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**COMMENT MATRIX**

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Town of Caledon, Corporate Services Department, Legal Services Daniela Gaudio <a href="mailto:Daniela.gaudio@caledon.ca">Daniela.gaudio@caledon.ca</a> June 6, 2024			
Registration	1	<ul style="list-style-type: none"> <li>In the event that an agreement is required to be registered on title, postponement(s) to any and all mortgages will be required.</li> </ul>	Acknowledged.
Town of Caledon, Engineering, Public Works & Transportation Department, Energy and Environment Alexandra Service <a href="mailto:Alexandra.service@caledon.ca">Alexandra.service@caledon.ca</a> June 6, 2024			

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
<b>Green Development Standards</b>	2	<ul style="list-style-type: none"> <li>Town Council recently adopted Green Development Standards to promote sustainable, low carbon and energy efficient design in new developments.</li> </ul>	Acknowledged. The Green Development Standards assessment has been completed
<b>Green Development Standards</b>	3	<p><i>For OPA/ZBA:</i></p> <ul style="list-style-type: none"> <li>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 <a href="http://www.caledon.ca/gds">www.caledon.ca/gds</a>. Energy and Environment staff are available if you have any questions about the program</li> </ul>	Acknowledged. The Green Development Standards assessment has been completed
<b>Green Development Standards</b>	4	<p><i>For Draft Plan of Subdivision/SPA:</i></p> <ul style="list-style-type: none"> <li>Please prepare the relevant Green Development Standards Checklist available on the Town's website: <a href="http://www.caledon.ca/gds">www.caledon.ca/gds</a>. The checklist should be accompanied by the appropriate documentation, as identified within the checklist and GDS book.</li> <li>While completing the checklist, please ensure you refer to the GDS Guidebook documentation, as identified within the checklist and GDS Guidebook.</li> </ul>	Acknowledged. The Green Development Standards assessment has been completed
Town of Caledon, Corporate Strategy & Innovation Department, Capital Projects Derek Mumford <a href="mailto:Derek.mumford@caledon.ca">Derek.mumford@caledon.ca</a> , 647-225-7140 June 6, 2024			
	5	No comments	
Town of Caledon, Planning & Development Department, Economic Development Ben Roberts, Senior Economic Development Officer <a href="mailto:Ben.roberts@caledon.ca">Ben.roberts@caledon.ca</a> , 416-998-8289 June 6, 2024			
<b>Comments</b>	6	<ul style="list-style-type: none"> <li>The Economic Development Division is supportive of initiatives and developments that increase the diversity of housing in Caledon to create accommodation for the local labour requirements. This includes the need for rental and affordable housing.</li> </ul>	Housing Assessment has been submitted in support of the Alloa Secondary Plan and a further discussed in the PJR included with this submission package.
<b>Comments</b>	7	<ul style="list-style-type: none"> <li>Action 3.10 within the Economic Development Strategy states "Support a diversity of housing options and identify opportunities for multi-unit housing typologies to encourage growth and support affordability."</li> </ul>	Housing Assessment has been submitted in support of the Alloa Secondary Plan and a further discussed in the PJR included with this submission package.
Town of Caledon, Engineering, Public Works & Transportation Department, Development Engineering Jay Menary, <a href="mailto:Jay.Menary@caledon.ca">Jay.Menary@caledon.ca</a> Shannon Malloy, <a href="mailto:Shannon.malloy@caledon.ca">Shannon.malloy@caledon.ca</a> June 6, 2024			
<b>Secondary Plan OPA Submission Requirements</b>	8	<ul style="list-style-type: none"> <li>OPA for the Alloa Secondary Plan Area has not been circulated for review by the Town staff. Submission requirements for the OPA (Secondary Plan) were provided through PRE-2024-0036 at the PARC meeting on March 28, 2024. Submission requirements include completion of a Local Subwatershed Study and Functional Servicing Report.</li> </ul>	Alloa Secondary Plan is currently review. Local Subwatershed Study and a supporting Functional Servicing Report has been submitted as a part of the Secondary Plan submitted on July 5, 2024 (under POPA 2024-0004), and are currently in review.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Secondary Plan OPA Submission Requirements	9	<ul style="list-style-type: none"> <li>Town Development Engineering will require a subdivision level Environmental Impact Study and a Functional Servicing and Stormwater Management Report in accordance with the findings and recommendations of the Local Subwatershed Study completed as part of the Secondary Plan. The Terms of Reference for the Environmental Impact Study and the Functional Servicing Report are to be approved by the Town prior to commencement of work.</li> </ul>	An FSR & SWM letter of compliance has been prepared by Urbantech as part of the submission package. An EIR letter of compliance prepared by Crozier also forms part of the submission package.
Secondary Plan OPA Submission Requirements	10	<ul style="list-style-type: none"> <li>The Alloa Secondary Plan Application (OPA) needs to be sufficiently advanced for Town Engineering Services to review and provide comment on the draft plan of subdivision plans, reports, and studies.</li> </ul>	Acknowledged.
Secondary Plan OPA Submission Requirements	11	<ul style="list-style-type: none"> <li>Please note that all the stormwater infrastructure to be placed within the public domain will be approved through the Town's CLI ECA (ECA Number 324-5701 No. 1) and as such will need to be designed in accordance with the Town's CLI ECA requirements. The Stormwater Management Report/Functional Servicing Report will need to demonstrate how the stormwater servicing strategy is compliant with the Town's CLI ECA. Please visit the Town's website for additional details on the Town's CLI ECA.</li> </ul>	Acknowledged. Please see the FSR letter of compliance prepared by Urbantech.
Secondary Plan OPA Submission Requirements	12	<ul style="list-style-type: none"> <li>Prior to servicing the Town requires the applicant to prepare operations, maintenance and monitoring plan for all stormwater infrastructure to the satisfaction of the Town. The operations, maintenance and monitoring plan should follow the requirements of the Towns Inspection, Operations, Maintenance and Monitoring Requirements Guide. The guide can be provided once available</li> </ul>	Acknowledged. Please see the FSR letter of compliance prepared by Urbantech.
Secondary Plan OPA Submission Requirements	13	<ul style="list-style-type: none"> <li>When it is necessary to use privately owned stormwater works in the Stormwater Treatment Train to achieve CLI ECA Appendix A criteria, prior to servicing the Town requires the owner to prepare a separate operations and maintenance guide as well as an educational pamphlet to the satisfaction of the Town for the private landowner</li> </ul>	Acknowledged.
Secondary Plan OPA Submission Requirements	15	<ul style="list-style-type: none"> <li>Contact Development Engineering to confirm Terms of Reference (TOR) for all required plans and technical studies.</li> </ul>	Acknowledged.
