

REFERENCE MEMO / LETTER	DRAWING / REPORT	COMMENT / PARAGRAPH #	COMMENT	RESPONSE
	Finance	1	This property (0 Mount Pleasant Road, Part Lot 27, Con 8 (ALB) is currently assessed as Farmland (\$470,000 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$400. This property tax account in the name of Tropical Land Developments Ltd. is determined to be current.	Noted
		2	If the proposed development were to proceed as planned (as eight residential lots), the taxable assessment value of the property would change to reflect any development that would have taken place.	Noted
		3	<p>The proposed residential lots would be subject to DCs as follows:</p> <p>a. Town of Caledon: \$30,947.08 per single, or semi-detached dwelling (effective February 1, 2020)</p> <p>b. Region of Peel: \$52,458.79 per single, or semi-detached dwelling (effective February 1, 2020). If the proposed development has access to the Region's water services but not to waste services, DCs of \$40,788.21 per single or semi-detached unity would apply.</p> <p>c. Starting on February 1, 2016, the Region began collecting directly for hard service DCs (i.e. water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution.</p> <p>d. School Boards: \$4,572 per residential dwelling; and,</p> <p>e. GO-Transit: \$574.46 per single or semi-detached residential dwelling (effective February 1, 2020).</p> <p>The Development Charges comments and estimates above are as at January 31, 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 (Finance).</p>	Noted
Legal Services		4	<p>Legal Description: PIN: 14341-0045 (LT) Part Lot 27, Concession 8 (Albion) as in VS222767; together with VS134181; Town of Caledon; Regional Municipality of Peel</p> <p>Name of Registered Owner: Tropical Land Developments Limited</p> <p>Mortgage(s): Instrument No. PR3336137 is a Charge registered on June 15, 2018 in favour of Oscar Samuel Izenberg, Daniel Rubin Izenberg and Evelyn Ruskin</p> <p>If/When an agreement is required, a postponement of this mortgage (or any mortgage) will be required.</p> <p>Easement with the Town or Region: None.</p>	Noted
			The Land qualifier is LT Conversion Qualified and must be converted to Absolute Plus in order to register a plan of subdivision.	LTA+ application will be submitted prior to registration of M-Plan
			Note: The Plan of Subdivision shows the owner as Tropical Land Development LTD., however the owner is Tropical Land Developments Limited.	The title block on the draft plan of subdivision has been corrected
			The legal description on the zoning by-law is correct. Please ensure that it is reflected throughout the bylaw.	Noted
Heritage	Archaeological Assessment	5	Town of Caledon staff has reviewed the Stage 3 Archaeological Assessment and concur with the findings of Archeoworks that a Stage 4 will not be required. Although there was a large number of artifacts found they mostly postdated 1870 which is the cut off for a Stage 4.	Noted
Detailed Comments				
Planning				
	Planning Rationale Report	6.a.	<p>Prior to Draft Plan Approval, the following Planning comments must be addressed:</p> <p>Please Revise the "Planning Rationale Report", prepared by The Biglieri Group Ltd.:</p> <p>i. To reference the 2020 PPS, instead of the now outdated 2014 PPS.</p> <p>ii. Page 11 - please update 3rd paragraph to identify the proposed density bonus lot.</p>	The Planning Rationale Report has been revised to refer to the 2020 PPS. Lot No. 8 has been identified as the Bonus Density Lot on page 11.
	MDS	6.b.	Regarding the Minimum Distance Separation (MDS) policy 7.1.9.8, please demonstrate on a plan that the proposed Structure Envelopes are all outside of the 150m of an existing livestock barn or yard utilized for commercial farming purposes or as defined by the Agricultural Code of Practice.	The nearest livestock facility is greater than 400 metres away from the subject site. The Planning Rationale Report has been updated to include a plan showing the livestock facility in relation to the structure envelopes
	Draft Plan of Subdivision	6.c.	Draft Zoning By-law and Schedule: The Key Natural Heritage Features (KNHF's), Hydrologically Sensitive Features (HSF's) and Minimum Vegetation Protection Zone (MVPZ) are to be placed in the more restrictive EPA zone category, which is EPA1. Given that the KNHF's, HSF's and MVPZ will not be conveyed into public ownership and will form part of private lots, it is appropriate to apply a site-specific EPA-Exception zone (i.e. EPA1-xx) that includes a provision for "Natural Area Restrictions", which will correspond to the Structure Envelope Zone Map for the draft plan of subdivision. As an example, please refer to the Caledon Residences Inc. (Beaverhall) Structure Envelope (S.E.) Zone Map 31, and exception zone EPA1-576. Furthermore, please ensure the full extent of the KNHF's and MVPZ are included in the EPA1-XX zone. It is suggested that the lands proposed to be zoned EPA1-404 be included in the site-specific EPA1-XX zone for the site and add "flood and erosion control" to the permitted uses.	The KNHF's, HSF's, and MVPZ's have been included in a new EPA1-ORM-xx Exception Zone as per discussion with Planning and Zoning Staff. Please refer to the revised draft Zoning By-law Amendment and Schedule.
