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**Draft Plan of Subdivision (DPOS) and Zoning By-law Amendment (ZBA) Application**

**0 Agnes Street**

**DART Comments on Second submission**

**Town and Agency comments**

**City File:** DART 21T-23001C / DART RZ 2023-0002 **Weston File:** 11064

**Date:** January 2025

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I. Town of Caledon – Development Planning Tanjot Bal – tanjot.bal@caledon.ca – 905-584-2272 ext. 4418, April 8, 2024	
Comment	Response
<b>Town of Caledon, Planning Department, Development Planning:</b>	
<p>1. General Site Plan Comments</p> <p>a. Concerns with the proposed snow storage area in the middle of the road (planting strip/median). Confirmation required from landscape and transportation staff that they have no concerns with this placement.</p>	<p>Snow storage is shown on the landscape plan. What is the issue? To be confirmed by Landscape &amp; Transportation staff.</p>
<p>b. Please provide an update on the conversations being had with hydro one on the relocation of the hydro line.</p>	<p>Relocation agreement has been drafted by HONI Includes preliminary cost estimate to relocate line to public ROW. Requires execution and payment for detailed design and cost estimate. Developer will sign upon Town’s acceptance of Planning Act Applications.</p>
<p>2. Proposed Road Connections</p> <p>a. Residents are concerned by the traffic generated by this development and its impact on adjacent streets, in particular Agnes Street and King Street. Please evaluate the potential for a second access onto Emeline Street and additional measures that can be taken to protect pedestrians who currently use Agnes Street.</p>	<p>A second access onto Emeline has been added. Greck has advised: <i>“According to our preliminary assessment, the SWM/Service design will continue functioning effectively with minor changes for the proposed road connection to Emeline Street. This evaluation is based on a conservative approach as we haven't factored in the potential exclusion or reconfiguration of some of the townhouse units yet.”</i></p> <p>Town to clarify what is meant by <i>“additional measures to protect pedestrians who currently use Agnes St.”</i> Proposal already includes a sidewalk along the full length of the site’s frontage.</p>
<p>b. Confirmation required from transportation staff that the realignment of the road is not necessary. This realignment may be necessary to address the concerns from the resident located across from the proposed private road.</p>	<p>Please refer to the Engineering Drawing SSP 02 and this <a href="#">linked concept plan overlaid on air photo</a> that clearly shows the exit road is located south of the 9 Agnes Street southern property line.</p>

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<p>3. Septic</p> <p>a. There is a concern with the operation and maintenance of the septic systems. Please be advised that as a condition of draft plan approval, the Town will require a homeowner’s manual to include information on the system, what shouldn’t be flushed, and who to contact should maintenance be required.</p>	<p>Operation and Maintenance manual will be prepared by Gunnell Engineering and Waterloo Biofilter at the time of detailed design and approval of the systems.</p> <p>Sample WBF manual available <a href="#">here</a> to be supplemented with info about the leaching / dispersal bed by Gunnell.</p>
<p>b. Please provide more information on who will be responsible for maintenance of the septic systems, any monitoring programs, and how adjacent properties will be protected from failed septic systems on this property.</p>	<p>See separate document “<a href="#">Wastewater Systems Information</a>” detailing design, ownership and operation of sewage systems including anticipated conditions of approval.</p>
<p>4. Density</p> <p>a. The Town’s Official Plan designated Alton as a Settlement Area - Village.</p>	<p>Noted.</p>
<p>b. Section 5.10.3.10 of the Town’s Official Plan states that the land uses and the design of any proposed development will be compatible with, or enhance, the community character of the settlement, and development will be compatible with the land use patterns, densities, road systems, parks and open space system, and streetscape(s) of the community.</p>	<p>Is it noted that policy 5.10.3.10 is similar to Policy 18.2.3 from the Town’s newly Adopted Official Plan (not yet in force) which is discussed in the PJR Addendum dated January 2025.</p> <p><b>18.2.3</b> - <i>“New development will be compatible with the existing uses and scale of the uses and built form within the Village or Hamlet and the natural environment. For each Village or Hamlet, it is important to recognize the distinct character and to ensure that future development is compatible with and enhances the existing character to foster a sense of place in each.”</i></p> <p>The new official plan defines compatible as:</p> <p><b>“Compatible/Compatibility means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the</b></p>

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	<p><i>existing development, but can coexist with the surrounding area without unacceptable adverse impact.”</i></p> <p>The definition specifically states “<i>uses which may not necessarily be the same</i>” but should coexist with existing uses without adverse impacts. The proposed development is compatible with the surrounding land uses for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed townhouses are generally accepted as low-density and low-rise house form dwellings, which are compatible with other such housing forms like single detached and semi-detached dwellings.</li> <li>2. It proposes ground-related residential units with a height no greater than that of the existing RR Zone standard (10.5 m) and in most cases less.</li> <li>3. The units’ rear yards will be deeper than the existing minimum rear yard setback for the RR Zone (12m minimum, 15m typical versus 9m currently required) and will contain naturalized landscape treatment and tree planting.</li> <li>4. The public face of the project - what people see from the public streets - is two bungalows or 1.5 storey units fronting onto Agnes Street, similar to the single detached units in the rest of the village and Agnes Street in particular. All the other units are internal to the site.</li> <li>5. The whole approach of the Urban Design and Cultural Heritage Brief (ATA Report dated January 2025) is to design homes that honour the architectural heritage of the historic part of the village and enhance the community character both for people passing by the site entrance and those passing through the site.</li> </ol>


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	It is also noted, as referenced in the PJR Addendum the PPS 2024 through numerous sections direct that new developments and intensification should be planned to provide a “range and mix of housing options and densities” to support the achievement of a complete community and a diversified housing stock.
<p>c. Further Section 5.10.3.14 of the Town’s Official Plan states that residential intensification will generally be permitted in settlements where:</p> <p>i. The site or building can accommodate the form of development proposed, including appropriate consideration for environmental and heritage resources, and compatibility with the surrounding community:</p>	<p>The buildings can be appropriately sited and accommodated with sufficient setbacks and will be enhanced with sufficient planting. Note the enhanced 6.0-meter setback to Agnes Street in the proposed Zoning. Existing historic homes fronting Agnes have varying setbacks.</p> <p>Some examples are as follows:</p> <ul style="list-style-type: none"> <li>• 1429 Queen Street West - 3.0 meters</li> <li>• 7 Agnes Street - 3.0 meters</li> <li>• 9 Agnes Street - 7.0 meters</li> <li>• 1417 Queen Street West - 9 meters</li> </ul> <p>The average setback of the above examples is 5.5 m</p> <p>Source:  <a href="https://maps.caledon.ca/h5/index.html?viewer=Address_Search.Address_Search">https://maps.caledon.ca/h5/index.html?viewer=Address_Search.Address_Search</a></p> <p>A more extensive discussion about setback analysis is discussed below (comment “e”).</p>

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<p>ii. The existing and planned services in the community can support the additional households; and,</p>	<p>Municipal water service is available and each block will utilize a private sewage system subject to appropriate technical support.</p> <p>No concerns have been raised by the school boards about capacity or from the Town about lack of park/recreation space. The intensification provided by this development will allow for the optimization of existing community services and facilities.</p>
<p>iii. The potential demand for the type(s) of housing proposed can be demonstrated, based on the housing needs of the municipality as identified through an appropriate housing study.</p>	<p>The Town’s 2017 Housing Study concludes that in Caledon: <i>“there are currently very limited housing options for seniors, persons with disabilities, smaller households, renters, and households with low and moderate incomes.”</i> There are plenty of detached homes existing and available in Alton. The proposal is to provide an alternative option to large lot single detached dwellings with a variety of housing types:</p> <ul style="list-style-type: none"> <li>• bungalows,</li> <li>• bungalows with lofts or 1.5 storeys</li> <li>• smaller two storey homes</li> </ul> <p>The proposed built form is designed to appeal to aspiring homeowners looking for more modestly-sized and priced (ie. attainable) homes and those who want to downsize and age in place. As noted, the PPS 2024 specifically calls for the provision of a range and mix of housing types to support a diversified housing stock and access to housing.</p>
<p>d. The community is concerned that the proposed development is not compatible with the surrounding neighborhood and the proposed density it too high for the Village.</p>	<p>The enclosed Public Engagement Summary, particularly Appendix A and B, details how the community’s concerns related to density and compatibility are addressed.</p>



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<p>e. Please complete a thorough analysis of the compatibility of the proposal with the surrounding residential developments, looking at the proposed development standards against the <b>setbacks for existing residential lots</b> of record.</p>	<p>Refer to the Urban Design and Cultural Heritage Brief by ATA which includes several sections that discuss setbacks and other architectural/urban design elements that relate to compatibility. In particular, see Section 6 Built Form (pages 88 to 99) which includes a detailed inventory and analysis of heritage properties and identifies that Alton is characterized by a wide variety of setbacks.</p> <p>Also see Section 6.2.1 Setback Analysis (pages 108 to 113 that analyses setbacks of existing residential lots and illustrates staggered/varied front and rear setbacks within the development. This analysis demonstrates that the proposed standards and design are comparable to and thus compatible with the existing surrounding neighbourhood.</p>
<p>f. In addition, please ensure provide an addendum the Planning Justification Report elaborating how the proposal complies with Section <b>5.10.3.14</b> of the Official Plan, <b>using examples from this community</b> and not other settlement areas (i.e. Caledon Village).</p>	<p>There currently are no townhomes in Alton to compare with. See comment about compatibility in b. above. The urban design brief for this project sets a new example of a compatible way to integrate townhomes into a previously exclusively single-detached community. Notwithstanding, the planning justification report elaborates on how the proposal complies with Section 5.10.3.14 of the Official Plan.</p>
<p>5. Additional Public Consultation</p> <p>a. Thank you for engaging with the local residents regarding the proposed development. Based on the number of comments and concerns with the information presented, staff are interested in a second engagement exercise following receipt of the third submission. Please connect with staff to begin discussing location, presentation, and responses to public requests and comments/concerns.</p>	<p>Several changes have been made to respond to the concerns expressed by the residents. We submit that before determining the need for additional developer-led consultation, that the applicant will produce a letter responding to the major themes raised, along with information illustrating the changes made. This letter will be provided to all residents who attended the meeting. The responses will also be published via a public website and/or via the Town’s own web portal.</p> <p>We believe that the next public engagement would be best held through the Statutory Public meeting scheduled once the Planning Act application has been deemed complete.</p>

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<p>6. Response to public comments, concerns and questions</p> <p>a. Please provide detailed responses to all comments, concerns and questions received from residents. Please ensure to advise how these comments have been addressed (i.e. revision to plan, through detailed design, etc).</p> <p>b. Please note additional plans and drawings may be necessary to address resident comments, including a <b>preliminary photometric plan</b>.</p>	<p>a. A separate response matrix which discusses and addresses all resident comments has been included as part of this resubmission.</p> <p>b. A preliminary photometric plan is premature and should be provided at the detailed design stage.</p> <p>The comments about lower, less intensive lighting have been noted and will be reflected in the lighting proposed during detailed design. The electrical engineering firm retained for this project has confirmed that this approach is feasible.</p>
<b>Town of Caledon, Planning Department, Heritage:</b>	
<p>7. Detailed Design Stage</p> <ul style="list-style-type: none"> <li>It is understood that design of the proposed dwellings, landscape features, and streetscape features will be further refined and discussed at the detailed design stage. Heritage Staff request to be involved in discussions that occur with Engineering, Landscape and Urban Design as the applications proceed to ensure that heritage considerations are addressed.</li> </ul>	Noted.
<p>Urban Design and Cultural Heritage Brief</p> <ul style="list-style-type: none"> <li>Heritage staff note that some of the requested revisions in the Urban Design and Cultural Heritage Brief, especially in the earlier background sections prior to section 4.2, have not been completed. Please review previous Heritage comments for the background sections and ensure all corrections are made.</li> <li>Pg. 40: “These natural features influenced....”</li> <li>Pg. 43, 55 John Street: “The Ward-Dodds-Millcroft House incorporated...”</li> <li>Pg. 45, 19379 Main Street: The correct address for the Former Alton Congregational Church is 19657 Main Street, designated by By-law 2013-088. In addition, please correct: “<u>Its</u> varied history reflects the growth of the local community.”</li> </ul>	<p>Urban Design &amp; Cultural Heritage Brief has been updated with requested revisions except the following:</p> <p>“Pg. 45, 19379 Main Street: The correct address for the Former Alton Congregational Church is 19657 Main Street, designated by By-law 2013-088.” ATA Comment: This is incorrect. According to the 2013-088 by-law this is for the Alton School House. See link to bylaw. <a href="http://file.heritagetrust.on.ca">file (heritagetrust.on.ca)</a></p> <p>According to the 2003-115 the address is 19739 Main Street. See Link to by-law. <a href="http://file.heritagetrust.on.ca">file (heritagetrust.on.ca)</a></p>



