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COMMENT MATRIX

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
CANADIAN PACIFIC RAILWAY (CPR) Anonymous Real_EstateCanada@cpr.ca December 5, 2022				
		Your application is greater than 300 m from nearest Principal Railway Mainline, therefore, we have no comment	Noted	
		Please refer to the proximity guidelines at the link below for reference. https://www.proximityissues.ca/	Noted	

REGION OF PEEL Patrick Amaral, Principal Planner Patrick.amaral@peelregion.ca , 905.791.7800 x 4093 November 24, 2022				
		<p>The Region has reviewed the materials in support of the Draft Plan of Subdivision Plan and Zoning By-law amendment for the above-noted application generally located at the southeast corner of the intersection of Hunsden Sideroad and Mount Pleasant Road. The development proposal contemplates the creation of nineteen (19) estate residential lots, environmental blocks and a public road network and is approximately 20.5 hectares in size.</p> <p>Following our review, Regional staff offer the following comments and Draft Plan Conditions below.</p>	Noted	

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
	General Comments	Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected prior to the execution of the subdivision agreement	Owner	Noted. The applicable Development Charges will be provided at the appropriate time in the future
	Development Engineering	<p>Water Facilities</p> <ul style="list-style-type: none"> ▪ The lands are located within Water Pressure Zone 8 supply system. ▪ Existing infrastructure consist of a 300mm dia. Watermain on Mount Pleasant Road and 300mm watermain on Stinson Street ▪ A Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for approval by the Region prior to the engineering submission. ▪ External easements and construction may be required 	C.F. Crozier & Associates Inc. ('Crozier')	<ul style="list-style-type: none"> • Noted. No further action is required • Noted. No further action is required • Noted. The Servicing Plans prepared and provided in support of the application currently identify how the proposal will connect to the existing watermain on Stinson Street and illustrate the proposed watermain throughout the Site • Noted. No further action is required
		<p>Sanitary Sewer Facilities</p> <ul style="list-style-type: none"> ▪ Municipal Sanitary Sewers are not available 	Crozier	Noted. No further action is required
		<p>Regional Roads</p> <ul style="list-style-type: none"> ▪ Regional Roads are not adversely affected 	Noted	
	Development Charges	The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law, as amended from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.	Owner	As stated above, it is acknowledged that Development Charges will be required and the applicable Development Charges will be provided at the appropriate time in the future

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
	Capital Budget	There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast	Noted	
	Public Health	<p>Through review of the submitted Healthy Development Assessment (HAD), there are opportunities to enhance the built environment and we offer the following comments:</p> <ul style="list-style-type: none"> ▪ Please include or label pedestrian scaled lighting and sidewalks on both side of the road which are a minimum of 1.5m wide. ▪ Please consider (where possible) opportunities for pedestrian connections from the subdivision to the existing open space, if allowed by the conservation authority 	Owner	<p>The suggested public health measures have been considered. The proposed development, as currently contemplated, has incorporated the following public health and healthy development assessment aspects:</p> <ul style="list-style-type: none"> • Pedestrian-scaled lighting will be provided. Further detail is provided on the accompanying Photometric Plan and Architectural Design Guidelines. Additional detail will be provided during the future detailed design stage; • In order to accommodate an optimal site design and integration of sustainable design measures, the provision of public sidewalks along the public road frontages cannot be accommodated; and, • The provision of pedestrian connections to the existing open space areas is not desirable and cannot be accommodated to maintain the long-term protection and health of natural areas. Furthermore, public safety concerns may arise from the

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				provision of pedestrian connections to existing open space areas
	Sustainable Transportation	<ul style="list-style-type: none"> Provide wayfinding signage for site access, including clear and safe directions to reach transit stops/stations, trails, or other common destination Recommend providing safe, direct, and attractive pedestrian access from the front of dwellings, and connecting areas where people may congregate, and providing weather protection through canopies, and other design elements wherever possible. Recommend that pathways meet Peel Standards of smooth, well-drained walking surfaces of contrasting materials or treatments to differentiate pedestrian areas from vehicle areas and provide marked pedestrian walkways. 	Owner	<ul style="list-style-type: none"> The provision of wayfinding signage will be further explored and reviewed during the future detailed design stage Direct pedestrian connections from the private driveway will be provided to the front door of the proposed dwellings. As described in the accompanying Architectural Design Guidelines, weather protection elements will be incorporated into the design of the dwellings. Further detail will be provided in the future, during the detailed design stage
	Hydrogeological Review	<p>The Hydrological Assessment dated June 2022 and prepared by C.F Crozier & Associates Inc provides information of the review of the MECP WWs database with a total of 44 records within the 500 meters area. 30 of them are registered as domestic supply wells. Following our review, we offer the following comments and request a revised report be provided through the detailed design stage:</p> <ul style="list-style-type: none"> The report includes information from 6 monitoring wells installed within the property in March 2022. Only one manual water level measurement was taken by the time the report was prepared. There is not any other 	Crozier	<ul style="list-style-type: none"> Monitoring well data has been provided on the accompanying Preliminary Site Road & Bio-Swale Profile Plan (Drawing C104). It is currently anticipated that dewatering will not be required as the water table elevations are well below the proposed infrastructure and disturbed elevations. Therefore, a contingency plan may not be required Monitoring is ongoing and will continue throughout the design process Noted. No further action is required

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		<p>monitoring information provided in the report and a contingency plan was not provided.</p> <ul style="list-style-type: none"> The monitoring water level data is not sufficient as only one manual water data is provided to determine the water table for the area. Continuous water level data must be obtained to properly determine water table fluctuations and assess potential impact from the construction activities. Furthermore, water quality sampling must also be assessed Infiltration analysis will need to be provided in order to determine the best septic technology to use for each lot. The report is missing the door-to-door survey as well as a contingency plan for well complaints. The consultant will need to provide a door-to-door survey within the 500 meters area and invite residents to participate in the monitoring program. A contingency plan for well complaints must also be included within the revised report. 		<ul style="list-style-type: none"> The door-to-door surveys were circulated to residents on November 2, 2023. Responses to the surveys will be incorporated into the next formal submission package
	Waste Management	<p>The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) and the following conditions being met and labelled on the future submissions:</p> <ul style="list-style-type: none"> Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonne, the weight of a fully loaded waste collection vehicle. 	Crozier; Paradigm Transportation Solutions Limited ('PTSL')	<ul style="list-style-type: none"> Detail on the proposed pavement structure is provided in Section 6.8 of the accompanying Geotechnical Investigation, dated April 2022 and is shown on the accompanying Section and Details Plan (Drawing C103). Refer to the Geotechnical Assessment and the Section and Details Plan for further detail A clearly labelled and delineated Waste Collection Vehicle access route diagram has been prepared. Refer to Drawing 3 in

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		<ul style="list-style-type: none"> ▪ The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing. ▪ The maximum grade permitted along the waste collection vehicle access route is 8 percent. ▪ Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions. ▪ Each dwelling units' collection point along the curb must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1) source separated organics carts (100 litres), overflow waste F(i.e., additional bags), yard waste and bulky items. ▪ 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. Carts for each dwelling unit include: o Maximum one (1) large Garbage Cart and ▪ Maximum one (1) large Recycling Cart and (360 litres or 95 US galloons) 		<p>Appendix G of the accompanying Transportation Impact Study for further detail</p> <ul style="list-style-type: none"> • Noted. No further action is required • Noted. The collection point for each dwelling along the curb will be indicated in a future submission • Noted. No further action is required • Noted. No further action is required • Noted. No further action is required

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		<ul style="list-style-type: none"> Maximum one (1) Source Separated Organic Cart (100 litres or 32 US gallons) <p>For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf</p>		

NOTTAWASAGA VALLEY CONSERVATION AUTHORITY ('NVCA'), ENGINEERING REVIEW

Ben Krul, Manager, Development Planning and Permits

bkrul@nvca.on.ca, 705.424.1479 x 231

March 3, 2023

1	Engineering Review Comments	Natural Hazard Study: Please provide a signed and sealed copy of the natural hazard assessment for the erosion hazard associated with the tributary of Beeton Creek noted on the Site. Please provide a signed and sealed delineation of the hazard limit, and please include the set-back limit in the assessment. This limit delineation is a component of confirming the NHS block is sufficiently sized to contain the hazard limit	GEI	A natural hazard assessment has been prepared and is provided in support of the application. Refer to the accompanying Environmental Impact Study for further detail
2		Draft Plan of Subdivision: The provided Draft Plan of Subdivision does not appear to include the proposed emergency overland flow path from the bioswale system to both the north sufficient outlet, or the second outlet indicated to extend to the south along the roadway. Please update as applicable	Mackitecture Inc.; Crozier	<p>A revised Draft Plan of Subdivision has been prepared and is provided in support of the application.</p> <p>Emergency overland flow paths are indicated on the Post Development Drainage Plan (Figure 2 of the accompanying Functional Servicing and Stormwater Management ('FS – SWM') Report)</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
3	Geotechnical Investigation Report	<p>Geotechnical Investigation Report. 10249 Hunsden Sideroad, Town of Caledon. April 2022. Soils Engineering Ltd.</p> <p>The geotechnical investigation report discusses a SWM plan with a designated SWM facility, whereas the most recent Preliminary SWM Report appears to have been updated to be a system of roadside bioswales.</p> <ul style="list-style-type: none"> a. Please provide a document that is signed and sealed by a geotechnical engineer confirming that the functional design for the bioswales, and any underground measures will function as designed considering available soils and provide clearance to the seasonally high groundwater elevation. b. Please provide in-Situ testing results for infiltration rate with the on-Site soils as this information is not noted. This information is a functional design criteria for sizing LID measures. 	Soil Engineers Ltd	<p>a. A Response Letter providing further commentary regarding the soils infiltration capability will be provided once in-situ testing for infiltration rate has been carried out.</p> <p>b. The in-situ testing is expected to take place after the bioswale design within the development has been approved by the Town. Further detail will be provided in the future. We also highlight that the current design is conservative based on soils and watertable information</p>
4	Functional Servicing and Preliminary Stormwater Management Report	Section 2.0, Site Description, page 5 of 177: Please comment on the location of the erosion hazard limit which is associated with the tributary of Beeton Creek on the Site	Crozier; GEI	Based on discussions with our ecologists (GEI), we understand that there are no erosion hazards associated with the drainage features on site
5		Section 5.1, Existing Drainage Conditions, page 9 of 117: Please provide a digital copy of the 2022 topographic survey referenced	Crozier	A Topographic Plan of Survey, prepared by JD Barnes, dated April 2022, has been prepared and is provided in support of the application. A copy of this Topographic Survey is provided as an appendix to the accompanying FS – SWM Report. A digital

