

Staff Report 2021-0406

Meeting Date: November 2, 2021

Subject: Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and 2683894 Ontario Inc., 0 and 18314 Hurontario Street, Caledon Village, Ward 1

Submitted By: Dan Currie and Aleah Clarke, MHBC on Behalf of Development Review Services, Planning Department

RECOMMENDATION

That the Ontario Land Tribunal (OLT) be advised that Council opposes the development proposed by the Zoning By-law Amendment, Draft Plan of Condominium and Site Plan applications submitted and appealed by Jannett and Richard Nichalson and 2683894 Ontario Inc. as it does not meet the applicable provincial, regional and municipal policy framework or the Town's Engineering Standards;

That the Town of Caledon seek party status to the OLT hearing;

That Staff be authorized to retain and instruct consultants and peer reviewers, as necessary, to represent the Town's position before the OLT regarding the proposed development.

REPORT HIGHLIGHTS

- On January 6, 2021, the Town of Caledon received Zoning by-law Amendment, Draft Plan of Condominium and Site Plan applications from Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and 2683894 Ontario Inc. for the properties municipally known as 0 and 18314 Hurontario Street.
- The Zoning By-law Amendment was deemed complete on February 23, 2021 and the Draft Plan of Condominium was deemed complete on March 3, 2021. The Site Plan application was deemed incomplete on February 23, 2021.
- The proposed applications are required to permit 30 condominium townhouse units that are 1.5 and 2 storeys in height and accessed by a private common element road that is proposed to connect to James Street over a parcel of undeveloped municipal lands. The development is proposed to be serviced by municipal water and an on-site communal sewage disposal system. The townhouses are divided into seven blocks ranging in size from three to six units.
- Town staff have several key issues with the proposed development including conformity to provincial, regional and local planning policies, and guidelines as well as the compatibility with the broader community of Caledon Village. However, there are critical concerns with the feasibility of the proposal due to access and servicing.
- At this time, the applicant has not demonstrated, and therefore staff is not satisfied that the proposed applications:
 - Are consistent with the Provincial Policy Statement, 2020

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- Conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, Region of Peel Official Plan and Town of Caledon Official Plan
- Meet the intent of the Zoning By-law 2006-50
- Comply with other standards, policies and guidelines
- A resident's meeting was held on May 12, 2021. There were a number of residents who spoke and provided comments in respect to the applications.
- On September 8th, 2021, the owner appealed the Zoning By-law Amendment, Draft Plan of Condominium and Site Plan applications. There have been no hearings scheduled yet for this case.
- Town staff is recommending that Council direct staff to seek party status at the Case Management Conference (once scheduled).
- To assist with the hearing due to current resource limitations and experience, Town staff are looking to retain consultants to work through any potential settlement discussions and appear as expert witness at the OLT.

DISCUSSION

The purpose of this report is to seek Council direction regarding the position of the Town in respect of the appeal of the Zoning By-law Amendment, Draft Plan of Condominium and Site Plan applications and the basis of that position.

Background

On January 6, 2021, the Town of Caledon received Zoning By-law Amendment, Draft Plan of Condominium, and Site Plan applications from Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and 2683894 Ontario Inc. for the property municipally known as 0 and 18314 Hurontario Street. The Zoning By-law amendment was deemed complete on February 23, 2021. The Site Plan Application was deemed incomplete on February 23, 2021. The Draft Plan of Condominium Application was later deemed complete on March 3, 2021.

The subject lands are located at 0 and 18314 Hurontario Street in Caledon Village, south of Charleston Sideroad on the west side of Hurontario Street. The lands are approximately 1.38 hectares (3.41 acres) in size and are currently developed with one single detached dwelling, which is proposed to be retained. The surrounding land uses are rural residential, commercial and institutional to the north, south, east and west. To the south-west there is also an existing aggregate extraction operation. See Schedule 'A', Location Map, attached.

Proposed Development

The proposed applications have been submitted to permit the development of 30 one and a half and two storey townhouse units. The site is proposed to be accessed from a private common element road that will connect to James Street from the municipal owned lands between 31 and 37 James Street East. The development is proposed to be serviced by municipal water and an on-site communal sewage disposal system. The townhouses are

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divided into seven blocks ranging in size from three to six units. See Schedule 'B', Proposed Draft Plan of Condominium and Schedule 'C' Preliminary Landscape Master Plan, attached to this report.

The existing house on the subject lands is designated under Part IV of the *Ontario Heritage Act*. The house is proposed to be retained and adaptively reused.

The purpose of the submitted applications is as follows:

- The Zoning By-law Amendment proposes to rezone the lands from Rural Residential (RR) to Townhouse Residential – Exception XXX (RT-XXX) with site specific zone standards.
- The proposed Draft Plan of Condominium seeks to create a common element tenure for an internal private road, visitor parking, private amenity area, private sanitary system and stormwater management facility.
- The Site Plan application was submitted to facilitate the detailed design of the development.

Consultation

Notice of Application

In accordance with the Planning Act, a Notice of Application was placed in the Caledon Enterprise and Caledon Citizen on March 4 and March 11, 2021. The Notice was also mailed to all landowners within 120 metres (393.7 ft) of the subject lands and placed on the Town's website. Signage was also posted on the property.

Agency/Department Consultation

The applications were circulated to various external agencies and internal departments on March 10, 2021. See Schedule 'D', List of Application Materials for a list of material submitted with the applications.

A number of agencies and departments provided comments in response to the first submission circulation. On June 30, 2021, the Town sent a Summary of Comments Letter to the applicant identifying all comments, see Schedule 'E', Summary of Comments Letter. As is the Town's standard practice, a comments review meeting was held with the applicant and their consultant team to answer any questions that the applicant had related to the Summary of Comments Letter. Due to the complexity of the issues surrounding the site's heritage resource, servicing and site access, three break-out meetings were held with the applicant and their team to discuss these comments in more detail.

Town staff have several key issues with the proposed development related to conformity with the Town's Official Plan policies and the compatibility with the broader community of Caledon Village. The applicant must first address the comments on the Zoning By-law Amendment (ZBA) to the satisfaction of the Town, Region of Peel and CVC before staff

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considers the other planning applications. In summary, among the numerous comments provided, the key issues related to the ZBA are:

- The proposed access from Brock Street is not appropriate. Council direction would be required to proceed with the access as shown on the plan. Ministry of Transportation has indicated that access to Hurontario Street is not supported based on the current proposal.
- Further analysis relating to servicing is required through updates to the Functional Servicing and Preliminary Stormwater Management Report in order to support the proposed scale of development on the subject lands. Following the Comment Summary Letter being provided to the applicant, the Region has provided further comment indicating that there is significant concern with the proposed communal sewage treatment system.
- The significance of the heritage buildings and heritage resources on and surrounding the subject property should be properly discussed and referenced throughout the supporting documents including the Heritage Impact Assessment.
- Consideration should be given to whether an alternative housing type would be more appropriate for the subject lands and surrounding area.
- Amendments are required to various material to address comments contained in the Summary of Comments Letter.

In addition to those comments noted above and contained within the Comment Summary Letter, as the applicant submits further information there may also be further unidentified comments due to the time that has passed since the first submission. As the review continues for the applications, there will be further technical comments provided. For this reason, the comments identified in the Summary of Comments Letter cannot be considered to be all-encompassing.

A revised submission was requested to address the comments; however, the applicant has not submitted one to date. All of these comments remain outstanding.

At this time, the applicant has not demonstrated, and therefore staff is not satisfied that the proposed applications:

- Are consistent with the Provincial Policy Statement, 2020
- Conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020
- Conform to the Region of Peel Official Plan
- Conform to the Town of Caledon Official Plan
- Meet the intent of the Zoning By-law 2006-50
- Comply with other standards, policies and guidelines

Resident's Meeting

A residents meeting was held on May 12, 2021. An invitation to participate in the resident's meeting was sent to neighbouring landowners by mail, emailed to individuals who

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requested notice and posted on the project webpage on the Town's website on May 3, 2021. There were a number of residents who spoke and provided comments in respect to the applications. Comments from the residents largely mirrored those provided by staff and agencies and include concerns relating to:

- Access, traffic and parking
- Servicing, grading and drainage
- Community character, architecture, housing form and density
- Heritage
- Amenities

Public Meeting

No public meeting has been held to date.

Appeal to Ontario Land Tribunal (OLT)

On September 8th, the owner appealed the Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications as a decision was not made within the prescribed timelines of the *Planning Act* (90 days, 120 days, and 30 days respectively).

There have been no hearings scheduled yet for this case. Town staff is recommending that Council direct staff to seek party status at the Case Management Conference (once scheduled).

Based on the issues identified, witnesses in the area of planning, engineering, transportation, heritage and urban design may be required, as well as in specialized fields such as landscape architecture and noise. Due to current resource limitations and experience, Town staff may require retaining consultants to work through any potential settlement discussions and appear as an expert witness at the OLT:

- a) A planning consultant
- b) An urban design/architectural consultant
- c) A landscape consultant
- d) A noise consultant
- e) A traffic consultant
- f) A civil engineering consultant (servicing)

Staff are seeking Council direction at this time so that the Tribunal can be advised as to the position of the Town at the first Case Management Conference in the matter, whenever same is scheduled by the Tribunal.

FINANCIAL IMPLICATIONS

At this stage of the proceedings there are a large number of unknown factors that can impact cost and length of hearing:

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- Whether there are multiple party requests;
- The length, scope and complexity of the Issues List;
- Total number of witnesses to be called by all parties (this will determine the length of the hearing and be the key driver of costs);
- Whether there are any contentious motions;
- Whether the proposed development is revised;
- Length of time dedicated to mediation / settlement discussions (generally the more productive the discussions the longer they will go);
- Whether there are any facts or issues that can be agreed upon by the appellants and the other parties to narrow the scope of the hearing;
- Whether the appeal settles and the drafting of minutes of settlement becomes necessary.

Should Council wish to proceed with the OLT appeal outlined in this report, staff will proceed to contact potential external experts in support of Council's position and following the first Case Management Conference, will report back to Council with a detailed proposed budget and an update.

COUNCIL WORK PLAN

Connected Community: Preserve heritage and natural areas.

ATTACHMENTS

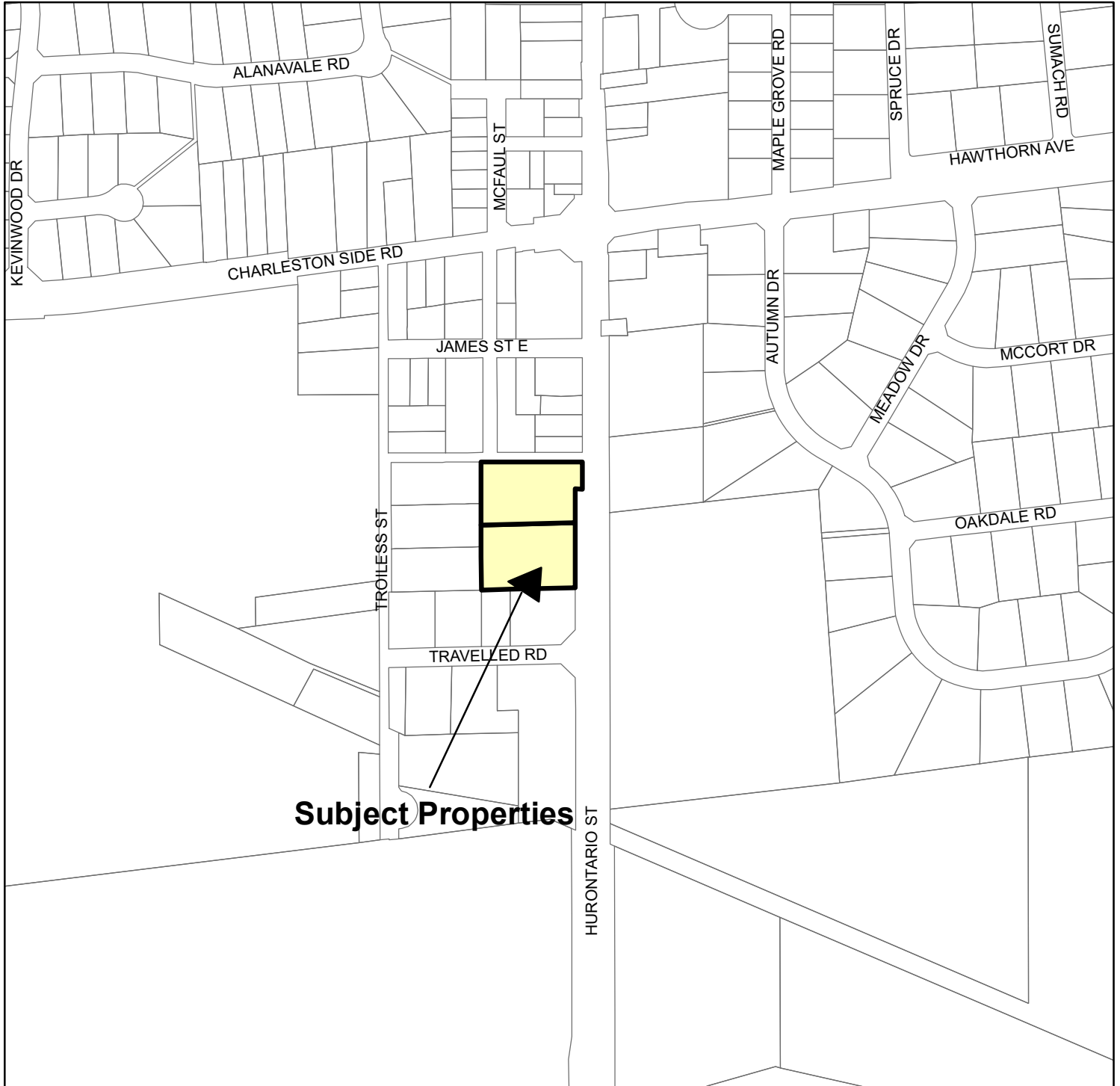
Schedule A: Location Map

Schedule B: Proposed Draft Plan of Condominium

Schedule C: Preliminary Landscape Master Plan

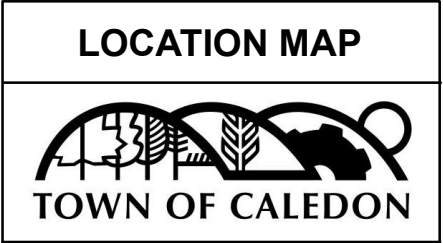
Schedule D: List of Application Materials

