

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

No.	Comment	Response
GENERAL COMMENTS		
1.	Please provide a photograph illustrating that the sign is posted and clearly visible on the property. (<i>Development Section, Planning</i>)	A current photograph illustrating that the sign is posted and clearly visible on the property will be submitted.
2.	<p>Staff recognize that the project team has been revised since the last submission:</p> <ul style="list-style-type: none"> a) Project Manager & Engineering – Calder Engineering Ltd. b) Planning Consultant – Paul A. King Planning & Development Consultant c) Environmental Consultant – Savanta Inc. <p>Revised Plan of Subdivision and Zoning By-law Amendment application forms are required to be completed and submitted to the Town to reflect this change. These documents may be found on our website at www.caledon.ca</p>	The Planning Consult for the project team is <u>KLM Planning Partners Inc.</u> Revised Plan of Subdivision and Zoning By-law Amendment application forms will be submitted.
3.	The proposed 0.3m reserve Blocks 41 & 42 will need to be cognizant of proposed driveways for Lots 1, 2 & 5 accessing Mount Wolfe Road and be adjusted accordingly. (<i>Development Section, Engineering</i>)	Acknowledged. The access for Lot 5 is now planned from Street 'A' (internal road). No 0.3 metre reserve is shown along the front of lots 1 and 2 with the updated Draft Plan.
4.	The proponent will need to undertake a Phase 1 Environmental Site Assessment. (<i>Development Section, Engineering</i>)	Further to meetings and discussions with the Town of Caledon, it is our understanding the requirement for this study will be included as a condition of Draft Plan approval.
5.	Cash in-lieu of parkland dedication (CIL) will be required following Town of Caledon policies and by-laws. In order to determine the amount of CIL payment, the applicant must have a market value appraisal completed for the subject property by an AACI registered appraiser. The Town will review the appraisal and if there is a concern about the value of the appraisal, then a peer review of the report may be required. The peer review shall be done at the cost of the applicant. The requirements for CIL will be included as a condition of draft Approval. (<i>Development Section, Landscape</i>)	Acknowledged.
6.	Please note that any open space blocks, environmental features, woodlots or reforestation areas in the proposed development will not be accepted as lands	Acknowledged.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	contributing to the parkland dedication requirements. (<i>Development Section, Landscape</i>)	
7.	Please contact the Ministry of Natural Resources to ensure compliance with the Endangered Species Act. (<i>Development Section, Planning and Toronto and Region Conservation Authority</i>)	Consultation with the Ministry of Natural Resources on this matter is on-going.
8.	Additional information is required with respect to the nitrate loading on surrounding wells within the area. Please note that this information will be required to be peer reviewed at the sole cost of the owner. (<i>Development, Planning</i>)	Further to the Technical Meeting with Town of Caledon and Toronto and Region Conservation on January 19 th , 2015, we are requesting the need for a peer review be rescinded. Information pertaining to nitrate loading on the surrounding wells is provided in the updated Scoped Hydrogeology Study which has been signed and sealed by a professional engineer.
DRAFT ZONING BY-LAW AMENDMENT		
9.	With the next submission, please prepare and submit a revised draft Zoning By-law to be consistent with the draft plan. To this end, staff will require two (2) draft By-laws: <ul style="list-style-type: none"> • The first, formatted to revise Zoning By-law 87-250, as amended; and • The second, formatted to revise Zoning By-law 2006-50, as amended. This second draft By-law is required in the event that the Oak Ridges Moraine Conformity By-law (By-law 2008-50) is approved by the Minister. (<i>Development Section, Planning</i>)	Two (2) Zoning By-laws have been prepared and will be submitted. One will amend the in effect Town of Caledon Zoning By-law 87-250 and the other will amend the future (not in effect) Town of Caledon Zoning By-Law 2006-50.
10.	Please note that the formatting, text, standards, general applicability and provisions differ between these By-laws; therefore, the proposed by-laws will most likely differ in content. (<i>Development Section, Planning</i>)	Two (2) Zoning By-laws have been prepared and will be submitted. One will amend the in effect Town of Caledon Zoning By-law 87-250 and the other will amend the future (not in effect) Town of Caledon Zoning By-Law 2006-50.
11.	Please ensure that appropriate Official Plan policies are incorporated in the Zoning By-law, including, but not limited to, Section 7.1.9.10: Environmental Zones 1 to 5, and reforested areas outside structure envelopes shall be zoned as natural areas in the implementing Zoning By-law. (<i>Development Section, Planning</i>)	Both proposed Zoning By-laws take into account the noted policies of the official plan. Natural areas are delineated on the zoning schedule and provisions within the By-law ensure their protection.
12.	Stormwater management facilities are to be zoned separately within the Zoning By-law. (<i>Development Section, Planning</i>)	SWM facilities have been zoned HL Hazard Land Zone in the By-law to amend Zoning By-law 87-250 and zoned EPA1(405) Environmental Policy Area 1 – (405) in the By-law to amend Zoning By-law

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

		2008-50. Refer to Planning Justification Report prepared and submitted by KLM Planning Partners.