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
				copy of the Survey has also been provided in support of the application
6		Section 5.2, Proposed Drainage Conditions, page 11 of 117: Please provide a discussion on the conveyance capacity of the two separate outlets, one being the 1000 mm culvert to the north and the second being to the south	Crozier	As we are controlling peak flows in post development conditions, we expect the culverts' conveyance capacity to be the same, or improved
7		Section 6.0, Stormwater Management, page 11 of 117: Please document the erosion control criteria of the minimum 5 mm infiltration across the Site area and the expected draw-down time of the 25 mm storm	Crozier	Erosion Control Criteria is discussed in Section 6.3 of the accompanying revised FS – SWM Report. Drawdown time calculations of 25 mm storm are provided in Appendix C of the revised FS – SWM Report
8		Section 7.0, Erosion and Sediment Control during Construction, page 15 of 117: At detailed design, please provide a stand alone ESC Plan with drawings including staging notes and details	Crozier	Noted. No further action is required
9		Appendix C, Stormwater Servicing Calculations, page 24 of 117: Please confirm that the post-development calculations by catchment consider the impervious areas such as driveways. Please confirm the why urbanized conditions Catchment 202 is modeled as Nashhyd whereas adjacent Catchment 204 is modeled as Standhyd. Please update calculations as applicable	Crozier	<p>Note: Some catchments have been re-numbered due to grading changes. As related to this comment, Catchment 202 delineation remains similar to that of the first submission whereas Catchment 204 in the first submission has been re-numbered to Catchment 203.</p> <p>VO model recommends catchments with imperviousness under 20% to be modelled using Nashhyd, and catchments with imperviousness over 20% to be modelled using the Standhyd command. Based on Table 7: Post-development Hydrologic Parameters, Catchment 202 has an imperviousness</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
				of 15% and Catchment 203 has an imperviousness of 19% and therefore, are both modelled using Nashyd
10		Appendix C, Stormwater Servicing Calculations, page 24 of 117: Please reference the in-Situ soil testing infiltration rate in the sizing calculations. Please also document and support the available linear length for the areas of roadside bioswale sizing for LIDs considering Drawing C102 does not identify the impact of driveway access locations.	Crozier	<p>The percolation rate of the Site's native soil conditions (10^{-4} cm/s) is presented in the Geotechnical Report (prepared by Soils Engineers, dated April 2022). For our design, the percolation rate was used to determine the design hydraulic conductivity for the bioswale design. The hydraulic conductivity of the native soil has been estimated as 45 mm/hr. After applying a factor of safety of 2.5, a design hydraulic conductivity of 18 mm/hr was used to size the bioswales. See further detail in Section 5.2 of the accompanying FS – SWM Report and Appendix C for bioswale design calculations.</p> <p>The available bioswale length was determined based on the entire length of the proposed road minus the driveways. Refer to Appendix C of the accompanying FS – SWM Report for bioswale design calculations</p>
11		Appendix C, Stormwater Servicing Calculations, page 24 of 117: Please provide stage storage drawdown calculations for the two outlet locations from the separate bioswale areas in support of meeting the quantity control requirements	Crozier	Drawdown calculations have been provided in Appendix C of the accompanying FS – SWM Report for bioswale filter media and gravel storage media

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
12		Appendix C, VO2 Post Development with Mitigation, page 60 of 117: Please confirm the rating curve for each of the three bioswales as the infiltration rate is noted, however, the emergency overflow capacity is not clearly identified in the three different measures rating tables. Please update as applicable	Crozier	Overflow of the bioswale system will be conveyed above the weir control structure and directed downstream within the roadside ditch. The roadside ditch above the weir control structure has the capacity to convey the 100-year peak flow rates within each catchment. See Section 6.1.3 and 6.1.4 of the accompanying FS – SWM Report for further detail and Appendix C FlowMaster calculations for details
13		Drawing C103: Please confirm if an underdrain is expected in the design of the bioswales. If so, please confirm the outlet location(s). Please provide a detail section	Crozier	We are not proposing a subdrain at this time due to small runoff volumes, good natural soil percolation and adequate separation to watertable. We will continue to consult with our geotechnical engineer and hydrogeologists on this matter and feel that subdrains can be accommodated if necessary
14		Figure 2: Please confirm the location of the emergency overflow path from the three bioswale areas, and if any emergency overflow easements are expected	Crozier	See the updated Figure 2 for the emergency overflow path from the three bioswale areas in Catchments 202, 203 and 204
15		Report General: An Operations and Maintenance Report for the general SWM components is required at detailed design. At that time, please submit a stand-alone Operation and Maintenance report for the proposed SWM and associated measures	Crozier	Noted. As requested, O&M Manual will be provided after zoning approvals
16		SWM Report General - Water Balance: A post to pre Water Balance is not yet noted in the submission. Please comment on the infiltration measures proposed towards the 5 mm infiltration	Crozier	For preliminary design it is assumed that the water balance requirements will be met since the stormwater management design proposes

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		target, and in support of the post to pre site specific Water Balance. Please update submission as applicable		infiltration of the 25 mm rainfall event and a large portion of the site will remain pervious. A detailed water balance calculation according to Oak Ridges Moraine and MOE requirements will be provided following zoning approvals. See Section 6.3 of the accompanying FS – SWM Report for the Water Balance discussion
17		Report General: The final version of the report and drawings is to be signed and sealed by a P.Eng	Crozier	Noted. The final version of the Report and accompanying Civil Plans will be signed and sealed by a Professional Engineer (P. Eng). No further action is required at this time
18	Hydrogeology Review Comments	The NVCA defers commenting related to Source Protection policy implications to the Region of Peel's Risk Management Official RMO	Noted	
19		It is requested that abandoned wells, encountered on the parcel during development, be decommissioned as per the current regulations	Crozier	No abandoned wells were encountered during site review. The monitoring wells will be decommissioned in the construction process according to O. Reg 903
20		It is noted that a water budget calculation was not included in the reviewed hydrogeological assessment report	Crozier	Water budget calculations to be provided following zoning approvals. Since we are infiltrating the 25 mm rainfall event, it is expected water balance criteria will be met
21		It is noted that the approval of the individual septic is the authority of the municipality and will defer comment to the approval agency	Noted	

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
	References & Closure	We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future	Noted	
		Please provide a comment response matrix with the next submission which clearly outlines how each comment has been addressed and where the information can be found in the submission (i.e. drawing name). Please ensure that any reports and/or drawings subject to revision include the revision date	GSAI; Crozier; Soil Engineers Limited; GEI	A Comment Matrix, which provides a response to each comment received, has been prepared and is provided in support of the application. Revised items, as specified in this Comment Matrix, have also been prepared and are provided in support of the application

NOTTAWASAGA VALLEY CONSERVATION AUTHORITY ('NVCA'), ECOLOGY REVIEW

Ben Krul, Manager, Development Planning and Permits

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March 3, 2023

		Nottawasaga Valley Conservation Authority [NVCA] ecology staff have completed their review and provide the following comments	Noted	
1	NVCA-Regulated Features	A watercourse is mapped on the subject site within Lot 19; however there appear to be conflicting information regarding the spatial extent of this feature. The drainage feature, which splits in two within the proposed environmental buffer, is shown on engineering drawings extending further than mapped in the EIS, labelled as "existing ditch" bisecting lots 10, 11, 12, and 13. Please provide a response to explain why this drainage feature	GEI	As further discussed in Section 3.2.2 of the accompanying Environmental Impact Study, potential headwater drainage features were assessed and it was found that no headwater drainage features are on the Subject Lands. Refer to the EIS for further detail

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		is considered in the engineering drawings, but not assessed in the EIS as part of the Headwater Drainage Feature Assessment		
2		No wetlands were identified in the EIS; however, obligate wetland vegetation is listed in the vegetation inventory. Please provide the approximate area locations of these species (<i>Impatiens capensis</i> , <i>Galium asperellum</i> , <i>Carex arcta</i> , <i>Carex interior</i> , <i>Carex leptelea</i>) and relative abundance	GEI	As further discussed and described in Section 5 of the accompanying EIS, wetlands and coastal wetlands were evaluated. The approximate area locations of the specified species are provided in Appendix B, Table 1: Field Studies and Natural Inventories of the accompanying EIS
3	Erosion and Sediment Control	Light duty straw bale barriers are proposed at the confluence of the two drainage features within catchment area 101 and 201. Straw bales decompose quickly and are not suitable for installations longer than a few months. A more effective sediment control Best Management Practice (BMP) is recommended	Crozier	As stated in Section 7.0 of the accompanying FS – SWM Report, all ESC measures will be maintained throughout construction until the site is stabilized or as directed by the Site Engineer and/or Town of Caledon. With this methodology, the straw bales will be properly maintained and/or replaced throughout construction so they perform as intended
4		Are concentrated flows anticipated where the existing contours of the drainage features meet the limits of development? Recommend review to determine whether an erosion control BMP to dissipate flow would be warranted in these areas	Crozier	A revised Erosion and Sediment Control Plan (Drawing C101) has been prepared and is provided in support of the application
5	Preliminary Grading	An amount of fill appears to be required to realize the elevations surrounding the road turning circle and front yard drainage in post-development conditions within catchment 204. An estimate of the amount of fill should be provided and locations and depth of fill placement identified within the limits of development. Confirmation of the fill source and quality may be warranted	Crozier	Cut/fill locations within the internal roadway are illustrated in the road profiles Plan (Drawing C104). The road sections reflect the areas of greatest cut as the lots will largely conform to existing topography

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		through submission of a Fill Management Plan implemented through the conditions of approval		
		We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future	Noted	
		Please provide a comment response matrix with the next submission which clearly outlines how each comment has been addressed and where the information can be found in the submission (i.e. drawing name). Please ensure that any reports and/or drawings subject to revision include the revision date	GSAI; Crozier; Soil Engineers Limited; GEI	A Comment Matrix, which provides a response to each comment received, has been prepared and is provided in support of the application. Revised items, as specified in this Comment Matrix, have also been prepared and are provided in support of the application

TOWN OF CALEDON, PLANNING DEPARTMENT, DEVELOPMENT PLANNING

Adam Wendland, Senior Planner

Adam.Wendland@caledon.ca, 905.584.2272 x 4024

June 12, 2023

1.	Submission Documents	<p>In accordance with Section 7.1.18 of the OP the following documents are required in a revised submission, in separate documents. The relevant Section is referenced in parentheses and provide further direction on the content and formatting for each required document:</p> <ul style="list-style-type: none"> a. Air Photo Enlargement (7.1.18.2.b) b. Topographic Map (7.1.18.2.c) 	GSAI; GEI; Crozier; Soil Engineers Limited; Baker Turner Inc. ('BTI')	<ul style="list-style-type: none"> a. An Air Photo Enlargement has been prepared and is provided in support of the application. Refer to the accompanying Aerial Context Map for further detail; b. A Topographic Plan of Survey has been prepared and is provided in support of the application;
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NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<ul style="list-style-type: none"> c. Slope Map (7.1.18.2.d) d. Soil and Soil Drainage Classification Map (7.1.18.2.e) e. Surface Hydrology Map (7.1.18.2.f) f. Vegetation and Wildlife Ecology Map (satisfied by Figure 2 of EIS) g. Environmental Summary Map (7.1.18.2.h) h. Environmental Management / Reforestation Plan (7.1.18.2k) i. Preliminary Engineering Report (7.1.18.8) j. Environmental Management / Reforestation Plan (7.1.18.9) k. Archaeological Assessment Reports (7.1.18.10) l. Environmental and Engineering Summary Report (7.1.18.11) <p>These documents are to be submitted to the satisfaction of the Town prior to the issuance of draft plan approval</p>		<ul style="list-style-type: none"> c. A preliminary slope map analysis was prepared and used to inform the grading and site design. Further detail is provided in the accompanying FS – SWM Report. A slope map can be provided in support of the next submission should this be required for further detail; d. A soil and soil drainage classification map has been prepared and is provided in support of the application. Refer to the accompanying Soil Classification Map for further detail; e. A surface hydrology map has been prepared. Refer to Figures 1 and 2 of the accompanying Functional Servicing and Stormwater Management Report for further detail; f. A vegetation and wildlife ecology map has been prepared (see Figures 2 and 3 of the accompanying EIS) and is provided in support of the application; g. An environmental summary map has been prepared and is provided in support of the application. Refer to Figure 3 of the accompanying EIS for further detail; h. A reforestation plan is provided as Figure 5 of the accompanying EIS. Refer to the EIS for further detail; i. A Preliminary Engineering Report has been prepared in the form of the

