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## COMMENT MATRIX

NO.	TOPIC	COMMENT	RESPONSE
<b>TOWN OF CALEDON, PLANNING AND DEVELOPMENT DEPARTMENT, DEVELOPMENT PLANNING</b>			
Tanjot Bal, Senior Planner <a href="mailto:Tanjot.Bal@claedon.ca">Tanjot.Bal@claedon.ca</a> , 905.584.2272 July 29, 2024			
1.	Lots and Lot Sizes	With the requested increase in ROW width, please ensure that the lot areas adhere to the minimum size requirements within the Official Plan	Noted. No further action is required
2.	Structural Envelope	The structure envelope for the existing residential lot (Block 14) has been reduced to 1.214 hectares and meets policy 7.1.9.3.	Noted. No further action is required
3.	Natural Heritage System	Please see comments from Natural Heritage in regards to development limits, Environmental Zones, and other matters related to features.	Noted. The Landscape and Natural Heritage Comment Letters have been reviewed. Refer to the responses below for further detail
4.	Stormwater Management, Cut and Fill, Servicing	Please see comments from Engineering Services in regards to SWM, cut and fill, and servicing.	Noted. The Development Engineering Comment Letter has been reviewed and responses are provided below

NO.	TOPIC	COMMENT	RESPONSE
<p><b>TOWN OF CALEDON, PLANNING AND DEVELOPMENT DEPARTMENT, HERITAGE</b>                      Tanjot Bal, Senior Planner  <a href="mailto:Tanjot.Bal@claedon.ca">Tanjot.Bal@claedon.ca</a>, 905.584.2272                      July 29, 2024</p>			
5.	Archaeological Assessment	Heritage staff acknowledge the update on the Ministry of Citizenship and Multiculturalism (MCM) acceptance letter provided by the proponent in the Comment Response Matrix.	Noted. No further action is required
6.	Archaeological Assessment	As previously shared, prior to approval, the proponent must submit the MCM acceptance letters associated with both the Stage 2 archaeological assessment and the previously completed Stage 1 archaeological assessment for the subject lands	Efforts remain underway to receive a copy of the Ministerial Clearance Letters. Expedited reviews of the submitted Archaeological Assessments have been repeatedly requested and we continue to await the Ministry Staff to provide the Clearance Letters. Given this, a copy of the Clearance Letters will be provided as soon as practical
<p><b>TOWN OF CALEDON, PLANNING AND DEVELOPMENT DEPARTMENT, PARKS</b>                      Tanjot Bal, Senior Planner  <a href="mailto:Tanjot.Bal@claedon.ca">Tanjot.Bal@claedon.ca</a>, 905.584.2272                      July 29, 2024</p>			
7.	Parks	No new comments	Noted. No further action is required
<p><b>TOWN OF CALEDON, PLANNING AND DEVELOPMENT DEPARTMENT, NATURAL HERITAGE</b>                      Tanjot Bal, Senior Planner  <a href="mailto:Tanjot.Bal@claedon.ca">Tanjot.Bal@claedon.ca</a>, 905.584.2272                      July 29, 2024</p>			
8.	Draft Plan & Zoning By-law	The draft plan and zoning schedules were revised to display the revised structure envelopes on lots 3 and 4. For clarity, all other submission drawings that display the structure envelopes should also be revised to accurately display them.	Noted. A revised Draft Plan of Subdivision and implementing Zoning By-law Schedules have been prepared and are provided in support of the application
9.	EIS	The EIS was revised to provide a recommendation to provide native seed for the former Block 18 but that block number has changed. No revisions to the EIS are needed. However, the Town expects Block 17 to be seeded with a native mix in the subdivision design. Similarly, the revised EIS refers to a now incorrect size of	As collaboratively discussed with Town Staff, a revised EIS will be prepared and provided during the future detailed design stage. Furthermore, the restoration plan

NO.	TOPIC	COMMENT	RESPONSE
		Block 16. The Town expects that the reforestation plan will be provided for the 2.3 ha Block 16.	will be prepared and provided during the future detailed design stage. No further action is required at this time
10.	Policy Area 4	Policy Area 4 and the ORM Linkage Area are still mapped incorrectly on Figure 3 of the EIS but no revisions to the EIS are needed.	Noted. No further action is required
11.	Cut/Fill	The response regarding the amount of cut/fill proposed indicates that efforts to further reduce the amount will continue during the subdivision design stage and is satisfactory. Note that the Town will include a draft plan condition to that effect.	Noted. No further action is required
12.	22 m ROW	The Revised External Drainage Sketch and Draft Plan of Subdivision with 22 m ROW display a revised Block 17 that now appears to lead toward the edge of the woodland on the adjacent property. The block must continue to bend to the south so the future watermain and trail are maintained as far from the woodlands as possible. Ideally, they should be equidistant between the north and south woodland boundaries. The zoning schedules and all drawings must be updated with the finalized block location .	As stated above, a revised Draft Plan of Subdivision, implementing Civil Plans and implementing Zoning By-law Schedules have been prepared and are provided in support of the application
13.	Infiltration Road Runoff	The response regarding infiltrating road runoff in proximity to a high vulnerability aquifer refers to the Source Water Protection section of the Interim Hydrogeological Assessment. That section indicates that road salt must be considered in these areas. While the road runoff will be treated to an enhanced level, that treatment does not mitigate dissolved salt. Confirm that it is appropriate to infiltrate salt laden road runoff on the subject lands.	Noted. No further action is required
14.	Natural Area Zoning	It appears that the previous comment regarding ‘10m’ being included in the Natural Area zoning standard was not understood. While it is acceptable to provide 10m of the minimum vegetation protection zone on-lot within the Natural Area, as the Natural Area is greater than 10 m in some areas (e.g., Lots 3, 4, 8, 9, 14), “10 m” must be deleted from the standard. Note that the only areas required to be displayed as Natural Area on Schedule B of the proposed Zoning By-law are those at the rear of Lots 3,4, 6 – 12 and Lot 14.	As collaboratively discussed with Town Staff on July 30, 2024, revisions to the Zoning By-law Schedule and Zoning By-law text have been made. Refer to the revised Zoning By-law Amendment and Schedules for further detail