Town of Caledon, Engineering, Public Works & Transportation Department, Transportation Kavleen Younan <a href="mailto:Kavleen.Younan@Caledon.ca">Kavleen.Younan@Caledon.ca</a> Emma Howlett <a href="mailto:Emma.Howlett@caledon.ca">Emma.Howlett@caledon.ca</a> June 6, 2024			
Transportation Study	16	<ul style="list-style-type: none"> <li>Please note Town Transportation Engineering Staff recommends awaiting approval of the Transportation Study supporting for the Secondary Plan before proceeding with the transportation study for the subject development. In the event that the applicant wishes to proceed, please be aware that:                             <ul style="list-style-type: none"> <li>The proposed locations of collector roads subject to further multidisciplinary review may change.</li> <li>Development applications (e.g., for draft plan of subdivision or rezoning) should only be submitted where a secondary plan is in effect, or the Town's Chief Planner deems an ongoing secondary planning process to be sufficiently advanced (Policy 21.1.7)</li> <li>The following comments apply, however please note that the comments may change pending approval of the afore-mentioned study.</li> </ul> </li> </ul>	Acknowledged. Please see the Transportation Conformance Letter prepared by Crozier.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
<b>Transportation Study</b>	17	<ul style="list-style-type: none"> <li>Interim connectivity and access should be proposed from a multimodal perspective with consideration for the proposed timelines of Argo 1, 2, 3, and surrounding developments.</li> </ul>	Acknowledged. Please see the Transportation Conformance Letter prepared by Crozier.
<b>sTransportation Study</b>	18	<ul style="list-style-type: none"> <li>Please follow the Town's and Region's Transportation Study Guidelines.</li> </ul>	Acknowledged. Please see the Transportation Conformance Letter prepared by Crozier.
<b>Transportation Study</b>	19	<ul style="list-style-type: none"> <li>Ensure that roadway geometry, including but not limited to corner clearances and sight distances as specified in TAC, is met for intersections with local roadways (i.e., intersections not approved through other processes). Review proposed roadways (corner clearances, roadway spacing, and sight distance) as specified in TAC at a level of detail related to the application type the submission supports.</li> </ul>	Acknowledged. Please see the Transportation Conformance Letter prepared by Crozier.
<b>Transportation Study</b>	20	<ul style="list-style-type: none"> <li>AutoTURN analysis may be requested to ensure the maneuverability of snowplows, emergency vehicles and waste vehicles.</li> </ul>	Acknowledged. Please see the Transportation Conformance Letter prepared by Crozier.
<b>Transportation Study</b>	21	<ul style="list-style-type: none"> <li>Pedestrian-Cyclist Circulation Plan and an On-Street Parking Plan should be included in the submission. The pedestrian circulation plan should highlight the type and location of the anticipated pedestrian-cyclist facilities. The on-street parking plan should show the estimated total number of anticipated parking spaces, including driveways, garages, and on-street spaces.</li> </ul>	Acknowledged. Please see the Parking Plan and Pedestrian Circulation Plan prepared by GSAI.
<b>Transportation Study</b>	22	<ul style="list-style-type: none"> <li>All proposed public roadways should comply with the Town's standard ROW infrastructure requirements, including off-road cycling facility provisions. Please be aware that the Town's Adopted Official Plan, Multi-Modal Transportation Master Plan, and Active Transportation Master Plan provide additional information.</li> </ul>	Acknowledged.
Town of Caledon, Finance Department, Finance Glendon Turner Senior Financial Analyst June 6, 2024			
<b>Ownership</b>	23	<ul style="list-style-type: none"> <li>The property owner listed in the PARC circulation documents does not match the owners' records as are listed in the property tax files of the Town of Caledon, and Region of Peel. Please ensure that this is addressed in future circulation documents and other correspondences.</li> </ul>	Acknowledged.
<b>Taxable Assessment Value</b>	24	<ul style="list-style-type: none"> <li>If the proposed application were to proceed as planned (towards a zoning by-law amendment to facilitate residential subdivisions), the taxable assessment value of the property may change, to reflect any development that would have taken place.</li> </ul>	Acknowledged.
<b>Development Charges</b>	25	<ul style="list-style-type: none"> <li>Proposed new residential dwellings will attract Development Charges at the Residential rates. Those charges will be 'frozen' at the rates that will be in effect on the date when the first zoning amendment application is deemed complete (the application completion date), 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.</li> </ul>	Acknowledged.
<b>Development Charges</b>	26	<ul style="list-style-type: none"> <li>If frozen rates apply, interest on Development Charges will accrue for the period starting one day after the application completion date, through to the date on which the charges are received by the Town.</li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Development Charges	27	<ul style="list-style-type: none"> <li>• <b>Current Residential and Non-Residential Development Charge rates are:</b> <ul style="list-style-type: none"> <li>○ Town of Caledon: (a) \$46,276.80 per single or semi-detached unit; (b) \$31,816.80 per apartment &gt; 70 sq. metres; (c) \$18,672.80 per apartment &lt;= 70 sq. metres; (d) \$41,953.60 per townhouse dwelling; (e) \$88.27 per sq. metre of commercial floor space. Stacked townhouses will attract Development Charges at the large apartment rates. All other townhouses will attract Development Charges at the Non-Residential (Other) rates.</li> <li>○ Region of Peel: (a) \$72,122.63 per single or semi-detached unit; (b) \$52,315.55 per apartment &gt; 70 sq. metres; (c) \$27,668.20 per apartment &lt;= 70 sq. metres; (d) \$57,121.45 per townhouse dwelling; (e) \$289.13 per sq. metre of commercial floor space.</li> <li>○ School Boards: (a) \$4,572 per any residential unit; and (b) \$9.69 per sq. metre of commercial floor space.</li> <li>○ GO Transit: (a) \$810.24 per single or semi-detached unit (b) \$578.79 per apartment &gt; 70 sq. metres; (c) \$299.94 per apartment &lt;= 70 sq. metres; (d) 810.24 per townhouse dwelling.</li> <li>○ 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.</li> </ul> </li> </ul>	Acknowledged.
Development Charges	28	<ul style="list-style-type: none"> <li>• The Development Charges comments and estimates above are as at May 30, 2024, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for 24 months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.</li> </ul>	Acknowledged.
Town of Caledon, Community & Human Services Department, Fire and Emergency Services June 6, 2024			
	29	<ul style="list-style-type: none"> <li>• No comments received</li> </ul>	
Town of Caledon, Engineering, Public Works & Transportation Department, Operations June 6, 2024			
	30	<ul style="list-style-type: none"> <li>• No comments received</li> </ul>	
Town of Caledon, Planning and Development Department, Accessibility Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392 June 6, 2024			

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Comments	31	<ul style="list-style-type: none"> <li>Please note that the Town will require as a condition of draft approval, that prior to offering units for sale and in a place readily available to the public, the owner will display information regarding universal design options that may be available for purchase within the development prior to offering units for sale.</li> </ul>	Acknowledged. Universal Design will be dealt with at Detailed Design Stage.
Comments	32	<ul style="list-style-type: none"> <li>Exterior paths of travel, including outdoor sidewalks and walkways, shall have a minimum clear width of 1.5 metres, a surface which is firm, stable and slip resistant and otherwise comply with the Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA).</li> </ul>	Acknowledged.