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
				<p>accompanying FS – SWM Report. As such, no further action is required;</p> <p>j. An environmental management/reforestation report is provided as Section 8 of the accompanying EIS. Refer to this Section of the EIS for further detail;</p> <p>k. A Stage 1 Archaeological Assessment has been prepared and provided in support of the application. As stated elsewhere in this Matrix, a Stage 2 Archaeological Assessment is being prepared and will be provided in support of the application, prior to final approval;</p> <p>l. An Environmental and Engineering Summary Report has been prepared in the form of the accompanying FS – SWM Report and the accompanying EIS. No further action nor separate summary report is required</p>
2.	Bill 23	As a result of Bill 23, the Town will require an environmental review completed by a peer reviewer, at the sole cost of the owner. Nottawasaga Valley Conservation Authority has provided initial comments and assisted Town staff on these applications, but a fulsome environmental review is required in future submissions.	GSAI	As discussed with Town Staff on June 16, 2023, an environmental peer review will not be required in this instance. As such, this comment no longer applies
3.		The Town offers the following comments on the Planning Justification Report (PJR). The below comments can be provided through a revised PJR or an Addendum:	GSAI	A revised Planning Justification Report, dated November 2023, has been prepared and is provided in support of the application. This revised Report provides further detail on the specified

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<ul style="list-style-type: none"> a. Update to include a review and comments on how the application will meet Section 1.6.6.5 of the PPS. b. Planning staff are not satisfied with the comments on PPS Section 2.1.1, 2.1.2, 2.1.3, 2.1.5, and 2.1.8 until such time that an additional staking exercise has taken place to demonstrate limits of development. c. Update to include a review and comments on how the application will meet Section 16 of the Oak Ridges Moraine Conservation Plan (ORMCP). d. Update to include a review and comments on how the application will meet Section 20 of the ORMCP. e. Update to include a review and comments on how the application will meet Section 41 (1), (4) and (5) of the ORMCP. f. Update to include a review and comments on how the application will meet Section 43 of the ORMCP. g. Update to include a review and comments on how the application will meet Section 44 of the ORMCP. h. Update to include a review and comments on how the application will meet Section 45 of the ORMCP. i. Update to include a review and comments on how the application will meet Section 46 of the ORMCP. j. Update to include a review and comments on how the application will meet Section 47 of the ORMCP. k. The subject property is Landform Conservation Area Category 2 as per Schedule P-2 Oak Ridges Moraine Conservation Plan of the Town's Official Plan. l. Based on the above, Section 30) 6) of the ORMCP applies to the subject site: 		<p>Provincial Policy Statement, Oak Ridges Moraine Conservation Plan and Town of Caledon Official Plan policy provisions. Given a revised proposal has been prepared, the ways in which the *identified policy provisions have been addressed are outlined in the accompanying Planning Justification Report, dated November 2023</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<ul style="list-style-type: none"> i. Conformity with Section 30. (6) a) appears to be demonstrated. ii. Conformity with section 30. (6) b) has not been demonstrated. The net developable area of the site is 11.03ha, with the total area of the site being 20.37ha. Based on the area calculations provided in the submission, the total developable area of the site should be no more than 10.185ha to be consistent with Section 30. (6) b). Opportunities for reducing the total developable area by 0.845ha should be explored to demonstrate conformity with this section of the ORMCP. iii. Conformity with Section 30. (6) c) has not been addressed. It is recommended the next submission provide calculation of the total impervious area and demonstrate it being not more than 20% of the total area of the site. m. Based on the above, Section 30. (8) of the ORMCP requires development applications to be “accompanied by a landform conservation plan” . A landform conservation plan was not included in the submission. This is to be submitted with the revised submission. n. Update to include a review and comments on how Lot 19 will meet the ORMCP. Staff have concerns with the lot creation within the Natural Linkage Area. o. Conformity with Section 23 (1) (d) does not appear to be demonstrated in the PJR or Environmental Impact Study. Please confirm via an update to the PJR or EIS. 		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>a. Section 23 (1)(d) states: “if the Table to this Part specifies the dimensions of a minimum vegetation protection zone, determine whether it is sufficient, and if it is not sufficient, specify the dimensions of the required minimum vegetation protection zone and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it;”</p> <p>b. The Table specifies a MVPZ of 30m for Significant Woodlands. While the EIS suggests reasonable rationale and measure for improvement and restoration of the proposed 20m VPZ, there appears to be no provision in the ORMCP for reducing the 30m MVPZ stipulated by the table. NVCA and Town staff interpret this section to provide for expanding the MVPZ where site specific study identifies the standard 30m MVPZ as being insufficient for the protection of the feature. The proposed lots being estate lots with yard depths of 44-98m, there appears to be sufficient space to provide the additional 10m of the 30m MVPZ without substantially altering the character of the lots or the functional servicing design. NVCA and Town staff recommend that the applicant provide a 30m MVPZ along the rear of lots 7-17, with restoration of the agricultural portions of the</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>VPZ area to demonstrate conformity with section 23 of the ORMCP.</p> <p>p. Page 38 of the PJR includes comments that “lands designated Policy Area 4 and EZ 1 are not contemplated for development.” Staff note that Lot 19 is located within both of these areas. Please identify how this proposal will meet section 7.1.3.4 and 7.1.5.4 of the Town’s Official Plan (OP). Please also provide a comment on section 7.1.7.3 as it relates to this comment.</p> <p>q. Staff have concerns with proposed lots within the EZ 1 designation. Please provide a review and comments on how these lots will meet Section 7.1.3.4.</p> <p>r. Based on Section 7.1.6 Density, staff have calculated that the total number of lots permitted to be 11 lots. Please review the Density provisions and provide review and comment on the revised PJR. Staff do not agree with the “per hectare” calculation.</p> <p>s. Section 7.1.7.2 states that: “Where EZ 1 is determined to comprise a substantial portion of an applicant’s property, a reduction in net lot area, to a minimum of 0.45 of a hectare (1.1 acre) may be considered, subject to the application meeting all other applicable policy.” Lots 10, 11, and 12 are deficient. Please revise your plan to ensure that the minimum lot areas are met.</p> <p>t. In accordance with Section 7.1.8.1 of the OP, please demonstrate a dwelling with a ground floor area of 650 m² and the related driveway and proposed septic</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>system on each lot within the Draft Plan of Subdivision drawing.</p> <p>u. Town staff will rely on Peel Region staff to confirm that sufficient municipal water service is available (Section 7.1.8.4).</p> <p>v. In accordance with Section 7.1.8.5 Town staff are seeking that the water services are made available to the adjacent lots to the east.</p> <p>w. Water servicing along a future east-west road within the subdivision should be made available to future plans of subdivision (Section 7.1.8.8).</p> <p>x. Update to include a review and comments on how the application will meet Section 7.1.8.9 and 7.1.8.10 of the OP.</p> <p>y. Update to include a review and comments on how the application will meet Section 7.1.8.11. Please provide a Waste Management drawing to the satisfaction of Peel Region.</p> <p>z. In accordance with Section 7.1.9.3 please provide Structure Envelopes, detailing their size on the Draft Plan of Subdivision. Staff cannot confirm that Sections 7.1.9.3 to 7.1.9.11 (inclusive) will be met until the applicant provides additional details on the Structure Envelope. Please update to provide a comment and review on how the application will meet Sections 7.1.9.3 to 7.1.9.11 (inclusive).</p> <p>aa. Please confirm in the PJR if the applicant is proposing to use the reforestation bonus available to them by Section 7.1.9 of the OP. If so, any density bonus lots are to be labelled as such on the Draft Plan of Subdivision.</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		bb. Further comments will arise as a result of future submissions. Staff may result additional revisions as a result of the review of a revised PJR/PJR Addendum.		
4.	Natural Heritage Constraints	<p>Further to comment #4 above, in consultation with the NVCA and Town staff, the following Natural Heritage Constraints Map is required to be provided that shows:</p> <ul style="list-style-type: none"> a. ORMCP Natural Linkage Feature, Landform Conservation Category (Category 2) and Minimum Area of Influence; b. Species At Risk Habitat (the ELC ecosite vegetation type associated with identified SAR); c. Field-verified Significant Woodlands; d. Significant Wildlife Habitat (the ELC ecosite vegetation type associated with identified SAR); e. Development setbacks for SWH types in accordance with the SWH Mitigation Support Tool (MNRF 2014); f. Minimum Required Vegetation Protection Zone for Significant Woodlands (30m); g. The proposed Limit of Development; h. Following this exercise, it should be confirmed that all proposed development is outside the limits of the Natural Heritage Features identified as present on the subject site. Features a) through f) above should be compared to existing designations/zones and restrictively zoned where there is a discrepancy through the site-specific studies as part of this development application. 	GEI	A Natural Heritage Constraints Map has been prepared and is provided in support of the application. Refer to Figure 3 of the accompanying EIS for further detail

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
5.	EIS	<p>The Town offers the following comments on the Environmental Impact Study (EIS):</p> <ul style="list-style-type: none"> a. The Environmental Impact Study (EIS) notes that: “This report is considered to be a preliminary version of the Scoped EIS as various field investigations remain underway. Following the completion of the field programs, an Addendum to this preliminary EIS will be prepared that addresses any changes to the descriptions of natural heritage features contained herein, as well as any additional mitigation measures that are recommended.” Staff require the revised EIS in any subsequent submission. b. Significant Woodlands are identified within the subject site, as designated within the Peel Region and Town of Caledon NHS. The EIS notes: “The outer boundaries of significant woodlands on the Subject Land have been established through aerial interpretation. These limits should be confirmed in the field at a later date following a staking exercise to be completed with the regulatory authorities.” <ul style="list-style-type: none"> i. Staking of the dripline of the Significant Woodland should be undertaken, surveyed and plotted on the plans with the approval authority in attendance prior to the revised submission. ii. The staking limits are to be identified on the proposed Draft Plan. 	GEI	<p>A revised Environmental Impact Study (‘EIS’) has been prepared and is provided in support of the application. Refer to the accompanying EIS for further detail and analysis of the significant woodlands and significant wildlife habitat assessment</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>iii. The limits of development should be established through buffering of the field-verified and surveyed dripline.</p> <p>c. The Significant Wildlife Habitat (SWH) assessment is incomplete in the EIS. The EIS notes the results of the SWH assessment (including breeding bird surveys) and will be submitted in an addendum, which was not noted in the submission. The EIS notes: "Given that wildlife surveys remain ongoing on the Subject Lands, a complete assessment of significant wildlife habitat cannot be completed at this time. However, as the Subject Lands are currently in active agricultural production, it is anticipated that these habitats, if present, would be associated with the woodland communities on and adjacent to the Subject Lands, such as candidate bat maternity roosting habitat, candidate habitat for species of conservation concern, etc. These woodland communities are treated as candidate significant wildlife habitat at this time, and where specific habitat types are confirmed following wildlife studies, these will be updated within an Addendum to this report."</p> <p>i. It is recommended that the wildlife surveys be completed and the SWH assessment be submitted in order for the appropriate Town staff and NVCA staff to provide comments and policy conformity analysis. Conformity with SWH policies will need to be assessed in the future submission.</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
6.	Zoning By-law Amendment and Schedule	<p>The Town offers the following comments on the draft Zoning By-law Amendment and Schedule, which have been reflected in the attached Zoning By-law Amendment:</p> <ul style="list-style-type: none"> a. Please provide a revised amendment on the Town's template. b. Please update the legal description to reflect Part of Lots 25 and 26, Concession 9 (Albion), Part of Road Allowance between Parts 25 and 26, Concession 9 (Albion), Town of Caledon, Regional Municipality of Peel. c. Please update the schedule to show the lot fabric and road network of the proposed Draft Plan of Subdivision. d. Please update the schedule to show the zone lines to the centerline of the road (Hunsden Sideroad). 	GSAI; Mackitecture Inc.	A revised Zoning By-law Amendment and Schedules have been prepared and are provided in support of the application
7.		The Town looks to regularize the lot fabric (lot lines and structure envelopes) in subdivisions. Please review the proposed Draft Plan and Zoning By-law Amendment to ensure that there are no curved or irregular lot lines or structure envelope boundaries	GSAI; Mackitecture Inc.	Noted. In support of the revised proposal, a revised Draft Plan and draft Zoning By-law Amendment, including Schedules, have been prepared and are provided
8.		Planning staff at this time will look to create a new Structure Envelope map for these lots. Please provide another Schedule (Schedule B) with georeferenced boundaries of each lot and each structural envelope. For more information on our Structural Envelopes please see existing SE maps found here .	GSAI; Mackitecture Inc.	A Structure Envelope (Schedule B) map has been prepared and is provided in support of the application