Schedule E: Summary of Comments Letter



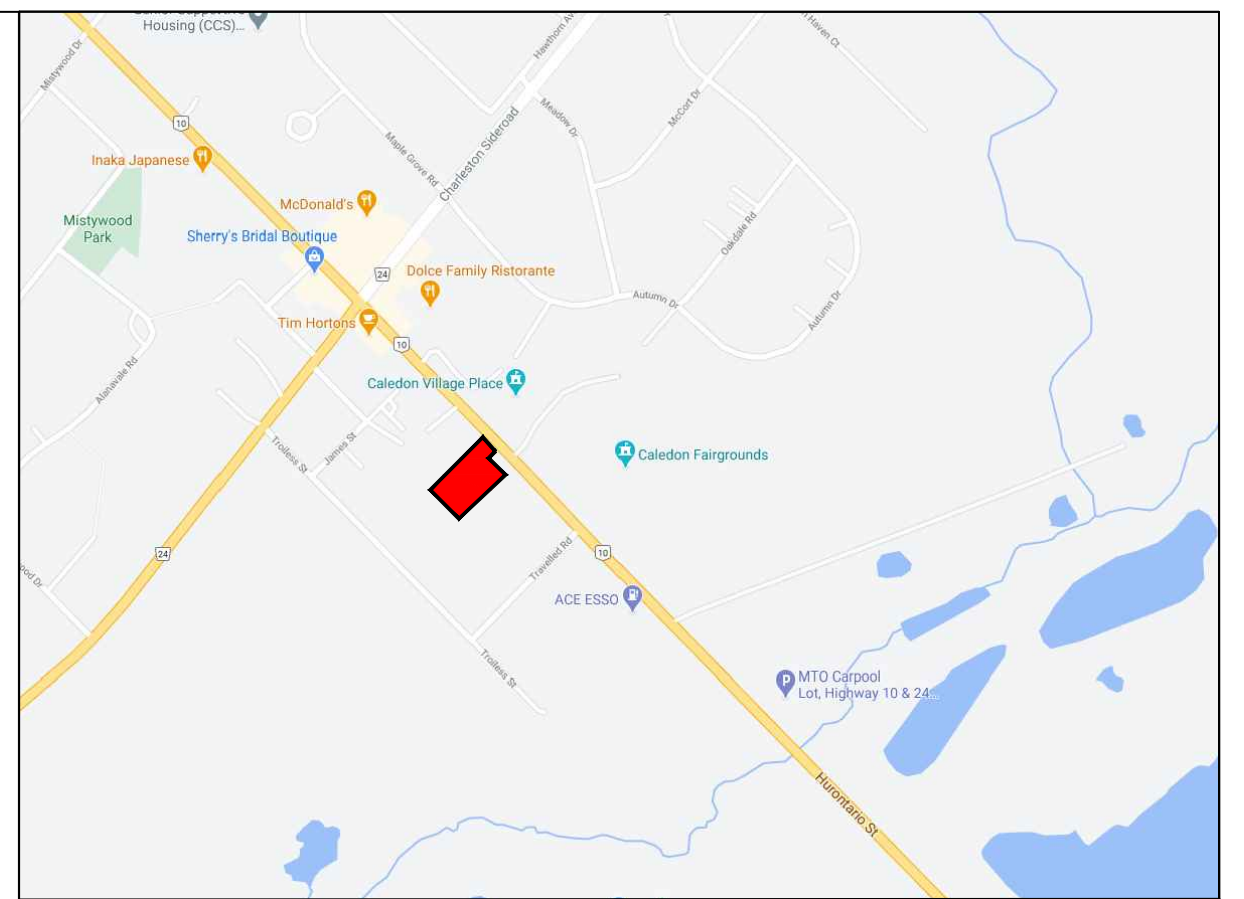
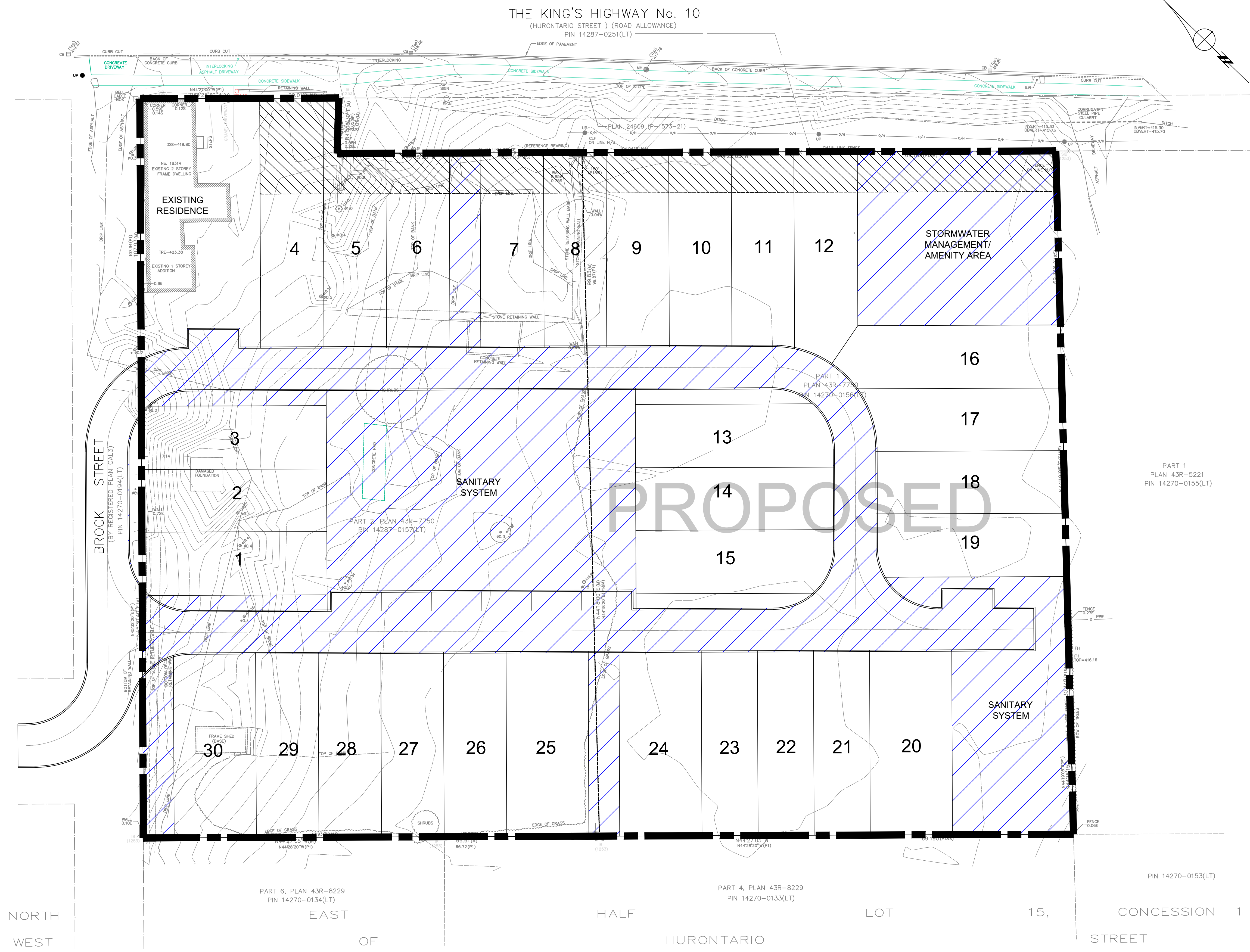
**Application for Zoning By-law Amendment,
Plan of Condominium & Site Plan Approval
RZ 2021-0001, 21CDM-21001C & SPA 2021-0001
Design Plan Services**

**18341 & 0 Hurontario Street, Caledon
Part Lot 1, Concession 1 (WHS) Caledon,
Designated as Part 1 of Plan 43R-7750**



Date: February 11, 2021

File No.: RZ 2021-0001,
21CDM-21001C,
SPA 2021-0001



KEY PLAN

■ Subject
 Property

0 100 200 300 400 500
approx. scale

LEGEND

- Common Element
- MTO Setback
- Subject Boundary
- Road Centerline

AREA TABLE

Residential Condominium	Lots 1-30	0.79ha±
0.2m Curb		0.01
Existing Lot		0.06
SWM/Amenity Area		0.07
Roads	Brock Street 20m R.O.W. @ 265m	0.18
TOTAL		1.11ha±

UNIT COUNT

9.14m (30') POTL Townhouses 30u

NOTES

All measurements are in metres.
All elevations refer to Geodetic Datum.

DRAFT PLAN OF CONDOMINIUM

PART of North Half Lot 15 Concession 1,
West of Hurontario Street
(Former Township of Caledon, County of Peel)
Town of Caledon, Regional Municipality of Peel

DESIGN PLAN SERVICES INC.
Town Planning Consultants

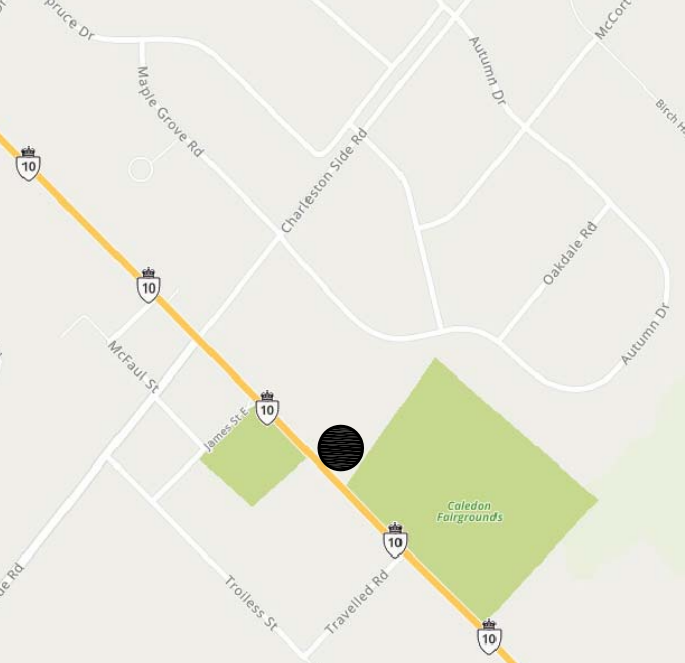
D P
S

900 The East Mall, Suite 300
Toronto, ON M9B 6K2
Telephone: 416.626.5445
www.designplan.ca

1: 300 Scale	Nov. 12/2020 Date	1969-1 Drawing Number	Rev.	Drawn	JD Design
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GENERAL NOTES

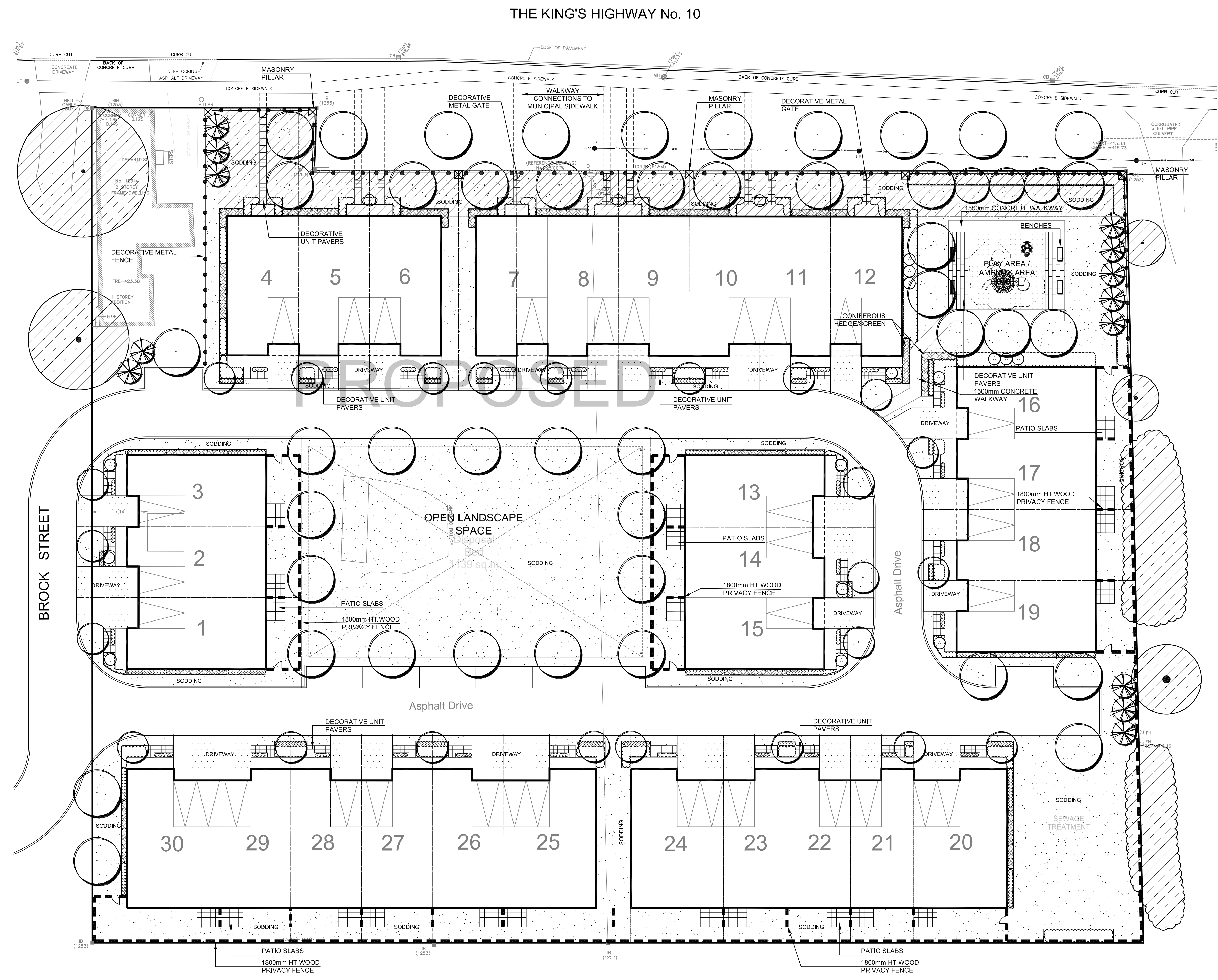
- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



KEY MAP

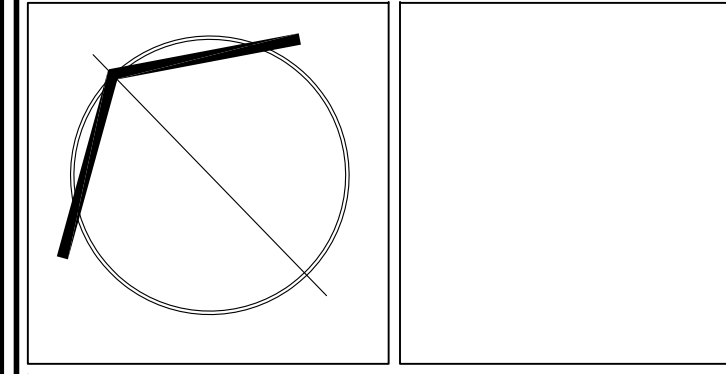
LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GRASSES
- SODDING
- PATIO SLABS
- PRECAST UNIT PAVERS
- PRECAST UNIT PAVERS
- PILLAR
- DECORATIVE METAL FENCE
- WOOD PRIVACY FENCE



No.	DATE	REVISION	BY
1	DEC. 11/2020	ISSUED FOR SUBMISSION	JOB

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



SBK 5770 HURONTARIO STREET, SUITE 320
 MISSISSAUGA, ONTARIO, L5R 3G5
 T: 416.695.4949 F: 905.712.3101
 WWW.STRYBOS.COM

STRYBOS BARRON KING
 LANDSCAPE ARCHITECTURE

PROJECT:
PROPOSED TOWNHOUSE DEVELOPMENT
 18314 & 18309 HURONTARIO STREET
 TOWN OF CALEDON, ONTARIO

MILANI GROUP

DRAWING TITLE:
PRELIMINARY LANDSCAPE MASTER PLAN

SCALE: 1 : 250	PROJECT No. 19-5402
DATE: AUG. 2020	DRAWING No. L100
DRAWN BY: H.S.	
CHECKED BY: B.B.	



LIST OF APPLICATION MATERIALS

Prepared: October 14, 2021
Lead Planner: Aleah Clarke, MHBC
Planning, on Behalf of Development
Review Services, Planning Department,
Town of Caledon

**Proposed Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Application
Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and 2683894 Ontario Inc.
0 and 18314 Hurontario Street, Caledon Village, Ward 1
File Number: RZ 2021-0001, 21CDM-21001C & SPA 2021-0001**

The following materials were submitted in support of the proposed applications. The materials are also available on the Town's website.

- Cover Letter, prepared by Design Plan Services Inc., dated December 17, 2020;
- Signed Zoning By-law Amendment Application Form;
- Signed Condominium Application Form;
- Zoning Matrix, prepared by Design Plan Services Inc., dated December 17, 2020;
- Pre-Consolation (DART) Meeting Form;
- Site Plan, prepared by Lucas & Associates, dated October 27, 2020;
- Functional Servicing and Storm Water Management Report, prepared by C.F. Crozier & Associates Inc., dated December 2020;
- Long Term Well Monitoring Report, prepared by Sirati & Partners Consultants Ltd., dated June 26, 2020;
- Soil Percolation Tests, prepared by Sirati & Partners Consultants Ltd., dated June 26, 2020;
- Planning Justification Report, prepared by Design Plan Services Inc., dated December 7, 2020;
- Topographic Survey, prepared by RS Geomatics Ltd., dated November 12, 2018;
- Traffic Brief, prepared by Crozier Consulting Engineers, dated December 9, 2020;
- Urban Design Brief, prepared by Design Plan Services Inc., RN Design and Strybos Barron King Landscape Architecture, dated December 15, 2020;
- Healthy Development Assessment;
- Cultural Heritage Impact Assessment, prepared by Letourneau Heritage Consulting Inc., dated December 2020;
- Geotechnical Report, prepared by Sirati & Partners Consultants Ltd., dated December 11, 2020;
- Preliminary Landscape Master Plan, prepared by Strybos Barron King landscape Architecture, dated August 2020;
- Noise Impact Study, prepared by Aercoustics Engineering Ltd., dated December 8, 2020;
- Tree Inventory and Preservation Plan, prepared by Strybos Barron King Landscape Architecture, dated August 2020;

- Arborist Report, prepared by Strybos Barron King Landscape Architecture, dated December 11, 2020;
- Archeological Assessment, prepared by Letourneau Heritage Consulting Inc., dated December 15, 2020;
- Draft Plan of Condominium, prepared by Design Plan Services Inc., dated November 12, 2020;



June 30, 2021

Comments sent via email

TJ Cieciora
Design Plan Services Inc.
900 The East Mall Suite #300
Toronto, ON M9B 6K2

Dear Mr. Cieciora,

Re: Application for Draft Plan of Condominium and Zoning By-law Amendment
Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and 2683894
Ontario Inc.
0 and 18314 Hurontario Street
Part Lot 1, Concession 1 (WHS) Caledon, Designated as Part 1 of Plan 43R-7750
File No.: 21CDM-21001C and RZ 2021-0001

Further to your submission received January 6, 2021, the following comments have been received and are outlined below for your review.

Proposal

The applicant is proposing to redevelop a 1.38 hectare site which is currently developed with one single detached dwelling, which is proposed to be retained. The proposed Draft Plan of Condominium seeks to establish a Common Element Plan of Condominium comprised of 30 condominium townhouse units, a private road and private amenity area. The Zoning By-law Amendment seeks to rezone the lands municipally known as 0 and 18314 Hurontario Street from Rural residential (RR) to Townhouse Residential Site Specific Exception (RT-XXX). The retained single detached dwelling is proposed to remain zoned Rural Residential (RR).

Executive Summary of Comments

At this time staff are unable to support the proposed Draft Plan of Condominium and Zoning By-law Amendment applications, for reasons detailed within this letter and summarized briefly below:

- The proposed access from Brock Street is not appropriate and an alternative access point should be determined.
- The significance of the heritage buildings and heritage resources on and surrounding the subject property should be properly discussed and referenced throughout the supporting documents including the HIA.

- Further analysis relating to servicing is required through updates to the Functional Servicing and Preliminary Stormwater Management Report in order to support the proposed scale of development on the subject lands.
- Consideration should be given to whether an alternative housing type would be more appropriate for the subject lands and surrounding area.
- Amendments are required to various material to address comments contained in this letter.

