

Pre-Application Review Committee (PARC) Meeting Form and Checklist

File Number: PRE 2025-0041
Meeting Date: April 10, 2025

Lead Planner: Gurkanwal Boparai
Expiry Date: April 23, 2026

Purpose and Advisory Information

To assist applicants in the submission of complete applications, the Town strongly encourages applicants attend a PARC meeting.

The 'complete' application requirements are outlined in this document. If an application does not contain the items outlined in this document, the application will be deemed incomplete.

If an application is not submitted by the expiry date, additional consultation and fees may be required.

Section 1: Applicant and Owner Information

Applicant Name: Jack Wong of Malone Given Parsons Ltd.
 Phone Number: (905) 513-0170 ext. 113 (Business)
 Email Address: jwong@mgp.ca

Owner Name: David Albanese of 2356435 Ontario Corp.
 Phone Number: (416) 709-9102 (Cell)
 Email Address: david.albanese@mattamycorp.com

TOWN OF CALEDON
 PLANNING
 RECEIVED
May 13, 2026

Section 2: Project and Property Information

Municipal Address: 12351 Innis Lake Road and 12250 Centreville Creek Road
 Legal Description: Part Lots 1,2, Concession 2 (Albion)
Part Lot 2, Concession 2 (Albion) on Plan 43R-35944

Roll Number: 2124.010.006.00600.0000
2124.010.005.19400.0000

Site Area: 98.1 (ha)(242.4 ac)

Project Name: Malone Given Parsons Ltd. on behalf of 2356435 Ontario Corp
 Proposal: Requesting a PARC meeting to delineate a new secondary plan area, referred to as the Innis Lake Secondary Plan Area, and designate the area for urban land uses.

Servicing: To be developed on full municipal services

Section 3: Required Development Application(s)

Please find a list of required applications to facilitate this development below. Applicants must submit separate PARC applications and fees for each application type.

In accordance with Staff Report 2022-0209, where public infrastructure is proposed, a Draft Plan of Subdivision will be required.

Required Development Application	
<input checked="" type="checkbox"/>	Official Plan Amendment (including Block Plan)
<input type="checkbox"/>	Draft Plan of Subdivision
<input type="checkbox"/>	Draft Plan of Condominium
<input type="checkbox"/>	Zoning By-law Amendment
<input type="checkbox"/>	Site Plan Application
<input type="checkbox"/>	Oak Ridges Moraine – Site Plan Application
<input type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Consent

Section 4: Required Prior to Approval

In accordance with Staff Report 2022-0209, where public infrastructure is proposed, a Draft Plan of Subdivision is required.

Please note, if there are changes to this proposal, the Town may amend the requirements for what is required for a complete application.

The following applications are required:

- Preliminary (PARC) Application for Official Plan Amendment – Secondary Plan (this PARC)
- Formal Planning Act Application (OPA)

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In order to develop these lands, the following additional applications are required:

- Draft plan of Subdivision/Condominium;
- Rezoning;
- Site Plan Approval.

Please note that these are initial comments that have been prepared based on the information provided with the PARC application. Comments are subject to change as further information, including supporting studies and plans, are provided with a formal application.

It is the applicant's responsibility to review the secondary plan process outlined within the Future Caledon Official Plan (Section 13.9, Chapter 21 and Chapter 24). The applicant must prepare terms of reference for the secondary planning process to be undertaken in accordance with Policy 21.3.4 of the Future Caledon Official Plan, which will be reviewed by staff and approved by the Chief Planner.

As described in Section 21.4 of Future Caledon, where and whether tertiary plans will be required will be determined through the secondary planning process. Where required, a tertiary plan should be: (a.) prepared in accordance with terms of reference approved by staff; and, (b.) endorsed by Council prior to Town approval of development applications within the applicable secondary plan area. At the Chief Planner's discretion, the Town may process development applications concurrent with ongoing tertiary planning.

Please contact the lead planner if you have any questions regarding the process

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Section 5: Complete Application Requirements

Application Type						Submission Requirement	Commentor									
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent		Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed PARC Meeting Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Official Plan Amendment and Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Survey Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Region of Peel)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Town of Caledon)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Toronto and Region Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural Impact Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Archaeological Assessment, and associated Ministry of Citizenship and Multiculturalism compliance letter(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Climate Change and Adaptation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Energy and Emissions Reduction Plan (CEERP)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial Impact Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent		Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Services and Facilities Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility and Mitigation Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cultural Heritage Assessment Report (existing conditions)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Demarcation of Areas Regulated by a Conservation Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital File (Digital CAD file, submitted in AutoCAD DWG (2D) format, georeferenced to Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Facility Fit Plan (include in the Community Design Guidelines)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiscal Impact Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functional Servicing Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Healthy Development Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Housing Assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrogeological Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	Please ensure submission material are completed in accordance with the Town's Standards and approved Terms of Reference . In addition, please ensure that the submission meets the Electronic Submission Requirements .	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Headwater Drainage Features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indigenous Engagement Summary/Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Local Subwatershed Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conceptual Landscape Plans (include in the Community Design Guidelines)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PINs, Easements, Parcel Abstract corporate ownership (ONCorp search)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Justification Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public Engagement Summary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staging and Sequencing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope Stability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mobility Plan and Transportation Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion and Sediment Control (ESC) Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Application Type						Submission Requirement	Commentor									
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	Please ensure submission material are completed in accordance with the Town's Standards and approved Terms of Reference . In addition, please ensure that the submission meets the Electronic Submission Requirements .	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Water Balance Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland Water Balance Risk Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Section 6: Preliminary Review Comments

The comments outline below and any supplemental redlined drawings offer preliminary comments only and does not constitute a full review. It is the applicant's responsibility to update plans to address comments in order to reduce comments received during the application review. The Town will not conduct any additional reviews of the material prior to the submission of the application.

Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Corporate Services Department, Legal Services	<ul style="list-style-type: none"> No Comment 	Daniela Gaudio Daniela.gaudio@caledon.ca
Engineering, Public Works & Transportation Department, Energy and Environment	<ul style="list-style-type: none"> Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments. <p><i>For OPA/ZBA:</i></p> <ul style="list-style-type: none"> While the GDS does not apply to OPA's or Zoning By-law Amendments, applicants should be aware that future draft plan of subdivision and site plan applications will be required to submit a completed GDS checklist and supporting documents. Applicants are encouraged to familiarize themselves with the program early in the development process so they are prepared to comply with GDS requirements. Program materials can be found at www.caledon.ca/gds. Energy and Environment staff are available if you have any questions about the program. <p><i>For Draft Plan of Subdivision/SPA:</i></p> <ul style="list-style-type: none"> Please prepare the relevant Green Development Standards Checklist available on the Town's website: www.caledon.ca/gds. The checklist should be accompanied by the appropriate documentation, as identified within the checklist and GDS Guidebook. While completing the checklist, please ensure you refer to the GDS Guidebook. 	Alexandra Service Alexandra.service@caledon.ca
Corporate Strategy & Innovation Department, Capital Projects	<ul style="list-style-type: none"> No comments received 	
Planning & Development Department, Economic Development	<ul style="list-style-type: none"> No comments 	Ben Roberts, Senior Economic Development Officer Ben.roberts@caledon.ca Cell: 416-998-8289

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<p>Engineering, Public Works & Transportation Department, Development Engineering</p>	<ul style="list-style-type: none">• As per the Region of Peel Official Plan and Future Caledon Official Plan, Engineering Services requires a Secondary Plan Application to be supported by a Local Subwatershed Study that builds off of and implements the recommendations of the Scoped Subwatershed Study (Wood et al., 2020). The subwatershed boundary includes all of the drainage catchments into, through and out of the Town's identified G1 Secondary Plan area as depicted on Figure F3 of Future Caledon Official Plan.• Local Subwatershed Study, must include but is not limited to:<ul style="list-style-type: none">○ Completion of the study in alignment with the Town's approved Local Subwatershed Study Terms of Reference: https://www.caledon.ca/en/town-services/resources/Engineering/Detailed-SWS-Terms-of-Reference_May2024.pdf.○ Submission and approval of the applicant's Terms of Reference by the Town, TRCA, and the Region prior to initiation of the study.○ Conformity with Peel Official Plan Policy 5.6.20.14.17.f, the Region of Peel's Scoped Subwatershed Study, TRCA's Humber River Watershed Study, and adjacent Secondary Plans.○ Submission of raw field data and all developed hydrology, groundwater and hydraulic models for the Town and our consultants to use.○ As per the Town's Local Subwatershed Study Terms of Reference, the Local Subwatershed Study must be supported by a minimum of two (2) years of data collection for all disciplines.○ Crossings of the NHS/Valley Lands are to be assessed in the Local Subwatershed Study and the FSR. FSR is to provide details for crossings including plan profile drawings and preliminary crossing structure design.• Please note, the Secondary Plan Application (OPA) and the supporting Local Subwatershed Study need to be sufficiently advanced, as determined by the Town, for Town Engineering Services to review and provide comment on any draft plan of subdivision or site plan applications within the secondary plan area.• <i>Scoped Functional Servicing & Stormwater Management Report, must include but is not limited to:</i><ul style="list-style-type: none">○ Demonstrate water/wastewater servicing availability and timing.○ Align stormwater strategies with the Local Subwatershed Study.○ Integrate with Town-led or Region-led EA work (e.g., Mayfield Road widening) or justify developer-led EA advancement.	<p>Cassie Schembri Cassie.schembri@caledon.ca</p> <p>Hadiseh Bolkhari Hadiseh.Bolkhari@caledon.ca</p> <p>Alex Schittenhelm Alex.Schittenhelm@caledon.ca</p>
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	<ul style="list-style-type: none"> ○ Needs to demonstrate the available water and wastewater servicing and the timing of the servicing, and a stormwater strategy that aligns with and implements the recommendations of the Local Subwatershed Study. ○ Crossings of the NHS/Valley Lands are to be assessed in the Local Subwatershed Study and the FSR. FSR is to provide details for crossings including plan profile drawings and preliminary crossing structure design. <p>CLI ECA Comments:</p> <ul style="list-style-type: none"> • The Local Subwatershed Study is to establish and demonstrate the feasibility of meeting CLI-ECA performance criteria: https://www.caledon.ca/en/town-services/resources/Engineering/324-S701-Issue-2.PDF. <p>Technical Requirements – Draft Plan of Subdivision SWM, EIR, Hydrogeology:</p> <ul style="list-style-type: none"> • The Subdivision level FSR/SWM Report and EIS/EIR are to be completed in conformance with the findings and recommendations of the approved Local Subwatershed Study. Approval of the applicant’s Terms of Reference for EIR/EIS and FSR SWM report by the Town, TRCA and the Region will be required prior to submission of the study or any component of the study, and cannot be discussed until the Local Subwatershed Study is sufficiently advanced as determined by the Town. The following is to be addressed within the FSR/SWM Report and within the EIS/EIR with regards to SWM Criteria and hydrologic modeling: <ul style="list-style-type: none"> ○ Provide criteria for model selection, including Section 1.4.7 of the Town standard for existing IDF parameters. ○ Provide drainage area plans, covering both internal and external catchments. ○ Provide calculated flow rates, runoff volumes, and flow routing effects for existing land use conditions and proposed development conditions. ○ Provide modeling schematics and tables with drainage area parameters. Ensure major overland and minor storm flows are labeled on plans. ○ Provide information on routing through natural and manmade storage systems, with detailed stage/discharge relationship calculations. 	
<p>Engineering, Public Works & Transportation Department, Transportation</p>	<p>Transportation Engineering would prefer that the internal road network for the area noted in G1 as per the council approved OP be designed wholistically. The proposed scoped area risks disjointed and incomplete internal road networks as such transportation engineering staff recommends that the area is expanded.</p>	<p>Kavleen Younan, Transportation Engineer Kavleen.Younan@Caledon.ca Emma Howlett, Transportation Coordinator</p>

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To avoid issues noted above, the Mobility plan transportation study should review the entirety of G1 existing and proposed road network then make recommendations for the road network as the whole G1 area.