13.	When drafting the proposed by-law to amend Zoning By-law 2006-50, as amended, please review the existing parent zones (i.e. RE, EPA) as well as the existing exception zones to determine if there is a zone which may be applied to the property (in lieu of creating a new zone). If so, please explain its applicability in the Planning Rationale with the next submission. (<i>Development Section, Planning</i>)	The lands are proposed to be zoned RE Estate Residential with site specific exceptions.
SUBMISSION MATERIAL COMMENTS (Section 7.1.18, Town of Caledon Official Plan)		
14.	As per Section 7.1.18.2.a, a legal boundary survey is required to be submitted. A survey was not included in the submission. Please ensure that a survey is provided with the next submission. (<i>Development Section, Planning</i>)	Acknowledged.
15.	As per Section 7.1.18.2.c a Topographic Map is required illustrating: a) Minimum 1.0 m contour intervals and 0.5.m contour interpolations; b) Spot elevations shown on roads, water surfaces, hilltops, wetlands and other flat areas; c) Principal cultural and drainage features and extend a minimum of 100 m beyond the applicants' property boundary; d) The date of the information shown. Map 2 (Topography) of the Technical Maps package includes the required contour intervals. The map does not include spot elevations (item ii), or the date of the information (item iv). Also, staff cannot confirm the extent of the mapping beyond the applicants' property boundary as the map is not scalable. Please clarify these items with your next submission. (<i>Development Section, Planning</i>)	The Topographic Map has been updated and will be submitted.
16.	As per Section 7.1.18.2.d, a Slope Map is required, showing slopes classified as follows: 0-1%, 2-5%, 6-10%, 11-15% and greater than 25%. Map 3 (Slope Map) of the Technical Maps package includes the required slope classifications; however, the categories need to be adjusted slightly to reflect the	The Slope Map has been updated and will be submitted.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>categories above, as noted in the Town's Official Plan. For example, the second category identifies slopes of 1% to 5%, whereas the category is to reflect 2% to 5%. Please adjust accordingly. (<i>Development Section, Planning</i>)</p>	
17.	<p>As per Section 7.1.18.2.e, a Soil and Soil Drainage Classification Map is required, correlated with geotechnical site data and borehole locations clearly marked and differentiated.</p> <p>Map 4 (Boreholes) and Map 10 (Soils Mapping) of the Technical Maps package contains the information as required in this policy. (<i>Development Section, Planning</i>)</p>	Acknowledged
18.	<p>As per Section 7.1.18.2.f, a Surface Hydrology Map is required, illustrating:</p> <ul style="list-style-type: none"> a) Watersheds, microdrainage and surface water; b) Areas with seasonal water tables 0-0.5m and 0.5m o 1.5m below the ground surface; c) All ponds, marshes, swamps, streams, intermittent ponds and drainage courses; and, d) Regional flood and fill lines. <p>Map 5A (Existing Drainage Boundaries Site) and Map 5B (Existing Drainage Boundaries External) of the Technical Maps package, contain most of the information noted above. Please label the wetlands on site and also identify the regional flood/fill line. (<i>Development Section, Planning</i>)</p>	The Surface Hydrology Map(s) have been updated and will be submitted.
19.	<p>As per Section 7.1.18.2.g, a Vegetation and Wildlife Ecology Map is required, describing native and cultural vegetation and principal wildlife habitats and ecology (including fisheries habitat information).</p> <p>Map 7 (Vegetation, ORMCP, KNHF and MVPZ Features) of the Technical Maps package, contains information regarding vegetation, but does not include wildlife habitat. Please update the map to reflect wildlife habitat information. (<i>Development Section, Planning</i>)</p>	The Vegetation and Wildlife Ecology Map has been updated and will be submitted.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

20.	<p>As per Section 7.1.18.2.h, an Environmental Summary Map is required, illustrating:</p> <ul style="list-style-type: none"> a) Major constraints and opportunities for estate residential development; b) The boundaries of Policy Areas and landforms; c) The boundaries of Environmental Zones 1 to 5 (EZ 1-5); d) Regional flood and fill lines; e) Soils with rapid and restricted percolation rates; f) Poorly or very poorly drained areas; g) Slopes greater than 10%, 15% and 25%; h) Areas with seasonal water table 0 to 0.5 m and 0.5 m to 1.5 m below the ground surface; i) Key Natural Heritage Features, Key Hydrologic Features and their associated Minimum Vegetation Protection Zone; and, j) Other special features or sensitive areas. <p>Map 8 (Environmental Constraints) of the Technical Maps package contains some of the information noted above. Please add the following items to the map; Policy Area and landforms (item ii), the regional flood/fill lines (item iv), soils with rapid and restricted percolation rates (item v), poorly or very poorly drained areas (item vi), as well as areas with seasonal water tables and their classification (item viii). (<i>Development Section, Planning</i>)</p>	<p>The Environmental Summary Map has been updated and will be submitted.</p>
