

STAT US	AGENCY/ DEPT	CONSULTANT	REVIEWER	COMMENT TYPE	#	COMMENTS/CONDITIONS	RESPONSE
C	Planning and Development - Community Services	Client/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee- yates@caledon.ca	Note	1	<p>1. This property is assessed as Residential (Total CVA, \$1.0 mn). The Town’s share of property taxes levied, based on current value assessment is approximately \$5,700. As at December 12, 2019, the property tax account in the name of Shacca Caledon Holdings Inc. is determined to be current.</p> <p>If the proposed developments were to proceed as planned (32 townhouse dwellings, and commercial space), the property’s taxable assessment value would change to reflect the developments that would have taken place.</p> <p>Development Charges will be levied as follows: a. Town of Caledon: (a) \$23,171.33 per townhouse residential unit; (b) \$56.16 per m² of commercial space. b. Region of Peel: (a) \$45,029.96 per townhouse residential unit; (b) \$226.30 per m² of commercial space. c. Effective February 1, 2016, the Region began collecting directly for most hard service development charges (i.e. water, wastewater and roads) for residential developments, at the time of subdivision agreement execution. d. School Boards: (a) \$4,572 per any residential unit; and (b) \$9.69 per m² of commercial space. e. Transit: (a) \$564.97 per townhouse residential unit; and (b) no charge for commercial space.</p> <p>The Development Charges comments and estimates above are as at December 12, 2019 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. Development Charges are calculated and payable at the time of building permit issuance. 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 the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the</p>	Acknowledged. Comment responses below.

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Dec. 3, 2020

C	Planning and Development - Community Services	GSAI/Surveyor/Client	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Registration	2	<p>2. In response to your circulation dated December 2, 2019, a search of the title to the Properties has been completed and the plan of subdivision has been reviewed: TOC, Community Services, Legal Services</p> <p>a. Legal Description: PIN: 14289-0188 (LT) Part Lot 4, Concession 6, EHS, designated as Part 1 on 43R-20293; except Parts 1 & 2 on 43R-21686; Town of Caledon; Municipality of Peel.</p> <p>Name(s) of Registered Owner(s): SHACCA CALEDON HOLDINGS INC.</p> <p>Mortgage(s): None</p> <p>Easement(s) with the Town or Region: None</p> <p>Other Issues: i. Title to the property is LT Conversion Qualified – in order to register a plan of subdivision, title must be converted to Land Titles Absolute Plus. ii. RO1087131 is By-law 95-08 registered on March 21, 1995. By-law 95-08 amends Heritage</p>	Acknowledged. Consolidation, agreements and matters respecting Heritage By-law 95-08 to be addressed prior to Registration.
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C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Note	6	6. Please confirm if municipal numbers are to be issued for any environmental and open space blocks (i.e. Blocks 3, 4, 5), by working with the appropriate agency. Please inform municipal numbering staff accordingly. TOC, CS, Municipal Numbering	To be confirmed by Staff as lands will be dedicated.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	7	7. Contrary to item 29 b. in the response matrix, a proposed trail connection from the existing trail adjacent the NHS Block 4 will be required by the Town to connect through to the Park Block 3. This will provide a better connection for the adjacent existing residential areas for use of the park block. The design and construction of the trail shall be at the sole cost of the developer. TOC, CS, Open Space Design	The trail can be accommodated if the Condominium board to the north wishes it to exist to provide an extension in this area and to the terminus of Leamster Trail. A trail can evolve naturally should the connection be deemed acceptable by the condo board. There is an existing trail connection to Leamster Trail so why the condominium board would facilitate this is questionable. If it is deemed to be desired, and approved by the condo board, an informal trail connection can be illustrated on Site Plan drawings. However, as noted, the exact trail location will evolve naturally and as existing. Further, the TRCA has stated that no trails are permitted through natural areas or buffers. Overall, and as agreed to by M. Cosentino in August 2020, this can be addressed at the Condition / Site Plan stage, as noted below in the Condition section of the comments given the flexible nature of the trail and discussions required with the condo board. An easement over the proposed townhouse road will be provided as a permanent solution to facilitate public access to the park proposed.
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					9	Comments that must be addressed prior to Draft Plan Approval	
C	Planning and Development - Community Services	Trafalgar/SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	9	9. Prior to Draft approval, the following comments on the Natural Heritage Evaluation/Environmental Impact Study and Management Plan must be addressed (please also see the attached TRCA letter dated Feb.18, 2020): a. Section 8.1.2 (Page 43) of the report makes reference to the butternut closest to Airport Road requiring future removal for widening by the Town. As Airport Road is a Regionally owned Road, the Open Space Design department will defer any comments to the Region of Peel. The Region shall confirm any required action regarding this tree including registering the tree with the MECP. TOC, CS, Open Space Design	The Region has requested preservation of this tree in the interim prior to Region-initiated road works being completed. The TPP and Grading Plans can facility the protection of this tree until such time that the Region decides to proceed with road works. SBK: Tree protection hoarding shall be installed along the limits of proposed grading to protect the established tree protection zones of Region trees to be preserved. Trafalgar: Grading in the area of the existing tree is to match existing in order to reduce impact on the tree.
C	Planning and Development - Community Services	Trafalgar/SBK/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	9	b. Please note that a maintenance buffer should be provided in between the naturalized buffer and the proposed development (including retaining walls, fencing, etc.). All maintenance of the proposed buildings, fencing, retaining walls and landscaping should be conducted outside the naturalized buffer. Please include the proposed NHS 30m buffer boundary to all relevant drawings (including civil, architectural, landscape) to demonstrate all potential maintenance will be conducted outside of it. TRCA	The majority of the development limit is delineated by chain link fence nearest the naturalized buffer which can be maintained from within the development limit only. Footings will only be constructed on private land. For the privacy/fence at the southwest corner, in the event access is required from adjacent properties or in the buffer, the planting plan will accommodate enough space. A gate has also been added in the event maintenance is required to ensure that the buffer area is not traversed and the fence accessed from inside the development from the gate proposed. The planting design of which will allow for appropriate space for maintenance activity that will not result in disturbance of the established features within it. if maintenance is required outside of the development limit, which is

C	Planning and Development - Community Services	Dillon/SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Site Plan Approval	9	<p>c. The EIS does not provide specifics on species, densities and configuration of the plantings within the buffer zone, nor do the Preliminary Landscape Plans. Also, please note that the Compensation and Buffer Areas are still significantly lacking woody coverage. TRCA staff might entertain the possibility of deferring these requirements to Site Plan Application, but please note that the following will be required:</p> <p>i. Please provide a robust Planting Plan for the proposed Compensation Area and NHS 30m Buffer Area. The goal of this buffer is to be naturalized, enhancing ecological form and function of the exiting natural system. Planting plans should include a diversity of species that are compatible to the existing forest and be of sufficient density (e.g. trees planted at 3 m on centre, shrubs planted at 1 m on center) and height to afford some immediate level of protection. Plantings should emulate a natural forest edge with smaller sized plant material at the front, and larger sized plant material along the existing forest.</p> <p>ii. All planting details should be provided, such as species, density, planting method, type of material (e.g. burlapped), and maintenance/monitoring schedule (minimum of 2 years, including watering, removal of invasive species, etc.). For seed mixes, please provide species, % composition and seeding method. The warranty period should be a minimum of 2 years.</p> <p>iii. All plants must be native to TRCA’s jurisdiction. Please refer to TRCA’s Flora Scores and Ranks, 2019, available at: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/08142613/2019_Flora_Ranks_Scores.pdf. For native species, please check species ranked L1 to L5 on this list; the remaining species are exotic and/or invasive species.</p> <p>iv. Please refer to TRCA’s Forest Edge Management Guidelines, available at: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2016/02/17185406/Forest_Edge_Management_Plan_Guidelines_July_2004.pdf.</p>	<p>Detailed buffer planting design will be addressed at the Site Plan stage as confirmed in the TRCA comments.</p> <p>Dillon: EIS to be updated at Site Plan stage. Planting layout, densities, details, maintenance & monitoring requirements etc. will be provided for TRCA review and approval.</p>
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C	M. Behar Planning & Design	GSAI/FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	<p>10. Prior to Draft approval, please address the following urban design comments:</p> <p>a. Please address comments provided by MBPD, Town of Caledon Urban Design Peer Reviewer, as provided in the attached letter dated January 7, 2020.</p>	<p>Acknowledged. See comment response provided to Moiz’s comment in the Urban Design section below.</p>
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	<p>b. The proposed commercial development is described on page 1 as a one storey development however the elevations indicate a 2 storey form. Please confirm. TOC, CS, Urban Design Planner</p>	<p>The second storey is not required, but has been facilitated per previous Urban Design comments and the Town request for the building to relate to the height of the heritage home. Change is not acceptable at this stage given the previous direction from the Urban Designer. Use of the space can be examined at the Site Plan stage or height ceilings, storage space can be provided.</p>

C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	c. The Urban Design Brief notes that the commercial buildings are organized around a central parking lot, however the site plan shows that the new commercial building flanks the south east corner only and the existing designated building flanks the north side. How does the car park meet and exceed the Town Wide Design Guidelines in its relationship to Airport Road and the residential properties to the south west? TOC, CS, Urban Design Planner	See Section 10.1 i) - building frontages should occupy 50% frontage, parking can occupy the rest.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	d. The commercial development along Airport Road mimics that of the gable of Allison’s Grove in its form, however the designated building is a one and a half storey residential building. The Secondary Plan suggests that the commercial development reflect “maintaining the historic character and desire for a traditional “main street” commercial area with appropriate (and preferably traditional) architectural style. Further discussion is required as to how the proposed design can change from residential to commercial in its form and detailing. TOC, CS, Urban Design Planner	We have met the Secondary Plan requirements and have addressed comments from the Urban Designer in the first and second submission. Refer to Urban Design Brief and samples and illustration within the document demonstrating how the proposed buildings relate to the Allison's Grove features.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	e. Section 2.8.3 of the “Community Design and Architectural Design Guidelines, Caledon East” describes new buildings as being either of the same Gothic Revival style and materials as the existing heritage home or resemble the compatible outbuildings. How do the proposed townhouses relate to this comment? TOC, CS, Urban Design Planner	See Section 3.3 of Urban Design Brief for details of the elements used.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	f. Section 1.5 of the Urban Design Brief points to various requirements of the Town Wide Design Guidelines but gives no reference to the sections that they relate to. Please update the Urban Design Brief to reference those quoted sections. TOC, CS, Urban Design Planner	The purpose of the Report is to respond to the guidelines.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	g. The Urban Design Brief discusses relevant policy in Sections 1.4 and 1.5 but does not provide the support for how the proposed design meets or exceeds these guidelines for all new buildings. Please update the Urban Design Brief to provide these details in the relevant sections. TOC, CS, Urban Design Planner	This information is provided in Sections 2.4, 2.5, 3.1, 3.2 nd 3.3 of the Urban Design Brief. We do not feel it necessary repeat this information in this location of the Brief.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	h. The Architectural Design Guidelines 2.4.10 note that there should be minimal visual impact of the garage and maximize the architectural character by designing lots that have driveway access from the rear, which includes condominium development. How do the proposed townhouses meet these requirements with their street facing garages? TOC, CS, Urban Design Planner	2.4 Proposed Lot Sizes and Townhouse Design: The residential component of this site plan proposes 6.1 meter wide townhouses that will flank onto Airport Road. The Community Design and Architectural Guidelines had indicated that one of the possible ways of establishing a North Community Gateway was with the use of “flankagelots”. The flankagelots, combined with the road layout helps to minimize the visual impact of the garages and maximize the architectural character of the new residential buildings. The design of the townhouses further reinforce this by recessing the garages behind the faces of the habitable rooms or in some cases porches..
C	M. Behar Planning & Design	SBK	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	i. How has Section 2.4.11 been met in the proposed development? TOC, CS, Urban Design Planner	The Brief has been structured to address the guidelines.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	j. Section 1.6 should be expanded to include the residential townhouse component of the proposed development as it is relatable all of the policy documents identified in Sections 1.4 and 1.5 of the Urban Design Brief. TOC, CS, Urban Design Planner	This information is provided in sections 2.4, 2.5, 3.1 3.2 and 3.3 of the Urban Design Brief.

