

Pre-Application Review Committee (PARC) Meeting Form and Checklist

The following additional approvals and/or requirements are required:

- Building Permit, Conservation Authority Permit, Road Access Permit, Servicing Approval, Record of Site Condition, Archaeological Assessment Acceptance Letter from MCM

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Section 5: Complete Application Requirements

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent		Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cover Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed PARC Meeting Form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Official Plan Amendment and Schedule	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Zoning By-law Amendment and Schedule	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scalable Concept Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Survey Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Region of Peel)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fees (Town of Caledon)</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Credit Valley Conservation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Lake Simcoe Region Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Nottawasaga Valley Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fees (Toronto and Region Conservation Authority)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Aggregate Resource Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Quality Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Arborist Report and Tree Preservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Archaeological Assessment, and associated Ministry of Heritage, Sport, Tourism and Cultural Industries compliance letter(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Architectural Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built Heritage Resources and Cultural Heritage Landscape Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coloured Renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Services and Facilities Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility and Mitigation Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive Broader Scale Environmental Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Computer Generated Massing Models	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Conservation Authority Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cultural Heritage Assessment Report (existing conditions)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Demarcation of Areas Regulated by a Conservation Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Digital File (Digital CAD file, submitted in AutoCAD DWG (2D) format, georeferenced to Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Draft Reference Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevation Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineering Non-Standard/Alternative Design Memo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Implementation Report/Environmental Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Site Assessment – Phase 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Site Assessment – Phase 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion and Sediment Control Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion and Sediment Control Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Facility Fit Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiscal Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plan Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functional Servicing Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Green Development Standards Checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Healthy Assessment Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Healthy Development Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heritage Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heritage Protection Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Housing Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Hydrogeological Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Indigenous Engagement Summary/Form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Letter of Conformance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscape Reforestation/Restoration Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum Distance Separation Calculation (MDS 1 or MDS 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ministry of Transportation (MTO Permit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natural Heritage Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise [and Vibration] Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oak Ridges Moraine Conformity Statement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On-Street Utilization Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ontario Building Code Data Matrix	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking Reduction Justification Letter for ARU	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor								
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent	Please ensure submission material are completed in accordance with the Town's Standards and approved Terms of Reference . In addition, please ensure that the submission meets the Electronic Submission Requirements .	Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Pedestrian Level Wind Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photometrics Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PINs, Easements, Parcel Abstract corporate ownership (ONCorp search)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Justification Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plotting of Floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Dewater Plans/Environmental Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public Engagement Summary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Record of Site Condition (RSC)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Plan Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicing Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slope Stability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Design Brief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

Application Type						Submission Requirement	Commentor									
Official Plan Amendment	Zoning By-law Amendment	Draft Plan of Subdivision	Draft Plan of Condominium	Site Plan Approval/ORM SPA	Minor Variance/Consent		Town Development + Design	Town Policy Planning	Town Heritage	Town Landscape/Parks/ Natural Heritage	Town Engineering	Region	Conservation Authority	Other (Specify):	Peer Review Required	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please ensure submission material are completed in accordance with the Town's Standards and approved Terms of Reference . In addition, please ensure that the submission meets the Electronic Submission Requirements .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>					Local Subwatershed Study			<input checked="" type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sun and Shadow Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topographical Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic Operations Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic/Transportation Impact Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Urban Design Brief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Visual Impact Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Waste Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Balance Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland Water Balance Risk Evaluation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning By-law Matrix	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Section 6: Preliminary Review Comments

The comments outline below and any supplemental redlined drawings offer preliminary comments only and does not constitute a full review. It is the applicant's responsibility to update plans to address comments in order to reduce comments received during the application review. The Town will not conduct any additional reviews of the material prior to the submission of the application.

