

Department/Agency/Municipality	Comment	Response
Caledon - Planning, Development Review Services (May 26, 2021)	1. The Town is satisfied with the following updates in the Planning Justification Report: a) The Report has been updated to include a review and comment on Section 1.6 of the PPS, 2020. b) The Report has been updated to include a review and comment on Section 3 (servicing) and Section 4 (natural heritage) of the Growth Plan, 2019. c) The Report has been updated to include a review and comment on Section 5.7.3.1.4 of the Official Plan regarding minor modifications of EPA lands. d) The Report has been updated to include a review and comment on how the application will meet Section 7.5.11.1, Section 7.15.7.1 and 7.15.7.1.1 of the Official Plan.	Noted. No action required.
	2. The Town offers the following comments on the draft Zoning By-law Amendment and Schedule, which have been reflected in the track-changed word version of the Zoning By-law Amendment attached: a) Please update the legend to reflect the new zones being proposed for this property. b) Please update the schedule for consistent formatting and labelling of proposed zone changes (i.e. labels with lines and dots represented changes in first submission and blue labels without lines or dots represented changes in the second submission).	Please see updated Zoning By-law Text and Schedule, revised to update the legend related to the new zones proposed, and for consistency with formatting.
	3. Based on the proposed reduction in planting strip widths in the latest version of the draft zoning by-law amendment Planning staff will require enhanced plantings adjacent to and within EPA-1 zoned lands. At the site plan stage, the reduced planting strip widths shall be developed to be an enhancement of the existing area.	As confirmed with Staff, the proposed site specific zoning requests have been modified and a detailed site plan is no longer required as part of the resubmission package.
	4. Please include a conceptual site plan with the next submission to show proposed building layout and massing, parking spaces, vehicular storage, and landscaping area (planting strips).	As confirmed with Staff, the proposed site specific zoning requests have been modified and a detailed site plan is no longer required as part of the resubmission package.
	5. Please include with your next submission a cover letter that explains how all comments provided within and attached to this letter have been addressed.	Please see cover letter as well as this comment response Matrix.
Caledon - Planning , Heritage (May 26, 2021)	6. The development proponent has submitted a Stage 2 Archaeological Assessment and associated Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) compliance letter. The recommendations of the MHSTCI require a minimum Stage 3 archaeological assessment for the subject lands.	Noted. Please see enclosed Stage 3 Archaeological Assessment.
	7. As the identified site is a pre-contact Indigenous site, Heritage staff strongly recommend that, with the assistance of their archaeological consultant, the development proponent proactively engage with all Indigenous communities with history in the area of the subject lands.	Noted. We understand that the Stage 3 and Stage 4 Archaeological Assessments will be undertaken in accordance with requirements for engagement.

**TOWN OF CALEDON
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 Jun 21, 2021

Department/Agency/Municipality	Comment	Response
	8. The development proponent shall follow through on MHSTCI and Town of Caledon Heritage staff recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4) to the satisfaction of the MHSTCI and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.	Noted. Please see enclosed Stage 3 Archaeological Assessment. Note further that the Stage 4 is currently underway and will be finalized through the future Site Plan Approval process.
	9. No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s), in both hard copy and PDF format, and the MHSTCI compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.	Noted. Please see enclosed Stage 3 Archaeological Assessment, which includes partial clearance recommendations. Note further that the Stage 4 is currently underway and will be finalized through the future Site Plan Approval process.
	10. Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.	Noted.
	11. In addition, please provide Heritage staff with digital copies of the Stage 1 Archaeological Assessment for the subject lands and the associated MHSTCI compliance letter for Town records.	A Digital Copy of the Stage 1 Archaeological Assessment dated June 6, 2014, prepared by Archaeological Services Inc. for the Town of Caledon is included with the resubmission package. As the Report was prepared for the Town, we do not have a copy of the associated MHSTCI letter in our files.
Caledon - Planning Department, Landscape (May 26, 2021)	12. Please submit a conceptual site plan to provide context to the site-specific zoning provisions. It is difficult to discuss or agree to any site-specific zoning changes as the context to which these changes may apply is unknown and purely speculative.	As confirmed with Staff, the proposed site specific zoning requests have been modified and a detailed site plan is no longer required as part of the resubmission package.
Caledon - Development Engineering (May 26, 2021)	13. The Functional Servicing Report and Stormwater Management Design Brief prepared by the Odan/Detech Group Inc. is to be revised to address the following:	
	a. Bullet 4 of the executive summary in the report appears to be cut off and is missing the allowable flow from the proposed development as identified in Section 5.0 of the report.	This has been added and updated within the report.
	b. There appears to be a typo in Section 5.0 of the FSR & SWM Report regarding the number of 900mm storm sewers. The report states "three (2)", while the Storm Servicing Plan identifies two (2) pipes. Please confirm and revise the typo. Please include page numbers for the report for ease of future referencing.	This has been corrected to 2 Pipes within the report.
	c. Please confirm that the proposed storm sewer outlet from the subject site to the existing SWM Pond is not in conflict with the existing sites (ONTARI Holdings Ltd. – Amazon) 450mm storm sewer outlet to the wetland that crosses south of prop MH1. Please confirm that there is sufficient clearance and include this on the storm sewer plan.	This was previously reviewed and checked. The crossing information has been added to the storm plans.

