

September 4, 2018

Mary Nordstrom
Community Planner, Development
Town of Caledon
6311 Old Church Rd
Caledon, ON L7C 1J6

Dear Mary,

Re: Draft Plan of Subdivision & Zoning By-law Amendment
Tropical Land Developments Limited
0 Mount Pleasant Road
Part Lot 27, Concession 8 (Albion)
Town of Caledon
File No.: 21T-18002C & RZ 18-06

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea20@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea20@enbridge.com.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Via Email

August 31, 2018

Mary T. Nordstrom, Senior Planner
Community Services - Development
TOWN OF CALEDON
6311 Old Church Road
Caledon, ON. L7C 1J6

Dear Mary,

**Re: Urban Design Review
Application for Zoning By-Law Amendment and Plan of Subdivision
The Biglieri Group Ltd. on behalf of Tropical Land Development Ltd.
0 Mount Pleasant Road - Part of Lot 27, Concession 8 (ALB)
File Number: 21T-18002C & RZ18-06
Palgrave Estate Residential Community, Town of Caledon
Our Ref No.: W-2247**

As requested, we have conducted a review of relevant materials sent to us for the proposed Tropical Land development application including:

- Fact Sheet & Location Map;
- Cover Letter, prepared by The Biglieri Group, dated July 18, 2018;
- Application forms for Zoning By-law Amendment & Draft Plan of Subdivision, received July 31, 2018;
- Pre-consultation (DART) Meeting Form, received July 31, 2018;
- DP-01, Proposed Draft Plan of Subdivision, prepared by The Biglieri Group Ltd., dated May 4, 2018;
- Draft Zoning By-law Amendment, prepared by The Biglieri Group Ltd., received July 31, 2018;
- Site Plan, prepared by MMH Architects Inc., revised June 14, 2018;
- Planning Rationale Report, prepared by The Biglieri Group Ltd., dated July 2018;
- Environmental and Engineering Summary Report, prepared by The Biglieri Group, dated July 20, 2018;
- Map 1, Aerial Photo, prepared by The Biglieri Group Ltd., dated May 4, 2018;
- Map 2, Topography, prepared by The Biglieri Group Ltd., dated May 4, 2018;
- Map 3, Slope Map, prepared by The Biglieri Group Ltd., dated May 10, 2018;
- Map 6, Environmental Summary Map, prepared by The Biglieri Group Ltd., dated July 11, 2018;
- Tree Preservation Plan, prepared by Natural Resource Solutions Inc., dated July 2018

Our scope of work related to this project is to provide an urban design peer review of the proposed development application by evaluating its compliance with Caledon's Comprehensive Town-Wide Design Guidelines (TWDG) and relevant Official Plan policies to ensure an attractive and functional development that is appropriate for its context within the Palgrave Estate Residential Community.

Context

- The site has an area of 12.3ha with a frontage of 181m on the west side of Mount Pleasant Road. It is located approximately 1.1km south of Highway 9 and just north of Hunsden Side Road.
- Estate residential uses are currently located to the north, east and west of the subject lands. A forested



area is located immediately to the south and west with the Caledon Trailway running east-west to the south of the forest.

- According to Schedule G of the Town's Official Plan, the majority of the site is located within Policy Area 3, with a small portion of the site's western edge being within Policy Area 4.
- The Secondary Plan for the Palgrave Estate Residential Community provides for the *"orderly development of an estate residential community within a comprehensive environmental planning framework"*. Relevant planning principles of the Secondary Plan include that impact our urban design review include:
 - *"7.1.2.2 - The rural character of the landscape and the community shall be maintained as new development occurs."*
 - *7.1.2.7 - Estate residential development should display a high level of environmental quality and amenity."*
 - *7.1.2.8 - The visual impact of estate residential development should be minimized by measures such as vegetative buffers. Buildings should be of an architectural style harmonious with the natural landscape. Homes should be located on the middle to lower slopes, unless the slopes form part of Policy Area 4 or EZ 1 and EZ 2, as described in Sections 7.1.5 and 7.1.9 respectively. Architectural height restrictions may be required in areas of high potential visual impact."*
 - *7.1.2.16 Energy conservation practices at the building and site design levels should be encouraged."*

Proposed Development

- The applicant has applied for a Plan of Subdivision and Zoning By-law Amendment on the subject lands to permit the creation of 8 estate residential lots and provide parcels of environmentally protected and reforested land (4.06ha).
- Lots range in size from 0.62ha to 1.73ha and will be serviced with municipal water and private septic systems.
- Lots have frontages ranging from 54.5m to 108.2m which will provide opportunity for a variety of house siting configurations, setbacks and separation between neighbouring homes. The conceptual sitings shown on the Site Plan indicate a mix of housing footprints and garaging options which are important in avoiding a monotonous built form character.
- Site access will occur from Mount Pleasant Road via a 22.0m public road (Street 'A') with a rural cross-section which terminates in a cul-de-sac and accommodates 3.5m wide bio-swales on either side of the pavement within the right-of-way. A 20.0m road block has been provided to accommodate a future road and trail connection to McGuire Trail, located north of the site. Given the rural character of the site, sidewalks have not been proposed. Instead, pedestrian / cyclist routes will occur on the shared roadways.
- Two open space blocks that accommodate an ephemeral swale (Blocks 9 & 10) are situated at the entrance to the development adjacent to Mount Pleasant Road. An existing woodlot (Block 12) is situated in the western portion of the site. These open space features will be connected via an environmental protection zone that runs along the south portion of the site in the rear yards of Lots 5-8 adjacent to the forest located south of the subject lands.
- The proposal provides for a development pattern and lotting fabric that is compatible with the established precedents set by the existing land uses and built form within the local area.
- The Planning Rationale Report (PRR) provides a thorough analysis of the site's locational and policy context, including a rationale for the proposed zoning amendment. With respect to urban design, the PRR underscores that the proposed development will conform to the Caledon Comprehensive Town-Wide Guidelines.

