



Strategy 4

2620 Bristol Circle, Suite 100
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t : (905) 829-2544 w : www.strategy4.ca

June 8th,

For: Ms. Cristina Di Benedetto
Community Development Planner
Planning & Development, Community Services
Town of Caledon

Files: RZ 19-04 & SPA 19-0039
Project: Husky Injection Molding Systems Limited – Copper House Consent
Address 460 Queen Street South – Bolton, ON

A. Town of Caledon, Community Services, Planning & Development

1. Noted
2. Noted
3. Noted
4. Severance and easement applications to the Committee of Adjustment (C of A) have now commenced in parallel to this 3rd submission for re-zoning and site plan approval.
5. Noted. We are in receipt of the Region's clearance of the public works service permit review process. The Region is awaiting confirmation of how this permit can be released in lieu of the fact that the property must be severed prior to release of the service permit cost estimate.

Due to the need for a property description, it is our recommendation that Regional servicing final approval be made a condition of final consent.

With respect to the required shared servicing agreement (for sanitary and storm), it is our recommendation to the C of A that this be a condition of final consent.

6. Draft severance and easement applications to the C of A have now commenced. It is our recommendation to the C of A that the shared servicing agreement for sanitary and storm be made a condition of final consent.
7. A revised draft zoning by-law, amended per staff redlined comments, is included in this re-submission.



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B. Town of Caledon, Finance & Infrastructure Services, Finance

1. Noted
2. Noted.
3. Noted.
4. Noted.

C. Town of Caledon, Corporate Services, Legislative Services (Accessibility)

1. The proposed area of upgrades for accessible parking spaces has been amended to include a curb ramp for the final painted walkway. The proposed concrete walkway serving the accessible spaces was extended to this curb ramp.
2. The current proposal does not propose to modify any of the existing play equipment. Furthermore, Husky's agreement with the prospective purchaser is that the play structures will be assumed 'as is.' Finally, and most importantly, through the licensing of the new owner's day nursery, compliance with all Ministry of Education childcare regulations will be required.

Our dialogue with town staff from April 9th, 2020 regarding relief of this comment is included in our re-submission.

3. Outdoor spaces for gathering and eating are not proposed to change and have not proposed to be upgraded.

Our dialogue with town staff from April 9th, 2020 regarding relief of this comment is included in our re-submission.

4. An exterior lighting plan demonstrating the existing lighting condition is included in this re-submission. All lights (existing to remain, existing to be relocated and proposed) are now shown on the site plan and landscape plan.
5. There are currently no power door operators on site at the existing building. Husky proposes to upgrade this aspect. Notes have been added to the site plan drawing.



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D. Town of Caledon, Corporate Services, Legal Services

1. The draft zoning by-law has been revised to contain the legal description noted in the legal services comments and as per the track changes version of the zoning by-law.

E. Town of Caledon, Building & Support Services Section, Building

1. Severance and easement applications to the Committee of Adjustment (C of A) have now commenced in parallel to this 3rd submission for re-zoning and site plan approval.

With respect to the required shared servicing agreement (for sanitary and storm), it is our recommendation to the C of A that this be a condition of final consent.

2. An OBC Matrix was provided with our initial submission. See correspondence from Town dated April 9th, 2020 included in our re-submission.
3. Noted.

F. Town of Caledon, Community Services, Engineering

- 1a. The proposed site grading plan has been certified by a P.Eng.
- b. The existing curb and walkway which connect the existing volleyball court to the retained lands are now shown dashed and in light tone on the site grading plan as requested. Also, the dripline at the North of the parking lot was coordinated across the site development plans set.
- c. The site grading plan has been revised to include a note on removal of the internal driveway, similar to that which is on the site plan, as requested.
- d. Notation regarding OPS standard for sidewalk replacement on Wilton Drive has been included on the revised site grading plan.
- e. The emergency event high water level has been added to the site grading plan. The ponding volume has been added to the site grading plan as requested.
- f. The latest Town of Caledon Site Grading Notes were added to SG.1.



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- g. The site grading plan has been updated to reflect Town standard 304, siltation control fencing.
- h. Driveway slopes which were under 2% previously have now been revised to meet 2% minimum as per the comments.

The responses in section #2 below are from RJ Burnside & Associates.

- 2a. The APEC tables in the text and appendices has been revised to ensure they correlate.
- b. Figure 13 has been revised to shows PCA: “Other” on the property.
- c. The footer on supporting photographs in Appendix H have been corrected.
- 3. A Phase II ESA is included in this re-submission.

