

August 6, 2021

Public Comment Response
Zoning By-law Amendment and Draft Plan of Subdivision Application
KLM Planning Partners Inc. c/o Christine Halis
9229 5th Sideroad
Part Lot 5, Concession 7 (ALB), Part of Part 1 of Plan 43R - 23827
File No.: 21T-21001C and RZ 2021-0005

1. Recreational Spaces

I'm sure it's pretty early in the development stage but was wondering what they have planned for the additional park area they're developing.

Response: The applicant has submitted an Urban Design Brief, prepared by NAK Design Strategies. The Urban Design Brief, as well as other supporting studies, can be found on the Project webpage under "Material Submitted" accessed here: [9229 5th Side Road - Town of Caledon](#). The Urban Design brief identifies that the proposed park area will be an open play area for passive recreation and an extension of the existing park structure and programming of R.J.A. Potts Memorial Park.

2. Environmental Areas

I don't wish the design layout to stay as it is proposed. There is basically no naturalized spaces on the school ground, the small bush that exists just behind the fence of the north west corner of our school yard provides us with beauty, shade and natural inspirations daily. Knowing that in the Harvest Moon subdivision in Bolton, a small bush was preserved, and is a treasured feature for that neighbourhood, I am absolutely positive the St. John the Baptist neighbourhood would be equally appreciative of being able to reclaim this wooded lot, once it becomes integrated into the community. Just imagine: with a small trail passing through, a few benches, elders or young families will be able to stop, rest and enjoy the beauty of nature, the bird songs and the fresh air. They have set aside a very boring triangle of land for a park, which is barely needed as the R.J. A. Potts Memorial Park already exists next to it. Perhaps they could squeeze more homes on this triangle. What is needed is a natural wooded area, albeit, cleaned up. I propose that lots 47- 55 and 80-84 be left in their natural wooded state, and that instead of Southbury Manor Drive being extended to

what will likely be Pembroke Street, a paved walking path be put in its place to connect the two streets.

Another feature about this bush, or rather, the adjacent brush field: it seems rather swampy. So an ideal miniature wetland for birds, insects and small mammals, however a potential nightmare should homes be built on it. That would be the field where lots 50-55 are drafted in on KLM's plan.

Response: These comments were forwarded to the Applicant's Planning Consultant to be addressed and will be reviewed by Town staff.

The proposed plan of subdivision follows the existing Official Plan designations on the subject lands, and proposes a streamlined site specific residential zone, on the lands already zoned for residential uses. There are no lands currently designated as Open Space Policy Area through the Town's Official Plan along the north or west sides of St. John the Baptist Elementary School. The only Open Space Policy Area on the subject lands, is the section proposed to be developed as an extension of R.J.A. Potts Memorial Park, south of St. John the Baptist Elementary School. If the applicant decides to develop the lands immediately to the north and west of St. John the Baptist Elementary School as Open Space, an Official Plan Amendment will be required, as the lands are currently designated Mixed Low/Medium Density Residential.

3. Development Timeline

What is the timeline for these new detached homes and how can I get on the list?

When is the work scheduled to begin and what is the anticipated timeline?

Response: These comments were forwarded to the Applicant's Planning Consultant to be addressed and will be reviewed by Town staff.

Approval of the planning applications currently before the town (Zoning by-law Amendment and Draft Plan of Subdivision) will likely take 6 months to a year, and after that, the timelines are largely up to the applicant and their project team to coordinate the development's construction and final approvals.

Questions relating to specific timelines for construction will need to be answered by the applicant. Information about purchasing a dwelling will also need to be provided by the applicant.

4. Privacy

I would like to ensure that prior to the start of any construction, the Town of Caledon install large (minimum 10 year old) trees in the boulevard on the west side of

Pembrook Street to allow for privacy. Your draft plan shows 3 existing lots on the west side of Pembrook Street however please note that there are semi-detached houses on each lot therefore there are actually 6 lots. I was a project manager for a utility contractor so I am aware of the length of such projects and do not want existing residents to feel exposed in their own yards. To add, there is a significant grade elevation drop from the east side of Pembrook Street to the west side of Pembrook Street. Please confirm if there will be a slight grade lowering on the east side of Pembrook Street to accommodate water flow etc. The grade drop on Pembrook Street is also the reason we are requesting for mature trees to be planted as the new homes will be at a higher elevation decreasing privacy.

Response: These comments were forwarded to the Applicant's Engineering Consultant to be addressed and will be reviewed by Town staff.

The Town of Caledon Engineering and Planning Departments will review your request for the installation of new street trees. The Town will work with the applicant to ensure that proposed grading does not cause drainage issues for neighboring properties. The grading plan will not be approved if it proposes increased flows to neighbouring properties.

5. Planning Process

I read through some of the material that is on the site and was wondering if there will be an opportunity for residents to be involved in a public meeting regarding the building plan.

Response: In accordance with the Planning Act, a public meeting will be scheduled in advance of Council making any decision relating to the application. The public meeting will allow council and members of the public to ask the applicant questions about the proposed development. A public meeting date has not yet been scheduled; however, notice of the public meeting will be sent by mail to all land owners within 120 metres of the subject lands, sent over email to all individuals who requested notice, posted in the Caledon Enterprise and Caledon Citizen newspapers, posted on the Town's website and posted on the notice sign on the property. The notice of public meeting will be sent a minimum of 20 days in advance of the scheduled public meeting.