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COMMENT MATRIX

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Town of Caledon, Corporate Services Department, Legal Services Daniela Gaudio Daniela.gaudio@caledon.ca June 6, 2024				
Registration	1	<ul style="list-style-type: none"> In the event that an agreement is required to be registered on title, postponement(s) to any and all mortgages will be required. 		Acknowledged.
Town of Caledon, Engineering, Public Works & Transportation Department, Energy and Environment Alexandra Service Alexandra.service@caledon.ca June 6, 2024				
Green Development Standards	2	<ul style="list-style-type: none"> Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments. 	GSAI	Acknowledged, Green Development Standards assessment has been completed.
Green Development Standards	3	<p><i>For OPA/ZBA:</i></p> <ul style="list-style-type: none"> While the GDS does not apply to OPA's or Zoning By-law Amendments, applicants should be aware that future draft plan of subdivision and site plan applications will be required to submit a completed GDS checklist and supporting documents. Applicants are encouraged to familiarize themselves with the program early in the development process, so they are prepared to comply with GDS requirements. Program materials can be found at www.caledon.ca/gds. Energy and Environment staff are available if you have any questions about the program 	GSAI	Acknowledged, Green Development Standards assessment has been completed.
Green Development Standards	4	<p><i>For Draft Plan of Subdivision/SPA:</i></p> <ul style="list-style-type: none"> Please prepare the relevant Green Development Standards Checklist available on the Town's website: www.caledon.ca/gds. The checklist should be accompanied by the appropriate documentation, as identified within the checklist and GDS Guidebook. <p>While completing the checklist, please ensure you refer to the GDS Guidebook</p>	GSAI	Acknowledged, Green Development Standards assessment has been completed.
Town of Caledon, Corporate Strategy & Innovation Department, Capital Projects Derek Mumford Derek.mumford@caledon.ca , 647-225-7140 June 6, 2024				
	5	No comments		

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Town of Caledon, Planning & Development Department, Economic Development Ben Roberts, Senior Economic Development Officer Ben.roberts@caledon.ca , 416-998-8289 June 6, 2024				
	6	No comments		
Town of Caledon, Engineering, Public Works & Transportation Department, Development Engineering Jay Menary, Jay.Menary@caledon.ca Shannon Malloy, Shannon.malloy@caledon.ca June 6, 2024				
Secondary Plan Application (OPA) Submission Requirements	7	1. The subject lands are within the Alloa Secondary Plan Area. The Secondary Plan application (OPA) for the Alloa Secondary Plan Area has not been received by the Town. Submission requirements for the OPA (Secondary Plan) were provided through PRE-2024-0036 at the PARC meeting on March 28, 2024. Submission requirements include completion of a Local Subwatershed Study and Functional Servicing Report.		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and a supporting Functional Servicing Report has also been submitted and is currently under review through the Secondary Plan.
Secondary Plan Application (OPA) Submission Requirements	8	2. Town Development Engineering will require a subdivision level Environmental Impact Study and a Functional Servicing and Stormwater Management Report in accordance with the findings and recommendations of the Local Subwatershed Study completed as part of the Secondary Plan. The Terms of Reference for the Environmental Impact Study and the Functional Servicing Report are to be approved by the Town prior to commencement of work.		An FSR & SWM letter of compliance has been prepared by Urbantech as part of the submission package. An EIR letter of compliance prepared by Crozier also forms part of the submission package.
Secondary Plan Application (OPA) Submission Requirements	9	3. The Alloa Secondary Plan Application (OPA) needs to be sufficiently advanced for Town Engineering Services to review and provide comment on the draft plan of subdivision plans, reports, and studies.		Acknowledged.
Secondary Plan Application (OPA) Submission Requirements	10	4. Please note that all stormwater infrastructure to be placed within the public domain will be approved through the Town's CLI ECA (ECA Number 324-S701 No. 1) and as such will need to be designed in accordance with the Town's CLI ECA requirements. The Stormwater Management Report/Functional Servicing Report will need to demonstrate how the stormwater servicing strategy is compliant with the Town's CLI ECA. Please visit the Town's website for additional details on the Town's CLI ECA.		Acknowledged. Please see FSR letter of compliance.
Secondary Plan Application (OPA) Submission Requirements	11	5. Prior to servicing the Town requires the applicant to prepare an operations, maintenance and monitoring plan for all stormwater infrastructure to the satisfaction of the Town. The operations, maintenance and monitoring plan should follow the requirements of the Towns Inspection, Operations, Maintenance and Monitoring Requirements Guide. The guide can be provided once available.		Acknowledged. Please see FSR letter of compliance.

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Secondary Plan Application (OPA) Submission Requirements	12	6. When it is necessary to use privately owned stormwater works in the Stormwater Treatment Train to achieve CLI ECA Appendix A criteria, prior to servicing the Town requires the owner to prepare a separate operations and maintenance guide as well as an educational pamphlet to the satisfaction of the Town for the private landowner.		Acknowledged.
Secondary Plan Application (OPA) Submission Requirements	13	7. Contact Development Engineering to confirm Terms of Reference (TOR) for all required plans and technical studies.		Acknowledged.
Town of Caledon, Engineering, Public Works & Transportation Department, Transportation Kavleen Younan Kavleen.Younan@Caledon.ca Emma Howlett Emma.Howlett@caledon.ca June 6, 2024				
Transportation Study	14	<ul style="list-style-type: none"> Please note Town Transportation Engineering Staff recommends awaiting approval of the Transportation Study supporting for the Secondary Plan before proceeding with the transportation study for the subject development. In the event that the applicant wishes to proceed, please be aware that: <ul style="list-style-type: none"> The proposed locations of collector roads subject to further multidisciplinary review may change. Development applications (e.g., for draft plan of subdivision or rezoning) should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced (Policy 21.1.7) The following comments apply, however please note that the comments may change pending approval of the afore-mentioned study. 		Acknowledged. Please see Transportation Conformance Letter prepared by Crozier.
Transportation Study	15	<ul style="list-style-type: none"> Interim connectivity and access should be proposed from a multimodal perspective with consideration for the proposed timelines of Argo 1, 2, 3, and surrounding developments. 		Acknowledged. Please see Transportation Conformance Letter prepared by Crozier.
Transportation Study	16	<ul style="list-style-type: none"> Please follow the Town's and Region's Transportation Study Guidelines. 		Acknowledged. Please see Transportation Conformance Letter prepared by Crozier.
ZBA- Parking Justification	17	ZBA <ul style="list-style-type: none"> Parking spaces should be provided according to the rates in the Zoning By-Law. A parking justification will be required if fewer than the required parking spaces are proposed. A work plan (Terms of Reference) for the parking justification study should be circulated with Town Transportation Staff prior to starting the parking portion of the investigations. 		A parking plan has been prepared by GSAI.