Town of Caledon (Internal Departments)

Department	Comments	Contact (Name, Email and Phone Number)
Corporate Services Department, Legal Services	<ul style="list-style-type: none"> No Comment 	Daniela Gaudio Daniela.gaudio@caledon.ca
Engineering, Public Works & Transportation Department, Energy and Environment	<ul style="list-style-type: none"> Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments. <p><i>For OPA/ZBA:</i></p> <ul style="list-style-type: none"> While the GDS does not apply to OPA's or Zoning By-law Amendments, applicants should be aware that future draft plan of subdivision and site plan applications will be required to submit a completed GDS checklist and supporting documents. Applicants are encouraged to familiarize themselves with the program early in the development process so they are prepared to comply with GDS requirements. Program materials can be found at www.caledon.ca/gds. Energy and Environment staff are available if you have any questions about the program. <p><i>For Draft Plan of Subdivision/SPA:</i></p> <ul style="list-style-type: none"> Please prepare the relevant Green Development Standards Checklist available on the Town's website: www.caledon.ca/gds. The checklist should be accompanied by the appropriate documentation, as identified within the checklist and GDS Guidebook. While completing the checklist, please ensure you refer to the GDS Guidebook. 	Alexandra Service Alexandra.service@caledon.ca
Corporate Strategy & Innovation Department, Capital Projects	<ul style="list-style-type: none"> 	
Planning & Development Department, Economic Development	<ul style="list-style-type: none"> No comments 	Ben Roberts, Senior Economic Development Officer Ben.roberts@caledon.ca Cell: 416-998-8289

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<p>Engineering, Public Works & Transportation Department, Development Engineering</p>	<ul style="list-style-type: none"> The proposed ZBA is to permit industrial development at 12489 Dixie Road and 12861 Dixie Road. DART POPA 2024-0001 is currently being processed by the Town for the subject development. Engineering submission requirements for the ZBA are generally the same as for DART POPA 2024-0001. Town Engineering Services previously provided comment through POPA 2024-0001 that the Town requires an east/west collector road (Dougall Ave Extension) as identified in the Future Caledon Official Plan. A memo was prepared by Engineering Services that outlines the Town's rationale for requesting the collector road and it was provided to Armstrong Planning on May 29, 2024. Current development proposal as submitted through the PRE application for the ZBA does not have regard for the required road extension. All reports and studies prepared in support of the OPA and ZBA are to be updated to reflect the future collector road. Town Engineering Services will be initiating an Environmental Assessment for extension of an east-west collector road (Dougall Ave) within the SABE Area from west of Heart Lake Road to Bramalea Road in Q4 2024. EA anticipated to take 1 year to complete. The Multi Modal Transportation study and the Future Caledon Official Plan identifies a 36 meter right of way width for Old School Road to support future growth. The applicant shall dedicate to the Town, gratuitously and free and clear of all encumbrances, a road widening of 18 meters from the centerline along the frontage of development lands adjacent to Old School Road. 	<p>Jay Menary, CET Senior Project Manager, Development Engineering, Engineering Services Office: 905.584.2272 x 4211 Email: jay.menary@caledon.ca</p>
<p>Engineering, Public Works & Transportation Department, Transportation</p>	<p>Transportation Study Including:</p> <ul style="list-style-type: none"> Road Network review and Circulation Review Transportation Demand Management Plan Parking and Loading Review On-site Active Transportation Provisions and Connection Review Transportation Consultant is requested to submit a Terms of Reference prior to completing the TOA. Please contact Kavleen Younan @ kavleen.younan@caledon.ca and Carbon Copy (CC) the lead planner on file. <p>Zoning</p>	<p>Kavleen Younan Kavleen.Younan@Caledon.ca</p> <p>Emma Howlett</p>

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> • The OPA (or Secondary Plan Application) needs to be sufficiently advanced for Transportation Engineering Staff to review and provide comments on the zoning by-law and studies. Please note that the Town Transportation Engineering Staff recommends awaiting approval of the Mobility Plan (or Transportation Study) supporting the OPA (or Secondary Plan) before proceeding with the transportation study for the subject development. If the applicant wishes to proceed, please be aware that: <ul style="list-style-type: none"> • Town Engineering Services will be initiating an environmental assessment for a potential continuous east-west collector roadway between Mayfield Road and old School Road. The study should take into consideration findings of these EA's. Kindly reach out to Development Engineering for more detailed information these EA's. • Barrier-free accessible spaces should be designed according to the requirements contained within Schedule O of the Town's Traffic By-Law 2024-048. • Please follow the Town's and Region's Transportation Study Guidelines. • Applicant should include an AutoTURN analysis • Parking spaces should be provided according to the rates in the Zoning By-Law. A parking justification will be required if fewer than the required parking spaces are proposed. A work plan (Terms of Reference) for the parking justification study should be circulated with Town Transportation Staff prior to starting the parking portion of the investigations. 	
Finance Department, Finance	<ul style="list-style-type: none"> • This PARC application is to review proposals for a Zoning Bylaw Amendment towards facilitating future industrial activities on the subject property. • If the proposed application were to proceed as planned, the taxable assessment value of the property may change, to reflect any development that would have taken place. • Under current by-laws of the Town and other charging entities, any new, added, or regularized buildings will attract Development Charges (DC) at the Non-Residential (Industrial) rates that will be in effect on the date when the first zoning amendment application (if required) is deemed complete (the application completion date) and provided that the first zoning amendment took place after January 1, 2020. Otherwise, Development Charges will be determined on the date of building permit issuance. • Current Development Charges for buildings at the Non-Residential (Industrial) rates are: <ol style="list-style-type: none"> a. Town of Caledon: \$112.91 per square metre of industrial floor space. b. Region of Peel: \$226.18 per square metre of industrial floor space. c. School Boards: \$11.84 per square metre of industrial floor space. 	Glendon Turner, Senior Financial Analyst Glendon.Turner@caledon.ca