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
9.	Draft Plan of Subdivision	<p>The Town offers the following comments on the Draft Plan of Subdivision drawing:</p> <ul style="list-style-type: none"> a. Revise drawing to show appropriate number of lots based on the maximum density (11 lots). b. Town staff will be looking for an east-west road connection to the property to the east (16858 Mount Wolfe Road). c. Please show structure envelopes on each proposed lot, including Lot 19. 	Mackitecture Inc.; GSAI	As discussed and agreed to with Town Staff, a revised development concept has been prepared. This revised development concept incorporates the agreed upon number of lots (14 lots, including the 11 permitted lots, 2 bonus lots and the Block around the existing Wilson residence), incorporates an easement to provide for the desired east-west connection and visually indicates the structural envelope on each proposed lot
10.	Environmental Policy Areas	The Town's Official Plan generally discourages fragmentation of ownership of lands designated environmental policy area (EPA) and shall strive, through the planning process, to ensure that these lands are retained in larger privately or publicly owned blocks (Section 5.7.3.1.8). The Town will work with public authorities to determine who will take the lands in public ownership. Only where no agency is seeing to take these lands, they will be retained in private ownership. Please continue to show features in a block on the Draft Plan of Subdivision and zone them accordingly.	Owner; GSAI	Noted. The natural areas and natural buffers are indicated as such on the Draft Plan of Subdivision and continue to have an appropriate, restrictive zoning category assigned
11.	Lots	Town staff have determined that the maximum total number of lots permitted on the subject property based through the Draft Plan of Subdivision, based on Section 7.1.16 of the Official Plan is 11 lots.	Owner; GSAI	As discussed and agreed to with Staff, the revised development concept with 13 new lots and the Wilson residence (Block 14) is appropriate. See the accompanying Planning Justification Report, dated November 2023 for further detail
12.	Waste Management	Please provide a separate Waste Management drawing as per Region of Peel's standards. Please review the attached Peel Region comment letter for more information.	PTSL	A Waste Management Plan drawing has been prepared and is provided in support of the

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
				application. Refer to Figure 3 in Appendix G of the accompanying TIS for further detail
13.	Land Qualifier	The land qualifier on the property is LT Conversion Qualified and must be converted to LT Absolute in order to register a plan of subdivision.	Mackitecture Inc.	A revised Draft Plan of Subdivision has been prepared and is provided in support of the application
14.		Staff may require a temporary turning circle easement at the end of Street B until Stinson Street is constructed.	Mackitecture Inc.; Crozier	Noted. Should Staff conclude that a temporary turning circle is required at the end of Street 'B', this temporary turning circle can be accommodated. No further action is required at this time
15.		Please provide a fulsome response to comments and questions from the March 7th Public Meeting. This should be in a separate PDF document.	GSAI	A Public Meeting Summary has been prepared and is provided in support of the application
16.	Re-Circulation Fee	As per the Town's Fee By-law (subject to change) a Draft Plan of Subdivision re-circulation fee is required with the next submission being \$5,791.96. After the 3rd submission of the Zoning By-law Amendment, a re-circulation fee of \$1,639.99 is required for each submission.	Owner	The required re-circulation fee will be provided
17.	Public Meeting	As staff had noted as part of the first statutory Public Meeting on March 7, 2023, an additional Public Meeting is required prior to any staff report being brought forward to Committee on the Zoning By-law Amendment. The Town will require a revised and complete submission for review which includes all material which were deferred to a second submission and those items which are	GSAI; Owner	As discussed with Staff, we are in agreement that a second Public Meeting will be held at the appropriate time in the future

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		required in the Palgrave Estates Residential Community policies of the Town's Official Plan.		
18.	Zoning By-law Amendment	The Zoning By-law Amendment needs to be updated to reflect the permitted uses. Please ensure that the formatting of draft by-law is consistent with previous zoning by-law amendments in the Palgrave Estates Residential Community. Planning and Zoning staff can provide examples if requested.	GSAI	A revised draft Zoning By-law Amendment, in accordance with the Town's template, has been prepared and is provided in support of the application
19.		Please include with your next submission a cover letter that explains how all comments provided within and attached to this letter have been addressed.	GSAI	A Comment Matrix, which provides a response to each comment received, has been prepared and is provided in support of the application

TOWN OF CALEDON, PLANNING DEPARTMENT, HERITAGE

Cassandra Jasinski, Heritage Planner

Cassandra.Jasinski@caledon.ca, 905.584.2272

June 12, 2023

6		Heritage staff are in receipt of the Stage 1 Archaeological Assessment for the subject lands, which was included as part of the submission materials.	ACC	Noted. No further action is required
7		The proponent shall submit the Ministry of Citizenship and Multiculturalism (MCM) acceptance letter associated with this archaeological assessment.	ACC	Noted. Once the Stage 2 Archaeological Assessment is completed, a Ministry Clearance Letter will be obtained and provided

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
8		The archaeological assessment confirms that the subject lands have archaeological potential and further assessment is required. Prior to any development approvals and as part of the second submission, the development proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a minimum Stage 2 archaeological assessment for the entirety of the subject lands.	ACC	A Stage 2 Archaeological Assessment is being prepared and will be provided in the future in support of the application
9		Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.	ACC	Noted. Should any significant archaeological resources be encountered, the appropriate actions, including but not limited to the completion of a Stage 3 – 4 Archeological Assessment, will be taken
10		No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	ACC	Noted. It is agreed and acknowledged that no demolition, construction, grading or other soil disturbances will occur until Town of Caledon Heritage Staff indicate their agreement for activities to proceed
11		Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and	ACC	Noted. Should significant archaeological resources be discovered, the resources will be appropriately incorporated into the propose development

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		interpreted through exhibition development on site including, but not limited to, commemorative plaquing.		
12		If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	ACC	Noted. We highlight that no previous archaeological assessment(s) and Ministry Clearance Letters were undertaken. Therefore, no further action is required at this time

TOWN OF CALEDON, PLANNING DEPARTMENT, LANDSCAPE

Stewart McIntosh, Landscape Architect

Stewart.McIntosh@caledon.ca, 905.584.2272

June 12, 2023

13	Draft Zoning By-law Amendment	Comments on the Draft Zoning By-law Amendment: <ul style="list-style-type: none"> a. Please provide Structure Envelopes on the Zone Map to delineate Natural Areas from development areas, excluding Lot 19 which would have EPA zoning restrictions. b. Minimum landscape area is to be 50% as per the Town's Official Plan. 	Mackitecture Inc.	A draft Structural Envelope Schedule (Schedule B) has been prepared and is provided in support of the application. A revised draft Zoning By-law Amendment has also been prepared and is provided in support of the application
14	Draft Plan of Subdivision	General comments on the Draft Plan of Subdivision application: <ul style="list-style-type: none"> a. The Palgrave Estate Residential Community (PERC) section in the Town's Official Plan are a robust set of principles and policies intended to ensure estate 	GSAI; GEI; BTI; Soil Engineers	As stated above and throughout this Matrix, a revised development concept has been prepared. A revised Draft Plan of Subdivision has been prepared and is provided in support of the application. This revised Draft Plan of Subdivision is

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>residential development in the Oak Ridges Moraine displays a high level of environmental quality and amenity and visual impacts should be minimized by measures such as vegetative buffers (7.1.2.8). As such there should be a planted buffer along Hunsden Side Road to help screen the large estate residential homes from the rural road. Please provide a planted buffer along Hunsden Side Road to achieve this and reflect this in the layout of the structure envelopes for Lot 1 and Lot 18.</p> <p>b. The Town's Official Plan also includes (7.1.2.10 and .11) provisions for innovative environmental planning to preserve and enhance the environmental characteristics of the PERC while minimizing the impacts of construction and development. This includes mimicking the natural drainage of the land and using such features as infiltration swales to achieve infiltration.</p> <p>c. The Greenbelt Plan identifies a Natural Heritage System to be protected and enhanced as core areas and linkages where possible. This development falls almost entirely within the provincial NHS.</p> <p>d. The Oak Ridges Moraine Conservation Plan (ORMCP) includes Minimum Vegetation Protection Zones (MVPZ) for the protection and enhancement of Key Natural Heritage Features. This includes the Significant Woodlot to the west of the proposed development.</p> <p>e. The following additional reports or studies are required to support this applications:</p> <p>i. Environmental Impact Study Addendum. Please include air</p>		<p>reflective of the comments provided here as well as the collaborative discussions held with the Project Team, Town Staff, Regional Staff and Agency Staff.</p> <p>Based on the above, it is our opinion that the comments provided here are satisfied and no further action is required</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>pollution impacts in the proposed residential development.</p> <p>ii. Reforestation and Tree Management Plan.</p> <p>iii. Soil Conservation and Management Plan indicating how excess soils will be managed and site disturbance minimized, including demonstrating how soils will not be stockpiled higher than 1.5 metres. This can be addressed at the detailed design stage.</p>		
15.	Draft Plan of Subdivision	<p>Comments on the Draft Plan of Subdivision drawing:</p> <p>a. Proposed Draft Plan of Subdivision does not provide a 30m buffer as per the ORMCP with respect to preservation of existing natural heritage features (20m shown), and provision of enhanced linkages between Key Natural Heritage Features. Please provide a structure envelope where necessary to achieve the 30m MVPZ.</p> <p>b. Lot 19 is noted in the Arborist's Report and TIPP as an area of tree preservation, in the ORMCP as an NHS feature, and by Peel Region as a core environmental feature. It is not open to development and will require EPA zoning similar to the other blocks.</p> <p>c. Please provide access easements to the NHS and Open Space Blocks for forest management.</p>	GEL; Mackitecture Inc.	<p>a. As stated above, a revised Draft Plan of Subdivision has been prepared and is provided in support of the application. The accompanying Draft Plan indicates the applicable structural envelopes, including ensuring that structural envelopes are no closer than 30 metres from the natural features limit</p> <p>b. A restrictive zoning category is contemplated for the applicable natural area, natural buffer and open space areas. See the accompanying Planning Justification Report and draft Zoning By-law Amendment for further detail</p> <p>c. Should access easements be required, their provision will be further refined during the future detailed design stage</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
16.	Arborist Report	<p>Comments on the Arborist's Report & Tree Inventory and Protection Plan (TS.1) (TIPP):</p> <ul style="list-style-type: none"> a. Does the arborist report include an evaluation or inventory of the woodland areas? Please provide an explanatory note to indicate whether or not they have been included b. Inventory of existing trees needs to include surveyed elevations at root flare as well. Please revise for the next submission. c. Please include Town of Caledon standard notes on the TIPP. d. Full separation for tree protection zones is required in addition to the tree protection hoarding noted on the TIPP and can be either as individual trees or as groupings of trees. If the intent is to provide this through silt fencing for ESC then please ensure the location and extent are shown on the TIPP and referenced to the ESC Plan (C101) as well. e. There is a discrepancy in the recommended action between the Arborist's Report and TIPP for trees 51-54. The Tree Inventory Table indicates trees 51 and 52 for removal yet p. 13 and the TIPP indicates trees 53 and 54 for removal. Please confirm and clarify. f. Butternut tree require tree protection hoarding to provincial standard and signed appropriately. Please add this to the TIPP and reference it on the Planting Plan 	BTI	<ul style="list-style-type: none"> a. The woodland areas were not included in the Arborist Report. These areas are already inventoried as part of the accompanying EIS. Only individual trees were identified and inventoried in the accompanying revised Arborist Report b. As stated above, existing individual trees (outside of the woodland areas) were inventoried and are identified in the revised Arborist Report c. The Town of Caledon Standard Notes have been included on the revised TIPP d. The limit of tree protection will be coordinated with the ESC planning and silt fence alignment e. The discrepancy has been reviewed and a revised Arborist Report and TIPP have been prepared. The revised Arborist Report and TIPP are provided in support of the application f. Provincial standards for hoarding were researched and provided, as applicable

