

**TOWN OF CALEDON  
 PLANNING  
 RECEIVED**  
  
Dec 19, 2024



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**COMMENT MATRIX**

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Town of Caledon, Corporate Services Department, Legal Services Daniela Gaudio <a href="mailto:Daniela.gaudio@caledon.ca">Daniela.gaudio@caledon.ca</a> June 6, 2024				
	1	<ul style="list-style-type: none"> <li>No comments</li> </ul>		
Town of Caledon, Engineering, Public Works & Transportation Department, Energy and Environment Alexandra Service <a href="mailto:Alexandra.service@caledon.ca">Alexandra.service@caledon.ca</a> June 6, 2024				

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Green Development Standards	2	<ul style="list-style-type: none"> <li>Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments.</li> </ul>		Acknowledged
Green Development Standards	3	<p><i>For OPA/ZBA:</i></p> <ul style="list-style-type: none"> <li>While the GDS does not apply to OPA's or Zoning By-law Amendments, applicants should be aware that future draft plan of subdivision and site plan applications will be required to submit a completed GDS checklist and supporting documents. Applicants are encouraged to familiarize themselves with the program early in the development process, so they are prepared to comply with GDS requirements. Program materials can be found at <a href="http://www.caledon.ca/gds">www.caledon.ca/gds</a>. Energy and Environment staff are available if you have any questions about the program.</li> </ul>		GDS checklist has been prepared and forms part of the submission package
Green Development Standards	4	<p><i>For Draft Plan of Subdivision/SPA:</i></p> <ul style="list-style-type: none"> <li>Please prepare the relevant Green Development Standards Checklist available on the Town's website: <a href="http://www.caledon.ca/gds">www.caledon.ca/gds</a>. The checklist should be accompanied by the appropriate documentation, as identified within the checklist and GDS book.</li> <li>While completing the checklist, please ensure you refer to the GDS Guidebook documentation, as identified within the checklist and GDS Guidebook.</li> </ul>		GDS checklist has been prepared and forms part of the submission package
Town of Caledon, Corporate Strategy & Innovation Department, Capital Projects Derek Mumford <a href="mailto:Derek.mumford@caledon.ca">Derek.mumford@caledon.ca</a> , 647-225-7140 June 6, 2024				
	5	No comments		
Town of Caledon, Planning & Development Department, Economic Development Ben Roberts, Senior Economic Development Officer <a href="mailto:Ben.roberts@caledon.ca">Ben.roberts@caledon.ca</a> , 416-998-8289 June 6, 2024				
	6	No comments		
Town of Caledon, Engineering, Public Works & Transportation Department, Development Engineering Jay Menary, <a href="mailto:Jay.Menary@caledon.ca">Jay.Menary@caledon.ca</a> Shannon Malloy, <a href="mailto:Shannon.malloy@caledon.ca">Shannon.malloy@caledon.ca</a> June 6, 2024				

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Secondary Plan Application (OPA) Submission Requirements	7	1. The subject lands are within the Alloa Secondary Plan Area. The Secondary Plan application (OPA) for the Alloa Secondary Plan Area has not been received by the Town. Submission requirements for the OPA (Secondary Plan) were provided through PRE-2024-0036 at the PARC meeting on March 28, 2024. Submission requirements include completion of a Local Subwatershed Study and Functional Servicing Report.		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and Functional Servicing Report has also been submitted and is currently under review
Secondary Plan Application (OPA) Submission Requirements	8	2. Town Development Engineering will require a subdivision level Environmental Impact Study and a Functional Servicing and Stormwater Management Report in accordance with the findings and recommendations of the Local Subwatershed Study completed as part of the Secondary Plan. The Terms of Reference for the Environmental Impact Study and the Functional Servicing Report are to be approved by the Town prior to commencement of work.		An FSR & SWM letter of compliance has been prepared by Urbantech as part of the submission package. A EIR also forms part of the submission package.
Secondary Plan Application (OPA) Submission Requirements	9	3. The Alloa Secondary Plan Application (OPA) needs to be sufficiently advanced for Town Engineering Services to review and provide comment on the draft plan of subdivision plans, reports, and studies.		Acknowledged.
Secondary Plan Application (OPA) Submission Requirements	10	4. Please note that all stormwater infrastructure to be placed within the public domain will be approved through the Town's CLI ECA (ECA Number 324-S701 No. 1) and as such will need to be designed in accordance with the Town's CLI ECA requirements. The Stormwater Management Report/Functional Servicing Report will need to demonstrate how the stormwater servicing strategy is compliant with the Town's CLI ECA. Please visit the Town's website for additional details on the Town's CLI ECA.		Acknowledged. Please see FSR letter of compliance.
Secondary Plan Application (OPA) Submission Requirements	11	5. Prior to servicing the Town requires the applicant to prepare an operations, maintenance and monitoring plan for all stormwater infrastructure to the satisfaction of the Town. The operations, maintenance and monitoring plan should follow the requirements of the Towns Inspection, Operations, Maintenance and Monitoring Requirements Guide. The guide can be provided once available.		Acknowledged. Please see FSR letter of compliance
Secondary Plan Application (OPA) Submission Requirements	12	6. When it is necessary to use privately owned stormwater works in the Stormwater Treatment Train to achieve CLI ECA Appendix A criteria, prior to servicing the Town requires the owner to prepare a separate operations and maintenance guide as well as an educational pamphlet to the satisfaction of the Town for the private landowner.		Acknowledged.
Secondary Plan Application (OPA) Submission Requirements	13	7. Contact Development Engineering to confirm Terms of Reference (TOR) for all required plans and technical studies.		Acknowledged.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Town of Caledon, Engineering, Public Works & Transportation Department, Transportation Kavleen Younan <a href="mailto:Kavleen.Younan@Caledon.ca">Kavleen.Younan@Caledon.ca</a> Emma Howlett <a href="mailto:Emma.Howlett@caledon.ca">Emma.Howlett@caledon.ca</a> June 6, 2024				
Transportation Study	14	<ul style="list-style-type: none"> <li>Please note Town Transportation Engineering Staff recommends awaiting approval of the Transportation Study supporting for the Secondary Plan before proceeding with the transportation study for the subject development. In the event that the applicant wishes to proceed, please be aware that:                             <ul style="list-style-type: none"> <li>The proposed locations of collector roads subject to further multidisciplinary review may change.</li> <li>Development applications (e.g., for draft plan of subdivision or rezoning) should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced (Policy 21.1.7)</li> <li>The following comments apply, however please note that the comments may change pending approval of the afore-mentioned study.</li> </ul> </li> </ul>		Acknowledged. Please see Transportation Conformance Letter prepared by Crozier.
Transportation Study	15	<ul style="list-style-type: none"> <li>Interim connectivity and access should be proposed from a multimodal perspective with consideration for the proposed timelines of Argo 1, 2, 3, and surrounding developments.</li> </ul>		Acknowledged. Please see Transportation Conformance Letter prepared by Crozier.
Transportation Study	16	<ul style="list-style-type: none"> <li>Please follow the Town's and Region's Transportation Study Guidelines.</li> </ul>		Acknowledged. Please see Transportation Conformance Letter prepared by Crozier.
DPS - Transportation Study	17	<p><u>Draft Plan of Subdivision</u></p> <ul style="list-style-type: none"> <li>The applicant should ensure that roadway geometry, including but not limited to corner clearances and sight distances as specified in TAC, is met for intersections with local roadways (i.e., intersections not approved through other processes). Review proposed roadways (corner clearances, roadway spacing, and sight distance) as specified in TAC at a level of detail related to the application type the submission supports.</li> </ul>		Please see Draft Plan of Subdivision prepared by GSAI and Transportation Conformance Letter prepared by Crozier.
DPS - Transportation Study	18	<ul style="list-style-type: none"> <li>Please note that for subdivisions the total number of anticipated parking spaces including driveway, garage, and on street should be estimated, this should be included in the on -street parking plan and updated in the detailed design stage at the pavement markings signage plan.</li> </ul>		Please see and Transportation Conformance Letter prepared by Crozier.
DPS - Transportation Study	19	<ul style="list-style-type: none"> <li>AutoTURN analysis may be requested to ensure maneuverability of snowplows, emergency vehicles and waste vehicles.</li> </ul>		Acknowledged
DPS - Transportation Study	20	<ul style="list-style-type: none"> <li>The Pedestrian and Cyclist Circulation Plan should be included in the submission and the anticipated facilities' type and location should be highlighted in the pedestrian circulation plan.</li> </ul>		Please see Pedestrian Circulation Plan prepared by GSAI

