

CONTENTS

Town of Caledon, Planning and Development, Development Planning	2
Town of Caledon, Planning & Development, Accessibility	3
Town of Caledon, Planning & Development, Urban Design.....	4
Town of Caledon, Finance Department.....	5
Town of Caledon, Planning & Development, Parks	7
Town of Caledon, Planning & Development, Landscape	8
Town of Caledon, Municipal Numbering	9
Town of Caledon, Policy	11
Ministry of Transportation	11
Hydro One	12
Region of Peel- Public Works	13
Dufferin Peel Catholic District School Board ('DPCDSB')	25
Peel District School Board ('PDSB')	27
Bell Canada.....	29
Town of Caledon, Planning & Development, Zoning.....	29

COMMENT MATRIX

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
TOWN OF CALEDON, DEVELOPMENT PLANNING Tanjot Bal, Senior Planner tanjot.bal@caledon.ca , 905.584.2272 x.4418				
1.	Secondary Plan	The Town is currently reviewing the proposed Alloo Secondary Plan and Phase 1 Tertiary Plan. The subject lands fall within the SP and Phase 1 Plan area.		Noted. The Alloo Secondary Plan was approved, and the Draft Phase 1 Tertiary Plan was endorsed on July 8th, 2025
2.	Secondary Plan	Section 21.4 of Future Caledon Official Plan speaks to Tertiary Plans for secondary plan areas. Further, Policy 21.4.2 within Future Caledon Official Plan permits development applications to be processed concurrent with ongoing tertiary planning, at the discretion of the Town's Chief Planner. The applicant has requested that these applications be reviewed concurrently with the SP and Phase 1 Tertiary Plan application.		Noted. The Alloo Secondary Plan was approved, and the Draft Phase 1 Tertiary Plan was endorsed on July 8th, 2025
3.	Secondary Plan	At this time, the secondary plan has not advanced to a stage where draft plans of subdivision applications can be reviewed and approved.		The Alloo Secondary Plan was approved, and the Draft Phase 1 Tertiary Plan was endorsed on July 8th, 2025 We request the concurrent review and approval of the Draft Plan together with the review of the revised community-wide supporting studies expected to be submitted shortly.
4.	Secondary Plan	Development Planning will provide preliminary comments, however, will not provide finalized comments until the SP has advanced to a point where staff are in agreement on the draft land use schedule and relevant policies.		Noted. The Secondary Plan Land Use Plan has been approved and the Draft Phase 1 Tertiary Plan has been endorsed.
5.	Draft Plan	Roads cannot terminate without a temporary cul-de-sac, which will result in residential reserves. Please revise the draft plan accordingly.		The need and location of temporary cul-de-sac(s) will be determined during detailed design.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
TOWN OF CALEDON, ACCESSIBILITY				
6.	General	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.		Noted.
7.	Exterior Paths	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).		Noted.
8.	Exterior Paths	All exterior paths of travel shall be accessible, such as when crossing over from one street to another street, by inclusion of features such as a curb ramp with a minimum clear width of 1,200 mm exclusive of any flared sides. Curb ramps shall have raised profile tactile walking surface indicators located at the bottom of the curb ramp and extending the full width of the ramp. Curb ramps shall comply fully with Section 80.26 of the IAS within the AODA.		Noted.
9.	Community Mailbox	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.		Noted.
10.	Outdoor play space	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		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		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.		
11.	Traffic control system	Should any traffic control signal systems with pedestrian controls be newly installed or replaced, they shall comply fully with the requirements of Section 80.28 of the IAS such as by inclusion of features like tactile arrows that align with the direction of crossing and audible and vibro-tactile walk indicators		Noted.

TOWN OF CALEDON, URBAN DESIGN

12.	Secondary Plan	Details finalized during the Secondary Plan may lead to modifications on the Subdivision application. Further comments will be provided once a clear understanding of the Community Design Guidelines in the Secondary Plan is finalized		Noted.
13.	General	Further comments will be provided after the submission of the Architectural Control Guidelines		Noted.
14.	Demonstration Plan	A demonstration plan for the adjacent mixed-use sites would be beneficial to understanding the relationship it will have with this subdivision application		Details relating to the mixed-use block are not available at this stage. During a future site plan application, comprehensive details will be submitted in support of the development of this block.
15.	SWM pond	Please note if there will be any proposed trails or pedestrian amenities within the SWM pond		A trail is proposed inside the swm pond block located on the perimeter of the Block. Please refer to Fig. 5.1 in the CDG for a high-level concept.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
16.	Servicing Block	Please line up the servicing block with the T intersection to allow for a vista block opportunity		The draft plan has been updated to align with Street C (XX).
17.	General	Please be advised, all subdivisions will be subject to the Architectural Control Compliance Review Process		Noted.
18.	GDS Checklist	Green Development Standards Checklist 1.5: This metrics approval will be determined after the Secondary Plan has been finalized.		Noted.
19.	GDS Checklist	1.6: The mapping provided within the Secondary Plan application Healthy Development Assessment does not match the proposed subdivision. This metric cannot be completed until the Secondary Plan is finalized.		Updated mapping will be provided together with the resubmission of the Secondary Plan materials.