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> • For the purposes of Development Charges listed above, industrial floor space should comply with the definition of an ‘industrial building’, as outlined in the Town’s By-laws 2024-042 and 2024-043, or as amended. Otherwise, the Development Charge rates for Non-Residential (Other) will apply. • Additional information on Development Charges may be accessed on the Town’s website at https://www.caledon.ca/en/town-services/development-charges.aspx • The Development Charges comments and estimates above are as at November 13, 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 18 months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application. 	
Community & Human Services Department, Fire and Emergency Services	<ul style="list-style-type: none"> • 	
Engineering, Public Works & Transportation Department, Operations	<ul style="list-style-type: none"> • 	
Planning & Development Department, Accessibility	<ul style="list-style-type: none"> • The future Site Plans must comply with the Integrated Accessibility Standards (IAS), the Accessibility for Ontarians with Disabilities Act (AODA), and Reg.581: Accessible Parking for Persons with Disabilities 	Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392
Planning & Development Department, Planning	<ul style="list-style-type: none"> • The applicant has submitted a DART (POPA 2024-0001) application for an Official Plan Amendment (OPA), which was subsequently circulated to staff for comments. 	Harsh Padhya, Senior Development Planner harsh.padhya@caledon.ca (905) 584 2272 x.4997

Pre-Application Review Committee (PARC) Meeting Form and Checklist

	<ul style="list-style-type: none"> • Currently, the property is designated as a Prime Agricultural Area, with a portion located within the Greenbelt Plan (EPA2). However, the Future Caledon Official Plan designates these lands for Employment uses. • Upon review, staff determined that the Town could not recommend approval of the proposed OPA, citing the necessity of undertaking a Secondary Plan process for the entire area. • Staff have recommended that the applicant review relevant Secondary Plan policies in the Future Caledon Official Plan and incorporate these policies into any revised OPA. The applicant has submitted this zoning application in conjunction with the OPA application. 	
<p>Planning & Development Department, Heritage</p>	<p>General</p> <ul style="list-style-type: none"> • Many of the comments below are similar to/directly taken from Heritage staff's first submission comments for POPA DART 2024-0001. Please refer to those comments for further detail/context as required. <p>Heritage Register</p> <ul style="list-style-type: none"> • The subject lands contain two listed, non-designated resources included on the Town of Caledon's Heritage Register: <ul style="list-style-type: none"> ○ 12489 Dixie Road ○ 12861 Dixie Road • Both resources are identified as Highly Significant and contain historic farmsteads, one from the 19th century and the other from the 20th century, respectively. • Both resources are to remain in situ as part of the proposed developments. <p>Designation</p> <ul style="list-style-type: none"> • In response to Ontario Heritage Act Changes made by Bill 23, requiring the automatic removal of listed, non-designated properties from the Register on January 1, 2025 (later extended by Bill 200 to January 1, 2027), the Town of Caledon developed a Heritage Designation Prioritization Strategy that sets out a phased approach for designation of properties under the Ontario Heritage Act; the current focus is on Phases 1 and 2. • The listed, non-designated properties identified above are part of Phase 2. • Heritage staff intend to move forward with initiating the designation process for 12489 Dixie Road and 12861 Dixie Road prior to January 1, 2027. 	<p>Cassandra Jasinski, Heritage Planner, cassandra.jasinski@caledon.ca, (905) 584-2272 x. 4232</p>

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- Acknowledging that the properties are very large, the final designation by-laws would apply to smaller areas of the overall parcels encompassing the heritage resources and their immediate context, to be determined by a reference plan prepared by the proponent.
- Timelines for the registration of a designation by-law (also newly introduced in the Act by Bill 108) can be extended through agreement with the owner; such an agreement would likely be necessary to provide more time for discussion and preparation of a reference plan.