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DPS - Transportation Study	21	<ul style="list-style-type: none"> <li>All proposed public roadways should comply with the Town's standard ROW's infrastructure requirements, including off-road cycling facility provisions. Please be aware that the Town's Adopted Official Plan, Draft Multi-Modal Transportation Master Plan, and Draft Active Transportation Master Plan provide additional information.</li> </ul>		Please see Draft Plan of Subdivision prepared by GSAI
Town of Caledon, Finance Department, Finance Glendon Turner Senior Financial Analyst June 6, 2024				
Comments	22	<ul style="list-style-type: none"> <li>The proposed Zoning By-law Amendment is said to be towards facilitating the eventual provision of residential subdivisions.</li> </ul>		Acknowledged
Development Charges	23	<ul style="list-style-type: none"> <li>Development Charges will be applicable at the Residential rates for residential dwellings, while the Non-Residential (Other) rates will apply to commercial buildings – all at the rates in effect on the dates of building permit issuance. If the Zoning By-law Amendment application is determined to be the first such application for the subject properties, then Development Charges will be determined on the date when the amendment application is determined to be complete (the application completion date).</li> </ul>		Acknowledged
Development Charges	24	<ul style="list-style-type: none"> <li><b>Current Residential and Non-Residential Development Charge rates are:</b> <ul style="list-style-type: none"> <li>Town of Caledon: (a) \$46,276.80 per single or semi-detached unit; (b) \$31,816.80 per apartment &gt; 70 sq. metres; (c) \$18,672.80 per apartment &lt;= 70 sq. metres; (d) \$41,953.60 per townhouse dwelling; (e) \$88.27 per sq. metre of commercial floor space. Stacked townhouses will attract Development Charges at the large apartment rates. All other townhouses will attract Development Charges at the Non-Residential (Other) rates.</li> <li>Region of Peel: (a) \$72,122.63 per single or semi-detached unit; (b) \$52,315.55 per apartment &gt; 70 sq. metres; (c) \$27,668.20 per apartment &lt;= 70 sq. metres; (d) \$57,121.45 per townhouse dwelling; (e) \$289.13 per sq. metre of commercial floor space.</li> <li>School Boards: (a) \$4,572 per any residential unit; and (b) \$9.69 per sq. metre of commercial floor space.</li> <li>GO Transit: (a) \$810.24 per single or semi-detached unit (b) \$578.79 per apartment &gt; 70 sq. metres; (c) \$299.94 per apartment &lt;= 70 sq. metres; (d) 810.24 per townhouse dwelling.</li> <li>Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e., water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution.</li> </ul> </li> </ul>		Acknowledged

