



Comment Response Table			
13290 Nunnville Road – POPA 2022-0003, RZ 2022-0004, 21T-22003C & 21CDM-22003C			
Agency Name	Agency/Department Name	Comment:	Applicant Response
Town of Caledon	All	<p><u>Executive Summary of Comments</u></p> <p>At this time staff are able to recommend approval of the proposed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium subject to minor revisions as detailed within this letter and summarized briefly below:</p> <ul style="list-style-type: none"> <li>Minor amendments are required to Traffic Operations Assessment, draft plan of subdivision and site plan prior to approval of the Draft Plan of Subdivision.</li> <li>Minor amendments are required to the Draft Plan of Condominium prior to approval of the Draft Plan of Condominium.</li> <li>Minor amendments are required to the Official Plan Amendment. A mark-up of the Official Plan Amendment document has been shared with the applicant. If the applicant is satisfied with the proposed Official Plan Amendment, it can proceed to council with the zoning by-law amendment in one report.</li> </ul>	Noted. Revised materials have been included in this submission to address comments to be address prior to draft plan approvals. A revised Zoning By-law Amendment and Official Plan Amendment have been submitted to the Town's satisfaction in advance of this resubmission. Aleah Clarke, on behalf of the Town, confirmed the revised ZBLA and OPA has met the Town's requirements on March 8, 2024, and April 8, 2024.
		<u>General (Advisory) Comments</u>	
Town of Caledon	Planning Department - Zoning	1. The Draft Plan of Subdivision (dated November 16th, 2023), Draft Plan of Condominium (dated November 17th, 2023) and Site Plan (dated December 19th, 2023) were reviewed for compliance. Zoning notes there are no concerns at this time.	Noted.
Town of Caledon	Finance Department	2. If the proposed development (includes 15 common element townhouse dwellings in 3 blocks) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.	Noted.
Town of Caledon	Finance Department	3. Development Charges will be applicable at the Residential rates that will be in effect on the dates of building permit issuance. Development Charges are indexed twice a year, February 1st and August 1st. Currently, those rates are: <ul style="list-style-type: none"> <li>a. Town of Caledon: \$43,094.36 per townhouse dwelling.</li> <li>b. Region of Peel: \$57,121.45 per townhouse dwelling. Effective February 1, 2016, the Region of Peel began collecting directly for most hard service development charges (i.e. water, wastewater and roads) for residential developments, at the time of subdivision agreement execution.</li> <li>c. Go-transit: \$810.24 per townhouse dwelling.</li> <li>d. School Boards: \$4,572 per any residential unit.</li> </ul>	Noted.
Town of Caledon	Finance Department	4. The applicant may receive credit for development charges previously paid relating to any existing dwelling that may be demolished to support the new project.	Noted.
Town of Caledon	Finance Department	5. The Development Charges comments and estimates above are as at February 01, 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 determined to be complete on or after January 01, 2020, and the approval of the application occurs within 2 years, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for such applications. For site plan or rezoning applications where 2 years as described above has elapsed or those dated prior to January 01, 2020, Development Charges are calculated and payable based on the indexed rates in effect at the 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.	Noted.
Region of Peel	Region of Peel	6. The Owner acknowledges that the lands are subject to the Region's Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.	Noted.
Bell Canada	Bell Canada	7. To assist with Bell Canada, the following would be greatly appreciated: <ul style="list-style-type: none"> <li>a. Filled out Bell RFI form (attached)</li> <li>b. Site plan in CAD format (dwg) for the proposed development</li> <li>c. E101 plan (pdf) showing the proposed Bell conduit to the property line originating from the electrical room/main telephone room (if applicable)</li> </ul>	Noted. Will be addressed as part of future DART resubmission.
Town of Caledon	Planning Department - Parks	8. Payment in lieu of conveyance of parkland will be required for the proposed development, pursuant to s.51.1 of the Planning Act, prior to registration of the plan of subdivision. Payment of money in lieu of conveyance of parkland will be required at equivalent market value of 5% of the land included in the plan. The Owner would be responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. The value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision. Appraisals are considered valid for a maximum period of six months.	Noted.