21.	<p>As per Section 7.1.18.2.j, a Stormwater Management/Grading Plan illustrating the proposed stormwater management facilities location and grading proposals for structure envelopes and roads.</p> <p>Map 6 (Proposed Drainage Boundaries) of the Technical Maps package, contains some of the above-noted information. Please add the location of the stormwater management facilities (if any) to the plan. (<i>Development Section, Planning</i>)</p>	<p>Stormwater Management/Grading Plans have been prepared and will be submitted.</p>
22.	<p>As per Section 7.1.18.2.k, an Environmental Management/Reforestation Plan is required which:</p> <ul style="list-style-type: none"> a) Identifies proposed areas and methods of reforestation; b) Recommends appropriate protection and 	<p>It was agreed that reforestation on the site will be undertaken by the TRCA. Reforestation will occur on blocks to be conveyed to the TRCA and may occur on some lot areas outside the structure envelope. The proposed density bonus lots have been labelled on the appropriate plans.</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>management measures for the Environmental Zones including wetlands, woodlots, etc.;</p> <p>c) Demonstrates that the area requirements for any environmental bonus lots may be achieved external to the streets, structure envelopes and other cultural features on the plan;</p> <p>d) Shall be integrated with the Environmental/Reforestation Report;</p> <p>e) Integrates the relevant information from the Stormwater Management, Preliminary Engineering Reports and Noise/Vibration Reports.</p> <p>While Map 9 (Reforestation Plan) in the Technical Maps package identifies areas of proposed reforestation, Key Natural Heritage Features as well as their Minimum Vegetation Protection Zone. Detailed comments are provided on this item further in this letter. Please label the proposed Density Bonus Lots on this plan. <i>(Development Section, Planning)</i></p>	
23.	<p>As per Sections 7.1.18.3 and 7.1.18.5 of the Town's Official Plan, Hydrogeological investigations are to be completed as part of the application process. Staff has received the scoped Hydrogeology Report prepared by Calder Engineering Ltd. In support of the application. Detailed comments are provided on this item further in this letter. <i>(Development Section, Planning)</i></p>	Acknowledged.
24.	<p>As per Sections 7.1.18.3 and 7.1.18.4 of the Town's Official Plan, a Geotechnical Report is to be completed as part of the application process. A geotechnical investigation was completed by Soil Engineers Ltd. In 2006. Staff request an updated Geotechnical Report be submitted for review. <i>(Development Section, Planning)</i></p>	An updated Geotechnical Report has been prepared and will be submitted.
25.	<p>As per Section 7.1.18.6 of the Town's Official Plan, a noise/vibration report is required if the proposed development is located within 300 m of an active railway or where dwellings are proposed within 75 m of the railway track. Since the proposed development is not located within proximity to a railway, a noise/vibration report is not required for this purpose; however, a Noise Attenuation Study shall be undertaken, in particular evaluating the outdoor living area</p>	It has been agreed to by Town staff that the requirement for a noise report will be a condition of draft approval.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	for proposed residences bordering Mount Wolfe Road. Please submit this report with the next submission. A Peer Review may be required at the sole cost of the applicant. <i>(Development Section, Plan & Development Section, Engineering)</i>	
26.	As per Section 7.1.18.7 of the Town's Official Plan, a Stormwater Management Report is to be completed as part of the application process. Staff has received a Functional Servicing and Stormwater Management Report prepared by Calder Engineering Ltd. In support of the application. Detailed comments are provided on this item further in this letter. <i>(Development Section, Planning)</i>	Acknowledged.
27	As per Section 7.1.18.8 of the Town's Official Plan, a Preliminary Engineering Report is to be completed as part of the application process. A Functional Engineering Design Report was prepared by LGI Consulting Engineers Inc. in 2006. Staff request an updated Engineering Report be submitted for review. Staff request copies of this report be submitted with the next submission for review. <i>(Development Section, Planning)</i>	A Preliminary Engineering Report has been prepared and will be submitted. The report is entitled "Preliminary Engineering and Stormwater Management Report" and contains information to satisfy both sections 7.1.18.8 and 7.1.18.7 of the Town's Official Plan.
28.	As per Section 7.1.18.9 of the Town's Official Plan, an Environmental Management Reforestation Report is to be completed as part of the application process. Detailed comments are provided on this item further in this letter. <i>(Development Section, Planning)</i>	See response to Comment 22.
29.	As per Section 7.1.18.10 of the Town's Official Plan, an Archaeological Assessment Report is to be completed as part of the application process. Such report was not included in the submission. Please ensure that this report is provided with the next submission. <i>(Development Section, Planning)</i>	Acknowledged. An Archaeological Assessment Report has been prepared and will be submitted.