C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	k. Section 1.6 requirements for parking should be revised to reflect the requirements of the Secondary Plan and the Town Wide Design Guidelines in terms of the parking lot location and its proximity to Airport Road. TOC, CS, Urban Design Planner	Parking is in compliance with the Zoning By-law and the Secondary Plan/Town Wide Design Guidelines for location. See response above.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	l. Section 2.3 focuses on the deterioration of the designated house, however it does not mention the adaptive re-use, the conservation plan or the proposed rehabilitation of the missing architectural elements. Please revise this section to comment on the aforementioned points. This should also include how the designated building will be protected while the interior is to be “completely gutted and rebuilt”. TOC, CS, Urban Design Planner	Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	M. Behar Planning & Design	FBP/ASI	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	m. Section 2.2 and 2.3 should mention the possibilities of what adaptive re-use could entail based on the comments from the Heritage Resource Office and suggestions proposed by the Cultural Heritage Impact Assessment. TOC, CS, Urban Design Planner	Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	n. Although Blocks 1 and 2 “flank” onto Airport Road and therefore negate the impact of garages and driveways, Blocks 3, 4 and 5 do not “flank” onto Airport Road and are direct facing. Please provide a rationale and confirm how Blocks 3, 4 and 5 meet the Community Design plan and the Architectural Design Guidelines. TOC, CS, Urban Design Planner	See Section 3.1 - large front porches draw eye away from garage.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	o. Please provide a street scape elevation along Airport Road that shows how the townhouses, Allison’s Grove and the commercial development all relate to each other and how the carpark will be screened from Airport Road. TOC, CS, Urban Design Planner	A streetscape drawing is included with this submission.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	p. Provide more context to Section 2.5 in relation to suggested commercial uses, division of space within the building and clarify the use of one storey as the elevations show a two storey height. Will the second storey be habitable or will it be vaulted to the roof? If vaulted then light wells should be introduced to help open the interior space. These should be architectural features that point to a more contemporary design philosophy. TOC, CS, Urban Design Planner	No residential area, windows decorative, light provided. Second storey provided to be consistent with the existing heritage home at the request of staff.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	q. The traditional built form of Allison’s Grove has no hipped roofs. In order to meet the Architectural Design Guidelines and the Secondary Plan, flankage elevations should also have principle gables that reflect the form and mass of those on the designated house and hipped roofs should be kept to a minimum. The proposed flankage elevations ‘A’ and ‘B’ should reflect the principles of the Gothic Revival style to provide a contemporary interpretation of this historic style. TOC, CS, Urban Design Planner	The style is reflected in the design but not copied.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Draft Plan	10	r. Further discussion is required on Section 3.2. The Architectural Design Guidelines speak to a commercial historic main street architecture. The proposal is predominantly mimicking the designated residential form. This is also two stories in height and the question remains as to the impact and value of an unused second floor. TOC, CS, Urban Design Planner	The proposal only has 1 floor level. It has high ceilings disguised as a second floor in elevation.

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C	Planning and Development - Community Services	R.J Burnside	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	11	<p>c. The proposed development includes a commercial block which is within WHPA-C with a Vulnerability Score of 8. Any activity that would include storage or handling of Dense Non- Aqueous Phase Liquids (DNAPLs) would be significant threat and would be prohibited. This prohibition would likely impact the selection of tenants on commercial block. Given the high vulnerability score for WHPA-C, the Risk Management Official for the Region of Peel should be consulted to ensure that none of the activities on commercial block take place that represent significant drinking water threats under the Clean Water Act, 2006. TRCA</p>	<p>Noted. Risk Management Official will be consulted when choosing tenants for commercial block to ensure that none of the activities represent significant drinking water threats.</p> <p>The uses proposed in the Zoning By-law are not sensitive uses and consist primarily of retail, commercial and residential uses, in keeping with the requirements of the existing Official Plan designation.</p>
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	12	<p>12. Prior to Draft Plan Approval, the following Stormwater Management (SWM) comments must be addressed:</p> <p>a. The proposed impervious calculations are acceptable. Staff reviewed the OGS sizing and consider that the proposed units would be able to achieve only 60% long term removal of total suspended solids. Further the Stormceptors are not ETV certified and are not supported by TRCA. Due to the relatively small area that is going to be developed and the fact that two infiltration galleries are provided, we may be able to accept the proposed water quality control measures provided equivalent ETV certified oil and grit separators are used. This should be confirmed as part of the detailed design stage. TRCA</p>	<p>The Stormceptor STC units are no longer proposed. Stormceptor EFO6 (Residential) and EFO4 (Commercial) OGS units are sized using the CA ETV distribution and are proposed to provide an average 60% removal of annual TSS. CB Shields are proposed on CBs located within paved areas to provide an additional 50% removal. The combined removal of the treatment train (CB Shield to OGS) provide an average annual removal of 80% TSS.</p>
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	12	<p>b. Storm drainage for the draft plan must be reviewed and approved by the Region of Peel. Subject to detail design change, it is proposed that the 32 lots townhome development will discharge through the commercial site to a proposed catchbasin manhole on the northwest corner of Walker Road West and Airport Road. From here it will discharge in to the Region’s 600 mm storm sewer on Airport Road. A STC 2000 oil grit separator is proposed prior to the storm drainage from the townhouse development entering a 375m3 storage/infiltration gallery. The commercial block drains to a STC 750 oil grit separator before entering a 189 m3 storage/infiltration gallery. The commercial and townhouse blocks than combine before exiting ditch outlet on Airport Road that discharges into the Regional storm sewer on Airport Road. The north and west landscaped portion of the Allison Grove’s House drains uncontrolled towards the condominium while the eastern portion sheet flows uncontrolled to Airport Road. TOC, CS, Development Engineering</p>	<p>The storm drainage plan has been partially approved by the Region of Peel, subject to detail design of the storm connection at Airport Road. Email from Region has been appended to the FSR.</p>

C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	12	c. The FSR indicates that a small section of the commercial development will drain onto the residential development, therefore a drainage easement will need to be provided in favour of the commercial development. TOC, CS, Development Engineering	Acknowledged. Easements to be established as Conditions and at the Site Plan stage.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	12	d. Additionally, the FSR indicates that OGS units will be utilized to meet Level 1/Enhanced protection such that 80% TSS removal is achieved. It is important to note the that TRCA only credits OGS units with 50% TSS removal. An alternate method of providing quality control should be explored. TOC, CS, Development Engineering	Level 1 protection is proposed by way of a treatment train consisting of CB Shields installed within paved areas and Stormceptor EFO units. CB Shields provide approximately 50% TSS removal and the EFO units are credited with 60% removal. The combined TSS removal of the treatment train is 80%.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	13	<p>13. Prior to Draft Plan Approval, the following Functional Servicing (FSR) comments must be addressed:</p> <p>a. The Feature Based Water Balance provided in the Functional Service Report is considered insufficient. The wetland hydrology encompasses much more than the average annual depth of water; for example, aspects of wetland hydrology such as the proportion of total inflow derived from surface or groundwater, the timing and duration of the flows, the timing of water level drawdown over the growing season, all contribute to the maintenance of a particular ecological function. These aspects have not been considered in the feature-based water balance provided:</p> <p>i. Please provide an assessment that includes an analysis of the sensitivity of the wetland and an evaluation of the magnitude of potential hydrological change. Please refer to TRCA’s Wetland Water balance Risk Evaluation document, available at: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/01/17104739/WetlandWaterBalanceRiskEvaluation_Nov2018.pdf.</p> <p>ii. Page 8 of the Functional Servicing Report states that no rainfall events were recorded for the months of December-March. Given that the water derived from snowmelt can be a major factor in the hydrology of wetlands, would it be possible to incorporate the snowfall events from Dec-March into the modelling? TRCA staff is concerned that the fact that this precipitation is not being accounted for is preventing an accurate assessment of the hydrological impacts to the wetland to be done.</p> <p>iii. Given the absence of boreholes to the west, closer to the wetland and creek, could you please elaborate on how the groundwater was interpreted not to flow towards west? TRCA staff is concerned that impacts to the groundwater (on site infiltration) might change the hydrological conditions of the wetland.</p> <p>iv. TRCA staff is concerned that contaminated water will be infiltrated on site and result in impacts to the wetland. Please explain where salt-contaminated water will be directed to. TRCA</p>	<p>i.) A risk assessment has been undertaken and based on the magnitude of hydrological change, the assigned risk is Low Risk. Per Figure 3 of the TRCA Wetland Water Balance Risk Evaluation Document, monitoring is not required, a non-continuous hydrological model is required at monthly or higher resolution, and a mitigation plan is required. A part of assessing and addressing the Water Balance requirements, R.J. Burnside has prepared a non-continuous model and discuss water balance in their hydrogeological report. The FSR prepared by Trafalgar Engineering continues to include the continuous model prepared previously to further review the degree of hydrological change.</p> <p>ii.) Given the Low Risk assignment based on the low magnitude of hydrological change, we believe that the current model as a complement to the non-continuous hydrological model prepared by R.J. Burnside is satisfactory in its current state.</p> <p>iii.) [Per SC at R.J. Burnside] Boreholes were drilled up to the edge of the wooded area and piezometers were installed along the creek. Burnside completed groundwater flow mapping based on the determined groundwater elevations, topographic relationships and data from piezometers installed along the creek. The elevation data available indicates that surface topography slopes south and southeast. Groundwater flow does not typically oppose the topographic slope.</p> <p>iv.) [Per SC at R.J. Burnside] Groundwater flow in the area of the development is not towards the wetland and will therefore not impact water quality in the wetland. [Per Trafalgar] The underground detention facilities are to be waterproofed to provide protection against road salt and other contaminants.</p>
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	13	b. Please provide a digital copy of the EPA SWMM model in the next submission. TRCA	A digital copy of the EPA SWMM model has been provided.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	13	c. Please advise the applicant to revise the Functional Servicing Report to include findings and recommendations of the FBWB assessment along with details on the proposed LID measures that would be required to offset potential changes in runoff. TRCA	The FSR has been updated accordingly.

