



W2206  
March 4, 2024

**COMMENT RESPONSE TABLE**

Trends Development Inc.  
12909 Kennedy Road  
Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
<b>A. TOWN OF CALEDON Comments from February 15, 2024</b>			
<b>Corporate Services Department, Legal - Daniela Gaudio</b>			
1	In the event that an agreement is required to be registered on title, postponement(s) to any and all mortgages will be required.	Owner	Acknowledged
<b>Energy Management and Climate Change - William Overholt</b>			
2	The Town has released a draft of its Green Development Standards (GDS) for public comment. The GDS includes measures related to sustainable community design, green infrastructure, and building energy and GHG emissions. Until the GDS is approved by Council, applicants are required to provide a Green Development Standards Brief as part of their submission to indicate how they are responding to metrics in each of the three theme areas. Meeting specific metric targets is encouraged but not required at this time. The metrics list starts on page 14 of the draft • Energy and Environment staff are available for any questions or discussion on the GDS	Candevcon	Growth Plan allows for SWM Pond development within Green Belt under Section 4.2.3. The Final Community Wide FSR provides the justification to satisfy the development requirements under Section 4.2.3 of the Growth Plan. The development FSR provides additional justification for the development of the SWM Pond within the Green Belt.
<b>Development Engineering - Daniel Oh</b>			
3	Development Engineering recommends awaiting the approval of the MW1 Stage 3 Official Plan Amendment/Secondary Plan application before proceeding with the Draft Plan of Subdivision and Zoning Bylaw Amendment applications for the subject development.	Candevcon	Acknowledged
4	Any comments provided for the Zoning By-Law Amendment, and Draft Plan of Subdivision are subject to change until such time as the final approvals of the Official Plan Amendment are granted.	Candevcon	Acknowledged
5	Cul-de-sac on Street 'O' and the intersection angle between Street 'O' and Street 'K' do not meet the Town's Road Design Guideline.	Candevcon	Draft Plan has been revised accordingly.
6	All plans, reports, and studies are to conform to the requirements in the Town of Caledon Site Plan Control Manual and the Town of Caledon Development Standards Manual (2019).	Candevcon	Acknowledged
7	Contact Development Engineering for Terms of Reference (TOR) for all required plans and technical studies.	Candevcon	Acknowledged

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 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

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<b>Transportation Review - Emma Howlett</b>			
8	Town Transportation Engineering Staff recommend awaiting the approval of the MW1 Stage 3 Official Plan Amendment/Secondary Plan application before proceeding with the Draft Plan of Subdivision applications for the subject development. Any comments provided for the draft Plan of Subdivision are subject to change until such time as the final approvals of the Official Plan Amendment are granted.	Candevcon	Acknowledged
9	Please follow the Town's Transportation Study Guidelines.	Candevcon	Acknowledged
10	The phasing plan would ideally be addressed prior to the submission Subdivision applications. Phasing plans based on the planned and scheduled transportation infrastructure improvements proposed by the developer and government agencies would be agreed upon	Candevcon	Acknowledged
11	If not already completed through a Zoning By-Law Amendment application. The proposed parking supply and parking requirements should be compared. This can be done through an on-street parking plan. If lower than the required parking spaces are provided, a parking justification study may be required. The transportation consultant on file should circulate the scope of work to Town Staff for review prior to submitting a report.	Candevcon	A Preliminary Parking Plan has been prepared and included in the submission package.
12	Transportation study should be submitted scoped to the draft plan of subdivision level. When the details mentioned above are investigated and communicated to Staff in subsequent OPA submissions, Transportation Engineering will have additional comments to offer relevant to the Draft Plan of Subdivision and the specific context of the application.	Candevcon	Acknowledged
13	Pedestrian Circulation Plan should be included in the submission and the anticipated facilities' type and location should be highlighted in the pedestrian circulation plan.	Candevcon	A Pedestrian Circulation Plan has been prepared and included in the submission package
14	Pavement markings and signage plan will be required for the detailed design submission.	Candevcon	Acknowledged
<b>Finance Department - Glendon Turner</b>			
15	The Finance comments that follow are conditional on all outstanding pre-conditions being fulfilled.	Owner	Acknowledged
16	If the proposed development (which includes a draft plan of residential subdivision) were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place.	Owner	Acknowledged
17	Development Charges will be applicable at the Residential rates for single family dwellings, and commercial buildings that will be in effect on the dates of building permit issuance. If the zoning bylaw amendment application is determined to be the first such application for the subject property, then Development Charges will be determined on the date when the zoning bylaw amendment application is determined to be complete (the application completion date). Those determined rates will be applicable to building permits that will be issued within two years, starting on the application completion date. Interest on Development Charges will apply.	Owner	Acknowledged

