

Carantania Investments (BT) Inc.
9229 5th Sideroad
21T-21001C and RZ 2021-0005
Town of Caledon

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
General Advisory Comments			
1	1. A Response to Public Comments document was received with the most recent submission; however, additional comments have been received from members of the public in the form of letters, emails and telephone calls. Attached to this letter are comments that have been received since September 2021. Please prepare a document with your resubmission that addresses these comments and comments received during the public meeting. There may be additional comments received in the future which will also require a response. Those future comments will be provided under separate cover and will require responses prior to a staff report being brought forward for consideration by the Planning and Development Committee and Council. <i>(Town of Caledon, Planning Department, Development Planning)</i>	KLM	Included in submission.
2	2. The property at 9229 5 SIDEROAD is currently assessed as Residential (\$1.47 million CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$8,200. As at January 5, 2022, the property tax account is determined to be current. <i>(Town of Caledon, Finance Department, Finance)</i>	OWNER	Acknowledged.
3	3. If the proposed development were to proceed as planned (includes a residential subdivision with 84 single detached units), the taxable assessment value of the property may change to reflect any development that would have taken place. <i>(Town of Caledon, Finance Department, Finance)</i>	OWNER	Acknowledged.
4	4. The related rezoning application RZ 2021-0005 was deemed complete on April 22, 2021. Under current by-laws, Development Charges for the proposed project will be fixed at the rates in effect on that date. Interest charges will then apply for the period April 23, 2021 through to the date on which Development Charges will be received. <i>(Town of Caledon, Finance Department, Finance)</i>	OWNER	Acknowledged.
5	5. Those fixed Development Charges rates will be: a. Town of Caledon: \$31,656.69 per single, or semi-detached dwelling. b. Region of Peel: \$60,093.31 per single or semi-detached dwelling. If the proposed development has limited access to the Region's water or sanitary services, these rates would be discounted. c. Starting on February 1, 2016, the Region began collecting directly for hard service Development Charges (i.e. water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution. d. School Boards: \$4,572 per any residential dwelling; and	OWNER	Acknowledged.

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	<p>e. Go-transit: \$587.64 per single or semi-detached residential dwelling. <i>(Town of Caledon, Finance Department, Finance)</i></p>		
6	<p>6. The Development Charges comments and estimates above are as at January 5, 2022 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; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For 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. <i>(Town of Caledon, Finance Department, Finance)</i></p>	OWNER	Acknowledged.
7	<p>7. The circulation letter (and current Town records) identify that a municipal number of 9229 5 Sideroad were issued for this property. Should the application be approved, the municipal address of this lot will cease to exist and new addresses for each unit and/or dwelling will be issued for the proposed development. The addresses will be issued in accordance with the Town's Municipal Numbering By-law and Guidelines. <i>(Town of Caledon, Planning Department, Municipal Numbering)</i></p>	OWNER	Acknowledged.
8	<p>8. Draft municipal numbers will be issued at each of the following stages: Draft Plan Approval, Site Servicing, Prior to Registration (Associated with Clearing of Conditions) and Following Registration. To issue municipal numbers staff will require a copy of the draft plan of subdivision or draft M-plan, certificate of lot area and lot frontage (upon site servicing or later). <i>(Town of Caledon, Planning Department, Municipal Numbering)</i></p>	OWNER	Acknowledged.
9	<p>9. The Town is in receipt of a satisfactory Stage 1 & 2 Archaeological Assessment report (This Land Archaeology Inc., May 20, 2021) for the subject lands. No archaeological resources were identified through the assessment, and Heritage staff concur with the report recommendations that there are no further archaeological concerns on the subject lands. <i>(Town of Caledon, Planning Department, Heritage)</i></p>	OWNERS/THIS LAND	Acknowledged.
10	<p>10. The Town is in receipt of a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries dated May 25, 2021, indicating the above-noted Stage 1 & 2 Archaeological Assessment report has been entered into the Public Register without technical review. <i>(Town of Caledon, Planning Department, Heritage)</i></p>	OWNERS/THIS LAND	Acknowledged.
11	<p>11. Further to the above, Heritage staff are satisfied that there are no further heritage concerns with this application. <i>(Town of Caledon, Planning Department, Heritage)</i></p>	OWNER	Acknowledged.

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12	12. Please find attached comments from the Region of Peel dated December 16, 2021. <i>(Region of Peel)</i>	KLM	See comments 54-58 below.
13	13. The digital submission for the proposed Draft Plan and proposed Zoning By-law Amendment meets the Town's submission standards. Should the draft plan or schedule change prior to a report being brought forward to Council, an updated digital submission will be required to ensure compliance with the submission standards. <i>(Town of Caledon, Corporate Services Department, GIS)</i>	KLM	Acknowledged.
14	14. The land qualifier on all the Properties must be LT Absolute Plus in order to register a plan of subdivision. <i>(Town of Caledon, Planning Department, Development Planning)</i>	OWNER	All lands are in LT absolute.
15	15. The proposed Park Block 85 (0.397 ha) will be acceptable for the conveyance of parkland to the Town. Any over dedicated parkland shall be transferred gratuitously to the Town. <i>(Town of Caledon, Community Services, Parks)</i>	OWNER	Acknowledged. The park block has been revised and still meets the required parkland dedication for the proposed development.
16	16. The Owner will be responsible for the costs of the base park development, integration of the Park Block 85 into the existing R.J. A. Potts Memorial Park and demarcation of the park block including chain link fence along the private residential lots 31 through 36. <i>(Town of Caledon, Community Services, Parks)</i>	OWNER	Acknowledged.
17	17. The following agencies and departments have no concerns (Note: Draft Plan conditions may be requested in response to the final submission): a. Enbridge Gas Inc. b. Hydro One c. Ontario Provincial Police, Caledon Detachment d. Rogers Communications e. Town of Caledon, Corporate Services Department, Accessibility f. Urban Design – John G. Williams Ltd.	OWNER/KLM	Acknowledged.
	<u>Comments to be Addressed Prior to Draft Plan Approval</u>		
18	18. Draft municipal numbers cannot be issued without an approved street name. Please ensure that the draft plan submitted has proposed street names included on each street segment for review and acceptance by the Town. Based on the alignment proposed on the draft plan of subdivision submitted with the first circulation, "Street A" will be a continuation of Pembroke Street and "Street B" will be a continuation of Southbury Manor Drive. <i>(Town of Caledon, Planning Department, Municipal Numbering and Street Naming)</i>	OWNER	Please see street names labelled on Draft Plan of Subdivisions, dated April 7, 2021.
19	19. The Owner has made an application to purchase Town land for the pieces encompassed by the draft plan however at this time sale of this land has not yet been approved. Prior to draft approval, the Owner must have ownership of these lands. <i>(Town of Caledon, Planning Department, Development Planning)</i>	OWNER	Acknowledged. Condition of Approval.