Department/Agency/Municipality	Comment	Response
	<p>d. Please note that as per Town Standards Section 1.4.2.2.2., the minimum slope for a storm sewer pipe is 0.4%; however, if a slope of less than 0.40% is required, then self-cleaning velocities must be maintained. For circular pipes (flowing full) the minimum acceptable velocity is 0.75m/s. Please confirm that self-cleaning velocities are maintained, and this should be included on the plan.</p>	<p>The full flow self cleansing velocity will be 1.85 m/s. A lower slope is required in order to maintain accepted clearances from the bottom of channel as approved by the TRCA. Refer to Fluvial Geomorphology and Erosion Hazard Assessment prepared by Geoprocess Research Associates and provided within the FSR.</p>
	<p>e. The FSR is to be updated to clearly outline and identify the interim and the ultimate sanitary servicing for the proposed development.</p>	<p>The Region has agreed to defer details on servicing sanitary and water to the SPA stage as the site has been zoned for the intended Industrial use. As indicated in the FSR, 8281 Healey Road GP Limited are proposing to develop the subject lands within the context of the permitted uses under the MP-580 and MS-579 zones under the Town of Caledon Zoning By-law 2006-50, as amended. However, prior to finalizing the details of development, adjustments to the EPA1 Zone Boundary that extends through the subject lands are proposed, refer to the Planning Justification Report, as amended, prepared by Zelinka Priamo for further details. The proposed zone boundary refinement is based upon additional environmental analysis of the Clarkway Tributary Corridor. The proposed boundary refinement will continue to maintain the ecological integrity of the Clarkway Tributary Corridor, while making efficient use of the surrounding lands by creating a more developable footprint. Site design matters are to be finalized following the refinement of the zoning boundaries proposed by the Zoning By-law Amendment application.</p> <p>As such the Region has provided the following comments in a memo dated June 4th 2021 for servicing the development during Interim and Final conditions. The Region has indicated that both Sanitary and Water can be deferred to the detailed design and SPA stage as the site is zoned for the intended Industrial use. Refer to attached email provided from the Region confirming deferral to SPA Stage.</p>
	<p>f. Please note that Development Engineering defers review and approval of the floodplain analysis (creek realignment & cut/fill) to the TRCA. Please confirm/revise the storage volumes discussed within the report as identified below.</p> <p>i. Section 3 of the report states "There is presently (pre-development) a volume of 29,855m3 of flood storage volume (active storage) within the site in a Regional Storm. The following analysis shows that 31,356m3 is provided post-development as active storage in the Regional Storm, therefore the proposed development does not represent a reduction in available volume post-development." Please ensure that the volumes are accurate and correlate with the volumes provided in Table 1 for the applicable storm event.</p> <p>ii. Please confirm that the volumes indicated in Section 5, bullets 3 and 4 are correct and correlate as identified in Table 1 within the report (included below).</p>	<p>TRCA has provided their approval as related to the FSR, refer to attached memo. Report has been updated to indicate correct storm events as related to the volumes. Note, that this has no impact to the TRCA approval and is only related to correcting the storm events and related volumes.</p>