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 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

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18	<p>On February 1, 2024, the relevant Residential and Non-Residential Development Charge rates will be:</p> <p>o Town of Caledon: (a) \$56,605.27 per single or semi-detached unit; (b) \$32,886.49 per apartment &gt; 70 sq. metres; (c) \$19,299.52 per apartment &lt;= 70 sq. metres; (d) \$43,094.36 per townhouse dwelling; (e) \$96.12 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.</p> <p>o 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.</p> <p>o School Boards: (a) \$4,572 per any residential unit; and (b) \$9.69 per sq. metre of commercial floor space.</p> <p>o 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.</p>	Owner	Acknowledged
19	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.	Owner	Acknowledged
20	<p>The Development Charges comments and estimates above are as at January 31, 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 completion date. 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.</p> <p>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.</p>	Owner	Acknowledged
<b>Accessibility Comments - Cassandra Savini</b>			
21	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.	Owner	Will be addressed at draft approval
22	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 resistant and otherwise comply with the Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA).	Owner	Acknowledged

**COMMENT RESPONSE TABLE**

 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
23	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.	Owner	Park design will be addressed at appropriate stage
24	If a community mail box 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.	Owner	Acknowledged
<b>Planning Department Review - Alex Mior</b>			
25	There is currently an open Official Plan Amendment (OPA) that includes the subject property (POPA 2021-0009). The OPA was appealed and is currently in front of the Ontario Land Tribunal (OLT).	Candevcon	Acknowledged
26	The advancement of this application is dependent on the completion and approval of an Official Plan Amendment (POPA 2021-0009) which proposes to include the subject property in the Mayfield West Secondary Plan area.	Candevcon	Application will adhere to the Official Plan Amendment
27	The OPA must be in full force and effect prior to the Zoning By-Law Amendment and Draft Plan of Subdivision being approved.	Candevcon	Acknowledged
28	The subject property is currently designated as Prime Agricultural Area and Environmental Policy Area on Schedule 'B' – Mayfield West Land Use Plan.	Candevcon	Changes are part of Official Plan Amendment
29	Portion of the property is classified as Community Area under the 2051 Settlement Area Boundary Expansion.	Candevcon	Acknowledged
30	Property contains the Protected Countryside and Natural Heritage System under the Greenbelt Plan. No development shall occur in Greenbelt lands, including any proposed SWM ponds	Candevcon	Confirmed that no development will occur in green lands
31	Plan proposed 834 units comprised of Single Detached, Townhouses, Mixed Use / Mid Rise and Condominium.	Candevcon	Subject to change with submissions
<b>Heritage Review - Cassandra Jasinski</b>			
32	Heritage Register • The subject lands are listed as a non-designated property on the Town of Caledon Heritage Register. The lands contain a highly significant Gothic Revival style cut stone farmhouse and associated farm buildings that includes two Central Ontario style vertical board barns. • Immediately adjacent to the lands at 12895 Kennedy Rd is a listed, non-designated property which includes Dixon's Union Cemetery and Methodist Church. • Filed materials indicate that the home would be retained with the accessory structures demolished. Staff would like to work with the applicant to understand how the above referenced heritage resources can be retained and enhanced on the lands. • It is recognized that some associated heritage material was filed as part of the broader Official Plan Amendment application under file POPA 2021-0009. The below requested materials are specific to the subject lands.	PHC	Heritage lands acknowledged