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<ul style="list-style-type: none"> <li>In Section 4.2, reference can also be made to 1349 Queen Street West. It's a stone dwelling, generously set back from the roadway.</li> <li>Pg. 55: "The characteristics and geography of Alton and its natural heritage features have helped contribute..."</li> <li>Street lighting and other streetscape elements should be carefully chosen to be more rural in nature than what was previously installed by the Region of Peel. Those streetlighting features are still shown on pg. 60 of the Urban Design and Cultural Heritage Brief.</li> <li>Pg. 82: Revise the following: "The human scale of the one and <u>one-and-a-half</u> storey structures <u>is complementary to the historic village landscape.</u>"</li> <li>Pg. 89: "...for the inclusion of a garage or porch/sun room outside of the building's footprint."</li> <li>Pg. 102: A more appropriate example of metal roofing, rather than the metal roof tiles, would be the new standing seam metal roof on the former Alton Baptist Church at 19695 Main Street.</li> </ul>	<p>Re: Heritage Designation By-Law Alton Schoolhouse, 19657 Main Street Part of Lot 22, Concession 3 WHS; geographic township of Caledon; being Part 5 on Plan 43R-34989; Town of Caledon; Regional Municipality of Peel</p> <p>-----</p> <p>1. <u>Alton Congregational Church (former)</u> There is designated as being of cultural heritage value and interest the building located on the property known as:</p> <p>19739 Main Street, Alton, Town of Caledon, which is more particularly described in Schedule "A" attached hereto.</p> <p>Also, on the Caledon Heritage Register, it gives the same address.</p> <p></p>
<p>Archaeological Assessment</p> <ul style="list-style-type: none"> <li>The proponent provided the requested February 15, 2023 archaeological assessment report, matching the date of the report reference in the Ministry of Citizenship and Multiculturalism compliance letter.</li> </ul>	<p>NA</p>

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<ul style="list-style-type: none"> <li>Standard archaeological clauses will be included as part of all relevant agreements.</li> <li>There are no further archaeological concerns with the application.</li> </ul>	
<b>Town of Caledon, Planning Department, Landscape:</b>	
<p>8. Compensation trees can only be planted in areas that do not already require tree planting, such as street trees and restoration plantings. Where trees cannot be accommodated then cash-in-lieu is to be provided to the Town. Since no lands will be conveyed to the Town that the compensation trees can be planted on, cash-in-lieu will be required for trees removed to facilitate the development. <b>Please adjust the arborist report accordingly.</b></p>	<ul style="list-style-type: none"> <li>Noted. Arborist report identifies required quantity of compensation trees but does not locate them. There are many opportunities to locate compensation trees on the site or on nearby lands. Compensation planting plans with proposed locations will be prepared in consultation with the Town and in compliance with Town standards during detailed design following Draft Approval</li> <li>The required number of trees will be proposed in locations within the proposed development that serve aesthetic, screening or ecosystem diversity objectives to the extent possible. Candidate locations include along the property boundary where about half of the tree removals will be from, common/open space areas on site and/or Town lands adjacent to the site</li> <li>if sufficient compensation trees can't be accommodated on or abutting the site, the requirement for cash-in-lieu is acknowledged.</li> </ul>
<p>9. Up to <b>three</b> compensation trees may be planted on an adjacent private property (at the owner's request) to replace trees removed or to help buffer/screen the new development compensation, compensation trees are not to be located on private property as part of this development application. <b>Please identify the proposed locations of these trees.</b></p>	<p>The developer arranged to plant 14 trees on two neighbouring properties at 5 and 7 Emeline Street in summer 2023 to get a head start on a buffer/screen. Before doing so, they contacted the Town to confirm these would be "counted" in the ultimate plan as compensation trees. The Town responded favourably with conditions. See June 2023 <a href="#">email exchange</a> on this subject. See photo below of tree plantings and air photo to left</p>

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<p>10. The rear yard plantings are a nice addition to the proposal and should help screen from adjacent properties for privacy, but they cannot be considered as compensation trees.</p>	<p>The Town’s Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation (2020 and 2024 updates) refer to Section 2.3 the 2019 Town’s Development Standards Manual (Version 5.0) in terms of what will be considered for compensation. Are there other guidelines for location of compensation trees? Why can’t trees be used both for screening and compensation?</p>
<p>11. Please increase the number of trees proposed along the street frontage of the internal street. These can be a variety of sizes as allowable by soil volumes.</p>	<p>Noted. During detailed design, tree locations, species and sizes will be proposed by the landscape architect.</p>
<p>12. The amenity area design can be discussed at the detailed design stage</p>	<p>Noted.</p>
<p>13. No further comments at this time. Any remaining concerns will be resolved at the detailed design stage.</p>	<p>Noted.</p>

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<b>Town of Caledon, Engineering, Public Works &amp; Transportation Department, Transportation</b>	
<i>Pedestrian Circulation Plan</i>	
14. It is not recommended to have pedestrian crossings on barrier-free aisles, <b>as they must be free of obstructions</b> . Please consider removing the pedestrian crossing located opposite unit 14.	Suggested change has been made on the revised concept plan.
15. Please minimize crosswalk angles whenever possible. Town Staff recommend reducing the crossing distance to be as minimal as possible.	Noted. Traffic consultant will confirm crossing configurations during detailed design to ensure they are optimal for safety and convenience.
<i>Proposed Parking and Loading Supply</i>	
16. Please confirm with the lead planner if a minor variance is needed for visitor parking and loading spaces.	A minor variance is not required as a site-specific zoning will provide the parking and loading standards.
<i>Regarding Unit 11's Driveway</i>	
17. Please note that the Transportation Association of Canada Geometric Design Guide for Canadian Roads Section 8.9.7 recommends a minimum distance of 2.0 meters between the end of the corner radius at an intersection and the start of a driveway curb radius. The applicant should try to adhere to the minimum distances.	Block 3 has been moved west by 1.0 meter, thus providing an additional meter of separation.
<b>Town Of Caledon, Finance Department, Finance</b>	
18. The proposed Draft Plan of Subdivision will be to facilitate the development of sixty-seven (67) townhouse dwellings within several condominium residential blocks. If the proposed developments were to proceed as planned, the taxable assessment value of the property may change, to reflect the developments that would have taken place.	Noted.
19. Development Charges will be levied at the Residential rates that will be in effect on the date when the rezoning application will be deemed complete ('the application completion date'). A DART	Noted.

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application does not suggest that a completed rezoning application has been received and deemed to be complete.	
<p>20. The following Residential Development Charges are as at January 26, 2024, for townhouse dwellings only and are subject to change.</p> <p>a. Town of Caledon: \$ 42,170.82 per townhouse dwelling, and \$32,181.71 per stacked townhouse dwelling.</p> <p>b. Region of Peel: \$ 55,897.29 per townhouse dwelling, and \$51,194.40 per stacked townhouse dwelling. If the proposed development has limited access to the Region’s water or sanitary services, those rates will be discounted. Starting on February 1, 2016, the Region began collecting directly for hard service Development Charges (i.e., water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution.</p> <p>c. School Boards: \$4,572 per any residential dwelling; and</p> <p>d. Transit: \$792.88 per townhouse dwelling, and \$566.39 per stacked townhouse dwelling.</p>	Noted.
21. Interest on Development Charges will apply for the period starting one day after the application completion date, through to the date on which those charges will be received by the Town.	Noted.
22. The Development Charges comments and estimates above are as at DATE 00, 2023 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 determined to be complete on or after January 1, 2020, and the approval of the application occurs within two (2) years of building permit issuance, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for such applications. For site plan or rezoning applications where two (2) years as described above has elapsed or those dated prior to January 1, 2020, Development Charges are calculated and payable based on the indexed rates in effect at the 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	Noted.

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stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.	
<b>Town of Caledon, Legal Services</b>	
<i>Zoning By-law</i>	
23. With respect to the draft zoning by-law amendment, the by-law references 14 Agnes Street while the application refers to the site as 0 Agnes Street. Additionally, the legal description includes “Town of Caledon” twice, the capitalized version should be removed from all instances.	Noted. A revised draft zoning by-law has been submitted with a regulation added not to allow three storeys at the rear of blocks. The intention is to ensure that the facade of the units backing onto the homes around the site will be a maximum of 2 storeys including any walkout or lookout basement walls. Any lofts or partial 2nd storeys in those homes will face the internal streets with no exposed wall or windows facing the abutting residences, only skylights or clearestory windows ( <i>windows above eye-level whose purpose is to admit light, fresh air, or both but not views down onto neighbouring properties</i> ) would be permitted in the rear of the roofs.
24. Legal Services has no additional comments but for the above request.	Noted.
<i>Draft Plan of Subdivision</i>	
25. Instrument no. PR620634 is a charge registered in favour of Robert Fair on April 13, 2004. Instrument no. PR3238108 is a transfer of charge registered from Robert Fair to Robert Vincent Walker Fair and Sylvia Doreen Fair on November 17, 2017. Instrument no. PR3729301 is a transfer of charge registered from Sylvia Doreen Fair to Sylvia Doreen Fair, Gordon William Benn and Angus Izard on November 4, 2020. In the event any agreements are entered into, a postponement of this mortgage will be required.	Noted
26. We request that the following conditions be included as part of the draft approved conditions. These conditions are to be cleared by Legal Services prior to final approval and registration of the subdivision plan.	Noted.

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<p>a. 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.  <b>**If the above condition is similar to another condition, this condition is not required. However, Legal Services should be the clearing agency for any conditions that include agreements.**</b></p> <p>b. 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.</p> <p>c. 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.</p> <p>d. The Owner shall provide the Town with postponements for any and all encumbrances of the subject lands postponing such encumbrance(s) and subordinating it in all respects, to any and all agreements entered into between the Owner and the Town, or, the Owner, the Town and the Region, as required by the Town.</p>	
<p><b>The following conditions are no longer Legal Services conditions but should remain and be cleared by their appropriate department:</b></p> <p>27. Prior to assumption, the Owner shall provide:</p> <p>a. a chart outlining all the terms and conditions of the Subdivision Agreement must be fulfilled prior to assumption; and</p> <p>b. evidence of compliance with all terms and conditions of the subdivision agreement and any other applicable agreement, at its sole cost and expense.</p>	Noted.

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<b>Town of Caledon, Fire and Emergency Services</b>	
28. Clarification requested on whether gates will be installed to prevent vehicles from driving through the pedestrian path, which is also an emergency route.	Walkway has been changed to a second road entrance with a sidewalk so this is no longer relevant.
29. Subdivision agreement will require conditions for keeping the emergency route clear during the winter.	No longer applicable.
<b>Town of Caledon, Energy and Environment</b>	
30. The applicant is encouraged to consider the following building-scale sustainability features: <ul style="list-style-type: none"> <li>a. Energy Star certification or equivalent for home energy efficiency</li> <li>b. Installation of hybrid air source heat pumps or other emissions-reducing equipment</li> <li>c. Solar ready rooftop and cool/light-coloured roof materials</li> <li>d. EV-ready infrastructure for future installation of EV charging stations</li> <li>e. Rooftop rainwater collection</li> </ul>	<p>Noted. All measures are laudable. Governing tools are the Town’s Green Development Standards and updated versions of the Ontario Building Code.</p> <p>Note: this development may be exempt from GDS as the process was started before GDS came into existence, but the developer is receptive to incorporating environmental measures voluntarily. These would be implemented during the detailed house design process which will commence after the Rezoning and Draft Approval are granted.</p> <p>The current plan is to go a step further than requested and not service the site with natural gas at all, in which case instead of hybrid, the homes would have full cold-climate heat pumps throughout. The developer’s similar project in Southampton <a href="#">Cedar Creek Towns</a> is offering net zero ready homes.</p>
<b>Region of Peel</b>	
<b>Comments to be provided under separate cover.</b>	Comments received May 5, added to bottom of Matrix
<b>The following departments/agencies have no concerns:</b> <ul style="list-style-type: none"> <li>• Town of Caledon, Fire and Emergency Services</li> <li>• Rogers</li> </ul>	Noted.