	Draft Plan of Subdivision	6.d.	Concept Site Plan: Please investigate opportunities to locate the septic systems for Lots 1 and 4 to the side of the houses to allow for more space at the rear of the house for amenity uses such as pools.	The septic systems for Lots 1 and 4 have been relocated to the side yards. Please refer to the revised Site Plan.
Engineering		7	Prior to Draft Plan Approval, the following Development Engineering comments must be addressed:	
	SWM/Storm Drainage	7.a.	Table G.1 still states that the total annual rainfall depth is derived from the Richmond Hill rainfall data. Please revise.	This was a typo on Table G.1 that has now been fixed. The rainfall depth used in the calculation is correct (based on the Orangeville data). There have been no changes to the calculations, results or report (only the report date has been revised).

Grading/Drainage	7.b.	Section 8.4.1.10 xii of the OP indicates that the depth of cut for local streets and structural envelopes will normally be restricted to 1.0-2.0m. This requirement applies to fill as well. Based on the preliminary grading plan, a depth of fill in excess of 2.0m is required for Lots 1 and 8. Please investigate earthwork amounts can be reduced to limit the maximum 2m of fill.	The maximum depth of fill has been adjusted such that it does not exceed 2.0m.	
	7.c.	Based on the grading plan, the retaining walls are required under Lots 1 and 8 driveways. This is not acceptable. This issue could be deferred to detailed design stage, however, please verify that the proposed drainage pattern can be maintained.	The 4:1 sloping is a temporary grading transition, therefore, retaining walls are not needed for the driveway of lots 1 and 8. The proposed drainage pattern can still be maintained.	
	Functional Servicing Report	7.d.	Some driveways still have less than 2% slope. In accordance with the Site Plan Control By-law within the ORMCP, all lots from the Tropical Land Development are required to obtain ORM Scoped site plan approval as they will be reviewed individually as site plan applications. Therefore, this issue could be deferred until the ORM Scoped site plan stage, however, please note that the proposed driveway slope of 1% is not acceptable.	The driveway slopes have been modified to 2.0%.
	Road Geometrics	7.e.	Please show continuous curb lines on the north side of Street A and use different line types or layers to show the future road layout on Block 11.	Continuous lines are shown on the north side of Street A and dashed lines are displayed for the future road layout on BLK 11.
	Noise Feasibility Study	7.f.	The Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated June 26, 2018 indicates the predicted unmitigated daytime OLA sound level to be lower than 55 dBA, therefore sound barriers will not be required. The report shall be peer reviewed at the Owner's expense. This shall be completed prior to Draft Approval.	The Noise Feasibility Study was peer-reviewed by HGC Engineering. HGC Engineering's comments, dated March 31, 2020, accept the methodology used and recommended noise control measures. No further action is required at this time.
		7.g.	See attached letter from CP Rail, dated Jan. 27, 2020.	Noted
	Preliminary Geotechnical Investigation	7.h.	The revised Geotechnical and Hydrogeological Reports prepared by Sirati & Partners Consultants Limited shall be peer-reviewed as the Owner's expense. This shall be completed prior to Draft Approval.	Golder peer-reviewed the hydrogeological report. As noted in the July 7, 2020 comments, Golder agrees with the conclusions and recommendations provided in the hydrogeological report. No further action is required at this time.
		7.i.	The phosphorus loading analysis shows an increase of 18.5% in phosphorus loading with the implementation of BMPs. However, Town staff will defer to NVCA staff if the proposed phosphorus mitigation BMPs are acceptable.	Noted
		7.j.	According to the Hydrogeological Report section 4.4, the subject land lies partially in the wellhead protection area (25-year time of travel) with a reliability score of 4 out of 10. Confirm with the Region of Peel if it is acceptable to allow roadside drainages to infiltrate into the well head protection zone.	Concerns were not raised by Peel Region in their Conditions of Approval.