**COMMENT RESPONSE TABLE**

 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
33	Heritage Impact Assessment • In view of the above, and 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). • 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. • 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). • 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.	PHC	<a href="#">A Heritage Impact Assessment has been submitted</a>
34	Urban Design & Cultural Heritage Brief • As part of a complete application, the development proponent shall provide an Urban Design & Cultural Heritage Brief, undertaken by a qualified heritage consultant. • The subject document shall take into account urban design matters that include appropriate design, setbacks and buffering (including landscape) associated with the heritage resources on and abutting the lands.	PHC	<a href="#">Urban Design Brief provided</a>
35	Archaeological Assessment • 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").	PHC	<a href="#">Archaeological Assessment for the site has been provided</a>
36	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.	PHC	<a href="#">A Stage 3 will be provided</a>
37	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.	PHC	<a href="#">Acknowledged</a>
38	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.	PHC	<a href="#">Acknowledged</a>
39	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.	PHC	<a href="#">Acknowledged</a>
40	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.	PHC	<a href="#">Acknowledged</a>

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 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

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<b>Landscape Review - Eva Li</b>			
41	Provide the following materials <ul style="list-style-type: none"> <li>• Landscape Architect Letter of Conformance</li> <li>• Arborist report</li> <li>• Tree Preservation Plan and Tree compensation</li> <li>• Preliminary Landscape plan (street tree layout and fencing layout)</li> <li>• Park/ open space concept plan/ facility fit plan</li> </ul>	Candevcon	Materials will be provided at appropriate landscape stage
42	Refer to the following guidelines for landscape requirements Landscape Requirements - Town of Caledon <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>	Candevcon	Guidelines have been reviewed and referenced
<b>Municipal Numbering - Kristen Domingos</b>			
43	The property has a confirmed municipal address of 12909 Kennedy Road.	Owner	Acknowledged
44	Should the development proceed as proposed, the existing municipal number will cease to exist, and new municipal numbers will be issued upon approval of the development.	Owner	Acknowledged
45	Upon issuance of Final Site Plan Approval, the Lead Planner will forward a copy of the approval package to municipal numbering staff to work with the owner to issue the required number and post any required signage of the number in accordance with the Town's Municipal Numbering By-law and Guidelines.	Owner	Acknowledged
46	As part of the Pre-Consultation (DART) Application requirements, the following documents are required: <ul style="list-style-type: none"> <li>o Cover Letter</li> <li>o Application Form</li> <li>o Site Plan Drawing, illustrating the proposed development, the driveway/access (existing or proposed), the width of the driveway/access at the property line and the distance between the edge of the driveway/access and the closest lot line.</li> <li>o Site Plan, Landscape Plan or Elevations identifying the municipal number signage and details.</li> </ul>	Owner	Materials have been submitted
<b>Natural Heritage Review - Jason Elliot</b>			
47	An Official Plan Amendment (OPA) application that includes the site has been appealed to the Ontario Land Tribunal (OLT). Natural Heritage comments on the recent without prejudice OPA submission included many that could affect the proposed land use of the site and therefore future zoning and draft plan of subdivision boundaries. It is currently anticipated that a Final Comprehensive Environmental Impact Study and Management Plan (CEISMP) will be required in support of rezoning and draft plan of subdivision approvals. However, the determination of what will be required and what needs to be addressed will be informed by the results of the OLT process and the approved Secondary Plan policies	Beacon	The EIS addressing the Official Plan Amendment has been submitted
48	Given this context, it is not possible to scope the Final CEISMP at this time	Beacon	Acknowledged

**COMMENT RESPONSE TABLE**

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 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