NO.	TOPIC	COMMENT	RESPONSE
<p><b>TOWN OF CALEDON, ENGINEERING SERVICES DEPARTMENT, DEVELOPMENT ENGINEERING</b>                      Tanjot Bal, Senior Planner  <a href="mailto:Tanjot.Bal@claedon.ca">Tanjot.Bal@claedon.ca</a>, 905.584.2272                      July 29, 2024</p>			
15.	Plans & Studies	The owner is required to amend the Studies and/or Drawings to address the following comments and resubmit for the review and acceptance by the Town staff prior to Draft Plan of Subdivision Approval unless otherwise specified.	Noted. The requested revised Studies and Plans have been prepared and are provided in support of the application
16.	Functional Servicing Report / Stormwater Management Report	The FSR/SWM report was not included in the third draft submission per the applicant's request to resolve 7.1.9.40 and 7.1.9.41 of the Palgrave Official comments prior to making further revisions to the report. This was approved by Town staff. However, the additional comments provided in the memo may require a revision to the report and engineering drawings.	A revised Functional Servicing and Stormwater Management Report has been prepared and is provided in support of the application
17.	Preliminary Engineering Drawings	The most recent cut/fill heat map indicates that approximately 18% of Street A will not meet Sections 7.1.9.40 and 7.1.9.41 of the Palgrave Official Plan. This is a significant improvement from the previous submission, which had 35% non-compliance. Development Engineering acknowledges that the proposed grading plan represents the applicant and their team's best effort, given the grading constraints of the site and the limited impact on the existing drainage pattern. Therefore, Development Engineering considers the proposed grading plan acceptable.	Noted. No further action is required
18.	Culverts	Please note that CSP culverts are no longer accepted in the Town of Caledon; all proposed culverts should be HDPE. If, upon inspection, any existing culverts under Hunsden Sideroad impacted by this development need to be replaced, only HDPE culverts with a minimum diameter of 450mm should be used.	Noted. No further action is required
19.	Hydrant	The hydrant at the end of Street A cul-de-sac should be relocated, as it may conflict with a future access road location and the major storm overland flow path.	The hydrant has been relocated to avoid any conflicts. Refer to the accompanying submission materials for further detail
20.	Tributary Area	The tributary area for Catchment 203 needs to be adjusted, as parts of Lots 8 and 9 will drain to the bypass swale and should be added to Catchment 201B.	The tributary area has been updated and hydrological modelling has been revised to reflect changes. No further action is required

NO.	TOPIC	COMMENT	RESPONSE
21.	ROW	According to the typical 18.0m ROW road cross section, the bottom of the bioswale is 0.65m below the edge of the pavement grade. The Street A plan and profile drawing show that at Station 210, the top of the media filter is about 2.5m below the centerline of the road. This appears to be a drafting error. Please confirm.	The bioswale profile has been updated to closely match the road profile and reduce overall depth
22.	Bioswale	According to the Typical Roadside Bioswale Section and Bioswale Weir Control Sizing from Appendix C of the FSR, a typical swale grade is between 0.5% and 3.0%, which is significantly less than some sections of Street A which have a grade of 6%. Please demonstrate how a maximum 3% swale slope can be achieved without increasing the side slope grade.	Grade controls are proposed to store water but also to reduce swale slope. The swale slope will be less in some areas but typically about 3% where the adjacent road slope is 6%. The accompanying updated Plans illustrate how this will be achieved
23.	Road Grade	Given the steep road grade, Town staff understand the need for rock check dams for erosion protection purposes. However, based on the Town's experience, rock check dams sometimes get removed or filled in by residents, as Palgrave residents prefer grassed earth dams/berms that can be driven over by riding lawnmowers. Please replace rock check dams with grassed earth dams.	Crozier is proposing to line the swales with riverstone in the steepest areas. This will provide immediate stability to the swales and should allow residents full access to the swales for maintenance.  Some education will be required and can be provided in the form of leaflets or other printed material to each homeowner. This would enable an emphasis to be placed on the importance of the bioswale system and to ensure that the riverstone is not removed
24.	SWM Methodologies	Per the Town's CLI-ECA agreement, all SWM methodologies, including bioswales, require additional responsibilities for ESC and performance monitoring, which will be borne by the Owner. The Owner is to provide a cost estimate of the monitoring work, and a monitoring security will be posted prior to registration. The performance monitoring requirement would include, for example, frequent infiltration testing in several locations once constructed and again closer to assumption, as well as water level monitoring to verify 24-48 hour surface ponding drawdown and 48-72 hour drawdown in the facility using STEP's deep/shallow well configuration. The bioswale performance monitoring plan should be submitted and approved by the Town prior to Registration of the Subdivision Agreement.	Crozier is proposing Inspection Ports within the bioswale system to ensure that the subsurface storage areas are draining properly (completely and within a reasonable timeframe).  The requested Cost Estimate will be prepared and provided during the future detailed design stage. No further action is required