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20	<p>20. Please find attached comments from the Region of Peel.</p> <p>a. Prior to approval of the Zoning By-law Amendment and Draft Plan approval, the submitted Auto Turn Assessment must be revised to address the Waste management comments below.</p> <ul style="list-style-type: none"> • The auto turn assessment used a waste collection vehicle width of 2.60m. Please refer to WCDSM Appendix 1, the width of the collection vehicle must be min. 2.77m width. The 13m turning radius requirement is from the centerline of the road and must be labelled on all turns. <ul style="list-style-type: none"> ○ The submitted auto turn assessment measures the turning radius from the outside of the road. <p>b. It is acknowledged that comments regarding the pedestrian design features will be addressed through the future engineering design. Please confirm if sidewalks are proposed on both sides of the street. <i>(Region of Peel)</i></p>	<p>RAND/NEXTR ANS</p>	<p>a. Revised. See Figure 7-2</p> <p>b. Sidewalks are proposed on both sides of the Pembrook Street extension.</p>
21	<p>21. Development Engineering requires that the following comments be resolved prior to Draft Plan Approval:</p> <p>a. Functional Service Report/Storm Water Management</p> <p>The existing DCBs on Pembrook Streets, located on the south side of the Pembrook St. and Queensgate Boulevard intersection are connected to the existing 1050mm STM sewer on Queensgate Boulevard. Will these DCBs be removed or modified to be connected to the proposed STM sewer? As well, the residential properties fronting Richelieu Court have a split drainage pattern, creating external drainage to the subject development. Based on this information, the proposed STM drainage plan needs to be revised to reflect the existing drainage condition. Additional topographic survey of this area is also recommended given the topographic information shown on the Grading Plan is deemed incomplete.</p> <p>Based on the preliminary grading plan, a majority of Lots 71 and 72 drains northerly to the Queensgate Boulevard ROW uncontrolled. Please confirm. The proposed 3.0m wide drainage easement is not supported by the noise report. According to the Environmental Noise Assessment prepared by Valcoustics, dated January 22, 2021, 1.8m noise walls are required at the corner of Lots 71 and 72. Given that no structures can be constructed within the easement, the proposed STM layout must be revised accordingly.</p> <p>b. Servicing/Grading</p> <p>While the Town does not have any design requirements regarding installing STM/SAN/Water services under driveways, the consultants are encouraged to avoid such layout if possible.</p>	<p>RAND GOLDER VALCOUSTICS</p>	<p>a. The existing DCB's on Pembrook Street will remain in place.</p> <p>The existing ditch along Pembrook Street will be removed and the drainage from the properties at Richelieu Court will be directed to the Pembrook Street right-of-way.</p> <p>The grading plan has been updated to direct the drainage from Lots 71 and 72 towards the proposed internal drainage system.</p> <p>Based on our recent discussion with the Town's engineering staff, the previously proposed 3.0m wide drainage easement has been replaced with a 2.7m wide drainage block. The storm drainage and grading plans have been revised to include the 2.7m wide drainage block and in accordance with the Valcoustics recommendations.</p> <p>b. The proposed STM/SAN/Water services are designed in accordance with the Town's standards.</p> <p>As requested, the existing STM MH 102 and a 375mm diameter storm sewer on Hanton Crescent and Ernest Bason Blvd. will be relocated.</p> <p>The Pembrook Street grading design has been discussed with the Town's engineering staff and no revisions are required. The existing road ditch will be removed and drainage from the west side of the road will be accommodated within the Pembrook Street right of way.</p>