	ESA	7.k.	The Owner has submitted Phase I and Phase II EIA reports by Sirati & Partners Consultants Limited; the Phase II has confirmed that the property is suitable for the proposed development. It should be noted that regardless of any conclusions identified in these assessments, the Town will require that a Record of Site Condition be filed with the MOECC for all lands associated with the noted draft plan of subdivision.	RSC to be provided prior to final subdivision approval
Accessibility	8	Prior to Draft Plan Approval, the following Accessibility comments must be addressed:		
	8.a.	Lighting on exterior routes of travel shall comply with the Town's lighting standard.	To be addressed during detailed design.	
	8.b.	If a Community Mailbox is installed, the area shall be well lit via a light standard and a curb depression from the sidewalk and/or roadway to the mailbox landing area.	To be addressed during detailed design.	
	8.c.	Please note that the Town will require 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. This will include floor plans that illustrate universal design.	To be addressed during detailed design.	
	8.d.	Site Plan shall indicate that exterior travel routes (sidewalks) shall be at a minimum of 1.5m wide as per the Design of Public Spaces legislation of AODA.	Sidewalks are not proposed along public streets.	
Fire and Emergency Services	9	Prior to Draft Plan Approval, the following Fire and Emergency Services comments must be addressed:		
	9.a.	Pressurized fire hydrants to be provided in accordance with the Region of Peel standards.	To be addressed during detailed design.	
Transportation Engineering	10	Prior to Draft Plan Approval, the following Transportation Engineering comments are to be addressed:		
	10.a.	The Traffic Impact Study recommends streetlighting at the intersection of Mt. Pleasant Road/Street A intersection as well as "Hidden Intersection" sign on Mt. Pleasant Road (southbound), 200m north of Street A. The developer is required to meet those requirements.	To be addressed during detailed design.	
Urban Design	11	Prior to Draft Plan Approval, the following Urban Design comments on the architectural guidelines (draft) must be addressed:		
	11.a.	Please see comments with the peer review letter regarding "2nd Urban Design Review, Application for Zoning By-Law Amendment and Plan of Subdivision (2nd Submission), The Biglieri Group Ltd. on behalf of Tropical Land Development Ltd", prepared by David Stewart, MCIP, RPP, John G. Williams Architect Limited Architect, and dated April 21, 2020.	Comments from Douglas McGlynn (emailed July 24, 2020) have been addressed in the revised Urban Design Brief. Additional details relating to building design, landscaping, and sustainability and green design have been added.	
Building Services		Prior to Zoning By-law Amendment Approval, the following comments must be addressed:		
	12	Please refer to attached redlined draft zoning by-law	The draft zoning by-law has been updated accordingly.	
	13	Staff require the applicant receive and comply with the Town's Digital Standards for the Schedule for the Zoning By-law (please see attached Digital Submission Standards)	The draft zoning by-law Schedule has been revised to comply with the Town's Digital Standards. A digital copy is provided.	
	14	Please demonstrate that the MDS is provided on the plans to ensure that no lots will hinder the MDS.	The subject site exceeds the minimum setback to Gir Farms to the south by approximately 80 metres. This distance is beyond the limit of the draft plan of subdivision and draft zoning by-law schedule. Please refer to MDS Analysis prepared by The Biglieri Group Ltd., dated May 2018.	
	15	A complete zoning matrix is to be indicated or provided that indicates applicable zoning by-law and proposed changes	Please see the enclosed zoning matrix.	
	16	Staff is seeking confirmation as it appears a road is proposed between Lots 2 and 3. Staff seeking confirmation and dimensions to ensure it will comply with the exterior side yard and aisle width. If it is proposed between these two lots will a 0.3m reserve be required? If a reserve is proposed, then the lots would be considered corner lots and the proposed lots and development will need to comply with zoning.	A road allowance is proposed between Lots 2 and 3. The proposed building exterior side yard setbacks are 47.4m and 23.4m, respectively, which comply with minimum exterior side yard setback of 18.0m. 0.3m reserves have not been requested by Town Staff adjacent to the proposed road allowance.	
	17	Staff seeking confirmation as the draft by-law is proposing 7.5m setback to the main building. This will hinder any proposed decks, etc. Site Plan to indicate 7.5m rear yard setback to main building and to lot line.	A minimum 7.5m rear yard setback to the structural envelope is proposed allowing for rear decks to be constructed.	

