

LORMEL JOINT VENTURE INC. COMMENT NUMBERS MATCH DRAFT PLAN COMMENT MATRIX

Agency	Comment	RESPONSE	ACTION REQUIRED FOR DRAFT PLAN APPROVAL
1 Town of Caledon, Stephanie McVittie Letter Dated Oct 18, 2019	<p>Items to be Addressed Prior to Draft Approval</p> <p>1. Planning and Development, Zoning: Lot 78 does comply with the minimum lot area standard; however, does not comply with the minimum lot frontage standard. Please amend the draft plan. In the alternative, the draft Zoning By-law Amendment can be altered (please refer to zoning comments under the Zoning By-law Amendment heading for more details).</p> <p>Draft Zoning By-law Amendment Comments</p> <p>1. The following agencies and departments have no concerns with the draft Zoning By-law Amendment as submitted:</p> <ul style="list-style-type: none"> • Corporate Services, Accessibility • Community Services, Building and Support Services, Building (previous comments) • Community Services, Fire and Emergency Services • Community Services, Open Space Design, Landscape • Community Services, Planning and Development, Engineering • Community Services, Policy and Sustainability, Heritage • Finance and Infrastructure Services, Transportation • Bell • City of Brampton • Enbridge Gas Distribution • Hydro One (previous comments) • Ontario Provincial Police, Caledon Detachment (previous comments) • Dufferin-Peel Catholic District School Board (previous comments) • Peel District School Board <p>Please note that upon receipt of a revised by-law to address comments, these agencies that currently have no concerns may have further comments.</p> <p>2. Orangeville Railway Development Corporation: The Zoning By-law shall require a minimum dwelling setback from the railway right-of-way of 15 metres in accordance with FCM Guidelines. Please note that these are previous comments which are to be re-confirmed through updated comments pending from the ORDC.</p> <p>3. Planning and Development, Planning: Planning staff have created a working copy of a draft by-law in the Town's formatted template for your review (see attached). Please note that the draft by-law has been revised to update the reference plan in the legal description. Please note that the draft by-law is a working draft only and the version being provided does not constitute staff's acceptance of the proposed zoning, but is rather provided to you for refinement. Once a revised draft is received, staff will complete a detailed review of the by-law and provide further comments.</p>	<p>KLM confirmed that lot 78 did not meet minimum lot frontage standard. Plan has been revised</p> <p></p> <p>There already is a 50m wide greenland corridor between the rear lots and the ORDC rail line. This would require a new exception, which is unnecessary.</p> <p>The latest zoning bylaw has been recirculated for Town's review. Approval is planned post Draft Plan Approval</p>	<p>Draft Plan has been revised. Town to review and confirm</p> <p>No Action</p> <p>No Action</p> <p>Town to review draft Zoning</p>



<p>Stephanie to follow-up with agencies/departments</p>		<p>8. Comments remain outstanding from the following agencies and departments:</p> <ul style="list-style-type: none"> • Canada Post • Credit Valley Conservation • Orangeville Railway Development Corporation • Region of Peel • Rogers Communications • Toronto and Region Conservation Authority
<p>Town to review draft Zoning</p>	<p>The latest zoning bylaw has been recirculated for Town's review. Approval is expected post Draft Plan Approval</p>	<p>7. Planning and Development, Zoning: For the draft zoning by-law schedule, named 'Schedule A' prepared by KLM Planning Partners Inc., zoning staff have the following comments:</p> <p>a. Please provide an updated schedule identifying the revised draft plan and the proposed zone boundaries. Please ensure that the proposed zones are clearly distinguishable (heavier lines or hatching).</p> <p>b. Remove the words "Policy Area 1" from the EPA 1 zone.</p> <p>c. Ensure that the updated schedule adheres to the Town's digital submission standards. It appears that the submission received in March does not meet the digital submission standards.</p>
<p>No Action</p>		<p>6. Planning and Development, Zoning: The following blocks have not been reviewed for compliance against residential zones as they are reserve blocks: 204 and 205.</p>
<p>No Action</p>		<p>5. Planning and Development, Planning and Zoning: For the purpose of this review, Zoning staff reviewed compliance of the environmental blocks using the draft by-law submitted by the applicant and the draft plan submitted as prepared by KLM Planning Partners Inc. dated April 2, 2019, received by the Town on August 19, 2019.</p> <ul style="list-style-type: none"> • For the proposed Environmental Policy Area 1 (EPA1) zone, both Block 200 and 203 (environmental blocks) will comply with the minimum lot area and lot frontage requirements. • For the proposed Environmental Policy Area 1 – Exception 405 (EPA1-405) zone, Block 201 (stormwater management pond) will comply with the minimum lot area and lot frontage requirements. • For the proposed Open Space (OS) zone, Block 202 (park) will comply with the minimum lot frontage and minimum lot area standards.
<p>Town to review draft Zoning</p>	<p>Lot 78 has been amended.</p> <p>The A-Major draft plan provides access to our subdivision. As such we fully expect that it will need to register first. In the case we are ahead of schedule, the Cost Sharing Agreement permits us to design and install (or make arrangements with the owner to install) infrastructure on another Landowner's property. We don't envision needing to impose the section 118 restrictions, but in the case we can't service and provide road frontage to lots 107-113 we are okay with it.</p>	<p>4. Planning and Development, Planning and Zoning: For the purpose of this review, Zoning staff reviewed compliance of the residential lots using the Mayfield West Phase 2 zones that were recently approved by Council as noted in the draft by-law submitted by the applicant. Residential Two Exception 614 (RZ-614) was approved and brought into the Zoning By-law with By-law No. 2018-74. Staff reviewed the draft plan submitted as prepared by KLM Planning Partners Inc. dated April 2, 2019 and received by the Town on August 19, 2019. Comments from the review are as follows:</p> <ul style="list-style-type: none"> • Lots 1 to 77, 79 to 106 and 114 to 199 (inclusive) will comply with the minimum lot area and minimum lot frontage standards. • Lots 78 does comply with the minimum lot area standard; however, does not comply with the minimum lot frontage standard. Please either amend the draft plan or include a new site specific zone in the draft Zoning By-law Amendment. Please note that if you are including a new site specific zone, please include justification as to why the lots cannot be brought into compliance with RZ-614. • Lots 107 to 113 (inclusive) do not currently have access on the draft plan of subdivision (but will through proposed A-Major Draft Plan of Subdivision 21T-17001C) and therefore will not comply with the Access Regulations of Zoning By-law 2006-50, as amended. Specifically Section 4.3.1 states "Notwithstanding any other provision in this By-law, no building or structure shall be erected on a lot that does not have frontage and access to a public street or on a private street." If this draft plan registers prior to the A Major Draft Plan (21T-17001C), then Section 118 restrictions will be applied to the above-mentioned lots to prevent the transfer of the lot until such time that access is provided (A Major is registered). As compliance with the Zoning By-law is required prior to registration, this is standard Town practice to ensure compliance.