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Development Charges	25	<ul style="list-style-type: none"> <li>The Development Charges comments and estimates above are as at May 30, 2024, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for 24 months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and 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.</li> </ul>		Acknowledged
Town of Caledon, Community & Human Services Department, Fire and Emergency Services June 6, 2024				
	26	<ul style="list-style-type: none"> <li>No comments received</li> </ul>		
Town of Caledon, Engineering, Public Works & Transportation Department, Operations June 6, 2024				
	27	<ul style="list-style-type: none"> <li>No comments received</li> </ul>		
Town of Caledon, Planning and Development Department, Accessibility Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392 June 6, 2024				
Comments	28	<ul style="list-style-type: none"> <li>Please note that the Town will require as a condition of draft approval, that prior to offering units for sale and in a place readily available to the public, the owner will display information regarding universal design options that may be available for purchase within the development prior to offering units for sale.</li> </ul>		Acknowledged. Universal Design will be dealt with at Detailed Design Stage.
Comments	29	<ul style="list-style-type: none"> <li>Exterior paths of travel, including outdoor sidewalks and walkways, shall have a minimum clear width of 1.5 metres, a surface which is firm, stable and slip</li> </ul>		Acknowledged

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		resistant and otherwise comply with the Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA).		
Comments	30	<ul style="list-style-type: none"> <li>All exterior paths of travel shall be accessible, such as when crossing over from one street to another street, by inclusion of features such as a curb ramp with a minimum clear width of 1,200 mm exclusive of any flared sides. Curb ramps shall have raised profile tactile walking surface indicators located at the bottom of the curb ramp and extending the full width of the ramp. Curb ramps shall comply fully with Section 80.26 of the IAS within the AODA.</li> </ul>		Acknowledged. Universal Design will be dealt with at Detailed Design Stage.
Comments	31	<ul style="list-style-type: none"> <li>If a community mailbox is installed, the area shall be well lit via a light standard and a curb depression, complying with Section 80.27 of the IAS within the AODA, shall be provided from the sidewalk and/or roadway to the mail box landing area.</li> </ul>		Acknowledged. To be dealt with at Detailed Design Stage.
Comments	32	<ul style="list-style-type: none"> <li>Where the neighbourhood park includes an outdoor play space, the design shall incorporate accessibility features such as sensory and active play components for children and caregivers with various disabilities. Such outdoor play space shall have a ground surface that is firm, stable and has impact attenuating properties for injury prevention and sufficient clearance to provide children and caregivers with various disabilities, the ability to move through, in and around the outdoor play space.</li> </ul>		Acknowledged. To be dealt with at Detailed Design Stage
Comments	33	<ul style="list-style-type: none"> <li>Should any traffic control signal systems with pedestrian controls be newly installed or replaced, they shall comply fully with the requirements of Section 80.28 of the IAS such as by inclusion of features like tactile arrows that align with the direction of crossing and audible and vibro-tactile walk indicators.</li> </ul>		Acknowledged. To be dealt with at Detailed Design Stage
Town of Caledon, Planning and Development Department, Planning Tanjot Bal, Senior Planner <a href="mailto:Tanjot.bal@caledon.ca">Tanjot.bal@caledon.ca</a> June 6, 2024				
Submission Requirements	34	<ul style="list-style-type: none"> <li>The subject lands are part of the future Alloa Secondary Plan. The secondary plan, and associated subwatershed study, will need to advance prior to the submission of a subsequent planning application.</li> </ul>		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and Functional Servicing Report has also been submitted and is currently under review.
Comments	35	<ul style="list-style-type: none"> <li>At this time, staff are unable to provide detailed comments on the draft plan and rezoning. Through the secondary plan process, the underlining land use designation and uses will be determined.</li> </ul>		Acknowledged
Comments	36	Below are some high level preliminary comments: <ul style="list-style-type: none"> <li>There is a proposed HWY 413 off ramp north of this subdivision. Please see comments from Urban Design regarding the design of those units. Staff would be looking for an enhanced landscape buffer (to be discussed at the secondary plan stage and subsequent draft plan).</li> </ul>		Acknowledged
Comments	37	<ul style="list-style-type: none"> <li>Many of the proposed townhome blocks are large – please add breaks (pedestrian pathways).</li> </ul>		Please see Pedestrian Circulation Plan prepared by GSAI

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Comments	38	<ul style="list-style-type: none"> <li>Need vista points for residents. Following the SWS, to determine if passive or more formal trails can be added through the NHS or open space lands.</li> </ul>		Acknowledged.
	39	<ul style="list-style-type: none"> <li>What is the purpose of the small open space block along Street I? Will it serve as a future trailhead?</li> </ul>		Draft Plan has been revised, please see revised Draft Plan
Comments	40	<ul style="list-style-type: none"> <li>Through the secondary plan process, to determine location and size of schools, parks, other community facilities such as community centres, fire halls, etc.</li> </ul>		Acknowledged.
Town of Caledon, Planning and Development Department, Heritage Rob Hughes, Senior Planner <a href="mailto:rob.hughes@caledon.ca">rob.hughes@caledon.ca</a> (905) 584-2272 x. 4245 June 6, 2024				
Heritage Register	41	Heritage Register <ul style="list-style-type: none"> <li>The subject lands are listed as a non-designated property on the Town of Caledon Heritage Register.</li> <li>In addition to the above, the lands are adjacent to the listed, non-designated property at 12472 Chinguacousy Rd.</li> </ul>		Acknowledged
Heritage Designation	42	Heritage Designation <ul style="list-style-type: none"> <li>The Province has introduced changes to the Ontario Heritage Act which have altered our ability to wait until the development approval stage to initiate designation of the property under the Ontario Heritage Act.</li> </ul>		Acknowledged
Heritage Designation	43	<ul style="list-style-type: none"> <li>Section 29 (1.2) of the Act now requires that where a prescribed event, including Notice of a Complete Zoning by-law Amendment application, has occurred involving a listed, non-designated property worthy of heritage designation, Council has 90 days to start the heritage designation process, with certain exceptions. The exceptions include:</li> </ul>		Acknowledged
Heritage Designation	44	<ul style="list-style-type: none"> <li>If the owner of the property and the council of the municipality agree that the restriction does not apply; and,</li> </ul>		Acknowledged
Heritage Designation	45	<ul style="list-style-type: none"> <li>If, within 90 days of the prescribed event, the owner of the property and council agree to extend the period of time.</li> </ul>		Acknowledged
Heritage Agreements	46	<ul style="list-style-type: none"> <li>Council has delegated staff the authority to enter into these agreements with property owners.</li> </ul>		Acknowledged
Heritage Application Requirements	47	<ul style="list-style-type: none"> <li>Heritage staff request, should the Owner(s) be agreeable, that they submit with a complete application:                             <ul style="list-style-type: none"> <li>A signed agreement with the Town to extend the timeline for the issuance of a Notice of Intention to Designate under Part IV of the Ontario Heritage Act beyond the required 90 days following a Notice of a Complete Application.</li> </ul> </li> </ul>		Acknowledged