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Town of Caledon	Planning Department - Municipal Numbering	9. The property address is confirmed as 13290 Nunnville Road. The applicant is proposing to demolish an existing dwelling and reconstruct a subdivision that will consist of townhouse units. The existing municipal address will cease to exist and new municipal numbers shall be issued in accordance with the Municipal Numbering By-law and Guidelines. These numbers will be issued in accordance with these documents, based on approved driveway locations and a new street name.	Noted.
Town of Caledon	Planning Department - Municipal Numbering	10. Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.	Noted.
Town of Caledon	Planning Department - Municipal Numbering	11. 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.	Noted.
Town of Caledon	Planning Department - Municipal Numbering	12. In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. The owner is advised to post the number (once issued) on the townhouses in accordance with the By-law and Guidelines. Should the owner require clarification on the requirements of the By-law, please contact municipal numbering staff at municipalnumbers@caledon.ca or 905-584-2272 x. 7338.	Noted.
Town of Caledon	Planning Department - Street Naming	13. The site plan provided is sufficient to provide municipal numbers. The street name "Pawley Place" has been tentatively reserved.	Noted.
Town of Caledon	Dufferin Peel Catholic District School Board	14. The Dufferin-Peel Catholic District School Board has no further comments. Please refer to the attached Dufferin-Peel Catholic District School Board letter dated June 30, 2022.	Noted.
Town of Caledon	Peel District School Board	15. The Peel District School Board has no further comments. Please refer to the attached Peel District School Board letter dated July 11, 2022.	Noted.
Town of Caledon	Engineering Services - Development Engineering	16. PUCC approvals and ROW Occupancy Permits will be required for the proposed watermain extension with Nunnville Road, Riverview Terrace, and Sant Farm Drive.	Noted.
Town of Caledon	Engineering Services - Development Engineering	17. Road cuts for watermain extension are to be restored to Town standards. Road cut restoration requirements to be addressed through subdivision detail design submissions/agreements and ROW occupancy permit.	Noted.
Town of Caledon	Engineering Services - Development Engineering	18. Securities and construction requirements for the external works (within Town ROW) will be addressed through future subdivision agreements (grading, servicing, and/or subdivision agreements). Internal works securities and construction requirements will be addressed through the site plan agreement.	Noted.
Town of Caledon	N/A	19. The following agencies and departments have no concerns with proceeding (Note: Draft Plan conditions may be requested): a. Town of Caledon, Fire and Emergency Services b. Town of Caledon, Planning & Development Department, Accessibility c. Town of Caledon, Planning & Development Department, GIS d. MHBC Planning, Landscape e. Williams & Stewart Associates Limited/ John G. Williams Limited, Architect, Urban Design f. Canada Post g. Enbridge Gas Inc. h. Hydro One i. Ontario Provincial Police, Caledon Detachment j. Region of Peel k. Rogers Communications l. Toronto and Region Conservation Authority m. Township of King	Noted.
Comments to be Addressed Prior to Official Plan Amendment			
Town of Caledon	Planning Department - Development Planning	20. <u>Planning Justification Report ("PJR") and Official Plan Amendment ("OPA") Comments:</u> a. The Official Plan Amendment will need to be revised to match the Town's Official Plan Amendment Template. Please review the attached mark-up of the Draft Official Plan Amendment and Confirm if you are satisfied with the proposed revisions. b. EXISTING COMMENT CARRIED FORWARD FOR INFORMATION: Section 4.2.1.3.4 of the OP notes that to 2031, there is an allocated amount of residential development of 1,500 units for the built-up area. To date these units have been accounted for. Provided there is sufficient servicing capacity for the development, exceeding the number of units allocated is not an issue. As noted by Region of Peel staff, the watermain must be upgraded to a 200mm watermain to support the proposed development.	Addressed as per email correspondence with the Aleah Clarke, on behalf of the Town, on April 8, 2024.