TOWN OF CALEDON, FINANCE DEPARTMENT

Glendon Turner

glendon.turner@caledon.ca, 905-584-2272 x 4153

January 24, 2025

20.	Assessment Value	If the proposed application were to proceed as planned (towards a Draft Plan of Subdivision to facilitate a residential subdivision), the taxable assessment value of the properties will change, to reflect any development that would have taken place.		Noted.
21.	Development Charges	The proposed new residential townhouse dwellings (said to be 132 townhouses) will attract Development Charges at the Residential (Other) rates. Those charges will be 'frozen' at the rates that will be in effect on the date when the first zoning amendment application is deemed complete (the application completion date), provided that the first zoning amendment took place after January 1, 2020. Otherwise, Development Charges will be determined on the date of building permit issuance.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
22.	Development Charges	If frozen rates apply, interest on Development Charges will accrue for the period starting one day after the application completion date, through to the date on which the charges are received by the Town.		
23.	Development Charges	<p>Currently, Development Charges at the Residential rates are:</p> <p>a. Town of Caledon: (a) \$60,235.59 per single or semi-detached unit; (b) \$41,413.92 per apartment > 70 sq. metres; (c) \$24,305.21 per apartment <= 70 sq. metres; and (d) \$54,608.35 per townhouse dwelling. Stacked townhouses will attract Development Charges at the large apartment rates. All other townhouses will attract Development Charges at the Residential (Other) rates.</p> <p>b. Region of Peel: (a) \$75,101.98 per single or semi-detached unit; (b) \$54,476.68 per apartment > 70 sq. metres; (c) \$28,811.18 per apartment <= 70 sq. metres; and (d) \$59,481.10 per townhouse dwelling.</p> <p>c. School Boards: \$5,076 per any residential unit.</p> <p>d. GO Transit: (a) \$843.71 per single or semi-detached unit (b) \$602.70 per apartment > 70 sq. metres; (c) \$312.33 per apartment <= 70 sq. metres; and (d) \$843.71 per townhouse dwelling.</p> <p>e. 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.</p>		Noted.
24.	Development Charges	Additional information on Development Charges may be accessed on the Town's website at https://www.caledon.ca/en/town-services/development-charges.aspx		Noted.
25.	Development Charges	The Development Charges comments and estimates above are as at February 11, 2025, 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 18		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.		

TOWN OF CALEDON, PARKS

26.	Parkland Agreement	Parkland dedication will be calculated from the total land area at 5% of the total area of the land (or 1 hectare per 600 residential units, whichever is higher).		We expect parkland to be calculated based on the Alloo Master Parkland Agreement
27.	Parkland Agreement	Town Staff will be calculating Parkland Dedication requirements for all of the land within a development application, with a credit given to natural heritage lands.		We expect parkland to be calculated based on the Alloo Master Parkland Agreement
28.	Parkland Agreement	Landowners within the Alloo Secondary Plan shall enter into a Financial Parkland Agreement prepared with the Town and will be calculated on a collective basis for the subject lands, pursuant to s.51.1 of the Planning Act and not the owner's individual lands.		Noted.
29.	Parkland Agreement	Owner shall provide a Certificate Letter from the Trustee to confirm that the owner of the subject lands has contributed to the Trustee its share of the		Noted. This will be a condition of Draft Approval.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		parkland dedication and parkland cash-in-lieu payment to be made by the Alloo Secondary Plan Landowners Group.		
30.	Parkland Agreement	Comments on trails and park facility fits will be provided during the Secondary Plan Stage.		Noted. This can also be confirmed through the review of the Draft Plan.

