

## Comments to be Addressed Prior to Draft Plan Approval

Town of Caledon, Planning Department, Parks and Natural Heritage

#	Comment	Assigned To	Document	Comment Response
41	Section 5.1.6 of the CEISMP indicates that the Information Gathering Form process with MECP regarding Species at Risk is on-going. Section 5.2 indicates that the removal and compensation of Redside Dace habitat is contingent upon DFO/MECP permitting processes and Section 7.2.5.3 indicates that the proposed compensation may be refined based on their input. Section 8.5.4 indicates that phasing considerations and the technical framework for future infrastructure will be addressed once information from MECP and DFO is available. As it could affect compensation requirements, block sizing and phasing, the results of the MECP/DFO consultation must be provided prior to draft plan approval. The correspondence from MECP contained within the FSR is from their Municipal Water and Wastewater Section. The required correspondence must be obtained from their Species at Risk (SAR) branch. Notably, the FSR correspondence indicates that as long as the wetlands (referring to the SWM facilities) are off-line and do not destroy existing habitat, there are no concerns. However, existing contributing habitat is/will be destroyed. Hence the requirement to provide correspondence from the SAR branch. Note that this is not a new requirement as February 1, 2024 comments on the OPA included the following: "MECP/DFO approvals will be required in relation to SAR bats, bobolink, eastern meadowlark and redside dace. With respect to redside dace, that includes approval in relation to the removal of contributing habitat, the stormwater management facility design, and surface and groundwater water balance".	GEI Consultants	MECP & DFO Consultation Documents	DFO: Correspondence from DFO has been received and the project is proceeding under a Letter of Advice.
				MECP: Correspondence has been undertaken with the MECP and discussions are ongoing. Details pertaining to the Endangered Species Act are administered under the MECP.
42	Section 7.4.4 indicates that part of the H3S1 headwater drainage feature on Block 1, which has a 'conservation' management recommendation, is proposed for removal and proposes to explore a possible replacement during the site plan stage for Block 2 but acknowledges uncertainty in the ability for it to be provided on that block. The feasibility of providing the required conservation management for the feature must be demonstrated at the Draft Plan of Subdivision stage and a requirement for the site plan stage must be set. This includes maintenance or replacement of external flows to the feature (i.e., flows from the portion of the HDF west of Torbram Road). Alternately, Block 1 could be altered slightly to protect the feature.	GEI Consultants & Crozier	CEISMP Addendum & SWM Report	H3S1 will be maintained – this is shown on Crozier's grading drawings. The requirement to maintain this feature has also been flagged to Odan Detech to be included as part of the Block 1 SPA submission.
43	Relative to the previous submission, Blocks 10 and 11 have been removed from the proposed Draft Plan. As indicated in Comment #47 a) on the previous submission, the Town requires gratuitous conveyance of Blocks 9, 11, 12, and 15. The comment responses did not address the comment. Clarify why Block 11 was removed and if/how it can be conveyed without forming part of the subdivision.	Rice Group	Land Conveyance	As previously identified by Development Planning, Block 10, 11 and 32 will not form part of the plan of subdivision. The Town's Official Plan does not permit new subdivisions on rural lands and Block 10, 11, and 32 have not yet been brought into the settlement area. A separate Official Plan Amendment and Zoning By-law Amendment application will be required at the time that additional uses are proposed for previously identified Block 10. Any land conveyances associated with the previously identified Block 11 will be done so as part of these future applications.
44	Previous comment #47 c) was not clear. It should have indicated that all lines associated with the existing natural area along the East Tributary should be removed from the Draft Plan. The "TRCA Staked Natural Features (TOB and Dripline)" notation and corresponding lines should be removed as they have no relevance to the proposed subdivision.	Weston Consulting	Draft Plan	TRCA Staked Natural Features (TOB and Dripline)" notation and corresponding lines have been removed.
45	While it does not affect the development limits, for accuracy, revise the labelling in the Block 15 area as per the email from GEI dated August 26, 2024 regarding the feature and buffer limits.	Weston Consulting	Draft Plan	Labelling from Block 15 has been revised regarding the feature and buffer limits.