Heritage Impact Assessments

- The proponent submitted Heritage Impact Assessments as part of the related DART 2024-0001. Heritage staff provided comment on both assessments. Revised HIAs addressing Heritage staff's comments will be required as part of the proposed development application. See DART 2024-0001 1st submission Heritage comments for further detail.

Heritage Conservation Plan

- Heritage Conservation Plans (HCPs) will be required for both built heritage resources as part of future site plan applications. These HCPs must identify any changes required for proposed uses and detail the conservation methods required for the rehabilitation of both resources.
- Draft Terms of Reference or HCPs can be provided upon request.

Site Plan/Concept Plans for Heritage Resources

- As part of the submission, include detailed site/concept plans for the heritage resources at 12861 Dixie Road and 12489 Dixie Road, showing parking details and setback for both properties.
- Heritage staff note that more detail is currently included for 12861 Dixie Road; the driveway and parking area should be equally demonstrated on the site plan for 12489 Dixie Road.

Zoning Considerations - Farmhouses

- Heritage staff appreciate the effort made through the applications to retain the farmhouses on the subject lands.

Pre-Application Review Committee (PARC) Meeting Form and Checklist

- As part of the ZBA application, identify the proposed uses of the heritage resources and ensure that:
 - potential uses are supported by all relevant parties, including TRCA, as there are environmental constraints near both resources.
 - language is included in the ZBA to ensure these uses are supported

Archaeological Assessments

- As part of a complete application, the applicant must submit finalized minimum Stage 2 archaeological assessment and their associated Ministry of Citizenship and Multiculturalism (MCM) compliance letters for the entirety of the subject lands, including portions of these properties not previously subject to Stage 2 assessment (as per POPA DART 2024-0001), as well as all supplementary material.
- Proof of Indigenous Engagement is required, especially as it relates to the lithic scatter identified as Indigenous Scatter 1 Site. While the Standards and Guidelines do not require Indigenous engagement as part of the Stage 1-2 archaeological assessment process, it is best practice to start engagement as early as possible.
- Should any significant archaeological resources be encountered, the proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current [Standards and Guidelines for Consultant Archaeologists](#).
- No demolition, construction, grading or other soil disturbances shall take place on the subject lands prior to the Town of Caledon Heritage staff receiving, to their satisfaction, all completed archaeological assessment(s) and the MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.
- Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

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<p>Planning & Development Department, Landscape</p>	<ul style="list-style-type: none"> • Arborist Report that includes all trees within the proposed development area. • Include tree compensation calculations • Tree Preservation Plan that is coordinated with the Erosion and Sediment Control Plan. • As part of the Site Plan/Concept Plans for Heritage Resources submission, include detailed locations of all trees and vegetation in relation to the heritage resources, both for documentation of the heritage resources as well as for preservation as part of retaining the heritage houses in situ. It appears like there's parking being proposed in close proximity to the houses that would require the removal of these trees. However, it's in the interest of the Town to retain the trees to act as a buffer and transition for the houses, as well as for interpretation of the houses in there historic setting. • The Town's Active Transportation master Plan identifies future multi-use trails to be installed along the Greenbelt NHS corridors. Please coordinate with Town staff and show on future submission. • The Town will be seeking the conveyance of all Greenbelt NHS areas. • Provide a sufficient landscaped buffer between the residential land use to the east, including the use of berming and/or acoustic barrier in addition to plantings as appropriate. • Please see Urban Design comments for additional Landscape related comments. <p>Refer to the following guidelines for landscape requirements Landscape Requirements – Town of Caledon</p> <ul style="list-style-type: none"> • Town of Caledon Development Standard Manual; • Town of Caledon Development Standards for construction details for inclusion within the landscape drawing package; • Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation • Oak Ridge Moraine Conservation Plan and associated Technical Papers 	<p>Stewart McIntosh stewart.mcintosh@caledon.ca 905.584.2272 x.4349</p>
<p>Planning & Development Department, Municipal Numbering</p>	<ul style="list-style-type: none"> • The property address is confirmed as 12489 & 12861 Dixie Road • The applicant is proposing to establish industrial building on lands containing farms. A municipal number shall be issued in accordance with the Municipal Numbering By-law and Guidelines. This number will be issued in accordance with these documents, based on an approved driveway location. • A municipal number will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval. 	<p>Kristen Domingos municipalnumbers@caledon.ca 905.584.2272 x.4349</p>