Comments	33	<ul style="list-style-type: none"> <li>All exterior paths of travel shall be accessible, such as when crossing over from one street to another street, by inclusion of features such as a curb ramp with a minimum clear width of 1,200 mm exclusive of any flared sides. Curb ramps shall have raised profile tactile walking surface indicators located at the bottom of the curb ramp and extending the full width of the ramp. Curb ramps shall comply fully with Section 80.26 of the IAS within the AODA.</li> </ul>	Acknowledged. To be dealt with at Detailed Design Stage.
Comments	34	<ul style="list-style-type: none"> <li>If a community mailbox is installed, the area shall be well lit via a light standard and a curb depression, complying with Section 80.27 of the IAS within the AODA, shall be provided from the sidewalk and/or roadway to the mail box landing area.</li> </ul>	Acknowledged. To be dealt with at Detailed Design Stage.
Comments	35	<ul style="list-style-type: none"> <li>Where the neighbourhood park includes an outdoor play space, the design shall incorporate accessibility features such as sensory and active play components for children and caregivers with various disabilities. Such outdoor play space shall have a ground surface that is firm, stable and has impact attenuating properties for injury prevention and sufficient clearance to provide children and caregivers with various disabilities, the ability to move through, in and around the outdoor play space.</li> </ul>	Acknowledged. To be dealt with at Detailed Design Stage.
Comments	36	<ul style="list-style-type: none"> <li>Should any traffic control signal systems with pedestrian controls be newly installed or replaced, they shall comply fully with the requirements of Section 80.28 of the IAS such as by inclusion of features like tactile arrows that align with the direction of crossing and audible and vibro-tactile walk indicators.</li> </ul>	Acknowledged. To be dealt with at Detailed Design Stage.
Town of Caledon, Planning and Development Department, Planning Tanjot Bal, Senior Planner <a href="mailto:Tanjot.bal@caledon.ca">Tanjot.bal@caledon.ca</a> June 6, 2024			
Submission Requirements	37	<ul style="list-style-type: none"> <li>The subject lands are part of the future Alloa Secondary Plan. The secondary plan, and associated subwatershed study, will need to advance prior to the submission of a subsequent planning application.</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and Functional Servicing Report has also been submitted and is currently under review.
Comments	38	<ul style="list-style-type: none"> <li>At this time, staff are unable to provide detailed comments on the draft plan and rezoning. Through the secondary plan process, the underlining land use designation and uses will be determined.</li> </ul>	Acknowledged.
Town of Caledon, Planning and Development Department, Heritage Rob Hughes, Senior Planner <a href="mailto:rob.hughes@caledon.ca">rob.hughes@caledon.ca</a> (905) 584-2272 x. 4245 June 6, 2024			
Heritage Register	39	Heritage Register <ul style="list-style-type: none"> <li>The subject lands are listed as a non-designated property on the Town of Caledon Heritage Register.</li> <li>In addition to the above, the lands are adjacent to the listed, non-designated property at 12472 Chinguacousy Rd.</li> </ul>	Please see Heritage Impact Assessment prepared by TMHC

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<b>Archaeological Assessment</b>	40	Archaeological Assessment: <ul style="list-style-type: none"> <li>The subject lands are identified as having archaeological potential. As such, the proponent shall retain an archaeologist, licensed by the Ministry of Citizenship and Multiculturalism (MCM) under the provisions of the Ontario Heritage Act (R.S.O 2005 as amended), to carry out and submit a Stage 1-2 archaeological assessment on the entirety of the subject lands.</li> </ul>	Please see Stage 2 Archaeological Assessment prepared by Parslow Heritage Consultancy
<b>Archaeological Assessment</b>	41	<ul style="list-style-type: none"> <li>Should any significant archaeological resources be encountered, the development proponent shall mitigate any adverse impacts through preservation or resource removal and documentation (Stages 3-4 archaeological assessment) to the satisfaction of the MCM and the Town of Caledon Heritage staff prior to development approval. The archaeological assessment(s) must be completed in accordance with the most current Standards and Guidelines for Consultant Archaeologists.</li> </ul>	Acknowledged.
<b>Archaeological Assessment</b>	42	<ul style="list-style-type: none"> <li>No demolition, construction, grading or other soil disturbances 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.</li> </ul>	Acknowledged.
<b>Archaeological Assessment</b>	43	<ul style="list-style-type: none"> <li>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.</li> </ul>	Please see Stage 2 Archaeological Assessment prepared by Parslow Heritage Consultancy
<b>Archaeological Assessment</b>	44	<ul style="list-style-type: none"> <li>If the subject lands were previously assessed, the development proponent must provide a copy of the archaeological assessment(s) and the associated MCM compliance letter(s) indicating that all archaeological licensing and technical review requirements have been satisfied and the report(s) has been entered into the Public Registry.</li> </ul>	Acknowledged.
Town of Caledon, Planning and Development Department, Landscape Eva Li <a href="mailto:eva.li@caledon.ca">eva.li@caledon.ca</a> 905.584.2272 ext.4378 June 6, 2024			
<b>DPA Landscape Submission Requirements</b>	45	DPS: <ul style="list-style-type: none"> <li>Preliminary Landscape plan (street tree and fencing layout)</li> <li>Landscape Architect Letter of Conformance</li> <li>Arborist Report</li> <li>Tree Preservation Plan and Tree compensation (if applicable)</li> <li>Park facility fit plan</li> <li>Landscape designs, compensation and restoration requirements shall meet the recommendations provided in the final approved reports for Alloa Secondary Plan.</li> </ul>	These items have been prepared and form part of the submission package. Through the Alloa Secondary Plan submission, a Community Design Plan is being reviewed, which will be the guiding document for urban design within Alloa Phase 1. Preliminary landscape plans will be discussed in the CDP. Please refer to cover
<b>ZBA Landscape Submission Requirements</b>	46	ZBA: <ul style="list-style-type: none"> <li>Preliminary Arborist report – Tree inventory and number of trees to be removed for the proposed development, and require to be finalized at detailed design stage for Subdivision</li> </ul>	A preliminary Arborist Report has been included in submission

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<b>Landscape Requirements</b>	47	Refer to the following guidelines for landscape requirements <a href="#">Landscape Requirements - Town of Caledon</a> <ul style="list-style-type: none"> <li>Town of Caledon Town Wide Design Guidelines;</li> <li>Town of Caledon Development Standard Manual;</li> <li>Town of Caledon Development Standards for construction details for inclusion within the landscape drawing package;</li> <li>Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation</li> </ul>	Acknowledged.
Town of Caledon, Planning & Development Department, Municipal Numbering Kristen Domingos <a href="mailto:municipalnumbers@caledon.ca">municipalnumbers@caledon.ca</a> 905.584.2272 x.4349 June 6, 2024			
<b>Municipal Numbering</b>	48	<ul style="list-style-type: none"> <li>The property address is confirmed as 12156,0 and 12306 Chinguacousy Road.</li> <li>Municipal numbers will be issued at the earliest of grading approval, servicing approval or Final Site Plan Approval.</li> </ul>	Acknowledged.