30.	As per Section 7.1.18.11 of the Town's Official Plan, an Environmental and Engineering Summary Report is to be completed as part of the application process. Such report was not included in the submission. Please ensure that this report is provided with the next submission.	An Environmental and Engineering Summary Report has been prepared and will be submitted.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<i>(Development Section, Planning)</i>	
PLANNING RATIONALE COMMENTS		
31.	<p>The Planning Rationale submitted provides limited context and contains a limited review of applicable planning policies and legislation. While the Rationale does indicate that the previous Planning Justification Report (prepared by Glen Schnarr & Associates Inc.) contains a review and justification of how the proposal meets applicable planning documents, this rationale does not contain the same information. Since the proposal and project team have been amended since the last submission, please prepare a revised Planning Rationale which contains appropriate planning justification and explains how the proposed development meets applicable planning policies including the 2014 Provincial Policy Statement, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, Sections 7.1 and 7.10 of the Town's Official Plan as well as Zoning By-laws 87-250 and 2008-50.</p> <p><i>(Development Section, Planning)</i></p>	<p>A new Planning Justification Report has been prepared by KLM Planning Partners which provides development summary, site context, policy planning status and an analysis of all applicable policies of the Provincial Policy Statement, Places to Grow, Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Region of Peel Official Plan, Town of Caledon Official Plan and Town of Caledon Zoning By-laws 87-250 and 2008-50. This report and the analysis therein is reflective of the current proposal and updated materials and reports prepared by the consultant team.</p>
DRAFT PLAN OF SUBDIVISION AND TECHNICAL MAPS COMMENTS		
32.	<p>As per Section 7.1.7.2 of the Town's Official Plan, the minimum net lot area for residential uses will normally be 0.6 ha (1.5 ac). Lots 25 and 26 do not appear to comply with this policy. <i>(Development Section, Planning)</i></p>	<p>Town staff have agreed that a minimum lot area of 0.45 hectares is acceptable. Refer to Planning Justification Report prepared and submitted by KLM Planning Partners.</p>
33.	<p>As identified in the Town's Comments Letter dated April 18, 2011, as per Section 7.1.9.3, structure envelopes will generally be sized in the range of 0.3 ha (0.74 ac) to 0.5 ha (1.24 ac). Structure envelopes slightly outside this range will be discouraged unless site conditions warrant a minor deviation from this range.</p> <p>While the Response Letter prepared by Calder Engineering Ltd. Identifies that the structure envelopes of lots 6, 10, 11 and 16 are slightly larger than 0.5 ha (1.24 ac), there is no justification explaining why this is necessary. Please revise the draft plan and structure envelopes to conform to this policy. In the event that the structure envelopes are required to be larger, please</p>	<p>The Draft Plan of Subdivision has been revised to ensure that all structure envelopes are between 0.3 and 0.5 hectares. Refer to Draft Plan of Subdivision prepared and submitted by KLM Planning Partners.</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	provide appropriate justification. (<i>Development Section, Planning</i>)	
34.	<p>In order to ensure that lots are sized appropriately, please revise the dwelling footprint and septic system to identify a minimum footprint area of 464 m² (2,475 ft²).</p> <p>Each lot must also demonstrate the following items within the proposed structure envelope:</p> <ul style="list-style-type: none"> • Backyard amenity area; • Minimum 7.5 m (25 ft) usable rear yard; and, • Minimum 5 m (16.4 ft) side yard. <p>Narrow building envelopes result in houses being built directly against the structure envelope/reforestation area, leaving little space for outdoor amenity areas. The Town has seen numerous examples in Palgrave where the house is built too close to the structure envelope and the resident encroaches into the natural areas and the reforestation areas to create an outdoor amenity area. Ultimately, this depletes the overall intent of reforestation and natural area creation.</p> <p>While the Response Letter prepared by Calder Engineering Ltd. Identifies that the lots contain this usable rear yard, please revise the plan to accommodate these items and ensure this area remains with the change to the footprint areas mentioned above. (<i>Development Section, Planning & Development Section, Landscape</i>)</p>	<p>Acknowledged. Stormwater Management/Grading Plans have been prepared to illustrate lot functionality and will be submitted. The grading plans are based on an approximate 325 square metre dwelling (e.g., 3,500 square foot bungalow) and 450 square metre septic system leaching bed.</p>
35.	<p>As per Section 7.1.9.8 of the Town's Official Plan, no structure envelope is permitted within 150 m (492.2 ft) of an existing livestock barn or yard used for farming purposes.</p> <p>Please identify the closest livestock facility or yard used for farming purposes and confirm if the proposed structure envelopes comply with this section. If not, please revise the plan accordingly. (<i>Development Section, Planning</i>)</p>	<p>The closest barn is greater than 150 metres away from proposed structure envelopes and is located on the west side of Mount Wolfe Road approximately 200 metres west of the west street line.</p>