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Agency Name	Agency/Department Name	Comment:	Applicant Response
Town of Caledon	Engineering Services - Development Engineering	21. Civil drawings were revised with the latest submission to indicate a "Development Limit" and a "Limit of Grading". Civil plans indicate that no infrastructure is proposed outside the "Development Limit". Town Engineering defers to TRCA and Town Environmental Planning regarding any additional comments or concerns on the proposed buffers and limits of development/grading.	Addressed as per email correspondence with the Aleah Clarke, on behalf of the Town, on April 8, 2024.
		<b>Comments to be Addressed Prior to Draft Plan Approval</b>	
Town of Caledon	Planning Department - Development Planning	22. EXISTING COMMENT CARRIED FORWARD: At this stage we are agreeing to the operation and maintenance agreement in principle and that the details will be confirmed once plans and drawings are approved.	Noted.
Town of Caledon	Planning Department - Development Planning	23. Please update the legal description to read as follows: Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance between Concession 7 & 8 (Albion); Town of Caledon; Regional Municipality of Peel.	A revised Draft Plan of Subdivision, dated April 26, 2024 and prepared by WSP, has been included as part of this resubmission to address this comment.
Town of Caledon	Planning Department - Development Planning	24. Please update the draft plan of subdivision to include the draft plan number (21T-22003).	A revised Draft Plan of Subdivision, dated April 26, 2024 and prepared by WSP, has been included as part of this resubmission to address this comment.
Town of Caledon	Engineering Services - Development Engineering	25. A revised Operations and Maintenance Agreement to address Operation & Maintenance(O&M) of the driveway apron within the municipal ROW was provided with the latest submission. Development Engineering staff have no further comments on the draft agreement at this time. Final O&M requirements to be addressed through future subdivision agreement and/or a separate O&M agreement, as applicable.	Noted.
Town of Caledon	Engineering Services - Development Engineering	26. Development Engineering has the following Advisory Comments: a. The existing Town drainage easement over 13290 Nunnville (Part 4 of 43R-28884) is to be lifted as part of the development applications. b. The Draft Plan of Subdivision includes blocks for the EPA lands and buffer areas to be transferred into public ownership. Blocks 1 and 3 are for the EPA lands. Block 2 is for the EPA buffer. Development Engineering understands that blocks are to be transferred to the Town of Caledon gratuitously and free and clear of any encumbrances.	As confirmed by Aleah Clarke, on behalf of the Town, on April 25, 2024, these comments will be addressed through the draft conditions and/or the subdivision agreement and registration process.
Region of Peel	Region of Peel	27. The Region has no further comments at this stage and is pleased to offer clearance for Draft Plan approval at this time. Regional draft plan conditions and informational comments are included in the attached letter dated February 9, 2024.	Noted.
Town of Caledon	Engineering Services - Transportation Engineering	28. The following Transportation Engineering comments must be addressed through an informal resubmission to the Lead Planner: a. For the proposed internal driveway & parking area, the Pavement Marking and Signage plan (PMSP) should be accurately referenced in the Site Plan; it is noted that currently, some signage shown in the PMSP and the site plan are inconsistent. If a resubmission is not required for other reasons, this revision could be made informally through the Lead Planner should the Lead Planner deem it reasonable. b. It has been noted that the stopping sight distance equation used is incorrect, given the grade of the driveway. This error should be corrected in any future submissions. Any recommendations that result as a result of this correction should be addressed with appropriate signage. c. The report recommends reducing the height of vegetation within the cul-de-sac to 1.0m. However, it also notes that the vegetation could act as a traffic-calming measure. Therefore, either the developer should propose to complete these works as part of roadway improvements OR propose a draft plan condition to provide the Town with sufficient securities to complete the vegetation removal and replacement should issues arise after construction. These securities would be released after a successful mutually agreed upon trial period of the vegetation "as is" proceeding occupation.	Please review the Transportation Comment Response Letter, dated April 26, 2024, prepared by Crozier for responses to comments.  A revised landscaping plan will be included as part of the next DART resubmission to illustrate the developer proposed vegetation within the cul-de-sac.