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Heritage Application	48	<ul style="list-style-type: none"> <li>Heritage staff would like to discuss the timeline options with the Owner and would like to be present at the PARC meeting to share this information.</li> </ul>		Acknowledged
Concept Plan	49	Concept Plan <ul style="list-style-type: none"> <li>The concept plan must be revised to address the presence of the farmhouse and consideration of its incorporation into the development.</li> </ul>		Incorporation of heritage building has been addressed in Cultural Heritage Impact Statement prepared by Parslow Heritage.
Heritage Impact Assessment	50	Heritage Impact Assessment <ul style="list-style-type: none"> <li>As part of a complete application, the development proponent shall provide a Heritage Impact Assessment (HIA), undertaken by a qualified heritage consultant who is a professional member in good standing of the Canadian Association of Heritage Professionals (CAHP).</li> </ul>		Please see Cultural Heritage Impact Statement prepared by Parslow Heritage.
Heritage Impact Assessment	51	<ul style="list-style-type: none"> <li>The HIA shall assess the impact of the proposed development on all cultural heritage resources within and adjacent to the subject lands, to the satisfaction of the Town of Caledon.</li> </ul>		Please see Cultural Heritage Impact Statement prepared by Parslow Heritage.
Heritage Impact Assessment	52	<ul style="list-style-type: none"> <li>The HIA shall adhere to the Town of Caledon HIA Terms of Reference and include the requirements set out in the Town of Caledon Official Plan, policy 3.3.3.1.5 b).</li> </ul>		Please see Cultural Heritage Impact Statement prepared by Parslow Heritage.
Heritage Impact Assessment	53	<ul style="list-style-type: none"> <li>Any mitigative measures, as specified in the HIA and/or by Town of Caledon Heritage staff shall be undertaken to the satisfaction of the Town.</li> </ul>		Acknowledged
Archaeological Assessment	54	Archaeological Assessment <ul style="list-style-type: none"> <li>The subject lands are identified as having archaeological potential. As such, the 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 Stage 1-2 archaeological assessment on the portion of the subject lands to be impacted by the proposed works plus a 10m buffer (the "Study Area").</li> </ul>		Please see Stage 1-2 Archaeological Assessment prepared by Parslow Heritage
Archaeological Assessment	55	<ul style="list-style-type: none"> <li>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 <a href="#">Standards and Guidelines for Consultant Archaeologists</a>.</li> </ul>		Acknowledged
Archaeological Assessment	56	<ul style="list-style-type: none"> <li>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.</li> </ul>		Acknowledged
Archaeological Assessment	57	<ul style="list-style-type: none"> <li>Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.</li> </ul>		Acknowledged

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Archaeological Assessment	58	<ul style="list-style-type: none"> <li>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.</li> </ul>		Acknowledged
Archaeological Assessment	59	<ul style="list-style-type: none"> <li>An archaeological condition will be included as part of agreements related to the application, should it be approved, for clarity as to the process required should previously unknown archaeological remains be uncovered during ground disturbance activities in the future.</li> </ul>		Acknowledged
Town of Caledon, Planning and Development Department, Landscape Eva Li <a href="mailto:eva.li@caledon.ca">eva.li@caledon.ca</a> 905.584.2272 ext.4378 June 6, 2024				
DPA Landscape Submission Requirements	60	DPS: <ul style="list-style-type: none"> <li>Preliminary Landscape plan (street tree and fencing layout)</li> <li>Landscape Architect Letter of Conformance</li> <li>Arborist Report</li> <li>Tree Preservation Plan and Tree compensation (if applicable)</li> <li>Park facility fit plan</li> <li>Landscape designs, compensation and restoration requirements shall meet the recommendations provided in the final approved reports for Alloa Secondary Plan.</li> </ul>		These items have been prepared and form part of the submission package. Through the Alloa Secondary Plan submission, a Community Design Plan is being reviewed, which will be the guiding document for urban design within Alloa Phase 1. Preliminary landscape plans will be discussed in the CDP. Please refer to cover letter for full discussion of how requirements are being addressed.
ZBA Landscape Submission Requirements	61	ZBA: <ul style="list-style-type: none"> <li>Preliminary Arborist report – Tree inventory and number of trees to be removed for the proposed development, and require to be finalized at detailed design stage for Subdivision</li> </ul>		Please see Arborist Report prepared by Crozier
Landscape Requirements	62	Refer to the following guidelines for landscape requirements <a href="#">Landscape Requirements - Town of Caledon</a> <ul style="list-style-type: none"> <li>Town of Caledon Town Wide Design Guidelines;</li> <li>Town of Caledon Development Standard Manual;</li> <li>Town of Caledon Development Standards for construction details for inclusion within the landscape drawing package;</li> <li>Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation.</li> </ul>		Acknowledged
Town of Caledon, Planning & Development Department, Municipal Numbering Kristen Domingos <a href="mailto:municipalnumbers@caledon.ca">municipalnumbers@caledon.ca</a> 905.584.2272 x.4349 June 6, 2024				