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
17.	ESC Plan	<p>Comments on the Preliminary Erosion and Sediment Control Plan (C101):</p> <ul style="list-style-type: none"> a. Proposed ESC fencing in (draft plan) Lots 1 to 6, 7, 17 & 18 appear to be in conflict with the Arborist Report/TIPP recommendation to protect trees in these areas. Please confirm that the tree preservation recommendations will be adhered to. b. Grading is indicated along the western property line in the Minimum Vegetation Protection Zone. Please refrain from grading in these areas and show as Natural Areas with structure envelopes to provide a 30m buffer setback from the woodland on the adjacent property. c. Topsoil stockpiles are not to exceed 1.5m in height and are to be located outside of Minimum Vegetation Protection Zones. Only the amount of soil to be reused on site can be stored on site. d. Please provide a Soils Management Plan that includes requirements for pedologist soil tests for all soils to be stored on site, including nutrients, contaminants, and composition. Please coordinate with the geotechnical report. 	Crozier	<ul style="list-style-type: none"> a. Note: Lot numbers have been updated in new Draft Plan. Lots 1 to 6 in previous submission are now Lots 1 to 5. Lot 7 is now Lot 6 and Lots 17 & 18 are Lots 13 & 14. Tree preservation recommendations will be adhered to where possible. See note on Drawing C101 for further detail; b. Grading has been kept within the structural envelopes as requested other than areas where grading is required to provide drainage for the proposed lots. Refer to the accompanying FS – SWM Report for further detail; c. According to Town of Caledon Development Standards Manual (2019) Section 1.13.6 Topsoil Stockpile Protection, the maximum height of the topsoil stockpile shall not exceed 5 m; d. Noted. The requested Soils Management Plan will be prepared and provided at the appropriate time in the future, following zoning approval
18.	Site Grading & Servicing Plan	<p>Comments on the Preliminary Site Grading & Servicing Plan (C102):</p> <ul style="list-style-type: none"> a. Please add the retained trees to the plan and include the surveyed spot elevations at the root flare. b. Proposed grading changes in (draft plan) Lots 1 to 6, 7, 17 & 18 appear to be in conflict with the Arborist Report/TIPP recommendation to preserve trees in 	Crozier	<ul style="list-style-type: none"> a. The revised Site Grading and Servicing Plan (Drawing C102) has respected all existing trees that are to remain; b. Grading has been kept within the structural envelopes as requested other than areas where grading is required to provide drainage for the proposed lots; c. Noted. No further action is required;

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>these areas. Please confirm that the tree preservation recommendations will be adhered to through site grading redesign.</p> <p>c. All trees on adjacent properties will need to be adequately preserved and protected. This includes along the rear of lots 3, 4 and 5, as well as 17 and 18.</p> <p>d. Grading is indicated along the western property line in the Minimum Vegetation Protection Zone (MVPZ). Please refrain from grading in these areas and show as Structure Envelopes.</p> <p>e. Please consider extending the bioswales around the cul-de-sac and overflow into the natural tributary.</p>		<p>d. The revised grading plan (Drawing C102) does not show grading outside of the structural envelope adjacent to dripline along western property line (Lots 3 and 4);</p> <p>e. Acknowledged. Bioswales are shown around cul-de-sac and are proposed to overflow to NHS through Block 18. See the revised Site Grading & Servicing Plan (Drawing C102) for further detail</p>
19.	Sections and Details Plan	<p>Comments on the Sections and Details (C103):</p> <p>a. Please add the street trees to the Road Section and coordinate with the Landscape Plan.</p>	Crozier	Due to the LID's (bioswales) proposed within the ROW, which are more suited to shrub-type vegetation than trees, the revised Road Section does not include street trees. Further detail is also provided on the accompanying Landscape Plan
20.	EIS	<p>Comments on the Preliminary Scoped Environmental Impact Study (EIS):</p> <p>a. The report does not mention the Oak Ridges Moraine Conservation Plan (ORMCP) technical reports which talk about opportunities for enhancing and restoring linkages. Please review and provide a section identifying opportunities for potential restoration and enhancement opportunities.</p> <p>b. Please provide the EIS Addendum mentioned in the study report.</p>	GEI	A revised Environmental Impact Study ('EIS') has been prepared and is provided in support of the application. Refer to the revised EIS for further detail on the in-effect policy framework and opportunities for enhancement

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
21.	PJR	<p>Comments on the Planning Justification Report:</p> <ul style="list-style-type: none"> a. Section 4.2.3 outlines a series of recommended LIDs. Please include a complete list of SWM LIDs recommended in the FS - SWM Report, including the bioswales. b. Entirely residential nature of the proposal within the context of the area does not support pedestrian oriented communities as claimed in 4.1.1.2. This is major criteria for best practice in urban design both for this site and the adjacent residential areas. Inclusion of commercial areas on the site is needed to address this. 	GSAI	A revised Planning Justification Report has been prepared and is provided in support of the application. Refer to the accompanying revised Planning Justification Report for further detail on the proposed LID measures and updated description of the proposal
22.	Landscape Plans	<p>Comments on the Landscape Plans:</p> <ul style="list-style-type: none"> a. Please include soil volume calculations for proposed tree plantings (30 cubic metres per tree, sidewalks, boulevards and limit of ROW/property lines). b. Please add a 1.0 - 1.5m depth for tree planting medium. c. Please consider adding a sidewalk along the streets to help achieve walkability in the community. d. Please include a Reforestation Planting Plan for the NHS Buffers. e. Note that for detailed design, compensation trees determined through the approved Tree Management Plan will need to be noted separately. f. Please add a label identifying the protected butternut trees and their minimum protection zone. g. Street trees are to have a two year warranty period, and the maintenance period will be until final acceptance. 	BTI	The identified revisions are typical of a Landscape Plan provided during the future detailed design stage. In our opinion, the requested revisions are not necessary at this time given the current stage of approvals. The requested details will be incorporated on the Landscape Plan provided in support of the future Site Plan Approval application. Notwithstanding, a revised Landscape Plan has been prepared and is provided in support of the proposal, as currently contemplated

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
TOWN OF CALEDON, ENGINEERING SERVICES, DEVELOPMENT ENGINEERING Daniel Oh, Senior Project Manager Daniel.Oh@caledon.ca , 905.584.2272 June 12, 2023				
23.	FSR	<p>Comments on the Functional Servicing/Stormwater Management Report:</p> <ul style="list-style-type: none"> a. The FSR/SWM report, dated June 2022, was prepared by Crozier and Associates Inc. Section 2.0 of the report was prepared based on the superseded Draft Plan of Subdivision. The report suggests that the subject property is 21.60 Ha, however this information does not match the land use schedule shown on Draft Plan of Subdivision, dated June 29, 2022, which shows the subject site is 20.37 Ha. b. The proposed development is located within the Oak Ridges Moraine; therefore, the site is subject to evaluation of water balance and should maintain existing groundwater recharge/annual infiltration rates. The objective of water balance should be ensuring the level of post-development infiltration within the subdivision meets pre-development levels. However, water balance investigation is not included in the report and the hydrogeological report. c. Further investigation is required to confirm if LID measures will be required on individual lots to meet the water balance requirement. The report should discuss if rear yard LID measures are critical to meeting the quality and quantity. 	Crozier	<ul style="list-style-type: none"> a. Site Areas have been revised to be consistent between the Draft Plan of Subdivision and the revised FS – SWM Report. We highlight that the total Area is 20.37 ha. b. Water balance calculations will be provided following zoning approval but Crozier is confident that predevelopment infiltration volumes will be maintained due to extensive use of infiltration LID's as described in the Section 6.3 of the accompanying revised FS – SWM Report; c. All runoff from the hard surfaces is being infiltrated through bioswales and the remainder of the site will consist of pervious surfaces. While detailed Water Balance calculations will follow zoning approval, Crozier is confident that Water Balance criteria will be satisfied with this development; d. Total storage volume has been revised from the previous submission. See the accompanying revised FS – SWM Report for further detail;