			18	Staff seeking elevation drawings to review to determine if Building Height will comply	The proposed building heights are less than the maximum building height of 10.5m in the RE Zone. Please refer to the Sample Building Elevations prepared by MMH Architects Inc., dated August 2020.
			19	Staff seeking confirmation that Backyard Amenity area will comply and indicate on Concept Site Plan	The minimum requirement of 56m2 of Backyard Amenity Area is being provided and is shown on the revised Site Plan prepared by MMH Architects Inc., dated July 4, 2020.
			20	Staff seeking confirmation as it appears Lots 2, 4 and 5 will not comply with Front Yard Setback of 18m. Staff Require confirmation if any porches, steps, etc. is being proposed. Please show what is being proposed on the Concept Site Plan.	The proposed building envelopes have been revised to maintain a minimum front yard setback of 18.0m. Please refer to the revised Site Plan prepared by MMH Architects Inc., dated July 4, 2020
			21	Staff seeking confirmation that Landscape Area of 50% will comply	The Landscape Area for each lot is a minimum of 50%. Landscape Area details will be provided on the individual Site Plan applications.
			22	Staff seeking confirmation as Parking Space of 10m will not comply	The parking spaces are a minimum of 10.0m from all lot lines. Please refer to the revised Site Plan prepared by MMH Architects Inc., dated July 4, 2020.
			23	Staff note further comments will be provided once a resubmission has been submitted that address zoning comments.	Noted
	Urban Design		24	Prior to detailed design, the following Open Space comments must be addressed:	
			24.a.	The team response section of comment 3.d. questions if the maintenance clauses should be included in the Subdivision Agreement. The clauses shall be included in the Subdivision Agreement accordingly.	Noted
			24.b.	Paige wire fence as per Town Standard, to be proposed entirely on Lots 2 and 3 adjacent to Block 11 (can be addressed at detailed design stage).	Noted
				Items below are not a requirement of draft plan approval and can be addressed prior to executing the Grading Agreement as further modifications may be required at the detailed design stage.	
			24.c.	Update the Tree Protection Hoarding Town Std. detail 707 to the new Town Std. detail 605.	Will be completed at detailed design stage
			24.d.	Add Tree preservation note Town Std. details 710 & 711	Will be completed at detailed design stage
				The following general notes to be added to the report:	
		Tree Preservation Plan	24.e.	Minor grading works may be permitted at the edge of the preservation zone as required to correct localized grading issues adjacent to the proposed development at the discretion of the Town. This work is to be undertaken under the supervision of the consulting Arborist. The consulting Arborist is to verify in writing to the Town, confirming that the work has been completed as per the approved design using best arboricultural practices.	Will be completed at detailed design stage
			24.f.	Areas within the tree protection zone shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building/construction material, structures or equipment	Will be completed at detailed design stage
			24.g.	The limit of tree protection hoarding shall be confirmed in the field by the consulting arborist, Town staff and conservation authority (if applicable). The Owner/Applicant shall be responsible for ongoing maintenance and repairs to the tree protection fencing to the satisfaction of the Town, until final approval by the Town and conservation authority (if applicable). The Owner/Applicant shall not remove and not cause or permit any tree preservation fencing to be removed without the approval of the Town and conservation authority (if applicable).	Will be completed at detailed design stage
	Peel District School Board		1	The Peel District School Board has reviewed the above-noted application (8 residential detached units) based on its School Accommodation Criteria and has the following comments:	Noted
			1.a	The anticipated student yield from this plan is as follows: two K-8 and one 9-12.	Noted
			1.b	The students are presently within the following attendance areas: Palgrave P.S. enrolment is 455, capacity is 592 and 0 portables. Humberview S.S. has an enrolment of 1,369 capacity of 1,437 and 4 portables	Noted
			2	The Peel District School Board requires the inclusion of the following conditions in the development agreement as well as the Engineering Agreement: 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, within a period of five years from the date of registration of the development agreement:	Noted
		Subdivision Agreement	2.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."	Will be included in Subdivision Agreement
			2.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."	Will be included in Subdivision Agreement
	Dufferin-Peel Catholic District School Board			The Dufferin-Peel Catholic District School Board has reviewed the above noted revised application based on its School Accommodation Criteria and provides the following comments:	