Town of Caledon, Planning & Development Department, Natural Heritage June 6, 2024			
<b>OPA Submission Requirements</b>	49	<ul style="list-style-type: none"> <li>The subject lands are within the Alloa Secondary Plan Area. The Secondary Plan application (OPA) for the Alloa Secondary Plan Area has not been received by the Town. Submission requirements for the OPA (Secondary Plan) were provided through PRE 2024-0036 at the PARC meeting on March 28, 2024. Submission requirements include completion of a Local Subwatershed Study.</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments. Local Subwatershed Study and a supporting Functional Servicing Report has also been submitted and is currently under review through the Secondary Plan.
<b>DPS Requirements</b>	50	<ul style="list-style-type: none"> <li>The Rezoning and Draft Plan must conform to the Secondary Plan and LSS which both must be sufficiently advanced to be able to review and provide comments on the draft plan of subdivision plans, reports, and studies.</li> </ul>	Acknowledged.
<b>OPA Submission Requirements</b>	51	<ul style="list-style-type: none"> <li>A subdivision level Environmental Impact Study in accordance with the findings and recommendations of the Local Subwatershed Study completed as part of the Secondary Plan is required. The Terms of Reference for the Environmental Impact Study and the Functional Servicing Report must be approved by the Town before beginning the study. It is not possible to agree on the TOR until the Local Subwatershed Study is sufficiently advanced.</li> </ul>	An EIR has been completed through the Tertiary Plan and an EIR Letter of Compliance (Crozier) forms part of the submission package.
<b>Natural Heritage Comments</b>	52	<ul style="list-style-type: none"> <li>Notwithstanding the preceding comments, the following are high-level comments on the conceptual draft plan of subdivision.                             <ul style="list-style-type: none"> <li>Neither the preliminary Alloa Secondary Plan Land Use Concept nor the conceptual draft plan of subdivision display potential constraints based on the SABE Preliminary NHS. Further, the historical removal of a woodland feature on the subject lands must be addressed through policy. Finally, refer to the email sent to the LSS study team dated June 5, 2024, regarding headwater drainage feature FC-2 on the subject lands as that feature may also be a constraint to development.</li> </ul> </li> </ul>	Acknowledged.
<b>Natural Heritage Comments</b>	54	<ul style="list-style-type: none"> <li>It is understood that the "NHS Compensation" displayed on the conceptual draft plan is to satisfy CVC enforcement proceedings to replace a wetland that was removed without approval. The Town will review the location, size and design of the feature in conjunction with CVC through the Local Subwatershed Study and the EIS completed in support of the draft plan.</li> </ul>	Acknowledged.



TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Town of Caledon, Planning & Development Department, Parks Eva Li <a href="mailto:eva.li@caledon.ca">eva.li@caledon.ca</a> 905.584.2272 ext.4378 June 6, 2024			
<b>Parkland Dedication</b>	55	<ul style="list-style-type: none"> <li>Parkland dedication requirement for the subject lands, pursuant to s.51.1 of the Planning Act, will be calculated on a collective basis based on the Secondary Plan as a whole and not on the individual Owners' Lands</li> </ul>	Acknowledged.
Town of Caledon, Policy Planning Shahzad Mir <a href="mailto:Shahzad.mir@caledon.ca">Shahzad.mir@caledon.ca</a> 905.584.2272 x.4556 June 6, 2024			
<b>Growth Plan Policies</b>	56	<u>A Places to Grow, Growth Plan, 2020</u> <ul style="list-style-type: none"> <li>Section 2.2.1.2.a. of the Growth Plan, 2020 states that the vast majority of growth will be directed to settlement areas that i. have a delineated built boundary ii. Have existing or planned municipal water and wastewater systems, and iii. Can support the achievement of complete communities.</li> </ul>	Acknowledged.
<b>Growth Plan Policies</b>	57	<ul style="list-style-type: none"> <li>Section 2.2.7. of the Growth Plan, 2020 states that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: a) supports the achievement of complete communities; b) supports active transportation; and c) encourages the integration and sustained viability of transit services.</li> </ul>	Acknowledged.
<b>ROP Policies</b>	58	<u>Peel Region Official Plan</u> <ul style="list-style-type: none"> <li>The subject lands are located within the 2051 New Urban Area and Urban System in Schedule 'E-2' of the Region of Peel Official Plan.</li> </ul>	Acknowledged.
<b>ROP Policies</b>	59	<ul style="list-style-type: none"> <li>The subject lands are located within the Designated Greenfield in Schedule 'E-3' of the Region of Peel Official Plan.</li> </ul>	Acknowledged.
<b>ROP Policies</b>	60	<ul style="list-style-type: none"> <li>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.</li> </ul>	Acknowledged.
<b>ROP Policies</b>	61	<ul style="list-style-type: none"> <li>As noted, the subject lands are within the 2051 New Urban Area subject to policies in Section 5.6.20.14.</li> </ul>	Acknowledged.
<b>ROP Policies</b>	62	<ul style="list-style-type: none"> <li>These secondary planning requirements include, but are not limited to:                             <ul style="list-style-type: none"> <li>A detailed subwatershed study or equivalent study; (5.6.20.14.17.f)</li> <li>An Agricultural Impact Assessment; (5.6.20.14.17.a)</li> <li>A Community Energy and Emissions Reduction Plan; and, (5.6.20.14.17.d)</li> <li>A Climate Change Adaption Plan. (5.6.20.14.17.e)</li> <li>Staging and Sequencing Plan consistent with the Town's Phasing Plan (5.6.20.14.15, 5.6.20.14.16)</li> <li>Planning Justification Report</li> <li>Functional Servicing Report</li> <li>Transportation Study detailing the structure of a connected transportation system (5.6.20.14.12)</li> <li>Healthy Development Assessment (large-scale) (5.6.20.14.22.g)</li> <li>Housing Assessment (5.6.20.14.11.a)</li> </ul> </li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Town OP Policies	63	<p><u>Town of Caledon Official Plan</u></p> <p>The subject lands are designated Prime Agricultural Area in Schedule 'A' of the in-effect Town of Caledon Official Plan.</p>	Acknowledged.
Future Caledon OP Policies	64	<p><u>Future Caledon Official Plan</u></p> <ul style="list-style-type: none"> <li>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).</li> </ul>	Acknowledged.
Future Caledon OP Policies	65	<ul style="list-style-type: none"> <li>An approved secondary plan will be required by the Town of Caledon before approval of a plan of subdivision and zoning by-law amendment.</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
Future Caledon OP Policies	66	<ul style="list-style-type: none"> <li>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.</li> </ul>	Acknowledged.
Future Caledon OP Policies	67	<ul style="list-style-type: none"> <li>The subject land is within the New Urban Area 2051 in the adopted, not yet in-effect, Future Caledon Official Plan (FCOP), and will be designated New Community Area as shown on Figure B4 (Land Use Designation) and D8 (Parks and Open Space).</li> </ul>	Acknowledged.
Future Caledon OP Policies	68	<ul style="list-style-type: none"> <li>The New Community Area designation will be applied pending the preparation and approval of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of the Future Caledon Official Plan. The New Community Areas designation identifies lands to be developed as future residential communities (Section 22.2 of the adopted FCOP).</li> </ul>	Acknowledged.