This comment letter has been formatted to identify those comments to be addressed in each milestone as follows:

- General (Advisory) Comments
- Comments to be Addressed Prior to the Zoning By-law Amendment
- Comments to be Addressed Prior to the Draft Plan of Condominium Approval
- Comments to be Addressed as Conditions of Draft Plan of Condominium Approval

General (Advisory) Comments

1. For property tax purposes, each property is currently assessed as follows: (a) 18314 Hurontario Street as Residential, (\$530,000 CVA) and (b) 0 Hurontario Street as Residential (\$348,000 CVA). The Town's share of taxes levied, based on current value assessments are approximately \$2,900 and \$1,900 respectively. As at April 6, 2021, both property tax accounts are determined to be current. *(Town of Caledon, Finance Services Department, Finance)*
2. If the proposed developments (to include 30 condominium townhouse units) were to proceed as planned, the taxable assessment value of the property may change, to reflect the development that would have taken place. *(Town of Caledon, Finance Services Department, Finance)*
3. Development Charges would apply to the proposed changes as follows:
 - a. Town of Caledon: \$24,100.85 per townhouse unit.
 - b. Region of Peel: \$47,594.15 per townhouse unit.
 - c. 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.
 - d. School Boards: \$4,572 per any residential unit.
 - e. Go-transit: \$587.64 per townhouse unit.*(Town of Caledon, Finance Services Department, Finance)*
4. The Development Charges comments and estimates above are as at April 6, 2021 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; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning

applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application. (*Town of Caledon, Finance Services Department, Finance*)

5. The land qualifier on both Properties is LT Conversion Qualified and must be converted to LT Absolute Plus in order to register a plan of condominium. (*Town of Caledon, Development Review Services, Planning*)
6. No objection to the proposed application at this time. The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving. In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost. (*Enbridge Gas Inc.*)
7. As part of the next submission, Development Engineering Staff require a detailed account of how each engineering comment and revision listed above has been addressed. A digital copy together with a hard copy should be re-submitted. (*Town of Caledon, Engineering Services Department, Development Engineering*)
8. Fire Access route signage shall be shown on the site plan and shall be provided in accordance with Town of Caledon By-Law 2015-058. (*Town of Caledon, Fire and Emergency Services*)
9. Pressurized private fire hydrants shall be provide in accordance to the Ontario Building Code and Region of Peel Standards. (*Town of Caledon, Fire and Emergency Services*)
10. Please refer to the attached Dufferin-Peel Catholic District School Board letter. (*Dufferin-Peel Catholic District School Board*)
11. Please refer to the attached Peel District School Board Letter. (*Peel District School Board*)
12. The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development. (*Bell Canada*)
13. It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event

that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

- a. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

(Bell Canada)

Zoning By-law Amendment Application Comments to be Addressed

1. Various letters, emails and telephone calls have been received from members of the public raising their concerns with the proposed applications. Attached to this letter are comments that have been received, please prepare a document with your resubmission that addresses these comments. *(Town of Caledon, Planning Department, Development Review Services)*
2. **Planning Justification Report (“PJR”) and Zoning By-law Amendment (“ZBA”) Comments:**
 - a. Throughout the report, and on the Draft Zoning By-law Amendment, the property address should be updated as 18314 and 0 Hurontario Street, Caledon.
 - b. Within section 1.1, the legal description should be updated to match the corrected legal description identified on the attached mark-up copy of the Draft Zoning By-law Amendment.
 - c. Section 1.2 should be revised as Brock Street is not identified as a municipal street through the Town’s Official Plan.
 - i. Alternative access options should be considered instead of Brock Street as the Town does not currently have any plans to open this unopened municipal road allowance due to engineering constraints outlined below.
 - d. Page 4 speaks to pedestrian connections to Hurontario Street and the site’s amenity area. An internal sidewalk should be provided on one side of the street to provide better pedestrian connectivity throughout the site.
 - e. Page 5 speaks to a metal fence being constructed along the eastern property boundary, please clarify if a noise barrier is proposed along Hurontario Street as per the recommendations of the Noise Study.
 - f. Page 6 should note that there is a listed heritage property north of the subject lands and a designated heritage property south of the subject lands. The subject lands proximity to these heritage properties should be discussed in relation to the impacts of the proposed development on the surrounding area and context.
 - g. Page 9. e) should be revised as the unopened municipal road allowance is not currently available to be opened and to provide access to the subject lands. Without the unopened municipal road allowance, the development does not currently have a clear road access point.
 - h. Page 9. f) should be revised to better reflect surrounding densities. Although townhouses exist in the Town and Region, they are not necessarily “typical” in Caledon Village.
 - i. Section 2.2 should include analysis of how the development meets the policies of sections 1.6.6 and 2.6 of the PPS.

- j. Section 3 should include discussion relating to how the development meets the Region of Peel's Water and Wastewater Servicing policies under section 6.4 of the Region of Peel Official Plan.
 - k. Section 4 should speak to the policies of section 3.3 of the Official Plan and include analysis of how the retained heritage building will function and whether it will have its own lot.
 - i. Specifically, how the boundaries of the Heritage building's lot were determined and how the lot size and orientation is appropriate for the subject lands and surrounding area should be discussed.
 - l. Section 5.2 should include discussion of the proposed zoning and lot lines for the retained heritage building. If the retained heritage building is proposed to remain zoned under the RR zone, it appears site specific permissions may be required.
 - m. Section 6. should be revised in accordance with the required report and study updates outlined below by Town staff and external agencies.
(*Town of Caledon, Planning Department, Development Review Services*)
3. The Cultural Heritage Impact Statement (CHIS)/Heritage Impact Assessment (HIA) is deficient and the applicant has not submitted a Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) compliance letter associated with the submitted archaeological assessment. (*Town of Caledon, Planning Department, Heritage*)
4. 18314 Hurontario Street is known as the Creamery. Although the subject lands are not within an area strictly identified and recognized as an area of cultural heritage character in the Zoning By-law, based on the recommendations of the Town's Cultural Heritage Landscapes Report (2009) and the concentration of cultural heritage resources on and in the area of the subject lands, Heritage staff consider the subject lands to be part of an area of cultural heritage character and provide the following comments accordingly.
- a. Heritage staff cannot support approval of the development in its current form, given the impact to the cultural heritage resources on and adjacent to the subject lands and to Caledon Village as a whole. The breadth of impact has not been adequately evaluated and no consideration has been given to alternate development designs that would be less impactful and more in keeping with the character of the area.
 - b. While Heritage staff acknowledge that the development proposal retains the built heritage resource on site, it is proposed to be conserved without retention of its context, including its landscape elements.
 - c. The dry stone wall on the Creamery property, illustrated as Figure 45 on in the CHIS/HIA, forms a natural rear lot line. The lot must be revised with the dry stone wall incorporated and acting as a general demarcation of the rear (west) lot line. See sketch included in Heritage comments letter attached.
 - d. As part of the Zoning By-law Amendment, the Creamery should be provided with a wide range of uses to ensure that it can be adaptively re-used in a variety of ways in future. If it is intended to function as a daycare, it likely requires more space for amenities. Potential uses for the Creamery should be discussed in the application

materials, including the Urban Design Brief, CHIS/HIA, and all other relevant documentation, and should be set out in the draft Zoning By-law.

- e. Further evaluation is required as to whether the proposed Grading Plan will result in any negative impacts to the cultural heritage resources on and adjacent to the subject lands. The Grading Plan and other supplementary reports require consideration in the CHIS/HIA submitted as part of the application.
- f. The heritage context of the subject lands and surrounding area must be a strong influence on the architecture, landscaping and public realm components of the proposed development, and this should be reflected in the Urban Design Guidelines.
- g. The proposed development is designed without adequate consideration of potential impacts to adjacent cultural heritage resources, including 18260 Hurontario Street (Ridge House, designated under Part IV of the Ontario Heritage Act) and the listed, non-designated property at 18322 Hurontario Street. See CHIS/HIA comments for further details.
- h. The design of the proposed development does not contribute to the enhancement and revitalization of the Caledon Village streetscape.

(Town of Caledon, Planning Department, Heritage)

5. Heritage Staff have the following comments relating to the Stage 1-3 Archeological Assessment.

- a. The proponent shall submit the MHSTCI compliance letter for the Archaeological Assessment as soon as possible for Heritage staff to review.
- b. Heritage staff request more information regarding the ruins on site mentioned in the Archaeological Assessment and whether they have cultural heritage value and what buildings they may have represented. Please ensure these ruins are addressed in the CHIS/HIA.

(Town of Caledon, Planning Department, Heritage)

6. Town of Caledon Heritage Staff have found the Heritage Impact Assessment (HIA) to be deficient and request the following revisions (Refer to the attached heritage comments for a full list of comments):

- a. The HIA should include architectural principles for the subject lands to provide guidance for the design of the proposed development.
- b. Measured drawings of the cultural heritage resource and documentation of landscaping elements should be provided as part of the HIA
- c. The HIA should consider information from other application documents including the Arborist Report, and Grading Plan.
- d. The Creamery should be restored and a Heritage Conservation Plan (HCP) and Heritage Easement Agreement will be required. The proposed use of the creamery should be addressed in HIA and confirmed in the HCP.
- e. Further consideration of landscape elements is required throughout the HIA.

- f. Further evaluation is required regarding the impacts of the proposed development on the adjacent designated property at 18260 Hurontario Street. Impacts of vibration, grading landscaping and context change should be addressed.
 - g. The HIA should explore alternative development options and mitigation measures that would be more sympathetic to character of the area.
 - h. Include the land abstracts as an appendix
(*Town of Caledon, Planning Department, Heritage*)
7. Revisions are required to sections 1, 4.3, 6.5, 7, 7.1, 7.2, 7.3, 7.5, 8, 9.4, 10, 10.1 and 10.2 of the HIA. Details of the required updates are listed in the attached Heritage Impact Assessment comments from Town of Caledon Heritage Staff. (*Town of Caledon, Planning Department, Heritage*)
8. Please refer to attached Heritage and Design Services comments for information relating to the Heritage Policy Framework. (Town of Caledon, Planning Department, Heritage)
9. Please refer to the attached Urban Design comments letter and marked-up PDF copy of the Urban Design Brief, Elevation Plans, Preliminary landscape Master Plan, Draft Plan of Condominium and Site Plan documents for detailed urban design comments. (*Town of Caledon, Planning Department, Urban Design*)
10. The Geotechnical Investigation indicates that a Hydrogeological Report was prepared. This report is to be submitted to the Town for review. (*Town of Caledon, Engineering Services Department, Development Engineering*)
11. Fire Access route shall be designed and provided in accordance with 3.2.5.6. of the Ontario Building Code. (*Town of Caledon, Fire and Emergency Services*)
12. The Draft Zoning By-law Amendment Schedule must be properly georeferenced in accordance with the Town of Caledon's Digital Submission Standards. (*Town of Caledon, Information Technology, GIS and Planning Departments, Development Review Services*)
13. The proposal requires construction of a private condominium road over Town owned land that is heavily treed, close to existing residences and has problematic elevations from Development Engineering's standpoint. These items have not been reviewed or addressed as part of the applications. Given these points and the potential impact on surrounding properties, Council direction would be required to proceed with the access as shown on the plan. The Town strongly encourages the applicant to consider pursuing an alternate access location. (*Town of Caledon, Engineering Services Department, Development Engineering and Planning Department, Development Planning*)

14. Town of Caledon Engineering staff provide the following comments relating to the Functional Servicing Report prepared by Crozier and Associates, please see attached redlined report for additional information:

- a. Emergency overland flow is to be directed to an approved outlet or the municipal right of away. Flows are not allowed to flow onto neighboring private property.
- b. The FSR needs to take into consideration any external access connections to the plan when determining storage volume requirements.
- c. The erosion and sediment control plan indicate a silt fence along the property line and a mud mat connecting to Town owned land. As part of the site plan application, more detailed ESC plans will be required that show how drainage will be directed, how sediment will be controlled, topsoil storage locations, ESC measures during wall constructions, LID protection measures, etc.
- d. Remove York Region for the mud mat detail.
- e. The mud mat is proposed to connect to a road that does not exist or that staff will require direction from council on how to proceed. Development Engineering suggest the applicant consider pursuing an alternate access location.
- f. Identify the location where the sub drains for the retaining walls outlet. The outlets are not to discharge onto neighboring private property without a drainage easement being in place.
- g. The internal condominium road is to be constructed as per Town Standard Drawing No. 223. The Town does not support reverse-crown roadway designs.
- h. Include external spot grades 30 m from the property line so that the Town can determine if external flows are being accommodated. The consultant is to demonstrate that the flow from external southern and northern properties is accommodated.

(Town of Caledon, Engineering Services Department, Development Engineering)

15. Town of Caledon Engineering staff provide the following comments relating to the Site Plan prepared by Lucas & Associates:

- a. The site plan is to include a 1.5 m sidewalk.
- b. The applicant is to request permission from the MTO to connect the internal sidewalk to Highway 10.
- c. Identify the 3.0 meter utility easement corridor as described in Section 4.6.2 of the Town's Development Standards.

(Town of Caledon, Engineering Services Department, Development Engineering)

16. Town of Caledon Engineering staff provide the following comments relating to the Traffic Brief prepared by C.F. Crozier & Associates Inc.:

- a. Identify how parking space #8 can be utilized should a vehicle be parked in space #9.
- b. Traffic Brief is to be stamped and signed by an engineer.

(Town of Caledon, Engineering Services Department, Development Engineering)

17. Town of Caledon Engineering staff provide the following comments relating to the Noise Impact Study prepared by Aercoustics Engineering Ltd.:
- a. Report is to be stamped and signed by an engineer.
 - b. The report should mention the grading plan that was used as a reference with completing the report.
 - c. The noise report modelled the units along Highway 10 with rear yards adjacent to Highway 10 while the Urban Design Brief indicates that the units will be fronting Highway 10. The report should reflect the correct orientation on the units.
 - d. The elevations used in the Stinson 5.0 model do not correlate to the grades identified on grading plan provided by Crozier. For instance, the model input data has the barrier elevation at 415.30 m, however Crozier has a ground elevation at roughly 417.45 m.
 - e. For Segment A, the report uses a topography value of 4 for (elevated; with barrier) for the unmitigated sound level. The consultant is to clarify why a value of 4 was utilized as based on Crozier's grading plan the elevation will be roughly the same as Highway 10 and there should not be any barrier between the receiver and the source, based on the grading plan. Confirm the correct value is used throughout the report.
 - f. The report calculated a value of 59.90 dBA with the use of a 2.8 m noise barrier. The Town standard is a maximum of 60 dBA for OLAs. For where barriers are required, the consultant is to provide a chart of barrier heights and corresponding sound levels for the Town to review and evaluate.
 - g. Town's maximum allowable noise fence height is 2.4 m. If a height higher than that is required then the differences to be made up using a berm with 4:1 slope.
- (Town of Caledon, Engineering Services Department, Development Engineering)*
18. Town of Caledon Engineering staff provide the following comments relating to the Geotechnical Report prepared by SIRATI & Partners:
- a. The report is to provide recommendations how the LID feature located at the south east corner of the property can be protected during excavation, filling and compaction to ensure the infiltration rates remain as observed in the Soil Percolation Tests performed on June 19, 20 and 25, 2019.
- (Town of Caledon, Engineering Services Department, Development Engineering)*
19. Please ensure all proposed lot lines are identified on the site plan *(Town of Caledon, Planning Department, Zoning)*
20. Where proposed structures are indicated on a site plan, please either provide a layered PDF for existing structures or remove existing structures and features entirely to improve legibility. *(Town of Caledon, Planning Department, Zoning)*
21. Building areas, lot areas and lot frontages (as defined by 2006-50, as amended) for each townhouse dwelling units could not be confirmed. Please include a draft plan indicating all

applicable building areas, lot areas and lot frontages for each dwelling proposed. *(Town of Caledon, Planning Department, Zoning)*

22. Please dimension all applicable setbacks. Where setbacks are typical, please indicate on the site plan (typ.). Note that for units 1, 3, 13, 15, 19 and 30, further relief for front yard or exterior yard setbacks may be required depending on the location of the lot lines. *(Town of Caledon, Planning Department, Zoning)*
23. Please ensure all setbacks reported on site plans match those reported within matrix or other drawings. *(Town of Caledon, Planning Department, Zoning)*
24. Please note that parking spaces shall not be obstructed. Please confirm (through notations or floor plans) that where required parking spaces are located within a private garage that no stairs, landings, door swings or any other object will obstruct the parking space. *(Town of Caledon, Planning Department, Zoning)*
25. Please indicate the individual minimum backyard amenity area (as defined by 2006-50, as amended) for the proposed lots. The RT zone requires a minimum of 37 m² per lot. *(Town of Caledon, Planning Department, Zoning)*
26. Please indicate maximum building heights for the proposed townhouse dwelling units, as defined by 2006-50, as amended. *(Town of Caledon, Planning Department, Zoning)*
27. Staff note that an existing detached dwelling is to remain on a portion of the lands to be maintained as Rural Residential (RR). Please advise how the land is to be subdivided and provide all required zoning by-law relief (zoning standards) as required. *(Town of Caledon, Planning Department, Zoning)*
28. Staff request that draft condominium plans be provided to facilitate the review of the proposed condominium development. *(Town of Caledon, Planning Department, Zoning)*
29. Please note that Freehold Townhouse Dwellings shall have 2 independent entrances directly from outside the building. As no floor plans have been provided, this cannot be confirmed. Please review the entirety of the definition to ensure the proposed dwellings comply with the definition. Any alterations shall be included in the forthcoming submission. *(Town of Caledon, Planning Department, Zoning)*
30. Please provide the location of any heat pumps or air conditioners, if applicable. If the location cannot be determined at this point, please review Section 4.4 to determine if any relief should be required. *(Town of Caledon, Planning Department, Zoning)*