				The applicant proposes the development of 8 detached units which are anticipated to yield: 1 Junior Kindergarten to Grade 8 students; and 1 Grade 9 to Grade 12 Students	Noted
				The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions: St. John Paul II enrolment of 666, capacity of 654 and 6 portables/temporary classrooms; and St. Michael enrolment of 1194, capacity of 1266 and 0 portables/temporary classrooms.	Noted
			1	The Board requests that the following conditions be incorporated in the conditions of draft approval: 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:	
		Subdivision Agreement	1.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 bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school;	Will be included in Subdivision Agreement
Peel District School Board - January 13, 2020					
Catholic District School Board - August 24th, 2018					

Dufferin-Peel			1.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.	Will be included in Subdivision Agreement
				The Board 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
John G. Williams Limited - April 21, 2020	Urban Design Review	Urban Design Brief	1	We have no concerns with the proposed Draft Plan and Site Plan from an urban design perspective as the proposal provides for a development pattern and lotting fabric that is compatible with the established precedents set by the existing land uses and built form within the local area.	Noted
		Urban Design Brief	2	Review of Urban Design Brief & Visual Impact Assessment	
		UDB, ACG	3	Minor revisions have been made to the UDB & VIA, including: - Plan and statistic revisions to suit latest Draft Plan - Sample building elevations have been provided. The conceptual elevations portray neo-classical Georgian influences - An expanded discussion on building design - A new section "Architectural Control Guidelines" has been provided. However, this section provides only a brief overview of the requirements for future site-specific Architectural Control Guidelines to be "provided at a later date as a Condition of Draft Approval". - Through discussions with the Town it is required that the Architectural Control Guidelines shall be included within this Urban Design Brief. As such, the guidelines provided in the UDB are insufficient - It is recommended that the required ACG be prepared by a qualified architect / urban designer.	The Urban Design Brief & Visual Impact Assessment has been updated to provide additional details relating to the site and building designs as per the July 24, 2020 email from Douglas McGlynn.
NVCA - February 25, 2020		Ontario Regulation 172/06	1	The subject property is partially regulated for meander erosions hazards associated with a tributary of Beeton Creek located in the north end.	
		Natural Hazard - Regulatory Comments	2	All previous comments have been addressed with no additional comments at this time.	Noted
		Natural Heritage and Ecology - Advisory Comments	3	All previous comments have been addressed with no additional comments at this time.	Noted
		Stormwater Management:	4	All previous comments have been addressed with no additional comments at this time.	Noted
		Hydro-G	5	Staff are supportive that no positive dewatering will be expected during construction (Section 12 titled construction dewatering within the Hydrogeological Impact Study [HIS]) based on the groundwater monitoring that is presented in Section 9 and 10 of the HIS which incorporates the hydrological calendar.	Noted
			6	If the proponent wishes to promote awareness of the importance of SGRAs and HVAs by means of sign boards explaining the linkage between surface activities and their impact on groundwater quality and quantity as outlined in Section 13 4, please include the NVCA in its development.	Noted
			7	Section 14.5 summary of water balance calculations-catchment 1 indicates that the total volume of the LIDs associated with roof area is not sufficient to compensate for the total infiltration requirement and "extra sources should be considered". Please outline what this consists of. (It is recognized that this may be out of scope of SIRATI report as indicated in section 14.8 that SIRATI is not providing any design of LID techniques since selection and designing of applicable LID techniques shall be conducted by engineering designers).	Please refer to the Response Letter, dated August 19, 2020, prepared by SIRATI & Partners.
			8	Section 15 water quality indicates that the measured concentration of Nitrate as N is 33.1 mg/L. Further, it is understood that the proposed development will be serviced by individual septic systems. Please advise on the reasonable use calculation for nitrate for the septic systems and potential impacts to proximal water wells.	Please refer to the Response Letter, dated August 19, 2020, prepared by SIRATI & Partners.
		Conclusion		We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.	Noted
	WSP email - January 13, 2020	Bell Canada			We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.