<b>I. Town of Caledon – Development Planning Tanjot Bal – tanjot.bal@caledon.ca – 905-584-2272 ext. 4418, April 8, 2024</b>	
<b>Comment</b>	<b>Response</b>
<ul style="list-style-type: none"> <li>• Town of Caledon, Economic Development</li> <li>• Credit Valley Conservation Authority</li> </ul>	
<p><b>The following departments/agencies have no new comments:</b></p> <ul style="list-style-type: none"> <li>• Bell</li> <li>• Town of Caledon, Planning &amp; Development, Municipal Numbers</li> <li>• Peel District School Board</li> <li>• Town of Caledon, Planning &amp; Development, Urban Design</li> <li>• <b>Town of Caledon, Planning &amp; Development, Parks</b></li> <li>• Enbridge</li> <li>• Dufferin-Peel Catholic District School Board</li> <li>• Canada Post</li> </ul>	Noted.
<p><b>The following department/agencies have not provided comments and will be forwarded to you upon receipt:</b></p> <ul style="list-style-type: none"> <li>• Town of Caledon, Heritage - received April 26/24. (Cassandra.Jasinski@caledon.ca) and added to Matrix starting <a href="#">page 52</a>.</li> <li>• Region of Peel (Dylan.prowse@peelregion.com) received May 1/24 and added to matrix starting <a href="#">page 54</a></li> <li>• Hydro One (FBCSimcoe@HydroOne.com)</li> </ul>	Noted.
<p><b>Comments from the following departments and agencies are attached:</b></p> <ul style="list-style-type: none"> <li>• Town of Caledon, Zoning – March 7, 2024</li> <li>• Town of Caledon, Engineering – February 23, 2024</li> </ul>	Noted.
<p><b>Please submit the following items in a revised digital submission:</b></p> <ul style="list-style-type: none"> <li>• Cover Letter</li> <li>• Pre-Consultation (DART) Draft Plan of Subdivision + Zoning By-law Amendment Resubmission Fee (\$28,855.60 + \$5,360.27)</li> <li>• Detailed Response Matrix</li> <li>• Public &amp; indigenous engagement summary report</li> <li>• Draft Plan of Subdivision</li> </ul>	<p>Noted. A more comprehensive list has been prepared for the Planning Act Application.</p> <p>All requested materials and more have been included in the revised submission except as follows:</p> <ul style="list-style-type: none"> <li>• Photometric Plan: it is premature for a photometric plan. The electrical engineering consultant, Colm Engineering, has confirmed</li> </ul>

I. Town of Caledon – Development Planning Tanjot Bal – tanjot.bal@caledon.ca – 905-584-2272 ext. 4418, April 8, 2024	
Comment	Response
<ul style="list-style-type: none"> <li>• Word version of Draft Zoning By-law Amendment and DWG file</li> <li>• Site Plan</li> <li>• Addendum to Planning Justification Report</li> <li>• Arborist Report</li> <li>• Landscape Plans</li> <li>• Preliminary Photometric Plan</li> <li>• Pedestrian Circulation Plan</li> <li>• Hydrogeological Investigation and Septic Impact Assessment (based on Town and peer review comments)</li> <li>• Urbanization SWM Design Brief</li> <li>• Functional Servicing and Stormwater Management Report</li> <li>• Geotechnical Investigation</li> <li>• Site Grading Drawings</li> <li>• Any additional materials requested in the comments above.</li> </ul>	<p>that the request for low level lighting/dark sky compliant spec can be met without issue and this is typically done during detailed design</p> <p>The following has been included in the Public Comments Response Matrix and Public Response Letter, (documents that will be included in the next submission):</p> <p><i>Streetlight design and photometric analysis will be carried out during the detailed design stage of the project. The applicant agrees with the principle of lower-level lighting (i.e. lower pole heights, lower lumen intensity and reach, fixture design to minimize “light trespass”, etc.). The request for lower-level lighting is noted and the applicant will work with the Town to minimize impacts.</i></p> <p><i>Dark Sky Compliance: For dark sky lighting, please refer to the Town of Caledon Outdoor Lighting Standard manual which includes dark sky compliant fixtures. The development intends to be Dark Sky Compliant and will encourage lesser exterior lighting on houses and lower lighting levels and sensors.</i></p> <p>As per email exchange between the developer and Tanjot Bal, Dec 3/24, the requirement for a preliminary photometric analysis has been deferred to detailed design.</p> <ul style="list-style-type: none"> <li>• the engineering drawings are all preliminary as needed to support the functional servicing report. Detailed engineering working drawings will be prepared following Draft Approval prior to the Subdivision Agreement.</li> </ul>

II. Town of Caledon – Development Engineering Memo - Application for Draft Plan of Subdivision, and Zoning Bylaw Amendment Alex Schittenhelm Feb, 23, 2024	
Comment	Response
<b>Advisory Comments</b>	
<p>1. External improvements to the municipal right-of-way (ROW) on Agnes Street will be required to support the development from a transportation and storm servicing perspective and on Emeline Street for pedestrian connectivity. The west side of the Agnes Street ROW will be required to be urbanized (sidewalk, curb and gutter) along the frontage of the subject property from the intersection at Queen Street W to the southern limits of the subject property and a 1.5m sidewalk is required along the east side of Emeline Street connecting the subject development to Queen Street W. <b>A Draft Plan condition is to be included that the Emeline Street Sidewalk and reconstruction of Agnes Street to an Urban Cross Section is to be completed prior to registration. This requirement should be included in all proposed Council Reports associated with the above noted application.</b></p>	<p>Noted. This condition will be satisfied through the execution of a subdivision agreement with securities posted.</p>
<p>2. There is a hydro easement that traverses the northern portion of the subject property from Emeline Street to Agnes Street. Based on aerials there is a hydro line that enters the property from the north from the shared property line between 1401 and 1387 Queen St West and traverses to the northeast towards Agnes Street and then to King Street. All hydro services and the easement are to be relocated to within the public realm to the satisfaction of Development Engineering. This requirement should be included in all proposed Council Reports associated with the above noted application.</p> <p>a. Please demonstrate an acceptable solution for the relocation of the hydro services and abandonment of the easement, along with any other associated works. Confirmation from Hydro One that they are agreeable to the proposed solution is required prior to Draft Approval. <b>Please note that these works likely will need to be coordinated with the Queen Street W and Main Street EA.</b></p> <p>b. Additionally, a Draft Plan condition is to be included that the hydro services, abandonment of the easement and any associated works is to be completed to the satisfaction of the Town prior to registration.</p>	<p>3. Hydro One has provided a Relocation Agreement that entails payment for detailed design of a relocated pole line to the public realm. Agreement will be signed once the Planning Act application has been accepted. Coordination with the Queen St. EA is sensible however there should not be any required linkage of the two projects as they are separate undertakings by separate proponents and timing may not align.</p> <p>b. Noted. This condition will be satisfied through the execution of the pole line relocation agreement with necessary securities posted.</p>
<p>3. Please note that any infrastructure (i.e. signs, fire hydrants, storm sewers) that services multiple condo blocks should either be located within the common element portion of the development <b>or</b> easements will be required over the condo blocks in favour of the common element condominium.</p>	<p>Noted.</p>

<b>II. Town of Caledon – Development Engineering Memo - Application for Draft Plan of Subdivision, and Zoning Bylaw Amendment Alex Schittenhelm Feb, 23, 2024</b>	
<b>Comment</b>	<b>Response</b>
4. There are no municipal sanitary services in Alton. The proposal includes shared private individual on-site septic services for each townhouse block within the proposed condominium. <b>This is an advisory comment only.</b>	Noted.
<b>Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA)</b>	
5. The Town of Caledon has recently been granted a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA) by the MECP which authorizes the Town to approve alterations to the municipal stormwater management system. Please see attached, a copy of the Town’s CLI ECA along with the associated Design Criteria. a. Any new storm sewers or alterations to storm sewers within the municipal ROW are subject to the conditions in the Towns CLI ECA Agreement and the CLI-ECA Appendix A performance criteria. Therefore, the urbanization of the west side of Agnes Street and catchment area draining to the west side of Agnes Street are subject to the conditions in the Towns CLI ECA Agreement and the CLI-ECA Appendix A performance criteria. The Urbanization SWM Design Brief is to elaborate and demonstrate that the proposed Alteration is in conformance with the CLI-ECA Appendix A performance criteria. The design of the Alteration must also conform to the Stormwater Management Planning and Design Manual (MOE 2003) and the Design Criteria for Sanitary Sewers, Storm Sewers and Forcemains for Alterations Authorized under an Environmental Compliance Approval (May 2023). b. Please be aware that the municipal works required to support the proposed development will be subject to a number of conditions as identified in the Towns CLI ECA Agreement and will be captured through conditions of Draft Approval.	a. Noted, the Agnes Street Urbanization memo has been updated to meet the Town’s CLI ECA requirements. SWM design is to be finalized during the detailed design phase, the current version of the memo was written to demonstrate that SWM can be provided.  b. Noted.
<b>Urbanization SWM Design Brief (SWM Brief)</b>	
6. The SWM Brief for the urbanization of Agnes Street does not sufficiently comply with the requirements of the Towns CLI ECA Performance Criteria. Please review the CLI ECA and revise accordingly. Further detailed comments are included below for further clarity.	Brief has been revised to comply with CLI ECA criteria.
7. Please include section numbers and references for the headers for ease of reference.	Section numbers have been added to the headers. All tables and figures have been cross referenced.

<b>II. Town of Caledon – Development Engineering Memo - Application for Draft Plan of Subdivision, and Zoning Bylaw Amendment Alex Schittenhelm Feb, 23, 2024</b>	
<b>Comment</b>	<b>Response</b>
8. The SWM Brief is to specifically identify the works associated with the reconstructed of Agnes Street to an Urban Cross Section. As the roadside ditch would be removed to facilitate the sidewalk, the report should discuss and analyze the proposed design and stormwater management (CBs and storm sewer) for the roadway.	A more detailed description on the Agnes Street urbanization works has been included in the memo. Publicly available LIDAR topographic data has been used to supplement the areas outside of the topographic survey. At the time of detailed design, a site survey will be commissioned to obtain more precise existing condition information.
9. Permeable pavers are not permitted for the sidewalk and the sidewalk is to be concrete as per Town Standards. Please revise the report accordingly.	Permeable pavers have been omitted from the sidewalks.
10. Drainage areas 103 (pre) and 203 (post) should be divided into separate catchments, as a portion of these drainage areas drains via curb and gutter along the east side of Agnes Street (which is to remain unchanged) to a DICB at the southeast corner of Agnes Street and Queen Street West.  While a portion of these areas drain along the west side of Agnes Street via an existing roadside ditch to an existing DICB at the southwest corner of Agnes Street and Queen Street West. The west side of Agnes Street is to be urbanized with sidewalk, curb, gutter and a convention stormwater management system (CBs) that is required to comply with the Towns CLI ECA. This should be updated and described under the Proposed Conditions Section.	Per Alex Schittenhelm clarification email June 27/24:  The east side of Agnes Street was not requested to be urbanized with a sidewalk, however, please note that the east side of Agnes Street currently consists of a semi-mountable curb and gutter.  Comment #10 is just clarifying that catchments should be split into separate catchment areas on both sides of the roadway for stormwater and storm sewer design purposes. Drainage areas 103 and 203 have been separated to catchments on the east and west side of Agnes Street.
11. The areas (203, 201 and 202) for which SWM will be considered, referenced, and discussed in the stormwater management section (2nd paragraph on pg. 9) appear to be mixed up. Please clarify.	References to areas have been corrected.

