer Review Consultant and comments will be provided under separate cover. Peer review is not applicable for this file. Town provided new set of comments in a separate memo dated November 17, 2025. If the separate memo was not received, the comments are added below under new comment section.		
	New Comments		
11.	Evaluate water quality impacts to the wetland south of Lot 1 and Lot 2 due to septic discharge from each residential dwellings. Ammonia impact assessment may be required if the distance between the sewage disposal site and the wetland is less than 300m, especially for Lot 2.	Ecometrix	Acknowledged. An updated hydrogeological report is required by the Region of Peel at the detailed design stage. The project hydrogeological report will be updated at the detailed design stage accordingly to include the noted information. It is noted that the septic systems have been recommended to include tertiary treatment units which can provide nitrate reduction benefit. In addition, a Design Mitigation Plan has been outlined in the Wetland Water Balance Risk Evaluation prepared by Ecometrix Incorporated dated April 7, 2026 to include mitigation measures related to on-site sewage disposal systems.
12.	Please provide data, calculation and/or assessment whether temporary or permanent dewatering will be required. Depending on the evaluation, the dewatering may need MECP approval.	Ecometrix	Due to changes in the regulatory framework, it is Ecometrix's understanding that a PTTW for construction dewatering is not required rather the project would be registered on the Environmental Activity and Sector Registry (EASR) for any respective construction dewatering, if applicable. The need for registry would be determined and

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			managed at the detailed design and construction stage, as applicable.
13.	The report does not discuss calculation and data for Water Balance of the site however certain values are used for Nitrate Loading calculation. Clarify the source of the data used and calculate water balance based on the pre-development and post-development scenarios.	Ecometrix	The source of the data is the Ministry of Environment Stormwater Management Planning and Design Manual dated March 2003. Please refer also to the Wetland Water Balance Risk Evaluation prepared by Ecometrix Incorporated dated April 7, 2026 for pertinent site water balance calculations. Water balance parameters between the Wetland Water Balance Risk Evaluation and Hydrogeological Assessment for Stellar Estates Phase 2 (dated January 17, 2025) closely align.
14.	The Town accepts Nitrate Impact calculations based on the methodology and procedure indicated in Technical Guideline D-5 and Ontario Building Code. This generally involves a 3-step calculation- Onsite Recharge, Nitrate Loading, and Resultant Nitrate Concentration. Update Section 3.3 utilizing the 3-step method.	Ecometrix	Acknowledged. An updated hydrogeological report is required by the Region of Peel at the detailed design stage. The project hydrogeological report will be updated at the detailed design stage accordingly to include the noted information. It is noted that the septic systems have been recommended to include tertiary treatment units which can provide nitrate reduction benefit. In addition, a Design Mitigation Plan has been outlined in the Wetland Water Balance Risk Evaluation prepared by Ecometrix Incorporated dated April 7, 2026 to include mitigation measures related to on-site sewage disposal systems.
15.	Although the site may or may not specifically require mitigation for nitrate, construction dewatering or other impacts, the Region of Peel has protocols for well protection and mitigation that needs to be considered in the Hydrogeological Report. It is recommended that the applicant follow the protocol and include mitigation of private wells, including adverse effects related to nitrate loading.	Ecometrix	Acknowledged. An updated hydrogeological report is required by the Region of Peel at the detailed design stage. The project hydrogeological report will be updated at the detailed design stage accordingly to include the noted information. Section 4.0 in the Hydrogeological Assessment for Stellar Estates Phase 2 (dated January 17, 2025) includes monitoring and contingency plans for both

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			on-site and off-site impacts, as well as reference to Region protocols.
Town of Caledon – Parks and Natural Heritage (Landscape Planning) - March 10, 2026			
POPA 2025-0010			
1	No comments with regards to POPA 2025-0010.	KLM Planning Partners	Acknowledged.
RZ 2025-0010			
2	If the creation of a new block for access to the EPA lands requires land to be zoned for its appropriate use, please reflect the changes in an updated Zoning By-law Amendment.	KLM Planning Partners	No new block is proposed for access to the EPA lands. A 3-metre access is shown the Draft Plan prepared by KLM Planning Partners Inc. Please refer to revised Draft Zoning By-law Amendment. 'Forest Management' as been added as a permitted use within the RE-XXX Zone.
21T-25007C			
Draft Plan of Subdivision (Drawing)			
1.	Provide a 3m wide ROW or easement access to the environmental lands (Block 8) which is to be conveyed to the Town.	KLM Planning Partners	Draft Plan revised to provide access easement.
Arborist Report and Tree Inventory and Protection Plan			
2.	Please preserve and protect tree #549. This is a healthy walnut that will not interfere with construction. This will reduce the number of trees required as compensation by two (2) trees.	Azimuth Environmental Group	Arborist report has been updated to recommend protection of tree #549. Please refer to April 2026 Tree Inventory and Preservation Plan.
3.	Town policies indicate compensation trees can only be planted in areas that do not already require plantings under Town policy, however, they allow for some compensation trees/plantings in limited quantities to supplement required	Azimuth Environmental Group	Acknowledged.

