

Sr. No.	Sub. Sec.	Comment	Consultant Reply	Consultant Name
1	ZONING REVIEW			
	a	General Comments to be addressed in the revised submission: Building 'A' shows two different Building Area calculations on Site Plan A0 and Floor Plans A-A-01. Please revise to show accurate building area for restaurant uses flanking Convenience Store. Revise zoning matrix as applicable		Antrix <div style="border: 1px solid red; padding: 2px; display: inline-block; color: red; font-size: small;">TOWN OF CALEDON PLANNING RECEIVED April 21, 2025</div>
	b	Plan A-A-01 should be labelled "Proposed Building A"		Antrix
	c	Plan A-D-01 should be labelled "Proposed Building D"		Antrix
	d	Label on Plan A0 stating "8 parking spaces" west of Building 'A' should be "9". Update zoning matrix as well.		Antrix
	e	Plan A-A-01 shows 2 drive through windows on opposite sides of the building. This elevation drawing does not match the site plan.		Antrix
	f	Confirm the proposed uses of Building 'C' and Building 'D'		Antrix
	g	Confirm what the two boxes and pole on landscaping strip west of the garbage enclosure are		Antrix
	h	Provide legend confirming the acronyms listed on the items north of the septic system. Please confirm if these items are above or below grade.		Antrix
	i	Confirm what the box and pole east of truck parking spaces are		Antrix
		Red Lined Comments on Zoning Table	Please see attached replies on Zoning Table Comments.	Antrix
2	MUNICIPAL NUMBERS			
	a	The current Town records identify that a municipal number 14027 Hurontario Rd was issued for this property. This address was issued in relation to the existing driveway configuration/location of the property. Should the development be approved, this number will cease to exist and new municipal numbers will be issued.	Acknowledged	Owner
	b	The Municipal Numbering By-law and Guidelines require that each building on a property receive a unique municipal address (in increments of 10 and ideally along the primary entrance). The municipal numbers must be identified on each building for fire/emergency purposes and are to be of a size and colour that allows for them to be clearly seen from the road.	Acknowledged	Owner
	c	Due to the fact that there are two entrances on the proposed development, Fire and Emergency Services staff will be required to be consulted on the preferred primary entrance. Municipal numbers will be issued based on Fire and Emergency Services recommendations.	Acknowledged	Owner
	d	A municipal number will be issued at the earliest of: site grading approval, site servicing approval, or satisfactory site plan approval. Once the site plan has reached one of these stages, the Lead Planner will provide a copy of the site plan (and answers to the above noted questions) to municipal numbering staff at municipalnumbers@caledon.ca. Town staff will issue the number and the applicant and owner will be notified of the address in writing. The applicant is not required to contact municipal numbering staff to request a number.	Acknowledged	Owner
3	DEVELOPMENT ENGINEERING (Jay Menary)			
	1	Add the SPA number (SPA 2019-0065) to all engineering drawings.	Acknowledged	ALL
	2	Proposed site plan notes two proposed structures are "Future Buildings". Applicant to confirm if buildings are proposed to be constructed concurrently with the site works or at a future date. Be advised that the Town may require a holdback in engineering securities to address any future site works required as part of buildings to be constructed in future phases.	Acknowledged. All buildings proposed on site will be constructed in one phase	Owner
	3	Development Engineering requests future submissions include a stand-alone Erosion and Sediment Control Plan separate from the servicing plan to assist with of legibility. ESC plan to clearly show the location of the proposed construction access. Construction access to include a mud mat as per Town standards. MTO and/or Regional approval will also be required for the proposed construction access. Remove all proposed ESC measures from the Servicing Plan and Grading Plan.	Acknowledged. A separate ESC plan is included with current submission. LEA Consulting is working with MTO and Region of Peel and in receipt of preliminary acceptance for both accesses. LEA has already submitted 90% design submission to both agencies.	Flora / LEA

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	4	Development Engineering requests the grading plan be revised to assist with legibility. In this regard, please revise the grading plan to address the following: 1. Use lighter lineweight for contour lines 2. Use heavier lineweight for bottom of swales, swale direction arrows. 3. Grey out or remove unnecessary survey bearings, dimensions, dimension arrows, and leaders. 4. Clearly denote the existing and proposed property lines. 5. Remove proposed ESC measures from the drawing.	1. Acknowledged. Updated line weights per comment 2. Acknowledged. Updated line weights per comment 3. Acknowledged. Updated drawings per comment 4. Acknowledged. Illustrated property lines per comment 5. Acknowledged. A separate ESC drawings is included per comment	Flora