C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	13	d. All water servicing for the draft plan must be reviewed and approved by the Region of Peel. Subject to detail design, it is proposed that the 32 lots and the commercial block will connect directly to an existing 300mm watermain on Airport Road. The heritage house is currently connected to the 300 mm watermain, and that connection will remain in service. TOC, CS, Development Engineering	Noted.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	13	e. All sanitary servicing for the draft plan must be reviewed and approved by the Region of Peel. Subject to detail design, it is proposed that the 38 lots will connect directly to an existing 250mm diameter sanitary sewer located on Walker Road West. This connection will require easement through the commercial block. The commercial block will connect directly to the 250 mm sanitary sewer located on Airport Road. TOC, CS, Development Engineering	Noted. To clarify, there are 32 residential lots proposed not 38.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	14	14. Prior to any approvals, the following Grading/Drainage comments must be addressed: (TOC, CS, Engineering) a. The revised submission indicates that a 2.95 m retaining wall will be installed. The Town’s maximum allowance for retaining wall height is 2.5 m. Should higher heights be required then the retaining walls are to be tiered. Additionally, detailed design of the retaining walls is required through the draft plan process to determine if tiebacks are required. Should the tie backs extent beyond the developer’s property limits, then the developer is to acquire easements from the affect lands (i.e. lands to the north and/or the Region’s right of way). If easements are required but cannot be secured,	a. Localized changes to the grading design have reduced the wall height to 2.5m.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	14	b. The townhouse blocks on the north side have a drainage slope towards the rear of the property which creates a ponding depth that will inundate the dwelling. Since there is significant grading occurring, that section should be designed for the overland flow from the rear yard to drain towards the roadway. c. The Town’s standard for minimum storm sewer cover is 1.5 m. d. Notes on the grading plan reference Halton Region and Town of Oakville. e. Use Town Standard Drawing No. 223 for the Private Road Cross Section Common Element Condominium Road.	b. A preliminary FFE has been added to the Grading Plan to clarify that there is no inundation of the finished floor. c. Where minimum cover is not achievable the storm sewer is to be insulated per the Ontario Building Code. d. The references to Town of Oakville and Region of Halton have been removed. e. The cross section is in general conformity with standard 223.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	15	15. Prior to Draft Approval, the following Erosion and Sediment Control comments must be addressed: (TOC, CS, Development Engineering) a. An erosion and sediment control plan was submitted as part of this submission, however it does not indicate what ESC measures will be implemented during the grading and servicing phase phases. Prior to the initiation of grading or stripping of topsoil, the Owner shall submit an Erosion and Sedimentation Control Plan including a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the Town. Topsoil storage shall be limited to the amount required for final grading. with excess removed from site.	Noted. At the detailed design stage and prior to issuance of permit, a sediment and erosion control plan must be prepared to the satisfaction of TRCA and the Town of Caledon. ESC plan included with resubmission for review.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	16	16. Prior to Draft Plan approval, the following Road Network/Draft Plan comments must be addressed: (TOC, CS, Development Engineering) a. The proposed road access for the development will remain private and as a result the applicant or the subsequent condominium corporation will be responsible for all future maintenance and reconstruction costs. The final design of the road access will be reviewed and approved at the detail design stage.	Acknowledged.

C	Planning and Development - Community Services	Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	16	b. The site’s two accesses to Airport Road for the draft plan must be reviewed and approved by the Region of Peel. All works within Walker Road West’s right of way will require reinstatement to its original condition or better, all to the satisfaction of the Town. A road occupancy permit will be required from the Town’s Public Works Department for any works required in the Town’s right of ways.	Acknowledged. Both accesses to Airport Road have been approved by the Region of Peel. See included email correspondence and specifically email dated September 14, 2020 from the Region of Peel.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	16	c. The applicant is to construct the sidewalk along the north side of Walker Road West from their western property line to Airport Road. The sidewalk is to be constructed to Town standards and its location indicated on all plans.	Email from D. Haines dated October 22, 2020 confirms this can be dealt with at detailed design.
C	Planning and Development - Community Services	Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	16	d. The applicant will need to confirm with the Town and Region’s Emergency Services that the internal road design meets all their requirements (fire route, turnarounds).	A truck turning analysis was completed for the site to confirm that an emergency vehicle can navigate the site without any conflicts. The diagram has been included as Appendix L in the Traffic Impact Study. Emergency Services as confirmed suitability of the road widths and design radius'. See email from the Town's emergency services dated October 21, 2020.
C	Planning and Development - Community Services	HGC	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	17	17. Prior to Draft Plan approval, the following Noise Feasibility comments must be addressed: (TOC, CS, Development Engineering) a. The major source of noise impacting the site is from Airport Road, therefore the Town will defer comments on the noise feasibility study to the Region. The Town will undertake a detailed review of noise reports submitted in support of site plan applications for the townhouse and commercial developments.	Noted. For the Town's reference, an updated Noise Study is included in the submission to address Regional comments.
C	Planning and Development - Community Services	Terraprobe	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	18	18. Prior to draft plan approval, the following Environmental Site Assessment issues must be addressed: (TOC, CS, Development Engineering) a. An updated Phase One Environmental Assessment report was submitted for review. The report recommends that a Phase Two Environmental Assessment be submitted be prepared in order to file for the Record of Site Condition.	The underground storage tank has been removed. All final Phase 1 and 2 ESA Reports for conveyance and site lands have been submitted to the Planner previously and again on July 6, 2020. The following Reports have been provided to the Town and are included again with this resubmission: -Updated Phase One ESA for entire Property -Updated Phase Two ESA for entire Property -Phase One ESA for blocks 4, 5 & 6 (Parkland) -Phase Two ESA for conveyance lands -Phase Two ESA for blocks 4, 5 & 6 (Parkland)
C	Planning and Development - Community Services	Terraprobe	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	18	b. The response matrix prepared by Glen Schnarr & Associates Inc. indicates that a revised Phase Two report will be prepared once the underground storage tanks have been removed.	The underground storage tank has been removed. All final Phase 1 and 2 ESA Reports for conveyance and site lands have been submitted to the Planner previously and again on July 6, 2020. The following Reports have been provided to the Town and are included again with this resubmission: -Updated Phase One ESA for entire Property -Updated Phase Two ESA for entire Property -Phase One ESA for blocks 4, 5 & 6 (Parkland) -Phase Two ESA for conveyance lands -Phase Two ESA for blocks 4, 5 & 6 (Parkland)

C	Planning and Development - Community Services	Terraprobe	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Draft Plan	18	c. A Record of Site Condition is required for the block of land that is to be dedicated to the Town.	Upon review of the ESA Reports by the Region and Town, an RSC will be filed. This can be a Condition of approval or addressed at the Site Plan stage.
					19	Comments that must be addressed Prior to the Official Plan Amendment	
C	Planning and Development - Community Services	FBP/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	19. Prior to the Official Plan Amendment, the following Cultural Heritage comments must be addressed: (TOC, CS, Heritage Planner) a. Comments provided by the Control Architect should be clearly responded to and all requests provided in terms of site sections and the relationship with the proposed and existing building.	Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified and the building designs cannot yet be specific. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	b. The updated CHIS was not submitted with this application. This was requested as part of the first submission comments	The updated CHIS was submitted on August 8th, 2019 and again to staff on May 8th 2020 and June 14, 2020.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	c. Please confirm who “Montego Investments Limited” are.	The correct ownership name is SHACCA CALEDON HOLDINGS INC.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	d. A Conservation Plan is integral to the future development of the building. It lays out the timelines that maintenance would be required on the building and how that maintenance should be conducted, regardless of occupancy. As the proposal and requirement of the Heritage Resource Office is to have the missing components of the building replaced (barge board, entrance canopy, etc.) then these should be completed as part of the sites ongoing development. A draft of the Conservation plan will be required before Draft Conditions are approved.	Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	Planning and Development - Community Services	FBP/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	e. Measured drawings of the existing building are required. These will constitute plans, sections and elevations. The floor plans will be required to show how the proposed adaptive re-use will work within the existing structure.	This is a component of the SCP. Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	Planning and Development - Community Services	FBP/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	19	f. Drawings of the designated building will show the extent of the requirements of the Heritage Resource Office for the replacement of the front entrance verandah, bargeboard gable details and the rear addition.	This is a component of the SCP. Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	Planning and Development - Community Services	FBP/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	g. The drawings will inform the Conservation Plan as it shows mitigation of all repair and restoration of brickwork, pointing, eaves, detailing and all associated repairs as indicated in the Conservation Plan to restore the designated building back to its original state.	This is a component of the SCP. Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.

C	Planning and Development - Community Services	FBP/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	h. The Conservation Plan will reference and utilize policies and direction given through Parks Canada's The Standards and Guidelines for the Conservation of Historic Places in Canada	This is a component of the SCP. Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	Planning and Development - Community Services	Powers	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	i. A Stage 3 AA was conducted, and numerous materials removed from the site. The Heritage Resource Office requests a copy of the report and catalogue of items recovered. This report is a requirement of the next submission.	The Stage 1 and 2, 3 and 4 Archeological Assessments are included with this resubmission for the Town's sign off. The Reports are ready to be provided to the Ministry.
C	Planning and Development - Community Services	Powers	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	j. The Stage 3 AA Memo submitted identified that a Stage 4 AA is required, and the memo has outlined a number of mitigation suggestions surrounding this that may have an impact on the development of the site. Further discussion is required on this prior to the Stage 4 report being submitted and action being taken.	Based on the recommendations of the Stage 3 Report, the Stage 4 study was undertaken and completed. The Ministry is the approval authority.
C	Planning and Development - Community Services	FBP/GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	k. Scaled sections through the existing house that show the buildings relationship to the new townhouses and proposed grading are required. These sections should show how the existing building will retain its prominence on its prominent elevation in relationship to the surrounding development.	This is a component of the SCP. Staff have confirmed via email that the SCP can be a Condition of Draft Plan approval as a tenant has not yet been identified. These design elements can be incorporated at the detailed design stage. See email dated September 5th, 2019.
C	Planning and Development - Community Services	Trafalgar	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	l. Ensure all grading around the existing house drains water away from the building on all sides.	The heritage house is located on a hill. All sides drain away from the building.
C	Planning and Development - Community Services	GSAI/FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	m. A 10m buffer around the designated building known as Allison's Grove would better represent the heritage conditions in terms of building relationship to heritage landscape and placement.	The heritage buffer has been maximized to the surrounding lot lines and as close as possible to the Airport Road frontage where there are widenings and land dedications required. A 4.5 metre reserve is accommodated along the frontage of Airport Road, consistent with the requirement for townhouses and per Regional requirements. The heritage buffer has been expanded to the extent possible in consultation with the Town's Heritage staff. The heritage resource is regulated by existing By-laws 1995-008 and 1993-013.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	a. Please submit a revised OPA in a word version to permit a tracked changes version. In addition, please supply an OPA schedule in accordance with the Town of Caledon's digital submission standards for Official Plan Amendment (attached).	Included with submission. Retirement Home included at the request of staff and Council.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	OPA	19	b. Further comments will be made once the above has been addressed.	Acknowledged. All matters that can impact the Official Plan Amendment and Zoning By-law Amendment have been addressed. The building and road locations are established by the technical justification and Regional and Town confirmations provided in this resubmission. All other matters should be addressed at the Condition and Site Plan stages.
					20	Comments that must be addressed Prior to the Zoning By-law Amendment	
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	20. Prior to Rezoning, the following comments must be address: (TOC, CS, Planning & Zoning) a. Please see the attached redlined Draft Zoning By-law Amendment.	Acknowledged. Where a provision has not been added, compliance with the parent RT zone is achieved. While staff have indicated some provisions, to be required, it is our opinion that the redline contains some provisions that are not required as the minimum requirements are met. We would be happy to discuss further.