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Town of Caledon, Finance Department, Finance Glendon Turner Senior Financial Analyst June 6, 2024				
	18	<ul style="list-style-type: none"> The proposed Zoning By-law Amendment is said to be towards facilitating the eventual provision of residential subdivisions. 		Acknowledged
Development Charges	19	<ul style="list-style-type: none"> Development Charges will be applicable at the Residential rates for residential dwellings, while the Non-Residential (Other) rates will apply to commercial buildings – all at the rates in effect on the dates of building permit issuance. If the Zoning By-law Amendment application is determined to be the first such application for the subject properties, then Development Charges will be determined on the date when the amendment application is determined to be complete (the application completion date). 		Acknowledged
Development Charges	20	<ul style="list-style-type: none"> Current Residential and Non-Residential Development Charge rates are: <ul style="list-style-type: none"> Town of Caledon: (a) \$46,276.80 per single or semi-detached unit; (b) \$31,816.80 per apartment > 70 sq. metres; (c) \$18,672.80 per apartment <= 70 sq. metres; (d) \$41,953.60 per townhouse dwelling; (e) \$88.27 per sq. metre of commercial floor space. Stacked townhouses will attract Development Charges at the large apartment rates. All other townhouses will attract Development Charges at the Non-Residential (Other) rates. Region of Peel: (a) \$72,122.63 per single or semi-detached unit; (b) \$52,315.55 per apartment > 70 sq. metres; (c) \$27,668.20 per apartment <= 70 sq. metres; (d) \$57,121.45 per townhouse dwelling; (e) \$289.13 per sq. metre of commercial floor space. School Boards: (a) \$4,572 per any residential unit; and (b) \$9.69 per sq. metre of commercial floor space. GO Transit: (a) \$810.24 per single or semi-detached unit (b) \$578.79 per apartment > 70 sq. metres; (c) \$299.94 per apartment <= 70 sq. metres; (d) 810.24 per townhouse dwelling. Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e., water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution. 		Acknowledged

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Development Charges	21	<ul style="list-style-type: none"> The Development Charges comments and estimates above are as at May 30, 2024, 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. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for 24 months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. 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 changes in actual information related to the construction as provided in the building permit application. 		Acknowledged
Town of Caledon, Community & Human Services Department, Fire and Emergency Services June 6, 2024				
	22	No comments received		
Town of Caledon, Engineering, Public Works & Transportation Department, Operations June 6, 2024				
	23	No comments received		
Town of Caledon, Planning and Development Department, Accessibility Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392 June 6, 2024				
Comments	24	<ul style="list-style-type: none"> 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. 		Acknowledged. Universal Design will be dealt with at Detailed Design Stage.
Comments	25	<ul style="list-style-type: none"> Exterior paths of travel, including outdoor sidewalks and walkways, shall have a minimum clear width of 1.5 metres, a surface which is firm, stable and slip 		Acknowledged

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		resistant and otherwise comply with the Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA).		
Comments	26	<ul style="list-style-type: none"> All exterior paths of travel shall be accessible, such as when crossing over from one street to another street, by inclusion of features such as a curb ramp with a minimum clear width of 1,200 mm exclusive of any flared sides. Curb ramps shall have raised profile tactile walking surface indicators located at the bottom of the curb ramp and extending the full width of the ramp. Curb ramps shall comply fully with Section 80.26 of the IAS within the AODA. 		Acknowledged. To be dealt with at Detailed Design Stage.
Comments	27	<ul style="list-style-type: none"> If a community mail box is installed, the area shall be well lit via a light standard and a curb depression, complying with Section 80.27 of the IAS within the AODA, shall be provided from the sidewalk and/or roadway to the mail box landing area. 		Acknowledged. To be dealt with at Detailed Design Stage.
Comments	28	<ul style="list-style-type: none"> Where the neighbourhood park includes an outdoor play space, the design shall incorporate accessibility features such as sensory and active play components for children and caregivers with various disabilities. Such outdoor play space shall have a ground surface that is firm, stable and has impact attenuating properties for injury prevention and sufficient clearance to provide children and caregivers with various disabilities, the ability to move through, in and around the outdoor play space. 		Acknowledged. To be dealt with at Detailed Design Stage.
Comments	29	<ul style="list-style-type: none"> Should any traffic control signal systems with pedestrian controls be newly installed or replaced, they shall comply fully with the requirements of Section 80.28 of the IAS such as by inclusion of features like tactile arrows that align with the direction of crossing and audible and vibro-tactile walk indicators. 		Acknowledged. To be dealt with at Detailed Design Stage.
Town of Caledon, Planning and Development Department, Planning Tanjot Bal, Senior Planner Tanjot.bal@caledon.ca June 6, 2024				
Submission Requirements	30	<ul style="list-style-type: none"> The subject lands are part of the future Alloa Secondary Plan. The secondary plan, and associated subwatershed study, will need to advance prior to the submission of a subsequent planning application. 		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and Functional Servicing Report has also been submitted and is currently under review.
Comments	31	<ul style="list-style-type: none"> At this time, staff are unable to provide detailed comments on the draft plan and rezoning. Through the secondary plan process, the underlining land use designation and uses will be determined. 		Acknowledged
Comments	32	Below are some high level preliminary comments: <ul style="list-style-type: none"> There is a proposed HWY 413 off ramp north of this subdivision. Please see comments from Urban Design regarding the design of those units. Staff would be looking for an enhanced landscape buffer (to be discussed at the secondary plan stage and subsequent draft plan). 		Acknowledged
Comments	33	<ul style="list-style-type: none"> Many of the proposed townhome blocks are large – please add breaks (pedestrian pathways). 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.