Review of Urban Design Brief & Visual Impact Assessment

- The Urban Design Brief & Visual Impact Assessment (UDB/VIA) provides a very brief overview of the site context and the design objectives for the development, demonstrating compliance with relevant policy documents and reinforcing that new development will be designed with a context-appropriate character.



- Although the UDB/VIA references excerpts the TWDG that are relevant to estate residential development, it does not provide much detail or representative images of the built form and landscape character envisioned for the site. This information would be helpful in understanding the developer's intent for the site and recommend that it be added to the UDB/VIA.
- While the document provides basic design guidance at this stage of the development process, it does not include measurable architectural performance criteria that would provide a more definite outcome for the design of new homes. We recognize that further details regarding built form will be provided within the site specific Architectural Control Guidelines (ACG) required after subdivision approval
- We recommend that the UDB/VIA be modified to refer to the preparation of the ACG together with an architectural control design review process to evaluate the merits of each proposed dwelling design prior to building permit issuance.
 - The ACG should provide further details with respect to proposed architectural character, building massing, architectural detailing (windows, doors, roof form, materials, colour palettes, etc.), building relationship to street, garage design, siting criteria, facade variety within the streetscape, treatment of dwellings on priority lots (i.e. corner lots), energy conservation features, etc.
 - The ACG should include relevant diagrams / photos / sketches to illustrate design concepts.
 - The ACG should ensure that appropriate measures are taken in the design and siting of new dwellings to minimize the visual impact of new built form. In this regard the ACG should make direct reference to compliance with Policy 7.1.2.8 (i.e. buildings should be of an architectural style harmonious with the natural landscape; homes should be located on the middle to lower slopes; architectural height restrictions may be required in areas of high potential visual impact).
 - The following is an example of roof form guidelines meant to minimize the visual impact of new built form that should be included in the ACG:
 - A variety of roof forms, consistent with the architectural style of the dwelling, will be encouraged.
 - The second storey (or a portion of it) shall be incorporated into the roof form to minimize building height;
 - The maximum building height shall be 11.0m to the roof peak (with allowances for dwellings with walk-out basements and other grade-affected dwellings);
 - The use of upgraded roofing materials is required, such as cedar shingles/ shakes, standing seam metal or heavy shadow asphalt.
 - Roof vents and stacks should be located on the rear slope of the roof, wherever possible, and should be coloured to blend with the roof.

I would be happy to meet with you and the applicant to discuss our comments in further detail. Please do not hesitate to call if you have any questions.

Yours truly,

JOHN G. WILLIAMS LIMITED ARCHITECT

David Stewart, MCIP, RPP

c.c. Ms. Paula Strachan, MCIP, RPP, OALA, CSLA (Town of Caledon)

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

NOTICE
Clean Water Act, 2006
Notice File No.: 3243623

To/Attention: The Biglieri Group Ltd. c/o Mark Jacobs
Site/Location: 0 Mount Pleasant Road (Part Lot 27, Concession 8, Albion), Caledon, ON
Property Owner: Tropical Land Developments Ltd. c/o David Goodman
Date: October 23, 2018

BACKGROUND INFORMATION:

On October 11, 2018, the Region of Peel's Risk Management Office received an application for a Proposed Draft Plan of Subdivision (File No.: 21T-18-002C / Drawing No.: DP-01). The proposed development is for eight (8) estate residential lots in the Palgrave Estate Residential Community.

The above referenced application was reviewed because the subject property has been identified as being wholly or partially within the Wellhead Protection Area (WHPA) – D for Palgrave Well No. 3.

APPLICATION DATE: August 20, 2018

REASON FOR NOTICE:

This Notice is being issued under subsection 59(2)(a) of the *Clean Water Act*. Based on a review of the information submitted, it has been determined that there is no apparent significant drinking water threat activity associated with the Application and as such, Section 57 (Prohibition) and Section 58 (Risk Management Plan) of the *Clean Water Act* do not apply.

The Applicant is advised that this Notice relates strictly to the proposed development as described above and in the Application. This Notice is not valid for any subsequent approvals which the proposal may require under the *Planning Act*, or for any building permits that may be required under the *Building Code Act*, and in such cases, a further Section 59 Notice will be required.

ACTION REQUIRED:

No action is required under the policies contained within the South Georgian Bay Lake Simcoe Source Protection Plan.