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Comment	Response
<p>12. Please note that an Operation and Maintenance (O&amp;M) Manual will be required for the SWM System within the municipal ROW on Agnes Street. This will be captured through conditions of Draft Approval.</p>	<p>Condition of Draft Approval noted, Greck to address at detailed design stage.</p>
<b>Water Balance</b>	
<p>13. The current justification provided for water balance is not sufficient for satisfying the CLI ECA Performance Criteria. In accordance with the CLI ECA criteria, the report should identify if there is a higher-level study that identifies the water balance criteria for the area. If assessment studies do not exist or have not been completed, then a water balance assessment is required to control the recharge to meet pre-development conditions on property. Alternatively, if a water balance assessment is not completed the requirement is to control the runoff from the 90th percentile storm event. Please note that for the purposes of the water balance assessment that the existing conditions would represent the pre-development conditions and the post-development conditions would be the increase in imperviousness for the urbanization of the west side of Agnes Street and the implementation of the sidewalk.</p> <p>Additionally, please note that as per the CLI ECA Table A1 Performance Criteria, footnote #3, control for stormwater volumes generated from the 90th percentile rainfall event is to be met in a hierarchical order, with each step exhausted before proceeding to the next:</p> <ol style="list-style-type: none"> <li>1. retention (infiltration, reuse, or evapotranspiration),</li> <li>2. LID filtration, and</li> <li>3. conventional stormwater management</li> </ol> <p>Conventional stormwater management, should proceed only once Maximum Extent Possible (see footnote #8 - means maximum achievable stormwater volume control through retention and LID filtration engineered/landscaped/technical stormwater practices, given the site constraints has been attained for Steps 1 and 2 for retention and filtration). It must be clearly demonstrated that each step has been exhausted and how the proposal arrived at the ultimate stormwater management strategy.</p> <p>Simply stating that <b>“there is a high ground water elevation in the vicinity and as such, subsurface</b></p>	<p>Terms of Reference received June 27th. Urbanization memo has been updated to make clear that the design of the storm sewer on the west side of Agnes will meet the CLI ECA water balance requirements.</p> <p>The water balance criteria for this area is governed by the CLI ECA and Town of Caledon’s Development Standards Manual; the Town’s Terms of Reference: Water Balance Assessment Draft has also been taken into consideration. In CLI ECA Table A1, footnote #3, it says if an assessment study is not completed, the proposed condition shall control the recharge to meet pre-development conditions <b>OR</b> control the runoff from the 90<sup>th</sup> percentile storm event.</p> <p>The SWM strategy has been updated to propose retention via infiltration to meet pre-development conditions. The proposed bioretention planters will have a clear stone base to provide infiltration capability. The Urbanization memo has been updated accordingly.</p> <p>Note that bioretention planters have been successfully implemented in the City of Toronto’s Green Streets program.</p>

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Comment	Response
<p><b>infiltration facilities are not feasible for this area as the minimum 1m clearance between the bottom of infiltration facilities and groundwater table cannot be provided.”</b> is not sufficient justification for omitting the Towns CLI ECA Water Balance Criteria. <b>Please refer to Table A2 for list of site constraints. Site constraints must be documented.</b> Please elaborate and include detailed justification and <b>in-depth rationale</b> in the report as to why it is not feasible due to the site constraints. Include details such as the high ground water elevations, roadway elevation, elevation of storm sewers, etc. clearly documenting all site constraints and why (please refer to footnote 11 of CLI ECA Table A1 Performance Criteria and Table A2 Site Constraints for detailed requirements).</p> <p><b>Additionally, subsurface infiltration galleries are not the only option to meet water balance targets.</b> Development Engineering acknowledges that the existing constrained municipal right-of-way and infrastructure (roads, sidewalks, utilities, sewers, etc.) may be a limiting factor as surface and subsurface areas may be limited or not available. <b>Nonetheless, there may be an opportunity to implement surface features within the ROW at the southern limits along the frontage of the property where the existing ROW expands to a 20.0m ROW</b> and where existing surface drainage would need to be captured and conveyed via the proposed storm sewer network for the west half of Agnes Street.</p> <p>Please refer to available standards currently utilized by other municipalities (City of Kitchener, City of Toronto, City of Vancouver and City of Connecticut, etc.) as it pertains to retention (infiltration, reuse, or evaporation) or LID filtration within the municipal ROW. It is the responsibility of the applicants consulting engineer to propose how the stormwater management performance criteria is to be met with regard for best engineering practices.</p> <p><b>Additionally, please see the Towns Draft Water Balance Assessment TOR attached.</b></p>	
<b>Water Quality</b>	
<p>14. Please see the snip below as it pertains to the CLI ECAs water quality control requirements:  <b>FOR RETROFIT SCENARIOS</b> <sup>[10]</sup></p> <ul style="list-style-type: none"> <li>i) Improve the level of water quality control currently provided on site; <b>AND</b></li> <li>ii) As per the 'Development' criteria for Suspended Solids, <b>OR</b></li> </ul>	<p>Runoff from private lots can be considered clean as explained in memo. "External" runoff from Agnes St outside of agreed upon urbanization area can be considered. Discuss cost</p>

<b>II. Town of Caledon – Development Engineering Memo - Application for Draft Plan of Subdivision, and Zoning Bylaw Amendment Alex Schittenhelm Feb, 23, 2024</b>	
<b>Comment</b>	<b>Response</b>
<p>The proposed approach for water quality in the report has only considered improvement of the water quality control by way of introducing an OGS sized to provide a TSS removal of 60%TSS removal. Please note that the Town only credits a blanket approval TSS removal efficiency of 50% for OGS devices which was adopted from the TRCA and City of Toronto Guidelines for OGS application.</p> <p>The proposed urbanization is required to meet 80%TSS removal (Enhanced Protection) as this is the Towns ‘Development’ criteria. Please note that the LIDs required to comply with the water balance criteria will also provide water quality as the CLI ECA Criteria is addressed as a holistic approach.</p> <p>Please note that water quality control is required for the entire drainage area that drains to the stormwater management alteration/system. This would include the roadway and any upstream drainage area, that would be captured and drain to the proposed storm system/alteration. Please revise accordingly.</p> <p>Please note that a Jellyfish system should only be utilized as a last resort once all other methods (1. retention (infiltration, reuse, or evapotranspiration), 2. LID filtration, and 3. conventional Stormwater management) have been exhausted and sufficiently justified within the report.</p>	<p>sharing with Town to account for SWM outside of urbanization area.</p> <p>Per Alex Schittenhelm email of July 12, the Town will accept a treatment train of infiltration (provided infiltration is feasible in the underlying soils) and an OGS unit to meet 80% TSS removal. Otherwise in the CLI ECA application will outline the alternatives considered and rejected to provide justification for using a jellyfish/filter-based water quality unit as the less-desirable fallback means of achieving the required standard.</p> <p>The above, along with further discussion on the consideration of LIDs has been added to the urbanization memo.</p> <p>Runoff from private lots for Areas 203 and 205 can be considered clean as explained in the memo. The bioretention planters will be sized to provide quality control via infiltration for the entire Area 204 which includes the portion of the street upstream of the urbanized area. As a secondary treatment, an OGS is provided downstream of the bioretention planters.</p>
<b>Erosion Control</b>	
<p>15. The erosion control section identifies that “for retrofit scenarios, the proposed condition should improve the level of erosion control” and “due to high groundwater elevation in the Agnes Street area, infiltration cannot be proposed to retain the 5mm event”. Please clarify and provide justification and where the criteria of retention of the 5mm event for sites less than 2ha was obtained from and why it is appropriate.</p> <p>Please note that retention for the impervious area over the entire catchment is required for meeting CLI ECA</p>	<p>As per the CVC’s criteria, the minimum erosion requirement is retention of the first 5mm of every rainfall event. This will be achieved with the proposed bioretention planters to promote infiltration.</p>



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<p>Erosion Control Criteria.</p> <p>The current justification provided for not providing erosion control is not sufficient for satisfying the CLI ECA Performance Criteria. Please refer to the CLI ECA Performance Criteria - Erosion Control and follow the performance criteria requirements as described including all applicable footnotes and site constraints thoroughly detailing the requirements.</p> <p>The report is to clearly identify and provide detailed documentation and rationale why the approaches under 'Development Scenarios' are not feasible as per the identified constraints, beyond just referencing that the ground water level is high in the area. The site constraints can be found in Table A2. Once sufficiently justified, the requirement is to then improve the level of erosion control currently provided on site to the maximum extent possible</p>	
<b>Water Quantity and Storm Conveyance</b>	
<p>16. As per the Towns CLI ECA Flood Control and Water Quantity Criteria, the retrofit is required to control the 2 through 100yr storms to pre-development release rates. Development Engineering understands that the increase in impervious/runoff co-efficient due to the addition of the sidewalk is relatively minor and may be considered negligible as it may not be practical to implement stormwater quantity controls for this minor deviation. It is also acknowledged that any LID to meet erosion control, water balance and water quality will provide a water quantity storage component.</p>	Noted.
<p>17. The report is to identify that the storm sewer proposed on Agnes Street shall be designed to convey the 10yr storm event from the roadway, any upstream external drainage and the drainage from the controlled proposed private development.</p> <p>Please note that only the west side of Agnes Street is proposed to be upgraded with curb, gutter, cbs and storm sewer, but that the proposed main storm sewer on Agnes Street should have consideration and be sized to accommodate the entire roadway drainage and any external drainage to the east should CBs and storm laterals be installed on the east side of Agnes Street at a future date.</p>	<p>The storm sewer proposed on Agnes Street can be designed to convey the 10yr storm event to pick up the runoff from the roadway, any upstream external drainage and the drainage from the controlled proposed private development. If adding the external areas entails increasing the pipe size, the developer will request the Town to pay the extra cost.</p>

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<b>Comment</b>	<b>Response</b>
<p>18. Drainage areas 104 (pre) and 204 (post) should be separated by the highpoint (centreline of the roadway) as it has been assumed that there is a crown in the road (engineering consultant to confirm) with drainage on the east side of Agnes Street to remain unchanged and draining to the existing DICB at the southeast corner of Agnes Street and Queen Street West. While the west side of Agnes Street is to be urbanized and the roadside ditch replaced with curb, gutter and convention stormwater management (CBs, laterals, storm sewer). This should be updated and described under the proposed conditions section.</p>	<p>Areas 104 and 204 have been split at the crown of Agnes Street.</p>
<p>19. The proposed conditions section (pg. 6) identifies that Area 203 is unchanged and has been omitted from the SWM Analysis. Development Engineering acknowledges that this area is to remain unchanged, however this area drains to the proposed storm system as a result of the urbanization of the west side of Agene’s Street and thus is to be included in the analysis and in accordance with the Towns CLI ECA.</p>	<p>As discussed in the memo, the Town’s CLI ECA requirement is that post-development flows are to match pre-development flows. For Area 203 (now split into Area 203 and 205), the land use will not change, as such, the peak flows will remain the same and no quantity control is required. Further, the water balance for these areas will remain the same in pre- and post-development conditions as they are not part of the development area.</p> <p>For quality control, the majority of the surfaces within Area 203 and 205 are grassed lawns and roof areas. Runoff from these land uses can be considered clean with regards to water quality – no SWM controls are needed.</p> <p>Looking at the study area (Area 203-205) holistically, with the addition of the bioretention planters in the urbanized portion of Agnes Street, the level of erosion control has been improved and the pre-development water balance is exceeded in post-development conditions. As such, while SWM is not explicitly provided for Area 203 and 205, it meets the Town’s CLI ECA criteria.</p>
<b>FSR and SWM Report</b>	

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Comment	Response
20. The groundwater table measurements identified in Section 8.0 should be revised to correlate with the measurements as per Section 10.1 and as per the Hydro G Report (Section 3.9.5).	The groundwater table measurements have been coordinated. The borehole closest to the infiltration gallery is MW2-D which has a groundwater elevation of 414.2m as per Figure 3: Groundwater Flow Direction Plan by Englobe.
21. Development Engineering acknowledges that permeable pavers are proposed to promote infiltration <b>with a percent imperviousness of 50% which is more conservative than allowed as per the Region of Peel Stormwater Design Criteria and Procedural Manual.</b> Please clearly identify on the plans, the areas that are proposed to utilize permeable pavers.	The permeable paver areas have been hatched on the drawings and figures.
22. Please note that an Operation and Maintenance (O&M) Manual will be required for the permeable pavers and the overall SWM system. Clauses are to be included in the common element condominium declaration that the permeable pavers and SWM system is to be operated and maintained as per the O&M manual. <b>This will be captured through conditions of Draft Approval.</b>	Noted, an O&M manual will be provided as part of the detailed design submission.
23. As the site outlets to the CVC regulated area the stormwater management for the site including water quality, water quantity, erosion control and water balance is to be reviewed and approved by the CVC.	Per Alex Shittenhelm July 12, “this is just an advisory comment that it will require review and approval from the CVC as the site outlets to the regulated area. This should be done prior to Draft Approval should the CVC wish to include any conditions of Draft Approval.” Note, CVC had no comment on the 3rd DART circulation and will be circulated again with Planning Act applications, at which time they will have an opportunity to request conditions of Draft Approval if warranted.