C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	b. The applicant is proposing to construct 32 Common Element Townhouse Units with two commercial buildings. One commercial building 752.59m2 and the Heritage House with commercial 470m2. Staff note an apartment building; senior’s retirement facility is being proposed and no site plan has been submitted to determine any zone standards that may be required. Staff suggest that if they are proposing the following they should have their own zoning exception with standards Long Term Care Facility, Senior Retirement Facility and Apartment Building. If this is what is being requested staff require a concept plan, site plan, elevation, parking, and any other standards for a proposed apartment building, or senior’s retirement facility to assist with proposed draft zoning by-law.	These uses were included at the request of staff and Council. We would be happy to remove them but it is our opinion that they should remain in the event these uses are feasible in the future. Parking and zone standards can be addressed at the Site Plan stage as any proposed use must be in compliance with parking standards prior to an approval. A new Zoning By-law Amendment or Minor Variance can be requested if amendments to other zone standards or parking are required. Detailed drawings can be provided at the time uses are sought.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	c. Visitor parking for the Townhouses is to be in front of the Townhouse and not shared with commercial parking spaces.	Visitor parking for the townhouses is in front of the townhouses and is not shared with the commercial parking spaces. The statistics provide separate parking calculations for each component, residential and commercial.
C	Planning and Development - Community Services	GSAI/Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	d. Staff require a parking standard for each proposed commercial use to ensure parking can be accommodated.	Parking has been provided in accordance with the retail commercial requirement of 1 space / 20 m2 of GFA. Staff have agreed to this commercial/retail rate for all commercial uses proposed. Uses proposed in commercial zone are retail commercial related. Zoning By-law revised accordingly. Upon signing of tenant leases, parking can be allocated based on existing tenants and available spaces. See parking justification letter included with submission.
C	Planning and Development - Community Services	GSAI/Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	e. Entrance Width on the site plan for the proposed condominium townhouse development, dated October 25, 2019 - No dimensions have been provided to determine if the development will comply with the zoning. Entrance separation dimension is required to confirm if the development will comply with the minimum 9m for two-way and 22.5m separation. Entrance Setback is required to determine the development will comply with the 9m.	See updated Concept providing for the setback distance between entrances and from parking spaces.
C	Planning and Development - Community Services	GSAI/Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	f. Staff is seeking confirmation that the proposed parking spaces located along Walker Road West will not hinder the sight triangle.	See added dimension from parking spaces nearest Walker Road. The parking space is outside of and setback from the sight triangle.
C	Planning and Development - Community Services	GSAI/Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	g. Staff seeking confirmation if the sidewalks are to connect with Walker Road West. If the sidewalks are to extend to Walker Road West, then the parking spaces will be required to be relocated.	An internal sidewalk connection provides access from the townhouses to the commercial development and Walker Road West.
C	Planning and Development - Community Services	Crozier	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	h. Staff seeking confirmation that sidewalks will be created along Airport Road or already existing. Staff seeking confirmation if sidewalks will be added from the Townhouses to access the two proposed commercial uses.	<p>An approximate 1.5 metre concrete sidewalk exists on the west side of Airport Road adjacent to the site. Additionally, a 1.55 metre sidewalk is proposed along the west side of the condo road (Allison's Grove), which ties into the commercial block opposite Building 'B'.</p> <p>It is further noted that a "Preliminary Preferred Design" has been released as part of the Airport Road EA which indicates that a new multi-use pathway is proposed along the west side of the roadway, replacing the existing sidewalk.</p>

C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	i. Staff is suggesting that the following standard be included in by-law. i. For the CV-BBB zone a planting strip shall be required along each street adjacent to a parking area. ii. Staff is suggesting a 3m strip. Seeking confirmation. iii. Planting Strip Location: A Planting Strip shall be required along front and exterior lot line of 3m (staff to confirm as it appears the proposed commercial B will not comply).	A 2m planting strip can be provided following the land dedications and establishment of the new property line. The only intrusion is the porch of the commercial building which is required to maintain heritage attributes. Added to Zoning By-law.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	j. Staff is seeking confirmation that if an Apartment building is constructed, the following provisions would be applicable. i. Staff seeking input regarding these standards. Refer to proposed CV Zone: Play Facility (9) Play Facility Area (minimum 4%) Play Facility Location (10)	The apartment building provisions have been removed from the Zoning By-law. They remain in the Official Plan Amendment to permit the use in principle as requested by Council and staff. Should these uses be sought in the future the appropriate amendments will be sought and a Site Plan Approval application will be required.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	k. Staff is seeking confirmation regarding the following: i. When calculating lot area, the entire lot area will be used and the most restrictive of the minimum lot area standards shall apply; ii. When calculating lot frontage, the zone standard for the zone in which the frontage is located shall apply. If the frontage extends through more than one zone, the most restrictive of the minimum lot frontage standards shall apply; iii. When calculating landscaping area, the entire lot will be used and the most restrictive of the minimum landscaping area standards shall apply; iv. When calculating any other zone standard that is expressed as a percentage, it shall be calculated as a percentage of the zoned area and not as a percentage of the lot area.	The statistics presented are correct and have been produced in accordance with each Lot Area and zoned standard that applies.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	l. Staff note if stairs are proposed into the garage that the parking space size of 2.75m x 6m may not comply. Seeking confirmation as to the dimension of steps and how far they may proceed into garage.	To be addressed at Site Plan stage. There will be a limit of 2 risers into the house.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	m. Staff is seeking confirmation regarding the Building Height of the Townhouse proposal. Staff note that the Townhouse Block plans do not provide mid peak height and finished grade. Staff seeking revised plans to determine the Building Height for the zoning by-law. Staff seeking plans that indicate the dimensions of the balconies and how far they protrude.	New elevation drawings with the height and average grade level have been addressed on all blocks and the commercial building.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	n. Building Height Definition: Building Height means the vertical distance between the finished grade of the lot on which the building is situated and: a) the highest point of the roof surface of a flat or domed roof; or b) the deck line of a mansard roof; or c) the median level between eaves and ridge of a gable, gambrel or hip roof.	FBP has added the average grade and building height to the front elevation of all blocks and the commercial building.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	o. Staff note that if any ornamental is proposed on the residential or commercial they must be shown on an elevation drawing with the height.	Ornamental components will be addressed on the building elevation drawings including height when working drawings are prepared.

C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	p. Illumination: Staff seeking confirmation that it will meet the 4.5m setback from the lot line.	Lighting to be addressed at Site Plan stage.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	q. Please indicate on site plan, the standard for Illumination as per Zoning By-law 2006-50, as amended.	Lighting to be addressed at Site Plan stage.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	r. Proposed zoning indicates a medical centre. Staff has a concern with this request as requires large number of parking. Staff suggest that the applicant reviews medical centre versus a clinic and how the parking will be addressed.	Medical centre removed.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	s. The applicant is proposing a drive through service facility. Staff suggest that this use be removed as it should be demonstrated how this could be accommodated.	Drive through removed.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	t. The applicant is proposing a long term care facility as part of the commercial building. This use would not be permitted in a commercial zone. Building apartment senior citizens would not be permitted in a commercial zone.	Included at the request of staff and Council. In the future, and in the interest of a changing demographic, we agree that a senior's use should be included in the list of permitted uses. Detailed design of any future residence will require further review and applications.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	u. Zoning by-law draft for commercial is not properly formatted.	The By-law has been reformatted.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	ZBLA	20	v. Staff note further comments will be provided during a revised submission and amended draft bylaw.	Based on the above analysis and comment responses, there should be nothing remaining preventing the Official Plan Amendment, Zoning By-law Amendment and Draft Plan from proceeding. All remaining matters can be addressed at the Site Plan stage and as Conditions of Draft Plan approval. If formatting or specific use requests need to be discussed, we would be happy to do so.
						Comments that must be addressed through the Conditions of Draft Plan Approval	
C	Planning and Development - Community Services	GSAI/Client	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	21	21. Please note that the Town will require as a condition of draft approval, that prior to offering units for sale and in a place readily available to the public, the owner will display information regarding universal design options that may be available for purchase within the development prior to offering units for sale. TOC, Corporate Services, Accessibility	Acknowledged.
C	Planning and Development - Community Services	GSAI/Client	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	22	22. The proposed Park Block 3 size and location is acceptable. If the current park size is over the required 5% parkland value, any over dedicated lands must be given gratuitously to the Town. TOC, CS, Open Space Design	Acknowledged.