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Comments	34	<ul style="list-style-type: none"> Need vista points for residents. Following the SWS, to determine if passive or more formal trails can be added through the NHS or open space lands. 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Comments	35	<ul style="list-style-type: none"> Through the secondary plan process, to determine location and size of schools, parks, other community facilities such as community centres, fire halls, etc. 		Acknowledged.
Comments	36	<ul style="list-style-type: none"> Please confirm who owns the middle lands and if they are participating landowners. 		Owned by Dhaliwal, currently a non-participating landowner.
Town of Caledon, Planning and Development Department, Heritage Rob Hughes, Senior Planner rob.hughes@caledon.ca (905) 584-2272 x. 4245 June 6, 2024				
Heritage Register	37	Heritage Register <ul style="list-style-type: none"> Of the three properties included as part of the submission, 12306 Chinguacousy Rd is listed as a non-designated property on the Town of Caledon Heritage Register. The subject lands are adjacent to the listed, non-designated property at 12259 Chinguacousy Rd. 		Please see Heritage Impact Assessment prepared by TMHC
Heritage Designation	38	Heritage Designation <ul style="list-style-type: none"> The Province has introduced changes to the Ontario Heritage Act which have altered our ability to wait until the development approval stage to initiate designation of the property under the Ontario Heritage Act. 		Acknowledged.
Heritage Designation	39	<ul style="list-style-type: none"> Section 29 (1.2) of the Act now requires that where a prescribed event, including Notice of a Complete Zoning by-law Amendment application, has occurred involving a listed, non-designated property worthy of heritage designation, Council has 90 days to start the heritage designation process, with certain exceptions. The exceptions include: <ul style="list-style-type: none"> If the owner of the property and the council of the municipality agree that the restriction does not apply; and, If, within 90 days of the prescribed event, the owner of the property and council agree to extend the period of time 		Acknowledged.
Heritage Agreements	40	<ul style="list-style-type: none"> Council has delegated staff the authority to enter into these agreements with property owners. 		Acknowledged
Heritage Application	41	<ul style="list-style-type: none"> Heritage staff request, should the Owner(s) be agreeable, that they submit with a complete application: <ul style="list-style-type: none"> A signed agreement with the Town to extend the timeline for the issuance of a Notice of Intention to Designate under Part IV of the Ontario Heritage Act beyond the required 90 days following a Notice of a Complete Application. 		Acknowledged

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Heritage Application	42	<ul style="list-style-type: none"> Heritage staff would like to discuss the timeline options with the Owner and would like to be present at the PARC meeting to share this information. 		Acknowledged
Concept Plan	43	Concept Plan <ul style="list-style-type: none"> The concept plan must be revised to address the presence of the farmhouse and consideration of its incorporation into the development. 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Heritage Impact Assessment	44	Heritage Impact Assessment <ul style="list-style-type: none"> As part of a complete application, the development proponent shall provide a Heritage Impact Assessment (HIA), undertaken by a qualified heritage consultant who is a professional member in good standing of the Canadian Association of Heritage Professionals (CAHP). 		Please see Heritage Impact Assessment prepared by TMHC
Archaeological Assessment	45	Archaeological Assessment <ul style="list-style-type: none"> The subject lands are identified as having archaeological potential. As such, the proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a Stage 1-2 archaeological assessment on the portion of the subject lands to be impacted by the proposed works plus a 10m buffer (the "Study Area"). 		Please see Stage 1-2 Archaeological Assessment prepared by Parslow Heritage Consultancy
Archaeological Assessment	46	<ul style="list-style-type: none"> Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists. 		Acknowledged.
Archaeological Assessment	47	<ul style="list-style-type: none"> No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry. 		Acknowledged.
Archaeological Assessment	48	<ul style="list-style-type: none"> Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing. 		Please see Stage 1-2 Archaeological Assessment prepared by Parslow Heritage Consultancy
Archaeological Assessment	49	<ul style="list-style-type: none"> If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry. 		Acknowledged.

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Archaeological Assessment	50	<ul style="list-style-type: none"> An archaeological condition will be included as part of agreements related to the application, should it be approved, for clarity as to the process required should previously unknown archaeological remains be uncovered during ground disturbance activities in the future. 		Please see Stage 1-2 Archaeological Assessment prepared by Parslow Heritage Consultancy
Town of Caledon, Planning and Development Department, Landscape Eva Li eva.li@caledon.ca 905.584.2272 ext.4378 June 6, 2024				
DPA Landscape Submission Requirements	51	DPS: <ul style="list-style-type: none"> Preliminary Landscape plan (street tree and fencing layout) Landscape Architect Letter of Conformance Arborist Report Tree Preservation Plan and Tree compensation (if applicable) Park facility fit plan Landscape designs, compensation and restoration requirements shall meet the recommendations provided in the final approved reports for Alloa Secondary Plan. 		These items have been prepared and form part of the submission package. Through the Alloa Secondary Plan submission, a Community Design Plan is being reviewed, which will be the guiding document for urban design within Alloa Phase 1. Preliminary landscape plans will be discussed in the CDP. Please refer to cover letter for full discussion of how requirements are being addressed.
ZBA Landscape Submission Requirements	52	ZBA: <ul style="list-style-type: none"> Preliminary Arborist report – Tree inventory and number of trees to be removed for the proposed development, and require to be finalized at detailed design stage for Subdivision 		A preliminary Arborist Report has been included in submission.
Landscape Requirements	53	Refer to the following guidelines for landscape requirements <u>Landscape Requirements - Town of Caledon</u> <ul style="list-style-type: none"> Town of Caledon Town Wide Design Guidelines; Town of Caledon Development Standard Manual; Town of Caledon Development Standards for construction details for inclusion within the landscape drawing package; Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation 		Acknowledged.
Town of Caledon, Planning & Development Department, Municipal Numbering Kristen Domingos municipalnumbers@caledon.ca 905.584.2272 x.4349 June 6, 2024				
Municipal Numbering	54	<ul style="list-style-type: none"> The property address is confirmed as 12156, 0 and 12306 Chinguacousy Road. Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval. 		Acknowledged.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Town of Caledon, Planning & Development Department, Natural Heritage June 6, 2024				
OPA Submission Requirements	55	<ul style="list-style-type: none"> The subject lands are within the Alloa Secondary Plan Area. The Secondary Plan application (OPA) for the Alloa Secondary Plan Area has not been received by the Town. Submission requirements for the OPA (Secondary Plan) were provided through PRE 2024-0036 at the PARC meeting on March 28, 2024. Submission requirements include completion of a Local Subwatershed Study. 		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and a supporting Functional Servicing Report has also been submitted and is currently under review through the Secondary Plan.
DPS Requirements	56	<ul style="list-style-type: none"> The Draft Plan must conform to the Secondary Plan and Local Subwatershed Study which both must be sufficiently advanced to be able to review and provide comments on the draft plan of subdivision plans, reports, and studies. 		Acknowledged
OPA Submission Requirements	57	<ul style="list-style-type: none"> A subdivision level Environmental Impact Study in accordance with the findings and recommendations of the Local Subwatershed Study completed as part of the Secondary Plan is required. The Terms of Reference for the Environmental Impact Study and the Functional Servicing Report must be approved by the Town before beginning the study. It is not possible to agree on the TOR until the Local Subwatershed Study is sufficiently advanced. 		An EIR has been completed through the Tertiary Plan and an EIR Letter of Compliance (Crozier) forms part of the submission package.
Natural Heritage Comments	58	<ul style="list-style-type: none"> Notwithstanding the preceding comments, following are high-level comments on the conceptual draft plan of subdivision: <ul style="list-style-type: none"> Neither the preliminary Alloa Secondary Plan Land Use Concept nor the conceptual draft plan of subdivision display potential constraints based on the SABE Preliminary NHS and aerial imagery. Further, neither conform to an understood constraint based on preliminary Local SWS data shared with the Town (i.e., HDF FC1 is identified as Conservation which indicates that it must be maintained, relocated and/or enhanced). The extension of Street A through the woodland is not supported at this time. If it is ultimately supported through approval of the Local SWS, it is anticipated that substantial natural feature compensation on the subject lands will be required. Note: refer to woodlands not woodlots on all future plans and studies. 		Acknowledged.
Natural Heritage Comments	59	<ul style="list-style-type: none"> The 10m buffer to the woodland is not supported at this time. 		Acknowledged.
Town of Caledon, Planning & Development Department, Parks Eva Li eva.li@caledon.ca 905.584.2272 ext.4378 June 6, 2024				