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Municipal Numbering	63	<ul style="list-style-type: none"> <li>The property address is confirmed as 12156, 0 and 12306 Chinguacousy Road.</li> <li>Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.</li> </ul>		Acknowledged
Town of Caledon, Planning & Development Department, Natural Heritage June 6, 2024				
OPA Submission Requirements	64	<ul style="list-style-type: none"> <li>The subject lands are within the Alloa Secondary Plan Area. The Secondary Plan application (OPA) for the Alloa Secondary Plan Area has not been received by the Town. Submission requirements for the OPA (Secondary Plan) were provided through PRE 2024-0036 at the PARC meeting on March 28, 2024. Submission requirements include completion of a Local Subwatershed Study.</li> </ul>		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and a supporting Functional Servicing Report has also been submitted and is currently under review through the Secondary Plan.
DPS Requirements	65	<ul style="list-style-type: none"> <li>The Draft Plan must conform to the Secondary Plan and Local Subwatershed Study which both must be sufficiently advanced to be able to review and provide comments on the draft plan of subdivision plans, reports, and studies.</li> </ul>		Acknowledged
OPA Submission Requirements	66	<ul style="list-style-type: none"> <li>A subdivision level Environmental Impact Study in accordance with the findings and recommendations of the Local Subwatershed Study completed as part of the Secondary Plan is required. The Terms of Reference for the Environmental Impact Study and the Functional Servicing Report must be approved by the Town before beginning the study. It is not possible to agree on the TOR until the Local Subwatershed Study is sufficiently advanced.</li> </ul>		An EIR has been completed through the Tertiary Plan and an EIR Letter of Compliance (Crozier) forms part of the submission package.
Natural Heritage Comments	67	<ul style="list-style-type: none"> <li>Notwithstanding the preceding comments, following are high-level comments on the conceptual draft plan of subdivision:               <ul style="list-style-type: none"> <li>Neither the preliminary Alloa Secondary Plan Land Use Concept nor the conceptual draft plan of subdivision display potential constraints based on the SABE Preliminary NHS.</li> </ul> </li> </ul>		Acknowledged
Natural Heritage Comments	68	<ul style="list-style-type: none"> <li>The 10m buffer to the woodland is not supported at this time.</li> </ul>		Acknowledged
Town of Caledon, Planning & Development Department, Parks Eva Li <a href="mailto:eva.li@caledon.ca">eva.li@caledon.ca</a> 905.584.2272 ext.4378 June 6, 2024				
Parkland Dedication	69	<ul style="list-style-type: none"> <li>Parkland dedication requirement for the subject lands, pursuant to s.51.1 of the Planning Act, will be calculated on a collective basis based on the Secondary Plan as a whole and not on the individual Owners' Lands.</li> </ul>		Acknowledged
Town of Caledon, Policy Planning Shahzad Mir <a href="mailto:Shahzad.mir@caledon.ca">Shahzad.mir@caledon.ca</a> 905.584.2272 x.4556 June 6, 2024				

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Policy	70	<ul style="list-style-type: none"> <li>The subject lands are designated Prime Agricultural Area and Environmental Policy Area in Schedule 'A' of the in-effect Town of Caledon Official Plan.</li> </ul>		Acknowledged
Policy	71	<ul style="list-style-type: none"> <li>The adopted, not yet in-effect, Future Caledon Official Plan identifies this subject land within the New Urban Areas 2051 and Designated Greenfield Area on Figure B2 (Growth Management).</li> </ul>		Acknowledged
Submission Requirement	72	<ul style="list-style-type: none"> <li>An approved secondary plan will be required by the Town of Caledon before approval of a plan of subdivision and zoning by-law amendment.</li> </ul>		Acknowledged
Policy	73	<ul style="list-style-type: none"> <li>Guidance for secondary planning is provided throughout the adopted Future Caledon Official Plan, but primarily in: Section 13.9 (re: local subwatershed studies); Chapter 21, Planning the Urban System; Chapter 22, Community Areas; Chapter 23, Employment Areas; Section 24.3, Official Plan Amendments/Secondary Plans; Section 27.2, Development Application Requirements/Complete Application Requirements.</li> </ul>		Acknowledged
Policy	74	<ul style="list-style-type: none"> <li>The subject land is within the New Urban Area 2051 in the adopted, not yet in-effect, Future Caledon Official Plan (FCOP), and will be designated New Community Area as shown on Figure B4 (Land Use Designation) and D8 (Parks and Open Space).</li> </ul>		Acknowledged
Policy	75	<ul style="list-style-type: none"> <li>The New Community Area designation will be applied pending the preparation and approval of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of the Future Caledon Official Plan. The New Community Areas designation identifies lands to be developed as future residential communities (Section 22.2 of the adopted FCOP).</li> </ul>		Acknowledged
Policy	76	<ul style="list-style-type: none"> <li>Section 21.3.1 of the adopted FCOP states that development will only be permitted within the designated greenfield area where an approved secondary plan is in place, and, where required, the subsequent tertiary plan requirements on the adopted FCOP have been satisfied.</li> </ul>		Acknowledged
Policy	77	<ul style="list-style-type: none"> <li>The subject land is within the proposed A1 Secondary Planning Area as shown on Figure F3 of the adopted FCOP.</li> </ul>		Acknowledged
Policy	78	<ul style="list-style-type: none"> <li>Section 21.3.2 of the adopted FCOP states that secondary plans will be prepared and completed in accordance with the Town's approved Growth Management and Phasing Plan, the FCOP and the Region of Peel Official Plan. The policies of section 21.3 will apply.</li> </ul>		Acknowledged
Policy	79	<ul style="list-style-type: none"> <li>Section 21.3.4 of the adopted FCOP states that prior to commencing the preparation of a secondary plan, terms of reference for the secondary planning process will be prepared, to the satisfaction of the Town's Chief Planner.</li> </ul>		Acknowledged
Policy	80	<ul style="list-style-type: none"> <li>Section 21.3.4 g. of the adopted FCOP states that if multiple landowners are involved, requirements related to landowner group and cost-sharing agreements, <b>including demonstration that a formal landowner group is in</b></li> </ul>		Acknowledged. A formal landowners group is in place (Alloa Landowners Group Inc.) with approximately 63% of lands in the Secondary Plan area participating.