Department/Agency/Municipality	Comment	Response
	<p>14. The Stormwater Management Facility #3 Evaluation for Additional Drainage Design Brief prepared by a.m. candaras associates inc. included in Appendix C of the FSR and SWM Report is to be revised to address the following:</p> <p>g. Please update reference in Section 1.0 and Section 3.1 to the latest Towns Development Standards.</p> <p>h. Please confirm the elevation shown for the 100yr storm (238.55) on Plan G1 as it appears to be a typo and differ from the values provided in Table 5 (236.55) within the report.</p> <p>i. Please confirm the regional HWL identified in the outlet cross section detail on Plan C1.</p>	<p>Refer to updated report completed by AM Candaras addressing the noted comments.</p>
<p>Caledon - Development Engineering (Advisory Comments)</p>	<p>15. Please note that Healey Road permits local deliveries, but the roadway is not designed for long term heavy truck traffic. It was previously discussed with the applicant that through the Site Plan process, Development Engineering will require a geotechnical investigation demonstrating the current condition of Healey Road and if it has sufficient structural capacity to support the extended truck use of the proposed development to the satisfaction of the Town. The report shall outline the current condition of the road, recommended road upgrades, and infrastructure improvements, if required. The required road improvements are to also be coordinated and included/discussed within the TIS. Based on the outcome of the investigation, road improvements on Healey Rd may be required.</p>	<p>Noted. No action required.</p>
	<p>16. Development Engineering understands that currently there are no sanitary services on Healey Rd and the applicant is proposing at the Site Plan stage to install an interim sanitary connection to support the proposed development, consisting of a private forcemain in the Towns ROW under the shoulder of Healey Rd that connects to a gravity sanitary sewer on Healey Rd and ultimately connects to the existing sanitary sewer on Coleraine Drive.</p> <p>j. Please note that wastewater is a Regional service and is the responsibility of the Region. Sanitary services are to be reviewed and approved by the Region.</p> <p>k. As wastewater is a Regional service, please contact the Region and confirm the ability, further details and requirements of entering into appropriate agreements with the Region for the interim (temporary) sanitary forcemain. As the forcemain is located in the Towns ROW, the Town will be party to the agreement with sections of the agreement speaking to providing access on Town lands, decommissioning of the forcemain and restoration to Town lands. Securities may be required.</p> <p>l. The Town understands that this is only a temporary measure and interim solution. According to discussions with the applicant and the Region, the site can ultimately be adequately serviced from the west by a future gravity sanitary sewer on Healey Rd from Humber Station Rd, which is anticipated to be constructed in 2026, however the timeline for this is subject to change. Confirmation from the Region that the site can ultimately be serviced by a gravity sanitary sewer from Humber Station Rd down Healey Rd and the applicant entering into appropriate agreements for the construction, maintenance, restoration, timelines, securities, etc. is required prior to the Town allowing the interim solution in the Towns ROW. Should the applicant wish to proceed with development prior to the ultimate sanitary servicing in place, it is at their own risk.</p>	<p>Noted. No action required.</p>