31. Please review section 4.25 “Permitted Encroachments” to determine if any relief is required for structural projections as provided for in 4.25 and Table 4.2. *(Town of Caledon, Planning Department, Zoning)*
32. Please note that the site plan indicates a total of 46 parking spaces are provided, however assuming the parking spaces within the private garages and driveways comply with the requirement, 68 parking spaces are shown for 30 dwelling units. Please confirm the standard parking space dimension and ensure the amount of parking spaces in the matrix match what is provided on the site plan. *(Town of Caledon, Planning Department, Zoning)*
33. Please dimension the maximum driveway widths proposed for each driveway. *(Town of Caledon, Planning Department, Zoning)*
34. Please provide a notation on the site plan indicating the provisions of Section 5.2.19. *(Town of Caledon, Planning Department, Zoning)*
35. A copy of the draft zoning by-law is attached. Please use the tracked changes feature in Microsoft Word to make any required changes and send the Word file back with the next submission. *(Town of Caledon, Planning Department, Zoning)*
36. The Integrated Accessibility Standards (IAS) within the Accessibility for Ontarians with Disabilities Act (AODA) requires that the provisions with respect to accessible parking are met when constructing new or redeveloping an off-street parking facility which includes visitor parking. One parking space for the use of persons with disabilities, which meets the requirements of a Type A accessible parking space, shall be provided where there are 12 parking spaces or fewer. For 10 visitor parking spaces this requirement would apply. Plan shall depict the location of the visitor accessible parking space. *(Town of Caledon, Corporate Services Department, Accessibility)*
37. Visitor accessible parking space shall meet the requirements set out in Schedule "K" to Town of Caledon Traffic By-law 2015-058 Designated Accessible Parking Spaces. *(Town of Caledon, Corporate Services Department, Accessibility)*
38. The concrete walkway from the road to the play/amenity area shall include a depressed curb for access of persons with disabilities which shall be in accordance with the requirements set out in Section 80.27 of the IAS. *(Town of Caledon, Corporate Services Department, Accessibility)*
39. If a community mail box is installed, the area shall be well lit via a light standard and a curb depression, complying with the IAS within the AODA, shall be provided from the sidewalk and/or roadway to the mail box landing area. *(Town of Caledon, Corporate Services Department, Accessibility)*

40. The design of the neighbourhood outdoor play/amenity area 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. (*Town of Caledon, Corporate Services Department, Accessibility*)
41. Credit Valley Conservation (CVC) staff recommend that the following items relating to ecology are addressed in a future resubmission:
- a. All relevant plans (Landscape, Tree Preservation, etc.) should be updated to acknowledge the Migratory Bird Convention Act and ensure that vegetation removals do not occur between April 1 - August 31. (*Credit Valley Conservation Authority*)
42. The FSR states that total proposed wastewater discharge is 59,100 L/day, (greater than 10,000 L/day) and as such the septic system requires MECP approval and ECA. CVC staff recommend that the following items relating to Water Quality/Hydrology be addressed in all relevant technical reports and MECP application materials:
- a. The proposed septic drains are located in an area with highest water table onsite. Discharge from the septic system tiles has the potential to further increase the water table. Therefore, changes in groundwater levels due to the addition of the proposed septic system tiles/additional wastewater should be modelled and considered in all relevant technical reports;
 - b. Given that the water table is shallow and additional wastewater will be added, the applicant should provide additional groundwater modelling that includes input from the proposed septic system tiles and ensures that the proposed infiltration galleries/LID measures area feasible given the revised groundwater levels;
 - c. The submitted report should demonstrate that there is no interference between the proposed infiltration galleries/LID measures and septic system tiles. For further guidance, please refer to: [https://stormwater.pca.state.mn.us/index.php?title=Stormwater infiltration and setback \(separation\) distances](https://stormwater.pca.state.mn.us/index.php?title=Stormwater_infiltration_and_setback_(separation)_distances).
 - d. The submitted reports confirm the direction of local groundwater flow to be south and south-easterly towards Caledon Creek and associated wetlands. Given the relatively permeable, transmissive nature of the surficial material and shallow water table, there is a potential for nitrates/other contaminants to enter the groundwater onsite. Enhanced septic treatment is proposed. Please update all relevant reports to discuss:
 - Distance from the site to sensitive downgradient features (Caledon Creek and associated wetlands);
 - Expected travel time, dilution, and attenuation of contaminants given the local groundwater flow path, surficial material, etc.;

- Concentration of contaminants expected to reach downgradient features (Caledon Creek and associated wetlands) given the above factors, and the inclusion of enhanced septic treatment. If contaminants are not expected to reach downgradient features at levels that would impact the features, please state this in the report.

(Credit Valley Conservation Authority)

43. CVC staff provide the following recommendations relating to General FSR/SWM, Infiltration Facilities. The following recommendations relate to the design of the proposed infiltration facilities within the FSR/SWM Report:

- a. The proposed infiltration galleries drain to an existing 900 mm diam. storm sewer at Hurontario Street/Highway 10. The FSR does not provide details or discussion related to the capacity of the existing storm sewer and/or whether it has capacity to accept 100-year controlled flows from the proposed development site. It is strongly recommended that the capacity of this storm sewer be determined given that this outlet dictates SWM requirements for the proposed development site;
- b. Additional sizing details should be provided to support the design of the proposed LID measures;
- c. Based on details provided within the Percolation Test Report (Sirati and Partners, June 2020), infiltration rates throughout the subject site ranged from 79 – 381 mm/hr. The report further states that infiltration rates measured at TH4 (closest to the proposed infiltration galleries) and TH6 were determined to be 268 mm/hr and 160 mm/hr respectively. Based on calculations provided within the FSR appendices, an infiltration rate of 368 mm/hr was used for the sizing of the proposed infiltration galleries. Please provide further justification and discussion within the FSR as to how the applied infiltration rate (368 mm/hr) was derived.
- d. A factor of safety should be considered in the design of the proposed infiltration galleries assuming that infiltration rates will reduce over time. Refer to CVC's SWM Guideline, Appendix B, Table B3 for safety correction factors when calculating design infiltration rates. Please update drawdown calculations accordingly based on CVC's SWM Guideline;
- e. An emergency spillway and/or outlet should be provided within the design of the proposed infiltration galleries;
- f. Additional details should be provided related to overland flow paths within the proposed development site. It is recommended that the FSR be updated to demonstrate how major flows generated within the subject site are directed into the proposed infiltration galleries without bypassing.

(Credit Valley Conservation Authority)

44. CVC staff recommend that LID performance monitoring should be completed directly following the completion of the development to ensure the infiltration galleries are operating as designed. Further, it is strongly recommended that a site specific operations and maintenance manual (OMM) be completed for the development to ensure that onsite LID features are

maintained over the long term. Please consider the following items within the OMM specific to the onsite LID features:

- a. The first year of inspections should be used to refine the inspection and maintenance frequency;
- b. Contingent on the above, the storage reservoirs (stormtech tanks) within the infiltration galleries should be inspected (scoped using a CCTV camera) every 7-10 years;
- c. A hobo level logger suspended in a piezometric well can be installed for approximately \$800. Having such a setup within a facility will allow for the verification of gallery drawdown times, and to assess for potential clogging within the practice. Free guidance is available via CVC's LID Monitoring guide, located here: https://cvc.ca/wp-content/uploads/2016/06/Monitoring_Guide_Final.pdf
- d. For more information, please see the LID Inspection and Maintenance Guide: https://sustainabletechnologies.ca/app/uploads/2018/04/SWMFG2016_Guide_April-2018.pdf .

(Credit Valley Conservation Authority)

45. CVC staff provide the following recommendations relating to the design and construction of LID features and should be considered/acknowledged within the design drawings:

- a. LID features (infiltration galleries) can be constructed at any time during the site construction process. However, feature locations need to be protected at all times from compaction – even before the features are installed. The location of any proposed LID features should be clearly demarked and protected using construction fencing or similar. It should incorporate clear signage indicating that the feature locations should not be used as a staging or storage area, and the perimeter of each feature should be protected using adequate ESC measures (e.g. compost biofilters);
- b. The facility receiving roof drainage can be brought online prior to the completion of major construction activities, so long as appropriate overflows are provided (so that surcharging can take place without surcharging occurring);
- c. The gallery should be constructed using double-washed clear stone or equivalent in order to ensure that porosity within the gallery is maximized;
- d. Controls should be incorporated into the infiltration gallery design to encourage infiltration within the gallery without bypassing.

(Credit Valley Conservation Authority)

46. CVC staff recommend that additional details be incorporated into the provided ESC drawings (ESC1, ESC2) relating to how the LID features being proposed will be protected during active construction. The drawing should include ESC details in accordance with CVC LID criteria:

- a. The drawing should include construction staging details relating to the infiltration galleries being proposed onsite;
- b. Special consideration should be made within the plan to ensure heavy construction and/or construction traffic does not impact the native soil and infiltration rates

through compaction and/or clogging. The ESC plan should clearly demonstrate how the infiltration areas will be isolated during active construction to avoid sediment accumulation and compaction with these features.

(Credit Valley Conservation Authority)

47. According to the provided tree inventory table there are 52 (12 of them in poor condition) trees to be removed, so 40 trees are required to be compensated rather than 28 replacement trees as indicated in the Arborist Report. In addition, please apply a proper tree replacement ratio for tree removal (Refer to the link below: https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/ToR_Arborist-Reports_Tree-Preservation-Plans_Tableland-Tree-Removal-Compensation.pdf) *(Town of Caledon, Planning Department, Landscape)*
48. Please clarify whether a portion of 1.8m high wood fence along south east property line is located within Tree Protective Hoarding Area as indicated in Urban Design Brief. *(Town of Caledon, Planning Department, Landscape)*
49. Please be advised that walkway system shall be provided in Common Element area identified on Draft Plan of Condominium. Besides, the 1.5 m concrete walkway link to the proposed Play Area/Amenity Area shown on Preliminary Landscape Master Plan (L100) should be included in Common Element. *(Town of Caledon, Planning Department, Landscape)*
50. While the traffic generated from the proposed 30-unit development is expected to be minimal, please provide an analysis of the existing daily traffic along Elizabeth Street and James Street (if the current Brock Street access is approved). Otherwise, the comparison of existing and future daily link volumes should be conducted for Travelled Road and Troiless Street. Please indicate the percentage increase in daily traffic volumes along these roadways as a result of the proposed development, and comment on the magnitude of this increase with respect to the livability of the existing neighbourhood. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
51. There are 8 visitor parking spaces illustrated in Figure 04 of the Traffic Brief. However, the site plan illustrates two additional spaces adjacent to parking space #8. Please illustrate that these parking spaces can operate safely and won't impact the operations of parking space #8. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
52. Please illustrate vehicle maneuvers entering and exiting the parking spaces in separate drawings for easier review. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
53. In Section 6.2 of the Traffic Brief, an intersection sight distance requirement of 105m was determined. Please illustrate that the proposed access will allow for the required sight distance. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*

54. According to Section 5.2.15 of the Town's Zoning By-law, the width of an individual driveway accessing a semi-detached or townhouse dwelling exceed 5.2 metres at its widest point. Please confirm the driveway widths of the double-garage units. If they exceed 5.2 metres, a minor variance will be required. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
55. Please develop a signage and pavement marking plan as part of the development application. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
56. Please confirm the site can accommodate fire truck and garbage vehicle maneuvers without hitting the curb. See attached redline mark-up of Figures 1 and 2 of the Traffic Brief. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
57. Please confirm the internal roadway can accommodate two-way circulation of passenger vehicles. See attached redline mark-up of Figure 3 of the Traffic Brief. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
58. Please ensure north is accurately labeled on all drawings, see attached redline mark-up. *(Town of Caledon, Engineering Services Department, Transportation Engineering)*
59. Please ensure that sidewalks are at least 1.5m wide on each side of the street throughout the development *(Region of Peel)*
60. Please consider the use of permeable paving on site. *(Region of Peel)*
61. Curb side waste collection is required. *(Region of Peel)*
62. Please refer to the attached Urban Design comments letter and marked-up PDF copy of the Urban Design Brief, Elevation Plans, Preliminary landscape Master Plan, Draft Plan of Condominium and Site Plan documents for detailed urban design comments. *(Town of Caledon, Urban Design)*

Comments to be Addressed prior to Draft Plan of Condominium

Approval

1. 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. *(Town of Caledon, Corporate Services Department, Accessibility)*
2. Any lighting on exterior routes of travel shall comply with the Town's lighting standard. *(Town of Caledon, Corporate Services Department, Accessibility)*

3. The Draft Plan of Condominium does not meet the Town of Caledon's Digital Submission Standards. The Plan must be updated as follows:
 - a. Lot depth (GIS_TX_LOT_DEPTH), frontage (GIS_TX_LOT_FRONTAGE) and area (GIS_TX_LOT_AREA) must all be within the boundaries of each lot.
 - b. The digital drawing must be georeferenced to the Town standard coordinate system which is Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83).
(Town of Caledon, Information Technology, GIS and Planning Departments, Development Review Services)

4. Please note that Cash-in-lieu of parkland dedication ('CIL') is a requirement of the site plan process. In order to determine the amount of CIL payment, the applicant shall have a market value appraisal completed for the subject property. The AACI long form appraisal must be prepared by an AACI certified appraiser. The Town will review the appraisal and if there is a concern about the value of the appraisal then a peer review of the report may be required. The peer review shall be done at the cost of the applicant. An appraisal is only valid for six months, so the applicant should ensure that an appraisal is done at an appropriate time in the site plan process so as to not delay the issuance of a building permit or cause an updated appraisal to be done. CIL payment shall be based on 5% of the approved appraised value of the subject lands, or one hectare for each three hundred dwelling units proposed, whichever is the greater of the two. *(Town of Caledon, Planning Department, Landscape)*

5. The owner is bound by the terms and obligations of the existing site plan agreement registered on the subject property *(Town of Caledon, Planning Department, Development Review Services)*

6. Please review the revisions to the legal description on the draft zoning by-law and draft plan of condominium attached. *(Town of Caledon, Planning Department, Development Review Services)*

7. Town of Caledon Engineering staff provide the following comments relating to the Draft Plan of Condominium prepared by Design Plan Services Inc.:
 - a. A common element connection to the park is to be shown on the plan.
 - b. The condominium corporation will require easements over rear of units that back onto the retaining to facilitate future maintenance requirements.
 - c. The Draft Plan is to show the 3m utility easement along the condominium roadway.
(Town of Caledon, Engineering Services Department, Development Engineering)

Comments to be Addressed as Conditions of Draft Plan of Condominium Approval

1. Staff will require a surveyor's certificate of lot area and frontages once lot configurations have been finalized. *(Town of Caledon, Planning Department, Zoning)*
2. Please refer to the attached Urban Design comments letter and marked-up PDF copy of the Urban Design Brief, Elevation Plans, Preliminary landscape Master Plan, Draft Plan of Condominium and Site Plan documents for detailed urban design comments. *(Town of Caledon, Urban Design)*
3. Heritage Staff have the following comments relating to the Stage 1-3 Archeological Assessment.
 - a The proponent shall follow through on MHSTCI and Town of Caledon Heritage staff recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4) to the satisfaction of the MHSTCI 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.
 - b 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), in both hard copy and PDF format, and the MHSTCI 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.
 - c 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.
 - d If the subject lands were previously assessed, the proponent must provide a copy of the archaeological assessment(s) and the associated MHSTCI 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.
(Town of Caledon, Planning Department, Heritage)
4. Prior to development approvals, including grading, the proponent shall provide a Heritage Conservation Plan (HCP), prepared by a qualified professional with expertise in heritage studies for the cultural heritage resource(s) on the property, to the satisfaction of Heritage staff at the Town of Caledon. *(Town of Caledon, Planning Department, Heritage)*

5. The proponent shall provide financial securities as specified in the approved HCP plus an additional 30% contingency in a form satisfactory to the Director of Planning at the Town of Caledon. *(Town of Caledon, Planning Department, Heritage)*
6. Prior to the release of any securities, the proponent shall provide certification from a qualified professional with expertise in heritage studies, to the satisfaction of the Director of Planning, confirming that all of the works as outlined in the HCP have been completed. *(Town of Caledon, Policy, Heritage and Design Services)*
7. Prior to grading, the Owner shall enter into a Heritage Easement Agreement (HEA) with the Town of Caledon for the purposes of conservation of the cultural heritage resources on the property with content satisfactory to the Director of Planning at the Town of Caledon, and in a form satisfactory to the Town Solicitor. *(Town of Caledon, Planning Department, Heritage)*
8. Given the significant cultural heritage value of the property, the development proponent shall install a plaque to communicate the history of the property.
 - a. Prior to executing the Servicing Agreement, the owner shall submit detailed drawings and a cost estimate for the plaque to the satisfaction of the Town. Further detail is provided in the attached Comments Letter from Heritage Staff.
(Town of Caledon, Planning Department, Heritage)
9. A clause shall be included in the Servicing agreement stating that the owner shall, prior to release of securities, implement the approved commemorative features, at the sole cost of the owner, to the satisfaction of the Town, unless alternate construction arrangements are agreed upon with the Town. A letter of credit and/or cash payment(s) shall be included in the Site Plan agreement based on the approved drawings and cost estimate for the commemorative features. *(Town of Caledon, Planning Department, Heritage)*
10. Bell Canada requires the following paragraphs to be included as a condition of approval:
 - a. "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada."
 - a. "The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."
(Bell Canada)
11. The Dufferin-Peel Catholic District School Board has requested that the following conditions be incorporated in the development agreement: That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - a. "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in

temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- b. "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

(Dufferin-Peel Catholic District School Board)

12. Hydro One does not have any conflicts with the proposed development provided the following comments are addressed:

- a. No open trenching within 1.5m of Hydro poles and/or anchors.
- b. Maintain 1m clearance from Hydro One Plant if trenchless horizontal drilling / directional bore.
- c. PUCO owner is responsible to address all conflicts with Hydro One plant and request conflict corrections through appropriate channels
- d. Ensure all industry standard utility separations and clearance minimums are maintained.
- e. Any grade changes are brought to the attention of Hydro One and addressed prior to commencing work
- f. Any poles affected by grading requiring a pole setting adjustment will be charged at 100% labour and material without advanced notice having been received.
- g. Please ensure that all private electrical infrastructure on the property have owner agreements/easements placed on them when impacted by property severances/easements to ensure all land owners/tenants legal rights are maintained. Ensure all industry standard utility separations and clearance minimums are maintained.
- h. Please be advised that existing Hydro One O/H primary and O/H secondary is in vicinity of proposed works.
- i. See attached a rough sketch of the approximate locations of Hydro One plant where Hydro One overhead is represented by a blue line. This sketch is for approximation purposes only and is not the exact location of HONI plant.