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	<p>The existing STM MH 102 and surrounding 375mm STM sewer on Hanton Crescent and Ernest Bason Boulevard must be relocated to meet the Town’s design standards for STM sewers. This standard location is generally 1.5 meters south or west of the center line of the right-of-way</p> <p>Town staff are of the opinion that the proposed centerline grade of Pembroke street is too high in comparison to the existing lot line grades of Richelieu properties. There is a significant grade elevation drop from the east side of Pembroke Street to the west side of Pembroke Street and this should be taken into consideration when the Pembroke St. elevation is established. Please modify the proposed Pembroke Street elevation to allow a proper boulevard construction with positive drainage towards the road ditch. Please note that the Town does not allow retaining walls to be constructed within the municipal ROW.</p> <p>Town staff had previously requested that a 100-year hydraulic grade line analysis on the existing storm system from Ex. HW#2 to the subject site – this is still outstanding.</p> <p>c. Road Network/Draft Plan This comment from the previous submission has not been addressed - The proposed curb radii (R=20.15) does not match the existing curb lines on Queensgate Boulevard. Please consider keeping the existing curb radii (R=12.0).</p> <p>d. Hydrogeological Assessment and Water Balance The Hydrogeological Assessment and Water Balance Report has been peer reviewed and the peer review comment memo, dated September 24, 2021 has been sent to the Owner’s consultant for their review and response. Please find attached a copy of the letter for your information.</p> <p>e. Environmental Noise The Environmental Noise Assessment prepared by Valcoustics, dated January 22, 2021 has been peer reviewed and the peer review comment memo, dated December 15, 2021 has been sent to the Owner’s consultant for their review and response. Please find attached a copy of the letter for your information. <i>(Town of Caledon, Engineering Services Department, Development Engineering)</i></p>		<p>The 100-year HGL Analysis will be provided in the revised FSR.</p> <p>c. The engineering plans have been revised to correct the curb radii.</p> <p>d. Acknowledged</p> <p>e. Acknowledged</p>
	<p><u>Comments to be Addressed as Conditions of Draft Plan Approval</u></p>		
22	<p>22. Please find attached a DRAFT draft conditions document. Town staff have begun compiling standard and requested draft plan conditions as a working document. As the application is still under review, changes may occur to the entirety of the attached. Conditions in black font represent those conditions which have been requested to date. Conditions in red font are potential (standard) conditions which may be requested at the final submission.</p>	KLM	Received.

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23	23. Please refer to the attached Dufferin-Peel Catholic District School Board letter dated May 14, 2021. The requested conditions have been included in the DRAFT draft conditions document, attached. <i>(Dufferin-Peel Catholic District School Board)</i>	KLM	See comment 82 below.
24	24. Please refer to the attached Peel District School Board letter dated May 25, 2021. The requested conditions have been included in the DRAFT draft conditions document, attached. <i>(Peel District School Board)</i>	KLM	See comments 83-85 below.
25	25. The Region of Peel has requested conditions of draft approval as per the attached letter dated December 16, 2021. The requested conditions have been included in the DRAFT draft conditions document, attached. <i>(Region of Peel)</i>	KLM	See comments 59-75 below
26	26. The Toronto and Region Conservation Authority has requested conditions of draft approval as per the attached letter dated July 21, 2021. These have been included in the DRAFT draft conditions document attached. <i>(Toronto and Region Conservation Authority)</i>	KLM	See comments 76-80 below.
27	27. Bell Canada has requested conditions of draft approval. These have been included in the DRAFT draft conditions document attached. <i>(Bell Canada)</i>	KLM	Received and recorded in Draft Conditions Matrix.
28	28. Canada Post has requested conditions of draft approval in their letter dated January 11, 2022, attached. These have been included in the DRAFT draft conditions document attached. <i>(Canada Post)</i>	KLM	See comments 86-93 below
29	<p>29. The following preliminary conditions for draft plan of subdivision are provided for the Owner's information only and are subject to change:</p> <p>a. Environmental Site Assessment A Phase One Environmental Site Assessment for the subject land was conducted by EXP Services Inc., dated October 8, 2020 and they have concluded that no Phase II ESA is warranted at this time. However, as per the recommendation of the ESA Phase I report, additional testing (confirmation of the soil and groundwater quality at the location of the AST and a Designated Substances Survey (DSS)) are required to filing Record of Site Condition. The Town will require a Record of Site Condition for all future Town owned lands for the proposed subdivision as a part of draft plan conditions.</p> <p>b. Street Lighting Street lighting will be required throughout the development. Street lighting design is to confirm to the Town of Caledon Outdoor Lighting Standard Manual dated September 19, 2019. Submission of detail design and photometric drawings for the street lighting system shall form a condition of draft approval of the subdivision.</p> <p>c. Sediment and Erosion Control</p>	ALL	<p>a. Phase 1 and 2 ESA's have been completed March 7, 2022. RSC to follow once application to purchase Town land is finalized.</p> <p>b. Noted</p> <p>c. Noted</p> <p>d. We are awaiting additional information about the proposed bandstand. The noise impact on the proposed development is anticipated to be less than that at the existing dwellings due to the setback distance and orientation of the bandstand.</p> <p>e. Acknowledged</p>

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	<p>Prior to the initiation of grading or stripping of topsoil, the Owner shall submit an Erosion and Sedimentation Control Plan including a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Town and TRCA. Topsoil storage shall be limited to the amount required for final grading, with excess removed from site.</p> <p>d. Noise The owner shall submit a revised Noise Report to include the potential impact of the bandstand construction in RJA Potts Memorial Park on the proposed and existing homes surrounding the park. The revised noise report will require a peer review.</p> <p>e. Warning Clauses</p> <ul style="list-style-type: none"> • A clause shall be included in the subdivision agreement stating that all lots or blocks to be left vacant, for a period of time as determined by the Town, shall be graded, seeded, maintained, signed and fenced by the Owner, if required, to prohibit dumping and trespassing. • Prior to grading, the Owner shall obtain an encroachment agreement with affected landowners where proposed grading is required outside the limits of the plan, if required. • A clause shall be included in the Subdivision Agreement that the Developer will be 100% responsible for all costs associated with the relocation of existing services (i.e. gas, hydro, telecommunications, etc.) to accommodate this development. • A clause shall be included in the Subdivision Agreement stating that the Owner shall, prior to assumption, undertake a bathymetric survey of the stormwater management pond to which the lands drain to, and remove any accumulated sediment attributed to the development, to the satisfaction of the Town. <p><i>(Town of Caledon, Engineering Services Department, Development Engineering)</i></p>		
30	30. Heritage staff have requested conditions of draft approval which have been incorporated into the DRAFT draft conditions document attached. <i>(Town of Caledon, Planning Department, Heritage)</i>	KLM	Received.
31	31. Detailed landscape drawings, cost estimates and a letter of credit/ security will be required as part of the Conditions of draft plan Approval. <i>(Town of Caledon, Community Services, Parks)</i>	OWNER	Acknowledged.
32	32. Parks staff have requested conditions of draft approval which have been incorporated into the DRAFT draft conditions document attached. <i>(Town of Caledon, Community Services, Parks)</i>	KLM	Received.
	<u>Comments to be Addressed During Detailed Design of the Subdivision</u>		
33	33. Where a path of travel has any opening, such as a sewer grate, the opening must not allow passage of an object that has a diameter of more than 20 mm and such opening must be	RAND	Acknowledged