C	Planning and Development - Community Services	GSAI/Client	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	23	23. At the detail design stage, the applicant must confirm who they will be marketing the condo units to (families, seniors, etc.) in order to verify what amenities shall be proposed in the park block. TOC, CS, Open Space Design	Acknowledged.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	24	24. A trail connection from Park Block 3 to NHS Buffer Area Block 6 will be required. TOC, CS, Open Space Design	See above. Agree this should be detailed design / Conditional item, pending discussions with the Condominium board.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	25	25. A public access easement will be required within Condominium Block 1 for public access to the Park Block. TOC, CS, Open Space Design	Acknowledged. An easement will be created and can be included as a Condition.
C	Planning and Development - Community Services	Trafalgar/SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Condition	26	26. Prior to executing the Grading Agreement, as further modifications may be required at the detail design stage, the following will be required: a. Update the Tree Protection Hoarding Town Std. detail 707 to the new Town Std. detail 605. b. Add Tree preservation note Town Std. details 710 & 711. TOC, CS, Open Space Design	Acknowledged.
					27	Comments that must be addressed through a future Site Plan Application	
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	27	27. Please confirm that a fire hydrant is located 90 m horizontally from the commercial development in accordance with 3.2.5.7.(2). TOC, CS, Fire	The commercial building has fire standpipe for fire fighting.
C	Planning and Development - Community Services	GSAI	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	28	28. Fire Department access route signs shall be provided and installed in accordance with Town of Caledon By-law 2015-058. TOC, CS, Fire	Acknowledged.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	29. Please note that the following Accessible provisions must be met (TOC, Corporate Services, Accessibility): a. If a Community Mail Box is installed, the area shall be well lit via a light standard and a curb depression from the sidewalk and/or roadway to the mail box landing area.	These requirements are addressed in the location of the mail box.
C	Planning and Development - Community Services	GSAI/FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	b. Exterior travel routes (sidewalks) shall be a minimum of 1.5 m wide as per the Design of Public Spaces legislation of the AODA, pertaining to exterior travel routes.	All travel routes are minimum 1.5m. See site plan.
C	Planning and Development - Community Services	GSAI/SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	c. Walking trails within the proposed public park shall be designed in compliance with the technical requirements for recreational trails as per the Integrated Accessibility Standards of the AODA.	To be addressed at Site Plan stage.

C	Planning and Development - Community Services	GSAI/SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	d. Should playground equipment be proposed for the public park, the outdoor play space shall comply with the technical requirements of the Integrated Accessibility Standards of the AODA.	To be addressed at Site Plan stage.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	e. Site Plan shall indicate that accessible parking spaces comply with By-law 2015-058 – Schedule “K”.	To be addressed at Site Plan stage.
C	Planning and Development - Community Services	GSAI/FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	f. All sidewalks shall be connected, when crossing over to another street, with accessible features such as tactile surfaces and curb ramps.	See Traffic Impact Study, Landscape Plan and Site Plan for details of sidewalk connections.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	g. Site Plan shall indicate that the main entrances of the proposed retail block be are barrier-free with either a power door operator or an automatic sliding door feature as per the barrier free section of the Ontario Building Code.	To be addressed at Site Plan stage.
C	Planning and Development - Community Services	GSAI/FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	h. Site Plan shall indicate exterior lighting at the proposed retail main entrances and accessible parking spaces shall be at a lighting level not less than 35 lux.	To be addressed at Site Plan stage.
C	Planning and Development - Community Services	FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	i. Architectural: TOC, CS, Building Services i. Provide location of all private fire hydrant locations. ii. Provide OBC matrixes for all structures greater than 600m2. iii. Confirm if Building B will be sprinklered. If so, provide location of fire department connection.	1. Fire hydrants are shown on the site plan. 2. All townhouse buildings are under 600 sq.m. 3. Building B will be sprinklered and have a standpipe and fire department connection location will be confirmed when building is serviced.
C	Planning and Development - Community Services	GSAI/FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	j. Mechanical: TOC, CS, Building Services i. Provide crossing detail elevations for all applicable service lines that intersect.	To be addressed at Site Plan stage.
C	Planning and Development - Community Services	GSAI/FBP	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	SPA	29	k. Any future signs will require permits and to meet the requirements set out in Sign Bylaw 2017-54. TOC, CS, Building Services, Signage	To be addressed at Site Plan stage.
					30	Comments must be addressed prior to executing the Grading Agreement (Items below are not a requirement of draft plan approval and can be addressed prior to executing the Grading Agreement as further modifications may be required at the detail design stage): (TOC, CS, Open Space Design)	
C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	30	30. Arborist Report & Drawing V100 Existing Tree Inventory and Preservation Plan by SBK dated November 6, 2019: a. Update the Tree Protection Hoarding Town Std. detail 707 to the new Town Std. detail 605. b. Add Tree preservation note Town Std. details 710 & 711.	Town standard tree protection hoarding and notes have been updated on the V100 and in the Arborist Report.

C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	31	31. The following general notes shall be added to the Arborist Report : a. During construction and prior to final approval by the Town, the consulting Arborist along with appropriate Town staff shall intermittently inspect the entire site. Any noted hazardous trees must be identified and removed prior to Assumption or earlier if deemed hazardous at the sole cost of the Owner/Applicant. Any records of maintenance or removals are to be submitted to the Town.	Note has been added to the Arborist Report
C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	31	b. Compensation will be required for all tree removals at a rate as determined by the Town. Tree compensation planting will be in addition to the standard required planting. In the event tree compensation cannot be accommodated for in the planting design, financial compensation shall be collected at a rate (per tree) as determined by the Town. Based on the replacement ratio, (TBD) replacements trees are required for the removal of trees on the subject property.	Note has been added to the Arborist Report
C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	31	c. Removals should occur outside of the breeding bird season (April 1- August 1). If this is not possible, clearance with an ecologist should occur prior to construction to ensure no loss of bird nest, egg or unfledged young.	Note has been added to the Arborist Report
C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	31	d. Minor grading works may be permitted at the edge of the preservation zone as required to correct localized grading issues adjacent to the proposed development at the discretion of the Town. This work is to be undertaken under the supervision of the consulting Arborist. The consulting Arborist is to verify in writing to the Town, confirming that the work has been completed as per the approved design using best arboricultural practices.	Note has been added to the Arborist Report
C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	31	e. Areas within the tree protection zone shall remain undisturbed for the duration of site construction and shall not be used for the storage of excavated fill, building/construction material, structures or equipment.	Note has been added to the Arborist Report
C	Planning and Development - Community Services	SBK	Leilani Lee-Yates, P: 905.584.2272 x.4228 Email: leilani.lee-yates@caledon.ca	Grading Agreement	31	f. The limit of tree protection hoarding shall be confirmed in the field by the consulting arborist, Town staff and conservation authority (if applicable). The Owner/Applicant shall be responsible for ongoing maintenance and repairs to tree protection fencing to the satisfaction of the Town, until final approval by the Town and conservation authority (if applicable). The Owner/Applicant shall not remove and not cause or permit ant tree preservation fencing to be removed without the approval of the Town and conservation authority (if applicable).	Note has been added to the Arborist Report
						Urban Design Report	
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	The urban design report provided in support of the application states that the owners propose to develop the site as a mixed-use development featuring residential and commercial components. A key component of this development is restoring and converting the existing Allison Grove heritage house into a commercial retail building.	Acknowledged.

C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>The Report provides a description of the proposed development under Section 1.0 Development. There is also reference to the applicable planning policies found in the Caledon East Secondary Plan and the Community Design and Architectural Design Guidelines.</p> <p>o However, we note that for the commercial portion of the development there is no reference to the Town wide guidelines for the Industrial/Commercial Design Guidelines, which should be provided.</p> <p>The Urban Design Brief has been updated to include the reference to the Town wide guidelines for Industrial/Commercial Guidelines. We have no further comments.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>Section 2.0 Urban Design of the report further describes the site design. We note that the site plan rationale appropriately sets out the building locations, proposed lot layout, townhouse design and commercial building design, as well as driveway access, open space, landscape treatments and buffering.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>Section 3.0 of the report sets out the Architectural Design criteria for built form and massing for the condominium townhouse blocks and the commercial buildings. We note that the architectural treatment of the proposed buildings will have the same Gothic Revival style of the Allison’s Grove Heritage House, which is appropriate for this development and maintains the character of the area.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>Overall Site Plan</p> <ul style="list-style-type: none">There are two separate driveway accesses from Airport Road onto the site; one for accessing the commercial development and the other for the townhouses. Landscape buffering has been shown with several trees and a 1.8 m privacy fence between the commercial parking and the townhouses.o In keeping with the Industrial/Commercial Design Guidelines the applicant should indicate snow storage on the site plan or the landscape plan. <p>The applicant has indicated the location of the snow storage area. Therefore, we have no further comments.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>Heritage House</p> <ul style="list-style-type: none">The heritage house is appropriately buffered to the north and west with a large setback and landscaping. There are a number of trees that will be preserved. However, we note the proximity of the proposed commercial parking to the south of the house.o The applicant should consider a landscape buffer along the south side of the house. <p>The applicant has provided a landscape buffer along the south side of the house as well as a walkway. Therefore, we have no further comments.</p>	Acknowledged.

C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>o The applicant should indicate what type of paving material will be used for the walkway adjacent the heritage house. We recommend the use of decorative paving.</p> <p>The applicant has provided decorative unit pavers for the area around the accessible parking spaces. Therefore, we have no further comments.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>o There is a discrepancy in the amount of visitor parking to be provided for the townhouse development; the landscape plan indicates 12 parking spaces but the site plan shows 14 spaces.</p> <p>Parking has now been clarified. Nine visitor spaces are provided. We have no further comments.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>o The applicant should confirm the metric height of the townhouses as it relates to the height of the heritage house.</p> <p>The applicant has clarified in their response comment matrix that the elevation of the townhouses is 303.27 and the heritage house is 302.53. However, we are not clear about the height of the Block 2 townhouses (located closest to the Heritage House) as it relates to the heritage building. We continue to recommend that this be shown on a section.</p> <p>We also note that sheet number Block 1-A1 indicates that it is a section through Block 5 townhouses. We are not clear if the numbering is correct and why it would be called a section. The applicant should clarify.</p>	FBP has provided a section to show this condition. Block 2 now has an FFL of 295.26 whereas the Heritage house has an FFL of 295.14. As for Block 1-A1, the current sheet shows the front elevation of Block 1.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>o We recommend that the applicant provide coloured building elevations.</p> <p>The applicant has indicated that coloured elevations will be provided at the detailed site plan stage. Therefore, we will review any coloured elevations submitted at that time.</p>	Colour renderings are being provided in this submission. Streetscape elevation is also being provided.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>o The applicant should indicate if there will be any ground related signage at the entrance of the townhouse development.</p> <p>The applicant has indicated that signage will be provided at the detailed site plan stage. Therefore, we will review any elevations containing signage submitted at that time.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>Commercial Building</p> <ul style="list-style-type: none">• The Commercial building has been placed at the corner of Walker Road and Airport Road providing appropriate visibility, and street to building relationship. The building has been designed in a similar style to the heritage house. <p>o We note that there is only one floor of commercial space. We would encourage the applicant to have an additional floor for the building. If that cannot be achieved, we recommend the use of window light boxes on the building on the "upper floor" if this has not yet been contemplated.</p> <p>Roof lines have been revised. We note that the commercial building remains a one storey building. As previously requested, the applicant should clarify if light boxes will be used on the building's "upper floor".</p>	This has been addressed in prior comments. There is no upper floor. The building has been designed to have the appearance of a second storey to relate to the heritage house.