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Parkland Dedication	60	<ul style="list-style-type: none"> Parkland dedication requirement for the subject lands, pursuant to s.51.1 of the Planning Act, will be calculated on a collective basis based on the Secondary Plan as a whole and not on the individual Owners' Lands 		Acknowledged
Town of Caledon, Policy Planning Shahzad Mir Shahzad.mir@caledon.ca 905.584.2272 x.4556 June 6, 2024				
Policy	61	<ul style="list-style-type: none"> The subject lands are designated Prime Agricultural Area and Environmental Policy Area in Schedule 'A' of the in-effect Town of Caledon Official Plan. 		Acknowledged
Policy	62	<ul style="list-style-type: none"> The adopted, not yet in-effect, Future Caledon Official Plan identifies this subject land within the New Urban Areas 2051 and Designated Greenfield Area on Figure B2 (Growth Management). 		Acknowledged
Submission Requirement	63	<ul style="list-style-type: none"> An approved secondary plan will be required by the Town of Caledon before approval of a plan of subdivision and zoning by-law amendment. 		Acknowledged
Policy	64	<ul style="list-style-type: none"> Guidance for secondary planning is provided throughout the adopted Future Caledon Official Plan, but primarily in: Section 13.9 (re: local subwatershed studies); Chapter 21, Planning the Urban System; Chapter 22, Community Areas; Chapter 23, Employment Areas; Section 24.3, Official Plan Amendments/Secondary Plans; Section 27.2, Development Application Requirements/Complete Application Requirements. 		Acknowledged
Policy	65	<ul style="list-style-type: none"> The subject land is within the New Urban Area 2051 in the adopted, not yet in-effect, Future Caledon Official Plan (FCOP), and will be designated New Community Area as shown on Figure B4 (Land Use Designation) and D8 (Parks and Open Space). 		Acknowledged
Policy	66	<ul style="list-style-type: none"> The New Community Area designation will be applied pending the preparation and approval of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of the Future Caledon Official Plan. The New Community Areas designation identifies lands to be developed as future residential communities (Section 22.2 of the adopted FCOP). 		Acknowledged
Policy	67	<ul style="list-style-type: none"> Section 21.3.1 of the adopted FCOP states that development will only be permitted within the designated greenfield area where an approved secondary plan is in place, and, where required, the subsequent tertiary plan requirements on the adopted FCOP have been satisfied. 		Acknowledged
Policy	68	<ul style="list-style-type: none"> The subject land is within the proposed A1 Secondary Planning Area as shown on Figure F3 of the adopted FCOP. 		Acknowledged

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Policy	69	<ul style="list-style-type: none"> Section 21.3.2 of the adopted FCOP states that secondary plans will be prepared and completed in accordance with the Town's approved Growth Management and Phasing Plan, the FCOP and the Region of Peel Official Plan. The policies of section 21.3 will apply. 		Acknowledged
Policy	70	<ul style="list-style-type: none"> Section 21.3.4 of the adopted FCOP states that prior to commencing the preparation of a secondary plan, terms of reference for the secondary planning process will be prepared, to the satisfaction of the Town's Chief Planner. 		Acknowledged
Policy	71	<ul style="list-style-type: none"> Section 21.3.4 g. of the adopted FCOP states that if multiple landowners are involved, requirements related to landowner group and cost-sharing agreements, including demonstration that a formal landowner group is in place with full participation of the owner(s) of the majority of the lands in the secondary plan area. 		Acknowledged. A formal landowners group is in place (Alloa Landowners Group Inc.) with approximately 63% of lands in the Secondary Plan area participating.
Policy	72	<ul style="list-style-type: none"> An official plan amendment to implement a new secondary plan will be prepared in accordance with the policies and requirements of the adopted FCOP, including the direction provided in Chapter 22, Planning the Urban System, Chapter 24, Official Plan Amendments, and Chapter 27, Development Application Requirements (Section 24.3.1 of the adopted FCOP) 		The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
Policy	73	<ul style="list-style-type: none"> A local subwatershed study, or equivalent study, prepared to the satisfaction of the Town, is required to inform the identification and refinement of the Natural Environment System within each secondary plan area and to support new development in the New Community Areas (13.9.1 of adopted FCOP). 		Local Subwatershed Study and Functional Servicing Report has been submitted through the Secondary Plan and is currently under review.
Town of Caledon, Planning & Development Department, Urban Design Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392 June 6, 2024				
Urban Design Brief Requirements	74	DPS: <ul style="list-style-type: none"> Within the Urban Design Brief, please include a priority lot plan, and a circulation plan showing any on street parking, driveway locations, and pedestrian paths 		A community design plan was submitted as part of the Secondary Plan and is intended to be the guiding urban design document for the Alloa Phase 1 area. Through discussions with Town staff, this document is intended to be revised to address all required elements to support draft plans. Please refer to cover letter for full list of how requirements are being addressed. A separate parking plan and pedestrian circulation plan forms part of this submission.
Urban Design Comments	75	<ul style="list-style-type: none"> We strongly discourage the window streets along Chinguacousy Rd and encourage the applicant to investigate different townhouse and street configurations 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Urban Design Comments	76	<ul style="list-style-type: none"> Identify the community mailbox locations within the Urban Design Brief 		Acknowledged.
Urban Design Comments	77	<ul style="list-style-type: none"> Screen utility fixtures (gas and hydro meters, air conditioners, connection boxes for telephone and cable) and located them away from public view 		Acknowledged.
Urban Design Comments	78	<ul style="list-style-type: none"> The number of units in a block should maintain the modular rhythm of the streetscape. No more than 8 units should be provided in a single townhouse block 		Acknowledged.
Urban Design Comments	79	<ul style="list-style-type: none"> Please provide dimensions of the block length. Minimize block lengths among the townhouses to support walkability and promote healthy communities. There should be allowance for through paths through townhouse blocks for pedestrian connectivity 		Acknowledged.
Urban Design Comments	80	<ul style="list-style-type: none"> Ensure Priority Lots are appropriately sized to accommodate priority lot design requirements 		Acknowledged.
Urban Design Comments	81	<ul style="list-style-type: none"> Ensure there is no repetitive design for adjacent homes. A gap of 3-4 homes is required between similar designs to avoid monotony 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Architectural Control Guidelines Comments	82	<ul style="list-style-type: none"> Within the Architectural Control Guidelines, please outline the ground floor features for mixed-use buildings that will allow for streetscape engagement. Such as windows, lighting, signage etc. 		Noted - Guidelines were submitted through the secondary plan application and are intended to be addressed through the secondary plan review.
Urban Design Comments	83	<p>ZBA:</p> <ul style="list-style-type: none"> The Future Official Plan 22.4 states: "Neighbourhood Centres are to be planned as vibrant focal points for the surrounding neighbourhood offering a range of goods and services to the neighbourhood for resident and worker daily needs within easy walking or cycling distance. Development within Neighbourhood Centres will take the form of mid-rise mixed-use buildings that can incorporate a mix of residential, commercial, office and service uses. They will be designed with an emphasis on quality pedestrian streetscapes and will be highly connected to transit and cycling infrastructure." <ul style="list-style-type: none"> Please incorporate additional mixed-use buildings surrounding the medium-high density block that will include commercial, office, and service uses The ground floor of the medium-high density block at Tim Manley and Chinguacousy Rd should allow for commercial/retail opportunities Within the Urban Design Brief please include streetscape design detail, and describe how the Neighbourhood Centre will include additional streetscape features 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Urban Design Comments	84	<ul style="list-style-type: none"> The design of medium and high density blocks must have consideration for non-residential garbage and loading areas required, as well as driveways, main entrance design, and possible underground parking needs 		A waste collection plan has been prepared and forms part of the submission