NO.	TOPIC	COMMENT	RESPONSE
25.	Hydrogeological Investigation / Geotechnical Investigation	The Hydrogeological Assessment report, dated May 2024, by Crozier was submitted. As noted previously, the report will require a peer review at the sole cost of the Owner and the peer review comments will be provided under a separate cover	Noted. It is agreed and acknowledged that a peer review will be required and the cost will be borne by the Owner. Furthermore, it is agreed that the peer review will be completed during the future detailed design stage. No further action is required
26.	Comments on additional material submitted on 2024-06-20	The developer submitted a revised Draft plan of subdivision with a 22m ROW. According to the Crozier's DWG C103, there should be sufficient space to implement a bioswale system on the both sides of the road with acceptable side slope of 4:1. The size of Block 17 has been reduced in consultation with the Region of Peel and Transportation staff. The bypass swale on Lot 8 and 9 and Block 17 is acceptable and to be refined at the detailed design stage. Prior draft approval, the developer is required to submit revised engineering drawings, the FSR and other supporting documents in accordance with the revised draft plan of subdivision for the Town and NVCA's approval.	Noted. A copy of the revised Functional Servicing and Stormwater Management Report, supporting Civil Plans, agreed upon Hydrogeological Investigation and implementing Draft Plan of Subdivision have been provided
27.	Other	The following preliminary conditions for draft plan of subdivision are provided for the Owner's information only and are subject to change.	Noted. No further action is required
28.	Other	As per the terms and conditions of a CLI-ECA, the developer is required to prepare a comprehensive SWM performance monitoring workplan. To help to facilitate this requirement, the Town has developed a terms of reference for the monitoring plan which can be provided upon request. Although this document is still in a draft phase, it should provide a good understanding of the Town's requirement and expectations. As well, to ensure that the full implementation of the approved monitoring plan, the Town will be requesting the performance monitoring security, which will be included in Schedule C of the Subdivision Agreement. The security amount will be determined at the detailed design stage	Noted. No further action is required at this time
29.	Resubmission	<p><b>Please note the following with regards to resubmission:</b></p> <p>a. The latest Town of Caledon's Development Standard Policies and Guidelines (Version 5) have been released. An electronic copy is available on the Town of Caledon website for viewing as per the following link: <a href="https://www.caledon.ca/en/townhall/developmentstandards-policies-guidelines.asp">https://www.caledon.ca/en/townhall/developmentstandards-policies-guidelines.asp</a>. Please ensure all future</p>	<p>a. Noted. The accompanying Civil Plans have been formatted to ensure compliance with the Town of Caledon's</p>

NO.	TOPIC	COMMENT	RESPONSE
		<p>engineering drawings are designed in accordance with the latest Town's engineering standard.</p> <p>b. Partial resubmissions, which do not address all deficiencies listed in the letter, will NOT be accepted for processing.</p> <p>c. A resubmission cover letter must be submitted with your resubmission matrix, outlining how each individual deficiency has been addressed</p>	<p>Development Standard Policies and Guidelines.</p> <p>b. Noted. A partial resubmission is not contemplated nor will one be provided. No further action is required</p> <p>c. This Matrix has been prepared in order to detail how each comment has been addressed</p>

**TOWN OF CALEDON, ENGINEERING SERVICES DEPARTMENT, TRANSPORTATION**  
 Tanjot Bal, Senior Planner  
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 July 29, 2024

30.	Sight Triangles	Please ensure that the portion of sight triangles not within the ROW remains functional and unobstructed.	Noted. No further action is required at this time
31.	Conditions of Draft Plan Approval	A clause shall be included in the Subdivision Agreement for the Plan, stating that the Owner shall conduct, or cause to be carried out, the connection to Stinson Street.	Noted. The requested clause will be included in the future Subdivision Agreement at the appropriate time. No further action is required at this time
32.	Conditions of Draft Plan Approval	A clause shall be included in the Subdivision Agreement for the Plan, stating that the Owner shall conduct, or cause to be carried out, the railway connection to the east and any feasible internal trail loops within the NHS system.	Noted. The requested clause will be included in the future Subdivision Agreement at the appropriate time. No further action is required at this time
33.	Conditions of Draft Plan Approval	Prior to registration, the Pavement Markings and Signage Plan will be provided to the satisfaction of Town Staff. This plan can be incorporated within the design drawings (if desired) but would show (in addition to internal signage) any new signs on Hunsden Sideroad and Stinson Street, at a scale of 1:1000 or larger showing all roadways, driveways, fire hydrants, Canada Mailboxes, sidewalks (c/w widths), street lighting, on street parking areas, traffic signage (including all regulatory, warning and information signs), street trees, and pavement markings all to the satisfaction of the Town.	Noted. The requested Pavement Markings and Signage Plan will be included in the future detailed engineering submission at the appropriate time. No further action is required at this time

NO.	TOPIC	COMMENT	RESPONSE
34.	Conditions of Draft Plan Approval	Prior to preliminary acceptance, the Owner is responsible for supplying and installing all traffic (including No Parking), and pedestrian control signs and markings per the approved Pavement Markings and Signage Plan.	Noted. The agreed upon signs and markings will be provided at the appropriate time in the future. No further action is required at this time
35.	Conditions of Draft Plan Approval	A clause shall be included in the Subdivision Agreement for the Plan, stating that the Owner shall conduct, or cause to be carried out, the recommendations set out in the approved 'Residential Development Transportation Impact Study and Access and Circulation Review' to the satisfaction of the Town, including but not limited to signage installation and vegetation removal.	Noted. The requested clause will be included in the future Subdivision Agreement at the appropriate time. No further action is required at this time
36.	Conditions of Draft Plan Approval	Given the scope of the comments, please note that staff are open to reviewing informal submissions by email. Additionally, we are always available for comment response meetings to discuss and resolve any outstanding issues. Transportation Engineering requests that the Traffic Consultant provide a response with the re-submission package, clearly reiterating the Town's comments in order and detailing how each comment has been addressed.	Noted. This Matrix has been prepared in order to detail how each comment has been addressed

**TOWN OF CALEDON, PLANNING AND DEVELOPMENT DEPARTMENT, MUNICIPAL NUMBERS**  
 Tanjot Bal, Senior Planner  
[Tanjot.Bal@claedon.ca](mailto:Tanjot.Bal@claedon.ca), 905.584.2272  
 July 29, 2024