		<b>Comments to be Addressed as Conditions of Draft Plan Approval</b>	



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Agency Name	Agency/Department Name	Comment:	Applicant Response
Town of Caledon	Legal Services	<p>29. EXISTING COMMENT CARRIED FORWARD: The Town of Caledon Legal Services Department requires that the following conditions be included as a conditions of draft approval:</p> <p>a. The owner shall enter into a Town of Caledon Subdivision Agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Town and the Region respecting the development of these lands in accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws.</p> <p>b. Prior to the preparation of any agreement, the Owner shall pay to the Town all fees and costs set out in the Fees By-law for the preparation and registration of the agreement and all documents necessary to give effect to the approval of the Plan of Subdivision.</p> <p>c. The Owner shall convey/dedicate, gratuitously and free and clear of all encumbrances, any required parks, open space, trails, road or highway widenings, 0.3m (1 ft.) reserves, walkways, daylight triangles, buffer blocks, stormwater management facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority.</p> <p>d. The Owner shall provide the Town with postponements for any and all encumbrances of the subject lands postponing such encumbrance(s) and subordinating it in all respects, to any and all agreements entered into between the Owner and the Town, or, the Owner, the Town and the Region, as required by the Town.</p>	Noted.
Town of Caledon	Planning Department - Natural Heritage	30. Prior to registration, the owner must implement the Invasive Species Management Plan contained within Appendix F of the Environmental Impact Statement prepared by GeoProcess Research Associates, dated December 6, 2023 to the satisfaction of Town Staff.	Noted.
Town of Caledon	Planning Department - Development Planning	31. Prior to registration of the plan, the Owner shall convey, gratuitously and free and clear of all encumbrances, the Open Space Blocks identified as Blocks 2, 3 and 4 on the Draft Plan of Subdivision to the satisfaction of the Town.	Noted.
Town of Caledon	Planning Department - Development Planning	32. Prior to registration, municipal water and sanitary services must be made available.	Noted.
Town of Caledon	Planning Department - Zoning	33. Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	Noted.
Town of Caledon	Planning Department - Zoning	34. Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.	Noted.
Town of Caledon	Planning Department - Development Planning	<p>35. Prior to assumption, the Owner shall provide:</p> <p>a. a chart outlining all the terms and conditions of the Subdivision Agreement that must be fulfilled prior to assumption; and</p> <p>b. evidence of compliance with all terms and conditions of the subdivision agreement and any other applicable agreement, at its sole cost and expense.</p>	Noted.
Town of Caledon	Planning Department - Development Planning	36. The chain link and solid fence will be secured through conditions of Draft Plan Approval.	Noted.



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Agency Name	Agency/Department Name	Comment:	Applicant Response
Town of Caledon	Planning Department - Development Planning	37. The Operation and Maintenance Agreement will be finalized and executed as a conditions of Draft Plan Approval.	Noted.
Dufferin-Peel Catholic District School Board	Dufferin Peel Catholic District School Board	38. EXISTING COMMENT CARRIED FORWARD: The Dufferin-Peel Catholic District School Board has requested the following conditions of draft approval: a. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots. • "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school." • "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."	Noted.
Peel District School Board	Peel District School Board	39. EXISTING COMMENT CARRIED FORWARD: The Peel District School Board requires the following conditions to be included in the conditions of draft approval and development agreement: a. Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan. b. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement: • "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools." • "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)." c. The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.	Noted.