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	plantings outside structure envelopes at the rear of Lots 3, 4, and 5. This will be addressed further at Detailed Design.		
	Engineering Drawings		
4.	Please label tree protection fencing on the ESC Plan and Grading Plan. ESC sediment control fencing can double as tree protection fencing where the Tree Protection Fencing follows the same path as Erosion Control Fencing.	Ecometrix	The ESC Plan has been updated to include labels related to tree protection fencing and reference the Tree Preservation Plan prepared by Azimuth Environmental Consulting Inc.
5.	Confirm the dash and circle symbol used along the south and east limits of the proposed development, and either label or remove it accordingly. If it's a proposed fence then it will need to be along the property line, however, a fence is only required between private and public and not private to private	Ecometrix	The ESC Plan has been updated to address the drafting issue.
6.	Please ensure topsoil depth of min. 300mm for all sodded / grass areas. Change the swale details to reflect this. Enhanced Grass Swale is acceptable with 100mm topsoil to help achieve intended infiltration rates.	Ecometrix	The respective swale detail has been updated accordingly on the engineering plans.
7.	The infiltration swale will need to be seeded rather than sodded to ensure intended infiltration rates are achieved.	Ecometrix	The respective detail has been updated accordingly on the engineering plans.
8.	Change soil mixture sand content to coarse sand. Fine sand will not achieve the desired infiltration rates.	Ecometrix	The respective specification has been updated accordingly on the engineering plans.
	Landscape Plans		
9.	Preparation of detailed landscape drawings, including reforestation and naturalization plans for these respective areas will be made a condition of Draft Plan approval and will be reviewed at Detailed Design. As such, the following comments are advisory in nature.		
10.	Provide a 3m wide access ROW or unencumbered easement that's controlled by the Town (ie. if it's an easement and the owner decides to fence their property then the Town will require a gate sufficient for a ½ ton service vehicle that we control). The surface condition will need to be either gravel or grass, depending on the type	Alexander Budrevics and Associates	Acknowledged.

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	of access. Coordinate with engineering drawings as required for fencing type and location.		
11.	Boulevard Trees: The Town's new policies require planting of all residential boulevards. Please provide street trees at 12-15m intervals. This is for Phase 2 only, as the design approved in Phase 1 of the development was carried out under the policy criteria we had in place at that time which required tree planting only at the subdivision entrance.	Alexander Budrevics and Associates	Acknowledged.
12.	Compensation Trees: Since boulevard trees were not required as part of Phase 1, compensation trees can be planted as boulevard trees in Phase 1. The Town's new policies also allow for some compensation tree planting in structure envelope areas (in limited quantities) to supplement the required plantings required by. This can be addressed at detailed design.	Alexander Budrevics and Associates	Acknowledged.
13.	Proposed boulevard trees will need to be located in accordance with the cross-section detail in the Eng. Dwgs (22-3001-09 of 10 Rev.2) to accommodate the proposed swales while also respecting minimum distances from back of curb.	Alexander Budrevics and Associates	Acknowledged.
14.	Coordinate with engineering drawings and provide a cross-section detail with the boulevard trees dimensioned from the back of curb. Alternatively, to avoid potential for duplication, ensure the trees are dimensioned on the engineering drawings and make reference to the engineering drawings.	Alexander Budrevics and Associates	Acknowledged.
15.	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	Alexander Budrevics and Associates	Acknowledged.
Town of Caledon – Parks and Natural Heritage (Parks Planning) - January 14, 2026			
1.	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 prior to registration of the subdivision, pursuant to s.51.1 of the <i>Planning Act</i> .	Owner	Acknowledged.
2.	The Owner would be responsible for the cost of the comprehensive narrative appraisal report prepared by a qualified appraiser for the Corporation of the Town	Owner	Acknowledged.