- When proposing new intersections/roads, corner clearances, roadway spacing, and sight distance as specified in TAC should be considered.
- Note that the conceptual collector road opportunities highlighted in the Official Plan are subject to further study and should be reviewed as part of a secondary plan. Additionally, the proposed locations and rights-of-way of collector roads are subject to further multidisciplinary review.
- The study should be completed in coordination with adjacent nearby proposed secondary plans and developments to ensure connectivity and continuity. It is noted that Wildfield villages is located to the east, as the Town is developing rapidly regularly check the Town of Caledon Development Applications Maps. Please contact the Towns Planning Department for more information and to co-ordinate with the surrounding Secondary Plans.
 - Applicable studies (TIS, FSR) are to confirm road alignment matches the collector road in the Surrounding Secondary Plans and Developments.
- All proposed public roadways should comply with the Town's standard ROW's infrastructure requirements, including but not limited to off-road cycling facility provisions on collector and arterial roadways. Please be aware that the Town's Adopted Official Plan, Multi-Modal Transportation Master Plan, Active Transportation Master Plan, and Development Standards Manual provide additional information.
- ATMP network should be supplemented with local trail network within the development area, where appropriate and feasible. The proposed local trails should be connected to the identified trail network in the ATMP. Please note Town Transportation Staff may request these as part of future reviews. Should the developer have suggested trails they should include in future submissions.

Note that the following comments regarding the proposed Roadways are from the Transportation and Development Engineering Departments:

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	<ul style="list-style-type: none"> • The Towns MMTMP and OP highlight significantly more collector road opportunities than what is being illustrated in the proposal. Collector Road spacing should follow MMTMP recommendations. • Please note that the Town of Caledon has retained HDR to complete an MMTMP update to review the need for continuous east-west collector roadways (for additional connectivity) within the study area. The limits of this assessment are Hurontario Street to the west, Coleraine Drive to the east, Old School Road / Highway 413 to the north, and Mayfield Road to the south. The Secondary Plan is to have regard for the findings of this process with respect to east-west collector roads. <ul style="list-style-type: none"> ○ Determination of conceptual east-west collector road alignment and assessment of impacts is to be included in the applicable Secondary Plan documents (Local SWS, FSR, TIS). • The proposed collector roads meander. It is the Town's preference for collector roads to be as linear and grid-like as possible, acknowledging the need to consider natural features and site constraints. Town Engineering Services generally supports a grid-style road network. The collector road network is to be assessed in the Transportation Study completed as part of the secondary planning work. The Future Caledon Official Plan Schedules C2 and F1 identify a conceptual collector road network within the 2051 Caledon New Urban Area. • The Town's MMTMP and the Future Caledon Official Plan Schedule C2 identify Innis Lake Road and Centreville Creek Road as having a 36.0 m ROW. The Town currently has no plans to initiate EAs for these roads. The Town is exploring a process for developer-led EAs. Further discussion is required. • Please follow the Town's and Region's Transportation Study Guidelines. 	
Finance Department, Finance	<ul style="list-style-type: none"> • No comments received 	
Planning & Development Department, Accessibility	<ul style="list-style-type: none"> • No comments 	
Planning & Development Department, Planning	<ul style="list-style-type: none"> • The proposed secondary plan boundary includes only a portion of lands within Secondary Planning Area - G1 of Figure F3 of the Future Caledon Official Plan (FCOP). The proposed Secondary Plan should include the entire Secondary Planning Area - G1 as identified on Figure F3 of the FCOP. • The subject property is located within 2051 New Urban Areas that have been identified as New Community Area within Future Caledon Official Plan. 	<p>Gurkanwal Boparai gurkanwal.boparai@caledon.ca (905) 584-2272 x. 4024</p>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

- In accordance with Peel Official Plan and Future Caledon Official Plan, secondary planning is required prior to the development of 2051 New Urban Areas.
- Specific studies must be completed and are noted in the above checklist.
- Future Caledon Official Plan requires majority of lands within the Secondary Plan to be participating within the process. Please provide confirmation with the submission of a formal application.
- For Applicant led Secondary Plan review process, recent staff report for Secondary Planning Strategy for the 2051 New Urban Area to Council has been adopted.
Refer to the list of required studies provided in the link below:
[Staff Report 2025-0141: Secondary Planning Strategy for the 2051 New Urban Area - Planning and Development Committee - March 18, 2025](#)
- The Future Caledon Official Plan policy 21.3.4 requires, the applicant to prepare terms of reference for the secondary planning process, to the satisfaction of the Town's Chief Planner.
- A Tertiary Plan is required and is to be prepared in accordance with the Future Caledon Official Plan approved by staff and endorsed by Council prior to Town's approval of the draft plan of subdivision applications.
- Please ensure you contact the lead planner to discuss terms of reference, requirements for indigenous engagement, and any other questions you may have before formally applying.