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	oriented perpendicular to the direction of travel (<i>Town of Caledon, Corporate Services Department, Accessibility</i>).		
34	34. 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. (<i>Town of Caledon, Corporate Services Department, Accessibility</i>).	RTG	To be included as a condition of approval. To be addressed during detailed design.
35	35. Any lighting on exterior routes of travel shall comply with the Town's lighting standard. (<i>Town of Caledon, Corporate Services Department, Accessibility</i>).	RTG	To be included as a condition of approval. To be addressed during detailed design.
36	36. Where a 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 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. (<i>Town of Caledon, Corporate Services Department, Accessibility</i>).	NAK	Where a park includes an outdoor play space" <u>should therefore not apply.</u>
37	37. 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) (<i>Town of Caledon, Corporate Services Department, Accessibility</i>).	RAND	Acknowledged
38	38. 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. (<i>Town of Caledon, Corporate Services Department, Accessibility</i>)	RAND	Acknowledged
39	39. Please refer to the attached Dufferin-Peel Catholic District School Board letter dated May 14, 2021. The proposed development is located adjacent to St. John the Baptist catholic elementary school, which is operated by the DPCDSB. The board notes that the lots closest to the school building seem higher than the existing grades of the school. There is a concern for storm water run off onto the school property. Proper silt fencing should be provided in this area to prevent much, slush and silt from entering the school property during heavy rain. (<i>Dufferin-Peel Catholic District School Board</i>)	RAND	Acknowledged
40	40. Pressurized hydrant locations are required to be demonstrated on the servicing plans in accordance with Region of Peel standards for spacing. (<i>Town of Caledon, Fire and Emergency Services</i>)	RAND	Acknowledged

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41	41. Please refer to the attached comment letter from the Region of Peel (<i>Region of Peel</i>).	KLM	See comments 54-58 below.
42	42. The proposed Park Block 85 shall not be used for stock piling or storage of any construction materials, including topsoil. (<i>Town of Caledon, Community Services, Parks</i>)	OWNER/RAND	Acknowledged.
43	43. The existing R. J. A. Potts Memorial Park will remain open to the public throughout the construction phase of the proposed subdivision development. Any areas of the existing park will not be used for accessing the proposed subdivision areas during its construction phase. (<i>Town of Caledon, Community Services, Parks</i>)	OWNER	Acknowledged.
44	44. Provide a temporary barrier metal fence for public safety along the property line of the existing park to separate construction zone and maintain the fence throughout the construction phase. (<i>Town of Caledon, Community Services, Parks</i>)	RAND	Acknowledged.
45	45. The temporary barrier metal fence would be removed when the Town accepts the base park development of the Block 85. (<i>Town of Caledon, Community Services, Parks</i>)	RAND	Acknowledged.
46	46. No utility boxes or easements will be permitted within the existing or the proposed park block or along any street frontage of the existing park block. (<i>Town of Caledon, Community Services, Parks</i>)	OWNER	Acknowledged.
47	47. A bandstand is planned to be constructed in R.J.A. Potts Memorial Park by summer 2022. The proposed bandstand will need to be included in the project's Noise Report. (<i>Town of Caledon, Community Services, Parks</i>)	VALCOUSTICS	We are awaiting additional information about the proposed bandstand. The noise impact on the proposed development is anticipated to be less than that at the existing dwellings due to the setback distance and orientation of the bandstand.
48	48. Toronto and Region Conservation Authority Water Resources Engineering provides the following comments related to the revised Stormwater Management Report: a. It is noted that quantity, quality and erosion control for the subject site will be provided by existing SWM ponds 13, 14 and 17. However, SWM pond 13 is a dry detention facility, which means that it is not providing 80% TSS removal. As such, runoff coming from the section of the site that drains to SWM pond 13 needs to be treated before it discharged so that the required enhanced level of treatment is achieved. b. It is noted that the water balance requirement (on-site retention of 5mm runoff from the total impervious area) will be achieved using amended topsoil and rear-yard infiltration trenches. TRCA will require the following information at detailed design: <ul style="list-style-type: none"> • The required volume storage to achieve water balance control should be calculated by multiplying the total impervious area and 5mm runoff depth. • The length of the infiltration trench needs to be determined using the calculated required volume storage and cross-section dimensions of the trench. • The length of the infiltration trench for each lot and the location of each trench needs to be identified on relevant plans. 	RAND	Acknowledged