37.	Address	The property address is confirmed as 10249 Hunsden Sideroad	Noted. No further action is required
38.	Municipal Address	Should the application be approved, the existing municipal address will cease to exist and new municipal numbers shall be issued in accordance with the Municipal Numbering By-law and Guidelines. These numbers will be issued in accordance with these documents, based on approved driveway locations and a new street name	Noted. The applicable municipal numbering and Town approved street names will be obtained at the appropriate time in the future. No further action is required at this time
39.	Municipal Numbering	Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval	Noted. No further action is required
40.	Municipal Numbers	Upon issuance of Final Site Plan Approval, the Lead Planner will forward a copy of the approval package to municipal numbering staff to work with the owner to issue the required numbers and post any required signage of the numbers in accordance with the Town's Municipal Numbering By-law and Guidelines.	Noted. No further action is required



NO.	TOPIC	COMMENT	RESPONSE
41.	Posting of Municipal Number	<p>In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. The owner is advised to post the number (once issued) on the townhouses in accordance with the By-law and Guidelines. Should the owner require clarification on the requirements of the By-law, please contact municipal numbering staff at <a href="mailto:municipalnumbers@caledon.ca">municipalnumbers@caledon.ca</a> or 905-584-2272 x. 7338.</p>	Noted. No further action is required at this time
42.	Zoning By-law Amendment	There are no concerns with the proposed Zoning By-law Amendment	Noted. No further action is required
43.	Street Naming	<p>Please be advised that on October 29, 2019, Town Council approved updates to the Town's Corporate Policy on Street Naming. In accordance with these updates, this application will require:</p> <ol style="list-style-type: none"> <li>a. A minimum of one (1) street name of local historical significance is required and more are encouraged where possible</li> <li>b. Please see the lists of available street names approved for use in Caledon (heritage names, veteran names and non-heritage names). The lists of available names can be found by visiting: <a href="https://www.caledon.ca/en/town-services/street-naming.aspx">https://www.caledon.ca/en/town-services/street-naming.aspx</a></li> <li>c. Please be advised that the names on these lists are available on a "first come first serve basis" and are subject to change at any time based on qualifying development requests. Staff will do their best to keep the list as up to date as possible.</li> <li>d. Due to local historical significance, some heritage names are intended for use in specific areas of the Town and are identified as such</li> <li>e. If the applicant wishes to submit alternate names for consideration as street names in Caledon, they may do so through the Town, for consideration by the Region of Peel Street Naming Committee. Only those names that adhere to the requirements of the Town of Caledon Corporate Policy on Street Naming and the Region of Peel Street Naming Guidelines will be considered.</li> <li>f. The Region of Peel has a street naming webpage available for members of the public to search to see if a particular street name is presently in use or reserved for use Caledon, Brampton, Mississauga, or has otherwise</li> </ol>	Noted. The in-effect Corporate Policy on Street Naming will be followed at the appropriate time in the future. No further action is required

NO.	TOPIC	COMMENT	RESPONSE
		<p>been previously declined:  <a href="https://www.peelregion.ca/planning/business/index.asp">https://www.peelregion.ca/planning/business/index.asp</a>                      g. The new proposed street segments will also require suffixes in accordance with the Town of Caledon Corporate Policy on Street Naming.</p>	

**TOWN OF CALEDON, FINANCE**  
 Tanjot Bal, Senior Planner  
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 July 29, 2024

44.	Development Charges	<p>The proposed development is said to include 18 estate residential lots in a plan of subdivision. Development Charges will be applicable at the Residential rates for single family dwellings that will be in effect on the dates of building permit issuance. If the zoning By-law amendment application is determined to be the first such application for the subject property, then Development Charges will be determined on the date when the zoning By-law amendment application is determined to be complete (the application completion date). Those determined rates will be applicable to building permits that will be issued within two years, commencing on the application approval date.</p>	<p>As stated previously, the proposed development contemplates thirteen estate residential lots. Furthermore, the in-effect policy framework has evolved. Notwithstanding, it is agreed and understood that the applicable Development Charges will be provided at the appropriate time in the future. No further action is required at this time</p>
45.	Development Charges Interest	<p>Interest on Development Charges will apply for the period commencing one day after the application completion date through to the date on which those charges are received by the Town.</p>	<p>Noted. No further action is required at this time</p>
46.	Residential Development Charges	<p>On May 28, 2024, the relevant Residential and Non-Residential Development Charge rates are:</p> <ul style="list-style-type: none"> <li>▪ <b>Town of Caledon:</b> \$56,605.27 per Single Detached Dwelling.</li> <li>▪ <b>Region of Peel:</b> \$72,122.63 per Single Detached Dwelling. Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e. water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution. Region of Peel discounts may apply for lots with no regional wastewater, or water &amp; wastewater servicing.</li> <li>▪ <b>School Boards:</b> \$4,572 per any residential unit.</li> <li>▪ <b>GO Transit:</b> \$810.24 per Single Detached Dwelling</li> </ul>	<p>Noted. No further action is required at this time</p>

NO.	TOPIC	COMMENT	RESPONSE
47.	Development Charges	<p>The Development Charges comments and estimates above are as at May 28, 2024 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for two (2) years after application approval date. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application</p>	<p>Noted. The required Development Charges will be provided at the appropriate time in the future, prior to building permit issuance. No further action is required</p>

**TOWN OF CALEDON, PLANNING AND DEVELOPMENT DEPARTMENT, ZONING**  
 Tanjot Bal, Senior Planner  
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 July 29, 2024