36.	<p>As identified in the Town's Comments Letter dated April 18, 2011, as per Section</p>	<p>It was agreed with Town staff that detailed grading and siting plans would be prepared for lots 6, 9, 11,</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>7.1.9.11, structure envelopes will generally be restricted to areas with slopes of 10% or less. While this policy does indicate that structure envelopes may include areas with an 11-15% slope and occasionally greater than 15% slope, this is generally not permitted.</p> <p>Based on a review of the Environmental Constraints Map (Map 8 in the Technical Maps Package), all structure envelopes are located on areas with slopes greater than 10%. With the exception of lots 3, 13, 16, 17, 18 and 26, the majority of the structure envelope contains slopes greater than 10%</p> <p>Please revise the plan to conform to this policy. This may involve merging some of the existing lots to accommodate areas large enough to contain an appropriate structure envelope with sufficient room for a dwelling, septic system and useable yard. (<i>Development Section, Planning</i>)</p>	<p>25 and 28. These grading plans have been prepared and will be submitted.</p>
<p>37.</p>	<p>As identified in the Town's Comments Letter dated April 18, 2011, as per Section 7.1.9.11, the structure envelope must include a suitable well drained area with slopes of 10% or less for a sewage disposal system.</p> <p>Based on a review of the Environmental Constraints Map (Map 8 in the Technical Maps package), the septic systems shown on lots 5, 6, 9, 10, 11, 12, 15, 21, and 23 appear to conflict with this policy.</p> <p>Please revise the plan to conform to this policy. This may involve merging some of the existing lots to accommodate areas large enough to contain an appropriate structure envelope with sufficient room for a dwelling, septic system and useable yard. (<i>Development Section, Planning</i>)</p>	<p>Acknowledged. All lot septic system leaching beds have been sited on suitable well drained areas with slopes of less than 10%.</p>
<p>38.</p>	<p>The north-east corner of Lot 1 is removed from the structure envelope. Please explain the purpose of this. (<i>Development Section, Planning</i>)</p>	<p>The structure envelope for Lot 1 has been revised to include this area.</p>
<p>39.</p>	<p>Many of the proposed lots and structure envelopes appear to be "tight" once a dwelling, rear yard and septic system are placed on the property in accordance with the Official Plan policies. This does not take into account zoning requirements on</p>	<p>The proposed zoning by-law amendment addresses the required front, side and rear lot lines making all lots useable.</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>the lots.</p> <p>The Estate Residential Zone in By-law 87-250 requires setbacks to the main building as follows:</p> <ul style="list-style-type: none"> • Font and Flank Yards (minimum) – 18 m • Rear Yard (minimum) – 15 m • Interior Side Yard (minimum) – 7.5 m <p>Staff are concerned with how the lots and structure envelopes will function. When staff apply these setbacks to the proposed subdivision, lot 25 will not be of sufficient size to accommodate development. In addition, it will be difficult to accommodate development on the remaining lots.</p> <p>Please prepare a drawing which illustrates the lots/blocks/roads of the proposed draft plan of subdivision, structure envelopes, septic systems, house location and usable rear yards along with the proposed yard setback requirements. (<i>Development Section, Planning</i>)</p>	
40.	<p>As per Section 7.1.12.2 of the Town's Official Plan, land in Policy Area 4, Environmental Zones 1 to 5 (EZ 1-5) or other suitable land (KNHF and associated MVPZ) are to be placed in public ownership.</p> <p>While the lands designated Policy Area 4 (north portion of the property), the northern Woodland (KNHF), and Wetland No. 51, 35 and 36 are illustrated as being Blocks 29, 30, 31, 32 and 33 respectively, the eastern woodland is proposed to be retained in private ownership on lot 26. This is not permitted and the Town is not in support of this. Please revise the plan to illustrate that the eastern woodland will be placed on a separate block from lot 26.</p> <p>The features mentioned above will be dedicated and placed in public ownership. The Town will not be accepting dedication of the open space, environmental and wetland blocks into Town ownership. Confirmation is required from the TRCA regarding accepting these lands into TRCA ownership. (<i>Development Section, Planning & Development Section, Landscape</i>)</p>	<p>Policy 7.1.7.3 states that lot area in Policy Area 4 may be included in the calculation of net lot area.</p> <p>Policy 7.1.9.4 states that no part of a structure envelope will be permitted in Environmental Zones 1-3 or Policy Area 4.</p> <p>Policy 7.1.9.6 states that Parts of individual lots may be included in any Environmental Zone if the structure envelope is outside of Zones 1-3 and no structure aside from parts of driveways is in Zones 4-5.</p> <p>Policy 7.1.9.10 states that all Environmental Zones and naturalized areas are to be zoned for environmental protection.</p> <p>Policy 7.1.12.2 does not stipulate that these lands are to be placed in public ownership, it states that lands in Policy Area 4 and Environmental Zones 1-5 may be dedicated to the Town or Conservation Authority but also that they may be retained for another suitable use.</p> <p>The Planning Justification Report prepared relies on the above noted policies and provides greater analysis and justification. Refer to Planning Justification Report prepared and submitted by KLM Planning Partners.</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