Town of Caledon	Planning Department - Heritage	40. Heritage Planning staff have requested that the following clauses be included in each of the grading, servicing and subdivision agreements which require the proponent to: a. Avoid and/or mitigate, to the satisfaction of the Ministry of Citizenship and Multiculturalism (MCM) and the Town, any archaeological resources that are identified through new information or documentation which may be received following the acceptance of archaeological assessment(s) by the MCM and clearance of archaeological concerns for the subject lands by the Town. b. Immediately stop all work on the Subject Lands and notify the Town's Heritage staff, Director of Planning/Chief Planner, and the Ministry of Citizenship and Multiculturalism (MCM) in the event that deeply buried archaeological resources are found during the course of any grading or related works on the Subject Lands. Any and all work related to the discovery of deeply buried archaeological resources shall be carried out by the proponent, at their expense, to the satisfaction of the MCM and the Town's Heritage staff.	Noted.



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Agency Name	Agency/Department Name	Comment:	Applicant Response
Bell Canada	Bell Canada	<p>41. EXISTING COMMENT CARRIED FORWARD: Bell Canada requires that the following conditions be included as conditions of Draft Plan Approval:</p> <p>a. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.</p> <p>b. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”</p> <p>c. The Owner is advised to contact Bell Canada at <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <p>d. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.</p> <p>e. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	Noted.
Town of Caledon	Planning Department - Parks	<p>42. Based on the information available, Parks staff recommend the following conditions for the development approval:</p> <p>a. Prior to registration of the plan, the Owner shall be responsible for a payment in lieu of conveyance of parkland to the satisfaction of the Chief Planner or their designate, pursuant to s.51.1 of the Planning Act.</p> <p>b. Prior to execution of the subdivision agreement, the Owner shall provide to the Chief Planner or their designate, a satisfactory cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. The cost of appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the Chief Planner or their designate. Notwithstanding the foregoing, if the narrative appraisal provided by the applicant is not satisfactory to the Chief Planner or their designate, acting reasonably, the Town reserves the right to obtain an independent narrative appraisal for the purposes of calculating the amount for payment in lieu of conveyance of parkland.</p>	Noted.
Region of Peel	Region of Peel	43. Please find attached conditions of Draft Plan Approval included in the letter from the Region of Peel dated February 9, 2024.	Noted.
Toronto and Region Conservation Authority	Toronto and Region Conservation Authority	44. As a condition of draft plan approval, the applicant is required to obtain all necessary permits from TRCA. TRCA’s permitting requirements for the works can be found in Appendix III of the attached letter from the Toronto and Region Conservation Authority dated February 12, 2024.	Noted.
Toronto and Region Conservation Authority	Toronto and Region Conservation Authority	45. Please find attached conditions of Draft Plan Approval included in the letter from the Toronto and Region Conservation Authority dated February 12, 2024.	Noted.
Toronto and Region Conservation Authority	Toronto and Region Conservation Authority	46. The applicant is advised that as part of a request for clearance of TRCA’s conditions, a copy of the most recent Conditions of Draft Plan Approval, the M-Plan, the Executed Subdivision Agreement, the implementing Zoning By-law and supporting documentation must be provided to the TRCA with a cover letter that identifies in detail how the conditions have been fulfilled. The applicant is asked to submit a request for clearance of TRCA conditions a minimum of 60 days in advance of expected registration. This project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.	Noted.



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Canada Post Corporation	Canada Post Corporation	<p>47. Canada Post has requested the following standard conditions of Draft Approval:</p> <p>a. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;</p> <p>b. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;</p> <p>c. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;</p> <p>d. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Caledon;</p> <p>e. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.</p>	Noted.
<b>Comments to be Addressed Prior to Zoning By-law Amendment</b>			
Town of Caledon	Planning Department - Development Planning	<p>48. Zoning By-law Amendment ("ZBA") Comments:</p> <p>a. Town staff have worked with the applicant to finalize the zoning by-law. Attached is the agreed upon zoning by-law amendment and schedule.</p>	Noted.