TOWN OF CALEDON, LANDSCAPE

31.	Arborist Report	<p>Provide the following information on Arborist report and Tree Preservation Plan</p> <ul style="list-style-type: none"> a. Title page <ul style="list-style-type: none"> i. Development application number ii. Dates in which site visit(s) were conducted iii. Author name, title iv. Author's arborist certification number b. Include General Notes (section 2.6 of Town's Terms of Reference for Arborist Reports) to the Report c. Add a column to Appendix A: Tree Inventory & Assessment Matrix to indicate the required number of compensatory trees. d. Tree Inventory/ Preservation Plan <ul style="list-style-type: none"> i. project name, project address, application number ii. Stem locations to include elevation at root flare, diameter at 1.4m from grade 		Comments have been addressed through the grading agreement finalization.
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NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
32.	Secondary Plan	Landscape designs, compensation and restoration requirements shall meet the recommendations provided in the final approved reports for the Alloa Secondary Plan and the Draft Plan of Subdivision		Noted.
33.	Arborist Report	Refer to Town's Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation for the submission requirements and contents on Arborist Report and Tree preservation.		Noted.

TOWN OF CALEDON, MUNICIPAL NUMBERING

Anonymous
905-584-2272
January 24, 2025

34.	Address	The current property address is confirmed as 1850 & 1890 Mayfield Road		Noted.
35.	Municipal Numbering	Should the application be approved, 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.
36.	Municipal Numbering	Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.		Noted.
37.	Site Plan Approval	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 numbers and post any required signage of the numbers in accordance with the Town's Municipal Numbering By-law and Guidelines.		Noted.
38.	Municipal Numbering	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		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		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.		
39.	General	There are no concerns with the proposed Zoning By-law Amendment		Noted.
40.	Street Naming	<p>Please be advised that on October 29, 2019, Town Council approved updates to the Town's Corporate Policy on Street Naming. In accordance with these updates, this application will require:</p> <p>a. A minimum of one (1) street name of local historical significance is required and more are encouraged where possible</p> <p>b. Please see the lists of available street names approved for use in Caledon (heritage names, veteran names and non-heritage names). The lists of available names can be found by visiting https://www.caledon.ca/en/town-services/street-naming.aspx</p> <p>c. Please be advised that the names on these lists are available on a "first come first serve basis" and are subject to change at any time based on qualifying development requests. Staff will do their best to keep the list as up to date as possible.</p> <p>d. Due to local historical significance, some heritage names are intended for use in specific areas of the Town and are identified as such</p> <p>e. If the applicant wishes to submit alternate names for consideration as street names in Caledon, they may do so through the Town, for consideration by the Region of Peel Street Naming Committee. Only those names that adhere to the requirements of the Town of Caledon Corporate Policy on Street Naming and the Region of Peel Street Naming Guidelines will be considered.</p> <p>f. The Region of Peel has a street naming webpage available for members of the public to search to see if a particular street name is presently in use or</p>		New street names have been selected and included in the draft plan.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		reserved for use Caledon, Brampton, Mississauga, or has otherwise been previously declined : https://www.peelregion.ca/planning/business/index.asp g. The new proposed street segments will also require suffixes in accordance with the Town of Caledon Corporate Policy on Street Naming.		

TOWN OF CALEDON, POLICY

Bailey Loverock, Tanjot Bal
 tanjot.bal@caledon.ca, 905.584.2272 x.4418
 January 24, 2025

41.	Secondary Plan	Policy comments will not be provided on this application until the applicable Secondary Plan and Tertiary Plan are more significantly advanced.		The Alloa Secondary Plan was approved, and the Draft Phase 1 Tertiary Plan was endorsed on July 8th, 2025. We request the concurrent review and approval of the Draft Plan together with the review of the revised community-wide supporting studies expected to be submitted shortly.
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MINISTRY OF TRANSPORTATION

Anonymous
 January 24, 2025

42.		After review, and in accordance with the PTHIA, the above-described development is not located within the MTO Permit Control Area or captured within the Hwy 413 FAA. Therefore, an MTO Building & Land Use Permit(s) will not be required, and we have no further comments		Noted.
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NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
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HYDRO ONE