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>d. Total storage volume provided by bioswales on Street A is 725.8 m³, just short of the required volume, 727 m³, for the Hunsden Sideroad culvert outlet. Also add the summary table of bioswale calculations from Appendix C in the body of the report.</p> <p>e. Please provide a complete TSSR calculation that supports Section 6.2 of the report that claims the proposed SWM quality controls can meet the MECP's enhanced protection criteria of 80% TSSR for each outlet.</p> <p>f. Please note that MOE Stormwater Management Planning Design Manual, 2003, Section 4.5.8 outlines various criteria such as: Drainage Area, Water Table Depth Soil Percolation, Storage Configuration etc. in regards to infiltration trenches. These facilities are typically unsuitable for water quality during the winter/spring period due to the potential reduction in capacity due to freezing or saturation of soils. The MOE recommends that if infiltration trenches are used as an all-season water treatment facility, then doubling the design storage volume to account for reduced infiltration rate is recommended. It is also recommended that more than one pre-treatment device be installed for all infiltration facilities receiving road runoff. (Draft Plan).</p> <p>g. According to Section 7.3.1 of NVCA's Stormwater Technical Guide, infiltration systems that operate at the surface should not be designed to provide quantity control due to frozen ground conditions in winter. Please consider adding a perforated pipe system or</p>		<p>e. MECP enhanced protection criteria will be met by the proposed Bioswale system. See Section 6.2 of the accompanying FS – SWM Report and Appendix C for detail;</p> <p>f. Infiltrating 100% of the 25mm storm runoff through a network of bioswales, as described in the revised FS – SWM Report, will ensure that TSS removal exceeds 80% on an annual basis. Pre-treatment has been provided with rock-check dams as illustrated on the accompanying Civil Plans;</p> <p>g. Infiltration rates have been reduced (by a factor of 2.5) to account for reduced infiltration rates. And surface storage exceeds the 25mm runoff volume in the event of partly frozen conditions;</p> <p>h. See revised Section 5.2 of the FS – SWM Report for a discussion on external drainage;</p> <p>i. A Ditch Inlet Catchbasin is proposed to capture the external drainage directed to the low point behind Lot 8 and convey it around the proposed development. The stormwater will be discharged to the north of the proposed development and will sheet flow towards Outlet A (Beeton Creek) similar to pre-development conditions. See Section 5.2 of the revised FS – SWM Report, the Post-development</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>pervious catch basins to meet the NVCA' s SWM criteria</p> <p>h. Based on the existing topography and locations of the existing ditch, Development Engineering is concerned that the report did not discuss any external drainage patterns that must be incorporated into the proposed SWM methodology. Further investigation is required to determine the external drainage areas.</p> <p>i. The post-development drainage condition suggests that uncontrolled drainage from Blocks 20 and 21 will travel around Lots 10 and 11 via sheet flow. However, upon reviewing the grading plan, the proposed drainage pattern is not well defined and could cause localized pondings within the NHS buffer area. For example, there is a low point (293.71) at the back of Lot 10 with no feasible outlet for overland flow. This is a huge concern for Development Engineering since as per the Palgrave Official Plan 7.1.9.37, any grading works outside of the structural envelope in estate residential developments is not permitted.</p> <p>j. Whilst the Flato's SWM design included external drainages from the subject development, the report should determine if the drainage from Catchment 205 and 206 meets the design threshold for external drainage identified in the Flato's SWM report. The report should further investigate if a portion of Catchment 202 can be drained westerly towards Flato's SWM facility.</p>		<p>Drainage Plan (Figure 2), and Preliminary Grading and Servicing Plan (Drawing C102) for further detail;</p> <p>j. Based on Flato's SWM Report dated Jan 2017 and Storm Drainage Plan (Drawing 302, dated July 2017), the proposed development is within Flato's external drainage areas labelled EXT 2, 3, and 4. The SWM strategy for the proposed development has been designed such that post development flows directed towards the west property line and Flato's development (Outlet B) are equal to, or less than, pre-development levels. Therefore, at this preliminary design stage, it is assumed Flato's development can accept the external drainage. In detailed design, the proposed external drainage can be confirmed to be within Flato's external drainage design threshold and accommodated with the existing infrastructure;</p> <p>k. Noted. Details of the bioswale design is provided in the Road Cross Section Plan (Drawing C103);</p> <p>l. Infiltration testing to confirm the native soils hydraulic conductivity will be completed in the future detailed design stage.</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>k. Page 9 of the FSR has a typo; details of the bioswale design and sizing are shown on DWG C103, not on DWG C102.</p> <p>l. According to Appendix C of the report, the percolation rate of this site is 36.0 mm/hr. However according to the Geotechnical report, no infiltration testing has been conducted to determine the hydraulic conductivity of the native soil. Also, the bioswale sizing suggests that the proposed LID width is 1.8m but this does not match the information shown on C103 where the width of bioswales to be 2.0m.</p> <p>m. The report should include the assessment of the existing 1000 mm CSP culvert to ensure it is in a good, working condition with no blockage or structural damage. Further investigation is required to determine if the culvert has a sufficient capacity to accommodate the proposed drainage from the subject development. Based on the assessment of the culvert, if the culvert requires to be cleaned, repaired or replaced, the required work is to be completed at the sole cost of the Developer.</p> <p>n. According to the CVC/TRCA Low Impact Development Planning and Design Guide for Enhanced Grass Swales, the grass swales shall be designed for a maximum velocity of 0.5 m/s and to convey a max. 10-yr storm. While the Town agrees that the grass swales could be utilized to reduce peak flow, the report should discuss how the drainage will be contained within the municipal ROW without inundating residential properties during a 100-year storm event. (Draft Plan).</p>		<p>The percolation rate of the site's native soil conditions (10^{-4} cm/s) is presented in the Geotechnical Report, prepared by Soils Engineers, dated April 2022. For preliminary design, the percolation rate was used to determine the design hydraulic conductivity for the bioswale design. The hydraulic conductivity of the native soil has been estimated as 45 mm/hr. After applying a factor of safety of 2.5, a design hydraulic conductivity of 18 mm/hr was used to size the bioswales. See details in Section 5.2 of the revised FS – SWM Report and Appendix C for bioswale design calculations.</p> <p>Bioswale design has been updated with a proposed width of 1.0 m;</p> <p>m. Noted. A Condition Assessment of the existing 1000mm CSP culvert will be completed following zoning approval;</p> <p>n. Runoff generated within the proposed development will be directed to the roadside ditches where weir control structures will promote surface ponding and infiltration. During storm events where the runoff volume exceeds that of a 25 mm event the stormwater will overflow the weir control structures and be contained within the roadside ditch and</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>o. Given the seasonal high groundwater level is estimated to be 287.35m, please confirm if the proposed bioswales can provide a min. 1.0 m separation between the groundwater table and the bottom of the infiltration facility. Without the hydraulic conductivity information of the native soil, it is unclear if the proposed bioswale can satisfy the NVCA's drawdown criteria of a max. 48 hours. Please provide supporting calculations.</p>		<p>conveyed downstream towards the associated catchment's outlet.</p> <p>The roadside ditches have been sized to convey the 100-year peak flow above the weir control structures therefore, the stormwater will be contained within the ROW (Calculations are provided in Appendix C and discussed in Section 6.1.3 and 6.1.4 of the accompanying FS – SWM Report);</p> <p>o. See Road Profile (Drawing C104) for location of estimated water table beneath bioswales with monitoring well locations shown on Drawing C102.</p> <p>Drawdown calculations are provided in Appendix C of the accompanying FS – SWM Report based on the percolation rate provided in the accompanying Geotechnical Report, prepared by Soils Engineers, dated April 2022</p>
24.	Grading / Servicing Plans	<p>Comments on the Grading/Servicing Plans:</p> <p>a. In comparing the existing ground elevations shown on C102, cuts upward in the amount of 6.0 metres are being proposed from 0+040 to 0+200 on Street A and 0+40 to 0+100 on Street B. Development Engineering is concerned that Palgrave Official Plan criteria cannot be met on some sections of Street "A". Section</p>	Crozier	<p>a. Significant efforts have been made to reduce the depth of cut across the Site, but specifically at the entrance road. We believe that the revised Grading Plan satisfies the intent of the Palgrave OP;</p> <p>b. Overland flow route has been revised based on new Draft Plan;</p> <p>c. Noted. No further action is required;</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>7.1.9.41 of the Palgrave OP indicates that the maximum cut for roads and structure envelopes shall be restricted to 1~2 metres. (Draft Plan).</p> <p>b. It is Development Engineering' s opinion that a storm drainage easement is required between Lots 11 and 12 to ensure the overland flow route remains unblocked.</p> <p>c. Please show the structural envelopes of every lot. Also, per the Town standard, a minimum of 7.5 m of the rear lot area is to be sufficiently levelled and the septic tank must be located outside of this rear lot area. In accordance with the Palgrave Official Plan 7.1.9.11, please note that structural envelopes will be restricted to areas with slopes of 10 percent or less.</p> <p>d. Please note that as per the Palgrave Official Plan 7.1.9.37, any grading works outside of the structural envelope in estate residential developments is not permitted.</p> <p>e. Given the topography of the site, the Town requires the Owner to provide more detailed grading drawing in order to understand the grading implications associated with road construction and to confirm that the proposed building envelopes are properly designed to accommodate a driveway, septic field, dwelling and amenity area. As such, the drawings shall propose the following information: show the extent of cut and fill associated with road construction, proposed building envelopes, lot corner grades, high points, grades around the house, septic and driveway grades.</p> <p>f. The Landscape Plan (L1) prepared by BTi, dated April 2022, shows the trees are to be planted within the</p>		<p>d. Noted. No further action is required;</p> <p>e. Noted. No further action is required;</p> <p>f. Street trees are not proposed within the municipal Right-of-Way ('ROW') due to proposed LID's which are generally not compatible with trees in close proximity;</p> <p>g.</p> <p>i) Noted. Curbs have been updated to be barrier type with curb outlets located upstream of each driveway location shown on Preliminary Site Servicing and Grading Plan (Drawing C102) and Sections and Details (Drawing C103).</p> <p>ii) See standard road crossing Drawing on Drawing C103 for proposed ROW layout.</p> <p>iii) ROW updated to show 3.95m asphalt lane – see Sections and Details (Drawing C103).</p> <p>iv) Clay earth berms are no longer proposed and have been replaced with weir control structures. Weir control structures will provide active storage to contain the 25mm event to be infiltrated into bioswales. The roadside ditch has been sized to convey 100-year flows overtop of the weir walls. The spacing of the weir control structures varies from</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>boulevard and will be in conflict with the bioswales. Please revise accordingly.</p> <p>g. Comments on the DWG C103:</p> <ul style="list-style-type: none"> i. Flush curbs are not acceptable. Use barrier curbs and add curb outlets (OPSD 605.010) along the gutter to convey road runoff to the bioswale. ii. Swales must be offset further from the road to provide space for streetlights on both sides of the road. Show streetlights on the ROW section drawing. iii. The typical ROW section shows 3.50 m of asphalt lane. This is incorrect; the Town standard is 3.95 m. iv. Please provide more clarification on clay earth berms. What is its function? What is the distance between each clay earth berm? Are you proposing to use a clay berm in lieu of a culvert under driveways? v. It appears that the proposed side slope is 3:1. The maximum allowable side slope of bioswales is 4:1. Please confirm. 		<p>approximately 10m to 25m throughout the site. See Drawings C102, C103, and C104 and Section 6.0 of the accompanying FS – SWM Report for details.</p> <p>v) Based on our research into CVC and TRCA's LID Planning and Design Guide (Figure 4.9.3) & Fact Sheet, the maximum side slope is 2:1.</p>
25.	Hydrogeological and Geotechnical Investigation	<p>Comments on the Hydrogeological and Geotechnical Investigation:</p> <p>a. A Hydrogeological Investigation prepared by Crozier and Associates Limited dated June 2022 was submitted</p>	Crozier; Soil Engineers Ltd	<p>a. A revised Hydrogeological Investigation has been prepared and is provided in support of the application;</p> <p>b. As stated above, a revised Hydrogeological Investigation has been</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>for the development which included a drilling program consisted of 6 boreholes across the subject site which ranged from 6.1 to 9.1m in depth were completed in 2022. It should be noted that the total borehole length falls short of the O.P. 7.1.18.3 requirement of 100m. Also, Boreholes and Monitoring Well locations should be shown on the Grading Plan.</p> <p>b. The investigation revealed that the site is consisting of silty sand and sandy silt with trace gravel and clay. The seasonal high groundwater level is estimated to be 287.35m. The report suggests that the native soil is conducive to infiltration however no infiltration tests have been conducted to determine the average hydraulic conductivity of the site. Given the proposed SWM methodology solely relies on the infiltration capability of the native soil, further investigation is required to determine the actual infiltration rates of the site.</p> <p>c. Section 6.9 of the Geotechnical Investigation prepared by Soil Engineers Ltd., dated April 2022, suggests that there will be a stormwater management facility which is incorrect. The report should be revised to discuss the proposed bioswales that are sized to provide stormwater quantity controls for events up to and including 100-year event without an internal storm sewer system.</p> <p>d. The Hydrogeological Investigation will require a peer review at the sole cost of the Owner.</p>		<p>prepared and is provided in support of the application;</p> <p>c. Noted. An updated geotechnical report will be provided and an estimated infiltration rate will be provided in the updated report for preliminary bioswale design. The design and sizing of the bioswale shall be completed by the water resource team for the project;</p> <p>d. Noted. No further action is required at this time</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
26.	Road Network and Draft Plan of Subdivision	<p>Comments on the Road Network and Draft Plan of Subdivision drawing:</p> <ul style="list-style-type: none"> a. The development will be serviced by two 18m ROW urban local roads - represented as Streets "A" and "B" on the draft plan. Street "A" is proposed to intersect with Hunsden Sideroad and will ultimately link up with the future development to the east. Once linked up, Street "A" will be continuous from Mount Pleasant Road to Mount Wolfe Road. Given the existing road network in this area, it is likely that this new road link will attract a certain amount of through traffic. Accordingly, Town staff recommends that a warning statement be including in all offers of purchase and sale that advises perspective home buyers about the potential for this traffic situation. b. Please note that the Town standard requires a vertical curve if the road grade changes more than 1.5%. c. The Developer is required to construct the external road on Block 12 of Flato (43M-2094) and connect to Street "B." This request is aligned with the Town's Development Standards which requires a new development to provide two connecting directions to every private property, where possible. A road construction to facilitate development is considered local services and is to be completed at the sole cost of the Developer. Please provide a preliminary plan and profile drawing at the west end of Street "B" where it connects to Block 12 of Flato (43M-2094). 	Mackitecture Inc.; Crozier	<ul style="list-style-type: none"> a. As stated above, a revised Draft Plan of Subdivision has been prepared and is provided in support of the application. The requested warning clause will be included in the future Agreement of Purchase and Sale or Lease at the appropriate time b. Noted. The proposed development has been planned and designed to comply with the Town's standard road grade changes c. Preliminary Plan and profile drawings for the west end of Street 'B' have been prepared and are provided in support of the application d. The requested daylight triangles and 0.3 metre reserves have been incorporated and are provided as demonstrated on the accompanying Draft Plan e. As discussed and agreed to with Town Staff, an 18.0 metre easement is to be provided. This easement will enable the provision of services to be extended from the end of Street 'A' easterly to serve future developments along Mount Wolfe Road