REPORT/OR SEND INFORMATION TO:

Office of the Risk Management Official
Region of Peel
Water and Wastewater Divisions, Public Works
10 Peel Centre Drive, Suite A, Brampton ON, L6T 4B9

Issued By: Therese Estephan
Title: Risk Management Official
Date: October 23, 2018
Signature: Therese Estephan

Ms. Mary T. Nordstrom
Development Planner
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

**RE: Application for Proposed Zoning By-law Amendment and Draft Plan of
Subdivision – 21T-18002C & RZ 18-06
The Biglieri Group Ltd. on behalf of Tropical Land
West side of Mount Pleasant Road, south of Highway 9
Town of Caledon (Ward 4)**

The anticipated student yield from this plan is as follows:

3	K-8
1	9-12

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Palgrave P.S.	423	684	0
Humberview S.S.	1,238	1,437	2

Trustees		Director of Education and Secretary	Associate Director, School Support Services
Janet McDougald, Chair	David Green	Peter Joshua	Wendy Dowling
Suzanne Nurse, Vice-Chair	Sue Lawton		
Carrie Andrews	Brad MacDonald		
Stan Cameron	Kathy McDonald	Associate Director, Instructional and Equity Support Services	Associate Director, Operational Support Services
Robert Crocker	Harkirat Singh		
Nokha Dakroub	Rick Williams	Poleen Grewal	Jasna Gill



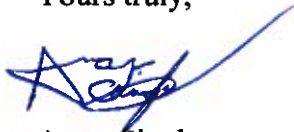
The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:

- a) "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
- b) "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at 905-890-1010, ext. 2217.

Yours truly,



Amar Singh
Planner
Planning and Accommodation Dept.

- c. B. Bielski, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

April 11, 2019

Town of Caledon
Planning Department

To: Mary T. Nordstrom, senior Development Planner

Re: **Application No: 21T-18002 & RZ 18-06**
0 Mount Pleasant Road
Town of Caledon

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **Town of Caledon.**

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is 171 Van Kirk Dr, Brampton, ON
Phone number - 905-846-4814 X2003

Sincerely,

Figist Yage

Delivery Planning Officer – GTA West
Canada Post Corporation
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-606-8372

November 20, 2018

Sent Via Email

Mark Jacobs
The Biglieri Group Ltd.
20 Leslie Street, Suite 121
Toronto, ON
M4M 3L4

Dear Mr. Jacobs:

**Re Proposed Draft Plan of Subdivision and Zoning By-law Amendment
Tropical Land Developments Ltd (c/o David Goodman)
0 Mount Pleasant Road, Part Lot 27, Concession 8 (ALB)
File Numbers: 21T-18002C; RZ 18-06**

Planning staff deemed the above noted applications complete on August 15, 2018 and circulated the submission to commenting departments and agencies for review. To date, planning staff have received the comments provided below and/or attached on the following submission materials:

- Cover Letter, prepared by The Biglieri Group, dated July 18, 2018;
- Application forms for Zoning By-law Amendment & Draft Plan of Subdivision, received July 31, 2018;
- Pre-Consultation (DART) Meeting Form, received July 31, 2018;
- DP-01, Proposed Draft Plan of Subdivision, prepared by The Biglieri Group Ltd., dated May 4, 2018;
- Draft Zoning By-law Amendment, prepared by The Biglieri Group Ltd., received July 31, 2018;
- Stage 1-2 Archaeological Assessment, prepared by Archeoworks Inc., dated May 16, 2018;
- Hydrogeological Impact Study, prepared by Sirati & Partners Consultants Ltd., dated May 17, 2018;
- Environmental and Engineering Summary Report, prepared by The Biglieri Group, dated July 2018;
- Scoped Environmental Impact Study, prepared by Natural Resources Solutions Inc., dated July 2018;
- Map 1, Aerial Photo, prepared by The Biglieri Group Ltd., dated May 4, 2018;
- Map 2, Topography, prepared by The Biglieri Group Ltd., dated May 4, 2018;
- Map 3, Slope Map, prepared by The Biglieri Group Ltd., dated May 10, 2018;
- Map 4a, Soil and Soil Drainage Classification Map, prepared by Sirati & Partners Consultants Ltd., dated May 10, 2018;
- Map 4b, Soil and Soil Drainage Classification Map – Detail Map, prepared by Sirati & Partners Consultants Ltd., dated May 10, 2018;
- Map 4c, SPCL BH/MW Soil Lithology, prepared by Sirati & Partners Consultants Ltd., dated May 10, 2018;
- Map 5a, Surface Hydrology Map - Local Study Area, prepared by Valdor Engineering Inc., dated June 19, 2018;

- Map 5b, Surface Hydrology Map – Project Site, prepared by Valdor Engineering Inc., dated June 19, 2018;
- Map 6, Environmental Summary Map, prepared by The Biglieri Group Ltd., dated July 11, 2018;
- Map 7, Wildlife and Vegetation, prepared by The Biglieri Group Ltd., dated July 11, 2018;
- Map 8, Stormwater Management/Grading Plan, prepared by Valdor Engineering Inc., dated June 19, 2018;
- Map 9, Forest Management Plan, prepared by The Biglieri Group Ltd., dated July 11, 2018;
- Topographic Survey, prepared by Van Harten Surveying Inc., dated April 20, 2018;
- Plan of Survey, prepared by Van Harten Surveying Inc., dated April 20, 2018;
- Site Plan, prepared by MMH Architects Inc., revised June 14, 2018;
- Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd., dated June 26, 2018;
- Phase II Environmental Impact Assessment, prepared by Sirati & Partners Consultants Ltd., dated October 12, 2017;
- Phase I Environmental Impact Assessment, prepared by Sirati & Partners Consultants Ltd., dated September 8, 2017;
- Preliminary Geotechnical Investigation, prepared by Sirati & Partners Consultants Ltd., dated July 21, 2017;
- Urban Design Brief & Visual Impact Assessment, prepared by The Biglieri Group Ltd., dated June 2018;
- Traffic Brief, prepared by J.D. Engineering Inc., dated May 29, 2018;
- Minimum Distance Separation Analysis, prepared by The Biglieri Group, dated May 2018;
- Planning Rationale Report, prepared by The Biglieri Group Ltd., dated July 2018;
- Tree Preservation Plan, prepared by Natural Resource Solutions Inc., dated July 2018;
- Functional Servicing Report, prepared by Valdor Engineering Inc., dated May 2018;
- ESC-1, Erosion and Sediment Control Plan, prepared by Valdor Engineering Inc., dated May 17, 2018;
- PGR-1, Grading Plan, prepared by Valdor Engineering Inc., dated May 17, 2018;
- PS-1, Servicing Plan, prepared by Valdor Engineering Inc., dated May 17, 2018;
- STM-1, Storm Drainage Plan, prepared by Valdor Engineering Inc., dated May 17, 2018.