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	<i>(Toronto and Region Conservation Authority)</i>		
49	<p><u>Comments to be Addressed Prior to Zoning By-law Amendment</u></p> <p>The following comments are to be addressed prior to Zoning By-law Amendment.</p>		
	<p>49. Zoning By-law Amendment (“ZBA”) Comments:</p> <ul style="list-style-type: none"> a. The permitted encroachments would allow for an encroachment right to the interior side lot line. For this reason, staff have amended the by-law to only permit such encroachments in yards other than the interior side yard. b. The Draft Zoning By-law Footnote One (1) is superscripted and should be in regular text. This has been addressed in the track-changed version of the by-law, attached. c. Clause 2 of the By-law needs to identify that the subject lands are being rezoned from Mixed Density Residential (RMD), as well as the zones listed in the amendment text. This has been addressed in the track-changed version of the by-law, attached. d. The Definitions heading should be removed from the Draft Zoning By-law, since there are no Definitions being amended. This has been addressed in the track-changed version of the by-law, attached. <p><i>(Town of Caledon, Planning Department, Development Review Services)</i></p>	KLM	Acknowledged.
50	<p>50. The legal description contained in the draft zoning by-law is not acceptable. A new reference plan will be required to properly describe the applicable lands resulting from the purchase of Town-Owned Land. <i>(Town of Caledon, Planning Department, Development Planning)</i></p>	KLM	Current Legal Description accepted by the Land Registry Office.
51	<p>51. Town of Caledon Transportation staff provide the following comments relating to the Transportation Impact Study and Addendum prepared by Nextrans Consulting Engineers:</p> <ul style="list-style-type: none"> a. Some of the Level of Service results presented in the PM peak hour in Table 2.1 do not match the Synchro reports in Appendix D. b. Please ensure that the changes to the amber/yellow and all-red timings adhere to the recommendations within OTM Book 12. <p><i>(Town of Caledon, Engineering Services Department, Transportation Engineering)</i></p>	NEXTRANS	<ul style="list-style-type: none"> a. Revised b. Amber and All-red timings satisfy the minimum interval timings recommended in OTM Book 12.
52	<p>52. The Town of Caledon, Planning Department, Zoning provided the following comments:</p> <ul style="list-style-type: none"> a. The proposed R1-XXX zone on the draft schedule appears to not include entire parts of proposed lots. Please also consider Section 2.0 (Establishment of Zones). Should lots have multiple zones, they will be subject to the provisions of Section 4.19. Schedule A should show the extent of the proposed zone(s) in their entirety. • Please see the attached Zoning comments for the specific area of note. b. A draft zoning by-law template (word document) has been provided for review. If comments are applicable, please address as required with tracked changes enabled. <p><i>(Town of Caledon, Planning Department, Zoning)</i></p>	KLM	Acknowledged.

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53	<p>Comments from the following agencies and departments are attached for your review:</p> <ul style="list-style-type: none"> • Region of Peel – December 16, 2021 • TRCA – July 21, 2021 • Urban Design – John G. Williams Limited Architect – December 13, 2021 • Dufferin-Peel Catholic District School Board Letter – May 14, 2021 • Peel District School Board Letter – May 25, 2021 • Canada Post – January 11, 2022 • Town of Caledon, Planning Department, Zoning – January 5, 2022 • Noise Assessment – Thornton Tomasetti – December 15, 2021 • Hydrogeological Assessment – Golder Associates – September 24, 2021 • Landscape – MHBC – January 26, 2022 	ALL	See below.
Region of Peel General Conditions Dec 16, 2021			
54	1. Region of Peel staff have had the opportunity to review the application for Rezoning & Draft Plan of Subdivision. The following must be completed prior to issuance of draft plan conditions and clearance of the zoning bylaw amendment.		
55	2. Prior to approval of the Zoning Bylaw Amendment and Draft Plan approval, the submitted Auto Turn Assessment must be revised to address the Waste management comments below.	NEXTRANS	Revised. See Figure 7-2
56	<p>3. Auto Turn Assessment Comments</p> <ul style="list-style-type: none"> • A revised Auto Turn Assessment must be submitted to address the below comments: • The auto turn assessment used a waste collection vehicle width of 2.60m. Please refer to WCDSM Appendix 1, the width of the collection vehicle must be min. 2.77m width. The 13m turning radius requirement is from the centreline of the road and must be labelled on all turns. <ul style="list-style-type: none"> ○ The submitted auto turn assessment measures the turning radius from the outside of the road. 	NEXTRANS	Revised. See Figure 7-2
57	<p>4. General Waste Management Comments</p> <ul style="list-style-type: none"> • This site is not within the vicinity of a landfill. • For the residential units: The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste subject to the following conditions being met: <ul style="list-style-type: none"> ○ The Waste Collection Vehicle access route throughout the complex indicating turning radii and turning movements is to be clearly labelled on the drawing. 	KLM RAND	Noted. The freehold dwellings will have public waste collection via a public street which is designed to Town and Regional standards. There is no complex nor private/internal roads to be considered in the waste collection design. Street 1 (Pembroke Street) is 20m wide which is greater than the minimum of 6m, and is a through street which connects two existing roadways and meets design standards, thus a waste collection truck will not have a need to reverse. Service will be exactly the same as the existing dwellings in the surrounding community.