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Comment	Response
<p>24. Please note that a direct submission to the MECP is still required for the private servicing works. Confirmation of the private ECA is required prior to registration. This will be captured through conditions of Draft Approval.</p>	<p>ECA's are only issued for systems servicing in excess of 10,000 lpd. Confirmed by email dated April 24/24 to Greck Engineering from Katrina.Chrzanowska at MECP:            "Subsurface sewage works and holding tanks require a sewage works approval under the OWRA when:</p> <ul style="list-style-type: none"> <li>● the sewage works has a design capacity in excess of 10,000 litres per day;</li> <li>● more than one sewage works located on a lot or parcel of land and they have, in total, a design capacity in excess of 10,000 litres per day; or</li> <li>● the sewage works not located wholly within the boundaries of the lot or parcel of land on which is located the residence or other building, or facility served by the works (regardless of design capacity).</li> </ul> <p>Please note, that "the Ontario Building Code Tables 8.2.1.3.A and 8.2.1.3.B are used to determine jurisdiction".</p> <p>As established early in the DART process, the Region will not accept a communal sewage system in excess of 10,000 lpd. Therefore the project is serviced by individual on-site systems of under 10,000 lpd serving the 5 or less units located on each parcel.</p> <p>MECP Policy D-5-4 applies to such individual on-site systems. It requires the Town as the approval authority to consider cumulative impacts and ensure boundary nitrate levels not exceed 10mg/L. The Hydro-G report addresses these requirements, however in this case higher treatment standards</p>

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<b>Comment</b>	<b>Response</b>
	are set by the Region and CVC, under their jurisdictions over Wellhead Protection and Shaw’s Creek respectively, which will be captured through the conditions of Draft Approval (see sewage memo). Because the sewage is to be treated for nitrates to below 6 mg/l prior to discharge to the leaching beds, the requirements of Policy D-5-4 will be automatically met. As requested by EGIS, this has been directly addressed in the updated Hydro-G report.
<b>Water Quality</b>	
25. Please note that the Town only credits a blanket approval TSS removal efficiency of 50% for OGS devices which was adopted from the TRCA and City of Toronto Guidelines for OGS application	Noted
26. Development Engineering acknowledges that Area 201 will still meet the required Enhanced Protection Level (Level 1) of 80% TSS removal, however the OGS unit for Area 202 does not meet the required Enhanced Protection Level (Level 1) of 80% TSS removal and a Jellyfish Unit will be required. The report (including Section 10.4) should be updated accordingly.	Noted, the water quality treatment for Area 202 has been updated to a Jellyfish unit.
27. Section 10.1 identifies that water quality calculations are provided in Appendix D, however calculations do not appear to have been provided. Please clarify and demonstrate how the site in its entirety meets the required Enhanced Protection Level (Level 1) of 80% TSS removal. Please include a summary table identifying how the site meets Enhanced Protection Level (Level 1) of 80% TSS removal.	Calculations have been provided in Appendix D, under the Infiltration Target Volume section - it refers to Table 3.2 of the MECP Design Manual for Enhanced Protection Level. A

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	summary table has been provided to demonstrate how the site meets this requirement.
<b>Water Quantity</b>	
<p>28. Development Engineering understands as per Section 10.2 that the storm sewers have been designed to convey the 5yr event, however it is unclear how the 100yr event is captured and conveyed to the underground storm chambers and associated surface ponding limits (if any). Overland flow routes have been identified on the plans, however it is noted that the road design is non-standard with see-saw type grading, resulting in a number of low points at each bend and at the main road entrance to the condominium. It appears that Stormwater would pond at the low points (CBs and DCBs) and overtop the curb before following the identified overland flow route. Many of the roadway CBs and DCBs would pond onto the condo blocks before following the identified overland flow route. Ponding or flow depth shall not exceed gutter depth.</p> <ul style="list-style-type: none"> <li>a. Please elaborate within the report on how major storm events and up to the 100yr storm event is proposed to be captured and conveyed to the underground storm chambers and the associated function of the overland flow routes. Are there 100yr capture points?</li> <li>b. An overland flow route is to be incorporated into the design to convey flows up to and greater than the 100yr event or in the event of mechanical failure or blockage. Where an overland flow route cannot be incorporated within the proposed design it is to be demonstrated that the catch basins have capacity to convey the 100yr flows at 50% blockage and any associated ponding limits (if any).</li> <li>c. Please note that the maximum allowable ponding depths before following an identified overland flow route is 0.3m for landscaped areas and for roadways should not overtop the curb.</li> <li>d. Please note that as per Town Standards Double catch basins are to be installed at the low point of any road. Frame and cover for CBs shall be detailed in the OPSD 400.100 (perforated) standards. Please refer to Town Standards Section 1.4.2.2.4 and 1.4.2.2.10.</li> </ul>	<ul style="list-style-type: none"> <li>a. 100-year capture points will be provided to convey the 100-year flow to the underground storm chambers for Area 201 and Area 202.</li> <li>b. Major overland flow arrows have been included in the drainage figures for events greater than the 100-year or infrastructure blockage.</li> <li>c. Noted, there will be no ponding above 0.3m.</li> <li>d. this is a detailed design matter, however to the extent such details are shown, the drawings reflect the Town Standards.</li> </ul>
<p>29. Revise the header in Table 10.2 for the Post- Development Peak Runoff Release Rate to identify that it is the “Uncontrolled” Post Development Peak Runoff Rate. Additionally, include the controlled release rate in Table</p>	<p>The header for Table 10.2 has been updated and a column for the controlled release rate has been added. The controlled release rate has also been stated in the report body.</p>

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10-2 identifying that the post development flows are controlled to pre-development levels. This comment has been reiterated from the previous submission.	
<p>30. There are a number of inconsistencies with the sizing of the infiltration facility. Please clarify and revise to correlate.</p> <p>a. Section 10.1 and 10.3 identifies the infiltration facility has a footprint of 368m<sup>2</sup> and a volume of 123.7m<sup>3</sup>, meanwhile the servicing plan identifies the infiltration facility is 20m by 19m resulting in a footprint of 380m<sup>2</sup>. The volume (123.7m<sup>3</sup>) of the infiltration facility provided in Section 10.1 &amp; 10.3 does not correlate with the volume (122m<sup>3</sup>) provided on the <b>Site Grading Plan (SGP)</b> and <b>Site Servicing Plan (SSP)</b>. Please revise such that all material and sections correlate and clarify the sizing of the infiltration gallery.</p> <p>b. Provide a clear summary of the infiltration facility design within the report including, top of chamber, bottom of chamber, chamber dimensions/footprint (width, length and depth), chamber volume provided and the chamber volume required. Additionally, please demonstrate how the volume of the infiltration facility was calculated and that the storage volume taken up by the Greenstorm system has been considered.</p> <p>c. The stage storage details (size, configuration, volume, base of system, top of system, etc.) of the Greenstorm Infiltration System (Infiltration) in Appendix E (pg. 136) does not correlate with the details (size, configuration, volume, base of system, top of system, etc.) as identified on the Servicing Plan.</p>	<p>a. The infiltration facility sizing is preliminary only as this is a draft plan submission. The SGP and SSP show slightly larger facilities as it is meant to show that the proposed infiltration facility's footprint can be accommodated within the proposed services. Proposed facility sizes have been coordinated.</p> <p>b. A summary table of the infiltration facility's sizing has been included in the report. Note that the volume calculation is prepared by the supplier; the stage storage tables are included in Appendix E.</p> <p>c. Noted, the drawings have been coordinated.</p>
<p>31. There appear to be some inconsistencies throughout the report with the sites pervious and impervious areas and post development percent impervious. Development Engineering believes that the pervious and impervious areas may be accidentally reversed and a typo affecting a number of calculations. Please clarify and confirm.</p> <p>a. Table 10-5 and the water balance design sheet (pg.58) identify post development values of 19,524m<sup>2</sup> for pervious and 20,950m<sup>2</sup> for impervious, which would result in a site imperviousness of 51.76%.</p> <p>b. Table 9-2 and the Infiltration Target Volume Table (pg.55) in Appendix D identifies that the post development site impervious area is 19,523.8m<sup>2</sup> with an imperviousness of 48.2%. For further clarity, please include the total impervious area and total pervious area in Table 9-2.</p>	<p>a. Noted, pervious and impervious values have been double checked and corrected throughout the report.</p> <p>b. The total impervious and pervious areas have been included in Table 9-2.</p>
32. The development is proposing to connect the site's private internal watermain to the existing 150mm WM on Emeline Street and connect and upgrade the existing 150mm watermain on Agnes Street to Queen Street to	Noted

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<p>a 250mm watermain. Please note that the Region of Peel is responsible for and the Operating Authority for <b>water and wastewater services</b>. Sanitary and water services are to be reviewed and approved by the Region. Please note that Agnes Street is to be reconstructed/restored to the satisfaction of the Town. Further, <b>approvals for septic servicing are under the jurisdiction of the Ontario Building Code (OBC) and are to be reviewed by the Towns Building Department.</b></p>	
<b>Geotechnical Investigation</b>	
<p>33. Development Engineering continues to require the Geotechnical Report to be updated to include the groundwater monitoring from the Hydrogeological Report. The applicant previously indicated that Englobe will update the Geotech Report accordingly.</p>	Done.
<p>34. Section 5.8 of the report identifies that a SWM Pond is proposed at the northeast corner of the property boundary as shown on Figure 3. However, Figure 3 does not reflect the proposed site development plan provided as per the rest of the submission material. The Geotechnical Report is to be revised to reflect the latest proposed development and Section 5.8 should be revised to reflect recommendations relating to the current proposed development, SWM area and underground storage chambers. The comment response indicates that Englobe believes these comments are minor and would not impact the findings and conclusions of the Geotech Report and so it has not been updated. Development Engineering requires the report to be updated to reflect the proposed development and proposed SWM strategy.</p>	Done
<b>Hydrogeologic Investigation and Septic Impact Assessment</b>	
<p>35. The Hydrogeological Investigation and Septic Impact Assessment prepared by Englobe dated December 14, 2023 is to be peer reviewed at the applicant’s expense. Costs for the peer review will be submitted under a separate cover. Payment for the costs of the peer review is required prior to initiation of the peer review.</p>	Peer review now done. Separate response memo submitted by Englobe along with updated report.
<p>36. The Hydrogeological Investigation and Septic Impact Assessment is to be stamped, signed and dated by a qualified professional.</p>	Done.
<p>37. The Functional Servicing Report: Ontario Building Code Sewage Systems letter prepared by Gunnell Engineering Ltd. references that daily design flow sewage capacities range from 7,700 to 9,900 L/day, while</p>	Done



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Section 3.12 of the Hydrogeological Report references that total design sewage flows of between 8,000 to 9,900 L/day. Revise such that all material correlates.	
38. Please confirm the surface elevation of MW8 in Table 3-4 of 413.9masl as it does not appear to correlate with the spot elevations provided on the topographical survey which identify elevations from 411.71 to 412.61 in the location of MW8.	checked and corrected
39. The borehole logs should be updated with all the Water Level Readings.	Noted and updated
<b>Transportation Impact Study</b>	
40. Development Engineering defers the review and approval of The Transportation Impact Study prepared by Paradigm Transportation Solutions Limited dated December 2023, including the site access, internal roadways and internal intersection configuration, to the Towns Transportation Department.	Noted
<b>Grading</b>	
41. Revise the location of snow storage as it is identified on top of <b>CBMH13</b> , which is not acceptable	CBMH13 has now been relocated out of the snow storage area.
42. Please show the location and T/G elevations for all CBs on the Grading Plan. CBs appear to have been removed for some reason when compared to the previous submission. The grading and drainage strategy is difficult to review without understanding CB locations and T/G elevations.	CBs and relevant T/G are indicated on the updated grading plan.
43. Provide further details and spot elevations identifying how drainage for the two properties at the southeast corner of the subject site are graded/drain and if external drainage needs to be accommodated as part of the site design. In accordance with Town Standards all existing drainage is to be maintained and accommodated as part of the subdivision design. Please demonstrate how the external drainage has been considered and if necessary, incorporated within the proposed development.	Existing contours already identify the drainage of two properties. Further additional spot elevations are provided on updated grading plan to identify external drainage. If more info is required at the time of detailed design, it will be captured as part of the external site survey. The complete grading details to be provided at the detail design stage