Anonymous

January 24, 2025

43.		<p>Hydro One does not have any comments regarding this application. For reference below are requirements when working in vicinity to Hydro One plant.</p> <ul style="list-style-type: none"> a. Underground locates are obtained prior to excavation b. No open trenching within 1.5m of Hydro poles and/or anchors. c. Maintain 1m clearance from Hydro One Plant if trenchless horizontal drilling / directional bore. d. PUCC owner is responsible to address all conflicts with Hydro One plant and request conflict corrections through appropriate channels e. Ensure all industry standard utility separations and clearance minimums are maintained. f. Any grade changes are brought to the attention of Hydro One and addressed prior to commencing work g. Any poles affected by grading requiring a pole setting adjustment will be charged at 100% labour and material without advanced notice having been received. 		Noted.
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NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
REGION OF PEEL Patrick Amaral, Principal Planner patrick.amaral@peelregion.ca , 905-791-7800 ext. 4093 February 11, 2025				
44.	Development Services	Development Services In accordance with Bill 185, beyond July 1, 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to water and wastewater servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end, the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services.		Noted.
45.	Development Services	The subject application has been submitted in advance of an approved Secondary Plan (OZ-24-004C) and an approved Tertiary Plan (OZ-25001C). The materials for this subdivision are to remain consistent with those submitted for the higher-order planning applications. Any updates or changes to the higher-order applications must be properly reflected in the subdivision submission materials. o Please note, in order for the Region to be in a position to provide conditions of Draft Plan Approval, the associated Alloo Secondary Plan and Tertiary Plan are required to be approved, including any necessary studies related a Servicing Strategy and a Development Staging and Sequencing Plan (DSSP) to the satisfaction of the Region.		The Alloo Secondary Plan was approved and the Draft Phase 1 Tertiary Plan was endorsed on July 8th, 2025. We request the concurrent review and approval of the Draft Plan together with the review of the revised community-wide supporting studies expected to be submitted shortly. The Phase 1 DSSP has been submitted to the Town for circulation.
46.	General Comments	<i>The following general comments are provided to assist the developer in the preparation of the related drawings and materials.</i>		The applicant may elect to participate in the Region's DC Deferral and Grant Program.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		Please be advised that the Region of Peel's Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected prior to the execution of the subdivision agreement.		
47.	Development Engineering	<p>Development Engineering</p> <p>A servicing strategy satisfactory to the Region is required through the associated Secondary Plan (OZ-24-004C) and Tertiary Plan (OZ-25001C). Furthermore, a site-specific Functional Servicing Report (FSR) showing proposed watermain and sanitary sewer servicing plans for the developments and provision for the neighbouring lands, if any, will be required for review and approval, including confirmation of capacity, by the Region as part of the Draft Plan submission.</p>		The Alloa Secondary Plan was approved and the Draft Phase 1 Tertiary Plan was endorsed on July 8, 2025. A comprehensive suite of revised technical studies are being undertaken and expected to be resubmitted in support of the approved Secondary Plan, endorsed Tertiary Plan, and proposed Draft Plan of Subdivision. The applicable servicing strategies outlined in the Tertiary Plan-level FSR have been refined accordingly and is intended to support the Draft Plan.
48.	Development Engineering	A satisfactory servicing strategy and development staging and sequencing plan (DSSP) is required prior to the preparation of Regional conditions of Draft Plan approval.		The servicing strategy will be submitted to the Town by way of the Phase 1 FSR. The DSSP has been submitted to the Town for circulation.
49.	Sanitary Sewer Facilities	Municipal sanitary sewer facilities consist of existing 750mm diameter sewer on Brisdale Drive south of Mayfield Road.		Noted.
50.	Sanitary Sewer Facilities	External easements and construction will be required.		Noted.
51.	Water Facilities	The lands are in Water Pressure Zone 7 supply system.		Noted.
52.	Water Facilities	Existing infrastructure consist of a 600mm dia. (Zone 7) and 750mm dia. (Zone 6) watermain on Mayfield Road		Noted.
53.	Water Facilities	External easements and construction will be required.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE								
54.	Regional Roads	Regional Roads The proposed development abuts Mayfield Road (Regional Road #14)		Noted.								
55.	Regional Roads	The Region of Peel will not permit any changes to grading within Regional Roads ROW along the frontage of proposed development unless approved by the Region.		Noted.								
56.	Regional Roads	No lots or blocks shall have direct access to Regional Roads. Any future access shall be in accordance with The Region Access Control By-law.		Noted.								
57.	Regional Roads	Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel) without the prior written consent of the Region.		Noted.								
58.	Regional Roads	A Stormwater Management Report (SWM) is required for review and approval by the Region to determine and demonstrate, that there is no adverse effect of the proposal on the existing structures and drainage along Regional Road		Stormwater Management Report								
59.	Capital Budget	Capital Budget Servicing of this Plan will require construction of 600mm sanitary sewer which is the financial responsibility of the Region of Peel as per Development Charges By-law Policy F40-06. Other projects might be required to be determined after secondary plan servicing strategy is finalized.		Noted.								
60.	Capital Budget	Should the Owner wish to proceed with the works in order to obtain clearance of the Draft Plan conditions at a time when the Region is not prepared to fund the works, then the Owner shall be required to enter into a Front-Ending Agreement prior to the construction of the works. This agreement will be subject to the Region's determination that it has or will have sufficient funds to justify entering into the Front-Ending Agreement and Regional Council approval. The following oversized sanitary sewer is included in the Five-Year Capital Budget and Forecast. <table><tr><th>Component No.</th><th>Project No.</th><th>Construction Year</th><th>Description</th></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Component No.	Project No.	Construction Year	Description						Noted.
Component No.	Project No.	Construction Year	Description									