At the time of preparing this letter, comments from the Nottawasaga Valley Conservation Authority (NVCA) remain outstanding. It is our understanding that comments from the NVCA will be available early to mid-December 2018. Given the environmental constraints affecting the proposed development, some comments from Town staff cannot be finalized until such time that the NVCA comments are provided to the Town for consideration. Comments received to date that likely would not be affected by NVCA's comments are provided within this letter; however, Town staff reserve the right to revise our comments. Complete comments related to Planning and Development, Open Space and Engineering (i.e. Stormwater Management, Drainage and Grading) are held at this time.

Proposal

The Town of Caledon is in receipt of the above noted Draft Plan of Subdivision and Zoning By-law Amendment applications. The applicant, The Biglieri Group Ltd. on behalf of Tropical Land Development Ltd., is proposing to

subdivide the land to create eight estate residential lots in the Palgrave Estate Residential Community. The subject property is approximately 12.28 hectares, and the proposed estate residential lots will range in size from 0.62 hectares to 1.73 hectares. Two open space blocks and an environmental protection block have also been proposed on the subject property, totaling 4.06 hectares.

The Zoning By-law Amendment application proposes to rezone the subject lands from Rural - Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to Estate Residential with exceptions (RE-X), Environmental Policy Area 1 exception 404 (EPA1-404) and Environmental Policy Area 2 - Oak Ridges Moraine (EPA2-ORM) to permit the proposed development.

Planning Documents

The property is designated Palgrave Estates Residential Community on Schedule "A-1" (Town of Caledon Town Structure) and subject to the following: Policy Area 3 and Policy Area 4 on Schedule "G" (Palgrave Estate Residential Community), Regional Water Service Area on Schedule "H" (Palgrave Estate Residential Community Water Service Area), Environmental Zones 1 and 2 on Schedule "I" (Palgrave Estate Residential Community Environmental Zoning Summary), Wellhead Protection Areas in Oak Ridges Moraine on Schedule "O" (Wellhead Protection Areas), Palgrave Estate Residential Community on Schedule "P" (Oak Ridges Moraine Conservation Plan Land Use Designations), High Aquifer Vulnerability on Schedule "P-1" (Oak Ridges Moraine Conservation Plan Aquifer Vulnerability Areas), and Landform Conservation Area Category 2 on Schedule "P-2" (Oak Ridges Moraine Conservation Plan Landform Conservation Areas).

The subject lands are currently zoned Rural – Oak Ridges Moraine (A2-ORM) and Environmental Policy Area 2 – Oak Ridges Moraine (EPA2-ORM) in Zoning By-law 2006-50, as amended.

General Comments:

1. The maximum permitted density in Policy Area 3 is 26 units per 40.5 ha (100 ac), plus any density bonuses awarded under Sections 7.1.9.12 and 7.1.11.3 of the Town of Caledon Official Plan (OP). The Planning Justification Report, prepared by The Biglieri Group Ltd. and dated July 2018, states that there are 10.95 ha within Policy Area 3, which permits 7 lots. While this calculation is correct, please revise page 14, paragraph 4 to state that the density is 26 units per 40.5 ha not 25.89 units per 40.5 ha. The calculated density is 7.02 units, which is rounded down to 7 units (*Planning and Development*).
2. The applicant is proposing a Density Bonus Lot (i.e. Lot 8). As per Section 7.1.8.12 of the OP, a density bonus of 1 unit over and above the density allotment will be given for each 4 ha (9.9 ac) in the development suitably protected, managed or reforested by the applicant up to a maximum of 40% of the area of the subdivision plan. According to the Planning Justification Report, a total of 4.06 ha is dedicated to environmental protection and management through a Reforestation Plan. An area of 4.06 ha of land would be 33% of the total subject lands (12.28 ha in total). The total area to be planted as per the Forest Management Plan, prepared by Natural Resource Solution Inc. and dated July 11, 2018, is 4.18 ha, which would be 34% of the total subject lands. Please confirm the area that will be reforested for the purposes of the density bonus (*Planning and Development*).