(Hydro One Bolton Operations)

13. In the event that an agreement is required, a postponement of the existing mortgage held on the property will be required. *(Town of Caledon, Planning Department, Development Review Services)*

14. The following conditions should be added as part of the draft approved conditions. These conditions are to be cleared by the Legal Services Office prior to final approval and registration of the M-plan.

- a. The Owner shall submit to the Town for approval the Condominium Declaration and Description containing all the required provisions in accordance with the Condominium Act, 1998 and any other provision as may be requested as a condition of draft approval by the Town. If requested by the Town, the Owner shall

incorporate into the Condominium Declaration and Description any right(s)-of-way and easements in favour of the Town, to the satisfaction of the Town.

- b. Together with the final version of the Declaration, the Owner shall provide a solicitor's undertaking indicating that:
 - i the Declaration provided to the Town is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;
 - ii the Town will be notified of any required changes prior to registration; and
 - iii immediately following registration of the Declaration, a copy will be provided to the Town.
 - c. The Owner shall submit the draft Condominium Plan to the Town for approval.
(*Town of Caledon, Legal Services*)
15. The following condition should be added as part of the draft approved conditions. This condition is to be cleared by the Finance Department:
- a. Immediately prior to the registration of the condominium plan, the owner shall pay any outstanding taxes owing to the Town and provide to the Town a clear tax certificate. (*Town of Caledon, Development Review Services, Planning*)
16. The following conditions must be included in the Development Agreement as was as the Engineering Agreement:
- a. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - i. "Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools."
 - ii. "The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board."
 - b. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board's Transportation Policy. (*Peel District School Board*)

The following agencies and departments have no concerns:

- OPP (Caledon Detachment)

Comments from the following agencies and departments are attached for your review:

- Region of Peel – March 29, 2021
- Enbridge - March 29, 2021
- Credit Valley Conservation Authority – April 28, 2021
- Town of Caledon, Development Review Services, Engineering – April 5, 2021
- Town of Caledon, Planning Department, Zoning – April 1, 2021
- Town of Caledon, Planning Department, Heritage, Rezoning – April 12, 2021
- Town of Caledon, Planning Department, Heritage, HIA – April 12, 2021
- Town of Caledon, Planning Department, Landscape – April 1, 2021
- Dufferin-Peel Catholic District School Board letter – March 18, 2021
- Peel District School Board Letter – April 1, 2021
- Town of Caledon, Urban Design Peer Review Letter – April 6, 2021

Comments from the following agencies remain outstanding and will be forwarded to you upon receipt:

- Canada Post
- Ministry of Municipal Affairs and Housing
- Municipal Property Assessment Corporation (MPAC)
- Rogers Communications
- Town of Caledon, Planning Department, Street Naming

In preparing your resubmission, please provide the following with your next submission:

1. Cover Letter Addressing All Comments Contained in this Letter and Attachments
2. Response Matrix to Members of the Public comments, questions, concerns etc.
3. Site Plan (Full size, to scale and in metric)
4. Revised Draft Zoning By-law Amendment (.pdf and Microsoft Word)
5. Planning Justification Report
6. Urban Design Brief
7. Heritage Impact Assessment
8. Elevations
9. Zoning By-law Matrix
10. Letter from Engineer addressing all Engineering Comments
11. Engineering Letter of Conformance
12. Geotechnical Report
13. Functional Servicing and Stormwater Management Report
14. Site Grading Plan
15. Site Servicing Plan
16. Noise Impact Study
17. Letter from Landscape Architect addressing all Landscape Comments

18. Landscape Plans and Details
19. Tree Preservation Plan
20. Draft Plan of Condominium
21. Hydrogeological Report and Assessment
22. Traffic Brief
23. Cultural Heritage Impact Statement
24. Stage 1-3 Archeological Assessment and associated Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) compliance letter
25. Revised digital drawings in accordance with Town of Caledon Digital submission standards
26. Overall Site Plan identifying lot and zoning boundaries, and building setbacks
27. Solicitors Undertaking
28. Condominium Declaration and Description
29. Drawings and Cost estimate for Heritage Plaque
30. Draft Plan of Condominium resubmission fee of \$6,366.84

Note, an Appraisal for Cash in Lieu of Parkland is required. However, this is only valid for 6 months, please submit the appraisal at an appropriate time in the process.

The Town is only accepting electronic submissions. To assist, the Town has created a document which identifies how material is to be submitted. Please click [here](#) to access the Town's website for details and ensure that any submission material you are preparing will meet the attached requirements.

To submit a revised submission, please visit the Town's website and complete the additional information form online at www.caledon.ca/development, under the heading "For Existing Applications" and click on either Draft Plan of Subdivision, Zoning By-law Amendments or Official Plan Amendments. All of these links will bring you to the same form to complete. As the resubmission will be of a substantial file size, all supporting documents will be required to be uploaded to a secure Planning FTP site. Should you not have access to the folder, please let me know. Once a submission has been made as per above, please advise me for efficient processing.

Please note:

1. The latest Town of Caledon's Development Standard Policies and Guidelines (Version 5) have been released. An electronic copy is available on the Town of Caledon website for viewing as per the following link: <https://www.caledon.ca/en/townhall/development-standards-policies-guidelines.asp>. Please ensure all future engineering drawings are designed in accordance with the latest Town's engineering standard.
2. The Town's Fees By-law requires recirculation fees for the Official Plan Amendment and Zoning By-law Amendment (fees subject to change) for any resubmission after the 3rd submission. **You are encouraged to address all comments in the next submission.**

I trust this information is of assistance to you. Please do not hesitate to contact me at aclarke@mhbcpplan.com should you have any questions.



Aleah Clarke, MHBC
On Behalf Of
Development Review Services, Planning Department,
Town of Caledon

c.

Municipal Numbers
Jillian Britto, Coordinator, Transportation Engineering
Patrick Trafford, Accessibility, Legislative Services
Simon Latam, Landscape Architect
Cassandra Jasinski, Heritage and Urban Design
Wayne Koethe, Region of Peel
Dave Pelayo, Chief Fire Prevention Officer
Drew Haines, Acting Team Lead, Engineering
Arash Olia, Manager, Transportation Engineering
Glendon Turner, Senior Financial Analyst
Tiffany McClain, Law Clerk, Legal Services
Kyle Munro, Community Policy Planner (Street Naming)
Brandon Bell, Senior Planning, Zoning
Municipal Numbers
GIS (Digital Submission of Condominium Review)
Bailey Loverock, Community Planner (Digital Submission of Zoning By-law Review)

Bell Canada, Development & Municipal Services Control Centre
Christopher Fearon, Canada Post
Dorothy Di Berto, Credit Valley Conservation
Stephanie Cox, Dufferin-Peel Catholic District School Board
Municipal Notices, Enbridge Gas Distribution Inc.
Zone 2 Scheduling, Hydro One Networks Inc.
Marcus Sanderson, Ontario Provincial Police
Suzanne Blakeman, Peel District School Board
Rogers Communication Canada Inc.
John G. Williams Architect
Christian Singh, Ministry of Transportation (Permitting)
Caledon Account Manager, Municipal Property Assessment Corporation

Attachments:

1. Draft Zoning By-law Amendment Track Change Document
2. Mark-up copy of draft zoning by-law with revised legal description
3. Mark-up copy of draft plan of condominium with revised legal description
4. Mark-up copy of Existing Tree Inventory and Preservation Plan (Landscape Comments)

5. Mark-up Urban design brief (Urban Design Comments)
6. Mark-Up Elevation Plans (Urban Design Comments)
7. Mark-Up Draft Plan of Condominium (Urban Design Comments)
8. Mark-Up Preliminary Landscape Plan (Urban Design Comments)
9. Mark-Up Site Plan (Urban Design Comments)
10. Mark-Up Functional Servicing Report (Development Engineering)
11. Mark-up of Traffic Brief Drawings and Site Plan (Transportation Engineering)
12. Members of the Public Response, Questions and Concerns Summary Document
13. Hydro One Plant Rough Sketch

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

March 29, 2021

Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

**Re: Zoning By-law Amendment
18314 & 18309 Hurontario Street
Part of Lot 15, Conession 1 WHS (Caledon), designated as Parts 1 and
2 on Plan 43R-7750
Town of Caledon**

Region File: RZ-21-001C & 21CDM-21001C

Dear Aleah Clarke:

Regional staff have reviewed the above application and have the following comment(s):

Servicing

The servicing comments will be provided upon receipt of Site Plan Application and servicing submission. Drawings may have to be sent for modelling.

Health Impact Assessment

Through ROPA 27, the Region is implementing the Healthy Development Framework (HDF), a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate 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.

A key policy of ROPA 27 is to inform decision-makers, in this case Caledon Council, of the health promoting potential of planning applications. As such, Town Staff is working collaboratively with the Region to ensure health is considered as part of the review of development applications, and where warranted is communicated to local Council.

The small scale HDA submitted in support of the residential development and has reached a gold level threshold with a score of 80%. While this development is on its way to being a healthy community, there are opportunities to enhance the site further. As addressed in the HDA, further details will be provided on the lighting and bicycle parking at the future site plan stage. We would like to see these details and provide further comments through the site plan. Additionally, we have the following recommendations:

- Please ensure there are sidewalks of at least 1.5m on each side of the street throughout the development.
- Please consider permeable paving on site

Waste Management

- Curb side waste collection is required.
- The site is not located within the vicinity of a landfill

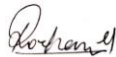
Notes

- Generic Regulations Limit: The subject land is located in an area considered within the regulation limit of the Credit Valley Conservation Authority. We rely on the environmental expertise of the Credit Valley Conservation Authority for the review of development applications located within or adjacent to this regulation area in Peel and their potential impacts on the natural environment. We therefore request that City/town staff consider comments from the Credit Valley Conservation and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the Credit Valley Conservation Authority

Concluding Remarks

If there are any questions or concerns, please contact me at rojan.mohammadi@peelregion.ca

Regards,



Rojan Mohammadi, MCIP, RPP, PMP
Intermediate Planner
Development Services

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

March 24, 2021

Aleah Clarke, MHBC
Community Development Planner
Town of Caledon
6311 Old Church Rd
Caledon, ON L7C 1J6

Dear Aleah,

Re: Draft Plan of Condominium, Zoning By-law Amendment
Jeannett and Richard Nicholson and 2683894 Ontario Inc.
0 and 18314 Hurontario Street
Town of Caledon
File No.: 21CDM-210001C, RZ 2021-0001

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in blue ink that reads 'Casey O'Neil'.

Casey O'Neil
Sr Analyst Municipal Planning
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5180
500 Consumers Rd. North York, Ontario, M2J 1P8

enbridge.com
Safety. Integrity. Respect.



April 28, 2021

Town of Caledon
16311 Old Church Road
Caledon, ON L7C 1J6

Attention: Aleah Clarke, MHBC for Town of Caledon

Dear Ms. Clarke:

**Re: CVC File No. OZ 21/001
Municipality File No. RZ 2021-0001 & 21CDM-210001C
Nicholson & 2683894 Ontario Inc.
00 & 18314 Hurontario St
Part of Lot 15, Concession 1 WHS
Town of Caledon**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the *Planning Act* – providing comments based on CVC’s Board approved policies;
2. Planning Advisory Services – providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

ONTARIO REGULATION 160/06:

The subject property is located outside of the CVC’s Regulated Area and a CVC permit is not required for the proposed development at this time.

SITE CHARACTERISTICS:

The property does not contain natural features or natural hazards of concern to CVC. Caledon Creek and associated wetlands are located offsite to the south. The property is located within the Protected Countryside of the Greenbelt Plan, and within a Significant Groundwater Recharge Area (SGRA) and Highly Vulnerable Aquifer (HVA).

April 28, 2021

Re: CVC File No. OZ 21/001
Municipality File No. RZ 2021-0001 & 21CDM-210001C
Nicholson & 2683894 Ontario Inc.
00 & 18314 Hurontario St
Part of Lot 15, Concession 1 WHS
Town of Caledon

It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological, and biological features associated with the above-noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

PROPOSAL:

Based on our review of the submittal, we understand that the rezone would facilitate the development of 30 condominium townhouse units and associated private road, amenity space, stormwater management facilities, and private septic system with a discharge of 59,100 L/day. We understand that the existing dwelling would remain onsite.

MATERIALS SUBMITTED/REVIEWED:

Plan of Topographic Survey, RS Geomatics, dated November 2018;
Site Plan, Lucas & Assoc., dated October 2020;
Draft Plan of Condominium, Design Plan Services, dated November 2020;
Functional Servicing & Preliminary Stormwater Management Report, Crozier, dated December 2020;
Preliminary Geotechnical Investigation, Sirati & Partners, dated December 2020;
Long-Term Groundwater Monitoring Report, Sirati & Partners, dated June 2020;
Soil Percolation Tests; Sirati & Partners, dated June 2020;
Preliminary Landscape Master Plan, SBK, dated August 2020;
Existing Tree Inventory and Preservation Plan, SBK, dated August 2020;
Arborist Report, SBK, dated December 2020.

RECOMMENDATIONS:

CVC staff recommend that the applicant should address the following technical items in their resubmittal. We make these recommendations only in our role as technical advisors to the municipality, as the property is located outside of the CVC's Regulated area.

Ecology

1. All relevant plans (Landscape, Tree Preservation, etc.) should be updated to acknowledge the Migratory Bird Convention Act and ensure that vegetation removals do not occur between April 1-August 31.

Water Quality/Hydrogeology

1. The FSR states that total proposed wastewater discharge is 59,100 L/day, (greater than 10,000 L/day) and as such the septic system requires MECP approval and ECA. Please address the following recommendations in all relevant technical reports and MECP application materials:
 - a. The proposed septic drains are located in an area with highest water table onsite. Discharge from the septic system tiles has the potential to further increase the water table. Therefore, changes in groundwater levels due to the addition of the proposed septic system tiles/additional wastewater should be modelled and considered in all relevant technical reports;

April 28, 2021

Re: CVC File No. OZ 21/001
Municipality File No. RZ 2021-0001 & 21CDM-210001C
Nicholson & 2683894 Ontario Inc.
00 & 18314 Hurontario St
Part of Lot 15, Concession 1 WHS
Town of Caledon

- b. Given that the water table is shallow and additional wastewater will be added, the applicant should provide additional groundwater modelling that includes input from the proposed septic system tiles and ensures that the proposed infiltration galleries/LID measures area feasible given the revised groundwater levels;
- c. Demonstrate that there is no interference between the proposed infiltration galleries/LID measures and septic system tiles. For further guidance, please refer to: [https://stormwater.pca.state.mn.us/index.php?title=Stormwater_infiltration_and_setback_\(separation\)_distances](https://stormwater.pca.state.mn.us/index.php?title=Stormwater_infiltration_and_setback_(separation)_distances) .
- d. The submitted reports confirm the direction of local groundwater flow to be south and south-easterly towards Caledon Creek and associated wetlands. Given the relatively permeable, transmissive nature of the surficial material and shallow water table, there is a potential for nitrates/other contaminants to enter the groundwater onsite. Enhanced septic treatment is proposed. Please update all relevant reports to discuss:
 - Distance from the site to sensitive downgradient features (Caledon Creek and associated wetlands);
 - Expected travel time, dilution, and attenuation of contaminants given the local groundwater flow path, surficial material, etc.;
 - Concentration of contaminants expected to reach downgradient features (Caledon Creek and associated wetlands) given the above factors, and the inclusion of enhanced septic treatment. If contaminants are not expected to reach downgradient features at levels that would impact the features, please state this in the report.

General Engineering

1. **General FSR/SWM, Infiltration Facilities:** The following recommendations relate to the design of the proposed infiltration facilities within the FSR/SWM Report:
 - a. The proposed infiltration galleries drain to an existing 900 mm diam. storm sewer at Hurontario Street/Highway 10. The FSR does not provide details or discussion related to the capacity of the existing storm sewer and/or whether it has capacity to accept 100-year controlled flows from the proposed development site. It is strongly recommended that the capacity of this storm sewer be determined given that this outlet dictates SWM requirements for the proposed development site;
 - b. Additional sizing details should be provided to support the design of the proposed LID measures;
 - c. Based on details provided within the Percolation Test Report (Sirati and Partners, June 2020), infiltration rates throughout the subject site ranged from 79 – 381 mm/hr. The report further states that infiltration rates measured at TH4 (closest to the proposed infiltration galleries) and TH6 were determined to be 268 mm/hr and 160 mm/hr respectively. Based on calculations provided within the FSR appendices, an infiltration rate of 368 mm/hr was used for the sizing of the proposed infiltration galleries. Please provide further justification and discussion within the FSR as to how the applied infiltration rate (368 mm/hr) was derived.