C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<ul style="list-style-type: none">• The architectural massing and façade treatment of the commercial building has paid close attention to the Gothic Revival style of Allison’s Grove heritage house. This is evident along the frontage of the building with the use of the colonnade, decorative verge boards, gables, quoining, and brick detailing. These features also wrap around to the rear elevation of the building. <p>o The applicant should indicate vision glass for the windows and entrances facing the street.</p> <p>The applicant has indicated a store front glazing system will be used on the sheet “Plans & Elevations”. We have no further comments.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<p>o To further enhance the rear elevation, the applicant should consider vertical bump outs at each of the gables as this elevation is visible to townhouse blocks 5 and 6. This will provide vertical articulation along the predominantly horizontal elevation and will also match the treatment used on the townhouse blocks.</p> <p>Vertical bump outs have been added. In addition, we note that an enclosed garbage room has been added to the northwest corner of the building. To ensure appropriate façade treatment at the rear of the building, we will review the coloured elevations when they are submitted at the Site Plan stage.</p>	Acknowledged. Complete.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<ul style="list-style-type: none">• The site plan statistics indicate that a total of 74 parking spaces will be provided for the commercial building whereas 69 spaces are required.• We recommend that one or two parking spaces be removed adjacent the central landscaped parking island and replaced with soft landscaping. <p>The parking has now been revised to a total of 59 spaces. We have no further comments.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<ul style="list-style-type: none">• The applicant should provide a cross section and coloured elevations of the commercial building. <p>We recommend that the application provide a cross section and coloured elevations of the commercial building at the Site Plan stage.</p>	Acknowledged.
C	M. Behar Planning & Design	FBP	Moiz Behar P: 905-470-6273 chris@mdpd.ca	Urban Design Report	32	<ul style="list-style-type: none">• The applicant should indicate if there will be any ground related signage for the commercial building. <p>We recommend that ground related signage be submitted for review as part of the Site Plan stage.</p>	Acknowledged.
						TRCA Comments	
C	TRCA - Planning and Development	GSAI	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	<p>2. Partly Addressed:</p> <p>a. The new submission does not include a trail within the 30m buffer nor discussion of potential impacts. Please confirm no trails are being proposed within the 30m buffer (preferred by TRCA).</p>	No trails are being proposed within the buffer.

C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	b. Please note that a maintenance buffer should be provided in between the naturalized buffer and the proposed development (including retaining walls, fencing, etc.). All maintenance of the proposed buildings, fencing, retaining walls and landscaping should be conducted outside the naturalized buffer. Please include the proposed NHS 30m buffer boundary to all relevant drawings (including civil, architectural, landscape) to demonstrate all potential maintenance will be conducted outside of it.	The majority of the development limit is delineated by chain link fence nearest the naturalized buffer which can be maintained from within the development limit only. Footings will only be constructed on private land. For the privacy/fence at the southwest corner, in the event access is required from adjacent properties or in the buffer, the planting plan will accommodate enough space. A gate has also been added in the event maintenance is required to ensure that the buffer area is not traversed and the fence accessed from inside the development from the gate proposed. The planting design of which will allow for appropriate space for maintenance activity that will not result in disturbance of the established features within it, if maintenance is required outside of the development limit, which is unlikely for this type of fence.
C	TRCA - Planning and Development	Dillon	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	4. Not addressed. The EIS does not provide specifics on species, densities and configuration of the plantings within the buffer zone, nor do the Preliminary Landscape Plans. Also, please note that the Compensation and Buffer Areas are still significantly lacking woody coverage.	The details of the buffer plantings will be prepared through detailed design and a preliminary design is illustrated on the landscape plan. See below.
C	TRCA - Planning and Development	Dillon/SBK	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	TRCA staff might entertain the possibility of deferring these requirements to Site Plan Application , but please note that the following will be required: a. Please provide a robust Planting Plan for the proposed Compensation Area and NHS 30m Buffer Area. The goal of this buffer is to be naturalized, enhancing ecological form and function of the exiting natural system. Planting plans should include a diversity of species that are compatible to the existing forest and be of sufficient density (e.g. trees planted at 3 m on centre, shrubs planted at 1 m on center) and height to afford some immediate level of protection. Plantings should emulate a natural forest edge with smaller sized plant material at the front, and larger sized plant material along the existing forest.	SBK: Noted. Prior to site plan approval, and as part of the detailed design stage for this development, planting layout, densities, details, maintenance & monitoring requirements etc. will be provided for TRCA review and approval.
C	TRCA - Planning and Development	SBK	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	b. All planting details should be provided, such as species, density, planting method, type of material (e.g. burlapped), and maintenance/monitoring schedule (minimum of 2 years, including watering, removal of invasive species, etc.). For seed mixes, please provide species, % composition and seeding method. The warranty period should be a minimum of 2 years.	Noted. See above
C	TRCA - Planning and Development	SBK	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	c. All plants must be native to TRCA’s jurisdiction. Please refer to TRCA’s Flora Scores and Ranks, 2019, available at: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/07/08142613/2019_Flora_Ranks__Scores.pdf For native species, please check species ranked L1 to L5 on this list; the remaining species are exotic and/or invasive species.	Noted. See above
C	TRCA - Planning and Development	SBK	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	d. Please refer to TRCA’s Forest Edge Management Guidelines, available at: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2016/02/17185406/Forest_Edge_Management_Plan_Guidelines_July_2004.pdf	Noted. See above

C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	5. Partly addressed. The Feature Based Water Balance provided in the Functional Service Report is considered insufficient. The wetland hydrology encompasses much more than the average annual depth of water; for example, aspects of wetland hydrology such as the proportion of total inflow derived from surface or groundwater, the timing and duration of the flows, the timing of water level drawdown over the growing season, all contribute to the maintenance of a particular ecological function. These aspects have not been considered in the feature-based water balance provided.	A risk assessment has been undertaken and based on the magnitude of hydrological change, the assigned risk is Low Risk. Per Figure 3 of the TRCA Wetland Water Balance Risk Evaluation Document, monitoring is not required, a non-continuous hydrological model is required at monthly or higher resolution, and a mitigation plan is required. A part of assessing and addressing the Water Balance requirements, R.J. Burnside has prepared a non-continuous model and discuss water balance in their hydrogeological report. The FSR prepared by Trafalgar Engineering continues to include the continuous model prepared previously to further review the degree of hydrological change.
C	TRCA - Planning and Development	R.J Burnside / Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	f. Please provide an assessment that includes an analysis of the sensitivity of the wetland and an evaluation of the magnitude of potential hydrological change. Please refer to TRCA's Wetland Water balance Risk Evaluation document, available at: https://s3-ca-central-1.amazonaws.com/trcaca/app/uploads/2019/01/17104739/WetlandWaterBalanceRiskEvaluation_Nov2018.pdf	A risk assessment has been undertaken and based on the magnitude of hydrological change, the assigned risk is Low Risk. Per Figure 3 of the TRCA Wetland Water Balance Risk Evaluation Document, monitoring is not required, a non-continuous hydrological model is required at monthly or higher resolution, and a mitigation plan is required. A part of assessing and addressing the Water Balance requirements, R.J. Burnside has prepared a non-continuous model and discuss water balance in their hydrogeological report. The FSR prepared by Trafalgar Engineering continues to include the continuous model prepared previously to further review the degree of hydrological change.
C	TRCA - Planning and Development	R.J Burnside / Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	g. Page 8 of the Functional Servicing Report states that no rainfall events were recorded for the months of December-March. Given that the water derived from snowmelt can be a major factor in the hydrology of wetlands, would it be possible to incorporate the snowfall events from Dec-March into the modelling? TRCA staff is concerned that the fact that this precipitation is not being accounted for is prevent ng an accurate assessment of the hydrological impacts to the wetland to be done.	Given the Low Risk assignment based on the low magnitude of hydrological change, we believe that the current model as a complement to the non-continuous hydrological model prepared by R.J. Burnside is satisfactory in its current state.
C	TRCA - Planning and Development	R.J Burnside / Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	h. Given the absence of boreholes to the west, closer to the wetland and creek, could you please elaborate on how the groundwater was interpreted not to flow towards west? TRCA staff is concerned that impacts to the groundwater (on site infiltration) might change the hydrological conditions of the wetland.	Burnside interpreted groundwater flow direction based on topographic contours and the observed groundwater elevations. This interpretation was in keeping with accepted industry standards and paid particular attention to piezometers installed along the creek. Our latest review of this information confirms that the interpretations are in keeping with industry standards.
C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	i. TRCA staff is concerned that contaminated water will be infiltrated on site and result in impacts to the wetland. Please explain where salt-contaminated water will be directed to.	The underground detention facilities are to be waterproofed to provide protection against road salt and other contaminants.
C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	9. Partly Addressed. TRCA offers additional detailed comments on the Erosion and Sediment Control in Appendix II of this letter to be addressed at detailed design. For the purposed of the current applications, TRCA considers this comment addressed.	Noted.
C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	11. Partially Addressed. The proposed impervious calculations are acceptable. Staff reviewed the OGS sizing and consider that the proposed units would be able to achieve only 60% long term removal of total suspended solids. Further the Stormceptors are not ETV certified and are not supported by TRCA. Due to the relatively small area that is going to be developed and the fact that two infiltration galleries are provided, we may be able to accept the proposed water quality control measures provided equivalent ETV certified oil and grit separators are used. This should be confirmed as part of the detailed design stage.	Stormceptor STC units are no longer proposed. A treatment train consisting of CB Shields installed in paved areas combined with Stormceptor EFO units is proposed to achieve 80% TSS removal.

C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	12. Partially Addressed. The feature based water balance analysis has been provided. However, per comment 5 TRCA has concerns with the analysis. Please provide a digital copy of the EPA SWMM model in the next submission.	A digital copy of the EPA SWMM model has been provided.
C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	13. Partially Addressed. Please advise the applicant to revise the Functional Servicing Report to include findings and recommendations of the FBWB assessment along with details on the proposed LID measures that would be required to offset potential changes in runoff.	The FSR has been updated accordingly.
C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	Additional Technical Comments: 17. Groundwater levels were noticed within 1m of ground surface in BH6, BH15 and BH18 and BH3s under high water table conditions. Please comment on the feasibility of the proposed underground infiltration measures (Section 7.7) in view of the observed high water levels. Please identify areas where proposed infiltration will take place and their feasibility determined based on TRCA’s guidelines for Stormwater Management.	The underground stormwater detention system is now proposed to be waterproofed.
C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	18. The FSR indicates underground stormwater detention is proposed as part of stormwater quantity control and the system is designed to permit infiltration of stormwater to offset the increase in imperviousness over the site. TRCA’s hydrogeology staff would support only clean roof runoff for infiltration given the site is within WHPA- C.	The underground stormwater detention system is now proposed to be waterproofed. Infiltration for water balance is proposed by directing roof drainage to grade.
C	TRCA - Planning and Development	RJ Burnside	Anthony Syhlonyk Planner Extension 5272	TRCA	TRCA	19. The proposed development includes a commercial block which is within WHPA-C with a Vulnerability Score of 8. Any activity that would include storage or handling of Dense Non-Aqueous Phase Liquids (DNAPLs) would be significant threat and would be prohibited. This prohibition would likely impact the selection of tenants on commercial block. Given the high vulnerability score for WHPA-C, the Risk Management Official for the Region of Peel should be consulted to ensure that none of the activities on commercial block take place that represent significant drinking water threats under the Clean Water Act, 2006.	Noted. Risk Management Official will be consulted when choosing tenants for commercial block to ensure that none of the activities represent significant drinking water threats. The list of activities that don’t include DNAPLs would be very long. The MECP has issued a list of activities where DNAPLs could be associated. Most of the activities are manufacturing and processing so would not qualify as commercial. This can be addressed at the Site Plan stage.