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	of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland.		
3.	The appraisal needs to be prepared by a certified professional appraiser of real estate who is designated as an Accredited Appraiser by the Appraisal Institute of Canada (AIC), and who is a member in good standing of the AIC, at no expense to the Town. All appraisals must comply with the current Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) as adopted by the Appraisal Institute of Canada	Owner	Acknowledged.
4.	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 – Engineering Department, Public Works and Transportation - February 4, 2026			
1.	The existing stop sign at the intersection of Mount Pleasant Road and Mulloy Court is missing in the engineering drawings. Confirm this will not be removed. Further add it to the drawings for clarity (2nd part of the comment could be differed to detailed design).	Ecometrix	The existing stop sign has been added to the engineering plans as well as the existing street name sign and existing no exit sign.
2.	Document for record to the satisfaction of Town Staff why no future roadway connections are being proposed to the south, or a connection could be requested.	KLM Planning Partners	As per Schedule A of the 1978 Town Official Plan, lands to the south are designated <i>Environmental Policy Area</i> , and are not developable, therefore nothing to the south is proposed. In addition, according to 'Future Caledon' the lands to the south are designated <i>Natural Features and Areas</i> , where development/site alteration is not permitted.
Town of Caledon – Municipal Numbers - January 23, 2026			
	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	Owner	Acknowledged.

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	accordance with these documents, based on approved driveway locations and a new street name.		
	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	Acknowledged.
Region of Peel – Chrissy Pelopidas (chrissy.pelopidas@peelregion.ca) - January 16, 2026			
	Functional Servicing Review		
	The Functional Servicing Report prepared by Ecometrix Incorporated and dated January 17, 2025 has been received by the Region and was reviewed for modelling for water demands and the Region has no concerns; however, a hydrant flow test report is to be provided once available.	Ecometrix	Acknowledged. Information to be provided at the detailed design phase. It is noted there is a PRV on the main water feeder line to the subdivision on Mount Pleasant Road that was installed as part of Phase 1 so water pressure is not anticipated to be an issue.
	The Region offers no comments with regard to sanitary servicing as there is no municipal sanitary sewer infrastructure available in the vicinity of the subject lands.	Ecometrix	Acknowledged.

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	Should the proposal be modified in the future, in a manner that affects population, unit counts, and/or water flows, the Region's recommendation will be subject to review and may change accordingly, and a revised FSR, including updated modelling, may be required.	Ecometrix	Acknowledged.
	Please be advised that all outstanding Regional comments provided as part of the 1st submission review dated July 18, 2025 continue to apply and are appended to this letter.	KLM Planning Partners	Acknowledged. Remaining comments from July 18, 2025 are advisory in nature.
	<p>Please be advised that revised Draft Plan Conditions may be provided under separate cover at a later date.</p> <p><u>Updated comment provided January 21, 2026:</u></p> <p>I am confirming that I will not be providing revised conditions of draft approval and the conditions I provided to the Town on September 5, 2025 are still applicable</p>	KLM Planning Partners	Acknowledged.
Toronto and Region Conservation Authority – Andrea Terella (andrea.terella@trca.ca) - March 6, 2026			
	Purpose of the Applications		
	<p>It is our understanding that the purpose of the above noted applications is as follows:</p> <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> <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-</p>	KLM Planning Partners	Acknowledged.

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	<p>XXX) and Environmental Policy Area 1 –Oak Ridges Moraine Zone (EPA1-ORM) with site-specific development permissions.</p> <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). This will include one residential block for 5 proposed detached estate residential dwellings, a road widening block, wetland feature block and a buffer block.</p>		
Recommendation			
	<p>Based on further review of the above noted application and supporting documents TRCA’s threshold issues have been adequately addressed in-principle. As such, TRCA has no objection to the Official Plan Amendment (POPA 2025-0010) and Zoning By-law Amendment (RZ 2025-0010). Further, TRCA staff have no objection to approval of Draft Plan of Subdivision (21T-25007C), as currently submitted subject to the recommended conditions provided in Appendix B. TRCA would like to be made aware of any revisions to above noted applications which have the potential to impact on our interests and/or Conditions of Draft Plan Approval.</p>	KLM Planning Partners	Acknowledged.
	<p>Please provide a Notice of Decision for the Official Plan Amendment (POPA 2025-0010), Zoning By-law Amendment (RZ 2025-0010) and Draft Plan of Subdivision (21T-25007C).</p>	KLM Planning Partners	Acknowledged.
Permitting			
	<p>As a condition of draft plan approval, the applicant is required to obtain all necessary permits from TRCA. TRCA’s permitting requirements for the works can be found in Appendix C.</p>	Owner	Acknowledged.
Subdivision Clearance			
	<p>The applicant is advised that as part of a request for clearance of TRCA’s conditions, a copy of the most recent Conditions of Draft Plan Approval and draft plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that</p>	Owner	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE / ACTION
	<p>identifies in detail how the conditions have been fulfilled. The applicant is asked to submit a request for clearance of TRCA conditions a minimum of 60 days in advance of expected registration. Please note that this project will be subject to fee(s) at the time of clearance, which will be based on the fee schedule in effect at that time.</p>		