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		56982 29-2145 2029 600mm dia. sanitary sewer on Street E		
61.	Stormwater Review	Stormwater Review A stormwater management Report is required for the Alloo Tertiary Plan which is still under review. o A Stormwater Management Report (SWM) is required for review and approval by the Region to determine and demonstrate, that there is no adverse effect of the proposal on the existing structures and drainage along Regional Road.		Noted.
62.	Stormwater Review	We will require a site specific SWM report or grading plan for the 21T-24015C - 1850 and 1890 Mayfield Rd subdivision		The Alloo Secondary Plan was approved and the Draft Phase 1 Tertiary Plan was endorsed on July 8, 2025. A comprehensive suite of revised technical studies are being undertaken and expected to be resubmitted in support of the approved Secondary Plan, endorsed Tertiary Plan, and proposed Draft Plan of Subdivision. The applicable servicing strategies outlined in the Tertiary Plan-level FSR have been refined accordingly and is intended to support the Draft Plan.
63.	Stormwater Review	We will provide further comment once a these have been submitted		The Alloo Secondary Plan was approved and the Draft Phase 1 Tertiary Plan was endorsed on July 8, 2025. A comprehensive suite of revised technical studies are being undertaken and expected to be resubmitted in support of the approved Secondary Plan, endorsed Tertiary Plan, and proposed Draft Plan of