Future Caledon OP Policies	69	<ul style="list-style-type: none"> <li>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.</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
Future Caledon OP Policies	70	<ul style="list-style-type: none"> <li>The subject land is within the proposed A1 Secondary Planning Area as shown on Figure F3 of the adopted FCOP.</li> </ul>	Acknowledged.
Future Caledon OP Policies	71	<ul style="list-style-type: none"> <li>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.</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
Future Caledon OP Policies	72	<ul style="list-style-type: none"> <li>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.</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
Future Caledon OP Policies	73	<ul style="list-style-type: none"> <li>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.</li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
<b>Future Caledon OP Policies</b>	74	<ul style="list-style-type: none"> <li>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)</li> </ul>	The Alloa Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
<b>Future Caledon OP Policies</b>	75	<ul style="list-style-type: none"> <li>A local subwatershed study, or equivalent study, prepared to the satisfaction of the Town, is required to inform the identification and refinement of the Natural Environment System within each secondary plan area and to support new development in the New Community Areas (13.9.1 of adopted FCOP).</li> </ul>	Local Subwatershed Study and Functional Servicing Report has been submitted through the Secondary Plan and is currently under review.
<b>Future Caledon OP Policies</b>	76	<ul style="list-style-type: none"> <li>In the adopted Future Caledon Official Plan, the subject lands are along an Urban Corridor as shown on Schedule B1                             <ul style="list-style-type: none"> <li>(Town Structure) and Schedule B2 (Growth Management).</li> </ul> </li> </ul>	Acknowledged.
<b>Future Caledon OP Policies</b>	77	<ul style="list-style-type: none"> <li>Refer to section 22.5 of the adopted Future Caledon Official Plan for policies for the Urban Corridor designation.</li> </ul>	Acknowledged.
<b>Future Caledon OP Policies</b>	78	<ul style="list-style-type: none"> <li>As per section 22.5 of the adopted Future Caledon Official Plan, the Urban Corridor designation is intended to be applied to the lands conceptually shown as Urban Corridors on Schedule B1, Town Structure. Urban Corridors connect neighbourhoods and are mixed-use, mid-rise communities themselves that support quality urban living environments connected to transit services and cycling infrastructure.</li> </ul>	Acknowledged.
<b>Future Caledon OP Policies</b>	79	<ul style="list-style-type: none"> <li>As per section 22.5.3.b) the development of mixed-use buildings is encouraged; however stand-alone commercial and residential buildings are permitted.</li> </ul>	Acknowledged.
<b>Future Caledon OP Policies</b>	80	<ul style="list-style-type: none"> <li>As per section 22.5.3.c) buildings up to 12 storeys may be permitted</li> </ul>	Acknowledged.
<b>Future Caledon OP Policies</b>	81	<ul style="list-style-type: none"> <li>As per section 7.9.2 b), mid-rise buildings should focus along Urban Corridors, oriented toward major street frontages and designed to have a suitable transition of scale to adjacent areas through built form, setbacks, step-backs, angular planes, buffers and separation distances among other things.</li> </ul>	Acknowledged.
<b>Future Caledon OP Policies</b>	82	<ul style="list-style-type: none"> <li>As per section 9.5.2a. of the adopted Future Caledon Official Plan, the greatest residential densities and building heights will be focused within the Urban and Neighbourhood Centres and along the Urban Corridors, identified in the Town Structure. Housing options in these areas will include multiplexes, multiple attached dwellings, apartments, and retirement homes.</li> </ul>	Acknowledged.
Town of Caledon, Planning & Development Department, Urban Design Cassandra Savini <a href="mailto:cassandra.savini@caledon.ca">cassandra.savini@caledon.ca</a> 905.584.2272 ext 4392 June 6, 2024			
<b>Urban Design Brief Requirements</b>	83	<ul style="list-style-type: none"> <li>It is difficult for us to provide detailed comments on plans of subdivision unless we see Community Design Guidelines for the Secondary plan area. However, if you are proceeding ahead of the Secondary Plan Community Design Guidelines we will require Architectural Control Guidelines.</li> </ul>	A community design plan and Architectural Control Guidelines were submitted as part of the Secondary Plan and is intended to be the guiding urban design document for the Alloa Phase 1 area. Through discussions with Town staff, this document is intended to be revised to address all required elements to support draft plans. Please refer to cover letter for full list of how requirements are being addressed.
<b>Urban Design Comments</b>	84	<ul style="list-style-type: none"> <li>Please note all subdivisions will be subject to architectural control compliance review process</li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Urban Design Comments	85	<ul style="list-style-type: none"> <li>Within the Architectural Control Guidelines, outline how you are conforming with GDS and Region's HDA requirements</li> </ul>	Acknowledged.
Urban Design Comments	86	<ul style="list-style-type: none"> <li>Within the Architectural Control Guidelines, please include a priority lot plan, and a circulation plan showing any on street parking, driveway locations, and pedestrian paths</li> </ul>	Acknowledged.
Urban Design Comments	87	<ul style="list-style-type: none"> <li>Identify the community mailbox locations within the Architectural Control Guidelines</li> </ul>	Acknowledged.
Urban Design Comments	88	<ul style="list-style-type: none"> <li>Screen utility fixtures (gas and hydro meters, air conditioners, connection boxes for telephone and cable) and located them away from public view</li> </ul>	Acknowledged.
Urban Design Comments	89	<ul style="list-style-type: none"> <li>The number of units in a block should maintain the modular rhythm of the streetscape. No more than 8 units should be provided in a single townhouse block</li> </ul>	Acknowledged.
Urban Design Comments	90	<ul style="list-style-type: none"> <li>Please provide dimensions of the block length. Minimize block lengths among the townhouses to support walkability and promote healthy communities. There should be allowance for through paths through townhouse blocks for pedestrian connectivity                             <ul style="list-style-type: none"> <li>Consider moving the open space block adjacent to the SWM pond to be central along the detached block</li> </ul> </li> </ul>	Acknowledged.
Urban Design Comments	91	<ul style="list-style-type: none"> <li>Minimize block lengths among the townhouses to support walkability and promote healthy communities. There should be allowance for pedestrian through paths through townhouse blocks for connectivity with landscaped buffers</li> </ul>	Acknowledged.
Urban Design Comments	92	<ul style="list-style-type: none"> <li>Ensure Priority Lots are appropriately sized to accommodate priority lot design requirements</li> </ul>	Acknowledged.
Urban Design Comments	93	<ul style="list-style-type: none"> <li>Ensure there is no repetitive design for adjacent homes. A gap of 3-4 homes is required between similar designs to avoid monotony</li> </ul>	Acknowledged.
Urban Design Comments	94	<ul style="list-style-type: none"> <li>Incorporate trails within the stormwater management pond and where possible, integrate the trails into the wider pedestrian network of sidewalks and trails</li> </ul>	Acknowledged.