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	<ul style="list-style-type: none"> • 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 number and post any required signage of the number in accordance with the Town's Municipal Numbering By-law and Guidelines. 	
<p>Planning & Development Department, Natural Heritage</p>	<ul style="list-style-type: none"> • The subject lands comprise the E3 Secondary Plan Area. As per the December 8, 2022 pre-consultation PARC comments and the July 6, 2024 DART Review comments, a Local Subwatershed Study (LSS) is required in support of the Secondary Plan OPA. It is also required in support of the proposed Zoning By-law Amendment. Comments on a draft LSS have been provided but a revised ToR has not been submitted. • A Preliminary Natural Heritage System was prepared through a scoped subwatershed study conducted by Peel Region to support the associated Settlement Area Boundary Expansion (SABE). Key Features, Supporting Features, buffers, linkages and enhancement areas have been identified on the subject lands in the Preliminary Natural Heritage System. The preliminary NHS is intended to be confirmed/refined through the local subwatershed study based on targets and criteria contained within the SABE Scoped Subwatershed Study Part C – Implementation Report. • Notwithstanding the preceding comments, following are high-level comments on the draft site plans: <ul style="list-style-type: none"> ○ Development is displayed within the Preliminary NHS. The limits of protected natural features and their setbacks have not been confirmed by relevant agencies through the LSS. ○ The limits of the GBNHS are not clear. Ensure all plans clearly display these limits. ○ Areas within the GBNHS are labelled Infrastructure Area. This is not supported. • The cover letter proposes to zone all protected natural heritage areas EPA2. Note that EPA1 is the proper zone category for the rezoning. 	<p>Jason Elliott, Senior Environmental Planner jason.elliott@caledon.ca (905) 584-2272 x. 4420</p>
<p>Planning & Development Department, Parks</p>	<ul style="list-style-type: none"> • Payment of money in lieu of conveyance of parkland will be required, according to the sections 9 (a) and 17 (a) of the Town's Parkland Dedication By-law -2022-042, prior to issuance of any building permits. 	<p>Halley Patel Halley.patel@caledon.ca (905) 584-2272 x 4158</p>
<p>Planning & Development Department, Policy Planning</p>	<p>Provincial Planning Statement 2024</p> <ul style="list-style-type: none"> • Section 2.3.1.1 of the PPS 2024, states that settlement areas shall be the focus for growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas. • Section 2.3.1.2. Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) 	<p>Shahzad Mir Shahzad.mir@caledon.ca 905-584-2272 ext 4556</p>

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optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.

- Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
- Section 2.3.1.5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas
- Section 2.3.1.6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.
- Section 2.4.1.2, states that to support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
 - To accommodate significant population and employment growth;
 - As focal areas for education, commercial, recreational, and cultural uses;
 - To support affordable, accessible, and equitable housing.

Region of Peel Official Plan (RPOP):

- The subject lands are within the Urban System and 2051 New Urban Area of the Regional Structure as shown at Schedule E-1 of the Region of Peel Official Plan.
- The subject lands are within the Designated Greenfield Areas as shown on Schedule E-3 of the RPOP
- The subject lands are within the Employment Areas as shown on Schedule E-4 of the RPOP.
- The policies of sections 5.6.20 (Designated Greenfield Area) and 5.6.20.14 (2051 New Urban Area) of the RPOP will apply.
- The policies of section 5.8 (Employment Areas) of the RPOP will apply.
- The subject lands are located within the Designated Greenfield in Schedule 'E-3' of the Region of Peel Official Plan.
- The policies of the Peel Region Official Plan and, in particular, section **5.6.20** Designated Greenfield Areas apply to the review of the Secondary Plan.
- As noted, the subject lands are within the 2051 New Urban Area subject to policies in Section **5.6.20.14**.
 - These secondary planning requirements include, but are not limited to:

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- A detailed subwatershed study or equivalent study; (5.6.20.14.17.f)
- An Agricultural Impact Assessment; (5.6.20.14.17.a)
- A Community Energy and Emissions Reduction Plan; and, (5.6.20.14.17.d)
- A Climate Change Adaption Plan. (5.6.20.14.17.e)
- Staging and Sequencing Plan consistent with the Town's Phasing Plan (5.6.20.14.15, 5.6.20.14.16)
- Planning Justification Report
- Functional Servicing Report
- Transportation Study detailing the structure of a connected transportation system (5.6.20.14.12)
- Healthy Development Assessment (large-scale) (5.6.20.14.22.g)
- Housing Assessment (5.6.20.14.11.a)

Future Caledon Official Plan (2024)

- The adopted, not yet in-effect, Future Caledon Official Plan identifies this subject land within the New Urban Areas 2051 and Designated Greenfield Area on Figure B2 (Growth Management).
- An approved secondary plan will be required by the Town of Caledon before approval of a plan of subdivision and zoning by-law amendment.
- **Guidance for secondary planning is provided throughout the adopted Future Caledon Official Plan, but primarily in: Section 13.9 (re: local subwatershed studies); Chapter 21, Planning the Urban System; Chapter 22, Community Areas; Chapter 23, Employment Areas; Section 24.3, Official Plan Amendments/Secondary Plans; Section 27.2, Development Application Requirements/Complete Application Requirements.**
- The subject land is within the New Urban Area 2051 in the adopted, not yet in-effect, Future Caledon Official Plan (FCOP), and will be designated New Employment Area as shown on Figure B4 (Land Use Designation) and D8 (Parks and Open Space).
- The New Employment Area designation will be applied pending the preparation and approval of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of the Future Caledon Official Plan. The New Employment Area designation identifies lands to be developed as future employment uses (Section 22.2 of the adopted FCOP).
- Section 21.3.1 of the adopted FCOP states that development will only be permitted within the designated greenfield area where an approved secondary plan is in place, and, where required, the subsequent tertiary plan requirements on the adopted FCOP have been satisfied.

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	<ul style="list-style-type: none"> • The subject land is within the proposed B1 Secondary Planning Area as shown on Figure F3 of the adopted FCOP. • Section 21.3.2 of the adopted FCOP states that secondary plans will be prepared and completed in accordance with the Town’s approved Growth Management and Phasing Plan, the FCOP and the Region of Peel Official Plan. The policies of section 21.3 will apply. • Section 21.3.4 of the adopted FCOP states that prior to commencing the preparation of a secondary plan, terms of reference for the secondary planning process will be prepared, to the satisfaction of the Town’s Chief Planner. • Section 21.3.4 g. of the adopted FCOP states that if multiple landowners are involved, requirements related to landowner group and cost-sharing agreements, including demonstration that a formal landowner group is in place with full participation of the owner(s) of the majority of the lands in the secondary plan area. • An official plan amendment to implement a new secondary plan will be prepared in accordance with the policies and requirements of the adopted FCOP, including the direction provided in Chapter 22, Planning the Urban System, Chapter 24, Official Plan Amendments, and Chapter 27, Development Application Requirements (Section 24.3.1 of the adopted FCOP) • A local subwatershed study, or equivalent study, prepared to the satisfaction of the Town, is required to inform the identification and refinement of the Natural Environment System within each secondary plan area and to support new development in the New Employment Areas (13.9.1 of adopted FCOP). 	
<p>Planning & Development Department, Urban Design</p>	<ul style="list-style-type: none"> • Please review section 11 of the Town Wide Design Guidelines for Industrial lands requirements • The site is located along a regional road which leads to the requirements of superior design qualities such as increased building massing/height and architectural Guidelines interest for façades facing the street. As well as enhanced landscaping to improve the streetscape condition. Please reference TWDG 11.4.2 and 11.5.2 for priority lot requirements • Building 1 should address Old School road and Dixie road with minimal parking along this corner intersection. We would encourage the building corner at this intersection to be enhanced through landscaping and massing design • Where two or more rows of parking are provided along Dixie Road and Old School Road, significant landscape screening is required 	<p>Cassandra Savini cassandra.savini@caledon.ca 905.584.2272 ext 4392</p>