C	TRCA - Planning and Development	Trafalgar	Anthony Syhlonyk Planner Extension 5272	TRCA / SPA	TRCA	<p>Appendix B: Comments for Detailed Design</p> <p>As part of future applications approaching detailed design, TRCA staff offer the following comment in response to the ESC’s submitted to date. These points will need to be addressed through these future processes, but will otherwise not affect TRCA’s approval of the current applications</p> <p>1. Dwg # E1, Erosion and Sedimentation Control Plan. The Erosion and Sediment Control Plan (ESC) submitted is considered insufficient. Please note that during the Site Plan Application a multi-barrier ESC Plan is required, including report and drawings. Please, refer to the “Erosion and Sediment Control Design and Submission Requirements” for preparation of report and drawings that accompany an ESC Plan, available at: https://trca.ca/app/uploads/2016/02/Erosion_and_Sediment_Control_Design_and_Submission_Requirements_September_2007.pdf</p> <p>Please note that the following should be included:</p> <p>a. Multi-barrier method to isolate the development area. At this time, the water is being directed to the silt fence (perimeter control) without any prior treatment. Please note that the silt fence main function is to pond water; it has limited ability to hold back fine particles (i.e. not intended to filter sediment-laden water).</p> <p>b. Detailed phased construction sequencing; multiple drawings might be required if set of installed ESCs at any given time is different from the next phase.</p> <p>c. TRCA recommends a phased stripping approach, in order to decrease the amount of exposed soil (and therefore erosion) at a given time. Also, please stabilize the exposed soils as soon as possible (stabilize “as you go”) to avoid erosion.</p> <p>d. Methods to provide temporary site stabilization. If seeding, please provide seeding methods (e.g. Terraseeding), and proposed seed mix that includes species, and percentage composition.</p> <p>e. Methods to filter and release water accumulated on site (i.e. unwatering, dewatering, and/or</p>	Noted. At the detailed design stage and prior to issuance of permit, a sediment and erosion control plan must be prepared to the satisfaction of TRCA and the Town of Caledon.
						Region of Peel Comments	
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Note		<p><u>Development Services - Engineering</u></p> <p>We acknowledge receiving the Functional Servicing Report dated October 2019, prepared by Trafalgar Engineering Ltd.</p> <ul style="list-style-type: none">• The subject land is located at 16114 Airport Road in the Town of Caledon. The proposed development will consist of total 32 residential condominium townhouses with equivalent population of 109 persons, a commercial block with equivalent population of 28 persons and heritage building.	Acknowledged.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">• Please see the separate FSR Review for further detail and instruction.	A revised FSR has been submitted.
C	Region of Peel Development Services	Trafalgar	Elizabeth Trent Technical Analyst, Development Engineering	Comment		<p><u>FSR Review:</u></p> <p>The FSR does not address the Region’s comments regarding the proposed outlet to the Airport Road storm sewer system. Our previous comments advised that the proposed outlet to the Airport Road system is not permitted. The stormwater servicing plan in the updated FSR does not show an alternative for this outlet or indicate that this outlet is the only option for managing stormwater from</p>	The storm drainage plan has been partially approved by the Region of Peel, subject to detail design of the storm connection at Airport Road. Email from Region has been appended to the FSR.

C	Region of Peel Development Services	Trafalgar	Elizabeth Trent Technical Analyst, Development Engineering	Comment		The Region of Peel generally does not support additional drainage entering the Regional Road system. Additionally, the proposed drainage plan in the Region’s Class Environmental Assessment Study for improvements to Airport Road does not include drainage from 16114 Airport Road (other than from the front lawn of the property).	The storm drainage plan has been partially approved by the Region of Peel, subject to detail design of the storm connection at Airport Road. Email from Region has been appended to the FSR.
C	Region of Peel Development Services	Trafalgar	Elizabeth Trent Technical Analyst, Development Engineering	Comment		We also note that most of the stormwater runoff from the site appears to discharge to a pond located within a Provincially Significant Wetland. We are interested to know if the Ministry of Natural Resources and Forestry (MNRF) and/or Toronto and Region Conservation Authority (TRCA) provided comments or direction regarding any proposed changes to the existing drainage pattern.	Drainage is not proposed toward the wetland.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Note		<u>Water:</u> • The subject land is situated within the range of Water Pressure Zone 8B.	Acknowledged.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• The residential subdivision will be serviced from existing 300mm watermain on Airport Road and looped to 300mm watermain on Walker Road.	Acknowledged.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• The commercial development will have water connection to 300mm watermain on Airport Road. The heritage building is currently serviced by municipal ware.	Acknowledged.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• Hydrant flow test from the closest existing hydrant is required before engineering submission.	The results of the hydrant flow test have been incorporated into the FSR.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• There are no issues with the water capacity to service the development.	Acknowledged.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		<u>Sanitary:</u> • The residential subdivision will be serviced through 250mm sanitary sewer on Walker Road. Commercial development will be serviced through 250 mm pipe sanitary sewer on Airport Road. The existing heritage building will be provided sanitary connection.	Acknowledged.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• As there is available units’ layout the sanitary sewer flows should be re-recalculated using the actual population.	The population has been recalculated accordingly.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• There are no issues with the sewer capacity to service the proposed development.	Acknowledged.

C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		<u>Storm Water Management:</u> • The site is adjacent to Regional Road no 7, Airport Road. As per Region’s guidelines, storm sewers from subdivisions are not allowed to be connected to the Regional storm sewer system. Airport Road storm sewers were designed to convey run-off from the Right of Way of Airport Road only.	The storm drainage plan has been partially approved by the Region of Peel, subject to detail design of the storm connection at Airport Road. Email from Region has been appended to the FSR.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• The Storm Water Management Report needs to be discussed further and re-submitted.	The storm drainage plan has been partially approved by the Region of Peel, subject to detail design of the storm connection at Airport Road. Email from Region has been appended to the FSR.
C	Region of Peel Development Services	Trafalgar	Dylan Prouse Planner Extension 7921	Comment		• The Storm Water Management Report is not approved.	The storm drainage plan has been partially approved by the Region of Peel, subject to detail design of the storm connection at Airport Road. Email from Region has been appended to the FSR.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Comment		<u>Traffic Engineering Access/TIS</u> • The Region is supportive of the full-movement access for the residential block via the condo road – titled “Site Access C”;	Acknowledged.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Comment		• As for the proposed right-in/right-out, we fail to see a demonstrated need for the right-out movement at this access due to the low volume of traffic exiting the site. We believe the site can operate efficiently without the right-out movement at this location.	Acknowledged, the revised concept provides for a right-in only access.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Comment		• As a result, the Region will support one right-in only access at the proposed location for “Site Access B”;	Acknowledged, the revised concept provides for a right-in only access. See email confirmation from Region included with submission.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Comment		• With regards to auxiliary turn lanes, the TIS recommends that there is a recommendation for an auxiliary northbound left turning lane with a 15 metre storage, however auxiliary southbound right-turning lanes are not warranted for the full-movement access (“Site Access C”) or the proposed right-in (“Site Access B”); based on the total traffic volumes exceeding 100 vehicles, we would require a an auxiliary southbound right-turn lane for the right-in only access (“Site Access B”) for the commercial block.	Acknowledged the revised concept plan provides for a right-turn taper. Due to the spacing between the Airport Road accesses a parallel length could not be provided. A Preliminary Functional Design has been included as Figure 15 in the TIS.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Comment		<u>Property Dedication:</u> • The Region will require the gratuitous dedication of lands to meet the Official Plan requirement of 36.0 metres for the Right of Way along Airport Road (Regional Road 7);	Incorrect comment. See email confirmations included with resubmission.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Comment		• The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage of Airport Road (Regional Road 7) behind the property line and 15 x 15 metre daylight triangle for the proposed commercial component; a buffer block will be required for the residential component along the frontage of Airport Road (Regional Road 7);	Acknowledged. Land dedications confirmed by the Region of Peel on September 14, 2020.

C	Region of Peel Development Services	GSAI/Searles	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Region’s right-of-way.	Acknowledged. Lands will be dedicated and RSC filed for the lands to be dedicated. A draft R-Plan will be prepared prior to dedication. See confirmation of ROW emails included with resubmission. R-Plan to be prepared at Site Plan stage or as a Condition of Draft Plan approval.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		Water Program Planning and Compliance: The Hydrogeological Impact Assessment dated October 2019 was completed by R.J. Burnside & Associates Ltd. and has been reviewed for development impacts to the site and surrounding properties. The report must be revised to include the missing information noted below:	Acknowledged.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• The report has to be revised and updated with information from the door-to-door survey. The monitoring program also needs to include monitoring of supply wells in private properties that allow consulting company to monitor their wells.	Results from the door to door survey are included in Appendix I of the Hydrogeology Report. Private well monitoring during construction was not included in the monitoring program because there were no private wells confirmed within the vicinity of the Site and properties downgradient are municipally serviced.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• The contingency plan has to be updated to allow potable water supply to private properties since the moment the complaint of water shortage is received.	Comment addressed in updated Hydrogeology Report.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		This review only includes comments and recommendations under the groundwater component. Risk Management Official is also reviewing and will provide comments under the Source Protection policies	Acknowledged.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<u>Sourcewater Protection:</u> <ul style="list-style-type: none">• Based on review of the current approved source protection mapping, the subject lands are located within the wellhead protection area (WHPA)-C (vulnerability score 8) and D (vulnerability score 4) for Caledon East Well 2 and Well 3.	Acknowledged.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• Under the Credit Valley-Toronto and Region- Central Lake Ontario (CTC) Source Protection Plan, the handling and storage of a dense non-aqueous phase liquid (Policy ID: DNAP-1) is a significant drinking water threat within WHPA-A, B, and C regardless of the vulnerability score. The DNAP-1 policy prohibits future occurrences of this activity and would apply to the retail commercial area of the proposed development.	Acknowledged.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• As noted in the Hydrogeological Impact Assessment Report (Burnside, October 2019), Caledon East Well 2 has been decommissioned. The Region is currently undertaking a technical study to update the WHPA delineation and initiate amendments to the Toronto and Region Assessment Report and the CTC Source Protection Plan. Once the province approves the proposed mapping amendment, the Region’s Risk Management Official will provide updated comments confirming the WHPA zone and policy applicability.	Acknowledged.