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<b>Parks Review - Eva Li</b>			
49	Based on the submitted materials December 12, 2023, 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 Mayfield West Phase 1 – Stage 2 Expansion Secondary Plan as a whole and not on the individual Owners' Lands.	Candevcon	Acknowledged
50	Provide difference colour for park blocks and private amenity/ landscape areas.	Candevcon	Draft Plan of subdivision includes different colours for parks and private amenity/landscape areas
51	Please note that these comments are based solely on the preliminary information provided by the applicant for the preliminary meeting on February 15, 2024. Parks may provide varying and/or additional comments on the formal application.	Candevcon	Acknowledged
<b>Policy Planning - Mike Balch</b>			
52	<p>The subject property is designated prime agriculture and EPA under the Town's Official Plan. In order for a plan of subdivision to be approved, a secondary plan and OPA would be necessary. As these are currently under consideration, the following requirements for subdivision set out in 6.2.8.1 would need to be met:</p> <ul style="list-style-type: none"> <li>• a) The policy statements, and regulations of the Government of Ontario;</li> <li>• b) The plan of subdivision conforms to the Principles, Strategic Direction, Goals, Objectives, policies and land use designations of the Official Plan including conformity to sustainability objectives and policies in Section 3.1;</li> <li>• c) The plan of subdivision conforms to the provision of the Zoning By[1]law;</li> <li>• d) The proposed plan of subdivision, if proposed within the Niagara Escarpment Plan Area shall conform to the provisions of the Niagara Escarpment Plan; and,</li> <li>• e) The proposed plan of subdivision, if proposed within the ORMCPA, shall conform to the ORMCP</li> </ul>	Candevcon	<p>The Secondary Plan has been endorsed by Council redesignating site as per the proposed draft plan of subdivision</p> <p>Policies from documents have been analyzed in the Planning Justification Report</p>
<b>Urban Design - Cassandra Savini</b>			
53	Include within the Urban Design Brief a Priority Lot Plan, and a Circulation Plan showing street parking, driveway locations, and pedestrian paths	NAK	Urban Design Brief completed and included in submission package
54	Within the Urban Design Brief outline safety measures that will be implemented to the Vistas blocks	NAK	Acknowledged and addressed in the Urban Design Brief
55	Identify the community mailbox location within the Urban Design Brief	NAK	Addressed in the Urban Design Brief
56	Screen utility fixtures (gas and hydro meters, air conditioners, connection boxes for telephone and cable) and located them away from public view	NAK	Acknowledged
57	Ensure Priority Lots are appropriately sized to accommodate priority lot design requirements	NAK	Acknowledged
58	Provide sufficient surface area within the road allowances to accommodate bike travel along planned routes in accordance with current standards, possible lay by parking spaces, sidewalks, street trees, LIDs, and other streetscape elements	NAK	Acknowledged
59	Strive to pair driveways as much as possible. Flip building plans as needed to maximize adjacencies of garages between different lots. This maintains better proximity of house entrances/porches	NAK	Acknowledged
60	Recess garage front wall behind front wall of main entrance door. (i.e. garage wall not be proud of main entrance door). Porch columns solely extending beyond garage wall are not sufficient, main entrance wall to be closer to front lot line for each individual lot	NAK	Acknowledged
61	Ensure there is no repetitive design for adjacent homes. A gap of 3-4 homes is required between similar designs to avoid monotony	NAK	Acknowledged



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 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
62	Detailed comments on the mixed-use block will be provided at related site plan application	NAK	Acknowledged
<b>Zoning Review - David Shortt</b>			
63	Zoning notes the subject property is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2) in the Town of Caledon Zoning By-law 2006-50, as amended	Candevcon	Draft Zoning By-law has been prepared and included in the submission package
64	Zoning notes that further Zoning review for compliance with minimum Lot Areas and minimum Lot Frontages will be conducted at a later date when application for a Zoning By-law Amendment and Draft Plan of Subdivision are submitted for a fulsome review.	Candevcon	Draft Zoning By-law has been prepared and included in the submission package
<b>REGION OF PEEL COMMENTS - Patrick Amaral</b>			
<b>Planning</b>			
65	An Official plan Amendment for a new Secondary Plan in the 2051 Urban Area that includes the subject lands has been submitted and is currently being reviewed. The OPA has been appealed to the Ontario Land Tribunal (OLT) and without prejudice submissions have been received/reviewed. Regional comments on the most recent without prejudice submission was provided on November 7, 2023.	Candevcon	Acknowledged
66	Related to the OPA, A fulsome assessment continues to be required to demonstrate how the proposed application satisfies the policies and contributes to the overall objectives of the Region of Peel Official Plan and matters that are required prior to the Town approving Official Plan Amendments for new Secondary Plans. These include but are not limited to the need for secondary plan areas, a Staging and Sequencing Plan, detailed Subwatershed Study or Equivalent Study, a Housing Assessment, the structure of a connected transportation system, servicing related matters within the 2051 New Urban Area and other technical studies required by the Region and Town.	Candevcon	Acknowledged
67	The policies of the Peel Region Official Plan 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.	Candevcon	Acknowledged
68	Regional Staff note that the OPA application will need to be approved to ensure the planning framework is established prior to the detailed review and final approval of Zoning Bylaw Amendment applications and future Draft Plan of Subdivision. As necessary studies required by the Region and Town prior to the Town approving Official Plan Amendments for new Secondary Plans remain outstanding, only preliminary comments can be provided at this time on the zoning by-law amendment and draft plan of subdivisions, these comments are subject to change once the OPA is finalized.	Candevcon	Acknowledged
<b>Development Engineering</b>			
69	As noted in our comment letter dated November 7, 2023, related to the OPA, the population for the proposed development exceeds the Region forecasted growth in the 2020 Water and Wastewater Master Plan and further the proposal includes infrastructure that is not included in 2020 Water and Wastewater Master Plans. Updates will be required to the master plan to reflect the forecasts in the Regional of Peel Official Plan, staging of infrastructure, and Phasing of Town Secondary Plans, this work will further include, in collaboration with local municipalities, the identification of any opportunities to provide and advance infrastructure that would accelerate growth sooner. Any new planned infrastructure will require council direction and approval.	Candevcon	Acknowledged