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Urban Design Comments	85	<ul style="list-style-type: none"> Please review section 22.4.1 of the Future Official Plan that outlined the objectives for Neighbourhood Centres and provide detail within the Urban Design Brief for how the objectives are being met 		A community design plan was submitted as part of the Secondary Plan and is intended to be the guiding urban design document for the Alloa Phase 1 area. Through discussions with Town staff, this document is intended to be revised to address all required elements to support draft plans, including an Urban Design Brief. Please refer to cover letter for full list of how requirements are being addressed.
Urban Design Comments	86	<ul style="list-style-type: none"> The Future Official Plan 22.4.3 states "The minimum permitted building height within the Neighbourhood Centre designation, excluding the Mayfield West Planned Major Transit Station area, is three storeys and the maximum permitted building height is 12 storeys". Within the Urban Design Brief please outline the proposed building heights 		Noted.
Urban Design Comments	87	<ul style="list-style-type: none"> The built form surrounding the medium-high density block should transition down in height to the detached homes across street B. We recommend the street towns surrounding the block become mid-rise to support the Official Plan policies and assist in the height transition and hierarchy 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Urban Design Comments	88	<ul style="list-style-type: none"> 22.4.4 states: "Streets within the Neighbourhood Centre designation will be designed and laid out based on a modified grid pattern, which responds to topographical features, natural open spaces, built heritage, and existing development patterns." <ul style="list-style-type: none"> Please provide more breaks between townhouse blocks for vehicles and pedestrian paths 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Urban Design Comments	89	<ul style="list-style-type: none"> 22.4.4 states: "A comprehensive and integrated continuous trail network should be established in each Neighbourhood Centre in order to contribute to the establishment of walkable, bicycle-friendly and active mixed-use centres. Trails and/or walkways will be integrated into development proposals to maximize connectivity" <ul style="list-style-type: none"> Within the Urban Design Brief please show the proposed trail network, pedestrian paths, and active transportation network 		A community design plan was submitted as part of the Secondary Plan and is intended to be the guiding urban design document for the Alloa Phase 1 area. Through discussions with Town staff, this document is intended to be revised to address all required elements to support draft plans, including an Urban Design Brief. Please refer to cover letter for full list of how requirements are being addressed.
Urban Design Comments	90	<ul style="list-style-type: none"> The interface with the natural areas should be more open to public appreciation and not dominated by private backyard usage. Please break up the uses along the natural areas to provide more vista points and trail connections 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Urban Design Comments	91	<ul style="list-style-type: none"> The residential uses around the neighbourhood park should also include breaks for pedestrian paths and access. 		Changes will be discussed with Town staff. Amendments if needed will be done in future submissions.
Urban Design Comments	92	<ul style="list-style-type: none"> The right-of-way design should have consideration for the incorporation of bus shelters and connection to the Mayfield West MTSA 		Acknowledged.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Urban Design Comments	93	<ul style="list-style-type: none"> The right-of-way design should have consideration for wider sidewalks surrounding the higher density Neighbourhood Centre buildings to allow for an increase in streetscape features such as furniture or patios for restaurants 		Acknowledged.
Urban Design Comments	94	<ul style="list-style-type: none"> Within the Urban Design Brief please outline if the stormwater pond will include pedestrian access and/or designed features 		Acknowledged – as noted, the Community Design Plan submitted through the Alloa Secondary Plan application and is intended to address urban design items for the Alloa Phase 1 area.
Urban Design Comments	95	<ul style="list-style-type: none"> Within the Urban Design Brief, please provide detail on the proposed streetscape design 		Acknowledged.
Urban Design Comments	96	<ul style="list-style-type: none"> Within the Urban Design Brief, please outline all sustainability features being introduced across the site 		Acknowledged.
Urban Design Comments	97	<ul style="list-style-type: none"> The Town is currently in the process of developing Tall Building Guidelines, in finalized, please review the Future Official Plan and Kitchener’s guidelines for tall building requirements. 		Noted
Urban Design Comments	98	<ul style="list-style-type: none"> A sun shadow study will be required for any blocks that propose buildings of 5 storeys or higher 		Will be submitted at Site Plan stage.
Urban Design Comments	99	<ul style="list-style-type: none"> Buildings of four storeys or greater will be designed with setbacks on storeys above the fourth storey to allow for a positive public realm 		Will be looked at Site Plan stage.
Urban Design Comments	100	<ul style="list-style-type: none"> Outdoor amenity area shall be provided in the form of conventional rear yards, rooftop, or a functional raised terrace/ balcony for all residential dwelling types 		Will be looked at Site Plan stage.
Urban Design Comments	101	<ul style="list-style-type: none"> Ensure there is appropriate space within the laneways for an enclosed area for storage of garbage bins 		Noted
Urban Design Comments	102	<ul style="list-style-type: none"> Garages should not occupy more than 50% of the front width of a single-detached dwelling 		Noted
Town of Caledon, Planning Department, Zoning David Shortt Office: 905.584.2272 x 4415 david.shortt@caledon.ca				
Zoning Comments	103	<ul style="list-style-type: none"> Zoning notes the subject properties are zoned Agricultural (A1), Environmental Policy Area 2 (EPA2) and Small Agricultural Holdings (A3) as per the Town of Caledon Zoning By-law 2006-50, as amended 		Acknowledged.
Zoning Comments	104	<ul style="list-style-type: none"> Zoning notes that the applicant is requesting a zoning change to allow for the development of low, medium and high-density residential housing types. 		Acknowledged.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Zoning Comments	105	<ul style="list-style-type: none"> Zoning notes that a fulsome zoning review cannot be conducted at this time due to the preliminary nature of the application. Zoning will be reviewed once a Draft Zoning By-law Amendment and associated Schedule have been submitted for review. 		Acknowledged.
Zoning Comments	106	<ul style="list-style-type: none"> Zoning requests that any future Draft Zoning By-law Amendment applications be submitted in Word format for review. The associated Schedules may be submitted in PDF format. 		Acknowledged.
Credit Valley Conservation (CVC) Dorothy Di Berto, Senior Manager, Planning Dorothy.diberto@cvc.ca 906-670-1515 ex.2320 November 9, 2023				
CVC Comments	107	<p>CVC staff have reviewed this preconsultation application and provide the following comments for your consideration:</p> <p>The northern portion of the lands are located within TRCA's watershed however the southern portion appears to contain headwater drainage features within CVC's watershed. CVC staff are also working with the Town and the applicants on a developer driving Secondary Plan for the Alloa Secondary Plan, in which this property is located and have scheduled site meetings to confirm the presence of regulated features including watercourses and wetlands. Further comments will be provided upon conclusion of the site visit and subsequent Subwatershed Study.</p>		Acknowledged.
CVC Requirements	108	As noted in our comments on the Alloa Secondary Plan, CVC requests a number of studies including the following:		Acknowledged.
CVC Requirements	109	1) A Functional Servicing Report is required to identify the proposed stormwater management (SWM) strategy.		A Functional Servicing Report and Stormwater Management Plan forms part of this submission.
CVC Requirements	110	2) For tributaries to Fletchers Creek and East Huttonville Creek, the SWM design criteria are to be consistent with the approved Northwest Brampton Subwatershed Study (Mount Pleasant) and Block 51-1 and 51-2 (this approach is consistent with the approved Mayfield West Secondary Plan).		Acknowledged.
CVC Requirements	111	3) For areas tributary to West Huttonville Creek, the SWM design criteria are to be consistent with the latest Heritage Heights Subwatershed Study.		Acknowledged.
CVC Requirements	112	4) SWM must be consistent with the existing Natural Channels within Block 51-1 and 51-2 south of Mayfield Road.		Acknowledged.
CVC Requirements	113	5) The EIS should also assess the headwater drainage features and classify them accordingly (i.e. watercourse etc.) and identify any presence of wetlands.		Please see the Environmental Implementation Report prepared by Crozier and submitted through the Alloa Tertiary Plan submission.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
CVC Requirements	114	6) An NHS should be established to connect any receiving systems to maintain their feature-based water balance.		Acknowledged.
CVC Requirements	115	The above comments are to be addressed at the Secondary Plan level but will also direct the proposed site specific development. CVC staff are available for further discussion to help direct the process and ensure that the proposal is consistent with the Secondary Plan and associated SWS.		Acknowledged.
Ministry of Transportation (MTO) – Permitting Paul Nunes, Senior Project Manager (Peel/Halton), Corridor Management, Central Region West, Operations Division paul.nunes@ontario.ca , 416-270-3108, June 6, 2024				
MTO Comments	116	The subject development proposal appears to fall under our classification for Large Traffic Generators, and therefore be within the 800 m Permit Control Area for the future Hwy 413 designation, as a result, MTO permits may be required (e.g. grading/servicing, building and land use, etc.). Please be aware that ministry permits will need to be secured prior to the commencement of any on-site works. All development must comply with the MTO Building and Land Use Policy, and Information regarding the application process, forms and the policy can be found at the link: Highway corridor management ontario.ca		Acknowledged.
Region of Peel Sonia Tam, Principal Planner, Region of Peel sonia.tam@peelregion.ca T: 905-791-7800 x4283				
Region's Secondary Planning Requirements	117	<p>Planning and Development Services:</p> <ul style="list-style-type: none"> The subject lands are situated within the proposed Alloo Secondary Plan Area. Peel notes that the Alloo Secondary Plan is ongoing and recommends that the Secondary Planning work be completed in advance of site specific applications. Without an approved secondary plan in place, Peel's comments on the subject site specific application are <u>preliminary and subject to change</u>. However, should site specific applications be submitted in advance or in absence of an approved Secondary Plan, Peel's comments and requirements as provided through PARC-24-036C will continue to apply. These secondary planning requirements include, but are not limited to: <ul style="list-style-type: none"> A detailed subwatershed study or equivalent study; An Agricultural Impact Assessment; A Community Energy and Emissions Reduction Plan; and, A Climate Change Adaption Plan. Phasing Plan consistent with the Town's Phasing Plan Planning Justification Report Functional Servicing Report Transportation Study Healthy Development Assessment (large-scale) 		Please refer to cover letter for discussion of how requirements are being addressed.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
ROP Policies	118	<ul style="list-style-type: none"> The policies of the Peel RPOP and, in particular, section 5.6.20 Designated Greenfield Areas apply to the review of the Secondary Plan. As noted, the Secondary Plan is identified within the 2051 New Urban Area subject to policies in Section 5.6.20.14. 		Acknowledged.
ROP Policies	119	<ul style="list-style-type: none"> The subject lands are designated 2051 New Urban Area by Schedule E-1 of the RPOP and Designated Greenfield Area by Schedule E-3. 		Acknowledged.
ROP Policies	120	<ul style="list-style-type: none"> The subject lands contain Core Areas of the Greenlands System and Natural areas and Corridors (NAC). The policies in Section 2.14.15 and 2.14.16 in the Regional Official Plan would be applicable to the subject property. Attention should be paid to Section 2.14.15 which prohibits development and site alteration within the Core Areas with exceptions. 		Acknowledged.
TRCA Regulated Area	121	<ul style="list-style-type: none"> A portion of the subject property is within a Toronto and Region Conservation Authority (TRCA) regulated area, pursuant to <i>Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits</i>, any development in or on areas defined in the regulation area (e.g., river or stream valleys, hazardous land (including flood plains, wetlands, etc.) and requires permission from the TRCA. It is therefore important to obtain information from TRCA on the potential hazard risk to this site and the proposed future development and site alteration. 		Acknowledged.
MTO Regulated Area	122	<ul style="list-style-type: none"> The subject application falls within the MTO's Corridor-Focused Analysis Area. The MTO should be circulated on development applications within the FAA. 		Acknowledged.
Comments	123	<p>Development Engineering: Sanitary Sewer Facilities</p> <ul style="list-style-type: none"> Existing municipal sanitary sewer facilities consist of 750mm dia. sanitary sewer on Brisdale Drive in Brampton south of Mayfield Road (across proposed Street D). 		Acknowledged.
Comments	124	<ul style="list-style-type: none"> The following sanitary sewer projects are proposed in the future: <ul style="list-style-type: none"> 450mm dia. on future Street D, project 29-2199 		Acknowledged.
Comments	125	<ul style="list-style-type: none"> External easements and construction will be required. 		Acknowledged.
Comments	126	<p>Water Facilities</p> <ul style="list-style-type: none"> Existing municipal water infrastructure consist of 600mm dia., 750mm dia. on Mayfield Road, 600mm dia. on Chinguacousy Rd. 		Acknowledged.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	127	<ul style="list-style-type: none"> The following watermain projects are proposed in the future: <ul style="list-style-type: none"> 400mm dia. on future Street A (Tim Manley Avenue extension), project 26-1187 600mm dia. Chinguacousy Road, project 24-1182. 		Acknowledged.
Comments	128	<ul style="list-style-type: none"> The School Block should be serviced from minimum 300mm watermain. 		Acknowledged.
Comments	129	<ul style="list-style-type: none"> External easements and construction will be required. 		Acknowledged.
Comments	130	<p>General</p> <ul style="list-style-type: none"> Prior to ZBA Approval, Functional Servicing Report and Stormwater Management Report showing proposed watermain, sanitary sewer and storm sewer servicing plans for the developments is required for review and approval by the Region. 		A Functional Servicing Report and Stormwater Management Plan was submitted with the Alloa Phase 1 Tertiary Plan package. Please see the FSR letter of compliance included in this submission
Comments	131	<ul style="list-style-type: none"> All costs associated with the proposed development will be at the applicant's expense. 		Acknowledged.
Comments	132	<ul style="list-style-type: none"> Due to maintenance and operation issues/concerns with Laneways, servicing Lots and Blocks fronting Laneways must be from the approved public R.O.W. in accordance with the Town of Caledon standard drawings. 		Acknowledged.
Comments	133	<p>Affordable Housing:</p> <p>Table 4 of the approved Peel 2051 Regional Official Plan (RPOP) identifies Peel-wide new housing unit targets on rental, density, and affordability. These targets are based on need as determined through the Peel Housing and Homelessness Plan and the Regional Housing Strategy. For planning applications of approximately 50 units or more, policies require applicants to submit a housing assessment that is consistent with local and Peel housing objectives and demonstrates contributions towards the housing targets. The required housing assessment can be included as part of a planning justification report, housing report, or as its own report.</p>		Housing Assessment has been submitted in support of the Alloa Secondary Plan and a further discussed in the PJR included with this submission package.
Comments	134	<ul style="list-style-type: none"> <i>Density:</i> It is appreciated that the applicant has proposed the inclusion of townhouses and condominium blocks. These opportunities will provide more housing choices for households of various types and sizes. The Applicant is encouraged to demonstrate a stronger contribution towards the density target by ensuring that 50% of new units are provided within multi-unit housing types. In a future submission, the applicant is requested to provide a summary of units by housing type, bedroom size and unit size (square footage). The applicant is encouraged to include units of all sizes which are affordable to low and moderate-income households. 		Noted.
Comments	135	<ul style="list-style-type: none"> <i>Affordability:</i> It is encouraged to consider providing affordable housing options within the mid-high density block and proposed townhouses, contributing to the Peel-wide affordable housing target, and addressing policy 3.5.3.6 of the Town of Caledon Official Plan. The definition of 'affordable housing' can be found in the Glossary section of the RPOP. Information on pricing (sale price, average rent) and affordability period (i.e., 25 years or more) of units can be provided. 		Noted