		<p>Next Steps: Please prepare a revised Zoning By-law Amendment which addresses the comments above; however, please do not submit the revised Zoning By-law Amendment until such time that the plan has been draft approved. This will ensure that the draft Zoning By-law Amendment schedule reflects the most recent plan. The revised submission is to include 22 packages each containing:</p> <ul style="list-style-type: none"> • The resubmission fee of \$1,530.00, in accordance with the Town's Fee By-law • A detailed cover letter explaining how all comments (relating to the Zoning By-law Amendment) have been addressed • The most recent version of the draft plan • A revised Zoning By-law Amendment, text and schedule, in pdf, word and cad format. <p>Please also submit digital copies (pdf, word and cad) of the documents outlined above by either USB or an email. Once the draft Zoning By-law Amendment is finalized, staff will bring forward a report to Planning and Development Committee and Council for enactment. Council dates for 2020 have not yet been finalized.</p>	The latest zoning bylaw has been recirculated for Town's review. Approval is planned post Draft Plan Approval	Town to review draft Zoning
2	TRCA Email from Stephanie McVittie, dated Oct 18, 2019	I have received confirmation from the TRCA that the conditions included in the DRAFT draft conditions document remain applicable and that there are no other conditions to be added. The TRCA has also confirmed that they have no comments on the Zoning By-law Amendment.		No Action
8	Region of Peel Letter dated Aug 20, 2019	Regional staff have received the zoning by-law amendment and subdivision applications for lands located north of Mayfield Road. Regional staff have reviewed and have the following comments. Healthy Communities • Please continue to refer to the previous comments letters: o One suggestion is to look at the design of the blocks as related to the Healthy Development comments. For example, the central block in the subdivision is approx. 230 metres long (whereas our Healthy Development Assessment User Guide indicated residential blocks should be max. 80x180 metres) and should be split with a street or pedestrian pathway or otherwise rearranged. Should the above requirements be satisfactorily addressed on a revised plan, Regional staff will have the following conditions.	Wayne Koethe had mentioned that if the Town does not require the pedestrian connection then it would not be required. Stephanie confirmed that Region of Peel has no further comments on November 19, 2019. Pedestrian connection is not required. Please note that the HDA scored GOLD	No Action
10	Town of Caledon, Stephanie McVittie Email Dated Oct 21, 2019	I have received confirmation from the Region that they have no comments on the rezoning.		No Action
17	Email from Tony Dulisse, November 26, 2019	Good afternoon. Thank you for the opportunity to comment on the above noted development. ORDC have the following comments as it relates to this development application. Residential development and railway activities are inherently conflicting land uses. Residential development adjacent to the railway right-of-way is not appropriate without impact mitigation measures to reduce the incompatibility. We request that the following comments be included as Conditions of Draft Approval and Subdivision Approval to mitigate the inherent adverse environmental effects as much as possible, to be cleared by Orangeville Railway Development Corporation (ORDC): 1. The Zoning By-law shall require a minimum dwelling setback from the rail right-of-way of 15 metres in accordance with FCM Guidelines.	The existence of a 50m Greenland corridor between the rear yards and the Rail Line renders this unnecessary	No Action