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		place with full participation of the owner(s) of the majority of the lands in the secondary plan area.		
Policy	81	<ul style="list-style-type: none"> <li>An official plan amendment to implement a new secondary plan will be prepared in accordance with the policies and requirements of the adopted FCOP, including the direction provided in Chapter 22, Planning the Urban System, Chapter 24, Official Plan Amendments, and Chapter 27, Development Application Requirements (Section 24.3.1 of the adopted FCOP)</li> </ul>		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
Policy	82	<ul style="list-style-type: none"> <li>A local subwatershed study, or equivalent study, prepared to the satisfaction of the Town, is required to inform the identification and refinement of the Natural Environment System within each secondary plan area and to support new development in the New Community Areas (13.9.1 of adopted FCOP).</li> </ul>		Local Subwatershed Study and Functional Servicing Report has been submitted through the Secondary Plan and is currently under review.
Town of Caledon, Planning & Development Department, Urban Design Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392 June 6, 2024				
Urban Design Brief Requirements	83	<ul style="list-style-type: none"> <li>Within the Urban Design Brief, please include a priority lot plan, and a circulation plan showing any on street parking, driveway locations, and pedestrian paths</li> </ul>		A community design plan was submitted as part of the Secondary Plan and is intended to be the guiding urban design document for the Alloa Phase 1 area. Through discussions with Town staff, this document is intended to be revised to address all required elements to support draft plans. Please refer to cover letter for full list of how requirements are being addressed. A separate parking plan and pedestrian circulation plan forms part of this submission.
Urban Design Comments	84	<ul style="list-style-type: none"> <li>Provide walkway and trail connections to nearby existing and planned trails and sidewalks. The trail and pathway network should be continuous, and inter-connected, providing access through the open space area where appropriate, and linking residential neighbourhoods, schools and employment areas to adjoining external trails, bike routes, sidewalks and destinations.</li> </ul>		Please see Pedestrian Circulation Plan prepared by GSAI
Urban Design Comments	85	<ul style="list-style-type: none"> <li>Identify the community mailbox locations within the Urban Design Brief.</li> </ul>		Acknowledged.
Urban Design Comments	86	<ul style="list-style-type: none"> <li>Screen utility fixtures (gas and hydro meters, air conditioners, connection boxes for telephone and cable) and located them away from public view.</li> </ul>		Acknowledged.
Urban Design Comments	87	<ul style="list-style-type: none"> <li>The number of units in a block should maintain the modular rhythm of the streetscape. No more than 8 units should be provided in a single townhouse block.</li> </ul>		Acknowledged.
Urban Design Comments	88	<ul style="list-style-type: none"> <li>Please provide dimensions of the block length. Minimize block lengths among the townhouses to support walkability and promote healthy communities. There should be allowance for through paths through townhouse blocks for pedestrian connectivity.</li> </ul>		Acknowledged.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Urban Design Comments	89	<ul style="list-style-type: none"> <li>Minimize block lengths among the townhouses to support walkability and promote healthy communities. There should be allowance for pedestrians through paths through townhouse blocks for connectivity with landscaped buffers</li> </ul>		Acknowledged.
Urban Design Comments	90	<ul style="list-style-type: none"> <li>Ensure Priority Lots are appropriately sized to accommodate priority lot design requirements</li> </ul>		Acknowledged.
Urban Design Comments	91	<ul style="list-style-type: none"> <li>Ensure there is no repetitive design for adjacent homes. A gap of 3-4 homes is required between similar designs to avoid monotony</li> </ul>		Acknowledged.
Town of Caledon, Planning Department, Zoning David Shortt Office: 905.584.2272 x 4415 david.shortt@caledon.ca				
Zoning Comments	92	<ul style="list-style-type: none"> <li>Zoning notes the subject properties are zoned Agricultural (A1), Environmental Policy Area 2 (EPA2) and Small Agricultural Holdings (A3) as per the Town of Caledon Zoning By-law 2006-50, as amended.</li> </ul>		Acknowledged.
Zoning Comments	93	<ul style="list-style-type: none"> <li>Zoning notes that a fulsome zoning review cannot be conducted at this time due to the preliminary nature of the application. Zoning will be reviewed once a Draft Zoning By-law Amendment and associated Schedule have been submitted for review.</li> </ul>		Acknowledged.
Zoning Comments	94	<ul style="list-style-type: none"> <li>Zoning requests that a Draft Plan of Subdivision be submitted in accordance with the Town's Electronic Submission Standards.</li> </ul>		Acknowledged.
Zoning Comments	95	<ul style="list-style-type: none"> <li>Zoning requests that the Draft Plan of Subdivision include the relevant zoning standards, such as minimum Lot Areas and minimum Lot Frontages.</li> </ul>		Acknowledged.
Zoning Comments	96	<ul style="list-style-type: none"> <li>Zoning requests that a Zoning By-law Matrix be submitted showing the relevant zoning information for all proposed lots.</li> </ul>		Acknowledged.
Ministry of Transportation (MTO) – Permitting Paul Nunes, Senior Project Manager (Peel/Halton), Corridor Management, Central Region West, Operations Division <a href="mailto:paul.nunes@ontario.ca">paul.nunes@ontario.ca</a> , 416-270-3108, June 6, 2024				
MTO Comments	97	<p>The subject development proposal appears to fall under our classification for Large Traffic Generators, and therefore be within the 800 m Permit Control Area for the future Hwy 413 designation, as a result, MTO permits may be required (e.g. grading/servicing, building and land use, etc.). Please be aware that ministry permits will need to be secured prior to the commencement of any on-site works.</p> <p>All development must comply with the MTO Building and Land Use Policy, and Information regarding the application process, forms and the policy can be found at the link: <a href="https://www.ontario.ca/highway-corridor-management">Highway corridor management   ontario.ca</a></p>		Acknowledged.