April 28, 2021

Re: CVC File No. OZ 21/001
Municipality File No. RZ 2021-0001 & 21CDM-210001C
Nicholson & 2683894 Ontario Inc.
00 & 18314 Hurontario St
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Town of Caledon

- d. A factor of safety should be considered in the design of the proposed infiltration galleries assuming that infiltration rates will reduce over time. Refer to CVC's SWM Guideline, Appendix B, Table B3 for safety correction factors when calculating design infiltration rates. Please update drawdown calculations accordingly based on CVC's SWM Guideline;
 - e. An emergency spillway and/or outlet should be provided within the design of the proposed infiltration galleries;
 - f. Additional details should be provided related to overland flow paths within the proposed development site. It is recommended that the FSR be updated to demonstrate how major flows generated within the subject site are directed into the proposed infiltration galleries without bypassing.
2. **LID Performance Monitoring:** LID performance monitoring should be completed directly following the completion of the development to ensure the infiltration galleries are operating as designed. Further, it is strongly recommended that a site specific operations and maintenance manual (OMM) be completed for the development to ensure that onsite LID features are maintained over the long term. Please consider the following items within the OMM specific to the onsite LID features:
- a. The first year of inspections should be used to refine the inspection and maintenance frequency;
 - b. Contingent on the above, the storage reservoirs (stormtech tanks) within the infiltration galleries should be inspected (scoped using a CCTV camera) every 7-10 years;
 - c. A hobo level logger suspended in a piezometric well can be installed for approximately \$800. Having such a setup within a facility will allow for the verification of gallery drawdown times, and to assess for potential clogging within the practice. Free guidance is available via CVC's LID Monitoring guide, located here: https://cvc.ca/wp-content/uploads/2016/06/Monitoring_Guide_Final.pdf
 - d. For more information, please see the LID Inspection and Maintenance Guide: https://sustainabletechnologies.ca/app/uploads/2018/04/SWMFG2016_Guide_April-2018.pdf .
3. **LID Design/Construction:** The following recommendations relate to the design and construction of LID features and should be considered/acknowledged within the design drawings:
- a. LID features (infiltration galleries) can be constructed at any time during the site construction process. However, feature locations need to be protected at all times from compaction – even before the features are installed. The location of any proposed LID features should be clearly demarked and protected using construction fencing or similar. It should incorporate clear signage indicating that the feature locations should not be used as a staging or storage area, and the perimeter of each feature should be protected using adequate ESC measures (e.g. compost biofilters);

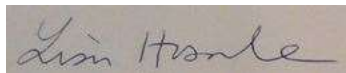
April 28, 2021

Re: CVC File No. OZ 21/001
Municipality File No. RZ 2021-0001 & 21CDM-210001C
Nicholson & 2683894 Ontario Inc.
00 & 18314 Hurontario St
Part of Lot 15, Concession 1 WHS
Town of Caledon

- b. The facility receiving roof drainage can be brought online prior to the completion of major construction activities, so long as appropriate overflows are provided (so that surcharging can take place without surcharging occurring);
 - c. The gallery should be constructed using double-washed clear stone or equivalent in order to ensure that porosity within the gallery is maximized;
 - d. Controls should be incorporated into the infiltration gallery design to encourage infiltration within the gallery without bypassing.
4. **ESC Drawings:** It is recommended that additional details be incorporated into the provided ESC drawings (ESC1, ESC2) relating to how the LID features being proposed will be protected during active construction. The drawing should include ESC details in accordance with CVC LID criteria:
- a. The drawing should include construction staging details relating to the infiltration galleries being proposed onsite;
 - b. Special consideration should be made within the plan to ensure heavy construction and/or construction traffic does not impact the native soil and infiltration rates through compaction and/or clogging. The ESC plan should clearly demonstrate how the infiltration areas will be isolated during active construction to avoid sediment accumulation and compaction with these features.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 268).

Sincerely,



Lisa Hosale, Planner



MEMORANDUM

Public Works Department

DATE: April 5, 2021

TO: Stephanie McVittie
Development Approval and Planning Policy

FROM: Drew Haines

SUBJECT: Proposed Application for Rezoning
Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and
2683894 Ontario Inc.
CON 1 WHS PT LOT 15 IRREG
18314 HURONTARIO STREET
RZ 2021-0001

Stephanie,

An application of a proposed rezoning for the Design Plan Services Inc. on behalf of Jannett and Richard Nichalson and 2683894 Ontario Inc., located on HURONTARIO STREET was received by this department for comment on March 8, 2021.

The purpose of the application is to Proposed rezoning from Rural Residential (RR) to Townhouse Residential - Exception XXX (RT-XXX) to permit a 30 unit condominium.

Included in the circulation was the covering memo, the letter from the applicant, the application form, the location plan and fact sheet, a Functional Servicing Report prepared by Crozier and Associates dated December 10, 2020; a Geotechnical Investigation prepared by SIRATI and Partners Consultants Ltd., dated December 12, 2020; a Soil Percolation Tests prepared by SIRATI Partners Consulting Inc. dated December 15th, 2020; a Noise Impact Study prepared by Aercoustics Engineering Ltd. dated December 8th, 2020; a Traffic Brief prepared by Crozier and Associates Inc. dated December 9th, 2020; Draft Plan of Condominium prepared by Design Plan Services Inc. dated December 14th, 2020; Site Plan prepared by Lucas and Associated dated November 5th, 2020; and Long-Term Groundwater Monitoring Report prepared by SIRATI & Partners Consultants Limited dated June 26, 2020.

The Geotechnical Investigation indicates that a Hydrogeological Report was prepared. This report is to be submitted to the Town for review.

Development Engineering has reviewed the above-mentioned reports and provides the following comments:

1. The proposal requires construction of a private condominium road over Town owned land that is heavily treed, close to existing residences and has problematic elevations from Development Engineering's standpoint. Given these points and the potential impact on surrounding properties, Council direction would be required to proceed with the access as shown on the plan. Development Engineering suggest the applicant consider pursuing an alternate access location.





MEMORANDUM

Public Works Department

2. The Functional Servicing Report prepared by Crozier and Associates dated December 10, 2020 was reviewed, redlined in Bluebeam and the following comments are provided:
 - a. Emergency overland flow is to be directed to an approved outlet or the municipal right of way. Flows are not allowed to flow onto neighboring private property.
 - b. The FSR needs to take into consideration any external access connections to the plan when determining storage volume requirements.
 - c. The erosion and sediment control plan indicate a silt fence along the property line and a mud mat connecting to Town owned land. As part of the site plan application, more detailed ESC plans will be required that show how drainage will be directed, how sediment will be controlled, topsoil storage locations, ESC measures during wall constructions, LID protection measures, etc.
 - d. Remove York Region for the mud mat detail.
 - e. The mud mat is proposed to connect to a road that does not exist or that staff will require direction from council on how to proceed. Development Engineering suggest the applicant consider pursuing an alternate access location.
 - f. Identify the location where the sub drains for the retaining walls outlet. The outlets are not to discharge onto neighboring private property without a drainage easement being in place.
 - g. The internal condominium road is to be constructed as per Town Standard Drawing No. 223. The Town does not support reverse-crown roadway designs.
 - h. Include external spot grades 30 m from the property line so that the Town can determine if external flows are being accommodated. The consultant is to demonstrate that the flow from external southern and northern properties is accommodated.

3. The Site Plan prepared by Lucas & Associates dated October 27, 2020 was reviewed and the following comments are provided:
 - a. The site plan is to include a 1.5 m sidewalk.
 - b. The applicant is to request permission from the MTO to connect the internal sidewalk to Highway 10.
 - c. Identify the 3.0 meter utility easement corridor as described in Section 4.6.2 of the Town's Development Standards.

4. The Traffic Brief prepared by C.F. Crozier and Associates Inc. dated December 9th, 2020 was reviewed and the following comments are provided:
 - a. Identify how parking space #8 can be utilized should a vehicle be parked in space #9.
 - b. Traffic Brief is to be stamped and signed by an engineer.

5. The Noise Impact Study prepared by Aercoustics Engineering Ltd., dated December 8, 2020 was reviewed and the following comments provided:
 - a. Report is to be stamped and signed by an engineer.
 - b. The report should mention the grading plan that was used as a reference with completing the report.
 - c. The noise report modelled the units along Highway 10 with rear yards adjacent to Highway 10 while the Urban Design Brief indicates that the units will be fronting Highway 10. The report should reflect the correct orientation on the units.





MEMORANDUM

Public Works Department

- d. The elevations used in the Stamson 5.0 model do not correlate to the grades identified on grading plan provided by Crozier. For instance, the model input data has the barrier elevation at 415.30 m, however Crozier has a ground elevation at roughly 417.45 m.
 - e. For Segment A, the report uses a topography value of 4 for (elevated; with barrier) for the unmitigated sound level. The consultant is to clarify why a value of 4 was utilized as based on Crozier's grading plan the elevation will be roughly the same as Highway 10 and there should not be any barrier between the receiver and the source, based on the grading plan. Confirm the correct value is used throughout the report.
 - f. The report calculated a value of 59.90 dBA with the use of a 2.8 m noise barrier. The Town standard is a maximum of 60 dBA for OLAs. For where barriers are required, the consultant is to provide a chart of barrier heights and corresponding sound levels for the Town to review and evaluate.
 - g. Town's maximum allowable noise fence height is 2.4 m. If a height higher than that is required then the differences to be made up using a berm with 4:1 slope.
6. The Geotechnical Report prepared by SIRATI & Partners dated December 11, 2020 was reviewed and the following comments provided:
 - a. The report is to provide recommendations how the LID feature located at the south east corner of the property can be protected during excavation, filling and compaction to ensure the infiltration rates remain as observed in the Soil Percolation Tests performed on June 19, 20 and 25, 2019.
 7. The Draft Plan of Condominium prepared by Design Plan Services Inc., dated November 12, 2020 was reviewed and the following comments are provided:
 - a. A common element connection to the park is to be shown on the plan.
 - b. The condominium corporation will require easements over rear of units that back onto the retaining to facilitate future maintenance requirements.
 - c. The Draft Plan is to show the 3m utility easement along the condominium roadway.

With the next submission I require a detailed account of how each comment and revision has been addressed and a digital copy together with a hard copy should be re-submitted.

Drew Haines, P.Eng.
Senior Development Engineering Coordinator

GH
07-128



TOWN HALL
6311 Old Church Road, Caledon, ON L7C 1J6
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Memo

Date: April 1, 2021

To: Aleah Clarke, MHBC c/o Development Review Services

From: Brandon Bell, Senior Planner

Subject: Application for Zoning By-law Amendment and Draft Plan of Condominium
0 and 18314 Hurontario Street
File No.: RZ 2021-0001 and 21CDM-21001C – 1st Submission

The proposed Zoning By-law Amendment seeks to rezone the subject property from Rural Residential (RR) to Townhouse Residential – Exception XXX (RT-XXX) to permit site specific standards to implement the proposed development of 30 condominium townhouse units.

The proposed Draft Plan of Condominium seeks to establish a Common Element Plan of Condominium on the subject lands comprised of 30 townhouse units, a private road and private amenity area.

Zoning staff have reviewed the first submission and provide the following comments for review. Please contact the undersigned should you have any questions.

A copy of the draft zoning by-law has also been provided under separate cover. Please use the tracked changes feature in Microsoft Word to make any required changes and send it the Word file back with the next submission.

Zoning Comments

1. Please ensure all proposed *lot lines* are provided on the site plan.
2. Where proposed structures are indicated on a site plan, please either provide a layered PDF for existing structures or remove existing structures and features entirely to improve legibility.
3. *Building areas, lot areas and lot frontages* (as defined by 2006-50, as amended) for each townhouse dwelling units could not be confirmed. Please include a draft plan indicating all applicable *building areas, lot areas and lot frontages* for each dwelling proposed.



4. Please dimension all applicable *setbacks*. Where *setbacks* are typical, please indicate on the site plan (typ.). Note that for units 1, 3, 13, 15, 19 and 30, further relief for *front yard or exterior yard setbacks* may be required depending on the location of the *lot lines*.
5. Please ensure all *setbacks* reported on site plans match those reported within matrix or other drawings.
6. Please note that *parking spaces* shall not be obstructed. Please confirm (through notations or floor plans) that where required *parking spaces* are located within a *private garage* that no stairs, landings, door swings or any other object will obstruct the *parking space*.
7. Please indicate the individual minimum *backyard amenity area* (as defined by 2006-50, as amended) for the proposed lots. The RT zone requires a minimum of 37 m² per lot.
8. Please indicate maximum *building heights* for the proposed townhouse dwelling units, as defined by 2006-50, as amended.
9. Staff note that an existing detached dwelling is to remain on a portion of the lands to maintained Rural Residential (RR). Please advise how the land is to be subdivided and provide all required zoning by-law relief (zoning standards) as required.
10. Staff request that draft reference plans be provided to facilitate the review of the proposed condominium development.
11. Staff will require a surveyor's certificate of lot area and frontages once lot configurations have been finalized.
12. Please note that Freehold Townhouse Dwellings shall have 2 independent entrances directly from outside the building. As no floor plans have been provided, this cannot be confirmed. Please review the entirety of the definition to ensure the proposed dwellings comply with the definition. Any alterations shall be included in the forthcoming submission.
13. Please provide the location of any heat pumps or air conditioners, if applicable. If the location cannot be determined at this point, please review Section 4.4 to determine if any relief should be required.
14. Please review section 4.25 "Permitted Encroachments" to determine if any relief is required for structural projections as provided for in 4.25 and Table 4.2.
15. Please note that the site plan indicates a total of 46 parking spaces are provided, however assuming the parking spaces within the private garages and driveways comply with the requirement, 68 parking spaces are shown for 30 dwelling units. Please confirm the standard

parking space dimension and the ensure the amount of parking spaces in the matrix match what is provided on the site plan.

16. Please dimension the maximum driveway widths proposed for each driveway.

17. Please provide a notation on the site plan indicating the provisions of Section 5.2.19.

RT Zone	Requirements	Applicant's Proposal
Permitted Uses		
	- <i>Apartment, Accessory</i> - <i>Day Care, Private Home</i> - <i>Dwelling, Townhouse</i>	Dwelling, Freehold Townhouse Day Care, Private Home
Zone Standards		
Lot Area (Minima)	220 m ²	Individual lot areas required for review. (Appears to comply)
Maximum Number of Dwelling Units per Townhouse Dwelling	12	Max 6. Complies.
Lot Frontage (minimum) (a) <i>dwelling unit on a corner lot</i> (b) <i>dwelling unit on an interior lot or through lot</i>	6 m 6 m	Individual lot frontages required for review. (Appears to comply)
Building Area (Maximum)	30%	Building areas required for review. 37.63% proposed on site plan and 40% proposed as per draft zoning by-law.
Backyard Amenity Area (min)	37 m ²	Not provided.
Yard, Front (min) (a) <i>Front wall of attached private garage</i>	(a) 6 m	All setbacks to be dimensioned on site plan, if typical, please indicate as applicable. 5.5 m proposed on site plan (however units on Brock Street are under 5.5 m), 4 m proposed as per draft zoning by-law.

RT Zone	Requirements	Applicant's Proposal
(b) Front wall of main <i>building</i>	(b) 7.5 m	All setbacks to be dimensioned on site plan, if typical, please indicate as applicable. 3 m proposed as per draft zoning by-law.
Yard, Rear (min)	7.5 m	4.5 m proposed as per site plan, 2.5 m proposed as per draft zoning by-law.
Yard, Exterior Side (min)	6 m	Exterior side yard of 1 m proposed in draft by-law, please advise as to the location of the reduced setback.
Yard, Interior Side (minimum) (a) main building	(a) 4.5 m	4.5 m
(b) abutting a lot containing another <i>townhouse dwelling</i>	(b) 1.8 m	N/A
(c) between dwelling units at a common vertical wall	(c) 0.0 m	Complies
Building Heights (Maxima)	10.5 m	Not provided for each dwelling/townhouse building.
Landscape Area (Minimum)	30 %	Not provided for each lot.
Street For the purpose of this zone, a <i>street</i> shall include a <i>private road</i> .		Note this was added to include a private road as freehold townhouse dwellings are proposed.
Driveway Setbacks (Min) (a) from lot line bisecting dual <i>private garage</i>	(a) Nil	
(b) from all other <i>lot lines</i>	(b) 0.5 m	Note, unit #3, #4, #7, #12, #15 #16 and #19 may not comply.
Access Regulations		
4.3.1	No <i>building</i> or <i>structure</i> shall be erected on a <i>lot</i> that does not have <i>frontage</i>	Complies

RT Zone	Requirements	Applicant's Proposal
	and access to a public <i>street</i> or on a private <i>street</i>	
4.3.2	The maximum number of <i>entrances</i> per Residential <i>lot</i> shall be 2.	Complies
4.3.3	The minimum <i>entrance setback</i> shall be 9.0 m.	N/A
4.3.4	The minimum <i>entrance separation</i> shall be 22.5 m	N/A
4.3.5	The maximum entrance width shall be 12.5 m	No entrances are proposed, only private road/street
4.4 Air Conditioners and Heat Pumps	Shall be permitted in either a <i>rear or interior side yard</i> provided they are located no closer than 0.6 m from any <i>lot line</i> or in any <i>exterior side yard</i> provided the <i>minimum exterior side yard</i> requirement is met.	Not provided/to be determined
4.25 Permitted Encroachments	See 4.25, Table 4.2	Applicant to advise if relief is required – no steps or other projections noted
4.34 Sight Triangles	See 4.34	Added to draft by-law: For the purpose of this zone, Section 4.34 shall not apply.
5.2.2 Parking Requirements (minimum)	2 parking spaces per dwelling unit + 0.25 parking spaces per unit for visitors on a lot with four or more dwelling units	Dwelling units = 30 Required = 30 x 2 (60) Visitors Required 30 x .25 = 8 Provided: 68 plus 8 visitors <i>Site plan indicates 46 parking spaces are provided, however assuming the parking spaces within the private garages and driveways comply with the requirement, 68 parking spaces are shown for 30 dwelling units.</i>

RT Zone	Requirements	Applicant's Proposal
		8 visitor parking spaces have been provided (complies). Note parking for RR zone not included in calculation and cannot be determined.
5.2.15 Driveway Width	Townhouse Dwellings 5.2 m	Please dimension the maximum driveways for each lot.
5.2.16 Surface Treatment	Maintained with stable surface (asphalt, concrete, pavers, gravel or similar material which is treated so as to prevent the raising of dust or particles	Asphalt drive indicated on plan
5.2.19 Illumination	Provide on site plan	

Regards,



Brandon Bell
Senior Planner



Date: April 12, 2021

To: Aleah Clarke, MHBC, On Behalf Of Development Review Services, Planning Department, Town of Caledon

From: Cassandra Jasinski, Heritage Planner

CC: Marisa Williams, Acting Manager, Policy, Heritage and Design; Sally Drummond, Heritage Planner

Subject: RZ 2021-001 – 18314 Hurontario Street – Heritage Comments

Heritage Staff, Policy, Heritage and Design is in receipt of the above mentioned Request for Comments for RZ 2021-001.