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
				Subdivision. The applicable servicing strategies outlined in the Tertiary Plan-level FSR have been refined accordingly and is intended to support the Draft Plan.
64.	Stormwater Review	Pond 1 will also require a separate SWM report since it also services development outside of this specific site. The proximity of Pond 1 to Mayfield road may also be a concern due to flooding from emergency spillway release, which we will review once we have more detail of the pond design.		Noted.
65.	Traffic Development	Traffic Development Please be advised that the proposed access connections along the Regional Road 14 (Mayfield Road) will be subject to revision as a part of on-going review of the Alloo Secondary Plan. Regional staff may have additional comments as it relates to the subject subdivision application.		Noted.
66.	Traffic Development	The proposed development is within the MTO's GTA West Corridor study lands. We therefore request that Town staff consider comments from MTO and incorporate their requirements appropriately. Final approval of this application requires all concerns to be addressed to the satisfaction of the MTO.		MTO provided comments and has no concerns.
67.	Traffic Impact Study	Please be advised that the proposed access connections along the Regional Road 14 (Mayfield Road) will be subject to revision as a part of on-going review of the Alloo Secondary Plan		Noted.
68.	Traffic Impact Study	Staff have reviewed the Traffic Impact Study Conformance Letter, prepared by C.F. Crozier & Associates Inc., dated December 5, 2024, and offer the following comments: <ul style="list-style-type: none"> o The Region acknowledges that there is no proposed access off of Mayfield Road. o Please confirm growth rates along the Mayfield Road with our Transportation Planning Data team (transportationplanningdata@peelregion.ca). 		The applicable transport network outlined in the Tertiary Plan-level TIS has been refined accordingly and is intended to support the Draft Plan.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		o Additional detailed comments/requirements may apply after receipt and review of a subsequent submission		
69.	Traffic Impact Study	The Road Characterization Study (RCS) defines our various road classifications as well as the minimum access spacing distances that are associated with them. This portion of the Mayfield Road is classified as an Industrial Connector which calls for a 450-metre spacing between two full moves access and a 225-metre spacing between full move access to Left-In/Right-In/Right-Out.		Noted.
70.	Property Requirements	<p>The Region requires a draft plan satisfactory to the Region of Peel that reflects the following property requirements:</p> <ul style="list-style-type: none"> o Gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 14 (Mayfield Road) as follows: <ul style="list-style-type: none"> · 50 metres, 25 metres from the centreline of the road allowance, midblock. · 59 metres, 29.5 metres from the centreline of the road allowance, within 245 metres of a double left turn lane intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters; o Gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Mayfield Road and the Proposed Alexander Gillespie Avenue (Street 'D'). o Gratuitous dedication of a 0.3-metre reserve along the frontage Regional Road 14 (Mayfield Road) behind the property line and daylight triangle, except at any approved access point; 		Dedication will be done as required.
71.	Property Requirements	The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
72.	Property Requirements	A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.		Noted.
73.	Property Requirements	All property requirements provided should be reflected on the subdivision plan, including: o Please show a measurement/dimension from the centerline of road allowance to the new proposed property line to ensure proper land dedication has been depicted. o Please show a 0.3-metre reserve along the frontage Regional Road 14 (Mayfield Road) behind the property line and daylight triangle.		Noted.
74.	Landscaping/ Encroachments	Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.		Noted.
75.	Landscaping/ Encroachments	Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.		Noted.
76.	Engineering Requirements	A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";		Noted.
77.	Engineering Requirements	The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;		Noted.
78.	Engineering Requirements	Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		access works along Regional Road 7 (Airport Road) and Regional Road 14 (Mayfield Road);		
79.	Engineering Requirements	A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);		Noted.
80.	Engineering Requirements	<p>The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:</p> <ul style="list-style-type: none"> o Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law; o Completed Notice to Commence Work ; o Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor; o Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email. 		Noted.
81.	Engineering Requirements	All costs associated with the design and construction of road and access works will be 100% paid by the Owner;		Noted.
82.	General Comments	<p>Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.</p> <ul style="list-style-type: none"> o Linear Infrastructure – Site Plan Process: Public Works Design, Specifications & Procedures Manual - Linear Infrastructure - Site Plan Process - Revised November 2009 (peelregion.ca) o Public Works Design, Specifications and Procedures Manual: Design, standards specification and procedures - Region of Peel (peelregion.ca) 		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<ul style="list-style-type: none"> o Public Works Design, Specifications and Procedures Manual – Linear Infrastructure: Public Works - Design, Specifications & Procedures Manual - Linear Infrastructure - CAD Submission Requirements - Capital Works - June 2015 (peelregion.ca) o Public Works CAD Submission Requirements – Development: Microsoft Word - Development Submission Requirements Manual - Nov2017.docx (brampton.ca) o Standard Drawings - Roads & Traffic: Roads and traffic - standards drawings - Region of Peel (peelregion.ca) 		
83.	Real Estate	Real estate No Encroachments onto Regional Road or Regional easement		Noted.
84.	Real Estate	Any Regional easement must be shown on all drawings		Noted.
85.	Real Estate	Updated PINs may be required at the request of the Region		Noted.
86.	Mayfield Road Widening	Capital Project #15-4070: Mayfield Road Widening from Chinguacousy Road to Mississauga Road Please be advised that there is an active capital project to construct the interim 5 lane non-urban widening and improvement widen Mayfield Road, which is currently at 100% detailed design, and is scheduled to commence construction in 2026 following ongoing utility relocations in 2024 through 2025. 1850 and 1890 Mayfield Road fall within the limits of the above-mentioned project. To obtain additional information, please reach out to the project manager, Shahid Quraishi (shahid.quraishi@peelregion.ca), with copy to the Regional Planner on file. <ul style="list-style-type: none"> o The latest Mayfield Road design (DGN and PDF) will be shared with the applicant directly 		Noted.