3. Section 7.1.9.13 of the OP states that reforestation shall generally be planted in contiguous blocks of 2 ha (5 ac) or greater. Street “A” bisects Block 9 and 10, resulting in Block 10 fragmented from the overall reforested area. Given that Block 10 is 0.68 ha in size, please explore opportunities to create a reforested corridor that would run along the rear of Lots 1, 2, 3 and 4, and connect Block 10 to the larger reforested area (*Planning and Development*).
4. Please consolidate the environmental and engineering summary layers onto one Environmental Summary Map as specified in Section 7.1.18.2 (h) of the OP. Also, please clarify the difference between the “30m Key Natural Heritage Feature Buffer” and the “30m Vegetation Protection Zone” shown on “Map 6, Environmental Summary Map”, prepared by The Biglieri Group Ltd. and dated July 11, 2018 (*Planning and Development*).
5. The Hydrogeological Impact Study (HIS) will be sent out for peer review after the Town receives comments from the NVCA. Revisions to the HIS may be required to address NVCA’s comments before it is sent to peer review (*Planning and Development*).
6. The Noise Feasibility Study will be sent out for peer review once the grading plans are generally acceptable by Town of Caledon Engineering staff (*Engineering, also see Comment #23*).
7. This property (0 Mount Pleasant Road, Part Lot 27, Con 8 (ALB) is currently assessed as Farmland (\$387,000 CVA). The Town’s share of taxes levied, based on the current value assessment is approximately \$351. This property tax account in the name of Tropical Land Developments Ltd. is determined to be current as at September 18, 2018 (*Finance*).
8. If the proposed development were to proceed as planned, the taxable assessment value of the property would change to reflect any development that would have taken place (*Finance*).
9. Any future development would be subject to Town of Caledon development charges as per By-law No. 2014-054, or as amended, currently \$25,247.29 /single or semi-detached unit (*Finance*).
10. Any development would also be subject to Region of Peel development charges, currently \$52,305.81/ single or semi-detached unit, where both water and sanitary services are available. If the proposed development has access to the Region’s water services only, development charges of \$39,716.62 / single or semi-detached unit would apply (*Finance*).
11. Effective February 1, 2016, the Region of Peel began collecting directly for most hard service development charges (i.e. for water, wastewater and roads) for residential developments, at the time of subdivision agreement execution (*Finance*).
12. Also applicable would be development charges for Education, currently \$4,567 /any residential unit; and GO Transit, currently \$537.63 per single or semi-detached unit (*Finance*).
13. The Development Charges comments and estimates above are as at September 18, 2018, 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 building permit application (*Finance*).
14. The Land qualifier is LT Conversion Qualified and must be converted to Absolute Plus in order to register a plan of subdivision (*Legal Services*).

15. Proposed Draft Plan of Subdivision DP-01 – Refer to the right column of the plan, specifically the municipal address. Please change “Pleasant” to “Pleasant” (*Legal Services*).
16. The legal description on the zoning by-law is correct. Please ensure that it is reflected throughout the by-law (*Legal Services*).

Prior to Draft Plan of Subdivision Approval, the following comments must be addressed:

17. Lighting on exterior routes of travel shall comply with the Town’s lighting standard (*Corporate Services*).
18. 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 (*Corporate Services*).
19. Prior to Draft approval, the following **Urban Design** comments on the architectural guidelines (draft) must be addressed:
 - a. Letter attached regarding, “Urban Design Review, Application for Zoning By-Law Amendment and Plan of Subdivision, The Biglieri Group Ltd. on behalf of Tropical Land Development Ltd”, prepared by David Stewart, MCIP, RPP, Williams & Stewart Associates Limited / John G. Williams Limited, Architect, and dated Aug. 31, 2018.
20. Prior to Draft Plan Approval, the following **Heritage** comments must be addressed:
 - a. Heritage agrees with the Archeoworks Inc report recommendations that a stage 3 AA should be performed based on the broad spectrum of finds on the site. The Stage 3 AA should be completed prior to Draft Approval (*Heritage, Planning Policy and Sustainability*).
21. Prior to Draft Plan Approval, the following **transportation** comments must be addressed:
 - a. Street lighting will be required throughout the development and at the intersection of Mount Pleasant Road. The street lighting design is to comply with our rural estates criteria and shall be LED. Street lighting design shall be undertaken by a qualified electrical engineer. This will form a Condition of Draft Approval (*Engineering*).
 - b. The developer is proposing a 22.0m right-of-way public road with a single access connecting to Mount Pleasant Road along with a potential future road connection to the north to ultimately connect to McGuire Trail. The Draft Plan indicates that the future right of way width is 20.0m; this width should be 22.0m as well. The proposed intersection with Mount Pleasant Road shall be designed to meet current geometric and illumination and sightline requirements of the Town and all improvements to Mount Pleasant Road shall be at the expense of the owner. Also, the Owner needs to confirm if any turning movements on Mount Pleasant Road necessitate the need for additional road widenings (*Engineering*).
 - c. Schedule K of the Town’s Official Plan designates Mount Pleasant Road as a 26 metre wide collector roadway. Accordingly, the Owner will be required to convey a road widening along the frontage of the development to ensure a 13.0m distance from the centre-line of Mount Pleasant Road to the Town, free of charge and encumbrances (*Engineering*).