Department/Agency/Municipality	Comment	Response
	<p>17. Development Engineering understands that the SWM proposal is to utilize available capacity from an existing downstream SWM pond on the property to the south (ONTARI Holdings Ltd. – Amazon) at 12724 Coleraine Drive (south of the subject site) for both stormwater quantity and quality control. Thus, a storm connection is proposed through the floodplain and beneath the wetland drainage feature to convey stormwater from the site to the existing downstream SWM pond on the property to the south (ONTARI Holdings Ltd. – Amazon). The Fluvial Geomorphology and Erosion Hazard Assessment and the stormwater connection beneath the wetland feature is to be reviewed and approved by the TRCA in addition to the SWM Report as the existing pond outlets to a TRCA regulated area.</p>	<p>Noted. No action required.</p>
	<p>18. The Functional Servicing Report and Stormwater Management Design Brief prepared by the Odan/Detech Group Inc. and the Stormwater Management Facility #3 Evaluation For Additional Drainage Design Brief prepared by a.m. candaras associates inc. identifies that the SWM Pond has sufficient capacity to accommodate flows from the proposed development as the pond was sized and constructed to accept allowable flows from the private development to the northeast with an area of 21.87ha for a 100 year release rate of 180 L/sec/ha. The SWM Pond tributary area was reduced during the original design with the construction of a separate pond to service a private development to the north east. The proposed development area has been established at an area of 9.21 ha which is less than the area of 21.87ha that the SWM pond had originally accommodated and been sized for. Alterations to the inlet and outlet structure and appurtenances may be required. The details and refinements of the above reports and SWM scheme will be addressed through detailed design through the future Site Plan Approval process once further site details and building are known. From a high level the following will be required as part of detailed design:</p>	<p>Noted. No action required.</p>
	<p>m. Confirm that there is sufficient capacity in the SWM facility and that quantity and quality criteria will meet TRCA and Town of Caledon standards. Detailed design and modifications to the Pond will be required at the Site Plan stage, including any required adjustments, bypass pipes, upgrades or retrofits required to the existing SWM Facility on private property. Please note that it appears an amendment to the ECA for the SWM pond will be required.</p>	<p>Noted. No action required.</p>
	<p>n. Permission from the adjacent property owner (Amazon site) will be required for any proposed works on the adjacent property including but not limited to grading, storm sewers, restoration of lands etc.</p>	<p>Noted. No action required.</p>
	<p>o. Drainage easements will be required over the Amazon site for the conveyance of stormwater to the existing SWM pond and outlet located on the Amazon site to the south</p>	<p>Noted. No action required.</p>
	<p>p. Demonstrate the ability to contain the larger of the 100yr storm and Regional Storm events on the subject lands with a suitable emergency overland spillway to the creek to be reviewed and approved by the TRCA.</p>	<p>Noted. No action required.</p>
	<p>q. Maximum spacing of MHs shall be 150m for sewers 675mm or greater in diameter as per Town Standards Section 1.4.2.2.3.</p>	<p>Noted. No action required.</p>

Department/Agency/Municipality	Comment	Response
	r. Please note as per the Stormwater Management Facility #3 Evaluation For Additional Drainage Design Brief prepared by a.m. candaras associates inc. a bypass outlet will be required to be used during pond maintenance as the existing maintenance by-pass pipe was only sized for the original drainage area.	Noted. No action required.
	19. Development Engineering respectfully defers the review and approval of the Fluvial Geomorphology and Erosion Hazard Assessment, the floodplain analysis (ditch realignment, cut/fill) and the stormwater connection beneath the wetland feature to the TRCA. Additionally, as site ultimately outlets to a TRCA regulated area, approval of the FSR and SWM Report is required from the TRCA.	Noted. No action required.
	20. At the Site Plan stage, a road widening of 13m from the CL of Healey Rd is required as Schedule "K" of the Towns Official Plan designates Healey ROW as a 26m ROW.	Noted. No action required.
	21. Development Engineering requests that the Engineer provide a response letter with the re-submission package including reiterating the Towns comments and details for how each of the above comment is addressed. Also, please be aware that additional comments may be applicable upon the resubmission of the updated material. Should you require any further clarification or additional information, please do not hesitate to contact this department directly.	See response from the Odan/Detech Group dated June 17, 2021.
Caledon - Finance (May 26, 2021)	22. Property at 8281 Healey Road has its owner listed as 8281 HEALEY ROAD GP LIMITED. For property tax purposes it is currently assessed as Farmland (\$353,000 CVA). The Town's share of property taxes levied, based on current value assessment is approximately \$500. As at April 12, 2021, the property tax account is determined to current.	Noted. No action required.
	23. Property at 0 Healey Road has its owner listed as 8281 HEALEY ROAD GP LIMITED. For property tax purposes it is currently assessed as Farmland (\$316,000 CVA). The Town's share of property taxes levied, based on current value assessment is approximately \$300. As at April 12, 2021, the property tax account is determined to current.	Noted. No action required
	24. If the proposed developments were to proceed as planned (rezoning applications), the property's taxable assessment value would change to reflect any developments that would have taken place. Development Charges will be applicable at the Non-Residential rates if new or added floor space becomes part of the current or future plans.	Noted. No action required.