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 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
70	Sanitary <ul style="list-style-type: none"> <li>• Municipal sanitary sewer facilities consist of 300mm dia. sanitary sewer on Kennedy Road, 250mm dia. on Bonnieglen Farm Blvd, 525mm on Dixie Road.</li> <li>• There are 450mm/525mm dia. sanitary sewers on Heart Lake Road/ future street/Dixie Road in the proposed budget;</li> <li>• External construction, easements will be required;</li> <li>• A portion of the sanitary flow from the lands should to be conveyed east through the easements towards Dixie Road sanitary sewer.</li> </ul> However, the lands east of Heart Lake Road are subject to MTO jurisdiction and it is unclear at this time when the sanitary sewer across future Highway will be permitted to be constructed. Downstream impacts on Dixie Rd would also have to be determined. <ul style="list-style-type: none"> <li>• A Functional Servicing Report (FSR) showing proposed sanitary sewer servicing plans for the development and provision for the adjacent land, if any, is required for review and approval by the Region.</li> </ul>	Candevcon	Acknowledged  Acknowledged  Easements will be provided as required  Sanitary will be directed to a proposed pumping station to be located on the lands to the west and will outlet to the existing sanitary on Kennedy Road  FSR prepared and included In submission package
71	Water <ul style="list-style-type: none"> <li>• The lands are located within Water Pressure Zone 7 supply system.</li> <li>• Existing watermains are: 300mm dia. on Old School Road east of Kennedy Rd, 400mm dia. and 600mm dia. on Kennedy Road.</li> <li>• There is 600mm dia. watermain on Old School Rd proposed in the budget.</li> <li>• 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 review and approval by the Region.</li> <li>• External easements and construction will be required.</li> </ul>	Candevcon	Acknowledged Acknowledged  Acknowledged FSR prepared and included in submission packae  Easements will be provided as required
<b>Public Health</b>			
72	The Healthy Development Assessment (HDA) submitted in support of the Official Plan amendment for these lands has reached a pass on the tool and silver threshold overall. The site is on its way to creating a healthy built form.	Candevcon	Acknowledged
73	We wish to provide the following recommendations for consideration into the design of the plan: <ul style="list-style-type: none"> <li>o To support active building frontages, we recommend including pedestrian pathway/ connections from the buildings to Kennedy Road and Old School Road within Blocks 1, 2, 3 and 4.</li> <li>o Please label sidewalks within the development. We recommend the inclusion of sidewalks on both sides of the road at a minimum of 1.5 m, however where it is not possible, we recommend a wider sidewalk of 1.8m on one side of the road.</li> <li>o Consider permeable paving where possible within the development along with a variety of street trees that are hardy, resilient and low maintenance, planted at equal intervals adjacent to the streets.</li> </ul>	Candevcon	Will be considered at site plan approval stage  Will be designed as per the Town's standards  Will be provided at detailed design stage
<b>Waste Development</b>			
74	All single and non-stacked townhouse units would be eligible to receive Region of Peel curbside cart-based waste collection of garbage, recycling, and organics provided that the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) are met;	Candevcon	Acknowledged; will be prepared at site plan approval stage
75	All multi-residential Apartment and stacked townhouse units would be eligible to receive Region of Peel front-end waste collection of garbage and recycling provided that the requirements outlined in Section 2.0 and 4.0 of the waste collection design standards manual are met;		Acknowledged; will be prepared at site plan approval stage