C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• The subject lands are also situated in other vulnerable areas defined under the Clean Water Act designated as highly vulnerable aquifers (HVA) and significant groundwater recharge areas (SGRA). While the entire subject lands are within an HVA, only a small portion of the woodlot/wetland area is in an SGRA. Within these moderate and low threat areas, there are policies contained in the CTC Source Protection Plan that would apply to the retail commercial area of the proposed development i.e., Policy ID: SAL-10 and SAL-12, DNAP-3 and OS-3. These policies encourage best management practices related to the application of road salt, and the handling and storage of dense non-aqueous phase liquids and organic solvents.	The hydrogeological report has been updated to include a discussion on implications of these vulnerable areas and applicable policies.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• Specifically, a salt management plan would be required which includes the goal to minimize salt usage through alternative measures, while maintaining public safety. Such plans should include, but not be limited to, mitigation measures regarding design of parking lots, roadways and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas, directing stormwater discharge outside of vulnerable areas where possible, and provisions to use trained individuals in the application of road salt/certified winter maintenance contractors.	<p>A salt management plan will be provided at Site Plan Approval or later stages.</p> <p>A salt management plan for the site can be prepared. Will need to work with the owner and design engineers to develop a list of design elements and initiatives that can be implemented.</p>
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• To clarify the reference made in the Hydrogeological Impact Assessment Report (Burnside, October 2019), the application of road salt would not be deemed a significant drinking water threat based on the location of the subject lands and as such Section 58 (Risk Management Plan) of the Clean Water Act does not apply.	The hydrogeology report has been updated.
C	Region of Peel Development Services	R.J Burnside	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• Please note that the comments as provided herein relates strictly to the Clean Water Act and the policies contained in the Approved CTC Source Protection Plan and does not address any other water resources considerations or approvals of interest to the Region of Peel.	Acknowledged.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Note		<p><u>Waste Management</u></p> <p>All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide Curbside collection of garbage and recyclable materials.</p>	Acknowledged.
C	Region of Peel Development Services	Client	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">• The bins should be properly positioned in the collection area on the day of collection before 7 am.	Acknowledged.
C	Region of Peel Development Services	Client	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">• The driver is not required to exit the collection vehicle to facilitate collection.	Acknowledged.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">• Property management is responsible for moving bins during collection.	Acknowledged.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">• Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.	Acknowledged.

C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.	Acknowledged.
C	Region of Peel Development Services	Crozier	Dylan Prouse Planner Extension 7921	Note		<u>Next Steps:</u> <ul style="list-style-type: none">The developer will be responsible for collection and disposal of waste until 90 per cent occupancy of the development has been reached. The developer will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to authorize commencement of collection. Waste Management staff will visit the site to confirm that the development has reached 90 per cent occupancy. For collection of garbage and recyclable materials from private lanes, apartments and or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services and an Application for Private Property Waste Collection Services must be completed prior to the commencement of collection. Upon confirmation of 90 per cent occupancy and provided that there is safe access for the waste collection vehicle, Waste Management staff will recommend that waste collection service commence.	Acknowledged.
C	Region of Peel Development Services	Client	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">For more information, please consult the Waste Collection Design Standards Manual available at: http://peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf	Acknowledged.
C	Region of Peel Development Services	Terraprobe	Dylan Prouse Planner Extension 7921	Comment		<u>Environmental Site Assessment Works</u> The Phase One Environmental Site Assessment, prepared by Terraprobe Inc. (Terraprobe) and dated August 30, 2019 was received for Regional Review. It is noted that the cover letter indicated a revised phase 2 ESA was being undertaken at the time of this submission. This document should be submitted for review in subsequent submissions.	The underground storage tank has been removed. All final Phase 1 and 2 ESA Reports for conveyance and site lands have been submitted to the Planner previously and again on July 6, 2020. The following Reports have been provided to the Town and are included again with this resubmission: -Updated Phase One ESA for entire Property -Updated Phase Two ESA for entire Property -Phase One ESA for blocks 4, 5 & 6 (Parkland) -Phase Two ESA for conveyance lands -Phase Two ESA for blocks 4, 5 & 6 (Parkland)
C	Region of Peel Development Services	Terraprobe	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">The presence of the underground storage tank (UST) adjacent south of the building should be confirmed.<ul style="list-style-type: none">If present and no longer in use, tank removal is required and confirmatory sampling soil sampling in the surrounding should be performed following tank removal.	The underground storage tank has been removed.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">It is understood that the building onsite is being kept in it's current form and preserved as a heritage house.<ul style="list-style-type: none">Given the assumed vintage being prior to 1946, in the event that the building be renovated or demolished a Designated Substance Survey (DSS) should be performed to assess the materials for asbestos, lead etc.	The building will not be demolished.
C	Region of Peel Development Services	Terraprobe	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">Monitoring wells when not needed should be decommissioned in accordance with O.Reg. 903	Acknowledged. Monitoring wells to be decommissioned upon approval of ESA Reports.

C	Region of Peel Development Services	GSAI/Surveyor/Lawyer	Dylan Prouse Planner Extension 7921	Comment		<u>Legal:</u> <ul style="list-style-type: none">With respect to this application, the entire property is subject to a Heritage Designation By-law registered on title. The By-law will require to be released from any lands to be conveyed to the Region for road widening, buffer or 0.30m reserve on or before plan registration.	Acknowledged.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">In order to partially repeal the Heritage Designation By-law Town Council’s approval will be required in order to remove the designation from the lands to be conveyed to the Region and any other lands it is being removed from. As a result, timing for this will need to be considered prior to, or at the time we are reviewing the draft Subdivision Agreement to ensure that the necessary By-law is passed in time to facilitate registration.	Acknowledged.
C	Region of Peel Development Services	FBP/GSAI	Dylan Prouse Planner Extension 7921	Comment		<u>Sustainable Transportation:</u> <ul style="list-style-type: none">The two accesses proposed on Airport road will require the appropriate paving marking.	Acknowledged.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">We are supportive of the retail development providing less parking stalls than the minimum required (59 as opposed to 62).	Acknowledged.
C	Region of Peel Development Services	FBP	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">We are supportive of a “bike storage area” – as the development proceeds, please specify the number of bike parking spaces being provided, and whether this is designed to proved secure or short-term type of bike parking.	We have provided 4 bike rings (8 bicycles) adjacent to the commercial building to provide short term bike parking.
C	Region of Peel Development Services	FBP/GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">Please consider also installing bike parking adjacent to the Retail Commercial “Building B”. Consider that typically, up to 10 bicycle parking spaces can substitute for a parking space, up to a maximum of 25-30% of total required parking spaces.	We have added bicycle parking to the grass area adjacent to parking space 53. We have no ability to remove parking spaces to repurpose as bicycle parking areas, due to required parking numbers.
C	Region of Peel Development Services	FBP/GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">Consider installing visible, well-lit bicycle parking for visitors as well as secure, indoor bike storage for residents/tenants.	Residential units have garages to house bicycles. The commercial building can locate bicycle parking area if required adjacent to the parking lot near visitor parking space 53.
C	Region of Peel Development Services	FBP/GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">The development is adjacent to signed bike routes, and in proximity to the Caledon Trailway Path, consider stalling directional signs.	Acknowledged.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">The multi-use path is to be maintained during construction.	Acknowledged.
C	Region of Peel Development Services	GSAI	Dylan Prouse Planner Extension 7921	Note		<ul style="list-style-type: none">The Regional Official Plan encourages the area municipalities to develop alternative development and design standards including reduced parking standards (5.8.3.2.3).	Acknowledged.

C	Region of Peel Development Services	FBP/GSAI	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• The development is within walking distance of numerous amenities (restaurants, grocery store, parks, post office), please ensure that there is enhanced pedestrian connectivity between building entrances and Airport Rd/Walker Rd to facilitate walking trips. Consider improving connectivity from where sidewalk abruptly ends at the parking lot at the south end of the development, either by extending the sidewalk to Walker Road, and/or providing a clearly marked area for pedestrians to cross towards the Retail Commercial building & adjacent walkway. A sidewalk on both sides of the Condo Road would also improve connectivity (in keeping with Peel Healthy Development Assessment	The Circulation Plan previously submitted demonstrated how pedestrians can circulate and traverse the site to adjacent areas and the existing sidewalks. The Landscape Plan and Site Plan now have the level of detail to illustrate internal circulation and connection points to existing sidewalks.
C	Region of Peel Development Services	HGC	Dylan Prouse Planner Extension 7921	Comment		<u>Environmental noise Feasibility Study</u> <ul style="list-style-type: none">• Section 5.4 of the study accurately summarizes the necessary warning clauses for the residential lots a affected by vehicle traffic noise on Airport Road. Peel Region Development Services staff are satisfied with the proposed wording of the warning causes.	Acknowledged.
C	Region of Peel Development Services	HGC	Dylan Prouse Planner Extension 7921	Comment		<ul style="list-style-type: none">• This Environmental Noise Feasibility Study does not include a cross-sectional drawing for the required physical noise mitigation barriers (fence and berm). The cross-sectional drawing must be included in future submissions. The Region will not be in a position to clear any condition of draft approval associated with noise mitigation measures until a revised report is submitted and approved.	The acoustic barrier is illustrated in the updated Noise Report.
C	Planning and Development - Community Services	IBI/GSAI	Tate Economic Research Inc (TBD) Contact: Ryan Doherty Tel: 416-260-9884 x113	Zoning		<ul style="list-style-type: none">•A detailed inventory of existing retail commercial space in Caledon East. This inventory should include types, sizes, locations and names of individual retail / service operators in Caledon East. This information will provide an understanding of the current vacancy level in the community and allow for a more detailed assessment of future impact; and,•That IBI Group provide an analysis that indicates an appropriate timing for when the proposed Shacca development is warranted, with acceptable impacts, while recognizing the other anticipated developments in Caledon East. <p>IBI Group has incorporated the additional work within a revised Commercial Impact Study, which was included in the 2nd submission of the applications, and Town Planning and Development staff requests that TER complete their peer review of the revised Study. Considering time has lapsed from the original 2017 report and 2018 peer review, that there is a revised development proposal, and a new Commercial Impact Study has been submitted, additional work is required to complete the peer review and an additional fee of \$4,181.00 (\$3,700 + \$481.00 (HST)) is required at this time and prior to the peer review letter being released. Please mail a cheque quoting file number 21T-17005C, to Town of Caledon Town Hall to the attention of Casey Blakely at: 6311 Old Church Road, Caledon Ontario L7C</p>	Commercial Study approved by Tate and the Town on October 2, 2020. See email confirmation.