Department/Agency/Municipality	Comment	Response
	25. The Development Charges comments and estimates above are as at April 12, 2021 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	Noted. No action required.
Caledon - Building (May 26, 2021)	26. Any proposed future development will be reviewed under the Ontario Building Code through the review of the Building Permit application.	Noted. No action required.
Town of Caledon, Planning, Zoning (May 26, 2021)	27. The subject property is zoned Prestige Industrial – Site Exception 580 (MP-580), Environmental Policy Area 1 (EPA1), and Serviced Industrial – Site Exception 579 (MS-579) by Zoning By-law 2006-50, as amended.	Noted. No action required.
	28. The applicant has submitted a Zoning By-law Amendment Application to amend the Zoning By-law for the subject lands from Environmental Policy Area 1 (EPA1) to Serviced Industrial - Exception XXX (MS-XXX) and Prestige Industrial - Exception XXX (MP-XXX) and from Serviced Industrial - Exception 579 (MS-579) and Prestige Industrial - Exception 580 (MP-580) to Environmental Policy Area 1 (EPA1) in order to permit reduced interior side yards, reduced planting strip widths and a refinement to the EPA1 zone boundary based upon additional environmental analysis of the Clarkway Tributary Corridor.	Noted. No action required. Note the ZBA Text and Schedule have been updated with revised planting strip widths and yard setbacks
	29. Zoning staff have reviewed the requested changes to the draft zoning by-law and have provided a revised copy for review.	Noted. ZBA Text and Schedule updated in accordance with the suggested changes.
Region of Peel (June 14, 2021)	Servicing to this site will require an extension of services applicant's own cost. Any work completed in advance of an approved Functional Servicing Report and the servicing scheme for the proposal shall be at the applicant's own risk.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	This property is located within the East trunk sewer drainage area which drains to G.E Booth wastewater treatment facility.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	The estimated wastewater flow from this site based on development area of 9.21 ha is reported 10.69 L/sec.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	There is an existing 525 mm sanitary sewer on Coleraine Drive at intersection of Healey Road and Coleraine Drive.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	There are currently no existing sanitary sewer connections to the site.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	The existing 525 mm sewer on Coleraine Drive, at intersection of Healey Road is a shallow sewer and also there is a creek and culvert crossing located on Healey Road which limits the ability to provide a gravity servicing to the proposed development.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.

Department/Agency/Municipality	Comment	Response
	The Region of Peel has proposed a future capital project along Humber Station Road west and Healey Road, providing possibility for gravity servicing of the subject property.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	It is proposed that this development to be serviced through the existing 525 mm sewer on Coleraine Drive. Extension of this sewer will be required on Healey Road to service this development.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	The following infrastructures are proposed for wastewater servicing: o A Force Main to convey sanitary flows from the subject development to a new gravity sewer on Healey Road. o A 250 mm gravity sewer with 0.6% slope to be connected to the existing 525 mm sewer north of manhole number 6539929. o A manhole connection on the existing 525mm sewer, north of manhole 6539929.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	We have no concern with regards to the capacity of the existing 525 mm sewer on Coleraine Drive, however following comments to be addressed. The size of the sewer on Coleraine Drive at intersection of Healey Road is reported 600mm which require to be corrected to 525 mm. o The location of the proposed forcemain and sanitary gravity sewer within the Town right-of-way and details connection of gravity sewer to the existing Coleraine Drive trunk sewer will require for approval from the Region of Peel. o The location of the lateral services including the force main is required.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	If you have any questions or concerns regarding the above, please email or contact me at 905-791-7800 extension 4196	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	There is an existing 200mm water main located on Healey Road looped from Coleraine Drive to Humber Station Road and 750mm dia. water main on Coleraine Drive	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	It is proposed to utilize the existing 200mm water main for both domestic and firefighting services to the proposed Industrial lands.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	The existing 200mm watermain on Healey Road doesn't have adequate capacity to provide the fire flow requirement for this site.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	The existing 200mm watermain can supply the domestic demand for this development. However, the fire flow requirement cannot be met using the 200mm watermain on Healey Road. It is also mentioned in our guideline that the mainline for the industrial/commercial development should be a minimum 300mm watermain to provide an adequate supply.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
	Infrastructure Planning has objection to the proposed water servicing for this development.	Noted. Regional Staff confirmed comments are to be deferred to future SPA application.
TRCA Development Planning and Permitting (April 22, 2021)	TRCA Staff have no objection to the zoning amendment application as currently submitted	Noted. No action required. TRCA Comments have been addressed.