**COMMENT RESPONSE TABLE**

 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
76	Retail and Employment units will be required to receive private waste collection	Candevcon	Acknowledged
<b>TRCA Comments from Nick Cascone</b>			
77	Site Context: <ul style="list-style-type: none"> <li>The subject property is located within TRCA's regulated area as it is traversed by a valley corridor associated with the Humber River Watershed. A TRCA Permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to any development and/or site alteration occurring within TRCA's regulated area.</li> <li>It is noted that the property is a subject to an active Official Plan Amendment (POPA 2021-0009)/Secondary Plan, known as the Mayfield West Phase 1 – Stage 2 Expansion. The application was appealed to the Ontario Lands Tribunal (OLT) on August 8, 2023. TRCA was granted party status to the appeal.</li> <li>Since the Official Plan Amendment was appealed, TRCA has been working with the applicant on reaching a settlement. At this time, only a few minor issues remain outstanding. As such, while it is TRCA's position that a draft plan of subdivision application is premature until the associated Official Plan Amendment (Secondary Plan) has been approved, we have provided our submission requirements below with the understanding that this should occur in the near future.</li> </ul>	Candevcon	Acknowledged  Acknowledged  Acknowledged
78	Submission Requirements: TRCA provides the following submission requirements as part of our delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2020:	Candevcon	Acknowledged
79	Site Plan Identifying Hazard Constraints: A Site Plan identifying the limit of applicable natural hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include: <ul style="list-style-type: none"> <li>TRCA's staked top of bank associated with the valley corridor traversing the site.</li> <li>The Regional Storm Floodplain.</li> <li>Applicable buffers/setbacks.</li> </ul>	Candevcon	The draf plan of subdivsion identifies the features requested
80	Conceptual Engineering Drawings/Plans: Including Servicing Plan, Grading Plan, Erosion and Sediment Control Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers.	Candevcon	All enginnering drawigs/plan include the applicable harxards and associated buffers
81	Geotechnical Memo: The outlet for Stormwater Management Pond 4 will be located on/within a valley slope. The design of the outlet should be reviewed by a qualified geotechnical engineer to confirm it will not impact slope stability over the long-term. A signed and sealed memo confirming this will be required.	Candevcon	Acknowledged
82	Stormwater Management Report/Functional Servicing Report: Outlining how the proposed stormwater management design conforms to the work completed through the associated Official Plan Amendment (Secondary Plan).	Candevcon	FSR prepared and included in the submission package
83	Additional (Regulatory) Submission Requirements: In addition to the above, TRCA also provides the following submission requirements, which will be necessary to obtain a permit pursuant to Ontario Regulation 166/06. It is strongly recommended that the applicant provide these materials as part of a future planning submission to ensure TRCA's permitting requirements can also be met through this process:	Candevcon	Acknowledged

**COMMENT RESPONSE TABLE**

 Trends Development Inc.  
 12909 Kennedy Road  
 Town of Caledon File No. PRE-2023-0305

Item No.	Comments	Consultants	Notes
84	Site Plan Identifying Regulated Feature Constraints: In addition to hazards, the Site Plan should also identify the limit of applicable TRCA regulated features. At a minimum, this should include: o The limit of wetland features. o Applicable buffers/setbacks.	Candevcon	<a href="#">Acknowledged</a>
85	Scoped Environmental Impact Study/Brief: Outlining how the proposed draft plan of subdivision conforms to the work completed through the associated Official Plan Amendment (Secondary Plan). This should include a review of impacts and mitigation measures associated with the outlet associated with Stormwater Management Pond 4.	Candevcon	<a href="#">Acknowledged</a>
86	Landscape Restoration Plans: Demonstrating how the proposed buffers/natural self-sustaining vegetation areas will be naturalized. Any proposed plantings should be native, non-invasive species. The plan should be prepared in accordance with the following guideline: <a href="https://trca.ca/app/uploads/2016/02/Post-Construction_Restoration_Guidelines_July_2004.pdf">https://trca.ca/app/uploads/2016/02/Post-Construction_Restoration_Guidelines_July_2004.pdf</a>	Candevcon	<a href="#">Acknowledged</a>
87	Please note that as a settlement has not yet been reached on the associated Official Plan Amendment, TRCA reserves the right to amend the above noted requirement based on new information that becomes available.	Candevcon	<a href="#">Acknowledged</a>