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44. The grading plan includes a note that all curbs are to concrete barrier curbs, please confirm that barrier curbs are proposed and not semi-mountable curbs.	The note is updated on the grading to semi-mountable curbs OPSD 600.060.
<p>45. As per Town Standards back to front grading is preferred where feasible, therefore consider revising the grading and drainage pattern on Blocks 7, 8 and 9 accordingly or please elaborate and provide justification for the proposed design and why back to front drainage has not been provided.</p> <p>The comment response indicated that lowering the roadway in front of Block 7, 8 and 9 is not feasible for overland flow route and storm sewer to infiltration system and that back to front drainage would direct rear yard drainage towards the townhouses.</p> <p>The justification provided is unclear as Development Engineering notes that based on a rear lot elevation of 420.64 and front lot elevation of 418.31 along the shared lot line of Block 7 and 8, results in slope of 6.5% towards the front of the lot over an approximate distance of 36.0m with no need to alter the existing roadway elevations. <b>It is also unclear as to why the justification identified that back to front grading would direct rear yard drainage towards the townhouses as back to front lot grading is typical. Further discussion is required.</b></p>	Back to front grading is updated for Block 7, 8, and 9 in the revised grading plan.
<p>46. Please note that the maximum allowable ponding depth prior to storm drainage following an overland flow route is 0.3m. Please identify the RLCB ponding limits for up to the 100yr event and confirm/demonstrate that the ponding limits before following the overland flow route will not inundate any of the proposed dwellings.</p> <p>a. RLCB3 – Ponding would reach an elevation of 414.73 before spilling over onto private property rather than following the identified overland flow route. Please revise and elaborate on how this is to be self-contained. Where an overland flow route is not available the RLCBs must be design for the 100yr capture at 50% blockage. This is to be identified and discussed within the SWM Report.</p>	<p>Ponding limits are shown on the revised grading plan.</p> <p>The overland flow will be conveyed to Emeline Street via low point 141.93 and does not spill onto the neighboring property. RLCB capacity analysis is provided in the SWM report.</p>
47. The Grading Plan identifies roadway highpoints for the purposes of demonstrating road grades, however please identify the highpoint at the curb for the purposes of demonstrating how the overland flow routes are designed and function.	High points along the curb are indicated on the updated grading plan.

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48. <b>As per Town Standards, minimum road grade is 0.75%.</b> Please provide justification for the proposed road grades of 0.5% and that the overland flow route will function and not be impacted. A minimum of 0.75% grade at gutters along all outside road elbows is required.	The road design is updated to 0.75% minimum slope.
49. Please provide a <b>standard cross section of the roadway.</b> Private Common Element Condo Roads are to be as per Town Standard Drawing <b>No. 223.</b>	A cross section of the roadway is provided. The updated design reflects the Private Common Element Condo Roads per <a href="#">Town Standard Drawing No. 223</a> with an 8.5 m common ROW and 3.0 m utility easements beyond that.

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<b>General Response:</b> Receipt of this memo is acknowledged. Unless a specific response is noted here, the items will all be addressed during detailed design.	
<b>Private Roadways</b>	
1. Common Element Condo Roads are to be as per Town Standard Drawing 223 including pavement composition. Please update all materials accordingly and include the detail on the details plan.	All material has been updated to reflect Private Common Element Condo Roads per Town Standard Drawing No. 223.
<b>FSR and SWM</b>	
2. Please refer to Town Standards Section 1.4.2.2.2, 1.4.2.2.5, 1.4.10.3 & 4.4.4 for foundation drain and storm connection requirements. <b>Further clarification of the proposed design at detailed design is required</b>	Noted and to be addressed/finalized during detailed design.

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<p><b>as it is currently unclear.</b></p> <p>a. Section 8.0 identifies that an appropriately sized sump pump should be provided to accommodate water seepage from foundation drainage and sub-floor drainage that will discharge onto the grassed surface via proposed sump pumps. The comment response matrix identifies that a note is provided on the updated servicing plan that sump pump for each residential unit is to discharge to the grassed surface. However, the Servicing Plan (SSP) also still identifies a single foundation drain for each condo block townhomes that connects to the storm system. <b>Please clarify and resolve the inconsistencies.</b></p> <p>b. Should foundation connections be proposed, water should not back up through the storm sewer and weeping tile connections to create hydraulic pressure on foundations. Foundation drains may or may not be permitted depending on how the storm sewer and stormwater management strategy is proposed. Further clarification and details on the proposed stormwater management strategy is required. The updated design and clarification will dictate if connections can be made or not. Please elaborate, provide justification and an HGL analysis including the BFE and elaborate on the separation from the highest groundwater table and proposed foundation drainage system. Additionally, please note that if foundation drains are connected to SWM system, the SWM system pipe sizes need to be designed to convey the 10-year storm.</p>	<p>a. It is currently contemplated that the sump pumps will discharge into the proposed storm sewer system vis storm laterals proposed for each block.</p> <p>b. HGL analysis will be provided at the detailed design stage.</p>
<p>3. Please provide the storm drainage plan for the storm sewer design sheets.</p>	<p>Noted.</p>
<p>4. The storm sewer design sheets are to be updated to include the full extent of the storm sewers to the Shaws Creek outlet and should have consideration for the existing drainage to this outlet as well as the reconstruction of Queen Street West as part of the Towns EA and any proposed storm sewers to this outlet.</p>	<p>Noted.</p>
<p>5. Section 10.4 identifies that the top of the infiltration facility is at an elevation of 415.55m and the bottom of the infiltration facility is at an elevation of 415.20. The Servicing plan identifies that the inlet invert and outlet invert of the infiltration facility are both at an elevation of 415.55, which is the same elevation of the top of the facility. <b>Please elaborate and clarify the design and configuration of the inlet and outlets for the infiltration facility as it is unclear how the inlet and outlet inverts are set at the top of the infiltration facility or how it would function.</b></p>	<p>Section 10.4 of the report is coordinated with the servicing plan to confirm the inlet and outlet invert elevations of the infiltration facility.</p>

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<p><b>6.</b> Design drawings for the stormcrete stormwater management system have been included in Appendix D. Drawings have only been provided for the most easternly storage chamber and does not entirely correlate (size, volume, orientation, design, inverts, inlets, outlets) with the servicing plans and details contained within the SWM Report. Additionally, no drawings have been provided for the other two systems. Please ensure the design elements correlate between all material.</p>	<p>Note that the manufacturer’s specifications and drawings are not required at the draft plan approval stage, they were included to show that there was consideration for products that could be used, detailed drawings and specifications will be included during the detailed design stage.</p>
<p><b>7.</b> The footprint, storage provided and storage required for the storage chambers that is provided in Table 10-3 does not correlate with the size of the underground storage tanks shown on Site Grading Plan (SGP) and Site Servicing Plan (SSP). Please revise accordingly to correlate and ensure adequate storage is to be provided. This comment is reiterated from the previous submission.</p> <p>a. Table 10-3 identifies the footprint for Area 201 is 413m<sup>2</sup>, while the servicing plan identifies a footprint of 44m x 8m (352m<sup>2</sup>).</p> <p>b. Table 10-3 identifies the footprint for area 202 is 338m<sup>2</sup>, while the servicing plan identifies a footprint of 43m x 8m (344m<sup>2</sup>).</p> <p>c. Table 10-3 identifies the total storage provided for Area 201 is 1,046.2m<sup>3</sup> with a total storage required of 1017.3m<sup>3</sup>, whereas the servicing plan identifies the minimum volume provided is 950m<sup>3</sup>, which is deficient of the required storage.</p> <p>d. The sizing (10.668W x 31.694L x 2.94D) and footprint (328.41m<sup>2</sup>) of the stormcrete box as identified in the shop drawings in Appendix D for the stormcrete box does not align with the sizing of (43m x 8m) and associated footprint (344m<sup>2</sup>) identified on the servicing plans.</p> <p>e. The details (inlet/outlet configuration, invert elevations) of the shop drawings in Appendix D for the stormcrete box does not align with what is identified on the servicing plan.</p>	<p>The footprints for the storage chambers provided in Table 10-3 have been correlated with the size of the underground storage tanks shown on Site Grading Plan (SGP) and Site Servicing Plan (SSP).</p>
<b>Erosion and Sediment Control Plans</b>	
<p><b>8.</b> At the Engineering Submission Stage an Erosion and Sediment Control Report complete with ESC plans will be required. Draft conditions will be included to address the above requirements.</p>	<p>Noted</p>

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<p><b>9.</b> The following comments are required to be addressed at detailed design as the ESC Plans do not sufficiently identify how erosion and sediment control (ESC) measures will be implemented for the construction activities and associated phases. Please refer to Town Standards Section 1.3.8. and 1.13. for erosion and sediment control plan requirements. ESC Plans to be in accordance with the latest Erosion &amp; Sediment Control Guidelines for Urban Construction (2019)</p> <ul style="list-style-type: none"> <li>a. Temporary sediment control ponds should be constructed for drainage areas larger than 2.0ha (the subject site is approx. 4.04ha). Demonstrate how the site would drain and outlet.</li> <li>b. Mud mat to be designed in accordance with Town Standards Section 1.13.7 (typically 30m length).</li> <li>c. CBs should be located within the silt fence.</li> <li>d. The proposed construction access is from Agnes Street south of the proposed road access, it is assumed that this is the construction access due to servicing requirements beneath the roadway. Please confirm that the construction access will utilize the roadway once underground services have been installed. This is to be accurately reflected on the ESC Drawings for each phase of development.</li> <li>e. ESC Plans for the external works within the Agnes Street, Emeline Street and Queen Street West are to be provided.</li> <li>f. Please provide an ESC plan for the rough grading of the site including topsoil stripping and swales for the conveyance of drainage prior to services being installed.</li> </ul>	<p>Noted and further details will be provided at the appropriate time.</p>
<p><b>10.</b> All earthworks operations on the site including grading, earth importation, and earth removal are to comply with O.Reg. 406/19 – Management of Excess Soils.</p>	<p>Noted</p>
Grading	
<p><b>11. An updated survey</b> is required as the infrastructure shown on Emeline Street and surrounding the proposed development is incorrect and outdated. As previously advised (and material provided to the applicants engineering consultant) the Town undertook a Storm Drainage Study – Alton Estates Phase 1 and drainage improvement works as recommended in the Phase 1 studies was completed in the Emeline Street ROW adjacent to the subject development in 2020. Works included ditch cleanout/improvement and installation of additional CBs, DIs, and OGS units. <b>Civil plans should be revised</b> to reflect the previous completed drainage improvement works through the previously mentioned Capital Project in</p>	<p>At the time of commencing detailed design, the first step will be to obtain an accurate and detailed existing conditions survey.</p>