- d. Confirm that the daylight triangle at the intersection of Street A and Mount Pleasant Road are 15.0m. In addition, a 0.3m reserve is to be provided along the back of the daylight triangles and road widening blocks (*Engineering*).
 - e. Section 8.4.1.10 xii of the OP indicates that the depth of cut for local streets and structural envelopes will normally be restricted to 1.0 ~ 2.0 m. Based on the preliminary grading plan, a depth of filling in excess of 2.0 m is required for a length approximately 100 m on Street A from Station 0+060 to 0+160. Provide a profile drawing of Street A to demonstrate how much cut/fill is required in total for the development (*Engineering*).
22. Prior to Draft Plan Approval, the following **Servicing (FSR)** comments must be addressed:
- a. A revised Functional Servicing Report will be required prior to the first engineering submission (*Region of Peel*).
 - b. Watermain - The proposed development can be adequately serviced with municipal water once the watermain along Mount Pleasant Road from future Catherine Duffey Gate to McGuire Trail is constructed and looped. All costs associated with the watermain works on Mount Pleasant Road to facilitate the development shall be 100% borne by the Developer. Figure 3, Water Servicing Plan, must be revised to reflect Region's requirement (*Region of Peel*).
 - c. Sanitary Sewer - Staff does not have any significant concerns with regards to sanitary sewer servicing for the proposed development (*Region of Peel*).
 - d. As per OP 8.4.1.8 iii municipal water must be provided to the Palgrave Estates Residential Community by orderly expansion of the Palgrave water supply system. All water servicing for the draft plan must be reviewed and approved by the Region of Peel. This subdivision will be serviced internally by a new watermain designed in accordance with Region of Peel design criteria and M.O.E. guidelines (*Engineering*).
 - e. Every lot must be serviced with a private sewage disposal system that shall be designed and constructed as per Town standards (*Engineering*).
 - f. The Owner shall agree through the subdivision agreement that all lots within this plan of subdivision will be subject to a scoped site plan review; this must be reflected in the zoning of the subdivision. To facilitate this review a grading and drainage plan as well as an erosion and sediment control plan shall be submitted to the Town for review and approval for each lot. These plans shall be signed and sealed by a Professional Engineer licensed in the Province of Ontario and shall be reviewed by the Owner's Consultant to ensure they are in conformity with the overall grading plan of the subdivision (*Engineering*).
23. Prior to any approvals, the following **Environmental Noise** comments must be addressed:
- a. The Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated June 26, 2018 indicates the predicted unmitigated daytime OLA sound level to be lower than 55 dBA , therefore sound barriers will not be required. The report shall be peer reviewed at the Owner's expense. This shall be completed prior to Draft Approval (*Engineering*).
24. In addition to standard **conditions of draft approval**, please be advised the following conditions will need to be included as part of any draft approval:

- a. Please note that the Town will require as a condition of draft plan 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 (*Corporate Services*).
- b. The Owner shall enter into a Town of Caledon Subdivision Agreement or any other necessary agreements executed by the Owner, the Town and the Region or any other appropriate authority prior to any development within the plan to satisfy all financial, legal and engineering matters including land dedications, grading, easements, fencing, landscaping, provision of roads, stormwater management facilities, installation of municipal services, securities, parkland and cash contributions, and other matters of the Town and the Region respecting the development of these lands in accordance with the latest standards, including the payment of Town and Regional development charges in accordance with their applicable Development Charges By-laws (*Legal Services*).
- c. Prior to the preparation of any agreement, the Owner shall pay to the Town all fees and costs set out in the Fees By-law for the preparation and registration of the agreement and all documents necessary to give effect to the approval of the Plan of Subdivision (*Legal Services*).
- d. The Owner shall convey/dedicate, gratuitously and free and clear of all encumbrances, any required parks, open space, trails, road or highway widenings, 0.3m (1 ft.) reserves, walkways, daylight triangles, buffer blocks, stormwater management facilities, maintenance blocks and utility or drainage easements or any other easements as required to the satisfaction of the Town, the Region or other authority (*Legal Services*).
- e. The Owner shall provide the Town with postponements of any outstanding encumbrances in favour of the Subdivision Agreement (*Legal Services*).
- f. The conditions of draft approval shall include the requirements for the owner to include warning statements in all offers of purchase and sale for lots in the plan with respect to the following matters (*Engineering*):
 - i. Warning Clauses will be required for Lots 1 and 8 indicating that the Town does not provide grass cutting within Blocks 9 and 10;
 - ii. Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas, to facilitate preservation of existing landform and vegetation;
 - iii. Purchasers and/or tenants are advised that the adjacent open space and woodlots may be left in a naturally vegetated condition and receive minimal maintenance;
 - iv. Purchasers and/or tenants are advised that fencing along the lines of lots and/or blocks abutting public lands is a requirement of the subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, entirely on private lands as shown on the approved construction drawings. Upon assumption of the municipal services in the subdivision by the Town, the maintenance of the fencing shall be the sole responsibility of the lot owner.
- g. Region of Peel conditions are identified in the attached letter from Wayne Koethe, Planner, dated October 24, 2018).

External Agency Comments

Bell Canada – Email from Meaghan Palynchuk, Manager, Municipal Relations, Access Network Provisioning, Ontario, August 17, 2018:

25. The following paragraph is to be included as a condition of approval:
- a. “The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.
26. We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.
27. As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).
28. The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.
29. If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
30. MMM (a WSP company) operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM. MMM is not responsible for the provision of comments or other responses.