41.	<p>As identified in the Town's Comments Letter dated April 18, 2011, Section 22 of the Oak Ridges Moraine Conservation Plan (ORMCP) indicates that all development and site alteration is prohibited in Key Natural Heritage Features (KNHF) and the related Minimum Vegetation Protection Zone (MVPZ), except in specific circumstances, including transportation, infrastructure and utilities (as described in Section 41) if the need for the project has been demonstrated and there is no reasonable alternative. (Development Section, Planning)</p> <p>While staff acknowledge that the proposed stormwater management facilities are located outside the KNHF and MVPZ, a portion of Street 'A' will encroach into the MVPZ of Wetland No. 35. Although the applicant briefly outlines this item in their Cover Letter, further planning justification is required expressing the need, no alternative and the impact to the feature. An Official Plan Amendment may be required to permit this. (<i>Development Section, Planning</i>)</p>	<p>The Natural Heritage Evaluation prepared in support of the applications concludes that the minor encroachment into the MPVZ will not adversely affect the current hydrologic functions of Wetland 35. Furthermore, the overall area required to be protected with the wetland is greater the minimum requirement and would enhance the long term health of the feature. Refer to Planning Justification Report prepared and submitted by KLM Planning Partners and Natural Heritage Evaluation prepared by Savanta Inc.</p>
42.	<p>All relevant mapping (including the Environmental Summary Map) is to be revised to identify Environmental Zones 1 to 5 as per the 2004 Official Plan Consolidation. Please note that MNR identified wetlands are considered Environmental Zones 1 to 3. Please ensure that structure envelopes are not located within Environmental Zones 1 to 3 as per Section 7.1.9.4. Please update all reports and mapping accordingly. (<i>Development Section, Planning</i>)</p>	<p>Acknowledged.</p>
TREE INVENTORY AND ASSESSMENT		
43.	<p>In the most recent response by the applicant to the Town's submission comments provided in March of 2011, the applicant has identified that a tree inventory and assessment report and plan would not be completed until after draft approval. The Town requires the report and plan to be completed and approved prior to draft plan approval so that it is clear what vegetation exists and how native healthy vegetation will be preserved and incorporated into the development. Proposed lots, structural</p>	<p>A Tree Inventory and Assessment has been prepared and will be submitted.</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>envelope locations, grading and drainage may alter to accommodate existing vegetation. Please prepare and submit this report with the next submission. <i>(Development Section, Landscape)</i></p> <p>Both a report and plan shall be prepared by a registered Arborist and inventory all existing trees within the development which includes, individual trees within the fields/cultural meadows, trees around the existing house and hedgerows. Woodlot areas would receive a general assessment and not a detailed assessment. The documentation shall provide an assessment of significant trees to be preserved together with the proposed methods of tree preservation, remedial planting and removal of invasive species. The Owner shall agree in the subdivision agreement to undertake the measures identified in the approved Tree Inventory and Assessment Report and Plan to the satisfaction of the Town. <i>(Development Section, Landscape)</i></p>	
44.	<p>There is a woodlot at the south-easterly boundary of the proposed development that requires the limit of canopy to be surveyed in the field so it is known where the edge of canopy is in relation to the development boundary. The woodlot will need to be protected from impact from the proposed development. <i>(Development Section, Landscape)</i></p>	<p>There is no woodlot at this location but rather a domestic plantation. Approximately 2/3 of this plantation adjoins the natural area zone of lots 21 and 25 and Block 33. These natural areas and the minimum rear yard on lots 20 and 21 of 15 metres provides sufficient protection.</p>
45.	<p>A woodlot edge hazard risk assessment report shall be prepared by a registered arborist. The report can be completed as a condition of Draft Plan Approval. <i>(Development Section, Landscape)</i></p>	<p>Acknowledged.</p>
REFORESTATION		
46.	<p>As identified in the Town's previous submission comments, there needs to be some more discussion on the location of reforestation areas. Some of the reforestation zones proposed on the residential lots is still not symmetrical which will make it difficult for residents to respect the reforestation areas without encroachment. There are also a few reforestation areas that are small and isolated (e.g. Lots 13-14 and 5-6) and do not add value to the overall reforestation</p>	<p>It was agreed that reforestation on the site will be undertaken by the TRCA. Reforestation will occur on blocks to be conveyed to the TRCA and may occur on some lot areas outside the structure envelope. See also response to Comment 49.</p>

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	that is trying to be achieved for the development. The Town Official Plan policies support providing contiguous blocks of reforestation which can add to the greater natural linkage on and surrounding the lands. (<i>Development Section, Landscape</i>)	
47.	In lieu of having isolated pockets of reforestation, consider adding reforestation to the easterly edge of Block 29 to strengthen the existing hedgerow and its connection between Block 30 and the woodlot to the woodlot on Lot 26. (<i>Development Section, Landscape</i>)	It was agreed that reforestation on the site will be undertaken by the TRCA. Reforestation will occur on blocks to be conveyed to the TRCA and may occur on some lot areas outside the structure envelope. Additional lands have been identified in Block 29 for potential reforestation.
48.	It is not clear how the structural envelope and reforestation is working on Lot 25. Is there a driveway connection being protected for on the lot that would provide a future connection to the road allowance to the east of the development? (<i>Development Section, Landscape</i>)	A grading plan has been prepared for Lot 25 and will be submitted.