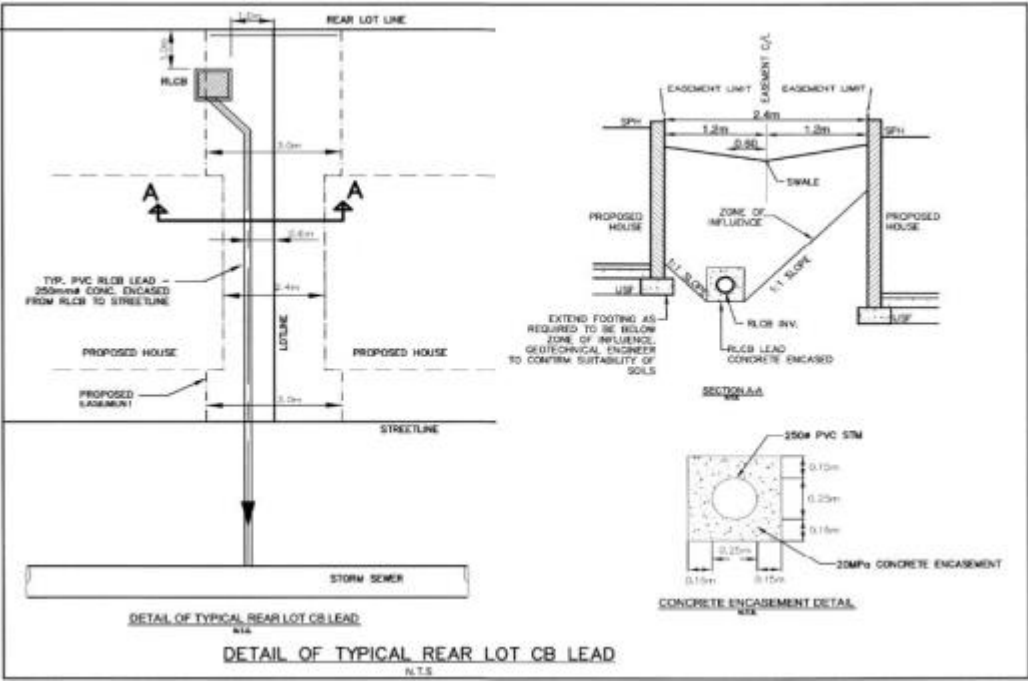
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2020 and have regards for the external grading and drainage design through subdivision 43M-0613 to the south and west. Associated drawings and reports are available upon request	
12. Please include the FFE, BFE, rear and front house grade.	Noted
13. Provide spot elevations at all building corners, highpoints, at frequent intervals along existing property lines, CL of swales and along the roadway.	Noted
14. Include additional spot elevations identifying the surface drainage of the common amenity area and visitor parking areas.	Noted
15. Include driveway slopes.	Noted
16. The proposed walkway/emergency access route at the NW corner of the property crosses an existing drainage ditch that conveys drainage from a large area of Alton to the south to a DICB. As previously mentioned, drainage improvements have recently been completed on Emeline Street including regrading existing channels, riprap, and new ditch inlets/catch basins. Modifications to the drainage system in the area will likely be required as part of the walkway connection works. Please demonstrate the extent of external works within the Emeline Street ROW and how the pedestrian connection is proposed to be designed along with any modifications to the drainage systems in the area to accommodate the proposed walkway connection. As per previous comments within this memo there is to be a sidewalk on Emeline Street to connect the proposed development to Queen Street West. <b>Please revise accordingly.</b>	A second road access to connect with Emeline Street has been introduced. The grading plan is updated to demonstrate the extent of external works within the Emeline Street ROW and how the pedestrian connection is proposed to be designed. Grading details and any required modifications to the drainage systems to accommodate the proposed new access road & sidewalk connection to Emeline Street will be determined during detailed design following Draft Approval.
17. The site entrance has been revised to indicated that the sidewalk is to be constructed as per OPSD 350.010, however the linework identifies a curb through the proposed sidewalk. Please revise the linework such that the sidewalk is continuous through the sites entrance as per OPSD 350.010. Additionally, as the roadway is a private entrance the curb and gutter is to continue across the site entrance.	Concept plan has been modified to indicate sidewalk that would comply with OPSD 350.010
18. Identify the driveway/roadway slope from Agnes Street.	Noted

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19. Rear yard swales are to be a minimum of 1.0m from the rear lot line.	Rear yard swales on the preliminary grading plan are offset at a minimum of 1.0m from the rear lot line.
20. Provide spot elevations at frequent intervals along swales and existing property line elevations, including adjacent to all swale HP elevations.	Noted
21. An overland flow route is shown towards Agnes Street, and it appears to the northwest corner of the property to Emeline Street as well. Please note that Agnes Street is currently a rural cross section with poorly defined drainage swales. A requirement of the subdivision is the reconstruction and urbanization of Agnes Street to Queen Street, which should have consideration for the overland flow from the subject development.	Noted. Overland flow is mainly directed to Agnes Street and small portion is directed towards Emeline Street which mimics to the existing conditions
22. Refer to Town Standards Section 1.12.4 for swale requirements. Max side slopes of swales are 4:1 with a minimum swale depth of 150mm. Minimum swale slopes are 2.0%.	Noted
<b>Servicing</b>	
23. Please check and confirm all sewer slopes as the following issues were noted: a. The storm sewer slope from MH25 to MH24 appears to be 0.43% not 0.5%. b. The storm sewer slope from MH10 to MH9 appears to be 0.43% not 0.5%. c. The storm sewer slope from MH22 to MH21 appears to be 0.43% not 0.5%. d. The storm sewer slope from MH7 to MH6 appears to be 0.34% not 0.5%. e. The storm sewer slope from MH19 to MH18 appears to be 0.67% not 0.5%. f. The storm sewer slope from MH6 to MH5-OGS appears to be 0.60% not 0.5%.	Noted
24. Show the watermain connections to each condo block and units on the plan.	Noted
25. Please note that as per Town Standards the maximum PVC pipe size that is allowed is 600mm diameter. Development Engineering acknowledges that the servicing plan has been updated, however please update the storm sewer design sheet accordingly.	Noted



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26. Confirm the location and existing CB that the proposed storm sewer is proposed to connect to at the intersection of Agnes Street and Queen Street W, as based on Town records this appears to be a DICB. Comment response identified that it was revised to DICB, however the plan has not been revised	Noted
27. Include a callout for the storm pipe from CB7 and CB14 to the main line.	Noted
28. Confirm the vertical clearance of the pipe crossing from CB1 to MH6 and MH3 to MH2. Please include a table identifying all pipe crossings for ease of reference. A minimum clearance of 500mm must be provided.	Noted
29. Clearly identify that the NW invert of proposed CBMH1 is existing and identify the existing infrastructure that is to be removed and replaced by CBMH1.	Noted
30. Relocate storm manholes internal to the site as follows: a. Manholes should not be located on the crown of the road. b. MH6 and MH7 should be located entirely within the subject property. MH15 should be relocated slightly such that it is not beneath the curb.	Noted
31. As per Town Standards, the storm sewers on Agnes Street shall be located as shown on the standard Town of Caledon road cross section drawings. This standard location is generally 1.5 meters south or west of the center line of the right-of-way.	Noted
32. Please refer to Town Standards Section 1.12.5 for rear lot catch basin requirements. Most requirements can be addressed at detailed design, however please confirm that the rear yard catch basins have a maximum drainage area not to exceed 1000m <sup>2</sup> . Please provide the drainage plan for the storm sewer design.	Noted - rear yard catch basins will have a maximum drainage area not to exceed 1000m <sup>2</sup>
33. The rear lot CBs and swales are conceptually shown very close to or directly on the property lines. <b>Please relocate to represent actual conditions.</b> RLCBs should be set back a minimum of 1.0m from the property lines and a minimum of 0.6m from the centerline of the pipe for the RLCB leads. See example detail below:	Noted

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Comment	Response
 <p>DETAIL OF TYPICAL REAR LOT CB LEAD N.T.S.</p> <p>CONCRETE ENCASUREMENT DETAIL N.T.S.</p>	
<p><b>34.</b> As per Town Standards, the maximum upstream lot area added to drain to a side yard swale is 500m<sup>2</sup>. Please confirm.</p>	<p>Noted - detailed design will ensure maximum upstream lot areas draining to a side yard swale is 500m<sup>2</sup> per Town Standard.</p>
<p><b>35.</b> As per Town Standards, double catch basins are to be installed at the low point of any road.</p>	<p>Noted - DCBs are proposed for low points.</p>
<p><b>36.</b> Please note that as per Town Standards Section 1.4.2.2.3, where the difference in elevation between the obvert of the inlet and outlet pipes exceed 0.6m, a drop pipe as indicated on OPSD 1003.010 shall be placed on the inlet pipe. Please confirm for all MHs and specifically MH15.</p>	<p>Noted</p>

<b>III. Town of Caledon – Development Engineering Memo - Additional Comments to be Addressed for Detailed Design for Draft Plan of Subdivision Alex Schittenhelm, February 23, 2024</b>	
<b>Comment</b>	<b>Response</b>
<b>37.</b> Trench plugs installation is recommended due to the depth of the installation of services and the grounder water table elevation.	Noted: Trench plugs will be shown for any storm sewers to be built below the groundwater elevations
<b>38.</b> Please note that in situations where a minimum cover of 1.2m is not provided for, the pipe must be insulated, and concrete encased from junction to junction. No spot concrete encasing is permitted to avoid potential shearing of the pipe. The extent of this treatment must be delineated on the plan and a detail provided. Rear lot catch basin leads are to be concrete encased the entire length, from the property line to the rear lot catch basin.	Noted
<b>39.</b> As per Town Standard all RLCBs should be beehive type frame and grate as per Town Standards Drawing No. 503.	Noted
<b>40.</b> Clearly identify that the existing DICB at Agnes Street and Queen Street that the site is proposing to connect to is to be replaced with a CBMH.	Noted
<b>Noise Feasibility Study</b>	
<b>41.</b> At detailed design, the report is to be updated to reflect the ultimate Site Plan and detailed design of the proposed subdivision.	HGC advises that there are no noise issues identified, regardless of the final site layout. An updated report should not be required.
<b>Advisory Comments</b>	
<b>42.</b> External improvements to the municipal right-of-way (ROW) on Agnes Street will be required to support the development from a transportation and storm servicing perspective and on Emeline Street for pedestrian connectivity. The west side of the Agnes Street ROW will be required to be urbanized (sidewalk, curb and gutter) from the intersection at Queen Street W to the south to Davis Drive and a sidewalk is required along the east side of Emeline Street to Queen Street W.  Future submissions are to include a separate set of civil plans for the external works including Plan, Profile and Cross Section Drawings for work in Agnes Street ROW and Emeline Street ROW. Plans are to include	Noted. Sidewalk and urbanization of west side of Agnes will be provided from Queen along extent of site frontage per b. below.  Sidewalk will be provided from site entrance to Queen along Emeline to the extent the ROW has room.

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<p>the full extent of the storm sewer to the outlet at Shaws Creek along with all other storm services connected to this network and other municipal services required. Roadway urbanization works on Agnes Street are to include the following:</p> <ul style="list-style-type: none"> <li>a. Municipal Storm Sewer System to Town of Caledon standards. Sewer to connect to existing (or reconstructed, as required) storm sewer network on Queen Street W to outlet to Shaws Creek to the north. Sewer system to provide an acceptable outlet for the proposed development.</li> <li>b. 1.5m wide concrete sidewalk on the west side of the Agnes Street ROW. Sidewalk to extend from Queen Street W to the southern limits of the site. Sidewalk to provide pedestrian connectivity from the development to the existing adjacent areas of Alton to the north and south.</li> <li>c. Concrete Curb and Gutter.</li> <li>d. Pavement composition to municipal standards.</li> <li>e. Securities and fees will be required for the reconstruction of Agnes Street and all other municipal infrastructure required to be constructed and restored in support of the development.</li> <li>f. Staff note that the current ROW width for Agnes Street north of the King Street intersection is approximately 15.0m.</li> <li>g. Pavement Marking, Traffic Control, Streetlight and Photometric Plans, and Composite Utility Plans are to be provided.</li> <li>h. Please note that the urbanization of Agnes Street is subject to the Towns CLI ECA Criteria.</li> </ul>	
<p><b>43.</b> As communicated through the PARC process, the Towns Engineering Services Department has recently completed an EA for Queen Street W and Main Street in Alton. Construction is planned to commence in 2024 or 2025. Road improvements will be limited to works on Queen Street W and Main Street. Reconstruction works on Agnes Street and Emeline Street as part of this project are to be limited to tying in at the existing intersections with reconstruction extending approximately 15m from CL of Queen Street W. Any works to be completed as part of the development proposal at 0 Agnes Street including improvements within the Agnes Street ROW and Emeline Street ROW are to be coordinated with the ongoing EA. Please update the reports and plans to reflect the detailed design of Queen Street W. The completed Environmental Study Report including the Storm Drainage Design Brief can be provided to the applicant upon request. The detailed design drawings can be provided once available. Please contact the following project manager regarding further information on the Queen Street W and Main Street EA:</p>	<p>Noted</p>

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<p>Shun Cheung, P.Eng., PMP <i>(Note: may now be Taylor Bliss)</i> Project Manager, Capital Infrastructure Engineering Services</p> <p>Office: 905.584.2272 x.4040 Cell: 416.436.0910 Email: shun.cheung@caledon.ca</p>	
<p><b>44.</b> Please refer to Town Standards Section 4.6.2. for the pavement structure for internal condominium roads. <b>The Geotechnical Report is to be updated accordingly.</b></p>	Done
<p><b>45.</b> The <b>Hydrogeological Report is to be updated to include information on potential construction dewatering.</b></p>	Done
<p><b>46.</b> The cross sections proposed appear to just be taken from the Towns generic cross sections and are not accurate or reflective of current conditions, ROW widths and what is ultimately proposed and required to be urbanized through the subject development. Please revise as follows:</p> <ul style="list-style-type: none"> <li>a. All cross section are to be revised to accurately reflect existing conditions any specific alteration, urbanization of the ROW through the subject development (i.e. location of sidewalks, utilities, services, etc.). The Towns generic Cross Sections should be altered/adjusted to reflect the proposed design to suit existing conditions.</li> <li>b. The Agnes Street Cross Section (King Street to Davis Drive) shows a 18.0m ROW however the existing ROW in this area is 20.0m.</li> <li>c. The Emeline Street Cross Section (Queen Street to Development North Limit) is identified as a 13.75m local window Street, however Emeline Street in this location appears to be a 15.0m ROW.</li> <li>d. The Emeline Street Cross Section (Development North Limit to Davis Drive) is not reflective of the existing roadway and it was development Engineering’s understanding that no changes to this section of Emeline Street were required or proposed.</li> </ul>	Noted. Updated existing condition data will be obtained at the beginning of detailed design.