				As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).	Noted
				The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.	Noted
				If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).	Noted
				WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.	Noted

Development Charges	1	<p>Prior to execution of the Subdivision Agreement by the Region, the Developer shall:</p> <p>a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and</p> <p>b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.</p>	Noted
	2	<p>Provision shall be made in the Subdivision Agreement with respect to:</p> <p>a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and</p> <p>b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks); pursuant to the Region's Development Charges By-law, as amended from time to time.</p>	Noted
Water Meter Fees		<p>In respect of the water meter fees:</p> <p>a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;</p> <p>b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and</p> <p>c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.</p>	Noted
Easement Dedications	4	<p>As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted
Development Engineering Conditions	5	<p>As a condition of registration of this Plan or any phase thereof, the Developer shall acknowledge and agree that the proposed development can be adequately serviced with municipal water after municipal water mains in the vicinity of the development are looped. All costs associated with the watermain looping works to facilitate the development shall be 100% borne by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted
	6	<p>Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the Town and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until all external watermain works to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted
	7	<p>The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted
Drawings – Servicing and “As Constructed”	8	<p>Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.</p>	Noted
	9	<p>Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted
	10	<p>Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.</p>	Noted
	11	<p>Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval Functional Servicing Report showing the proposed water servicing plans for the development.</p>	Noted
	12	<p>Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.</p>	Noted
	13	<p>Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined water mains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.</p>	Noted
	14	<p>Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.</p>	Noted
	15	<p>The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted
	16	<p>The Developer will maintain adequate chlorine residuals in the water mains within the plan from the time the water mains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.</p>	Noted

General Conditions	17	<p>In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;</p> <p>a. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.</p> <p>b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:</p> <p>i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:</p> <p>a) Bacteriological Analysis - Total coliform and E-coli counts b) Chemical Analysis - Nitrate Test c) Water level measurement below existing grade</p> <p>c. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.</p> <p>d. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p>	Noted
	18	The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that the external and internal watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the external and internal watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.	Noted
	19	The Developer shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.	Noted
	20	Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.	Noted
	21	The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division: a. A copy of the final signed M-Plan b. A copy of the final draft R-Plan(s); and c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents. A clause shall be included in the Subdivision Agreement in respect of same	Noted
	22	Prior to final approval by the Town of Caledon, a copy of the proposed final plan must be forwarded to the Region of Peel.	Noted
	23	All streets shall be named to the satisfaction of the Town of Caledon and the Region of Peel. In this regard, proposed street names must be submitted as soon as possible after draft approval has been granted so that finalization of the plan is not unduly delayed.	Noted
	Request to Commence Waste Collection Service	<p>Regional Waste Collection may be provided, provided the developer acknowledges the following: For developments located on a Private Road, or unsummed road, the developer is responsible for Waste Collection and disposal until 90 percent occupancy is achieved. If the Waste Collection Vehicle is required to drive onto, or over, a supported structure (such as an air grate, transformer cover or underground parking garage) within a Development, the region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario), certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes. In all cases where a Region of Peel Waste Collection Vehicle is required to enter a private property, the Developer must submit a completed Acknowledgement and Release for Private Property Waste Collection Form and a completed Application for Private Property Waste Collection Form to the Region's Waste Management Division prior to the commencement of Waste Collection. These forms are located in Appendix the Developer must contact the Region's Waste Management Division at 905-791-9499 to submit the forms and report 90 percent occupancy, if applicable. These forms are provided in Appendices 10 and 11, respectively. After the required forms and confirmations are received, the Waste Management Division will visit the Development within five to ten business days to determine if the occupancy level has reached 90 percent, if applicable, and if the Development is in compliance with the requirements of this manual. The Waste Management Division will determine, at its sole discretion, if the Development is in compliance with this manual and if approved will authorize Waste Collection Services, to commence within ten to fifteen business days from the date that the Waste Management Division approves final clearance for the Development. For more information, please consult the Waste Collection Design Standards Manual available at: http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf</p>	Noted
Concluding remarks	If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4710, or by email at: wayne.koethe@peelregion.ca	Noted	

		1	This is in reference to the circulation of the above noted application which is situated in close proximity to CP's Mactier Subdivision, classified as Principal Main Line. This land use is not compatible with railway operations and we request that the following requirements be included as conditions of approval:	
		1.a.	Dwellings must be constructed such that the interior noise levels meet MOE Criteria. A noise study should be carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of proposed subdivisions and to recommend mitigation measures if required. The Railway may consider other measures recommended by the study.	An Environmental Noise Feasibility Study was prepared by Valcoustics Canada Ltd., dated June 26, 2018. The Study accounted for the CPR MacTier Subdivision line and includes minimum noise abatement measures for all the proposed lots.
		1.b.	In addition to the warning clauses indicated in the noise report, a clause should be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.	These include the provision to add air conditioning and minimum STC ratings for exterior walls and windows. The appropriate warning clauses have also been included in the Study. The Noise Feasibility Study was peer-reviewed by HGC Engineering. HGC Engineering's comments, dated March 31, 2020, accept the methodology used, recommended noise control measures and warning clauses.