Future Caledon Official Plan

- As per the Future Caledon Official Plan, the subject lands are:
 - Within the Urban Area as shown on Schedule B1 - Town Structure.
 - Lands are designated as New Community Area, with Natural Features and Areas shown on Schedule B4 – Land Use Designations.
 - The New Urban Area Preliminary Natural Environment System (Schedule D2b) shows natural features and areas with 30m buffer, potential enhancement area, potential linkage and, supporting features and areas, as well as permanent and intermittent streams.
 - Conceptual collector roads are shown on Schedule C1.
 - Proposed Community Parks are shown on Schedule D8.
 - Identified as G1 on the Figure F3 – Secondary Planning Areas

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<p>Planning & Development Department, Heritage</p>	<p>Heritage Register</p> <ul style="list-style-type: none"> The subject lands contain three listed, non-designated properties on the Town of Caledon's Heritage Register: <ul style="list-style-type: none"> 12351 Innis Lake Road 12250 Centreville Creek Road 6600 Mayfield Road The subject lands are adjacent to the listed, non-designated property at 12445 Innis Lake Road. <p>Cultural Heritage Assessment Report</p> <ul style="list-style-type: none"> In view of the above, and as part of a complete application, the development proponent shall provide a Cultural Heritage Assessment Report (CHAR), undertaken by a qualified heritage consultant who is a professional member in good standing of the Canadian Association of Heritage Professionals (CAHP). The CHAR shall identify the existing heritage conditions both within the proposed plan area and on adjacent properties. Where identified heritage resources are owned by a participating landowner, a more thorough site investigation and assessment against O. Reg. 9/06 criteria is required. The CHAR should also identify heritage reports to be required as part of future development applications in the secondary plan area, and include basic recommendations for conservation of the cultural heritage resources and secondary plan policy considerations. Any recommendations, as specified in the CHAR and/or by Town of Caledon Heritage staff shall be undertaken to the satisfaction of the Town. Draft Official Plan Amendment policies should reflect the recommendations set out in the CHAR. <p>Heritage Symbols – Land Use Plan</p> <ul style="list-style-type: none"> Identify all potential cultural heritage resources with a circled 'H' (Heritage) symbol on the Land Use Plan in their approximate location. The Heritage symbol will allow applicants, the Town, and other users to be aware of where these heritage resources are located so that they can be appropriately managed through development processes. A policy can be added to the proposed Official Plan Amendment to identify that changes to the status of potential cultural heritage resources does not require any amendment to the Official Plan. <p>Heritage Designation Extension Agreements</p>	<p>Cassandra Jasinski, Heritage Planner, cassandra.jasinski@caledon.ca, (905) 584-2272 x. 4232</p>
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Pre-Application Review Committee (PARC) Meeting Form and Checklist

- Section 29 (1.2) of the *Ontario Heritage Act* requires that where a prescribed event, including Notice of a Complete Official Plan Amendment application, has occurred involving a listed, non-designated property, Council has 90 days to start the heritage designation process, with certain exceptions. The exceptions include:
 - If the owner of the property and the council of the municipality agree that the restriction does not apply; and,
 - If, within 90 days of the prescribed event, the owner of the property and council agree to extend the period of time
- Council has delegated staff the authority to enter into designation timeline extension agreements with property owners.
- Heritage staff request that, should the Owner(s) be agreeable, they connect with Heritage staff prior to submitting a complete application to discuss:
 - Timing of potential designations
 - Entering into of Designation Timeline Extension agreements
- Please note, due to *Ontario Heritage Act* timelines, that should Designation Timeline Extension agreements not be entered into with the Town, Heritage staff will bring designations forward for Council's consideration within 90 days of Notice of Complete application, where warranted.

Archaeological Assessment

- The subject lands are identified as having archaeological potential.
- The Region of Peel completed a Stage 1 Archaeological Assessment for the entirety of the Settlement Area Boundary Expansion Lands, including the subject lands:
https://peelregion.ca/sites/default/files/2024-08/8_stage-1-report-asi.pdf
- The proponent is encouraged to undertake a more detailed Stage 1 archaeological assessment specifically for the subject lands, to potentially exclude existing areas of disturbance from further assessment.
- Stage 2 archaeological assessments will be required for future development applications within the subject lands. Policies must be included in the draft Official Plan Amendment reflecting as such.
- The proponent is strongly encouraged to begin the Stage 2 archaeological assessment process for the subject lands as early as possible to avoid delays with review by the Ministry of Citizenship and Multiculturalism.

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<p>Planning & Development Department, Landscape</p>	<p>Provide the following</p> <ul style="list-style-type: none"> • Landscape Concept Plan (within the Community Design Guidelines) • Park/ open space concept plan/ facility fit plan (within the Community Design Guidelines) <p>Refer to the following guidelines for landscape requirements</p> <ul style="list-style-type: none"> • Landscape Requirements - Town of Caledon • Town of Caledon Town Wide Design Guidelines; • Town of Caledon Development Standard Manual; • Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation 	<p>Eva Li eva.li@caledon.ca 905.584.2272 x.4378</p>
<p>Planning & Development Department, Municipal Numbering</p>	<ul style="list-style-type: none"> • Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval. 	<p>Kristen Domingos municipalnumbers@caledon.ca 905.584.2272 x.4349</p>
<p>Planning & Development Department, Natural Heritage</p>	<ul style="list-style-type: none"> • Key Features, Supporting Features and associated buffers and enhancement areas have been identified on the property in the Preliminary Natural Heritage System that was prepared through a scoped subwatershed study conducted by Peel Region to support the associated Settlement Area Boundary Expansion (SABE) area. The preliminary NHS is to be confirmed/refined through a local subwatershed study based on targets and criteria established in the SABE Scoped Subwatershed Study Part C – Implementation Report. As such, a local subwatershed study is required to support the development of the subject lands. • The Town has developed Terms of Reference for Local Subwatershed Studies that are to be used in the SABE area. The local subwatershed study must be prepared in accordance with the guidelines. 	<p>Yves Scholten yves.scholten@caledon.ca 905-584-2272 x 3396</p>
<p>Planning & Development Department, Parks</p>	<ul style="list-style-type: none"> • The park system for new communities should be designed as part of a comprehensive planning process with all Landowners at the table so that parks can be sized and located with consideration of the other future developable lands and to support the assembly of larger park blocks that support larger recreational amenities. • The Landowners Group shall enter into a Financial Parkland Agreement prepared with the Town and will be calculated on a collective basis for the subject lands, pursuant to s.51.1 of the Planning Act 	<p>Halley Patel Halley.patel@caledon.ca 905.584.2272 x 4158</p>