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	<ul style="list-style-type: none"> • Trailer parking located along Old School Road will require fencing and increased landscaping screening • As the East edge of the site is adjacent to future community lands, increased landscaping and setbacks are recommended to provide adequate buffering between the two uses <ul style="list-style-type: none"> ○ We would recommend relocating the trailer parking along the east edge to be between building 2 and 3, with employee parking relocated to the north. Consider moving the office spaces to be closer to the residential edge will the possible inclusion of a berm • Within the urban design brief please include a cross section showing any proposed retaining walls, noise walls, berms etc. along the site edge adjacent to the community lands • Please include a circulation plan within the urban design brief to demonstrate pedestrian, vehicular, and truck paths of travel and safety measures put in place 	
Planning Department, Zoning	<ul style="list-style-type: none"> • Zoning notes that the subject properties are within the Agricultural (A1) and Environmental Policy Area 2 (EPA2) Zone under Town of Caledon Zoning By-law 2006-50, as amended. • Zoning notes the applicant is proposing multiple Industrial buildings on the properties. • Zoning notes that a fulsome zoning review cannot be conducted at this time due to the preliminary nature of the application. Zoning will be reviewed once a formal Draft Zoning By-law Amendment and associated Schedules have been submitted for review. • Zoning requests that a Draft Zoning By-law Amendment be submitted in Word format for future submissions with track change enabled (no PDF to Word conversions). The associated Schedules may be submitted in PDF format. 	David Shortt David.shortt@caledon.ca 905.584.2272 x 4415

External Agencies

Agency	Comments	Contact (Name, Email and Phone Number)
Bell Canada		

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Agency	Comments	Contact (Name, Email and Phone Number)
Canada Post		
Canadian Pacific Railway (CPR)		
Credit Valley Conservation (CVC)		
Dufferin-Peel Catholic District School Board (DPCDSB)		
Enbridge		
GO Transit (Metrolinx)		
Hydro One		
Lake Simcoe Region Conservation Authority (LSRCA)		
Ministry of Transportatio n (MTO) – GTA West Corridor		
Ministry of Transportatio n (MTO) - Permitting		
Niagara Escarpment Commission (NEC)		

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Agency	Comments	Contact (Name, Email and Phone Number)
Nottawasaga Valley Conservation Authority (NVCA)		
Ontario Provincial Police (OPP) - Caledon Detachment		
Peel District School Board (PDSB)		
Region of Peel		
Rogers Communication		
Toronto and Region Conservation Authority (TRCA)	<p>Site Context:</p> <ul style="list-style-type: none"> • According to our mapping, portions of the subject lands are regulated by TRCA as the properties are traversed by a valley corridor, stream corridor and Regulatory Floodplain. Further, the subject lands contain several wetland features. A TRCA permit pursuant to Conservation Authorities Act (CA Act) is required from this Authority prior to any development and/or site alteration within a TRCA regulated area. • It is our understanding that the subject lands are not currently located within the Town of Caledon's urban settlement boundary. However, through the Region of Peel's Settlement Area Boundary Expansion (SABE) exercise, the subject lands have been identified for future employment uses. The SABE lands were integrated into the recently approved (November 4, 2022) Region of Peel Official Plan. As a component of the Region's SABE process, a Scoped Subwatershed Study was completed. Although this Scoped Subwatershed Study was sufficient for the purpose of a boundary expansion exercise, it is not detailed enough in scope to consider local Official Plan Amendment (and associated Secondary Plan) applications. As such, a more detailed Local Subwatershed Study and block level functional servicing study will be required to satisfy applicable Provincial, Regional, Municipal and TRCA policies as part of any future Secondary Plan. • It is noted that an initial Terms of Reference (ToR) was submitted for the future Local Subwatershed Study containing the subject lands. TRCA provided comments on the ToR in June of 2024. At this time, a ToR agreed to by all relevant parties has not been prepared. 	<p>Andrea Terella Planner andrea.terella@trca.ca</p>