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	136	As part of the applicant's contribution to the Peel-wide new housing unit target for affordability, the applicant may consider a contribution of land or units to Peel Region and/or a non-profit housing provider to be used for affordable housing. Peel staff would be interested in working with the applicant to establish terms of such a contribution involving Peel and/or connecting the applicant with a non-profit housing provider.		Noted
Comments	137	<ul style="list-style-type: none"> <i>Rental:</i> There is an opportunity to utilize proposed mid-high density block for the incorporation of rental housing. The applicant should explore all available funding sources to support affordable rental housing, such as the <u>Canadian Mortgage and Housing Corporation Rental Construction Financing Initiative</u> and <u>Canada Mortgage and Housing Corporation Affordable Housing Innovation Fund</u>, and a future round of the <u>Peel Affordable Rental Incentives Program</u>. <p>A land contribution to the Region of Peel for rental Community Housing would also contribute to the rental target. Where purpose-built rental units are not possible, the applicant is encouraged to include opportunities for affordable condominium rental. Based on the provided information, the Applicant is encouraged to provide more information regarding tenure (rental, ownership), and affordability of units to low- or moderate-income households (e.g., proposed rent, affordability period) in a future submission.</p> <p>The applicant is further encouraged to review opportunities for secondary rental and more housing choice by incorporating additional residential units (ARUs) within proposed street townhouses, or having the option of ARU rough-ins, including providing separate entrances, fire and safety requirements (such as fire separation of separate entrance), larger basement windows, and adequate ceiling heights as part of pre-construction sales. Where feasible, design elements to accommodate future safe, legal, and livable ARUs should be considered.</p>		Noted
Comments	138	<ul style="list-style-type: none"> This application is located within a priority area for childcare expansion. The applicant is encouraged to explore the opportunity of designating space for licensed childcare centres within the proposed Subdivision Plan, for example on the ground floor amenity of the mid-high density condo development, or within the elementary school, where feasible. Please contact Paul Lewkowicz at paul.lewkowicz@peelregion.ca who can connect the applicant with staff in Peel Region's Human Services Early Years and Child Care Services Division. 		Noted
Comments	139	<ul style="list-style-type: none"> The applicant is encouraged to promote universal accessibility and design features within the proposed development. 		Noted