49.	<p>As per Section 7.1.9.12 of the Town's Official Plan, a density bonus of 1 unit over and above the density allotment will be given for each 4 ha (9.9 ac) in the development suitably protected, managed or reforested by the applicant (up to a maximum of 40% of the area of the subdivision plan).</p> <p>Furthermore, Section 7.1.9.13 of the Town's Official Plan indicates that environmental protection and management measures should focus on the environmental zones on the property with priority being given to the reforestation of heights of land, steep slopes, soil barrens, and low land depressional topography. Reforestation shall generally be planted in contiguous blocks of 2 ha (5 ac).</p> <p>Staff has reviewed the proposed reforestation plan (Map 9 of the Technical Maps package) and note that while the majority of the proposed reforestation is adjacent to Key Natural Heritage Features (KNHF) on the property, there are some areas which do not supply this connection.</p> <p>Area 'A' is located on lots 5 and 6 with no connection to a KNHF. Staff understand that this area contains slopes greater than 10% with the majority being greater than 15% and 25%; however, the area is</p>	The Reforestation Plan has been revised to identify lands proposed for potential reforestation that are of sufficient size and contiguous with Key Natural Heritage Features.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>undersized at 0.26 ha (0.64 ac). Please revise the plan accordingly or provide justification as to why this is an appropriate area for reforestation.</p> <p>Area 'D' is located on lots 13, 14, 19 and 20 with no connection to a KNHF. While staff understand that this area, as identified on lots 14, 19 and 20 contain slopes greater than 10%, there appears to be no benefit for the inclusion of that portion identified on lot 13. In addition, the area is undersized at 0.76 ha (1.89 ac). Please revise the plan accordingly or provide justification as to why this is an appropriate area for reforestation.</p> <p>Area 'G' is located on Blocks 29 and 30 and is undersized slightly with an area of 1.67 ha (4.13 ac). While staff strongly suggest that the applicant increase the reforestation in this area to meet the 1 ha (5 ac) area as suggested in Section 7.1.9.13, staff understand the benefit of reforestation adjacent to this KNHF. (<i>Development Section, Planning</i>)</p>	
50.	<p>Staff understand that the applicant is proposing a total of 3 density bonus lots. As identified in the Town's Comments Letter dated April 18, 2011, once staff has received a satisfactory reforestation concept plan, the density bonus calculation and its appropriateness will be reviewed. (<i>Development Section, Planning</i>)</p>	Acknowledged.
51.	<p>Please identify the density bonus lots on the proposed draft plan of subdivision as well as on Map 9 (Reforestation Plan) of the Technical Maps package. (<i>Development Section, Planning</i>)</p>	Density bonus lots (lots 1-3 inclusive) are identified on the draft plan of subdivision. It was agreed that reforestation on the site will be undertaken by the TRCA. Reforestation will occur on blocks to be conveyed to the TRCA.
52.	<p>As identified in the Town's Comments Letter dated April 18, 2011, please be advised that planting of the reforestation area is required prior to any pre-servicing, site grading or construction activity, in accordance with Section 7.1.9.15 of the Town's Official Plan. (<i>Development Section, Planning</i>)</p>	It was agreed that reforestation on the site will be undertaken by the TRCA. Reforestation will occur on blocks to be conveyed to the TRCA and may occur on some lot areas outside the structure envelope. The timing of reforestation on the lands to be conveyed to the TRCA will be determined by the TRCA.
NATURAL HERITAGE EVALUATION (NHE)		
53.	<p>Section 5.6 Significant Wildlife Habitat, identifies that there is no significant habitat on the subject lands but that further investigation with the Ministry of Natural</p>	Refer to the submitted Vegetation and Wildlife Ecology Map and Natural Heritage Evaluations.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	Resources (MNR) was in process. There is an MNR letter included in Appendix 'C' of the scoped Hydrogeology Report which identifies some wildlife records around Wetland No. 35 and 36 that includes Bobolinks, Barn Swallows and Meadowlarks. Based on MNR records and Savanta's ongoing investigations, please provide clarification if there is the presence of significant wildlife habitat that will need to be accommodated within the proposed development. Where habitat will be accommodated, there may need to be site specific restoration plans for the habitat. <i>(Development Section, Landscape)</i>	
54.	In Section 5.10 Migration Corridors, the NHE focuses on the woodlots and Wetland No. 36 as areas for wildlife movement. To enhance opportunities for migration corridors, would it be beneficial to create a migration corridor between Block 32, 29, and 30 that could also establish a linkage to Wetland No. 51? <i>(Development Section, Landscape)</i>	Blocks 29, 30 and 32 are contiguous and provide for wildlife movement. Blocks 31 and 32 are separated only by Street 1.
55.	Please clarify what the design intent is for Block 29, for example, will it be left to generate in a natural state as an old field/cultural meadow. Is there intent to have it support a specific wildlife habitat? <i>(Development Section, Landscape)</i>	Block 29 is to be conveyed to the TRCA who will determine the design intent of the block.
SERVICING		
56.	As the Region of Peel oversees the operation of the water distribution and treatment system, staff respectfully defer confirmation that the report has achieved support in terms of justifying that acceptable water servicing capacity is available to service the development. <i>(Development Section, Engineering)</i>	Acknowledged.
57	The Functional Servicing Report does not speak to the feasibility of extending privately operated utilities to service the proposed development. This item should be briefly articulated on how these services would be provided to the development. Please amend the report accordingly. <i>(Development Section, Engineering)</i>	Acknowledged. Refer to the Preliminary Engineering Report to be submitted.