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	<ul style="list-style-type: none"> • Parkland dedication will be calculated at 5% of the total area of the land or 1 hectare per 600 residential units, whichever is higher. 	
<p>Planning & Development Department, Policy Planning</p>	<ul style="list-style-type: none"> • Please prepare Terms of reference for the secondary planning process to the satisfaction of the Town’s Chief Planner, addressing all matters set out in adopted FCOP Policy 21.3.4. The Chief Planner will also approve the boundary of the proposed secondary plan. • The proposed secondary plan boundary should capture the entire G1 secondary plan area as outlined on Figure F3 of Future Caledon. • Development will only be permitted within the designated greenfield area where an approved secondary plan is in place and, where required, the subsequent tertiary plan requirements have been satisfied (Future Caledon policy 21.3.1). • Requirements and guidance for secondary planning in a New Employment Area are provided throughout the adopted FCOP, including the following chapters: <ul style="list-style-type: none"> ○ Part B, Managing Growth and Change – 4. Growth Management; ○ Part C, General Policies – 5. Climate Change; 6. Cultural Heritage; 7. Design; 8. Economic Opportunities 10. Public Service Facilities; 11. Transportation; 12., Infrastructure; ○ Part D, Natural Environment System, Parks and Open Space – 13. Natural Environment System (esp. Section 13.9 re: local subwatershed studies); 14. Parks and Open Space; 16. Natural Hazards; ○ Part F, Urban System – 21. Planning the Urban System; 23. Employment Areas ○ Part G, Implementation – 24. Official Plan Amendments/Secondary Plans; 27. Development Application Requirements/Complete Application Requirements; 28. Public Engagement and Notice. • A local subwatershed study prepared to the satisfaction of the Town is required to inform the identification and refinement of the Natural Environment System within each secondary plan area and to support new development in the New Community Areas (adopted FCOP Section 13.9). • Adopted FCOP Policy 24.3.2 lists other studies required in support of a proposed secondary plan as indicated in the checklist at the beginning of this document. • An official plan amendment to implement a new secondary plan will be prepared in accordance with the policies and requirements of the adopted FCOP, including the direction provided in Chapter 22, Planning the Urban System, Chapter 24, Official Plan Amendments, and Chapter 27, Development Application Requirements (adopted FCOP Policy 24.3.1). 	<p>Bailey Loverock bailey.loverock@caledon.ca 905.584.2272 x.4274</p>

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	<ul style="list-style-type: none"> • The Preliminary Community Structure Plan (adopted FCOP Figure F2a) incorporates elements from the FCOP's schedules. It provides a foundation for secondary planning and will be refined/updated through the proposed secondary planning process (adopted FCOP Policy 21.1.2). • The concept plan shows minimal number of elements that support walkable communities. Within the Planning Justification Report, please describe how this community will be walkable. • These lands are within Phase 2 (2036-2051) of the Town's approved Growth Management and Phasing Plan. 	
<p>Planning & Development Department, Urban Design</p>	<ul style="list-style-type: none"> • Please visit the Town's website to access the Terms of Reference. Failure to comply with the terms of reference structure and content may result in a delayed response and a potential request for resubmission • Please review the Town Wide Design Guidelines for associated requirements • Within the Community Design Guideline, outline opportunities and constraints that exist within the given area that influence the overall community design and the establishment of a land use plan. Include: overview of cultural/ natural heritage, existing built form (heritage or other), existing or planned roadways (collector, arterial or higher-order roads) surrounding land use influences and any other factors. • Within the Community Design Guidelines, outline how the proposal aligns with the surrounding context and character, as well as the surrounding natural heritage features. • Indicate the primary land uses such as major road network, park and school locations, residential areas, employment areas, commercial mixed use areas, community amenity buildings, open space network that includes natural features such as valleys and woodlots, stormwater management facility locations, pathways/trail network. It should consider natural system linkages, incorporating off-road trails where possible, transit connections, and connections to surrounding existing communities. • Identify any Special Character Areas, noted in the Official Plan and/or proposed, which will form focal points within a plan. Within the Community Design Guidelines, outline the site design, massing design, gateway features etc. that will distinguish the area as a special character area. • Development should incorporate a modified grid pattern, where practical, to encourage multiple outlets and route options for pedestrian and vehicular traffic. As 	<p>Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392</p>

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	<p>such, discourage the use of cul-de-sacs, crescents and window streets, unless required due to proximity to major infrastructure, including highways, railways, and/or natural features.</p> <ul style="list-style-type: none"> • Active transportation and complete street features should be built into the proposed ROW design and widths • Ensure high quality design in the public realm and private development throughout the Plan Area. Development shall demonstrate design excellence, as outlined within the Town Wide Design Guidelines, in building, and site and landscape design, including a high level of sustainable design. • Please refer to the Council approved Green Development Standards for community, site, and building sustainable design requirements. Outline within the Community Design Guidelines how you are meeting the GDS requirements. • Within the Community Design Guideline, indicate how the Secondary Plan will comply with the Healthy Development Assessment tool prepared by The Region of Peel particularly with the minimum standards for the core elements like Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics and Efficient Parking. 	
Planning Department, Zoning	<p>For Minor Variance Applications:</p> <p>Required Variances: [insert the required variances. i.e. To permit an interior side yard setback of 1.0 metre (3.0 feet) whereas the by-law requires an interior side yard setback of 2.0 metres (6.0 feet).]</p>	

External Agencies

Agency	Comments	Contact (Name, Email and Phone Number)
Ministry of Transportation (MTO) - Permitting	<p>The MTO has reviewed the site location and has no comments to provide as this site is outside of MTO permit jurisdiction. No MTO permits or approvals would be required by the proponent for any development at the above address at this time.</p> <p>To see if your site is within the MTO Permit Controlled Area(s) use this link:</p> <p>HCMS - View MTO Controlled Areas (gov.on.ca)</p>	David.pillay@ontario.ca
Region of Peel	<p>Region of Peel Planning Authority:</p> <ul style="list-style-type: none"> • In accordance with Bill 185, beyond July 1, 2024, the Region’s mandate will continue to include the provision of hard and soft services to the community, including but not 	<p>Chrissy Pelopidas Chrissy.pelopidas@peelregion.ca</p>