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>d. The draft plan of subdivision shall be revised to denote 15m x 15 metre daylight triangles and the associated 0.3 metre reserves at the intersections of Streets "A" and Hunsden Sideroad.</p> <p>e. It is Development Engineering's opinion that a dedicated 18m ROW road block, at the end of cul-da-sac, is required to facilitate future developments to the east of the subject land. Given there is no watermain on Hunsden Side Road and Mount Wolfe Road, the only way to bring municipal water to the future developments along Mount Wolfe Road is by extending the watermain from the subject development. Accordingly, the future road block shall be conveyed to the Town free of charge and encumbrances.</p>		
27.	Street Lighting	<p>Comments on the Street Lighting:</p> <p>a. Street lighting will be required along Streets "A" and "B" external road (Block 12) from Flato (43M-2094) and at the intersection of Hunsden Road. The street lighting design is to comply with our rural estates criteria and shall be LED. Street lighting design shall be undertaken by a qualified electrical engineer.</p>	RTG Systems Inc.,	A street lighting design, consistent with the proposed development, has been prepared and is provided in support of the application
28.	Noise Study	<p>Comments on the Environmental Noise Impact Study:</p> <p>a. The Environmental Noise Impact Study prepared by Aercoustics, dated June 27, 2022 identified the dominant noise source to be the rail traffic from the CP Rail line located east of the subject site. Given the low</p>	Aercoustics	Noted. No further action is required

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		traffic volume, the traffic noise from Hunsden Sideroad will not have a significant impact on the subject site. The study identified no other noise sources and concluded that the outdoor living areas of the proposed dwellings will not exceed the Town standard of 55 dBA. This report has been reviewed and approved by the Town.		
29.	ESA	<p>Comments on the Environmental Site Assessment:</p> <p>a. A Phase One Environmental Site Assessment for the subject lands was conducted by GEI Consultants Ltd, dated June 1, 2022 and based on the findings of the Phase One ESA, a Phase Two ESA is not required. The Town will require a Record of Site Condition for all future Town owned lands for the proposed subdivision as a part of draft plan conditions.</p>	GEI	Noted. No further action is required at this time
30.	Site Plans	<p>Comments on the Lot Development Site Plans:</p> <p>a. The Owner shall agree through the subdivision agreement that all lots within this plan of subdivision will be subject to a scoped site plan review; this must be reflected in the zoning of the subdivision. To facilitate this requirement, a grading and drainage plan as well as an erosion and sediment control plan shall be submitted to the Town for review and approval for each lot. These plans shall be signed and sealed by a Professional Engineer licensed in the Province of Ontario and shall be reviewed by the Owner's Consultant to ensure they are in conformity with the overall grading plan of the subdivision.</p>	Crozier	<p>a. Noted. No further action is required;</p> <p>b. Noted. No further action is required</p>

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		b. Staff note that the above may change due to the Bill 109 requirements and may be required at the detailed design stage in lieu of a scoped site plan review.		
31.	ESC	<p>Comments on the Sediment and Erosion Control:</p> <p>a. Prior to the initiation of grading or stripping of topsoil, the Owner shall submit a detailed Erosion and Sedimentation Control Plan including a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Town and NVCA. Topsoil storage shall be limited to the amount required for final grading, with excess removed from site.</p> <p>b. Please note that stockpile location must be confined within the structural boundary.</p>	Crozier	<p>a. Noted. No further action is required;</p> <p>b. Noted. No further action is required</p>

TOWN OF CALEDON, FINANCE DEPARTMENT, FINANCE

Glendon Turner, Senior Financial Analyst

Glendon.Turner@caledon.ca, 905.584.2272

June 12, 2023

32.		The property at 10249 Hunsden Sideroad is currently assessed as Farmland and Residential (\$922,000 combined CVA). The Town's share of taxes levied, based on current value assessment is approximately \$1,950. As at October 19, 2022, the property tax account is determined to be current.	Owner	Noted. No further action is required at this time
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NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
33.	DCs	If the proposed developments (includes an 18 estate residential lots plan of subdivision) were to proceed as planned, the taxable assessment value of the property may change, to reflect the development that would have taken place.	Owner	Noted. No further action is required at this time
34.		<p>The applicable Development Charges will be levied at the following Residential rates that were in effect on the date when the application was deemed complete, i.e. September 28, 2022. Those rates were:</p> <ul style="list-style-type: none"> a. Town of Caledon: \$ 49,215.72 per single, or semi-detached dwelling. b. Region of Peel: \$ 72,427.40 per single or semi-detached dwelling. If the proposed development has limited access to the Region's water or sanitary services, those rates would be discounted. c. Starting on February 1, 2016, the Region began collecting directly for hard service Development Charges (i.e. water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution. d. School Boards: \$4,572 per any residential dwelling; and e. Go-transit: \$ 704.47 per single or semi-detached residential dwelling 	Owner	The applicable Development Charges will be paid at the appropriate time in the future, prior to the issuance of building permits
35.		Interest on Development Charges will apply for the period September 29, 2022 through to the date on which those charges are received by the Town.	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
36.		The Development Charges comments and estimates above are as at October 19, 2022 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.	Owner	Noted. No further action is required at this time

TOWN OF CALEDON, BUILDING DEPARTMENT

Anonymous
June 12, 2023

37.		Any proposed future development will be reviewed under the Ontario Building Code through the review of the Building Permit application. Building requested the standard conditions of draft plan approval.	Owner	Noted. No further action is required at this time
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NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
TOWN OF CALEDON, FIRE AND EMERGENCY SERVICES, FIRE Anonymous June 12, 2023				
38.		Fire staff had no concerns with the application and will request the standard conditions of approval.	Owner	Noted. No further action is required at this time
TOWN OF CALEDON, ENGINEERING SERVICES DEPARTMENT, TRANSPORTATION Jillian Britto, Transportation Engineer Jillian.Britto@caledon.ca , 905.584.2272 June 12, 2023				
39.	TIS	Traffic Impact Study (TIS) was not provided with the first submission. Transportation Engineering requires a TIS prior to providing comments on this application.	PTSL	A revised Transportation Impact Study, reflective of the current development, has been prepared and is provided in support of the application
TOWN OF CALEDON, BUILDING DEPARTMENT, ZONING Brandon Bell, Zoning Examiner Brandon.Bell@caledon.ca , 905.584.2272 June 12, 2023				
40.	Zoning Schedule	Zoning schedule shall be prepared being consistent with our digital submission standards.	GSAI	A Zoning By-law Schedule, in accordance with the Town's standards, has been prepared and is provided in support of the application

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
41.		Lot frontages and lot areas were reviewed based on the information provided in the draft plan. Please note that lot area and frontages will be confirmed by a Certificate of Lot Area and Lot Frontage, prepared and signed by an Ontario Land Surveyor at a later stage.	GSAI	Noted. No further action is required at this time
42.		Please confirm that lot frontages were calculated as per the definition of "lot frontage" in Section 3 of By-law 2006-50, as amended.	GSAI	The lot frontages were calculated in accordance with the definition of lot frontage of the Town's Zoning By-law
43.		Due to the preliminary nature of the applications, several zoning standards (i.e. height, projections, driveways, etc.) cannot be reviewed for compliance and may be reviewed at later stages (such as building permit review).	GSAI	A revised draft Zoning By-law Amendment, including the corresponding Schedules, has been prepared and is provided in support of the application
44.		Please see the draft by-law comments provided. Any future copies of the draft by-law must be prepared with the template provided (no PDF to word conversions) and subsequent submissions be prepared in Word format only (with the exception of the schedule). Tracked changes are recommended but not required.	GSAI	A revised draft Zoning By-law Amendment, including the corresponding Schedules, has been prepared and is provided in support of the application
45.		<p>Please note the following conditions for draft approval of the subdivision are requested by zoning staff:</p> <ul style="list-style-type: none"> a. 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. b. Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and 	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.		
BELL CANADA Anonymous June 12, 2023				
46.		The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.	Owner	Noted. It is acknowledged and agreed that should an easement(s) be deemed necessary, this easement will be provided
47.		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.	Owner	Noted. Should any conflict arise with existing Bell Canada facilities, it is acknowledged and agreed that the relocation of such facilities will be at the Owner's expense
48.		Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.	Crozier	Bell Canada will be provided with the proposed Servicing Plans and Composite Utility Plan, once the development concept has been agreed upon in principle by Town Staff
49.		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	Owner	Noted. The entrance/service ducts will be provided at the appropriate time in the future

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.		
50.		If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	Owner	Noted. No further action is required at this time

CANADA POST
Christopher Fearon
June 12, 2023

51.		Canada Post Corporation appreciates the opportunity to comment on the above noted application. We have reviewed the proposal and we have determined that the future residential project will be serviced via Community Mailbox (CMB).	Mackitecture Inc.	Noted. The desired location of the Community Mailbox will be further explored during the future detailed design stage
52.		<p>The following conditions of draft approval are requested:</p> <ul style="list-style-type: none"> a. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans. b. The owner/developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade 	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>communication vaults, landscaping enhancements (tree planting) and bus pads.</p> <p>c. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’ s concrete pad specification drawings.</p> <p>d. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post ’ s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.</p> <p>e. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.</p> <p>f. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.</p> <p>g. The owner/developer will be responsible for officially notifying the purchasers of the exact Community</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.		

DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD ('DPCDSB')

Anonymous
June 12, 2023

53.		<p>The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments. The applicant proposes the development of 18 detached units which are anticipated to yield:</p> <ul style="list-style-type: none"> a. 2 - Junior Kindergarten to Grade 8 Students b. 1 - Grade 9 to Grade 12 Students 	Owner	Noted. No further action is required at this time
54.		<p>The Board requests that the following conditions be incorporated in the conditions of draft approval:</p> <ul style="list-style-type: none"> a. 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. <ul style="list-style-type: none"> i. "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 	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>students may later be transferred to the neighbourhood school."</p> <p>ii. "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."</p>		
55.		The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.	Owner	Noted. No further action is required at this time

PEEL DISTRICT SCHOOL BOARD ("PDSB")

Anonymous
June 12, 2023

56.		<p>The Peel District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments. The applicant proposes the development of 18 residential units located at 10239 Hunsden Sideroad which are anticipated to yield:</p> <p>a. 4 - Kindergarten to Grade 8 Students</p> <p>b. 2 - Grade 9 to Grade 12 Students</p>	Owner	Noted. No further action is required at this time
		The Board requests that the following conditions be incorporated in the conditions of draft approval/development agreement:	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>a. 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.</p> <p>b. 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:</p> <p>i. "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."</p> <p>ii. "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		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)."		
58.		PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.	Owner	Noted. No further action is required at this time
59.		The Board wishes to be notified of the decision of Council with respect to this proposed application.	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
ENBRIDGE GAS INC. Anonymous June 12, 2023				
60.		Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.	Owner	Noted. No further action is required at this time
61.		This response does not constitute a pipe locate, clearance for construction or availability of gas.	Owner	Noted. No further action is required at this time
62.		The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.	Owner	Noted. No further action is required at this time
63.		If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.	Owner	Noted. No further action is required at this time
64.		In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
65.		The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.	Owner	Noted. No further action is required at this time

TOWN OF CALEDON, COMMUNITY SERVICES, PARKS

Eva Li, Landscape Architect

eva.li@caledon.ca

November 3, 2022

	Parkland Conveyance	Conveyance of parkland is required at 5% of the proposed draft plan area of 20.37 ha according to the Town of Caledon's Official Plan Policies pursuant to the section 51.1 of the Planning Act, prior to the registration of the plan of subdivision.	Owner	Noted. Should parkland conveyance or cash-in-lieu be required, such payment will be provided prior to draft plan registration
	Parkland Conveyance	<p>The parkland conveyance requirement is based on the following Official Plan policy:</p> <p>6.2.12.1 In order to meet the objectives of the Town's Parks and Recreation Master Plan and pursuant to Section 42, 51.1 and 53 of the Planning Act as amended, the Town of Caledon, as a condition of development or redevelopment or subdivision approval or consent, shall require the conveyance of parkland, or cash in lieu thereof, at the rate of:</p>	Owner	Given on-site parkland conveyance is not contemplated, cash-in-lieu of parkland will be provided. However, in accordance with recent Provincial legislative changes, the alternative rate for parkland dedication was recently modified to 1 hectare per 600 residential units for on-site dedication and to 1 hectare per 1,000 residential units for cash-in-lieu of parkland. Finally, the amount of cash-in-lieu of parkland will be determined in the future prior to registration

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE												
		<p>a) For residential purposes, 5% of the land being developed or redeveloped, or 1 hectare per 300 dwelling units, whichever is the greater of the two. 6.2.12.2 Cash-in-lieu of parkland dedication may be required in the following circumstances:</p> <p>b) Where the amount of parkland dedication would be insufficient to accommodate the development of a desirable range of recreation facilities;</p> <table><tr><td>Total area included in the draft plan</td><td>20.37 ha</td></tr><tr><td>NHS</td><td>7.02 ha</td></tr><tr><td>Total Development Area</td><td>13.35 ha</td></tr><tr><td>Proposed number of dwelling units</td><td>19 units</td></tr><tr><td>Parkland conveyance required 5% of the land</td><td>0.6675 ha</td></tr><tr><td>Payment in lieu of parkland required @ 1 ha for each 300 dwelling units proposed (ha)</td><td>0.0633 ha</td></tr></table>	Total area included in the draft plan	20.37 ha	NHS	7.02 ha	Total Development Area	13.35 ha	Proposed number of dwelling units	19 units	Parkland conveyance required 5% of the land	0.6675 ha	Payment in lieu of parkland required @ 1 ha for each 300 dwelling units proposed (ha)	0.0633 ha		
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Parkland conveyance required 5% of the land	0.6675 ha															
Payment in lieu of parkland required @ 1 ha for each 300 dwelling units proposed (ha)	0.0633 ha															
	Parkette	<p>Parkette shall be proposed on Lot 7 at Street B within the proposed development. The remainder of parkland conveyance requirement will be fulfilled through payment in lieu of parkland.</p>	Owner	<p>As discussed and agreed to with Town Staff on June 16, 2023, a parkette is not being requested nor will a parkette be provided. Instead, streetscape amenity areas are to be provided. Further detail is provided in the accompanying Architectural Design Guidelines</p>												

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		Payment of money in lieu of conveyance of parkland will be required at equivalent market value of remainder of parkland conveyance requirement of the land included in the draft plan. For the purpose of determining the amount of payment the value of the land shall be determined as of the day of the approval of the draft plan of subdivision	Owner	Noted. No further action is required at this time
		Prior to registration of the plan of subdivision, the owner will provide a narrative appraisal report prepared for The Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. The narrative appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Director of Community Services or their designate	Owner	Noted. No further action is required at this time
		Appraisals are considered valid for a maximum period of six months. We recommend providing the appraisal to Parks staff at least 2 months prior to the registration of subdivision to avoid delays.	Owner	Noted. No further action is required at this time
	Conditions for Draft Plan Approval	<p>Based on the information available, Parks recommend the following conditions for the development approval:</p> <ol style="list-style-type: none"> 1. A clause shall be included in the grading, servicing and subdivision agreements stating that the park/ open space block shall not be used for stock piling or storage of any construction materials, including topsoil. 	Owner	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>2. A clause shall be included in the grading, servicing and subdivision stating that 'No utility boxes or easements will be permitted within the park block or along any street frontage of a park block'</p> <p>3. A clause shall be included in the subdivision development agreement that 'The Owner shall be responsible for conveyance of the Park Block to the Town to the satisfaction of the Director of Community Services or their designate, pursuant to s. 51.1 of the Planning Act and in accordance with the Official Plan policies prior to the registration of the plan of subdivision'.</p> <p>4. Prior to servicing, the Owner shall submit detailed Park Construction Drawings prepared by a Certified Landscape Architect, to the satisfaction of the Director of Community Services or their designate. Upon approval of the drawings, the Town shall own the drawings for use in tendering the construction of the park. The Park Construction Drawings shall include detailed electrical and lighting plans with photometric completed and stamped by a Certified Engineer.</p> <p>5. A clause shall be included in the subdivision agreement stating that 'The Owner shall be responsible for the cost of implementation of the park base development which include:</p> <ul style="list-style-type: none"> a. Installation and maintenance of vegetation and/or tree protection fencing in accordance with the Town approved plans. b. Rough and fine grading (within 50mm (2") tolerance) of all proposed soft landscape 		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>areas with a minimum of 150mm (6") of topsoil. The elevations should be 150mm below proposed finished, final approved grade as per the approved landscape drawings. The entire park base condition is to then be seeded as per the approved seeding mix.</p> <p>c. Compacted engineered fill shall be installed under all proposed hard surfaced areas. The engineered fill is to be installed to bottom of the granular sub-base elevation of the future hard surface as per approved landscape drawings. The remaining difference should be topsoil and seeded to 150mm (6") below proposed finished, final approved grade.</p> <p>d. The implementation of any low impact development features.</p> <p>e. All proposed culverts, catch basins and pipe connections shall be installed as per the approved drawings.</p> <p>f. All catch basin top of grates are to be installed 150mm below the proposed finished, final grade. All catch basin pipe connections shall be installed below frost level. Pipe connections shall be insulated where installation below frost level cannot be obtained within the design.</p> <p>g. All proposed perimeter chain link fencing shall be installed as per the approved landscape and/or engineering drawings. The remaining</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>perimeter of the park block shall be enclosed with page wire fencing (T-bar posts) where chain link fencing is not proposed, in order to prevent encroachments and/or illegal dumping of debris.</p> <p>h. All required Region of Peel approved site services (water, hydro and sanitary) are to meet or exceed the most up to date Region of Peel standards and shall be installed up to the park block property line as per the approved drawings.</p> <p>i. All utilities shall be properly staked and labelled above ground for ease of location during construction by the Town of Caledon. Where water services are required (eg. splash pad, washroom, zurn hydrant.), a Region of Peel approved, appropriately sized meter chamber with a shut off valve shall be installed within the park block as per approved plan.</p> <p>j. Upon completion, a stamped and signed certification letter from the consulting engineer shall be submitted to the Town of Caledon verifying that the park base conditions have been implemented as per the approved park drawings. The certification letter is to note as-built top of grate and pipe invert elevations for all catch basins and man holes. In addition, an Auto-CAD drawing is to be submitted showing the as-built grading and servicing information overlayed on top of</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>the proposed grading information. The drawing is to include 0.25m contour intervals (or as directed by the Town) and spot elevations at key points on site (eg. Catch basin rim elevations, high point swales and ridges).</p> <p>k. A minimum of 5 core samples per site shall be conducted by the developer, at their expense, and reports submitted to the Town of Caledon to verify topsoil depths within park blocks. Additional core samples (5+) may be required, at the discretion of the Town of Caledon.</p> <p>l. The developer shall provide at their expense, an as-constructed survey of all finished (compacted) sub-grades and finished (topsoil) grades. Survey information shall be provided to the Town of Caledon in electronic and paper format, along with a .dwg AutoCAD file.</p> <p>m. The developer shall provide at their expense, adequate record of topsoil testing to the Town of Caledon for all topsoil placed on park sites. If amendments are required of the topsoil, a pre-and post-test analysis report will be required.</p> <p>n. All features noted above shall be implemented to the satisfaction of the Director of Community Services or their designate without any reimbursement by means of development charge credits.</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>6. A clause shall be included in the Subdivision Agreement stating that the Owner, shall clean up all refuse, waste and debris and cut grass on all park blocks to the satisfaction of the Director of Community Services or their designate, until assumption of the Plan.</p> <p>7. A clause shall be included in the Subdivision Agreement stating that 'The Owner shall provide the Town with cash or letter of credit to cover the Town approved estimate for the cost of implementation of the Base Park Development for the Park Block to the satisfaction of the Director of Community Services or their designate'.</p> <p>8. The Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Director of Community Services or their designate, pursuant to s.51.1 of the Planning Act and in accordance with the official Plan policies, prior to the registration of the plan of subdivision.</p> <p>9. Prior to execution of the subdivision development agreement, the Owner shall provide to the Director of Community Services or their designate, a satisfactory narrative appraisal report prepared for The Corporation of the Town of Caledon for the purposes of calculating the amount for payment in lieu of conveyance of parkland pursuant to s.51.1 of the Planning Act. The narrative appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Director of Community Services or their designate.</p>		

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Director of Community Services or their designate, acting reasonably, the Director of Community Services or their designate reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.		
	Summary	The above comments represent Parks review of the proposed development. Please provide a revised draft plan including a park block of 0.445ha for our review.	Owner	As discussed and agreed to with Town Staff, a park block is not required nor is a park block provided. Therefore, no further action is required