46	The Staging and Sequencing Plan must indicate when Blocks 11 and 15 restoration/enhancement will take place. Further, clarify how the recent proposal to delay implementation of the relief culverts at Mayfield Road until Block 7 is developed in Phase 2 relates to and affects Block 12 implementation in Phase 1.	TFAI	Staging and Sequencing Plan	Staging and Sequencing Plan has been updated.
		Crozier	Relief Culvert Memo	Please refer to Crozier’s Relief Culvert Memo.
Town of Caledon, Engineering, Public Works and Transportation Department, Development Engineering				
#	Comment	Assigned To	Document	Comment Response
47	Development Engineering reviewed the submitted materials and is satisfied that the majority of our February 2, 2024, comments have been addressed, or we have included Draft Plan Approval Conditions where additional information may still be required.	Rice Group	N/A	Acknowledged. No Action Items.
Town of Caledon, Planning & Development Department, Development				
#	Comment	Assigned To	Document	Comment Response
48	a) Thank you for correcting the block numbering on the Draft Plan of Subdivision. Block numbering should also be updated on the phasing plan, concept plan and all other relevant plans for consistency through clearance of draft plan conditions and applications for site plan approval.	Weston Consulting	Draft Plan	Block numbering have been updated on the phasing plan, concept plan and all other relevant plans.
	b) Thank you for updating the Key plan with the adjacent Land of Interest on the west side of Torbram Road. The lands at the corner of Torbram and Mayfield Road which previously formed part of the proposed Draft Plan of Subdivision and are now excluded from the subdivision should also be identified as “Lands of interest” on the Key Plan unless the ownership has recently changed, as per Section 51(17)(c) of the Planning Act.	Weston Consulting	Draft Plan	The lands at the corner of Torbram and Mayfield Road which previously formed part of the proposed Draft Plan of Subdivision and are now excluded from the subdivision have been identified as “Lands of interest” on the Key Plan.
	c) Prior to Draft Plan approval, the Draft Plan of Subdivision must be signed by the Owner and Surveyor.	Weston Consulting	Draft Plan	Acknowledged. Draft Plan of Subdivision is signed by Owner and Surveyor.
Town of Caledon, Planning & Development Department, Heritage				
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49	Heritage Staff have reviewed the finalized HCP re-submitted on June 21, 2024, and have confirmed that all their comments have been addressed. No further changes to the HCP are required.	Rice Group	Heritage Conservation Plan (HCP)	Acknowledged. No Action Items.
50	Heritage Easement Agreement a) Prior to the relocation of the Farmhouse, Draft Plan approval or Site Plan Approval, the Owner shall enter into a Heritage Easement Agreement for the conservation of the Farmhouse at 12245 Torbram Road with the Town of Caledon.	Rice Group	Heritage Easement Agreement	We have entered into a Heritage Easement Agreement for the conservation of the Farmhouse at 12245 Torbram Road with the Town of Caledon.
Town of Caledon, Engineering, Public Works & Transportation Department, Energy and Environment				
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51	As per OPA 277, a Community Energy and Emissions Reduction Plan is required prior to draft plan approval.	Ecovert	CEERP	a Community Energy and Emissions Reduction Plan is being prepared and will be provided. This will be deferred to as a condition of draft plan registration.
52	The applicant will be required to submit a Green Development Standards Industrial Site Plan checklist and supporting documentation for each site plan application; it is recommended that relevant GDS metrics be taken into account during the draft plan of subdivision process . The GDS website is now live, and materials can be found at www.caledon.ca/gds.	Rice Group	GDS Checklist- SPA	No Action Items.
Region of Peel				
#	Comment	Assigned To	Document	Comment Response
53	Comments contained below are a summary of the Region of Peel’s comments. Please refer to the attached letter from the Region of Peel dated June 27, 2024, for detailed comments.	Rice Group	N/A	Acknowledged. No Action Items.
	a) The Region has no concerns with water servicing.	Rice Group	Servicing Plans	Acknowledged. No Action Items.

	b)	The Region has no objection to the sanitary plan proposing servicing blocks 1, 4 and 5 by the 750mm sanitary sewer along Airport Road. The remaining blocks, 2, 3, 7 and 8, cannot proceed at this time until the downstream 750mm sewer south of Mayfield Road is constructed.	Rice Group	Functional Servicing Report (FSR)	Acknowledged. No Action Items.
	c)	The Functional Servicing Report (FSR) is to be revised. The diameter of the sanitary sewer trunk on Street B and C should be 750mm and an external sanitary drainage plan is to be included. Further the FSR is to be revised to show proposed sanitary sewer servicing plans and phasing for the development and provision for the adjacent land, if any, is required for review and approval by the Region prior to the engineering submission.	Crozier	Functional Servicing Report (FSR)	The FSR has been updated as requested. The sanitary drainage area plan for the site also lists the external drainage areas.
	d)	A Stormwater Management Report (SWM) is required for review and approval by the Region prior to the engineering submission to determine and demonstrate, that there is no adverse effect of the proposal on the existing structures and drainage along Regional Road.	Crozier	Stormwater Management Report (SWM)	A SWM Report has been provided to the Region for review as part of the latest Plan of Subdivision Engineering Submission.
	e)	Comments provided on July 25, 2023, remain applicable. Regional staff will require the Environmental Site Assessment report to be revised to address the comments contained in the attached Letter from the Region of Peel dated June 27, 2024.	Toronto Inspection	Phase I & II ESA	Noted. An updated RSC Phase II is currently being prepared.
	f)	The report titled Hydrogeological Investigation dated December 15, 2023, and authored by Toronto Inspection ltd continues to be missing important information necessary to properly assess potential impacts to sources of water within the 500 meters area and must be provided before the development application is approved. Please refer to the attached letter from the Region of Peel dated June 27, 2024, for detailed comments.	Toronto Inspection	Hydrogeological Investigation	An updated Hydrogeological Investigation Report No.: 5552-21-HC, dated September 20, 2024, Revision No.: R03 was prepared. Please kindly refer to the updated report.