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	<ul style="list-style-type: none"> ○ Internal roadways must be constructed of a hard surface material, such as asphalt, concrete or lockstone, and designed to support a minimum of 35 tonnes, the weight of a fully loaded waste collection vehicle. ○ Road layouts shall be designed to permit a waste collection vehicle to drive forward without reversing for waste collection. Where the requirements for a road layout permitting forward movement of a waste collection vehicle cannot be met, a cul-de-sac or a T-turnaround shall be provided in accordance with the specifications shown in Appendices 2 and 3, respectively (Waste Collection Design Standards Manual). ○ All roads shall be designed to have a minimum width of 6 metres. ○ The Turning Radius from the centre line must be a minimum of 13 metres on all turns. This includes the turning radii to the entrance and exit of the site. ○ The maximum grade permitted along the waste collection vehicle access route is 8 percent. ○ In a situation where a waste collection vehicle must reverse the maximum straight back-up distance is 15 metres. The waste collection vehicle shall not be permitted to back-up onto a municipal road allowance. ○ For more information, please consult the Waste Collection Design Standards Manual available at: https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf 		
58	<p>5. Health Planning Comments:</p> <ul style="list-style-type: none"> • It is acknowledged that comments regarding the pedestrian design features will be addressed through the future engineering design. • Please confirm if sidewalks are proposed on both sides of the street 	RAND	Acknowledged. Sidewalks are proposed on both sides of the street.
<p>Region of Peel Draft Plan Conditions Dylan Prowse, Development Services Dec 16, 2021</p>			
59	<p>Development Charges</p> <p>1. Prior to execution of the Subdivision Agreement by the Region, the Owner shall:</p> <ol style="list-style-type: none"> a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Owner'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 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. 	OWNER	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
60	<p>Development Charges</p> <p>2. Provision shall be made in the Subdivision Agreement with respect to:</p> <ul style="list-style-type: none"> a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and 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. 	OWNER	Acknowledged.
61	<p>Water Meter Fees</p> <p>3. In respect of the water meter fees:</p> <ul style="list-style-type: none"> a. Prior to registration of the plan of subdivision, the Owner 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; 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 c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Owner shall be responsible for payment thereof forthwith upon request. 	OWNER	Acknowledged.
62	<p>Easements</p> <p>4. As a condition of registration of this Plan or any phase thereof, the Owner shall gratuitously transfer, 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 land transfers and easements shall be 100% the responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</p> <p>5. The Owner 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 limits. A clause shall be included in the Subdivision Agreement in respect of same</p>	OWNER	Acknowledged.
63	<p>Drawings – Servicing and “As Constructed”</p>	RAND	

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	6. Prior to servicing, the Owner's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.		
64	<p>Drawings</p> <p>7. Within (60) days of preliminary acceptance of the underground services, the Owner's engineer shall submit "As Constructed" drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Owner'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".</p> <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	RAND	Acknowledged.
65	<p>General Conditions</p> <p>8. Prior to registration of the subdivision, the Owner 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 Owner shall construct and design these services in accordance with the latest Region standards and requirements.</p>	OWNER	Acknowledged.
66	<p>General Conditions</p> <p>9. The Owner shall acknowledge and agree that financing and construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</p>	OWNER	Acknowledged.
67	<p>General Conditions</p> <p>10. Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region for review and approval.</p>	RAND	Acknowledged.
68	<p>General Conditions</p> <p>11. Prior to servicing the Region may require the Owner to construct a sampling hydrant (at the Owners cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.</p>	RAND	Acknowledged.
69	<p>General Conditions</p> <p>12. The Owner 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</p>	OWNER	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.		
70	<p>General Conditions</p> <p>13. The Owner shall maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Owner 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 Owner pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.</p>	OWNER	Acknowledged.
71	<p>General Conditions</p> <p>14. Provision will be required in the Subdivision Agreement for the following clauses 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 Owner shall provide temporary water supply to the residents upon notice by the Region and the Owner 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 Owner 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 Owner 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> <ul style="list-style-type: none"> a) Bacteriological Analysis - Total coliform and E-coli counts b) Chemical Analysis - Nitrate Test c) Water level measurement below existing grade 	OWNER	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	<ul style="list-style-type: none"> ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner 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. iii. 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. 		
72	<p>General Conditions</p> <p>15. The Owner shall agree that neither the Owner 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 internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Owner's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and 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.</p>	OWNER	Acknowledged.
73	<p>General Conditions</p> <p>16. The Owner 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.</p>	OWNER	Acknowledged.
74	<p>General Conditions</p> <p>17. Prior to registration of the plan of subdivision, the Owner 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 Owner.</p>	OWNER	Acknowledged.
75	<p>General Conditions</p> <p>18. The Owner 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:</p>	OWNER	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	<ul style="list-style-type: none"> 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 of the Subdivision Agreement and all associated documents. <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>		
TRCA Draft Plan Conditions Andrea Terella, Planner I July 21, 2021			
76	Admin Conditions 1. That the Owner provides a detailed letter to TRCA indicating how and when each TRCA condition of draft approval has been addressed.	OWNER/KLM	To be provided.
77	Subdivision Agreement 2. That the owner in the subdivision agreement, in wording acceptable to the TRCA: <ul style="list-style-type: none"> i. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the approved Stormwater Management Report and all technical reports; ii. To implement the requirements of the TRCA’s conditions in wording acceptable to the TRCA; iii. To design and implement on-site erosion and sediment control in accordance with current TRCA standards; iv. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA; v. To provide for the warning clauses and information identified in TRCA’s conditions; vi. To implement all water balance/infiltration measures identified in the water balance study that is to be completed for the subject property; vii. That prior to a request for renewal of Draft Approval of any phase of this subdivision, that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies and plans, as required, to reflect current day requirements; viii. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management and LID infrastructure (including best management practice measures) prior to assumption of the subdivision by the Town of Caledon And, to include appropriate clauses in all agreements of purchase and sale agreements, for lots 	OWNER	Acknowledged.