Hydro One Networks Inc. – Email from Hannah (Hua) Sun, Area Distribution Engineering Technician, Provincial Lines, T53, August 24, 2018:

31. Hydro One does not have any conflicts with this project providing that;
- a. Underground locates are obtained prior to excavation
 - b. No open trenching within 1.5m of Hydro poles and/or anchors.
 - c. Maintain 1m clearance from Hydro One Plant if trenchless horizontal drilling / directional bore.
 - d. PUCC owner is responsible to address all conflicts with Hydro One plant and request conflict corrections through appropriate channels

- e. Ensure all industry standard utility separations and clearance minimums are maintained.
- f. Any grade changes are brought to the attention of Hydro One and addressed prior to commencing work
- g. Any poles affected by grading requiring a pole setting adjustment will be charged at 100% labour and material without advanced notice having been received.

The following agencies have comments and/or conditions of draft plan approval, which are attached:

- Region of Peel, Development Services – October 24, 2018
- Region of Peel, Office of the Risk Management Official – October 23, 2018
- Peel District School Board – September 24, 2018
- Dufferin-Peel Catholic District School Board – August 24, 2018
- Enbridge Gas Distribution – September 4, 2018
- Canada Post – August 23, 2018

The following departments and/or agencies have no concerns or comments on the above noted applications:

- OPP (Caledon Detachment) – October 29, 2018
- CP Rail – September 5, 2018
- Town of Caledon, Transportation Development – August 30, 2018
- Rogers Communication – September 18, 2018. Please note that Rogers Communications currently does not possess existing plant in the area indicated on your attached plans. Locates are still required. Call for locates at 1-800-738-7893.

Comments are outstanding from the following agencies and will be forwarded to you upon receipt:

- Nottawasaga Valley Conservation Authority (NVCA)
- Municipal Property Assessment Corporation (MPAC)

Conclusion

Following the release of all the staff and agency comments, a resubmission of the application will be required to respond to the various comments. Please wait until all comments are provided prior to making a fulsome resubmission. As part of the supplementary comment letter that will be provided following the receipt of NVCA's comments, Town of Caledon Planning and Development staff will include a Resubmission Checklist that outlines the required number of copies/packages of documents required with your next submission. Resubmissions must be organized according to commenting department/agency. With your next submission, please include:

- A detailed covering letter outlining how each comment has been addressed is required to accompany the resubmission.
- A recirculation fee of \$6,000 is also required, as per the Town's Fee By-law.

Staff will arrange a meeting with you and your team of consultants to discuss the comments and revisions required for the revised submission. Staff will require an agenda to assist in the discussion at least 3 days prior to the meeting.

I trust this information is of assistance to you. Please do not hesitate to contact me at extension 4228 should you have any questions.

Sincerely,



Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP
Senior Planner
Planning and Development - West
Community Services Department
TOWN OF CALEDON

Enclosure: Correspondence:

- David Stewart, MCIP, RPP, Williams & Stewart Associates Limited / John G. Williams Limited, Architect, and dated Aug. 31, 2018.
 - Wayne Koethe, Planner, Development Services, Region of Peel, Development Services, October 24, 2018;
 - Therese Estephan, Risk Management Official, Office of the Risk Management Official, Region of Peel, October 23, 2018;
 - Amar Singh, Planner, Planning and Accommodation Department, Peel District School Board, September 24, 2018;
 - Krystina Koops, Planner, Dufferin-Peel Catholic District School Board, August 24, 2018;
 - Alice Coleman, Municipal Planning Coordinator, Long Range Distribution Planning, Enbridge Gas Distribution, September 4, 2018;
 - Tigist Yage, Delivery Planning Officer – GTA West, Canada Post Corporation, August 23, 2018;
- c. Casey Blakely, Manager of Development – East
Daniel Oh, Senior Development Engineering Coordinator - Caledon East
Nick Pirzas, Senior Landscape Architect
Alana Vandervoort, Acting Town Solicitor
Brittany Ziegler, Law Clerk
Margherita Bialy, Community Policy Planner



Arash Olia, Transportation Planning Technologist
Douglas McGlynn, Heritage and Urban Design Planner
Wendy Sutherland, Legislative Specialist
Dave Pelayo, Chief Fire Prevention Officer
Wayne Koethe, Region of Peel
Lee Bull, Nottawasaga Valley Conservation Authority

October 24, 2018

Mary Nordstrom
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

**RE: Draft Plan of Subdivision
Tropical Land Development
0 Mount Pleasant Road
File No. 21T-18-002C and RZ-18-006C**

Dear Mary Nordstrom,

Peel Region staff have reviewed the above noted Draft Plan of Subdivision application and have the following comments and conditions:

Comments

Functional Servicing Report

A revised Functional Servicing Report will be required prior to the first engineering submission.

Watermain - The proposed development can be adequately serviced with municipal water once the watermain along Mount Pleasant Road from future Catherine Duffey Gate to McGuire Trail is constructed and looped. All costs associated with the watermain works on Mount Pleasant Road to facilitate the development shall be 100% borne by the Developer. Figure 3, Water Servicing Plan, must be revised to reflect Region's requirement.

Sanitary Sewer - Staff does not have any significant concerns with regards to sanitary sewer servicing for the proposed development.