48.	Lot Frontages and Lot Areas	<p>Lot Frontages and Lot Areas were reviewed on the submitted Draft plan of subdivision dated October 2023. Zoning staff have no concerns at this time. Certain zoning standards such as setbacks, building height, amenity area, landscaped area etc. cannot be reviewed due to the preliminary nature of the application. Such standards may be reviewed at later stages in subsequent applications</p>	<p>Noted. No further action is required</p>
49.	Final Lot Frontages and Areas	<p>Final lot frontages and areas are to be confirmed at a later date when a Certificate of Lot Area and Lot Frontage has been prepared and signed by an Ontario Land Surveyor. At this time, Zoning staff acknowledge that the applicant confirms the lot areas and lot frontages, on the Draft Plan Subdivision are as per the definitions within Town of Caledon Zoning By-law 2006-50, as amended</p>	<p>Noted. No further action is required</p>

NO.	TOPIC	COMMENT	RESPONSE
50.	Draft Amendment	Please see the draft by-law comments provided. <u>Any future copies of the draft by-law must be prepared with the template provided (no PDF to word conversions) and subsequent submissions be prepared in Word format only (with the exception of the schedule).</u> Tracked changes are recommended but not required	A revised Zoning By-law Amendment has been prepared and is provided in support of the application. For ease of reference, the revised Zoning By-law Amendment text has utilized track changes
51.	Draft Plan Approval Condition	Prior to registration, a Zoning By-law for the development of these lands is to be passed under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c.P.13, as amended, and be in full force and effect.	Noted. No further action is required at this time
52.	Draft Plan Approval Condition	Prior to registration, the Owner shall provide a Certificate of Lot Area and Lot Frontage prepared and signed by an Ontario Land Surveyor, to the satisfaction of the Town of Caledon.	Noted. No further action is required at this time

**TOWN OF CALEDON, LEGAL SERVICES**

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 July 9, 2024

53.	Land Titles	The property is still in Land Titles Conversion Qualified, and in order to register a subdivision must be converted to Land Titles Absolute Plus.	Noted. The property will be converted to Land Titles Absolute Plus at the appropriate time, during the future detailed design stage. No further action is required at this time
54.	Conditions of Draft Plan Approval	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.	Noted. A Subdivision Agreement will be prepared and executed at the appropriate time in the future. No further action is required at this time
55.	Conditions of Draft Plan Approval	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	Noted. No further action is required at this time

NO.	TOPIC	COMMENT	RESPONSE
		preparation and registration of the agreement and all documents necessary to give effect to the approval of the Plan of Subdivision.	
56.	Conditions of Draft Plan Approval	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.	Noted. No further action is required at this time
57.	Conditions of Draft Plan Approval	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.	Noted. No further action is required at this time
58.	Conditions of Draft Plan Approval	Prior to assumption, the Owner shall provide: <ol style="list-style-type: none"> <li>a. a chart outlining all the terms and conditions of the Subdivision Agreement that must be fulfilled prior to assumption; and</li> <li>b. evidence of compliance with all terms and conditions of the subdivision agreement and any other applicable agreement, at its sole cost and expense.</li> </ol>	Noted. No further action is required at this time
	Next Steps	Please submit the following items in a revised digital submission: <ul style="list-style-type: none"> <li>▪ Cover Letter</li> <li>▪ Draft Plan of Subdivision Re-Circulation Fee (\$5,791.96)</li> <li>▪ Detailed Response Matrix</li> <li>▪ Revised Draft Plan of Subdivision</li> <li>▪ Revised Draft Zoning By-law and Schedules</li> <li>▪ DWG files for the schedules</li> <li>▪ Revised EIS</li> <li>▪ Revised Cut and Fill Plan</li> <li>▪ Revised Grading and Servicing Plan</li> <li>▪ Revised FSR/SWM Report</li> <li>▪ Revised Hydrogeological Investigation</li> <li>▪ Other revised material as requested by commentors</li> </ul>	The following materials have been prepared and are provided in support of the application: <ul style="list-style-type: none"> <li>▪ A Cover Letter, including a list of supporting materials and description of changes made since the last submission;</li> <li>▪ A re-circulation fee has been provided under separate cover;</li> <li>▪ A copy of this Matrix;</li> <li>▪ A revised Draft Plan of Subdivision to reflect the agreed upon 22 m ROW width;</li> <li>▪ A revised Zoning By-law Amendment to</li> </ul>

NO.	TOPIC	COMMENT	RESPONSE
			reflect the agreed upon subdivision design; <ul style="list-style-type: none"> <li>▪ A copy of the DWG files of the Zoning By-law Amendment Schedules;</li> <li>▪ A copy of the revised Functional Servicing and Stormwater Management Report;</li> <li>▪ A copy of the agreed upon Civil Plans; and,</li> <li>▪ A copy of the agreed upon Hydrogeological Investigation</li> </ul>

**REGION OF PEEL**  
 Patrick Amaral, Principal Planner  
 905.791.7800  
 July 9, 2024

Comments		The Region has reviewed the materials in support of the Draft Plan of Subdivision Plan and Zoning By-law amendment for the above-noted application generally located at the southeast corner of the intersection of Hunsden Sideroad and Mount Pleasant Road. The development proposal contemplates the creation of thirteen (13) estate residential lots, environmental blocks and a public road network and is approximately 20.4 hectares in size. An existing detached dwelling in the northwest quadrant is also to be retained.  Following our review, Regional staff offer the following comments and Draft Plan Conditions below.	Noted. No further action is required
General Comments		<p><i>The following general comments are provided to assist the developer in the preparation of the related drawings and materials.</i></p> <p>Please be advised that the Region of Peel’s Development Charges Collections By-law requires that Development Charges (DCs) for all hard services now be collected prior to the execution of the subdivision agreement.</p>	Noted. The provision of the applicable Development Charges will be provided at the appropriate time in the future, during the detailed design stage and prior to execution of the subdivision agreement. No further action is required at this time