Town of Caledon, Planning Department, Zoning David Shortt Office: 905.584.2272 x 4415 david.shortt@caledon.ca			
Zoning Comments	95	<ul style="list-style-type: none"> <li>Zoning notes the subject properties are zoned Agricultural (A1), Environmental Policy Area 2 (EPA2) and Small Agricultural Holdings (A3) as per the Town of Caledon Zoning By-law 2006-50, as amended</li> </ul>	Acknowledged.
Zoning Comments	96	<ul style="list-style-type: none"> <li>Zoning notes that a fulsome zoning review cannot be conducted at this time due to the preliminary nature of the application. Zoning will be reviewed once a Draft Zoning By-law Amendment and associated Schedule have been submitted for review.</li> </ul>	Acknowledged.
Zoning Comments	97	<ul style="list-style-type: none"> <li>Zoning requests that a Draft Plan of Subdivision be submitted in accordance with the Town's Electronic Submission Standards.</li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
<b>Zoning Comments</b>	99	<ul style="list-style-type: none"> <li>Zoning requests that the Draft Plan of Subdivision include the relevant zoning standards, such as minimum Lot Areas and minimum Lot Frontages.</li> </ul>	Acknowledged.
<b>Zoning Comments</b>	100	<ul style="list-style-type: none"> <li>Zoning requests that a Zoning By-law Matrix be submitted showing the relevant zoning information for all proposed lots.</li> </ul>	Acknowledged.
Credit Valley Conservation Authority (CVC) Dorothy Di Berto, 416-558-2053 <a href="mailto:dorothy.diberto@cvc.ca">dorothy.diberto@cvc.ca</a> , 416-558-2053 June 6, 2024			
<b>CVC Comments</b>	101	1) As previously noted the site is traversed by headwater drainage features and contains a wetland which is regulated by CVC under Ontario Regulation 41/24. As such a permit for development will be required. CVC staff have also been working with the applicant on unauthorized works (removal of the wetland) and expect that appropriate offsetting will take place as agreed to. As such, the submitted EIS as well as the ecological component of the stormwater management (SWM) design should ensure that the offsetting area meets previous agreements regarding: <ol style="list-style-type: none"> <li>A wetland created no less than 2070m<sup>2</sup> following the planting density and community targets as per the Crozier letter (April 2, 2024).</li> <li>Demonstration that the drainage plan will be designed appropriate for wetland function and continued downstream contribution.</li> </ol>	Acknowledged. Please refer to the EIR Compliance Letter and FSR Compliance letter. Also, please see the Environmental Implementation Report prepared by Crozier and submitted through the Alloa Tertiary Plan submission.
<b>CVC Comments</b>	102	With respect to the stormwater management and functional servicing of the site, please consider the following: <ol style="list-style-type: none"> <li>Please note that extensive technical assessments (e.g., geomorphic, hydrology, hydraulic, etc.) have been completed as part of Mount Pleasant Subwatershed Study (Subwatershed Study for The Huttonville and Fletcher's Creeks, North West Brampton, City of Brampton, AMEC, December 2010), and the results have been further refined based on detailed assessments completed for EIR/FSR and Natural Channel design in Block 51-2. The technical assessments in support of the proposed development must be consistent with these results.</li> </ol>	Acknowledged. Please refer to the FSR Compliance letter.
<b>CVC Comments</b>	103	<ol style="list-style-type: none"> <li>The Mount Pleasant Subwatershed Study HSP-F model for Fletchers Creek must be used to determine the target release rates for the future SWM Pond within the proposed development draining south towards Mayfield Road.</li> </ol>	Acknowledged.
Ministry of Transportation (MTO) – GTA West Corridor			
Ministry of Transportation (MTO) – Permitting Paul Nunes, Senior Project Manager (Peel/Halton), Corridor Management, Central Region West, Operations Division <a href="mailto:paul.nunes@ontario.ca">paul.nunes@ontario.ca</a> , 416-270-3108, June 6, 2024			
<b>MTO Comments</b>	104	The subject sites are not located within the MTO Permit Control Area; therefore, we have no comments.	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Region of Peel Sonia Tam, Principal Planner, Region of Peel sonia.tam@peelregion.ca T: 905-791-7800 x4283			
<b>Bill 185 Impacts</b>	105	<b>Advisory Comments</b> <ul style="list-style-type: none"> <li>In accordance with Bill 185 which received Royal Assent on June 6, 2024, as of July 1, 2024, the Region has become an upper tier municipality without planning responsibilities. As such, lower-tier municipalities have assumed planning policy and approval responsibilities of the regional municipality, including primary responsibility for all planning in their geographies, except for matters requiring provincial approval. Per section 70.13(2), the Region's official plan will be deemed to constitute the official plan of the Town of Caledon, and conformity will still be required until such time as Caledon amends Peel's Official Plan and approval is provided by the Province. Therefore on July 1, 2024, the current Region of Peel Official Plan will become the Town of Caledon's Official Plan and shall be implemented by the Town of Caledon.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	106	<ul style="list-style-type: none"> <li>Beyond July 1 2024, the Region's mandate will continue to include the provision of hard and soft services to the community, including but not limited to servicing, transportation, waste management, affordable housing, health services, emergency services, etc. To this end the Region will continue to have an interest in community building to ensure the efficient, financially sustainable and effective delivery of infrastructure and services</li> </ul>	Acknowledged.
<b>Region's Comments</b>	107	<b>Development Services:</b> <ul style="list-style-type: none"> <li>The subject lands are situated within the proposed Alloo Secondary Plan Area. The Official Plan Amendment for a new Secondary Plan in the 2051 Urban Area that includes the subject lands is anticipated and staff are working with the applicant in advance of formal DART submission. Peel recommends that the Secondary Planning work be completed in advance of site-specific applications. Without an approved secondary plan in place, Peel's comments on the subject site-specific application are <b>preliminary and subject to change</b>. However, should site specific applications be submitted in advance or in absence of an approved Secondary Plan, Town staff are encouraged to review Peel's comments provided through PARC-24-036C.</li> </ul>	The Alloo Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
<b>Region's Submission Requirements</b>	108	<ul style="list-style-type: none"> <li>The Region will continue to review applications in consideration of hard and soft services to the community including but not limited to water and wastewater, transportation, waste management, affordable housing, health services, emergency services. As such, Peel continues to have an interest in and requires the following reports to be reviewed and approved to the Region's satisfaction:                             <ul style="list-style-type: none"> <li><i>Staging and Sequencing Plan consistent with the Town's Phasing Plan</i></li> <li><i>Functional Servicing Report</i></li> <li><i>Transportation Study detailing the structure of a connected transportation system</i></li> <li><i>Healthy Development Assessment (large-scale)</i></li> </ul> </li> </ul>	Please refer to cover letter for discussion of how requirements are being addressed.