87.	Mayfield Road Widening	Please note that the ultimate 6-lane condition for this portion of Mayfield Rd will require a future capital project. Additional land dedication requirements may apply.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
88.	Mayfield Road Widening	Additionally, the following are required to assist the capital project team with their review: o Site grading plan at the frontage of Mayfield Road showing both existing and proposed conditions(CAD and PDF)		Noted.
89.	Development Charges	Development Charges The Owner acknowledges that the lands are subject to the current 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.
90.	Phase 1 & 2 Environmental Site Assessment (ESA)	Phase 1 & 2 Environmental Site Assessment (ESA) Regional Staff have reviewed the Phase 1 Environmental Site Assessment, prepared by DS Consultants and dated July 9, 2024; and the Phase 2 Environmental Site Assessment prepared by DS Consultants and dated September 20, 2024, and have no concerns with the environmental conditions of these development lands.		Noted.
91.	Public Health	Public Health In collaboration with the Town of Caledon, Region of Peel has implemented policies requiring the submission of a health assessment with each development application. We have reviewed the Subdivision Plan against the HDA submitted in support of the broader Secondary Plan and offer the comments below: o Ensure to include sidewalks to a minimum of 1.5m on each side throughout Streets, A,B,C and D. For Streets which include sidewalks on one side only, consider having sidewalks up to a 1.8 m in width. Additionally, confirm that lighting will be included within the Streetscape.		Please refer to the pedestrian Circulation plan. The development will comply with the sidewalk requirements.
92.	Public Health	Additionally, the following comments on the Green Development Standards have been based on the Secondary Plan HDA: o 1.4 – The tool submitted in support of the Secondary Plan has reached a gold threshold on the Street Connectivity, Streetscape Characteristics and Efficient Parking metrics. Therefore, it satisfies this GDS requirement.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		o 1.6- This has been scored for the entire Secondary Plan, however after review of the subdivision, many of the proposed residential dwellings are within close proximity to a school, personal service and open space- within 800 m. Additionally, it appears that just over 75% of the dwellings are in proximity to other neighbourhood amenities. Consider including mixed-use on the ground floor of the high-rise residential uses to increase service proximity to commercial uses.		
93.	Hydrogeological Review	<p>Hydrogeological Review</p> <p>Staff have reviewed the Hydrogeological Study Letter of Assurance, prepared by Crozier, dated December 5, 2024, and require the following to be revised and addressed in the report:</p> <ul style="list-style-type: none"> o Door to door survey and contingency plan (potential well interference) can be deferred to detailed design. o Discharge Plan can be deferred to detailed design as can dewatering discharge plan. o Regional mapping (see Figure 24 Peel Groundwater Areas of Concern oakridgeswater.ca/wp-content/uploads/2024/11/20200818-MEMO-Peel-SWS-GW_Areas_of_Concern-v1.pdf) shows that the water table is within 4 m of ground surface and/or the Oak Ridges Aquifer Complex (ORAC) is greater than 5 m thick in area of subject lands.. It is recommended that dewatering estimates (volume and zone of influence) estimates be incorporated into subdivision plan. Dewatering estimates should be refined at detailed design to assist in the preparation of a discharge plan. 		We agree that these matters will be addressed at detailed design.
94.	Waste Management	<p>Waste Management</p> <p>Prior to Plan of Subdivision Approval, the Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to Section 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) conditions being met and labelled on a Waste Management Plan submitted through the detailed design stage:</p>		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
95.	Waste Management	The Waste Management Plan Must Demonstrate the Following: The Waste Collection Plan submitted are missing the following requirements, which must be verified and labelled on the drawings as per the waste-collection-design-standards-manual.pdf (peelregion.ca):		This is shown on the updated Waste Collection Plan included in the resubmission.
96.	Vehicle Access Route	The Waste Collection Vehicle access route throughout the complex, indicating turning radii and turning movements, must be clearly labeled on the drawing		This is shown on the updated Waste Collection Plan included in the resubmission.
	Vehicle Access Route	Outside the collection point, a clear height of 4.4 meters from the top of the access road, along the waste collection vehicle access and egress route, is required. This area must be free of obstructions such as sprinkler systems, ducts, wires, trees, or balconies.		Noted.
97.	Vehicle Access Route	Internal roadways must be constructed of a solid surface material, such as asphalt, concrete, or interlocking stone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle.		Noted.
98.	Vehicle Access Route	The maximum grade permitted along the waste collection vehicle access route is 8 percent.		Noted.
99.	Vehicle Access Route	All roads shall be designed to have a minimum width of 6 meters.		Noted.
100.	Vehicle Access Route	Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where forward movement is not possible, a cul-de-sac or a T-turnaround shall be provided in accordance with the specifications shown in the WCDSM Appendices 2 and 3, respectively.		Noted.
101.		In a situation where a waste collection vehicle must reverse, the maximum straight back-up distance is 15 meters.		Noted.
102.	Collection Point	Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
103.	Collection Point	The collection point must be located along the curb, adjacent to the driveway, and must be directly accessible to the waste collection vehicle and free of obstructions such as parked cars.		Noted.
104.	Concluding Comments	For more information, please consult the following: o The Waste Collection Design Standards Manual available at: https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf		Noted.
105.	Concluding Comments	If you have any questions or concerns, please contact the undersigned at 905-791-7800 ext. 4093, or by email at: patrick.amaral@peelregion.ca		Noted.