	5	Clearly note the existing grades at the property line the development proposes to tie into, particularly at the corners of the property. Add note to grading plan to match existing grades at property line.	Acknowledged. Noted to match existing grades at property line per comment	Flora
	6	Confirm if any of the proposed retaining walls are greater than 1.0m in height. Note that retaining walls 1.0m or greater in height are required to include details signed and stamped by the engineer.	Acknowledged. Retaining wall design will be submitted together with building permit submission	Flora
	7	The proposed stormwater outlet for the site is the existing culvert at King Street. King Street is under the jurisdiction of the Region of Peel, and therefore Town Development Engineering defers review and approval of the proposed SWM outlet, proposed SWM quantity control, and release rates to the Region.	Acknowledged. The stormwater control has been provided per the TRCA guidelines that is very conservative in comparison to the Town and Region requirements.	Flora
	8	Proposed site accesses are to Highway 10 and King Street. Town Development Engineering defers review and approval of the proposed access locations and configurations to the MTO and the Region of Peel respectively.	Acknowledged. LEA Consulting is working with MTO and Region of Peel and in receipt of preliminary acceptance for both accesses. LEA has already submitted 90% design submission to both agencies. Included LEA design documents with current submission	Flora / LEA
	9	The Noise Assessment prepared by Novus Environmental dated November 28, 2019 did not include any of the figures noted in the Table of Contents or Body of the report. The study is to be resubmitted to include all the required information.		NOVUS
	10	The Hydrogeological Impact Assessment prepared by A&A Environmental Consultants Inc dated November 29, 2019 is to be peer reviewed at the applicant's expense. Costs for the peer review will be forwarded to the applicant under a separate cover. Be advised that the Town will not initiate the peer review until payment has been provided by the applicant.		A&A Environmental
	11	The engineering cost estimate is to be stamped and signed by the consulting engineer as per Town of Caledon policy.	Acknowledged. Included sealed cost estimate with current submission	Flora
	12	Town of Caledon policy is to take engineering securities for 50% of the engineering cost estimate to a maximum of \$1,000,000. The cost estimate provided notes a total cost for internal works of \$2,061,162.66. Therefore, the required engineering securities for internal works will be \$1,000,000.	Acknowledged	Flora
	13	Cost estimate was also provided for works within the MTO ROW and Region ROW. Be advised that securities will also be required for these works through the SPA process. Typical requirements are to hold securities for 100% of the value of works within the ROW. Region and MTO to confirm cost estimate is acceptable and the required securities amounts.	Acknowledged Please refer to cost estimate provided by LEA Consulting for the proposed works within ROW	Flora / LEA
	14	Development Engineering has no comments or concerns regarding the photometric plan provided with the first submission.	Acknowledged. Thank You. A revised photometric plan is included with current submission	Jain
4	FINANCE			
	a	For property tax purposes, this property (14027 Hurontario Street) is currently assessed as Vacant Commercial (\$3.6 million CVA). The Town's share of taxes levied, based on current value assessment is approximately \$18,200. As at January 6, 2020, the property tax account is determined to be current.	Acknowledged	Owner

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	b	If the proposed development were to proceed as planned, (i.e. a proposed gas bar and restaurant), the property's taxable assessment value would change, to reflect the developments that would have taken place.	Acknowledged	Owner
	c	Current Development Charges, pertaining to buildings for retail activities are: <ul style="list-style-type: none"> • Town of Caledon, \$56.16 per square metre of added floor space. • Region of Peel, \$226.30 per square metre of added floor space. • School Boards, \$9.69 per square metre of added floor space. 	Acknowledged	Owner
	d	The Development Charges comments and estimates above are as at January 6, 2020 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. Development Charges are calculated and payable at the time of building permit issuance. 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 the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.	Acknowledged	Owner