Town of Caledon	Planning Department - Municipal Numbering	49. There are no concerns with the proposed Zoning By-law Amendment.	Noted.
<b>Comments to be Addressed Prior to Draft Plan of Condominium Approval</b>			
Town of Caledon	Planning Department - Development Planning	50. All retaining walls will be the responsibility of the Condominium Corporation and must be identified as common elements on the Draft Plan of Condominium. Please update the Draft Plan of Condominium accordingly, including the Key Plan.	A revised Draft Plan of Condominium, dated April 23, 2024 and prepared by R-PE Surveying Ltd., has been included as part of this resubmission to address this comment.
Region of Peel	Region of Peel	51. The Servicing & Stormwater Management Implementation Report is acceptable to the Region. Detail design review comments typical for condominium servicing will be provided at the engineering stage.	Noted.
<b>Comments to be Addressed as Conditions of Draft Plan of Condominium Approval</b>			
Town of Caledon	Legal Services	<p>52. EXISTING COMMENT CARRIED FORWARD: The Town of Caledon Legal Services Department requires that the following conditions be included as a conditions of draft approval:</p> <p>a. The Owner shall submit to the Town for approval the Condominium Declaration and Description containing all the required provisions in accordance with the Condominium Act, 1998 and any other provision as may be requested as a condition of draft approval by the Town. If requested by the Town, the Owner shall incorporate into the Condominium Declaration and Description any right(s)-of-way and easements for vehicular access, including access for fire and emergency services, to the satisfaction of the Town.</p> <p>b. Together with the final version of the Declaration, the Owner shall provide a solicitor's undertaking indicating that:</p> <ul style="list-style-type: none"> <li>the Declaration provided to the Town is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;</li> <li>the Town will be notified of any required changes prior to registration; and</li> <li>immediately following registration of the Declaration, a copy will be provided to the Town.</li> </ul> <p>c. The Owner shall submit the draft Condominium Plan to the Town for approval.</p> <p>d. Prior to the registration of the Condominium Plan, the Owner shall apply for an exemption from the part lot control provisions of the Planning Act, 1990, and pay all the necessary fees, to create the parcels of tied lands.</p> <p>e. The Owner shall incorporate into the Condominium Declaration the following warning clause: "Purchasers are advised that the Town of Caledon will not be providing maintenance or snow removal service for the private condominium road."</p>	Noted.



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Town of Caledon	Finance Department	53. The Town of Caledon Finance Department requires that the following condition be included as a condition of draft approval: a. Immediately prior to the registration of the condominium plan, the owner shall pay any outstanding taxes owing to the Town and provide to the Town a clear tax certificate.	Noted.
Town of Caledon	Engineering Services - Development Engineering	54. Please see attached conditions of Draft Plan of Condominium Approval from Development Engineering, integrated in the Draft Plan of Condominium Conditions document.	Noted.
Region of Peel	Region of Peel	55. A Condominium Water Servicing Agreement may be required prior to registration of the Condominium.	Noted.
Region of Peel	Region of Peel	56. A Condominium Declaration and Description with a completed 'Schedule A' is required for review and approval prior to the registration of the Condominium.	Noted.
Peel District School Board	Peel District School Board	57. EXISTING COMMENT CARRIED FORWARD: Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.	Noted.
Peel District School Board	Peel District School Board	58. EXISTING COMMENT CARRIED FORWARD: The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, from the date of registration of the development agreement: a. "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools." b. "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board. Bus stop locations will be assessed and selected by the Student Transportation of Peel Region's Bus Stop Assessment procedure and process (STOPR012)."	Noted.
Peel District School Board	Peel District School Board	59. EXISTING COMMENT CARRIED FORWARD: The developer shall agree to erect and maintain signs at the entrances to the subdivision which shall advise prospective purchases that due to present school facilities, some of the children from the subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Peel District Board's Transportation Policy. These signs shall be to the School Board's specifications and at locations determined by the Board.	Noted.