Conditions

Regional staff request that the following specific conditions of draft approval be applied:

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan; and

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- b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
- 2. Provision shall be made in the Subdivision Agreement with respect to:
 - a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and
 - b) Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks);

pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

- 3. In respect of the water meter fees:
 - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;
 - b. A clause shall be included in the Subdivision Agreement that water meter fees for future residential development (non-freehold townhouses or apartment blocks) and commercial blocks shall be payable to the Region prior to issuance of building permits, in accordance with the Region's Fees By-law, as amended from time to time; and
 - c. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Easement Dedications

- 4. As a condition of registration of this Plan or any phase thereof, the Developer shall gratuitously transfer to the Region free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with easements shall be 100% the responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

Development Engineering Conditions

- 5. As a condition of registration of this Plan or any phase thereof, the Developer shall acknowledge and agree that the proposed development can be adequately serviced with municipal water after watermain on Mount Pleasant Road from future Catherine Duffey Gate to McGuire Trail is constructed and looped. All costs associated with the watermain works on

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Mount Pleasant Road to facilitate the development shall be 100% borne by the Developer. A clause shall be included in the Subdivision Agreement in respect of same.

6. Restriction on transfer or charge for all lots and blocks within the plan of subdivision, save and except those to be conveyed to the Town and the Region, shall be registered on title to said lots and blocks prohibiting any transfer or charge of said lots and blocks without the consent of the Region until external watermain works along Mount Pleasant Road from future Catherine Duffey Gate to McGuire Trail to service this Plan have been completed to the Region's satisfaction. The Developer shall be responsible for all costs in respect of said restriction on title. A clause shall be included in the Subdivision Agreement in respect of same.
7. The Developer shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way. A clause shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and “As Constructed”

8. Prior to servicing, the Developer's engineer shall submit all engineering drawings in the digital format to the latest Region's Digital Format Guidelines.
9. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”. A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

10. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer, water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.
11. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval Functional Servicing Report showing the proposed water servicing plans for the development.
12. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
13. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic “As Constructed” information for the infrastructure installed by the Developer. The cost shall be based on a “per kilometre” basis for combined watermain and sanitary sewers installed pursuant to the Region's latest User Fees By-law.

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14. Prior to servicing the Region may require the Developer to construct a sampling hydrant (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
15. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
16. The Developer will maintain adequate chlorine residuals in the watermain within the plan from the time the watermain is connected to the municipal system until such time as the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.
17. In respect of servicing existing properties within the zone of influence in the event that existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - a. Until the issuance of Final Acceptance a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - b. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
 - c. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

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- d. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

Clauses shall be included in the Subdivision Agreement in respect of same.

18. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that the external and internal watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the external and internal watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region. A clause shall be included in the Subdivision Agreement in respect of same.
19. The Developer shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.
20. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer
21. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:
 - a. A copy of the final signed M-Plan
 - b. A copy of the final draft R-Plan(s); and
 - c. The documents required pursuant to Schedule B of the Subdivision Agreement and all associated documents.A clause shall be included in the Subdivision Agreement in respect of same
22. Prior to final approval by the Town of Caledon, a copy of the proposed final plan must be forwarded to the Region of Peel.
23. All streets shall be named to the satisfaction of the Town of Caledon and the Region of Peel. In this regard, proposed street names must be submitted as soon as possible after draft approval has been granted so that finalization of the plan is not unduly delayed.

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Request to Commence Waste Collection Service

Regional Waste Collection may be provided, provided the developer acknowledges the following:

For developments located on a Private Road, or unsummed road, the developer is responsible for Waste Collection and disposal until 90 percent occupancy is achieved.

If the Waste Collection Vehicle is required to drive onto, or over, a supported structure (such as an air grate, transformer cover or underground parking garage) within a Development, the region must be provided with a letter from a professional engineer (licensed by Professional Engineers Ontario), certifying that the structure can safely support a fully loaded Waste Collection Vehicle weighing 35 tonnes.

In all cases where a Region of Peel Waste Collection Vehicle is required to enter a private property, the Developer must submit a completed *Acknowledgement and Release for Private Property Waste Collection Form* and a completed *Application for Private Property Waste Collection Form* to the Region's Waste Management Division prior to the commencement of Waste Collection. These forms are located in Appendix the Developer must contact the Region's Waste Management Division at 905-791-9499 to submit the forms and report 90 percent occupancy, if applicable. These forms are provided in Appendices 10 and 11, respectively.

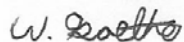
After the required forms and confirmations are received, the Waste Management Division will visit the Development within five to ten business days to determine if the occupancy level has reached 90 percent, if applicable, and if the Development is in compliance with the requirements of this manual. The Waste Management Division will determine, at its sole discretion, if the Development is in compliance with this manual and if approved will authorize Waste Collection Services, to commence within ten to fifteen business days from the date that the Waste Management Division approves final clearance for the Development.

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>

Concluding remarks

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4710, or by email at: wayne.koethe@peelregion.ca

Best Regards,



Wayne Koethe, Planner, Development Services

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Tel: 905-791-7800 www.peelregion.ca

August 24, 2018

Mary Nordstrom
Senior Development Planner
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Ms. Nordstrom:

**Re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
The Biglieri Group Ltd. On behalf of Tropical Land
Files: 21T-18002C & RZ 18-06
0 Mount Pleasant Road
West side of Mount Pleasant Rd, south of Highway 9
Town of Caledon**

The Dufferin-Peel Catholic District School Board has reviewed the above noted revised application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 8 detached units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	Host School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. John Paul II	666	654	6
Secondary School	St. Michael	1194	1266	0

The Board requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,



Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: A. Singh, Peel District School Board (via email)