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Agency	Comments	Contact (Name, Email and Phone Number)
	<p>limited to water and wastewater servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end, the Region will continue to have an interest in community building to ensure the efficient, financially sustainable, and effective delivery of infrastructure and services.</p> <p>Development Planning:</p> <ul style="list-style-type: none"> • The Region’s Fees By-law includes a Pre-Application Submission review fee as of 2024. The current fee for a pre-consultation review is \$1500 (please see further information on development application fees here: https://www.peelregion.ca/planning/development-services/resources.asp). Please note that the Fees By-law is amended from time to time and fees must be paid in accordance with the in-effect by-law at the time of payment, which may be different. The Region of Peel is currently accepting payment of the pre-consultation fee by credit card. The Pre-Application Submission fee must be paid prior to formal submission of the development application. <ul style="list-style-type: none"> ○ Additional review fees will also be required once the formal OPA application is received by the Region. <p>Public Health:</p> <ul style="list-style-type: none"> • Peel Public Health has implemented the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected core elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. These health objectives are used to inform decision-makers of the health-promoting potential of the development and communicate opportunities to achieve closer alignment with the objective of healthy, complete communities within Peel. • Regional Public Health staff require the submission of a large-scale HDA. To support the applicant in preparation of a future formal OPA submission, the HDA user guide and tool can be found under the resources section at: Healthy Communities - Region of Peel (peelregion.ca). Additional comments may be forthcoming upon review of the health assessment. • Staff offer the following considerations for the future ILSP concept plan: 	

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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> • Ensure the street network does not exceed 80 by 180 m in block size. For the blocks and streets that exceed 80 by 180 m in size, include pedestrian pathways to break up the block and provide further neighbourhood connectivity. • Please include sidewalks on both sides of all streets throughout the developments. Ensure pathways throughout the development are designed to be safe, direct and universally accessible from functional building entries to off-site pedestrian networks and priority destinations. • Exposure to natural environments can have a positive impact on the overall mental health and wellbeing of residents. Please include green infrastructure in non-traditional spaces. • For any residential blocks that will require a future site plan application, a small-scale HDA will also be required. The tool can be found under the resources section at: Healthy Communities - Region of Peel (peelregion.ca). • For any ICI use blocks, an ICI HDA will be required. The tool can be found under the resources section at: Healthy Communities - Region of Peel (peelregion.ca). <p>Waste Management:</p> <ul style="list-style-type: none"> • The subject lands are not located within the vicinity of a landfill. • For non-residential uses, private waste collection is required. • The Region’s applicable waste collection methods will be confirmed through future site-specific development applications. Upon receiving an application for review, staff will direct the applicant to the Waste Collection Design Standards Manual (WCDSM) to identify the appropriate collection type and requirements based on the type of development. • For additional details regarding the requirements outlined in the Region of Peel Waste Collection Design Manual, please refer to the Region of Peel Waste Collection Design Standards Manual, available at: waste-collection-design-standards-manual.pdf (peelregion.ca). <p>Development Engineering:</p> <ul style="list-style-type: none"> • <u>Water and Sanitary Sewer Servicing:</u> <ul style="list-style-type: none"> ○ The lands are located within the Water Pressure Zone 6 supply system. 	

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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> o Existing municipal water infrastructure consists of a 200mm watermain on Innis Lake Road (Pressure Zone 6) and a 200mm watermain on Centreville Road (Pressure Zone 6). o Based on the 2025 DC Water map, ultimate servicing of the subject lands/proposed secondary plan area requires construction of a 400mm dia. watermain on Centreville Road (in 2025 under project #25-1163), a 400mm dia. watermain on the east-west collector road (in 2026 under project #27-1197) and a 400mm dia. watermain on Innis Lake Road (2033). o Existing municipal sanitary sewer facilities consist of a 675mm dia. sanitary sewer on McVean Drive, south of Countryside Drive and a 250mm dia. on Goreway Drive, south of Mayfield Road. o Based on the 2025 DC Wastewater map, servicing of the PARC lands requires construction of a 675mm dia. sanitary sewer on McVean Drive (2031), 600/525mm dia. sanitary trunk sewers on Centreville Road (2032), a 600mm dia. sanitary sewer on Goreway Drive (in 2026 under project #24-2166), a 600mm dia. sanitary sewer on Innis Lake Road (in 2026 under project #24-2167) and a 450mm dia. trunk sewer on collector road from Mayfield Road northerly (2033). o External construction will be required. • <u>General Comments:</u> <ul style="list-style-type: none"> o A Functional Servicing Report (FSR) showing proposed the water servicing plans and sanitary servicing plans for the subject lands/proposed secondary plan area and provisions for the adjacent lands is required for review and approval by the Region prior to the engineering submission. <ul style="list-style-type: none"> ♣ Based on the future detailed FSR review, the Region will determine what interim (if any) upgrades to the existing water system within and around the subject lands/proposed secondary plan area might be required to accommodate the development. All costs associated with the interim upgrades will be 100% the Developer's cost. The scope of planned watermain upgrades (if any) by the Developer will be subject to the Region's further fine-tuning and updates. o A Community-wide Development Staging and Sequencing Plan (DSSP) satisfactory to the Region of Peel is required to demonstrate the progression of hard infrastructure within the Secondary Plan. 	