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	140	<ul style="list-style-type: none"> Peel staff can meet with applicants to clarify housing objectives and policies as needed. We look forward to working with applicants to review opportunities to contribute to Peel-wide new housing unit targets and identify options (including partnerships) that are most relevant to the proposed Plan. 		Noted
Comments	141	<p>Public Health:</p> <ul style="list-style-type: none"> A large-scale Healthy Development Assessment (HDA) will be required for Peel Public Health review and comment, to be completed prior to ZBA approval. The HDA measures the health-promoting potential of a planning or development proposal by producing a score to communicate the achievement of design standards that are essential to building healthy and complete communities. Please review the HDA User Guide (last revised 2020) found here: https://www.peelregion.ca/healthy-communities/pdf/HDA-user-guide-tools.pdf. 		A HDA has been completed for the Alloo Secondary Plan submission.
Toronto and Region Conservation Authority (TRCA), Development Planning and Permits Development and Engineering Services Andrea Terella, andrea.terella@trca.ca , (437) 880-1937 June 6, 2024				
Comments	142	<p>Site Context:</p> <ul style="list-style-type: none"> According to our mapping, portion of the subject land for 12306 Chinguacousy Road is regulated by TRCA as it is traversed by a stream corridor associated with the Etobicoke Creek Watershed and contains Regulatory Floodplain and a Provincially Significant Wetland (PSW). Further, the other lands associated with the pre-application are located within the Credit Valley Conservation (CVC) and appear to be traversed by several Headwater Drainage Features (HDFs). A TRCA permit pursuant to the Conservation Authorities Act is required from this Authority prior to any development and/or site alteration within a TRCA regulated area. 		Noted.
Comments	143	<ul style="list-style-type: none"> It is TRCA's understanding that the subject lands are not currently located within the Town of Caledon's urban settlement boundary. However, though the Region of Peel's Settlement Boundary Expansion (SABE) exercise, the lands has been identified for future community uses. The SABE lands were integrated into the Region of Peel's Official Plan, approved on November 4, 2022. As a component of the Region's SABE process, a Scoped Subwatershed Study was completed. Although this Scoped Subwatershed Study was sufficient for the purpose of a regional boundary expansion exercise, it is not detailed enough in scope to consider Secondary Plans or site-specific development applications. It is our understanding that prior to site-specific development application, the Town will require lands within the SABE to go through a Secondary Plan process. As a component of the Secondary Plan process, a more detailed Local Subwatershed Study and block level functional servicing study will be required to satisfy applicable Provincial, Regional, Municipal and TRCA policies. 		Noted.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	144	<ul style="list-style-type: none"> Please note that the subject lands will form part of the Alloa Secondary Plan area, for which an Official Plan Amendment and associated Secondary Plan will be submitted in the near future. However, without the approval of this broader planning study, it is the opinion of TRCA staff that the site-specific development applications (i.e. a Zoning Bylaw Amendment and Draft Plan of Subdivision) proposed through this pre-consultation are <u>premature</u>. 		Noted.
TRCA Submission Requirements	145	<p>Submission Requirements: Notwithstanding the above, if the Town intends to run site-specific applications concurrently with the Alloa Secondary Plan, provided below are TRCA preliminary submission requirements:</p> <ul style="list-style-type: none"> <u>Site Plan Identifying Constraints:</u> A Site Plan identifying the limit of applicable natural features/hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include: <ol style="list-style-type: none"> The Regulatory Floodplain. Meander belt/Erosion Hazard (as applicable and as determined by a Geomorphic/Erosion Hazard Delineation Study). Limits of the Wetland Features (as staked in the field). Applicable Buffers. All new development must be located outside of identified hazards and associated buffers. 		Please refer to the submitted draft plan of subdivision and the EIR Letter of Compliance.
TRCA Submission Requirements	146	<ul style="list-style-type: none"> <u>Preliminary Engineering Drawings/Plans:</u> Including Servicing Plan, Grading Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers. 		A Functional Servicing Report and Stormwater Management Plan was submitted with the Alloa Phase 1 Tertiary Plan package. Please see the FSR letter of compliance included in this submission
TRCA Submission Requirements	147	<ul style="list-style-type: none"> <u>Delineation of the Floodplain:</u> To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. It is noted that updates to the modelling may be required to account for the proposed development. 		An FSR in support of the Tertiary Plan was submitted and is currently under review.
TRCA Submission Requirements	148	<ul style="list-style-type: none"> <u>Geomorphic and Erosion Hazard Delineation:</u> for non-apparent valley and/or stream corridors (as required): https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf 		Please see Environmental Implementation Report Letter of Compliance prepared by Crozier
TRCA Submission Requirements	149	<ul style="list-style-type: none"> <u>Headwater Drainage Feature (HDF) Assessment:</u> the subject lands contain several headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classific 		Please see Environmental Implementation Report Letter of Compliance prepared by Crozier