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Agency	Comments	Contact (Name, Email and Phone Number)
	<p>Requirements: Please note that without the approval of the broader Secondary Plan (and associated Local Subwatershed Study), it is the opinion of TRCA staff that the site-specific development applications (i.e. Zoning By-law Amendment) proposed through this pre-consultation is premature. Notwithstanding, if the Town intends to run site-specific applications concurrently with the Secondary Plan, TRCA's preliminary submission requirements include those identified below:</p> <ul style="list-style-type: none"> • <u>Site Plan Identifying Constraints:</u> A Site Plan identifying the limit of applicable natural features/hazards and their associated buffers in accordance with TRCA policy. At a minimum, this should include: <ol style="list-style-type: none"> 1. Physical Top of Slope of the valley feature (As staked by TRCA). 2. Long-Term Stable Top of Slope for valley features (as determined by a slope stability assessment). 3. The Regulatory Floodplain. 4. Meander belt/Erosion Hazard (as determined by a Geomorphic/Erosion Hazard Delineation Study). 5. Limits of the Wetland Features (As staked by TRCA). 6. Applicable Buffers. <p>All new development must be located outside of identified hazards and associated buffers.</p> • <u>Preliminary Engineering Drawings/Plans:</u> Including Servicing Plan, Grading Plan and associated details. These plans must include the limit of applicable hazards and their associated buffers. • <u>Delineation of the Floodplain (and associated modelling):</u> To obtain TRCA's current flood plain mapping and modeling, the proponent can contact the undersigned to be directed to an appropriate member of TRCA's water resource engineering team to facilitate the transfer. It is noted that updates to the modelling may be required to account for the proposed development. • <u>Geomorphic and Erosion Hazard Delineation (for non-apparent valley and/or stream corridors):</u> https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/20103125/Belt-Width-Delineation-Procedures.pdf • <u>Headwater Drainage Feature (HDF) Assessment:</u> the subject lands appear to contain headwater drainage features (HDFs). An assessment of these features is required in accordance with TRCA's HDF guide: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/02/17185407/Evaluation_Classification_and_Management_of_Headwater_Drainage_Features.pdf. Please also ensure the assessment includes a review HDF's in accordance with Ontario Regulation 41/24 definition of a watercourse. • <u>Stormwater Management Report/Functional Servicing Report:</u> Outlining how the proposed stormwater management design conforms with TRCA requirements for water quantity, erosion and water balance. TRCA's SWM guideline can be accessed through the following link: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2016/04/17183809/SWM-Criteria-2012.pdf. It is 	

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Agency	Comments	Contact (Name, Email and Phone Number)
	<p>noted that as the subject lands are located outside of the settlement boundary used in TRCA’s hydrologic modelling, it is noted that regional storm ponds are required to service the proposed development. The applicant can run continuous hydrology for sizing SWM facilities, however, it must be demonstrated that the estimated size of proposed facilities satisfies TRCA’s requirements by running a single event model using rainfall distribution storms that are established as part of respective watershed hydrology updates, as required by TRCA’s Stormwater Management Criteria Document (2012).</p> <ul style="list-style-type: none"> • <u>Hydrogeological Investigation</u>: The report should assess current groundwater conditions in order to inform the practicality of water balance strategies on the subject lands. • <u>Wetland Water Balance Risk Assessment</u>: A wetland water balance risk assessment is required, prepared in accordance with the following document: https://trca.ca/app/uploads/2017/12/WetlandWaterBalanceRiskEvaluation_Nov2017.pdf. Please note that depending on the results of the risk assessment, additional study requirements may be necessary. • <u>A Draft Zoning Bylaw Amendment</u>: All applicable natural hazards and buffer areas must be placed within an appropriate zoning category (e.g. EPA). • <u>Review Fees</u>: Fees associated with any future applications will be collected in accordance with TRCA’s November 10, 2022 fee schedule: https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2024/05/03120946/Development-Planning-Fee-Schedule-November-10-2022.pdf. The applicant can refer to the Zoning By-law Amendment/ Rezoning section of the fee schedule for more information. <p><i>Please note that as the associated Secondary Plan process for the broader area progresses, TRCA reserves the right to request additional submission materials (as needed) for the Draft Plan of Subdivision and Zoning By-Law Amendment applications considered through this pre-consultation process.</i></p>	