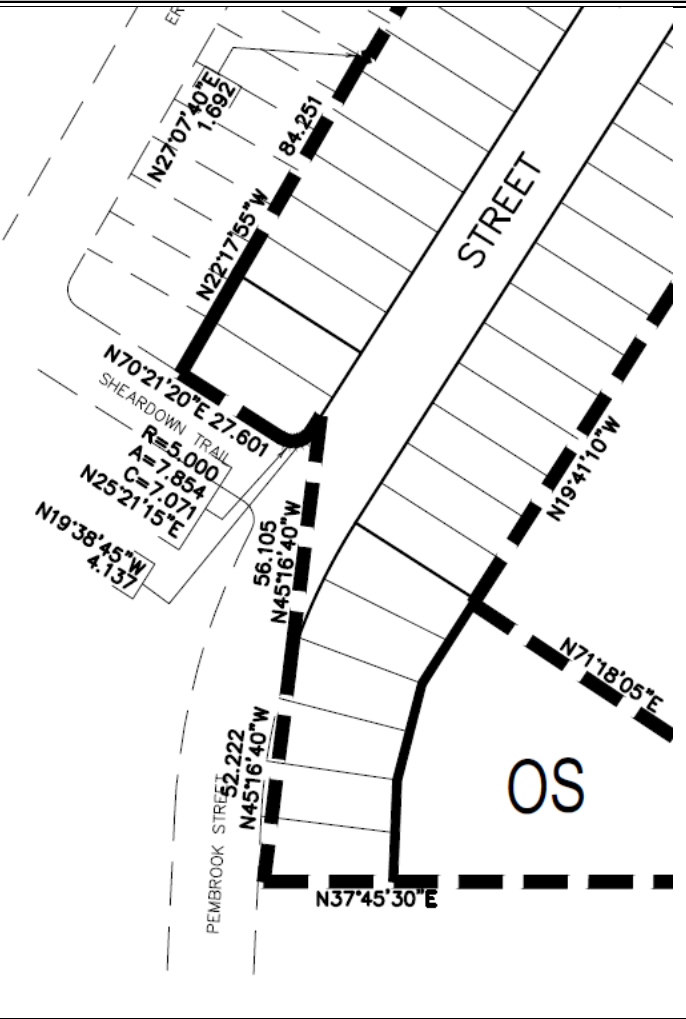
COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	<p>and blocks on which stormwater management measures are being constructed or incorporated (i.e., Roof Drain Collectors and infiltration galleries) to identify the presence of such measures and to clearly identify the owner's responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.</p>		
78	<p>Storm Water Management</p> <p>3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and receive the approval of the TRCA for:</p> <p>a) A detailed engineering implementation report (i.e., Stormwater Management Report) that describes in detail the applicable stormwater management criteria (i.e., quantity, quality, erosion control, site water balance, and feature based water balance), how the proposed storm drainage system will be designed to meet the stormwater management criteria, and how it will comply with all related engineering plan and TRCA requirements. This report shall include, but is not limited to:</p> <ul style="list-style-type: none"> i) Plans illustrating the existing drainage systems internal and external to the site, and how the proposed drainage plan will tie into surrounding drainage systems. Plans which demonstrate the proposed stormwater management techniques which are required to control minor or major flows. Confirmation must be provided with respect to how target flows as per the hydrologic studies will be achieved during and post-development. ii) Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality, quantity, and volume of ground and surface water resources, including how they relate to terrestrial and aquatic species and their habitat, in addition to natural features and systems, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing ecological function of all features is to be maintained, consistent with TRCA's guidelines. iii) Detailed plans and mapping indicating location, orientation, size and description of all stormwater management features, including outlet structures, all other proposed servicing facilities (i.e., lot level LIDs, Roof drain collectors, bioswales, roads, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06. iv) The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic, to the extent feasible, pre-development site hydrology to the satisfaction of the TRCA. 	<p style="text-align: center;">RAND</p>	<ul style="list-style-type: none"> i) Noted ii) Noted iii) Noted iv) Noted v) Noted vi) A groundwater constraint assessment will be completed during detailed design to assess groundwater levels relative to the proposed development, site servicing, stormwater management infrastructure and any potential impacts (if any). The assessment will include an estimate of anticipated dewatering volumes, duration of dewatering, discharge locations, ESC measures and assess the need for a Permit to Take Water (PTTW) or Environmental Activity and Sector Registry (EASR). vii) Vi) response is applicable. viii) A water balance assessment was included as part of the Hydrogeological Assessment and Water Balance report prepared for the subject lands dated February 18, 2021.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	<p>v) Proposed methods for controlling or minimizing erosion and siltation on-site and for downstream areas during and after site servicing and building construction, in accordance with TRCA's "Erosion and Sediment Control Guideline for Urban Construction" (dated December 2006), or its successor, as utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.</p> <p>vi) A groundwater constraint assessment that will examine existing and proposed groundwater levels in related to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow groundwater, and dewatering requirements should not be permitted. If identified, refinements and/or revisions to the stormwater management system will be required to mitigate against any potential impacts, to the satisfaction of the TRCA. No permanent dewatering of groundwater or interflow associated with any component of this development shall be permitted. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.</p> <p>vii) Information detailing how all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.</p> <p>viii) An overall Site-Level Water Balance assessment that will identify measures that will be implemented during pre and post development that:</p> <ul style="list-style-type: none"> i. Mimic the pre-development surface and groundwater water balance for the overall site to the greatest extent achievable; ii. Demonstrate how post-development conditions will retain a minimum of the first 5mm of rainfall over the entire site to the satisfaction of the TRCA; iii. Mitigate against any potential on-site or downstream erosion associated with the stormwater management system. <p>b) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated buffers.</p> <p>c) That the size and location of all LID measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan or</p>		

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.		
79	<p>Topsoil Stripping</p> <p>4. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This report shall include:</p> <p>a) Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and</p> <p>b) An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.</p>	RAND	Acknowledged
80	<p>Zoning</p> <p>5. That the implementing zoning by-law be prepared to the satisfaction of TRCA.</p>	KLM	Included in submission.
<p>Architectural Design</p> <p>David Stewart, John G. Williams Ltd.</p> <p>Dec. 13, 2021</p>			
81	1. No further comments	-	-
<p>Dufferin-Peel Catholic District School Board</p> <p>Krystina Koops, Planner</p> <p>May 14, 2021</p>			
82	<p>1. 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> <p>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."</p>	OWNER	Acknowledged.
<p>Peel District School Board</p>			