NO.	TOPIC	COMMENT	RESPONSE
	Development Engineering	<p><b>Water Facilities</b></p> <ul style="list-style-type: none"> <li>▪ The lands are located within Water Pressure Zone 8 supply system.</li> <li>▪ Existing infrastructure consist of a 300mm dia. watermain on Mount Pleasant Road and 300mm watermain on Stinson Street.</li> <li>▪ We acknowledge receiving the Functional Servicing &amp; Stormwater Management Report prepared by C.F. Crozier &amp; Associates Inc., revised November 2023.</li> <li>▪ The Region can confirm that in order to satisfy available fire flows based on calculations from the FSR dated November 2023 for the proposed subdivision, the following is required:                             <ul style="list-style-type: none"> <li>○ The 200mm watermain is required on Hunsden Sideroad from Mount Pleasant Road to the eastern limits of the property as a second feed. The cost of which is entirely the developer’s responsibility.</li> <li>○ Upsize Street A 150mm watermain to a 200mm watermain.                                     <ul style="list-style-type: none"> <li>▪ The applicant has noted this change on their servicing drawings.</li> </ul> </li> <li>○ Re-evaluate the required fire flow at the proposed dwellings around the farthest northeast hydrant on Hunsden Road if the required fire flows can be possibly lower.</li> </ul> </li> <li>▪ Notwithstanding that the Regional easement for future watermain shown over Block 17 (minimum width 8m) is not up to the property line on the Draft Plan, the future easement will need to be to property limit and shown on future engineering drawings.</li> <li>▪ An updated Functional Servicing Report (FSR) showing proposed water servicing plans for the development and provision for the adjacent land, if any, will be required for approval by the Region prior to the engineering submission.</li> <li>▪ External easements and construction is required.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Crozier has now updated the Fire Flows calculations based on architectural plans, rather than assumed building footprints. We would respectfully request the Region to review the watermain requirements on Hunsden Sideroad in light of these updated flows.</li> <li>▪ Watermain on Street A has been upsized to 200mm.</li> <li>▪ Updated fire flows are provided.</li> <li>▪ Block 17 limits have been revised and extended to property line.</li> <li>▪ An updated Functional Servicing and Stormwater Management Report is provided</li> </ul>
		<p><b>Sanitary Sewer Facilities</b></p> <ul style="list-style-type: none"> <li>▪ Municipal Sanitary Sewers are not available</li> </ul>	<p>Noted. As further described and demonstrated in the accompanying Functional Servicing and Stormwater Management Report and Civil Plans, the proposed lots are to be serviced by individual private</p>

NO.	TOPIC	COMMENT	RESPONSE
			septic systems. No further action is required
		<p><i>Regional Roads</i></p> <ul style="list-style-type: none"> <li>▪ Regional Roads are not adversely affected</li> </ul>	Noted. No further action is required
	Development Charges	The Developer acknowledges that the lands are subject to the current Region's Development Charges By-law, as amended from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.	Noted. No further action is required at this time
	Capital Budget	There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.	Noted. No further action is required
	Public Health	Following our review of the revised submission and matrix response, Regional Public Health staff offer no further comments.	Noted. No further action is required
	Hydrogeological Review	<p>The Hydrological Assessment dated May 2024 and prepared by C.F Crozier &amp; Associates Inc provides information of the review of the MECP WWs database with a total of 44 records within the 500 meters area. 30 of them are registered as domestic supply wells, <b>3 monitoring wells, 8 are abandoned and the last 3 have no status.</b> Following our review, we offer the following comments and request a revised report be provided through the detailed design stage:</p> <ul style="list-style-type: none"> <li>▪ The report contains most of the information required for the Region for this proposal including a door-to-door survey and contingency plan.</li> <li>▪ However, the Region does need clarification regarding the following:                             <ul style="list-style-type: none"> <li>• The well interference complaints protocol needs to be updated to properly described the process residents need to follow in case of any issues on privates wells as well as to mention who will provide temporary source of water while the investigation is completed.</li> </ul> </li> </ul>	Noted. A revised Hydrogeological Investigation will be prepared and provided in support of the future detailed detail stage. No further action is required at this time
	Waste Management	<p>Prior to registration of the plan of subdivision approval, the developer will be required to confirm the remaining WCDSM requirements on an applicable Plan:</p> <ul style="list-style-type: none"> <li>▪ Each dwelling unit within a development must have its own identifiable collection point. See Appendix 9 (Waste Collection Design Standards Manual) for an example of a collection point. The collection point must be located along the curb, adjacent to the driveway, and must be</li> </ul>	A Waste Management Plan will be provided at the appropriate time in the future, during the detailed design stage and prior to registration. No further action is required at this time



NO.	TOPIC	COMMENT	RESPONSE
		<p>directly accessible to the waste collection vehicle and free of obstructions such as parked cars. Please indicate the set-out area for each unit in subsequent submissions.</p> <ul style="list-style-type: none"> <li>▪ Each dwelling units' collection point along the curb must be at least 3 square metres, or 32 square feet in order to provide sufficient space for the placement of carts: maximum (1) large garbage cart or recycling cart (360 litres) and one (1) source separated organics carts (100 litres), overflow waste F(i.e., additional bags), yard waste and bulky items.</li> <li>▪ A minimum of 3.75 square meters (2.5 meters by 1.5 meters) must be provided in the garage, backyard or side for storage of carts, with direct access to the collection point location. Carts for each dwelling unit include:                         <ul style="list-style-type: none"> <li>○ Maximum one (1) large Garbage Cart and</li> <li>○ Maximum one (1) large Recycling Cart and (360 litres or 95 US gallons)</li> <li>○ Maximum one (1) Source Separated Organic Cart (100 litres or 32 US gallons).</li> </ul> </li> </ul> <p>The Applicant has indicated that the collection point for each dwelling along the curb as noted above will be indicated in a future submission, staff look forward to receiving this submission. For more information, please consult the Region of Peel Waste Collection Design Standards Manual available at: <a href="https://peelregion.ca/public-works/design-standards/pdf/waste-collection-designstandards-manual.pdf">https://peelregion.ca/public-works/design-standards/pdf/waste-collection-designstandards-manual.pdf</a>.</p>	
	<p>Region of Peel                      Conditions of                      Draft Approval</p>	<p><i>As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-22004C, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.</i></p> <p>Development Charges</p> <ol style="list-style-type: none"> <li>1. Prior to execution of the Subdivision Agreement 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> </ol> </li> </ol>	<p>Noted. The applicable conditions of draft approval will be satisfied at the appropriate time in the future. No further action is required at this time</p>