5	OPEN SPACE& DESIGN (Dali Peng)			
	1	Please correct the drawing scale shown as 1:150 on the title block of L1-01, which is not properly scaled for Landscape Master Plan.	Scale states 1:400	MSLA
	2	Please add application file number SPA 2019-0065 on Landscape Letter of Conformance & Landscape Cost Estimate.	SPA number added to the Cost Estimate	MSLA
	3	Please add application file number on all landscape plan drawings L1-01, LD-01 & LD-02.	SPA number added to the title block	MSLA
	4	Please note one existing utility pole stands on the proposed right-in & rightout driveway entrance of Hurontario Street, so either relocate the pole or adjust the layout plan.	Acknowledged. Please refer to Site Plan Drawing for the existing utility pole relocation	MSLA / Antrix
	5	Please note where parking areas are located between the building and the street, landscape peninsulas shall be provided at the rate of one peninsula (5.0m minimum width) for every 20 parking stalls to avoid continuous strip parking (Refer to illustration below).	Acknowledged. Please refer to Site Plan Drawing for planter location per comment	MSLA / Antrix
	6	Please note the width between curb ramp and the wall of the proposed buildings is required at minimum 1.2m per accessibility design standards (Refer to illustration below).	Acknowledged. All ramps has been revised to have 1.20m space between building wall and upper edge of ramp	MSLA / Antrix
	7	Please indicate the land uses on adjacent properties.	Acknowledged. Please refer to Site Plan Drawing	Antrix
	8	Please note it is desirable to plant trees along swales to help give swales a natural quality and contribute to be a small-animal wildlife corridor.	Acknowledged. trees have been proposed along the swales adjacent the north and east property line	MSLA
	9	Please indicate the landscape area with sod or seeding and the symbols for sod and seeding shown differently in legend. Please note the following areas shall be sodded: <ul style="list-style-type: none"> • All Boulevards • All high-profile landscape areas (excluding shrub beds) situated anywhere from a rear building line to a front property line including front and flank yards, on all lots. • All swales (to prevent erosion) • A 1m strip of sod should be laid next to all curbing and walkways that are not in high-profile, landscaped areas (to prevent erosion and to provide a good catch of grass next to the hard surface. • Any area with a slope of 4:1 or greater. <p>Landscaped areas that are to become lawn, or require stabilization, and do not fall into one of the categories noted above, are encouraged to be sodded, but shall at a minimum be hydroseeded (Refer to 5.2.10 Lawn Areas of Industrial/Commercial Design Guidelines).</p>	Acknowledged. sod and seeding have been hatched and denoted in the legend	MSLA
	10	It is desirable to provide more plants material around the proposed pond. Please refer to LID Practice Plant List of Landscape Design Guide for Low Impact Development.	Acknowledged. additional plant material has been provided around the pond	MSLA

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	11	Please move the Proposed Plant Material List out of landscape plan layout to show all site area within property line.	Acknowledged. all site area within the property line is being shown	MSLA
	12	Please plant more canopy trees on sodded area of separation island at east of drive-thru stacking lane of Building "B" Burger King.	Acknowledged. 5 trees have already been proposed. There is no additional space for canopy trees	MSLA
	13	The number of plants indicated in the Proposed Plant Material List is not matching quantities illustrated on landscape plan. Please check the number of POW, SJA, TMH, TOF, GAC & IPP.	Acknowledged. Plant quantities have been updated	MSLA
	14	Please note that not all of species are native as labelled in Proposed Plant Material List. In the plant list Drought Tolerant is not required in categories.	Acknowledged. Native column updated	MSLA
	15	Please replace the landscape specifications on LD-01 with the Town of Caledon standard landscape notes on Page 17 of Site Plan Control Manual in landscape drawing set.	Acknowledged. Landscape Spec replaced with Caledon standard	MSLA
	16	Please add Sod installation detail – Standard Detail #709 of Town of Caledon standard landscape details to the landscape drawing set, providing detail keys on the landscape plan where appropriate.	Acknowledged. sod installation detail added to the landscape drawing set	MSLA
	17	Please note the Landscape Cost Estimate includes separate line items for seeding and sodding. Please clarify where seeding as opposed to sodding is proposed to occur on site.	Acknowledged. seeding and sodding has been clarified with hatches (legend to match)	MSLA