Heritage staff have reviewed the submission materials and determined that the application is **incomplete**, as the Cultural Heritage Impact Statement (CHIS)/Heritage Impact Assessment (HIA) is deficient and the applicant has not submitted a Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) compliance letter associated with the submitted archaeological assessment. Heritage staff offer the following additional comments:

Heritage Policy Framework

Planning Act

- Legislation in the *Planning Act* includes having regard to the conservation of significant cultural heritage resources:

Provincial Interest

2. The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Provincial Policy Statement (PPS)

- Relevant heritage policies in the PPS include, but are not limited to:

1.7.1 Long-term economic prosperity should be supported by:

e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

- Relevant heritage policies in the Growth Plan include, but are not limited to:
 - 4.2.7.1 Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

Town of Caledon Official Plan

- Relevant heritage policies in the Town of Caledon Official Plan include, but are not limited to:

3.3.3.1.5 Cultural Heritage Impact Statements

(a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:

- i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;*
- ii) the potential for adverse impacts on cultural heritage resources; and,*
- iii) the appropriateness of following other approval processes that consider and address impacts of cultural heritage resources.*

(b) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:

- i) a description of the proposed development;*

- ii) *a description of the cultural heritage resource(s) to be affected by the development;*
- iii) *a description of the effects upon the cultural heritage resource(s) by the proposed development;*
- iv) *a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,*
- v) *a description of how the policies and guidelines of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.*

Where a Cultural Heritage Impact Statement is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of work to be undertaken.

3.3.1.6 Appropriate Mitigation

Where a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licensing and resource conservation.

3.3.3.1.14 Cultural and Natural Landscapes

In its consideration of all development and redevelopment proposals, the Town will have regard for the interrelationship between cultural heritage landscapes and scenic natural landscapes, in accordance with Section 3.2.3.5 of this Plan.

3.3.3.1.15 Vegetation

The Town will encourage the conservation of significant cultural heritage vegetation. Retention of significant cultural heritage vegetation shall be a consideration in the design of any development. The conservation of significant cultural heritage vegetation along streets and roads shall be encouraged by the Town, except where removal is necessary because of disease, damage or to ensure public health and safety.

3.3.3.2.2 Archaeological Assessment Requirements and Proposed Development

Where an acceptable Cultural Heritage Survey, carried out in accordance with Section 3.3.3.1.4, identifies archaeological sites or areas of archaeological potential on lands proposed for development or redevelopment, or on adjacent lands, the Town shall require archaeological assessments of the lands proposed for development to be undertaken by a licensed archaeologist as a condition of approval. The archaeological assessment shall be carried out in accordance with current Provincial guidelines.

3.3.3.2.3 Where it is demonstrated that an identified archaeological site, feature or artifacts cannot be left undisturbed, appropriate mitigation will be required on the advice of a licensed archaeologist according to current Provincial guidelines.

3.3.3.2.4 In order to ensure that archaeological sites are protected, the Town may consider zoning restrictions, density bonuses, site purchases, acceptance of archaeological sites under parkland dedication, and/or designation under the Ontario Heritage Act.

3.3.3.4.1 Cultural Heritage Landscape Inventory An inventory of candidate cultural heritage landscapes shall be prepared by the Town and maintained through the Heritage Resource Office. A cultural heritage landscape identified through this inventory shall be incorporated into the Plan by way of an Official Plan Amendment. A cultural heritage landscape identified by either this section or by a Cultural Heritage Survey will be appropriately conserved and may be considered for designation under the Ontario Heritage Act.

Prior to the preparation of the inventory of candidate cultural heritage landscapes, candidate cultural heritage landscapes shall be identified by the proponent of development or redevelopment proposals by way of a Cultural Heritage Surveys and, where necessary, a Cultural Heritage Impact Statements as described in Sections 3.3.3.1.4 and 3.3.3.1.5 of this Plan.

3.3.3.5.2 All form of conversion or redevelopment must be sympathetic to existing cultural heritage conditions. Conversion or redevelopment shall be achieved through:

- a) Retention of the original building fabric and architectural features;*
- b) Avoidance of alterations to principle façades;*
- c) Limiting the height of new additions, including garages or car parts, to the height of the existing building;*
- d) Placement of new additions, including garages or car ports, to the rear of the building or setback substantially from the principal façade;*
- e) Placement of required on-site parking behind the existing building line; and,*
- f) Compliance with any other policies, streetscape or community design guidelines approved by the municipality.*

3.3.3.5.3 New construction should fit the immediate physical locale and streetscape by being generally of:

- a) The same height and of similar width as adjacent side buildings;*
- b) Similar orientation of roof gables as adjacent buildings;*
- c) Similar setback;*
- d) Like materials and colours;*
- e) Similar proportion for windows, doors and roof shape; and,*
- f) In compliance with any other policies, streetscape or community design guidelines approved by the municipality.*

Information – Heritage Register

- The subject lands at 18314 Hurontario Street are designated under Part IV of the *Ontario Heritage Act*. The property is municipally known as the Creamery.
- The subject lands are adjacent to and across the road from several cultural heritage resources designated under Part IV of the *Ontario Heritage Act*, listed as non-designated properties on the Town of Caledon's Heritage Register, or identified on the Built Heritage Resource Inventory (BHRI):
 - 18260 Hurontario Street (Ridge House, designated);
 - 18297 Hurontario Street (Caledon Agricultural Society Building, designated);
 - 18357 Hurontario Street (Caledon Old Township Hall, designated);
 - 18346 Hurontario Street (Atkinson-Staite House, designated);
 - 18322 Hurontario Street (listed); and,
 - 18338 Hurontario Street (BHRI).

- While the subject lands are not within an area strictly identified and recognized as an area of cultural heritage character in the Zoning By-Law, as per Official Plan policy 3.3.3.5.1, Caledon Village was considered in the Cultural Heritage Landscapes Report, finalized in 2009. The report recommended as follows on pg. 15-1:

“To revitalize the village, its heritage needs to be appropriately commemorated and its future carefully planned with the objectives of encouraging better new design and careful preservation of remaining heritage building stock to revitalize the village.”

- Given the recommendation in this report, and the concentration of cultural heritage resources on and in the area of the subject lands, Heritage staff consider the subject lands to be part of an area of cultural heritage character and provide comments accordingly.

Comments

General

- Heritage staff cannot support approval of the development in its current form, given the impact to the cultural heritage resources on and adjacent to the subject lands and to Caledon Village as a whole. The breadth of impact has not been adequately evaluated and no consideration has been given to alternate development designs that would be less impactful and more in keeping with the character of the area.
- While Heritage staff acknowledge that the development proposal retains the built heritage resource on site, it is proposed to be conserved without retention of its context, including its landscape elements.
- The proposed development is designed without adequate consideration of potential impacts to adjacent cultural heritage resources, including 18260 Hurontario Street (Ridge House, designated under Part IV of the *Ontario Heritage Act*) and the listed, non-designated property at 18322 Hurontario Street. See CHIS/HIA comments for further details.
- The design of the proposed development does not contribute to the enhancement and revitalization of the Caledon Village streetscape.

Creamery Lot Configuration

- The current lot proposed for the Creamery does not conserve its context or provide it with sufficient space for current and potential future uses.
- The dry stone wall on the Creamery property, illustrated as Figure 45 on in the CHIS/HIA, forms a natural rear lot line. The lot must be revised with the dry stone wall incorporated and acting as a general demarcation of the rear (west) lot line. See sketch below:



Cultural Heritage Impact Statement (CHIS)/Heritage Impact Assessment (HIA)

- The CHIS/HIA must be revised to address Heritage staff's comments. Heritage staff's comments on the CHIS/HIA have been provided under a separate cover.
- The revised CHIS/HIA shall be reviewed and approved by Heritage staff at the Town of Caledon prior to any development approvals.
- Should the development proposal change significantly in scope or design, and if related development applications are submitted, a revised CHIS/HIA and/or additional cultural heritage investigations will be required.

Zoning for the Creamery

- As part of the Zoning By-law Amendment, the Creamery should be provided with a wide range of uses to ensure that it can be adaptively re-used in a variety of ways in future. If it is intended to function as a daycare, it likely requires more space for amenities.
- Potential uses for the Creamery should be discussed in the application materials, including the Urban Design Brief, CHIS/HIA, and all other relevant documentation, and should be set out in the draft Zoning By-law.

Grading Plan

- Further evaluation is required as to whether the proposed Grading Plan will result in any negative impacts to the cultural heritage resources on and adjacent to the subject lands. The Grading Plan and other supplementary reports require consideration in the CHIS/HIA submitted as part of the application. See CHIS/HIA comments for further details.

Urban Design Guidelines

- The heritage context of the subject lands and surrounding area must be a strong influence on the architecture, landscaping and public realm components of the proposed development, and this should be reflected in the Urban Design Guidelines.
- Revisions to the Urban Design Guidelines should be undertaken in consultation with the proponent's heritage consultant, following approval by the Town of Caledon of a revised CHIS/HIA which addresses all of Heritage staff's concerns and resolution of the other comments in this memo.

Creamery Heritage Conservation Plan (HCP)

- Prior to development approvals, including grading, the proponent shall provide a Heritage Conservation Plan (HCP), prepared by a qualified professional with expertise in heritage studies for the cultural heritage resource(s) on the property, to the satisfaction of Heritage staff at the Town of Caledon.
- The proponent shall provide financial securities as specified in the approved HCP plus an additional 30% contingency in a form satisfactory to the Director of Planning at the Town of Caledon.
- Prior to the release of any securities, the proponent shall provide certification from a qualified professional with expertise in heritage studies, to the satisfaction of the Director of Planning, confirming that all of the works as outlined in the HCP have been completed.

Heritage Easement Agreement

- Prior to grading, the Owner shall enter into a Heritage Easement Agreement (HEA) with the Town of Caledon for the purposes of conservation of the cultural heritage resources on the property with content satisfactory to the Director of Planning at the Town of Caledon, and in a form satisfactory to the Town Solicitor.

Commemoration

- Given the significant cultural heritage value of the property, the development proponent shall install a plaque to communicate the history of the property.
- **Prior to executing the Servicing Agreement**, the owner shall submit detailed drawings and a cost estimate for the plaque to the satisfaction of the Town. The heritage interpretive plaque that will be no less than 24"x36" in size and be free standing in an allocated landscaped area accessible to the public and will be contained in a park block. The developer is responsible for the design, production and installation of the plaque, for which the content and location of the plaque to the approval of the Heritage Planner and Landscape staff in the Town at the developer's sole cost. The owner shall ensure that the approved landscape drawings illustrate the location and context of the commemorative plaque.
- A clause shall be included in the Servicing agreement stating that the owner shall, prior to release of securities, implement the approved commemorative features, at the sole cost of the owner, to the satisfaction of the Town, unless alternate construction arrangements are agreed upon with the Town. A letter of credit and/or cash payment(s) shall be included in the Site Plan agreement based on the approved drawings and cost estimate for the commemorative features.

Archaeological Assessment

- An Stage 1-2 archaeological assessment(s) (the "Archaeological Assessment") was submitted as part of the application.
- The proponent shall submit the MHSTCI compliance letter for the Archaeological Assessment as soon as possible for Heritage staff to review.
- Heritage staff request more information regarding the ruins on site mentioned in the Archaeological Assessment and whether they have cultural heritage value and what buildings they may have represented. Please ensure these ruins are addressed in the CHIS/HIA.
- The proponent shall follow through on MHSTCI and Town of Caledon Heritage staff recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4) to the satisfaction of the MHSTCI 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), in both hard copy and PDF format, and the MHSTCI 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.
- If the subject lands were previously assessed, the proponent must provide a copy of the archaeological assessment(s) and the associated MHSTCI 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.

Please let me know if you have any further questions or concerns.

Sincerely,



Cassandra Jasinski, MA, CAHP
Heritage Planner
Policy, Heritage and Design
TOWN OF CALEDON



Date: April 12, 2021

To: Aleah Clarke, MHBC, On Behalf Of Development Review Services, Planning Department, Town of Caledon

From: Cassandra Jasinski, Heritage Planner

CC: Sally Drummond, Heritage Planner

Subject: Heritage Impact Assessment 18309 & 18314 Hurontario Street, Caledon, Ontario - Comments

Heritage Staff have reviewed the Heritage Impact Assessment (HIA) for 18309 & 18314 Hurontario Street, prepared by Letourneau Heritage Consulting Inc., dated December 2020. Heritage staff have determined the HIA to be deficient and offer the following comments, which must be addressed through a revised HIA:

General

- The HIA should include architectural principles for the subject lands to provide guidance on the design of any proposed development, including but not limited to recommendations related to height, setback, massing, and design of the infill development, as these elements will impact the content of the zoning by-law.
- Related to the comment above, the HIA should include measured drawings of the cultural heritage resource on the subject lands, as well as fulsome documentation of all landscape elements, as this information will inform recommendations related to the development's overall design.
- The HIA should take into consideration the information present in other application documents, including but not limited to the Arborist Report and Grading Plan. Without consideration of these documents, the assessment of the development's impact on all cultural heritage resources in the area is incomplete.
- The Creamery should be restored as part of the proposed development. As such, a Heritage Conservation Plan (HCP) will be required as a follow up study and a Heritage Easement Agreement (HEA) will be required in order to protect the cultural heritage value of the property through redevelopment. The proposed use(s) of the Creamery should be discussed in the HIA and confirmed in the HCP.
- Greater description, evaluation and overall consideration is required through the report for the conservation of landscape elements on the subject lands, including but not necessarily limited to the dry stone wall, ruins and mature vegetation, including significant trees.
- More evaluation is required as to the impacts, both direct and indirect, on the adjacent designated property at 18260 Hurontario Street, known as the Ridge House. In addition to vibration impacts from construction, the impact of proposed grading, landscaping and context changes should also be assessed.
- The HIA currently does not include many mitigation measures or explore alternative development options which would be more sympathetic to the character of the area. These alternative development options must be explored in the HIA.

- Please include the land abstracts as an Appendix.

Section 1: Executive Summary

- Pg. ii, paragraph 9 – “, the potential for ~~a-potential~~ direct negative impact caused by below-grade activities’

Section 4.3 Surrounding Context

- Pg. 8 – Please review descriptions of the surrounding area according to north, south, east and west, as the report appears not to identify the scrubland according to the correct compass direction.

Section 6.5 Property History and Section 8 Evaluation

- Please provide further information on the families associated with the property and assess their potential historical/associative significance. This information is required to fully evaluate the historical/associative value of the property.

Section 7 Property Context

- Please assess and identify phases of building on the property, including any previous outbuildings where possible (ruins identified in Archaeological Assessment), and clearly identify any additions/changes to the property over time.
- Description of the evolution of the property over time should be assisted by reference to maps/plans. Any relevant maps/images of this nature should be included within the HIA.

Section 7.1 Main Residence Exterior

- Please clarify which, if any windows are original. If any original windows are extant, these should be included in the list of heritage attributes.
- Please clarify if the siding on the house is original or a replacement, and if a replacement, if there is any indication of the original siding.

Section 7.2 Residence, Interior

- Pg. 38, paragraph 2 – Please clarify if the remnant interior features include the flooring, which appears to be original.

Section 7.3 Attached Creamery Outbuilding

- While the visible siding of the attached creamery outbuilding is board and batten on three sides, please clarify whether the original exterior cladding (stone) is still extant underneath.

Section 7.5 Landscape

- This section requires further elaboration and discussion as to the nature of the landscape, as well as an evaluation the dry stone wall and other landscape features, including ruins and significant mature vegetation, such as trees, on the property. Heritage staff note that ruins are visible on the aerial of the property and are noted in the Archaeological Assessment.

Section 8 Evaluation

- The CHVI of the entire property must be assessed, including landscape features, as these features may be just as important to the cultural heritage value of the property as the built heritage resource.

Section 9.4 Heritage Attributes

- Window configuration – 1/1, 2/2, as required, should be described in the heritage attributes and all original windows to be conserved should be identified.
- This section should also be revised to include landscape attributes where necessary.

Section 10 Impact of Development of Site Alteration

- This section is not complete without a consideration for the impact of landscape elements on the property, including but not limited to the dry stone wall which runs parallel to Hurontario Street and the ruins on site visible in the Archaeological Assessment.
- Landscape elements should be retained. Where they're proposed to be removed, impact of this removal on the cultural heritage value of the site has to be assessed.
- Heritage staff note that the consultant does not assess the impact of the proposed development on the Creamery's overall context, including the streetscape and its position in a cluster of cultural heritage resources in Caledon Village.
- Contrary to the findings in the HIA, the Creamery is isolated in the proposed development, as it has not been integrated in any meaningful way.
- This section, or a new section, should discuss alternative development options that will mitigate and/or reduce the impact of the proposed development on the cultural heritage resource.
- The current lot provided for the Creamery is not sufficient to conserve the context of the cultural heritage resource. More space is required to ensure that the cultural heritage value of the Creamery is properly conserved. The dry stone wall on the designated property, illustrated as Figure 45 on in the Heritage Impact Assessment, forms a natural rear lot line for the property.