NO.	TOPIC	COMMENT	RESPONSE
		<ul style="list-style-type: none"> <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> <li>2. Provision shall be made in the Subdivision Agreement with respect to: Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges, pursuant to the Region's Development Charges By-law, as amended from time to time.</li> <li>3. In respect of the water meter fees:                         <ul style="list-style-type: none"> <li>a. Prior to registration of the plan of subdivision, the Owner shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands;</li> <li>b. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Owner shall be responsible for payment thereof forthwith upon request.</li> </ul> </li> <li>4. As a condition of registration of this Plan or any phase thereof, the Owner shall gratuitously transfer, free and clear of all encumbrances and to the satisfaction of the Region all necessary easements for proposed and existing Regional infrastructures as required by the Region to service the proposed plan and external lands. All costs associated with land transfers and easements shall be 100% the responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</li> <li>5. The Owner shall acknowledge and agree that landscaping, signs, fences, gateway features, and any other encroachments will not be permitted within the Region's easements and right-of-way limits. A clause</li> </ul>	

NO.	TOPIC	COMMENT	RESPONSE
		<p>shall be included in the Subdivision Agreement in respect of same.</p> <ol style="list-style-type: none"> <li>6. Prior to registration of the subdivision, the Owner shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal infrastructures associated with the lands. The Owner shall construct and design these services in accordance with the latest Region standards and requirements.</li> <li>7. Prior to registration of the subdivision, the Owner shall pay the Region’s administration and engineering fees pursuant to the Region’s latest Fees By-law.</li> <li>8. Prior to a satisfactory engineering submission, the Owner shall submit to the Region for review and approval a Functional Servicing Report showing water servicing plans for the development and provision for water servicing the adjacent land to the east.</li> <li>9. Prior to servicing, the Owner shall submit a satisfactory engineering submission to the Region for review and approval.</li> <li>10. The Owner shall acknowledge and agree that servicing of the subdivision requires:               <ol style="list-style-type: none"> <li>a. External construction of 200mm dia. watermain along Hunsden Sideroad from existing 300mm dia. watermain on Mount Pleasant Road to the easterly limit of the subdivision;</li> <li>b. Construction of 200mm dia. watermain from existing 300mm watermain on Stinson Street to Street A cul-de-sac;</li> <li>c. All costs associated with watermain works shall be 100% the responsibility of the Owner. A clause shall be included in the Subdivision Agreement in respect of same.</li> </ol> </li> <li>11. The Owner shall acknowledge and agree that financing and 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 Owner. A clause shall be included in the Subdivision Agreement in respect of same.</li> <li>12. Within (60) days of Preliminary Acceptance of the underground services, the Owner’s engineer shall submit “as constructed” drawings in digital format,</li> </ol>	

NO.	TOPIC	COMMENT	RESPONSE
		<p>pursuant to the latest Region’s Digital Format Guidelines. The Owner’s engineer shall also provide ties to all main line valves, ties to individual water service boxes, and GPS coordinates of all watermain 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>13. Prior to servicing the Region may require the Owner to construct a sampling hydrant (at the Owners sole cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.</p> <p>14. The Owner agrees that the Region shall hold back 20% of the Letter of Credit to cover the costs of services completed by the Region calculated and charges on a time and material basis pursuant to the current Region’s Fee By-Law. A clause shall be included in the Subdivision Agreement in respect of same.</p> <p>15. The Owner will maintain adequate chlorine residuals in the watermains within the plan of subdivision 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 Owner 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 Owner 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>16. 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> <ol style="list-style-type: none"> <li>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</li> </ol>	

NO.	TOPIC	COMMENT	RESPONSE
		<p>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 Owner shall provide temporary water supply to the residents upon notice by the Region and the Owner shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner 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 Owner 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> <p>a. Bacteriological Analysis - Total coliform and E-coli counts</p> <p>b. Chemical Analysis - Nitrate Test</p> <p>c. Water level measurement below existing grade</p> <p>ii. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health)</p>	

NO.	TOPIC	COMMENT	RESPONSE
		<p>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>17. The Owner shall agree that neither the Owner nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that internal and external watermains, including fire protection have been completed to the Region's satisfaction. The Owner's Consulting Engineer shall certify in writing that the internal and external 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>18. The Owner shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible. A clause shall be included in the Subdivision Agreement in respect of same.</p> <p>Waste Collection</p> <p>19. The Owner acknowledges and agrees that prior to registration of the plan of subdivision, the plan must satisfy all requirements of the Waste Collection Design Standards Manual.</p> <p>General Conditions</p>	

NO.	TOPIC	COMMENT	RESPONSE
		<p>20. Prior to registration of the plan of subdivision, the Owner 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 Owner</p> <p>21. The Owner acknowledges and agrees that prior to final approval by the Town and prior to the Region granting clearance of the draft plan conditions for this subdivision, the following must be forwarded to the Region's Legal Services Division:</p> <ul style="list-style-type: none"> <li>a. A signed copy of the final M-plan;</li> <li>b. A copy of the final 43-R plans; and</li> <li>c. Easement and conveyance documents required pursuant to the Agreement and required by the registration of the Plan.</li> </ul> <p>A clause shall be included in the Subdivision Agreement in respect of same.</p>	