<b>Region's Comments</b>	109	<ul style="list-style-type: none"> <li>The following advisory comments are provided for your assistance:                             <ul style="list-style-type: none"> <li>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 Secondary Plan is identified within the 2051 New Urban Area subject to policies in Section 5.6.20.14. Further, a portion of the subject property contains Potential Natural areas and Corridors (PNAC).</li> <li>A portion of the subject property is within a Credit Valley Conservation Authority (CVC) regulated area, pursuant to Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits, any development in or on areas defined in the regulation area (e.g., river or stream valleys, hazardous land (including flood plains, wetlands, etc.) requires permission from the CVC. It is therefore important to obtain information from CVC on the potential hazard risk to this site and the proposed future development and site alteration.</li> </ul> </li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
<b>Functional Servicing Report</b>	110	<p><b>Development Engineering:</b></p> <ul style="list-style-type: none"> <li>The Alloo Secondary Plan-wide Functional Servicing Report (FSR) must be approved to the satisfaction of the Region before staff will be in the position to provide detailed comments on site specific applications. A Functional Servicing Report and Stormwater Management Report showing proposed watermain, sanitary sewer and storm sewer servicing plans for the developments is required for review and approval by the Region.</li> </ul>	The Alloo Secondary Plan is currently under review. The Secondary Plan was submitted on July 5, 2024 (under file POPA 2024-0004) and circulated for comments.
<b>Region's Comments</b>	111	<ul style="list-style-type: none"> <li>All costs associated with the proposed development will be at the applicant's expense.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	112	<ul style="list-style-type: none"> <li>There are no existing sanitary sewers fronting the development.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	113	<ul style="list-style-type: none"> <li>The closest existing municipal sanitary sewer is 750mm dia. sanitary sewer on Brisdale Drive.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	114	<ul style="list-style-type: none"> <li>The following sanitary sewer projects are proposed in the future:                             <ul style="list-style-type: none"> <li>o 450mm dia. on future Street, north of Mayfield, west of subject lands, project 29-2199 scheduled for 2031;</li> </ul> </li> </ul>	Acknowledged.
<b>Region's Comments</b>	115	<ul style="list-style-type: none"> <li>External easements and construction will be required.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	116	<p><b>Water Facilities</b></p> <ul style="list-style-type: none"> <li>There is 600mm dia and 750mm dia watermain on Mayfield Rd.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	117	<ul style="list-style-type: none"> <li>External easements and construction will be required.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	118	<p><b>Regional Roads</b></p> <ul style="list-style-type: none"> <li>The proposed development is fronting Mayfield Road (Regional Road #</li> </ul>	Acknowledged.
<b>Region's Comments</b>	119	<ul style="list-style-type: none"> <li>Region of Peel will not permit any changes to grading within Regional Roads ROW along the frontage of proposed development.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	120	<ul style="list-style-type: none"> <li>Storm water flow shall be looked at in a holistic manner for all developments along Regional roadways. Under no circumstance should the flow of storm water be diverted along the Regional right of way (by pipe or channel) without the prior written consent of the Region.</li> </ul>	Please refer to the FSR compliance letter prepared by Urbantech.
<b>Region's Comments</b>	121	<p><b>Transportation Development:</b></p> <ul style="list-style-type: none"> <li>Prior to Subdivision approval, all property requirements will need to be completed to the Region's satisfaction.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	122	<ul style="list-style-type: none"> <li>Any proposed roadway connection, type and location must be consistent with the preliminary Alloo Secondary Plan.</li> </ul>	Acknowledged.
<b>Region's Comments</b>	123	<ul style="list-style-type: none"> <li>The Region has a Capital Project in the vicinity; road widening along Mayfield Road, from Chinguacousy Road to Mississauga Road, the Project Manager is Scott Durdle and should be contacted for further details, as additional property requirements over and above the Regions Official Plan Policy may be required. Scott can be reached at Scott.Durdle@peelregion.ca                             <ul style="list-style-type: none"> <li>o Applicant's site and grading plan shall demonstrate compliance with expected ultimate roadway improvement grades along ROW property line per the roadway ESR as reasonably amended in subsequent detailed design plans. Any proposed grading within the Mayfield Road ROW will require appropriate Region Permit(s) and the advance time and space separation approval of any existing permit holders performing works in support of the capital roadway project</li> </ul> </li> </ul>	Acknowledged. Please refer to the FSR compliance letter prepared by Urbantech.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Region's Comments	124	<ul style="list-style-type: none"> <li>Pedestrian infrastructure and AT facilities may also be required along the frontage of the site, this will be determined in consultation with the PM of the Capital Road project and the City.</li> </ul>	Acknowledged.
Region's Comments	125	<p><b>Access/Study Requirements</b></p> <ul style="list-style-type: none"> <li>A Traffic Impact Study (TIS) will be required, but the Transportation Study detailing the structure of a connected transportation system in the Alloo Secondary Plan must be approved to the satisfaction of the Region before staff will be in the position to provide detailed comments on site specific applications.</li> </ul>	Please refer to the Transportation Conformance Letter prepared by Crozier.
Region's Comments	126	<ul style="list-style-type: none"> <li>The TIS terms of reference must be submitted to the Region for review and comment prior to study commencement;</li> </ul>	Please refer to the Transportation Conformance Letter prepared by Crozier.
Region's Comments	127	<ul style="list-style-type: none"> <li>Access configuration, location, type and geometrics will be determined after receipt and review of a satisfactory TIS.</li> </ul>	Please refer to the Transportation Conformance Letter prepared by Crozier.
Region's Comments	128	<ul style="list-style-type: none"> <li>The Road Characterization Study defines our various road classifications as well as the minimum access spacing distances that are associated with them. This portion of Mayfield Road is classified as an Industrial Connector which calls for 450 metre spacing for a full moves access.</li> </ul>	Acknowledged.
Region's Comments	129	<p><b>Property Requirements</b></p> <ul style="list-style-type: none"> <li>The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 14 (Mayfield Road) which has a right of way of:                             <ul style="list-style-type: none"> <li>o 50 metres, 25 metres from the centreline of the road allowance, midblock;</li> <li>o 55.5 metres; 27.75 metres from the centreline of road allowance, within 245 metres of an intersection to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;</li> </ul> </li> </ul>	Acknowledged.
Region's Comments	130	<ul style="list-style-type: none"> <li>The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 14 (Mayfield Road) behind the property line, except at any approved access point;</li> </ul>	Acknowledged.
Region's Comments	131	<ul style="list-style-type: none"> <li>The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;</li> </ul>	Acknowledged.
Region's Comments	132	<ul style="list-style-type: none"> <li>A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.</li> </ul>	Acknowledged.
Region's Comments	133	<ul style="list-style-type: none"> <li>Please show the centreline of the roadways with property dimensions on the draft plan of subdivision.</li> </ul>	Acknowledged.
Region's Comments	134	<p><b>Landscaping/Encroachments</b></p> <ul style="list-style-type: none"> <li>Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.</li> </ul>	Acknowledged.
Region's Comments	135	<ul style="list-style-type: none"> <li>Cranes will not be permitted to swing over a Regional Road unless a crane swing licence has been granted.</li> </ul>	Acknowledged.
Region's Comments	136	<p><b>Standards, Specifications, and Submission Requirements</b></p> <p>Please review the Public Works Design, Specifications &amp; Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.</p>	Acknowledged.