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Region of Peel Sonia Tam, Principal Planner, Region of Peel sonia.tam@peelregion.ca T: 905-791-7800 x4283				
Region's Secondary Planning Requirements	98	<p><b>Planning and Development Services:</b></p> <ul style="list-style-type: none"> <li>• The subject lands are situated within the proposed Alloa Secondary Plan Area. Peel notes that the Alloa Secondary Plan is ongoing and recommends that the Secondary Planning work be completed in advance of site specific applications. Without an approved secondary plan in place, Peel's comments on the subject site specific application are <u>preliminary and subject to change</u>. However, should site specific applications be submitted in advance or in absence of an approved Secondary Plan, Peel's comments and requirements as provided through PARC-24-036C will continue to apply. These secondary planning requirements include, but are not limited to:                             <ul style="list-style-type: none"> <li>○ A detailed subwatershed study or equivalent study;</li> <li>○ An Agricultural Impact Assessment;</li> <li>○ A Community Energy and Emissions Reduction Plan; and,</li> <li>○ A Climate Change Adaption Plan.</li> <li>○ Phasing Plan consistent with the Town's Phasing Plan</li> <li>○ Planning Justification Report</li> <li>○ Functional Servicing Report</li> <li>○ Transportation Study</li> <li>○ Healthy Development Assessment (large-scale)</li> </ul> </li> </ul>		Please refer to cover letter for discussion of how requirements are being addressed.
Region's Comments	99	<ul style="list-style-type: none"> <li>• The policies of the Peel RPOP and, in particular, section 5.6.20 Designated Greenfield Areas apply to the review of the Secondary Plan. As noted, the Secondary Plan is identified within the 2051 New Urban Area subject to policies in Section 5.6.20.14.</li> </ul>		Acknowledged.
Region's Comments	100	<ul style="list-style-type: none"> <li>• Functional Servicing Report and Stormwater Management Report showing proposed watermain, sanitary sewer and storm sewer servicing plans for the developments is required for review and approval by the Region.</li> </ul>		A Functional Servicing Report and Stormwater Management Plan was submitted with the Alloa Phase 1 Tertiary Plan package. Please see the FSR letter of compliance included in this submission
Region's Comments	101	<p><b>Public Health:</b></p> <ul style="list-style-type: none"> <li>• The following high-level considerations are provided for the design of this proposed subdivision:                             <ul style="list-style-type: none"> <li>○ Block sizes should be limited to 80 by 180m in size. For those that do not, look to include pedestrian walkways to further provide connectivity in the community.</li> <li>○ Where supported, include sidewalks on both sides of the road network. Best practices and recommendations shared within the Healthy Development Index suggests that the presence and extent of sidewalks on both sides of the street encourages walking and non motorized forms of travel. While sidewalks can encourage physical activity, if a sidewalk is in poor condition or inaccessible, it is shown to act as a barrier to walking, especially in seniors.</li> </ul> </li> </ul>		A HDA has been completed for the Alloa Secondary Plan submission.

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		<ul style="list-style-type: none"> <li>Additional comments may be forthcoming for the institutional block, once it comes in for development.</li> <li>Exposure to natural environments can have a positive impact on the overall mental health and wellbeing of residents.                             <ul style="list-style-type: none"> <li>Include green infrastructure in non-traditional spaces.</li> </ul> </li> </ul>		
Region's Comments	102	<p><b>Waste Management:</b></p> <ul style="list-style-type: none"> <li>Please consult the Region of Peel Waste Collection Design Standards Manual available at: <a href="https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf">https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf</a></li> <li>Comments pertaining to the institutional block will be provided separately, once it comes for development.</li> </ul>		Please see the waste collection plan prepared by GSAI
Region's Comments	103	<p><b>Detached and Townhomes:</b></p> <ul style="list-style-type: none"> <li>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 a Waste Management Plan prior to draft plan approval.</li> </ul>		Please see the waste collection plan prepared by GSAI
Region's Comments	104	<ul style="list-style-type: none"> <li>The Waste Management Plan Must Confirm and Label the Following WCDSM Requirements:                             <ul style="list-style-type: none"> <li>Collection vehicle access route must be shown on the drawing. See section 2.0 of the WCDSM for requirements.</li> <li>Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM.</li> <li>A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage,</li> <li>backyard or side for storage of carts, with direct access to the collection point location.</li> </ul> </li> </ul>		Acknowledged
Region's Comments	105	<ul style="list-style-type: none"> <li>Pertaining to the proposed laneways, please confirm the direction of travel, laneway widths, and location of collection points for the laneway units. Note: the waste collection vehicle can only collect from the right-side of the vehicle.</li> </ul>		Acknowledged
Toronto and Region Conservation Authority (TRCA), Development Planning and Permits   Development and Engineering Services Andrea Terella, <a href="mailto:andrea.terella@trca.ca">andrea.terella@trca.ca</a> , (437) 880-1937 June 6, 2024				
Comments	106	<p><b>Site Context:</b></p> <ul style="list-style-type: none"> <li>According to our mapping, portion of the subject land for 12306 Chinguacousy Road is regulated by TRCA as it is traversed by a stream corridor associated with the Etobicoke Creek Watershed and contains Regulatory Floodplain and a Provincially Significant Wetland (PSW). Further, the other lands associated with the pre-application are located within the Credit Valley Conservation (CVC) and appear to be traversed by several Headwater Drainage Features (HDFs). A TRCA permit pursuant to the Conservation Authorities Act is required from this Authority prior to any development and/or site alteration within a TRCA regulated area.</li> </ul>		Noted.



TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	107	<ul style="list-style-type: none"> <li>It is TRCA's understanding that the subject lands are not currently located within the Town of Caledon's urban settlement boundary. However, though the Region of Peel's Settlement Boundary Expansion (SABE) exercise, the lands has been identified for future community uses. The SABE lands were integrated into the Region of Peel's Official Plan, approved on November 4, 2022. As a component of the Region's SABE process, a Scoped Subwatershed Study was completed. Although this Scoped Subwatershed Study was sufficient for the purpose of a regional boundary expansion exercise, it is not detailed enough in scope to consider Secondary Plans or site-specific development applications. It is our understanding that prior to site-specific development application, the Town will require lands within the SABE to go through a Secondary Plan process. As a component of the Secondary Plan process, a more detailed Local Subwatershed Study and block level functional servicing study will be required to satisfy applicable Provincial, Regional, Municipal and TRCA policies.</li> </ul>		Noted.
Comments	108	<ul style="list-style-type: none"> <li>Please note that the subject lands will form part of the Alloa Secondary Plan area, for which an Official Plan Amendment and associated Secondary Plan will be submitted in the near future. However, without the approval of this broader planning study, it is the opinion of TRCA staff that the site-specific development applications (i.e. a Zoning Bylaw Amendment and Draft Plan of Subdivision) proposed through this pre-consultation are <u>premature</u>.</li> </ul>		Noted.
TRCA Submission Requirements	109	<p><b>Submission Requirements:</b>                      Notwithstanding the above, if the Town intends to run site-specific applications concurrently with the Alloa Secondary Plan, provided below are TRCA preliminary submission requirements:</p> <ul style="list-style-type: none"> <li><u>Site Plan Identifying Constraints:</u> A Site Plan identifying the limit of applicable natural features/hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include:                             <ol style="list-style-type: none"> <li>The Regulatory Floodplain.</li> <li>Meander belt/Erosion Hazard (as applicable and as determined by a Geomorphic/Erosion Hazard Delineation Study).</li> <li>Limits of the Wetland Features (as staked in the field).</li> <li>Applicable Buffers.</li> </ol>                             All new development must be located outside of identified hazards and associated buffers.                         </li> </ul>		Please refer to the submitted draft plan of subdivision and the EIR Letter of Compliance.
TRCA Submission Requirements	110	<ul style="list-style-type: none"> <li><u>Preliminary Engineering Drawings/Plans:</u> Including Servicing Plan, Grading Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers.</li> </ul>		A Functional Servicing Report and Stormwater Management Plan was submitted with the Alloa Phase 1 Tertiary Plan package. Please see the FSR letter of compliance included in this submission
TRCA Submission Requirements	111	<ul style="list-style-type: none"> <li><u>Delineation of the Floodplain:</u> To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. It is noted that updates to the modelling may be required to account for the proposed development.</li> </ul>		An FSR in support of the Tertiary Plan was submitted and is currently under review.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
TRCA Submission Requirements	112	<ul style="list-style-type: none"> <li>o <u>Geomorphic and Erosion Hazard Delineation</u>: for non-apparent valley and/or stream corridors (as required): <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf</a></li> </ul>		Please see Environmental Implementation Report Letter of Compliance prepared by Crozier
TRCA Submission Requirements	113	<ul style="list-style-type: none"> <li>o <u>Headwater Drainage Feature (HDF) Assessment</u>: the subject lands contain several headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Features.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Features.pdf</a>. Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse.</li> </ul>		Please see Environmental Implementation Report Letter of Compliance prepared by Crozier
TRCA Submission Requirements	114	<ul style="list-style-type: none"> <li>o <u>Stormwater Management Report/Functional Servicing Report</u>: Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf</a>. It is noted that as the subject lands are located outside of the settlement boundary used in TRCA's hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA's requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA's Stormwater Management Criteria Document (2012).</li> </ul>		An FSR in support of the Tertiary Plan was submitted and is currently under review.
TRCA Submission Requirements	115	<ul style="list-style-type: none"> <li>o <u>Hydrogeological Investigation</u>: The report should assess current groundwater conditions in order to inform the practicality of water balance strategies on the subject lands.</li> </ul>		The report was completed and submitted under the Secondary Plan.
TRCA Submission Requirements	116	<ul style="list-style-type: none"> <li>o <u>Wetland Water Balance Risk Assessment</u>: A wetland water balance risk assessment is required, prepared in accordance with the following document: <a href="https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf">https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf</a>. Please note that depending on the results of the risk assessment, additional study requirements may be necessary.</li> </ul>		Please see Environmental Implementation Report Letter of Compliance prepared by Crozier
TRCA Submission Requirements	117	<ul style="list-style-type: none"> <li>o <u>Draft Zoning By-law Amendment</u>: All applicable natural hazards, wetlands and buffer areas must be placed within a protective zoning category.</li> </ul>		Noted.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	118	<ul style="list-style-type: none"> <li>Review fees associated with a future Secondary Plan/Local Subwatershed Study will be collected in accordance with TRCA's 2022 Planning fee schedule: <a href="https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf">https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf</a>. The applicant can refer to the section on Master Environmental Servicing Plan applications for more information. Fees will be identified through the ToR process.</li> </ul>		Noted.
Comments	119	<ul style="list-style-type: none"> <li>Please note that as the Alloa Secondary Plan process for the broader area progresses, TRCA reserves the right to request additional submission materials (as needed) for the Zoning By-Law Amendment and Draft Plan of Subdivision applications considered through this pre-consultation process.</li> </ul>		Noted.