**TOWN OF CALEDON, PLANNING AND DEVELOPMENT, LANDSCAPE**

Stewart McIntosh,  
 905.584.2272  
 May 30, 2024

1	General Comments	<ul style="list-style-type: none"> <li>▪ Natural Heritage comments will be provided by the Town's Sr. Environmental Planner so they will not be addressed in these comments.</li> <li>▪ It is understood that some Landscape comments have not been addressed due to the continued discussions regarding other aspects of the subdivision layout. These can be addressed as part of the detailed design submission or after the other items have been resolved unless they will be impacted by the proposed Draft Plan.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Noted. The Natural Heritage Comment Letter has been reviewed and responses are provided above</li> <li>▪ Noted. No further action is required</li> </ul>
2.1	Rezoning Application	<p>Draft Zoning By-law Amendment</p> <p>Please remove the Natural Areas from between the structure envelopes on the between properties as shown on the markups of Schedule B because these areas will be outside the natural heritage restoration areas</p>	<p>A revised Schedule B of the Zoning By-law Amendment has been prepared and is provided</p>

NO.	TOPIC	COMMENT	RESPONSE
3.1.	Draft Plan Application	<b>Draft Plan of Subdivision</b> No concerns	Noted. No further action is required
3.2	Arborist Report & Tree Inventory and Protection Plan	<ul style="list-style-type: none"> <li>▪ Inventory of existing trees needs to include surveyed elevations at root flare to assist with grading.</li> <li>▪ Add tree protection fencing for the trees along Hunsden to protect from the adjacent grading activities in Lots 1 and 13.</li> </ul>	A revised Arborist Report and Tree Inventory and Protection Plan will be provided in support of the future detailed design stage. No further action is required
3.3	Engineering Drawings (C101 – C104)	<ul style="list-style-type: none"> <li>▪ Add retained trees and tree protection fencing to C101 ESC Plan and Grading Plan and include the surveyed spot elevations at the root flares.</li> <li>▪ Proposed ESC fencing is in conflict with the Arborist Report/TIPP at the rear of lots 12 and 13. Adjust the ESC fencing and grading in these areas accordingly so that grading activities will not encroach into the TPZ (Tree Protection Zone).</li> <li>▪ Please provide a rationale for the grading along the north sides of Lot 1</li> <li>▪ Topsoil stockpiles are not to exceed 1.5m in height and are to be located outside of Minimum Vegetation Protection Zones. Only the amount of soil to be reused on site can be stored on site (TBD at Detailed Design).</li> <li>▪ Please provide a Soils Test for all soils to be stored on site, including nutrients, contaminants, and composition as per the Town’s Planting Medium Terms of Reference.</li> <li>▪ Add the street trees to the Road Section on C-103 Sections and Details, including a cross section of the planting medium, and coordinate with the Landscape Plan.</li> <li>▪ On C-105 the grading appears to extend beyond the proposed tree protection and silt fencing. Please correct.</li> </ul>	As collaboratively discussed and agreed to with Town Staff, revised Civil Plans to address the identified comments will be provided in support of the future detailed design stage. No further action is required
3.4	Landscape Plan	<ul style="list-style-type: none"> <li>▪ Update the Landscape Plan to coordinate with the Draft Plan and Engineering Dwgs.</li> <li>▪ Show all tree protection fencing.</li> <li>▪ All street trees to be located according to the revised ROW cross-section developed with Engineering. Trees to be a minimum of 1m from the property line to allow for fences and walls as well as mowing.</li> <li>▪ Provide a fine gravel access path from the cul-de-sac to the future development to the east to allow for pedestrian and maintenance access. Include lockable gates.</li> </ul>	A revised Landscape Plan will be provided in support of the future detailed design stage. No further action is required



NO.	TOPIC	COMMENT	RESPONSE
		<ul style="list-style-type: none"> <li>▪ Clearly indicate all bollard locations and provide additional bollards at each change in direction of the structure envelopes to as shown on markup plan.</li> <li>▪ Incorporate the recommendations from section 8 of the Environmental Impact Study (EIS) into the Landscape Plan and details, including a 0.9m depth for tree planting medium. All other parts of the boulevard to receive .3m of topsoil.</li> <li>▪ Add labels referring to the Town’s standard notes and details as applicable</li> </ul>	
4.	Summary	<p><b>Additional Supporting Documents for next / Detailed Design submission</b></p> <ul style="list-style-type: none"> <li>▪ Letter of Conformance from the project Landscape Architect.</li> <li>▪ Landscape Cost Estimate</li> <li>▪ Restoration and Reforestation Planting Plan(s) for the NHS Buffers, and other areas requiring restoration and/or remediation.                             <ul style="list-style-type: none"> <li>○ Include a planted buffer along Hunsden Side Road to help screen the large estate residential homes from the rural road.</li> <li>○ Tree compensation can be shown in Block 16 along the western edge of the woodland to be preserved.</li> <li>○ Note that for detailed design, compensation trees determined through the approved Tree Management Plan will need to be noted separately.</li> <li>○ All previously cultivated areas as well as areas disturbed by development will need to be remediated and/or restored to avoid exotic invasive plants from taking over and minimize erosion.</li> </ul> </li> <li>▪ Provide soil testing report(s) to determine suitability of the site soils for native plant growth and any required amendments necessary for healthy establishment.</li> </ul> <p>Parks and Natural Heritage reserves the right to provide additional comments on future submissions not referenced here.</p>	<p>Noted. The requested additional materials will be provided at the appropriate time in the future, in support of the detailed design stage. No further action is required</p>