Dufferin-Peel Catholic District School Board	Dufferin-Peel Catholic District School Board	60. EXISTING COMMENT CARRIED FORWARD: That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots. c. "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school." d. "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."	Noted.
Town of Caledon	Planning Department - Municipal Numbering	61. The following draft plan conditions are required: a. Prior to registration, municipal address numbers shall be obtained from the Town of Caledon Planning & Development Department.	Noted.
Town of Caledon	Planning Department - Street Naming	62. Prior to registration, all streets shall be named to the satisfaction of the Town of Caledon and Region of Peel. In accordance with the Town's Street Naming Policy and Procedure, at least one street name of appropriate heritage or significance (Pawley Place) shall be shown on the final plan submitted for approval.	Noted.





Comment Response Table			
13290 Nunnville Road – POPA 2022-0003, RZ 2022-0004, 21T-22003C & 21CDM-22003C			
Agency Name	Agency/Department Name	Comment:	Applicant Response
Town of Caledon	Planning Department - Zoning	63. Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	Noted.
		<b>Comments to be Addressed through Site Plan Approval</b>	
Town of Caledon	Engineering Services - Transportation Engineering	64. Consideration should be given to the applicability of a Yield Sign on the northbound approach of Nunnville Road entering the proposed Traffic Circle. If regulatory signage (Yield Signs) is installed on Nunnville Road, the Traffic By-law will need to be updated. Please ensure that signage is installed in conjunction with any updates to the Traffic By-law in collaboration with Town Staff.	Please review the Transportation Comment Response Letter, dated April 26, 2024, prepared by Crozier for response to this comment.
Town of Caledon	All	Comments from the following agencies and departments are attached for your review: <ul style="list-style-type: none"> <li>• Town of Caledon, Development Engineering – February 9, 2024</li> <li>• Landscape – MHBC Planning – February 1, 2024</li> <li>• Dufferin-Peel Catholic District School Board Letter – June 30, 2022</li> <li>• Enbridge Gas Inc. – July 12, 2022</li> <li>• Enbridge Gas Inc. – January 10, 2024</li> <li>• Peel District School Board Letter – July 11, 2022</li> <li>• Region of Peel – February 9, 2024</li> <li>• Toronto and Region Conservation Authority – February 12, 2024</li> </ul>	Noted.
Town of Caledon	All	<u>Conclusion</u> Please provide the following to aclarke@mhbcpplan.com at your earliest convenience: 1. Revised Draft Official Plan Amendment (PDF and Microsoft Word) and Schedule (PDF and CAD) 2. Revised Site Plan 3. Revised Draft Plan of Subdivision (PDF and CAD) 4. Revised Traffic Operations Assessment 5. Revised Draft Plan of Condominium (PDF and CAD) 6. Any other applicable materials	Requested revised materials have been included in the resubmission.
Town of Caledon	All	Note, an Appraisal for Cash in Lieu of Parkland is required. However, this is only valid for 6 months, please submit the appraisal at an appropriate time in the process. Partial resubmissions, which do not address all deficiencies listed in the letter, will NOT be accepted for processing.	Noted.
Town of Caledon	All	The Town is only accepting electronic submissions. To assist, the Town has created a document which identifies how material is to be submitted. Please click here to access the Town's website for details and ensure that any submission material you are preparing will meet the attached requirements.	Noted.
Town of Caledon	All	Please note: The latest Town of Caledon's Development Standard Policies and Guidelines (Version 5) have been released. An electronic copy is available on the Town of Caledon website for viewing as per the following link:  <a href="https://www.caledon.ca/en/townhall/development_standards-policies-guidelines.asp">https://www.caledon.ca/en/townhall/development_standards-policies-guidelines.asp</a> . Please ensure all future engineering drawings are designed in accordance with the latest Town's engineering standard. I trust this information is of assistance to you. Please do not hesitate to contact me at aclarke@mhbcpplan.com should you have any questions.	Noted.