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
Nicole N. Hanson, Planning Officer May 25, 2021			
83	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.	OWNER	Acknowledged.
84	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, within a period of five years from the date of registration of the development agreement: a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools." b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."	OWNER	Acknowledged.
85	3. The developer shall agree to erect and maintain signs at the entrances to this development which shall advise prospective purchases that due to present school facilities, some of the children from this development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy.	OWNER	Acknowledged.
Canada Post Draft Plan Conditions Adam Wendland, Development Planner May 25, 2021			
86	1. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	OWNER	Acknowledged.
87	2. The owner/developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	OWNER	Acknowledged.
88	3. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.	OWNER	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
89	4. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.	OWNER	Acknowledged.
90	5. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.	OWNER	Acknowledged.
91	6. The owner/developer agrees, prior to offering any of the units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Caledon.	OWNER	Acknowledged.
92	7. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.	OWNER	Acknowledged.
93	8. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, to which the homeowner(s) will sign off.	OWNER	Acknowledged.
Town of Caledon Zoning Brandon Bell, Senior Planner, Town of Caledon Jan 5, 2022			
94	1. The proposed R1-XXX zone on the draft schedule appears to not include entire parts of proposed lots. Please also consider Section 2.0 (Establishment of Zones). Should lots have multiple zones, they will be subject to the provisions of Section 4.19. Schedule A should show the extent of the proposed zone(s) in their entirety.	KLM	Noted. The zoning schedule has been updated to include the slivers which will be purchased from the Town.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
			
95	<p>2. Note: No detailed site plans or elevations were reviewed for individual lots. Staff acknowledge that this is premature to provide. Further zoning deficiencies may be identified at a later date when such plans are provided in future submissions or during the building permit process (setbacks, height, building area, landscaping area, parking, driveways, etc.).</p>	OWNER	Noted. Lots will be designed to conform to the approved zoning.
96	<p>3. A draft zoning by-law template (word document) has been provided for review. If comments are applicable, please address as required with tracked changes enabled.</p>	KLM	No comments on the proposed track changes.
97	<p>Conditions of Draft Approval</p> <p>1. Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the <i>Planning Act</i>, R.S.O. 1990, c.P.13, as amended, and be in full force and effect.</p>	OWNER	Acknowledged.
98	<p>Conditions of Draft Approval</p> <p>2. 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.</p>	OWNER	Acknowledged.

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
Noise Report Peer Review Galen Wong, Senior Project Director, Thornton Tomasetti Dec 5, 2021			
99	Section 2.1.1 Road Traffic The road traffic volumes used for the Queensgate Boulevard noise calculations are based on the section of the roadway east of Landsbridge Street, while the Site is located west of Landsbridge. It is noted that the data used in the calculations are approximately 20% higher than the traffic volumes on Queensgate Boulevard west of Landsbridge and the overall predicted sound levels are thus expected to be conservative.	VALCOUSTICS	Acknowledged. No action required.
100	2.2. Section 5.2 Outdoors The sound barrier recommendation should include more detailed description on the barrier requirements in order to reduce noise levels in the OLA to meet limits; in particular the extent of the barrier and the ends of the barrier. For example, if the barrier does not extend along the full rear yard area or does not overlap/return at the residential building, noise levels may be higher than expected in the OLA.	VALCOUSTICS	The recommended sound barrier is shown conceptually on Figure 2. Additional text will be added to the updated report clarifying the extent of sound barrier that will be needed.
Hydrogeological Report Peer Review Letter Sean McFarland Principal Sept. 24, 2021			
101	1. Please see attached Peer review letter prepared by Golder Member of WSP.	GOLDER	Acknowledged
Landscape Comments Laura Williams, Senior Landscape Architect, MHBC Jan. 26, 2022			
102	Comments to be Addressed Prior to Zoning By-Law Amendment: 1) Where possible, combine landscaped areas and de-emphasize the presence of driveway locations, specifically at Priority Lot locations.	OWNER/NAK	NAK has adjusted Clause in ADG Section 2.6 to include that verbiage. Please refer to sitings that have been prepared for priority lots
103	Comments to be Addressed Prior to Draft Plan Approval: 2) Queensgate Bouelvard is a 30m Collector Road as designated in the Town of Caledon Official Plan; lot 72 is a Gateway Lot along this road and should therefore have signage and high-quality landscaping that communicate the character of the community. Other priority	OWNER/NAK	Lot 72 is certainly a priority lot. The UDGs have identified it as such and its elevations will be designed to an "exemplary quality" as is committed to in the document. This subdivision is an infill development that is internal to the existing South Hill community. None of the neighbouring local roads that intersect with

COMMENT ID	COMMENT	CONSULTANT	RESPONSE
	lots identified in the Urban Design Brief should similarly be treated accordingly with regard to the landscaping.		Queensgate Blvd have entry features. As such, an entry feature is not appropriate here.
104	<p>Comments to be Addressed Prior to Draft Plan Approval:</p> <p>3) The small addition to the Open Space area is an opportunity to provide access to natural features and/or recreation that does not exist in this area yet as opposed to only expanding the space for passive recreation.</p>	KLM	The open space area is allocated to RJA Potts Memorial Park and will be used to expand the existing park's area. Recreational programming and design will be undertaken by the Town of Caledon. This comment does not need to be addressed prior to draft approval.