58.	Further information is required with respect to the type and mechanics of the booster	Acknowledged.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	pumps being proposed on lots. (<i>Development Section, Engineering & Development Section, Planning</i>)	
59.	The Fire and Emergency Services Department has confirmed that the application of dry hydrants is an acceptable approach to water fire suppression. Please provide supporting documentation as to their specific application in this development. A draft plan condition will be stipulating that the final design of these dry hydrants will be subject to addressing Ontario Building Code criteria and subject to further approval from the Fire Department. (<i>Development Section, Engineering</i>)	Acknowledged. Refer to the Preliminary Engineering Report to be submitted.
60.	As the existing drainage swale within the west perimeter of Lot 7 accommodates external drainage as indicated in Figure 2.2b, it is desirable to have this area dedicated as a block to ensure that this drainage feature remains intact. (<i>Development Section, Engineering</i>)	The revised draft plan of subdivision incorporates the drainage swale into Block 29.
61.	Similar to the circumstance above, any external or altered drainage pattern must be directed to an acceptable outlet and must not be directed onto private lands. (<i>Development Section, Engineering</i>)	Acknowledged.
62.	As the proposed typical road section incorporates a rural cross section not recognized in Town standards but has also modified typical road design principles for a rural road, staff wish to advise that additional comments have been provided below in association with the proposed road section and its associated applications. (<i>Development Section, Engineering</i>)	Acknowledged.
STORMWATER MANAGEMENT		
63.	Pursuant to discussions with the Town's Public Works Department, please note that the Town has very strong reservations to the on-line linear filtration trench located below the proposed roadside ditches. At this time, it is felt that the Town of Caledon enter into discussions with the Conservation Authority to determine appropriate stormwater management approaches for the Oak Ridges Moraine Planning Area that would equitably balance the Town's desire to allow development and be mindful of	Pursuant to the January 2014 project submission, discussions and meetings have been held with Town and Toronto and Region Conservation staff, and it is our understanding that the concept of on-line linear filtration trenches is acceptable.

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>associated long term maintenance costs while ensuring that stormwater management criteria are suitably addressed. It is hereby acknowledged that the proposed linear application may not be an acceptable form of stormwater management. Further discussions between Town of Caledon Development Engineering, Public Works and your consulting engineers are required. (<i>Development Section, Engineering</i>)</p>	
64.	<p>Where dry swales are being proposed as an LID measure, following the CVC and TRCA design guidelines, it is recommended that the dry swale include the appropriate vegetative material (instead of aggregate) on top so that the swale will look more aesthetically pleasing and easier to maintain, particularly when located adjacent to streets, in prime view of residential frontages. (<i>Development Section, Landscape</i>)</p>	Acknowledged.
TRAFFIC AND TRANSPORTATION		
65.	<p>Street A has proposed horizontal centerline radii of 70.0 m and 75.0 m which are less than Town of Caledon standards for minimal accepted radii. It is understood that earlier discussions have deemed these appropriate. A Traffic Impact Brief shall be prepared to summarize these earlier discussions and speak to appropriate safety measures necessary to implement the reduced centerline radii in addition to speaking to safe intersection site distance and safe stopping sight distances for all associated roads in particular along Mount Wolfe Road. Please submit this Traffic Impact Brief with the next submission. (<i>Development Section, Engineering</i>)</p>	Acknowledged.
66.	<p>The 4.0% Street A intersection slope at Street B does not meet Town of Caledon Development Standards of 2.0% as identified on Table 3.3 for a stop approach. The Traffic Impact Brief should also speak and provide recommendation for an appropriate vehicular storage length at this approach. (<i>Development Section, Engineering</i>)</p>	Acknowledged. The preliminary road design has been revised to provide a 2.0% slope and appropriate vehicular storage length at this respective intersection.
67.	<p>Street B leading to the cul-de-sac is shown having a 6.0% grade while the Town's</p>	The preliminary road design has been revised to provide a 4.0% grade through the Street B and

**RESPONSE TO TOWN OF CALEDON COMMENTS DATED DECEMBER 3, 2014
HALL'S LAKE ESTATES (File No. 21T-98001C)**

	<p>maximum is 3.0% While staff acknowledge the road profile is likely in keeping with the existing landform, pursuant to discussions with the Town's Public Works Department this slope far exceeds what the Town would be prepared to accept. Additionally, Street B as it intersects with Street C is shown having slopes of 4.75% and 6.0% respectively while the Town's maximum is 3.0%. Please revise the plan accordingly. <i>(Development Section, Engineering)</i></p>	<p>Street C intersection, and a 3.0% grade through the Street B cul-de-sac.</p>
<p>68.</p>	<p>Although the circulated correspondence speaks to a 3.0 m road widening dedication along Mount Wolfe Road, the proponent must ensure that this dedication provides for a minimum 13.0 m right of way width from the existing right of way centerline. <i>(Development Section, Engineering)</i></p> <p>The following agencies have comments are attached for your review:</p> <ul style="list-style-type: none"> • Region of Peel – March 26, 2014 • Toronto and Region Conservation Authority – April 15, 2014 	<p>The revised draft plan of subdivision identifies a road widening block of 3.0m along the Mount Wolfe Road frontage providing a right of way width of 13.0 metres from the exiting right of way centerline.</p>