IV. IV. Cassandra Jasinski, Heritage Planner, Strategic Policy Planning, Planning Department, April 22, 2024	
Comment	Response
<p><b>47. Detailed Design Stage</b>            It is understood that design of the proposed dwellings, landscape features, and streetscape features will be further refined and discussed at the detailed design stage. Heritage Staff request to be involved in discussions that occur with Engineering, Landscape and Urban Design as the applications proceed to ensure that heritage considerations are addressed.</p>	Noted
<p><b>48. Urban Design and Cultural Heritage Brief</b> Heritage staff note that some of the requested revisions in the Urban Design and Cultural Heritage Brief, especially in the earlier background sections prior to section 4.2 have not been completed. Please review previous Heritage comments for the background sections and ensure all corrections are made</p> <p>Pg. 40: “These natural features <u>influenced</u>....”</p> <p>Pg. 43, 55 John Street: “The Ward-Dodds-Millcroft House incorporated<u>...</u>”</p> <p>Pg. 45, 19379 Main Street: The correct address for the Former Alton Congregational Church is 19657 Main Street, designated by By-law 2013-088. In addition, please correct: “<u>Its</u> varied history reflects the growth of the local community.”</p> <p>In Section 4.2, reference can also be made to 1349 Queen Street West. It’s a stone dwelling, generously set back from the roadway.</p> <p>Pg. 55: “The characteristics and geography of Alton and its natural heritage features <u>have</u> helped contribute...”</p> <p><b>Street lighting and other streetscape elements</b> should be carefully chosen to be <b>more rural in nature</b> than what was previously installed by the Region of Peel. Those streetlighting features are <b>still shown on pg. 60</b> of the Urban Design and Cultural Heritage Brief.</p> <p>Pg. 82: Revise the following: “The human scale of the one and <u>one-and-a-half</u> storey structures <u>is complementary</u></p>	<p>Most comments are copy edits, not substantive. Urban Design and Cultural Heritage Brief has been updated in response to all comments except where noted.</p> <p>Close-up from this picture has been used.</p>

IV. IV. Cassandra Jasinski, Heritage Planner, Strategic Policy Planning, Planning Department, April 22, 2024	
<p><u>to the historic village landscape.”</u></p> <p>Pg. 89: “...for the inclusion of a garage or porch/sunroom outside of the building’s footprint.”</p> <p>Pg. 102: A more appropriate example of metal roofing, rather than the metal roof tiles, would be the new standing seam metal roof on the former Alton Baptist Church at 19695 Main Street.</p>	
<p><b>49. Archaeological Assessment</b></p> <p>The proponent provided the requested February 15, 2023 archaeological assessment report, matching the date of the report reference in the Ministry of Citizenship and Multiculturalism compliance letter.</p> <p>Standard archaeological clauses will be included as part of all relevant agreements. There are no further archaeological concerns with the application.</p>	<p>Noted</p>

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<p><b>Development Engineering:</b></p>	
<p><b>Water Facilities</b></p> <p>The lands are located within Water Pressure Zone AV12.</p> <ul style="list-style-type: none"> <li>• Municipal water supply infrastructure consists of a 150mm watermain on Agnes Street, a 150mm watermain on Emeline Street, and a 250mm watermain on Queen Street.</li> <li>• Peel’s current standards do not permit the construction of new 250mm water mains, and as such</li> </ul>	<p>Land description is updated in the FSSR.</p> <p>The size of the new watermain on Agnes Street has been upgraded to 300mm on the revised design drawings and the FSSR provided with this submission. However, the</p>

V. V. Dylan Prowse, Intermediate Planner, Development Services, Region of Peel, May 1, 2024	
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<p>the 150mm watermain on Agnes St from the development to Queen Street will require an upgrade to a size of 300mm.</p> <ul style="list-style-type: none"> <li>The Region has no objections to the proposed water and fire demands and connections to the existing watermain as per the water servicing plan submitted (Dated December 2023), however, the proposed local upgrades/ improvements noted in the FSR to connect to the Region’s existing water system should be completed before servicing and will be the developer’s responsibility.</li> </ul>	<p>updated watermain hydraulic assessment report will be provided at the detailed design stage.</p>
<p><b>Sanitary Sewer Facilities</b> There is no municipal sanitary sewer infrastructure available to service the proposed development. Private wastewater servicing will be required.</p> <ul style="list-style-type: none"> <li>The proposed wastewater collection system is <b>on-site septic system</b> and <b>falls under the jurisdiction of the Building Code, therefore it will be looked after by the Town of Caledon.</b></li> </ul>	<p>Noted.</p>
<p><b>Hydrogeological Study</b> The Hydrogeology report will require the following revisions in future submissions:</p> <ul style="list-style-type: none"> <li>Well survey section will require revision and be updated to provide information on the 500 meter surrounding area as well as the downgradient potential Zone of Influence for any potential impact from the septic systems.</li> <li>The door - to - door survey needs clarification as well to ensure the survey was done to the whole 500 meters surrounding area and the downgradient properties.</li> <li>The report should include a monitoring plan before, during and after construction.</li> <li>The report should include a contingency and mitigation plan</li> <li>The report will require stamp and signature by a Qualified Hydrogeologist</li> <li><b>Please include a section in the FSR that makes specific reference to “source water protection”</b> and discusses the source protection plan polices, and how the proposed development adheres to those applicable policies. Stormwater infrastructure proposed in wellhead protection areas are subject to the local source</li> </ul>	<p>Well survey section has been updated and expanded to provide locations of surveyed private wells as indicated in plans provided under Appendix A. Private wells not are not reported to be in use for residential supply.</p> <p>The private well survey was completed for properties completed within a 500m radius of the property. The results of the survey were supplemented by water meter information provided by the Region of Peel to confirm all locations use municipal water supplies to provide potable water.</p> <p>A monitoring plan was provided as part of the revised hydrogeological investigation to include septic systems monitoring and maintenance implemented under the individual block condominium corporations, semi-annual the first year of operation and annual thereafter. Impacts to surrounding private wells (not in use for residential supply), and to Shaws Creek are not expected provided</p>



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<p>protection plan – Credit Valley - Toronto and Region - Central Lake Ontario (CTC) Source Protection Plan.</p>	<p>proposed sewage treatment meets specified nitrate targets as specified within wastewater information documents provided as an appendix within the revised hydrogeology report. Potential impacts, monitoring, and contingency planning relating to construction dewatering will be assessed as part of detailed design once basement depths and servicing inverts are finalized.</p> <p>Contingency and mitigation plans have been provided under the wastewater information document appended materials to the revised hydrogeological investigation.</p> <p>The final report is signed and stamped.</p> <p>A section has been added to the FSR for ‘Source Water Protection’ and SWM has been addressed in the Source Water Protection section of the Hydro-G report.</p>
<p><b>Waste Management</b></p> <ul style="list-style-type: none"> <li>The Waste Management Plan provided is sufficient. The remaining WCDSM labeling requirements can be addressed prior to draft plan approval.</li> </ul>	<p>Noted.</p>
<p><b>Development Charges</b></p> <ul style="list-style-type: none"> <li>The Owner acknowledges that the lands are subject to the current Region’s Development Charges By-law. The applicable development charges shall be paid in the manner and at the times provided by this By-law.</li> </ul>	<p>Noted.</p>
<p><b>Capital Budget</b></p> <ul style="list-style-type: none"> <li>Any required upgrades of Region assets or infrastructure to accommodate this development will be borne by the developer.</li> </ul>	<p>Noted.</p>

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<p><b>Preliminary Conditions of Draft Plan Approval:</b> These conditions are preliminary and subject to change based on subsequent submissions of the DART application. These conditions have been provided to provide a general overview of the expected requirements ahead of registration.</p> <ol style="list-style-type: none"> <li>1. Prior to execution of the Subdivision and/or other applicable Agreements by the Region, the Owner shall:               <ol style="list-style-type: none"> <li>a) Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Owner'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</li> <li>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.</li> </ol> </li> <li>2. Provision shall be made in the Subdivision and/or other applicable Agreements with respect to:               <ol style="list-style-type: none"> <li>a) Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges; and</li> <li>b) Collection of development charges for future residential development blocks (nonfreehold townhouses or apartment blocks);pursuant to the Region's Development Charges By-law, as amended from time to time.</li> </ol> </li> <li>3. In respect of the water meter fees:               <ol style="list-style-type: none"> <li>a) Prior to registration of the plan of subdivision, the Developer shall pay to</li> </ol> </li> </ol>	<p>Reviewed and acknowledged except as noted.</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	<p>except wastewater</p>

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<p>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;</p> <p>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</p> <p>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.</p> <p>General Conditions</p> <p>4. 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 all external sanitary sewers and watermains to service the 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.</p> <p>5. The Developer shall acknowledge and agree that financing and</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>construction of all temporary/permanent infrastructures not covered by the Current Development Charges By-law (watermains, sanitary sewers) shall be 100% financial responsibility of the Developer. A clause shall be included in the Subdivision Agreement in respect of same.</p> <p>6. The Developer shall acknowledge and agree that servicing of the subdivision will require:</p> <p>a) Construction of external 300mm dia. watermain on Agnes Street from Queen street to the Site location. These works shall be borne entirely by the developer.</p> <p>Clauses shall be included in the Subdivision Agreement in respect of same.</p> <p>7. Prior to servicing, the Developer’s engineer shall submit all engineering drawings in the digital format to the latest Region’s Digital Format Guidelines;</p> <p>8. 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.</p> <p>9. 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</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	

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associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.	✓	
10. Prior to a satisfactory engineering submission, the Developer shall submit to the Region for review and approval:		
11. A Functional Servicing Report (FSR) showing proposed watermain, sanitary and storm sewer servicing plan for the development and provision for the external lands;	✓	
12. Clauses shall be included in the Subdivision Agreement in respect of same.		
13. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.	✓	
14. Prior to registration of the Plan of subdivision, the Developer shall ensure that all lots and blocks are serviced via an internal road network. A clause shall be included in the Subdivision Agreement in respect of same.	✓	
15. Prior to servicing of the subdivision, the Region may require the Developer to construct a sampling hydrant (at 100% the Developer's expense) within the proposed Plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.	✓	
16. 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		

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<p>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.</p>	✓	
<p>17. The Developer will maintain adequate chlorine residuals in the watermains within the Plan from the time the watermains are 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.</p>	✓	
<p>18. Provision will be required in the Subdivision Agreement for the following clauses 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;</p>		<p>All evidence is that there are no private wells in use. All neighbours are connected to the municipal water system.</p>
<p>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</p>	Noted.	<p>Applicability of these clauses to be dealt with at time of Subdivision Agreement.</p>

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<p>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.</p> <p>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:</p> <p>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:</p> <ol style="list-style-type: none"> <li>1 Bacteriological Analysis - Total coliform and E-coli counts</li> <li>2 Chemical Analysis - Nitrate Test</li> <li>3 Water level measurement below existing grade</li> </ol> <p>ii 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.</p> <p>iii 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.</p> <p>19. The Developer shall agree that neither the Developer nor any Builder will</p>	

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<p>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 internal and external sanitary sewers and watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that the internal and external sanitary sewers and 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.</p>	✓	
<p>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.</p>		
<p>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:</p> <ul style="list-style-type: none"> <li>a) A copy of the final signed M-Plan</li> <li>b) A copy of the final draft R-Plan(s); and</li> <li>c) The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.</li> </ul>	✓	
<p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	✓	