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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> o All costs associated with servicing proposed developments within the subject lands/proposed secondary plan area will be at the applicant's expense. o Servicing of the subject lands/proposed secondary plan area will require the construction of oversized watermains and sanitary sewers, which are the financial responsibility of the Region as per Development Charges By-law and Policy F40-06. o The needed oversized watermains and sanitary sewers to service the subject lands/proposed secondary plan area may require further fine-tuning and updates. o The Developer will be required to obtain and dedicate easements (if any) as required by the Region for Regional infrastructure <p>Transportation Development:</p> <ul style="list-style-type: none"> • <u>Access/Study Requirements:</u> <ul style="list-style-type: none"> o The development is bounded by Mayfield Road, which has been designated as a primary truck route in the Region's Strategic Goods Movement Network. In future traffic studies, this corridor should show to provide a high level of service. <ul style="list-style-type: none"> ♣ Staff recommend that future transportation studies explore alternatives to minimize the development's impact on the area during construction, particularly along the primary truck corridors. This will help ensure the efficient movement of goods and vehicles during the construction phase. o A Traffic Impact Study (TIS) will be required. <ul style="list-style-type: none"> ♣ Terms of reference must be submitted to the Region for review and comment prior to study commencement. ♣ Access type, location, and configuration (including the need for auxiliary turn lanes) will be determined after receipt and review of the Traffic Impact Study. o Any proposed connection to Mayfield Road must adhere to the spacing requirements set out within the Region's Road Characterization study. This portion of Mayfield Road is designated as an Industrial Connector, which outlines a spacing requirement of 450 metres between any full movement accesses. 	

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Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> <ul style="list-style-type: none"> ♣ Staff request a concept plan (included in the TIS) that clearly indicates the spacing distances being proposed for the new roadways for review and comment. ○ The Region acknowledges that an extension of Gordon Randle Drive is being proposed off Mayfield Road and in theory could support the roadway connection. • <u>Property Requirements - Regional Road 14 (Mayfield Road):</u> <ul style="list-style-type: none"> ○ Property dedication will be required as per Section 7.10 of the Region of Peel Official Plan along Regional Road 14 (“Mayfield Road”). The Region of Peel Official Plan road widening requirement for mid-block along Mayfield Road is 50 metres right-of-way (25.0 metres from the centerline). Additional property pursuant to the Region of Peel Official Plan will be required within 245 metres of intersections as a result of design necessities to protect for the provision of but not limited to; utilities, sidewalks, multiuse pathways and transit bay/shelters: <ul style="list-style-type: none"> ♣ 55.5 metres for a single left turn lane intersection configuration (27.75 metres from the centerline of Mayfield Road). ♣ 59.0 metres for a double left turn lane intersection configuration (29.5 metres from the centerline of Mayfield Road). • <u>Standards, Specifications, and Submission Requirements:</u> <ul style="list-style-type: none"> ○ Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel’s Standard Drawings which can be found at the following links. Digital copies can be provided upon request. ○ Linear Infrastructure – Site Plan Process: Public Works Design, Specifications & Procedures Manual - Linear Infrastructure - Site Plan Process - Revised November 2009 (peelregion.ca) ○ Public Works Design, Specifications and Procedures Manual: Design, standards specification and procedures - Region of Peel (peelregion.ca) ○ Public Works Design, Specifications and Procedures Manual – Linear Infrastructure: Public Works - Design, Specifications & Procedures Manual - Linear Infrastructure - CAD Submission Requirements - Capital Works - June 2015 (peelregion.ca) 	

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Agency	Comments	Contact (Name, Email and Phone Number)
	<ul style="list-style-type: none"> ○ Public Works CAD Submission Requirements – Development: Microsoft Word - Development Submission Requirements Manual - Nov2017.docx (brampton.ca) ○ Standard Drawings - Roads & Traffic: Roads and traffic - standards drawings - Region of Peel (peelregion.ca) <p>Regional Capital Projects:</p> <ul style="list-style-type: none"> ● Please be advised there is a planned Capital Project #11-4075 taking place along Mayfield Road for road widening from Airport Road to The Gore Road. The Project Manager for this project is Randy Chawb-Naraine (randy.chawb-naraine@peelregion.ca). Please reach out to the Project Manager to obtain additional information on the capital project and detailed design. ● The project is currently in the final stages of a detailed design update, the completion of which is expected by March, 2026. ● The current estimate for commencement of the interim road construction is expected to be Q3 - 2026. <p>Stormwater Management:</p> <ul style="list-style-type: none"> ● The Region requires a satisfactory Stormwater Management Report (SWMR) for review. The SWMR is required to address the relevant sections of the Region’s SWM report submission requirements: https://peelregion.ca/sites/default/files/2024-04/stormwater-management-report-requirements-december-2022.pdf. <ul style="list-style-type: none"> ○ Additionally, please address the Region’s relevant SWM criteria found here: https://peelregion.ca/sites/default/files/2024-08/stormwater-design-criteria-201906.pdf ○ A hydraulic/floodplain analysis is required within the SWMR if there are impacts on Regional roads and crossings. ● The Region requires a satisfactory grading and servicing plan that clearly identifies the location of SWM facilities and their outlet, with flow rate. ● The Region requires a satisfactory ESC plan that clearly shows the location of temporary sediment basins and their outlet, with flow rate. ● The Region requires a satisfactory drainage area plan that clearly outlines the internal and external catchment area (ha) and runoff coefficient, with flow direction for minor and major flows. 	

