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## COMMENT MATRIX

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
<b>TOWN OF CALEDON, PLANNING AND DEVELOPMENT, DEVELOPMENT PLANNING</b> Tanjot Bal, Senior Planner <a href="mailto:tanjot.bal@caledon.ca">tanjot.bal@caledon.ca</a> , 905.584.2272 x.4418 January 24, 2025				
1.	Background	<b>Subject Lands</b> The subject property is located on the west side of Chinguacousy Road, north of Mayfield Road. The property is approximately 6.18 hectares with approximately 90.92 metres of frontage onto Chinguacousy Road. The property is currently used for rural residential purposes.		Noted.
2.	Background	<b>Proposal</b> The applicant is proposing a residential development (148 residential units) consisting of a mix of single detached and townhouse dwellings), residential reserves, and road network.		The proposal is for a residential development (135 residential units) consisting of a mix of single detached and townhouse dwellings), residential reserves, and road network.
3.	OPA Application	<b>Related Official Plan Amendment Application</b> 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
4.	OPA Application	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
5.	OPA Application	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

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				revised community-wide supporting studies expected to be submitted shortly.
6.	OPA Application	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.
7.	Tertiary Plan	<b>Tertiary Plan</b> The submitted draft plan demonstrates that the subdivision to the north and south has changes. Staff anticipate revised draft plans and therefore comments for all draft plans will change		Noted. The Secondary Plan Land Use Plan has been approved and the Draft Phase 1 Tertiary Plan has been endorsed. Updates have been made to the surrounding draft plans and have been submitted.

#### TOWN OF CALEDON, ZONING

8.	Zoning	Zoning notes that Holding Provisions H39A and H39B are still applicable to the lands within the RM-686-H39A-H39B Zone which may effect development of the site until such time that the Holding Provisions have been removed through a Holding Removal application.		Noted.
9.		Lot Areas and Lot Frontages were reviewed on submitted Draft Plan of Subdivision dated March 7th, 2025. Zoning notes that the proposed Lot Areas and Lot Frontages appear to comply with the applicable standards of the RMD-686-H39A-H39B Zone. Zoning staff have no concerns at this time.		Noted.
10.		Zoning standards such as parking space requirements and dimensions, building height, encroachments, building setbacks, landscaping areas, building areas, entrance setbacks, residential driveway widths etc. have not been reviewed at this stage. Staff acknowledges that this may be deferred to		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		the technical review stage. Compliance with these requirements cannot be determined at this time.		
11.		Final lot frontages and lot areas are to be confirmed at such time when a Certificate of Lot Area and Lot Frontage has been prepared and signed by an Ontario Land Surveyor (see also Condition #1 below).		Noted.
12.		Please note the following conditions for draft approval of the subdivision requested by zoning staff:  Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.		Noted.

#### TOWN OF CALEDON, ACCESSIBILITY

13.	General	<b>Accessibility</b> 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.
14.	Path of Travel	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.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
15.	Curb Ramp	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.
16.	Mail Box	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.

#### TOWN OF CALEDON, URBAN DESIGN

17.	General	<b>Urban Design</b> 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.
18.		Further comments will be provided after the submission of the Architectural Control Guidelines.		Noted.
19.		Please be advised, all subdivisions will be subject to the Architectural Control Compliance Review Process.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
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#### TOWN OF CALEDON, FINANCE DEPARTMENT

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.
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.		Noted.
23.	Development Charges	<p>Currently, Development Charges at the Residential rates are:</p> <ul style="list-style-type: none"> <li>a. Town of Caledon: (a) \$60,235.59 per single or semi-detached unit; (b) \$41,413.92 per apartment &gt; 70 sq. metres; (c) \$24,305.21 per apartment &lt;= 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.</li> <li>b. Region of Peel: (a) \$75,101.98 per single or semi-detached unit; (b) \$54,476.68 per apartment &gt; 70 sq. metres; (c) \$28,811.18 per apartment &lt;= 70 sq. metres; and (d) \$59,481.10 per townhouse dwelling.</li> <li>c. School Boards: \$5,076 per any residential unit.</li> </ul>		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		<p>d. GO Transit: (a) \$843.71 per single or semi-detached unit (b) \$602.70 per apartment &gt; 70 sq. metres; (c) \$312.33 per apartment &lt;= 70 sq. metres; and (d) \$843.71 per townhouse dwelling.</p> <p>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>		
24.	Development Charges	<p>Additional information on Development Charges may be accessed on the Town's website at <a href="https://www.caledon.ca/en/town-services/development-charges.aspx">https://www.caledon.ca/en/town-services/development-charges.aspx</a></p>		Noted.
25.	Development Charges	<p>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 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.</p>		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
TOWN OF CALEDON, LANDSCAPE				
26.	Arborist Report	<p><b>Landscape</b>  Provide the following information on Arborist report and Tree Preservation Plan</p> <ul style="list-style-type: none"> <li>a. Title page <ul style="list-style-type: none"> <li>i. Development application number</li> <li>ii. Dates in which site visit(s) were conducted</li> <li>iii. Author name, title</li> <li>iv. Author's arborist certification number</li> </ul> </li> <li>b. Include General Notes (section 2.6 of Town's Terms of Reference for Arborist Reports) to the Report</li> <li>c. Add a column to Appendix A: Tree Inventory &amp; Assessment Matrix to indicate the required number of compensatory trees.</li> <li>d. Photos <ul style="list-style-type: none"> <li>i. Documenting any hazardous / potentially hazardous trees or conditions on site along with any pre-existing damage or previously hazardous or fallen trees.</li> <li>ii. Provide a justification for the removal of the five (5) individual trees and evidence of any compensation provided for their removal. If no evidence of compensation can be provided, tree compensation will be required for the "previously removed" trees at 5:1 compensation ratio</li> </ul> </li> <li>e. Tree Inventory/ Preservation Plan <ul style="list-style-type: none"> <li>i. project name, project address, application number</li> </ul> </li> </ul> <p>Stem locations to include elevation at root flare, diameter at 1.4m from grade</p>		Comments have been addressed through the grading agreement finalization.



NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
27.		Any trees located on the property line or on the adjacent property that are proposed to be removed, pruned or injured, will require written consent from the adjacent landowner. All correspondence is to be forwarded to the Town.		Noted.
28.		Landscape designs, compensation and restoration requirements shall meet the recommendations provided in the final approved reports for the Alloo Secondary Plan and the Draft Plan of Subdivision		Noted.
29.		Any trees located on the property line or on the adjacent property that are proposed to be removed, pruned or injured, will require written consent from the adjacent landowner. All correspondence is to be forwarded to the Town.		Noted.
30.		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

Email, 905-584-2272

January 24, 2025

31.	Address	<b>Municipal Numbers</b> The property has a confirmed municipal address of 12192 Chinguacousy Road		Noted.
32.	General	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.
33.	General	The Town recognizes that through the related Draft Plan of Subdivision Application (21T-25004C), the Town will issue street names to all proposed roads. These street names are to be issued prior to the issuance of a municipal number for the proposed units.		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
34.	General	Please note that the street names on the proposed draft plan of subdivision have been tentatively reserved for this Draft Plan of Subdivision.		Noted.
35.	General	In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. The owner is advised to post the number (once issued) on the townhouses in accordance with the By-law and Guidelines. Should the owner require clarification on the requirements of the By-law, please contact municipal numbering staff at <a href="mailto:municipalnumbers@caledon.ca">municipalnumbers@caledon.ca</a> or 905-584-2272 x. 7338.		Noted.
36.	General	The information provided is satisfactory to issue a Municipal Numbers		Noted.

#### DUFFERIN-PEEL CATHOLIC DISTRICT SCHOOL BOARD ('DPCDSB')

Krystina Koops, Planner

[krystina.koops@dpcdsb.org](mailto:krystina.koops@dpcdsb.org), (905) 890-0708, ext. 24407

37.	General Comments	The applicant proposes the development of 84 detached and 64 townhouse units, which are anticipated to yield: <ul style="list-style-type: none"> <li>• 22 Junior Kindergarten to Grade 8 Students; and</li> <li>• 12 Grade 9 to Grade 12 Students</li> </ul>		Noted.										
38.	General Comments	<p>The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:</p> <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 School	St. Edmund Campion	1812	1542	16		
39.		<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.
40.	Conditions of draft 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.
41.	Conditions of draft 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 neighbourhood, and further, that students may later be transferred to the neighbourhood school."</p>						Noted. This will be included as a condition of draft approval.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		(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."		
42.	Conditions of draft 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](mailto:zach.tessaro@peelsb.com) 905-890-1010, ext. 2217

43.	General	<p>The Peel District School Board (PDSB) has reviewed the above-noted application for the proposed development consisting of 84 single detached homes, and 64 townhomes totaling of 148 residential units located at the above-noted address. PDSB has the following comments based on its School Accommodation Criteria:</p> <table><tr><th>Kindergarten to Grade 8</th><th>Grade 9 to 12</th></tr><tr><td>45</td><td>20</td></tr></table>	Kindergarten to Grade 8	Grade 9 to 12	45	20		Noted.								
Kindergarten to Grade 8	Grade 9 to 12															
45	20															
44.	General	<p>The students generated from this development would reside within the boundaries of the following schools:</p> <table><tr><th>Public School</th><th>School Enrolment</th><th>School Capacity</th><th>Number of Occupied Portables</th></tr><tr><td>Alloa P.S.</td><td>532</td><td>625</td><td>4</td></tr><tr><td>Mayfield S.S.</td><td>1,865</td><td>1,734</td><td>6</td></tr></table>	Public School	School Enrolment	School Capacity	Number of Occupied Portables	Alloa P.S.	532	625	4	Mayfield S.S.	1,865	1,734	6		Noted.
Public School	School Enrolment	School Capacity	Number of Occupied Portables													
Alloa P.S.	532	625	4													
Mayfield S.S.	1,865	1,734	6													

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
45.	Conditions of Draft Plan Approval	<p>The PDSB requires the inclusion of the following conditions in the Conditions of Draft Plan Approval and Subdivision Agreement:</p> <p>1. Prior to final approval, the town of Caledon shall be advised by the School Boards that satisfactory arrangements regarding 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.
46.	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.
47.	Conditions of Draft Plan Approval	<p>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</p>		Noted. This will be included as a condition of draft approval.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		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.		
48.	General	<p>The Board wishes to be notified of the decision of Council with respect to this proposed application.</p> <p>If you require any further information, please contact me at zach.tessaro@peelsb.com or 905-890-1010, ext. 2217.</p>		Noted.

#### BELL CANADA

Mohammad Bangee  
[mohammad.bangee@bell.ca](mailto:mohammad.bangee@bell.ca)

49.	Conditions for approval	1)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.		Noted.
50.	Conditions for approval	2)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. Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.		Noted.
51.	Conditions for approval	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		Noted.

NO.	TOPIC	COMMENT	CONSULTANT	RESPONSE
		network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure.		
52.	Conditions for approval	If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.		Noted.
53.	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 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.		Noted.
<b>ENBRIDGE</b> Casey O'Neil				
54.		<p>Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.</p> <p>The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.</p>		Noted.