The response below is from Strategy 4 Inc.

- 4. An RSC has been developed but cannot be completed for submission until a separate property is created. A full property description is required in order to submit and register an RSC.

It is our recommendation to the Engineering Department and the C of A that the record of site condition be made a condition of final consent. We have confirmed with RJ Burnside that proof of provisional consent is suitable for RSC submission to the MECP.

- 5. See response from Counterpoint Engineering.
- 6. See response from Counterpoint Engineering.

G. Town of Caledon, Community Services, Open Space Design (Landscape)

- 1. The landscape letter of conformance has been updated so as to be addressed to the planner on the file, Ms. Di Benedetto, as opposed to the LA on the file.
- 2. The landscape cost estimate has been updated to remove the items noted per the review comment.
- 3. The Town’s detail #700 (Deciduous Tree Planting) has now been revised on LP.1 to reflect the latest Town detail #800 (Deciduous Tree Planting).



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4. The Town's detail #701 (Coniferous Tree Planting) has now been revised on LP.1 to reflect the latest Town detail #801 (Coniferous Tree Planting).
5. The Town's detail #702 (Shrub Planting) has now been revised on LP.1 to reflect the latest Town detail #802 (Shrub Planting).
6. The Town's detail #600 (Chain Link Fencing) has now been included in lieu of detail 9/DT.1 previously shown.
7. The Town's standard detail #606 (Tree Preservation) has now been included in the drawing details in place of 1/DT.1 previously shown.
8. The Town of Caledon's standard detail #710 (Tree Preservation Standard Notes – Part 1) and #711 (Tree Preservation Standard Notes – Part 2) have been added to LP.1.
9. The armour stone detail has been updated to include rough dimensions for the proposed stones as requested.
10. Town of Caledon detail #707 (Tree Preservation) has been removed and updated to standard detail #606 (Tree Preservation).
11. The proposed Husky sign which will ultimate be within the Regional ROW will be removed. The unit paver walkway at the corner is clarified to remain.
12. The Tree Preservation Plan is included in this re-submission at 24 x 36 and in colour.
13. The note regarding all plant material to be laid out and approved by the Town prior to installation has been added to the notes section of LP.1 as requested.
14. The plan was revised to include a mix of deciduous and coniferous trees for the purpose of restoring disturbed areas.
15. LP.1 has been updated to include the height and condition for all smaller coniferous and deciduous plant material.
16. Plant material has ben added around the North edge of the parking lot as requested and the plant list updated following the directives of comment #15 above. Additional trees are provided.



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17. A revised landscape cost estimate and letter of conformance are included in this re-submission as requested.
18. Husky Injection Molding are presently sourcing the required AACI long narrative market value appraisal.
19. Noted.
20. Noted. This response is provided in response to all comments, including landscaping.

H. Town of Caledon, Community Services, Policy & Sustainability, GIS Review.

1. All layers unrelated to the re-zoning have been removed as requested.
2. A layer labeled GIS_Zone that clearly shows the proposed zone boundaries has been included.

I. Town of Caledon, Community Services, Planning & Development, Municipal Numbers

- Noted.
- Noted. A new address sign has been added to the proposed site development plans.
- Noted.

J. Region of Peel

- Noted. The site plan agreement fee will be provided once the ZBL is passed and all SPA comments are cleared.
- We are in receipt of Mr. Winterfield's comments of March 3rd and will respond to him once clarification on critical path to completion of agreements and process are provided by the Town.
- We note that the 15-foot wide Regional water and sanitary easement on the subject lands to be severed will become part of the Regional ROW following the dedications required as a part of this application.



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- See our response above. The site plan has been updated to demonstrate the proposed property framework and the proposed sanitary easement (Part 8 & Part 5) specifically. The other easement which is required will be for shared storm water (piped and over land) and will be approached as a blanket easement. It is therefore not specifically labelled.
- The proposed Husky sign which will ultimately be within the Regional ROW will be removed. The unit paver walkway at the corner is clarified to remain and will require an encroachment agreement.
- The draft reference plan has been revised to indicate the following:
 - o “Northern Division” has been eliminated from the legal description in favour of “formerly Township of Albion.”
 - o The daylight triangle and reserve have been separated into separate parts as requested.
 - o Dedications acknowledged. Land dedication will occur upon passage of the required consent for severance, consent for easement and passage of the zoning by-law.