DUFFERIN PEEL CATHOLIC DISTRICT SCHOOL BOARD ('DPCDSB')

Krystina Koops, Planner

krystina.koops@dpcdsb.org, (905) 890-0708, ext. 24407

January 28, 2025

106.	General	The applicant proposes the development of 132 townhouse units, which are anticipated to yield: <ul style="list-style-type: none"> • 17 Junior Kindergarten to Grade 8 Students; and • 7 Grade 9 to Grade 12 Students 		Noted.										
107.	General	The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions: <table border="1"> <thead> <tr> <th>Catchment Area</th><th>School</th><th>Enrolment</th><th>Capacity</th><th># of Portables / Temporary Classrooms</th></tr> </thead> <tbody> <tr> <td>Elementary School</td><td>St. Aidan</td><td>416</td><td>435</td><td>5</td></tr> </tbody> </table>	Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms	Elementary School	St. Aidan	416	435	5		Noted.
Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms										
Elementary School	St. Aidan	416	435	5										

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		Secondary St. Edmund 1812 1542 16 School Campion		
108.	Conditions of Draft Plan Approval	<p>The Dufferin-Peel Catholic District School Board is committed to the phasing of residential development coincidental with the adequate provision and distribution of educational facilities. Therefore, the Board requests that the Town of Caledon include the following school accommodation condition:</p> <p>"Prior to final approval, the Town of Caledon shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the School Boards for this plan."</p>		Noted. This will be included as a condition of draft approval.
109.	Conditions of Draft Plan Approval	<p>DPCDSB requests that the following conditions be incorporated in the conditions of draft approval:</p> <p>1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to erect and maintain information signs at all major entrances to the proposed development advising the following: "Please be advised that students may be accommodated elsewhere on a temporary basis until suitable permanent pupil places, funded by the Government of Ontario, are available." These signs shall be to the Dufferin-Peel Catholic District School Board's specifications, at locations determined by the Board and erected prior to registration.</p>		Noted. This will be included as a condition of draft approval.
110.	Conditions of Draft Plan Approval	<p>2. 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 until the permanent school for the area has been completed.</p> <p>(a) "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</p>		Noted. This will be included as a condition of draft approval.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		neighbourhood, and further, that students may later be transferred to the neighbourhood school." (b) "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."		
111.	Conditions of Draft Plan Approval	DPCDSB will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.		Noted.

PEEL DISTRICT SCHOOL BOARD ('PDSB')

Zach Tessaro, Planner

zach.tessaro@peelsb.com 905-890-1010, ext. 2217

February 6, 2025

112.	General	The anticipated student yield from this plan is as follows:				Noted.
		Kindergarten to Grade 8	Grade 9 to 12			
		45	14			
113.	General	The students generated from this development would reside within the boundaries of the following schools:				Noted.
		Public School	School Enrolment	School Capacity	Number of Portables	Occupied
		Alloa P.S.	532	625	4	
		Mayfield S.S.	1,865	1,734	6	
114.	Conditions of Draft Plan Approval	PDSB requires the following conditions be placed in the Subdivision Agreement:				Noted. This will be included as a condition of draft approval.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		1. 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.		
115.	Conditions of Draft Plan Approval	<p>2. 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:</p> <p>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 #39. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."</p> <p>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)."</p>		Noted. This will be included as a condition of draft approval.
116.	Conditions of Draft Plan Approval	3. PDSB requests that the developer agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school accommodation pressures, some of the children from the development 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. This will be included as a condition of draft approval.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
117.	Conditions of Draft Plan Approval	The Board wishes to be notified of the decision of Council with respect to this proposed application.		Noted. This will be included as a condition of draft approval.

BELL

Mohammad Bangee
mohammad.bangee@bell.ca
January 14, 2025

118.	Conditions of Approval	Bell Canada Condition(s) of Approval <ol style="list-style-type: none"> 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. 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. 		Noted. This will be included as a condition of draft approval.
119.	Entrance / Service Ducts	The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost 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 shall be required to pay for the extension of such network infrastructure.		Noted. This will be included as a condition of draft approval.
120.	Service	If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.		Noted. This will be included as a condition of draft approval.
121.	Concluding Comments	To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		pleased to receive circulations on all applications received by the Municipality and/or recirculations. If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact circulations@bell.ca directly.		

TOWN OF CALEDON, ZONING

122.

Zoning

Review of lot areas and frontages based on current draft plan of subdivision only. During draft approval, zoning staff will require a lot area and frontage certificate prepared and signed by an Ontario Land Surveyor to review lots and blocks for zoning compliance

Use	Lot Area	Lot Frontage	Review Notes
<i>Dwelling, Townhouse</i>	N/A	4.5 m (Interior) 5.5 m (End, Corner)	Appears to comply

Noted.