Region's Comments	137	<ul style="list-style-type: none"> <li>Linear Infrastructure – Site Plan Process: Public Works Design, Specifications &amp; Procedures Manual - Linear Infrastructure - Site Plan Process - Revised November 2009 (peelregion.ca)</li> </ul>	Acknowledged.



TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Region's Comments	138	<ul style="list-style-type: none"> <li>Public Works Design, Specifications and Procedures Manual: Design, standards specification and procedures - Region of Peel (peelregion.ca)</li> </ul>	Acknowledged.
Region's Comments	139	<ul style="list-style-type: none"> <li>Public Works Design, Specifications and Procedures Manual – Linear Infrastructure: Public Works - Design, Specifications &amp; Procedures Manual - Linear Infrastructure - CAD Submission Requirements - Capital Works - June 2015 (peelregion.ca)</li> </ul>	Acknowledged.
Region's Comments	140	<ul style="list-style-type: none"> <li>Public Works CAD Submission Requirements – Development: Microsoft Word - Development Submission Requirements Manual - Nov2017.docx (brampton.ca)</li> </ul>	Acknowledged.
Region's Comments	141	<ul style="list-style-type: none"> <li>Standard Drawings - Roads &amp; Traffic: Roads and traffic - standards drawings - Region of Peel (peelregion.ca)</li> </ul>	Acknowledged.
Region's Comments	142	<p><b>Engineering Requirements</b></p> <ul style="list-style-type: none"> <li>A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission <b>MUST</b> include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";</li> </ul>	Acknowledged.
Region's Comments	143	<ul style="list-style-type: none"> <li>The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;</li> </ul>	Acknowledged.
Region's Comments	144	<ul style="list-style-type: none"> <li>Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 14 (Mayfield Road);</li> </ul>	Acknowledged.
Region's Comments	145	<ul style="list-style-type: none"> <li>A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.40);</li> </ul>	Acknowledged.
Region's Comments	146	<ul style="list-style-type: none"> <li>The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way: <ul style="list-style-type: none"> <li>Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law;</li> <li>Completed Notice to Commence Work;</li> <li>Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor;</li> <li>Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.</li> </ul> </li> </ul>	Acknowledged.
Region's Comments	147	<ul style="list-style-type: none"> <li>All costs associated with the design and construction of road and access works will be 100% paid by the Owner;</li> </ul>	Acknowledged.
Region's Comments	148	<p><b>Stormwater Management:</b></p> <ul style="list-style-type: none"> <li>The applicant is advised to have consideration for RPOP policies 2.6.20.15 to 2.6.20.20 for stormwater management on regional roads. Additional comments are as stated below</li> <li>SWM report – address the relevant sections of the Region's SWM report submission requirements: <a href="https://www.peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf">https://www.peelregion.ca/public-works/design-standards/pdf/stormwater-management-report-requirements-december-2022.pdf</a>, also addressing Region's SWM criteria, as relevant: <a href="https://www.peelregion.ca/public-works/design-standards/pdf/stormwater-design-criteria-201906.pdf">https://www.peelregion.ca/public-works/design-standards/pdf/stormwater-design-criteria-201906.pdf</a></li> </ul>	Noted. A Functional Servicing Report and Stormwater Management Plan was submitted with the Alloa Phase 1 Tertiary Plan package. Please see the FSR letter of compliance included in this submission
Region's Comments	149	<ul style="list-style-type: none"> <li>Grading and servicing plan with location of SWM facilities and their outlet clearly identified, with flow rate.</li> </ul>	Acknowledged.

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
Region's Comments	150	<ul style="list-style-type: none"> <li>ESC plan with location of temporary sediment basins and their outlet clearly identified, with flow rate.</li> </ul>	Acknowledged.
Region's Comments	151	<ul style="list-style-type: none"> <li>Drainage area plan, outlining internal and external catchment area (ha) and runoff coefficient, with flow direction for minor and major flows.</li> </ul>	Acknowledged.
Region's Comments	152	<ul style="list-style-type: none"> <li>Hydraulic/floodplain analysis report, if it impacts Regional roads and crossings.</li> </ul>	Acknowledged.
Region's Comments	153	<ul style="list-style-type: none"> <li>Flows from external lands (including lands not participating in application) shall not be rerouted to regional roads.</li> </ul>	Acknowledged.
Region's Comments	154	<ul style="list-style-type: none"> <li>No grading will be permitted within any Region of Peel ROW to support adjacent developments.</li> </ul>	Acknowledged.
Region's Comments	155	<ul style="list-style-type: none"> <li>For SWM facilities adjacent to a regional road, emergency overland flows shall not cause flooding of regional roads. Regional road drainage should be managed by any SWM facilities, as needed.</li> </ul>	A Functional Servicing Report and Stormwater Management Plan was submitted with the Alloa Phase 1 Tertiary Plan package. Please see the FSR letter of compliance included in this submission.
Region's Comments	156	<p><b>Waste Management:</b></p> <ul style="list-style-type: none"> <li>All single detached dwellings and back-to-back townhouse units would be eligible to receive Region of Peel curbside cart-based waste collection of garbage, recycling, and organics provided that the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual (WCDSM) are met;</li> </ul>	Please refer to the Waste Management Plan prepared by GSAI.
Region's Comments	157	<ul style="list-style-type: none"> <li>o A Waste Management Plan will be required to demonstrate how the WCDSM will be met and must demonstrate the following:                             <ul style="list-style-type: none"> <li>Collection vehicle access route must be shown on the drawing. See section 2.0 of the WCDSM for requirements.</li> <li>Each dwelling unit within a development must have its own identifiable collection point on the drawing. See Appendix 9 of the WCDSM.</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.</li> </ul> </li> </ul>	Please refer to the Waste Management Plan prepared by GSAI
Region's Comments	158	<ul style="list-style-type: none"> <li>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-design-standards-manual.pdf">https://peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf</a></li> </ul>	Acknowledged.
Region's Comments	159	<p><b>Public Health:</b></p> <ul style="list-style-type: none"> <li>A growing body of evidence links neighbourhood design, transportation patterns, physical activity and obesity. Characteristics of conventional suburban design and urban sprawl are collectively associated with reduced physical activity, obesity and a wide range of chronic diseases including diabetes. In an effort to create walkable and health promoting built environments, the Region implemented the Healthy Development Framework, a collection of Regional and local, context specific tools that assess the health promoting potential of development applications. The HDA incorporates evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.</li> </ul>	A HDA has been completed for the Alloa Secondary Plan submission.
Region's Comments	160	<ul style="list-style-type: none"> <li>The large-scale Healthy Development Assessment (HDA) will be required for our review and comment through the OPA for the Secondary Plan. The user guide and tool can be found under the resources section at: Healthy Communities - Region of Peel (<a href="https://peelregion.ca">peelregion.ca</a>). Additional comments may be forthcoming upon review of the completed tool.</li> </ul>	A HDA has been completed for the Alloa Secondary Plan submission.

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 June 6, 2024

TOPIC	NO.	AGENCY COMMENT	APPLICANT RESPONSE
<b>Comments</b>	161	<ul style="list-style-type: none"><li>No comments received (refer to comments on other Alloa developments).</li></ul>	