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	<ul style="list-style-type: none"> Flows from external lands (including lands of non-participating landowners) shall not be rerouted to Regional Roads. No grading will be permitted within any Region of Peel ROW to support adjacent developments. For SWM facilities adjacent to a regional road, emergency overland flows shall not cause flooding of Regional roads. Regional road drainage should be managed by any SWM facilities, as needed. <p>GTA West:</p> <ul style="list-style-type: none"> The subject lands fall within the Highway 413 Route Planning Study Area. The applicant should reach out to the MTO to verify impacts and requirements on the proposed secondary plan. <p>Affordable Housing:</p> <ul style="list-style-type: none"> Should the Town wish to include affordable housing policies in the Secondary Plan, please advise so the Region’s Housing Development Office can be engaged. In order to achieve an appropriate design and service needs mix, please note that the Region would require sites that are generally 2 acres in size, fully serviced with appropriate future access to transit and general amenities (i.e. commercial sites and schools/community centres), and unencumbered lands (i.e. one complete block). 	
Toronto and Region Conservation Authority (TRCA)	<p>Site Context:</p> <ul style="list-style-type: none"> According to our mapping, portions of the subject lands are regulated by TRCA as the properties are traversed by valley corridors, stream corridors and Headwater Drainage Features (HDFs) and contain Regulatory Floodplain. Further, the subject lands contain wetland features. A TRCA permit pursuant to Conservation Authorities Act (CA Act) is required from this Authority prior to any development and/or site alteration within a TRCA regulated area. It is our understanding that portions of the subject lands are not currently located within the Town of Caledon’s urban settlement boundary. However, through the Region of Peel’s Settlement Area Boundary Expansion (SABE) exercise, portions of the subject lands have been identified for future community uses. The SABE lands were integrated into the recently approved (November 4, 2022) Region of Peel Official Plan. As a component of the Region’s SABE process, a Scoped Subwatershed Study was completed. Although this Scoped Subwatershed Study was sufficient for the purpose of a boundary expansion exercise, it is not 	Andrea Terella andrea.terella@trca.ca (437) 880-1937

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	<p>detailed enough in scope to consider local Official Plan Amendment (and associated Secondary Plan) applications. As such, a more detailed Local Subwatershed Study and block level functional servicing study will be required to satisfy applicable Provincial, Regional, Municipal and TRCA policies as part of any future Secondary Plan.</p> <p>Submission Requirements:</p> <ul style="list-style-type: none"> • Please note that prior to the submission of a Secondary Plan and Local Subwatershed Study, an approved Terms of Reference (ToR) is necessary. The Region’s Scoped Subwatershed Study prepared in support of the 2022 Official Plan update identified the materials required to support future Secondary Plans. As a component of the Region’s Scoped Subwatershed Study, a sample ToR was prepared to assist the municipality and applicants with the preparation of Local Subwatershed Studies that would adequately characterize and assess development impacts as required under the Planning Act. The Local Subwatershed Study ToR must include an adequate assessment of information gaps, along with the approval of a core technical work plan. Further, it must also include an adequate characterization of existing conditions, impact assessment and implementation plan. In order to assist the applicant with preparation of the Local Subwatershed Study ToR, the applicant may refer to the following documents: <ul style="list-style-type: none"> ○ The Town of Caledon’s Local Subwatershed Study Terms of Reference: Term of Reference (caledon.ca) ○ The Region of Peel’s sample ToR for Local Subwatershed Studies: https://peelregion.ca/sites/default/files/2024-08/appendix-f-sws-terms-of-reference.pdf <p>Based on TRCA’s high level review of the subject lands, it is noted that the following components may need to form part of the Secondary Plan/Local Subwatershed Study. However, this will be further refined through the ToR process:</p> <ul style="list-style-type: none"> ○ <u>Site Plan Identifying Constraints</u>: A Site Plan identifying the limit of applicable natural features/hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include: <ol style="list-style-type: none"> 1. Physical Top of Slope of the valley feature (A future staking exercise with TRCA and Town staff will be required to delineate the Top of Slope). 2. Long-Term Stable Top of Slope for valley features (as determined by a slope stability assessment). 3. The Regulatory Floodplain. 4. Meander belt/Erosion Hazard (as determined by a Geomorphic/Erosion Hazard Delineation Study). 	

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	<p>5. Limits of the Wetland Features (A future staking exercise with TRCA and Town staff will be required to delineate wetland limits).</p> <p>6. Applicable Buffers.</p> <p>All new development must be located outside of identified hazards and associated buffers.</p> <ul style="list-style-type: none"> ○ <u>Preliminary Engineering Drawings/Plans</u>: Including Servicing Plan, Grading Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers. ○ <u>Delineation of the Floodplain</u>: To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. It is noted that updates to the modelling may be required to account for the proposed development. ○ <u>Geotechnical/Slope Stability</u>: In order to ensure the proposed development is appropriately setback from the valley slope, a slope stability assessment is required to delineate the Long-Term Stable Top of Slope (LTSTOS). TRCA's Slope Stability Assessment guideline can be accessed through the following link: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17173003/PDPM_G_GEDSR.pdf ○ <u>Geomorphic and Erosion Hazard Delineation (for non-apparent valley and/or stream corridors)</u>: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf ○ <u>Headwater Drainage Feature (HDF) Assessment</u>: the subject lands contain several headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Features.pdf. Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse. ○ <u>Hydrogeological Investigation</u>: The report should assess current groundwater conditions in order to inform the practicality of water balance strategies on the subject lands. ○ <u>Stormwater Management Report/Functional Servicing Report</u>: Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: https://trcaca.s3.ca-central- 	

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	<p>1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf. It is noted that as the subject lands are located outside of the settlement boundary used in TRCA's hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA's requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA's Stormwater Management Criteria Document (2012).</p> <ul style="list-style-type: none"> ○ <u>Wetland Water Balance Risk Assessment</u>: A wetland water balance risk assessment is required, prepared in accordance with the following document: https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf. Please note that depending on the results of the risk assessment, additional study requirements may be necessary. ● As part of a future planning submission, a Draft Official Plan Amendment/Secondary Plan document will be required. All applicable natural hazards and buffer areas must be placed within an appropriate land use designation. Further, appropriate policies relating to natural hazards must be integrated into the Secondary Plan. ● Review fees associated with a future Secondary Plan/Local Subwatershed Study will be collected in accordance with TRCA's 2022 Planning fee schedule: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf. The applicant can refer to the section on Master Environmental Servicing Plan applications for more information. Fees will be identified through the ToR process. 	