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
		ation and Management of Headwater Drainage Features.pdf . Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse.		
TRCA Submission Requirements	150	<ul style="list-style-type: none"> o Stormwater Management Report/Functional Servicing Report: Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf. It is noted that as the subject lands are located outside of the settlement boundary used in TRCA's hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA's requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA's Stormwater Management Criteria Document (2012). 		An FSR in support of the Tertiary Plan was submitted and is currently under review.
TRCA Submission Requirements	151	<ul style="list-style-type: none"> o Hydrogeological Investigation: The report should assess current groundwater conditions in order to inform the practicality of water balance strategies on the subject lands. 		The report was completed and submitted under the Secondary Plan.
TRCA Submission Requirements	152	<ul style="list-style-type: none"> o Wetland Water Balance Risk Assessment: A wetland water balance risk assessment is required, prepared in accordance with the following document: https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf. Please note that depending on the results of the risk assessment, additional study requirements may be necessary. 		Please see Environmental Implementation Report Letter of Compliance prepared by Crozier
TRCA Submission Requirements	153	<ul style="list-style-type: none"> o Draft Zoning By-law Amendment: All applicable natural hazards, wetlands and buffer areas must be placed within a protective zoning category. 		Noted.
Comments	154	<ul style="list-style-type: none"> • Review fees associated with a future Secondary Plan/Local Subwatershed Study will be collected in accordance with TRCA's 2022 Planning fee schedule: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf. The applicant can refer to the section on Master Environmental Servicing Plan applications for more information. Fees will be identified through the ToR process. 		Noted.

TOPIC	NO.	AGENCY COMMENT	CONSULTANT	APPLICANT RESPONSE
Comments	155	<ul style="list-style-type: none">Please note that as the Alloo Secondary Plan process for the broader area progresses, TRCA reserves the right to request additional submission materials (as needed) for the Zoning By-Law Amendment and Draft Plan of Subdivision applications considered through this pre-consultation process.		Noted.