- Please clarify if the Creamery will be vacant at any point during the development. If so, further consideration in the HIA is required regarding measures for its protection and maintenance.

Section 10.1 Additional Potential Indirect Impacts

- Indirect impacts include more than just the potential of vibration. Grading, water management, landscaping, and streetscape design will all potentially impact the surrounding cultural heritage resources and Caledon Village as a whole. Further explanation and assessment is required in this regard.

Section 10.2 Next Steps and Mitigation Measures

- Mitigation measures should include recommendations for alternative development options and changes to the design which will further limit/reduce the negative impacts of the development.
- Recommendations should be included regarding follow up studies and documents, including a HCP, HEA, Interpretation Plan, etc.

Please let me know if you have any further questions or concerns.

Sincerely,



Cassandra Jasinski, MA, CAHP
Heritage Planner
Policy, Heritage and Design
TOWN OF CALEDON

Internal Memorandum

Date: April 01, 2021

To: Aleah Clarke, MHBC On Behalf of
Development Review Services

From: Dali Peng, Landscape Architect, Open Space Design

Subject: Application for Zoning By-law Amendment and Draft Plan of Condominium
Design Plan Services Inc. on behalf of Jeannett and Richard Nichalson and
2683894 Ontario Inc.
0 and 18314 Hurontario Street
Part of Lot 15, Concession 1 WHS (Caledon), designated as Parts 1 and 2 on Plan
43R-7750
File Number: RZ 2021-0001 and 21CDM-210001C

The Development Section, Landscape is in receipt of the first submission for the application above.
This submission includes:

- a. Arborist Report, prepared by Strybos Barron King Landscape Architecture, dated December 11, 2020
- b. Existing Tree Inventory and Preservation Plan, prepared by Strybos Barron King Landscape Architecture, dated August 2020, revision #1 dated December 11, 2020
- c. Draft Plan of Condominium, prepared by Design Plan Services Inc., dated November 12, 2020
- d. Preliminary Landscape Master Plan, prepared by Strybos Barron King landscape Architecture, dated August 2020, revision #1 dated December 11, 2020

Detailed comments are as follows:

1. According to the provided tree inventory table there are 52 (12 of them in poor condition) trees to be removed, so 40 trees are required to be compensated rather than 28 replacement trees as indicated in the Arborist Report. In addition, please apply a proper tree replacement ratio for tree removal (Refer to the link below: https://www.caledon.ca/en/town-services/resources/Documents/business-planning-development/ToR_Arborist-Reports_Tree-Preservation-Plans_Tableland-Tree-Removal-Compensation.pdf)
2. Please clarify whether a portion of 1.8m high wood fence along south east property line is located within Tree Protective Hoarding Area as indicated in Urban Design Brief.
3. Please be advised that walkway system shall be provided in Common Element area identified on Draft Plan of Condominium. Besides, the 1.5 m concrete walkway link to the proposed Play



Internal Memorandum

Area/Amenity Area shown on Preliminary Landscape Master Plan (L100) should be included in Common Element.

4. Please note that Cash-in-lieu of parkland dedication ('CIL') is a requirement of the site plan process. In order to determine the amount of CIL payment, the applicant shall have a market value appraisal completed for the subject property. The AACI long form appraisal must be prepared by an AACI certified appraiser. The Town will review the appraisal and if there is a concern about the value of the appraisal then a peer review of the report may be required. The peer review shall be done at the cost of the applicant. An appraisal is only valid for six months, so the applicant should ensure that an appraisal is done at an appropriate time in the site plan process so as to not delay the issuance of a building permit or cause an updated appraisal to be done. CIL payment shall be based on 5% of the approved appraised value of the subject lands, or one hectare for each three hundred dwelling units proposed, whichever is the greater of the two.

Please let me know if you have any questions or require any additional information.

Dali Peng, OALA. CSLA. ISA
Landscape Architect



6311 Old Church Road
Caledon, ON L7C 1J6
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Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga, ON L5R 1C5 | (905) 890-1221 | www.dpcdsb.org

March 18, 2021

Aleah Clarke
MHBC on behalf of
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Ms. Clarke:

**Re: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Draft Plan of Condominium
Design Plan Services Inc. on behalf of Jannett & Richard Nicolson and 2683894 Ontario Inc.
0 and 18314 Hurontario Street
West side of Hurontario St, south of Charleston Side Rd
RZ 2021-0001 and 21CDM-21001C
Town of Caledon**

The Dufferin-Peel Catholic District School Board has reviewed the above noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposes the development of 30 townhouse units which are anticipated to yield:

- 3 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Peter	270	360	0
Secondary School	Robert F. Hall	1116	1293	0

The Board requests that the following condition be incorporated in the development agreement:

1. That the applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots.
 - (a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or

Dufferin-Peel Catholic District School Board

bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."

- (b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Yours sincerely,

K. Koops

Krystina Koops, MCIP, RPP
Planner
Dufferin-Peel Catholic District School Board
(905) 890-0708, ext. 24407
krystina.koops@dpcdsb.org

c: P. Sousa, Peel District School Board (via email)



5650 Hurontario Street
Mississauga, ON, Canada L5R 1C6
t 905.890.1010 1.800.668.1146
f 905.890.6747
www.peelschools.org

April 1st, 2021

Aleah Clarke
On Behalf of Development Review Services
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Dear Ms. Clarke:

**RE: Application for Proposed Zoning By-law Amendment
and Draft Plan of Condominium
RZ 2021-0001 and 21CDM-210001C
Design Plan Services Inc. on behalf of Jeannett and Richard Nichalson and
2683894 Ontario Inc.
0 and 18314 Hurontario Street
Part of Lot 15, Concession 1 WHS (Caledon), designated as Parts 1 and 2 on Plan
43R-7750
Town of Caledon (Ward 1)**

The Peel District School Board has reviewed the above-noted application (30 townhouse units) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 8 K-8
3 9-12

The students are presently within the following attendance areas:

<u>School</u>	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Caledon Central P.S.	339	521	0
Mayfield S.S.	1,889	1,734	4

The Board requires the inclusion of the following conditions in the Development Agreement as well as the Engineering Agreement:

Trustees

Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker
Nokha Dakroub
Will Davies

David Green
Sue Lawton
Brad MacDonald
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary to the Board
Colleen Russell-Rawlins
Associate Director – Operations & Equity of Access
Jaspal Gill
Associate Director – Instruction & Equity
Poleen Grewal
Associate Director – School Improvement & Equity
Camille Logan
Associate Director– School Improvement & Equity
Lynn Strangway

1. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”
2. The developer shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchases that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools, according to the Peel District School Board’s Transportation Policy.”

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information, please contact me at julian.wigle@peelsb.com or 905-890-1010, ext. 2214.

Yours Truly,



Julian Wigle
Planning Officer - Enrolment
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)



Via Email

April 6, 2021

Aleah Clarke, MHBC (on behalf of)
Development Review Services
Planning Department
TOWN OF CALEDON
6311 Old Church Road
Caledon, ON. L7C 1J6

Dear Aleah,

**Re: URBAN DESIGN REVIEW
Zoning By-law Amendment and Draft Plan of Condominium
Design Plan Services Inc. on behalf of Jeannett and Richard Nichalson and 2683894 Ontario Inc.
0 and 18314 Hurontario Street
Part of Lot 15, Concession 1 WHS (Caledon), designated as Parts 1 and 2 on Plan 43R-7750
Town File No: RZ 2021-0001 and 21CDM-210001C
Our Ref No.: W-2482**

As requested, our firm has conducted an urban design peer review of the above-referenced proposed condominium townhouse development application. Our review is based on the following pertinent materials sent to us:

- Town of Caledon Circulation Letter;
- Cover Letter, prepared by Design Plan Services Inc., dated December 17, 2020;
- Pre-Consultation (DART) Meeting Form, dated January 6, 2021;
- Signed Zoning By-law Amendment Application Form, received January 6, 2021;
- Signed Condominium Application Form, received January 6, 2021;
- Zoning Matrix, prepared by Design Plan Services Inc., dated December 17, 2020;
- Site Plan, prepared by Lucas & Associates, dated October 27, 2020;
- Planning Justification Report, prepared by Design Plan Services Inc., dated December 7, 2020;
- Urban Design Brief, prepared by Design Plan Services Inc., RN Design and Strybos Barron King Landscape Architecture, dated December 15, 2020;
- Healthy Development Assessment, received January 6, 2021;
- Cultural Heritage Impact Assessment, prepared by Letourneau Heritage Consulting Inc., dated December 2020;
- Preliminary Landscape Master Plan, prepared by Strybos Barron King landscape Architecture, dated August 2020, revision #1 dated December 11, 2020;
- Draft Plan of Condominium, prepared by Design Plan Services Inc., dated November 12, 2020.

The scope of our work for this project is to provide an urban design peer review of the proposed development application and assess it against the relevant urban design policies of the Official Plan and the Town of Caledon Comprehensive Town-Wide Design Guidelines (November 2017). Our review of this development application will focus primarily on the Site Plan, the Urban Design Brief (UDB), the Planning Justification report (PJR) and



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the Sample Elevations and Floor Plans included in the PJR. We provide the following urban design / architectural control comments for the Town's consideration:

Site Plan and Preliminary Landscape Master Plan

1. The subject properties are designated "Residential" within Schedule E - Caledon Village Land Use Plan of the Official Plan and zoned "Rural Residential" (RR). In order to permit the proposed common element condominium townhouse development, the applicant is seeking a Zoning By-Law Amendment to facilitate the proposed development as provided in the Draft Plan of Condominium.
2. The design of the site plan is influenced by:
 - a. existing Hurontario Street (Highway 10) to the east, the unopened road allowance of Brock Street to the north and existing residential properties to the south and west. Together these streets and existing land uses inform the site access locations, private street network and lotting pattern for the development;
 - b. an existing heritage house is located in the northeast portion of the site and will be incorporated into the site plan design with dedicated lot; and,
 - c. ability to provide sufficient space for on-site sewage treatment and disposal system.
3. The site will be accessible from Brock Street via two 6.0m wide private roads. These private roads will form a ring road pattern around the site permitting access to all proposed townhouse dwellings and visitor parking areas. The existing heritage house will be accessible from an existing private driveway from Hurontario Street.
4. A total of 30 condominium townhouse dwellings are proposed, plus the existing heritage dwelling at the northeast corner of the site. Proposed built form will include townhouse units on lot frontages of 9.14m (26 units) and 12.0m (4 units). Units 4 – 12 facing Hurontario Street will require special design consideration to address their dual frontage condition, as well as addressing concerns raised in the Noise Impact Study.
5. The proposed townhouses will provide a denser housing form within the local area than currently exists. The sample elevation of the proposed built form generally maintains the character of existing residential forms located in the immediate area by respecting the neo-traditional architectural aesthetic and detailing. The proposed townhouses provide a transit-supportive housing form that will add diversity to the available housing options within Caledon Village (primarily single detached housing).
6. The 9.14m townhouses units will have front-loaded, single-car garages. The 12.0m townhouse units have front-loaded double-car garages accessed from the street (to be discussed in further detail within this report).
7. The site plan design includes a variety of dual purpose open space uses including a common outdoor amenity area in the southeast corner of the site, a centrally located open landscape space (communal sanitary system) and a minor open landscape space in the southwest corner (also part of communal sanitary system). These amenity/ open space areas will also function as stormwater management and sanitary treatment systems.
8. While the site plan design is compact and provides for an efficient lotting pattern, there are some areas



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of concern that should be addressed:

- a. A partial plan should be provided on the site plan demonstrating how the site is accessed from the existing road network. Currently, the paved segment of Brock Street continues northwards, but there is no plan that clearly shows how this new road will intersect with the existing road. Also, within the Urban Design Brief, it is stated that the site will be accessible from Hurontario Street. We believe this is a mistake, however, clarification should be provided if there is any access (pedestrian or vehicular) contemplated.
- b. The site plan should be refined to show a more accurate depiction of the building footprints, including the following:
 - update the footprints of units 4 – 12 to better represent the dual frontage townhouse units, similar to the Preliminary Landscape Master Plan (showing porches facing Hurontario Street);
 - further to the comment above, the applicant needs to verify if porch encroachments are permitted within the Ministry of Transportation setback;
 - at corner locations (as we have highlighted on the priority lot map within the marked-up UDB), please ensure wider lot frontages (or narrower units) are provided to accommodate flankage yard space for wall articulation, building projections and potential wraparound porches which are desirable features for corner lot dwellings; the site plan currently makes no provision for these architectural features and provides very little setback from the travelled portion of the road (2.4m), which could also pose issues for snow storage.
- c. The Noise Impact Study is recommending a 2.8m acoustic barrier along the east side the dual frontage units facing Hurontario Street. This feature would defeat the purpose of designing these as dual frontage units with front facades, porches and walkways interfacing with Hurontario Street. Instead, the introduction of a large noise barrier in this location suggests a reverse frontage lotting scenario which we do not support from an urban design perspective since it would cut-off the development from the public realm and place it behind a wall. There seems to be a disconnect between the Noise report and the PJR / UDB that needs to be sorted out. We recommend the Outdoor Living Area for Units 4-12 be located on the west side of the units as decked amenity space located above the garages. The applicant needs provide further details to clarify the design intent of the proposed dual frontage townhouses as it is fundamental that these dwellings be designed so they do not turn their backs to Hurontario Street.
- d. Coordinate the Site Plan with Landscape Master Plan to demonstrate appropriate pedestrian access to the common outdoor amenity space / stormwater management area the southeast corner of the site. Currently there is a very tight pinch point that would require people crossing the driveways of units 12 and 16 to access this amenity space. In addition to this comment, the Draft Plan of Condominium drawing should be updated to ensure common element access to this area (currently shown as private lots).
- e. As per the Town of Caledon Comprehensive Town-Wide Design Guidelines (TWDG), snow storage areas should be indicated on the site plan.
- f. Currently there are no pedestrian routes provided within the development. The applicant should provide for sidewalks or provide justification as to why sidewalks have not been provided.
- g. 2-car garages are proposed for 12.0m townhouses. While this lot size is larger than typical, Section



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8.1.3 of the Town of Caledon's Comprehensive Town-Wide Design Guidelines (TWDG) discourages two-car garages and states: "Garage doors should be single-car door widths, where possible". However, since these units are used on a limited basis (to be used on 4 units) and generally only occupy 50% of the townhouse unit frontage, we can support this design option provided that garages are setback behind the main front wall/ porch and do not "overwhelm" the streetscape / front façade.

- h. The following comments relate to the Preliminary Landscape Master Plan, which should also take note of, and coordinate with, the previous comments above:
- The development of Brock Street should be designed to municipal standards. Please verify if a municipal sidewalk is required within the right-of-way.
 - As per the Noise Impact Study, the units adjacent to Hurontario Street will require further noise mitigation consideration. Of the various recommendations provided, the frontage along Hurontario Street calls for a 2.8m high acoustic fence to mitigate noise source for the private outdoor amenity areas as well as a requirement for mandatory air conditioning units. These are undesirable elements within the Hurontario streetscape and can be avoided through appropriate architectural design of dual frontage units. The Landscape Plan, however, proposes a decorative metal fence with masonry piers, gates and private walkaways connecting to the public sidewalk which will result in a much more suitable and attractive streetscape. However, the applicant needs to verify that these elements can be accommodated in light of our previous comments re: noise study and encroachment into the MTO setback. Also, where air conditioning units are mandatory, please show these on the landscape plan and ensure proper screening is provided or relocate them away from public view.
 - To promote active transportation and connectivity, please consider a walkway linkage between the common outdoor amenity space in the southeast corner of the site to the public sidewalk within the Hurontario Street right-of-way.
 - As noted in 8d above, the access to the common outdoor amenity area at the southeast corner of the site requires further design consideration. The tapered single car driveway for Unit 16 is not feasible as the driveway opening does not offer sufficient minimum width for a vehicle where it meets the curb. Please reduce conflicts between pedestrian and vehicular routes.
 - At the southwest corner of the site, the hammerhead turnaround area west of Unit 19 should be parking spaces as per the Site Plan drawing. This should be coordinated across all drawings.
 - The applicant should indicate a potential community mailbox location.

Urban Design Brief

The UDB provides an overview of the development proposal in relation to site context, background policy and landscape design, however, it should expand on built form design criteria to provide further clarification on some of the matters mentioned above and to ensure a high standard of design quality is achieved. The following items should be addressed:

9. Disclaimer on table of contents page relates to Brampton, not Claedon.
10. Pg. 1 and 3 – Provide images of heritage building and local built form context.
11. Pg. 2 – Please introduce reference that new development shall comply with the Town of Caledon's Comprehensive Town-Wide Design Guidelines (TWDG) and provide a general overview as to how the development, including built form and landscape design complies.



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12. Pg. 4 – Provide further discussion, including diagram, as to how the site is accessible from the existing street network. Will the new portion of Brock Street be accessible from James Street to the north or Hurontario Street to the east (as noted in text)? This information should be clearly demonstrated on Figure 6 (Pedestrian and Vehicular Movement Map) on Page 5.
13. Pg. 5 – Within the last bullet, revise reference to the play area/ amenity space being in the north-east location to “south-east”. In addition, please update Figure 6 (Pedestrian and Vehicular Movement Map) to reflect peer review comments to the site plan and landscape plan, as well as verifying the north arrow alignment.
14. Pg. 7 – Update Figure 7 (Landscape Master Plan) as per comments to the Site Plan and Preliminary Landscape Master Plan.
15. Pg. 9 – Update Figure 8 (Fencing Plan) as per comments to the Site Plan and Preliminary Landscape Master Plan. Ensure coordination between Noise Report and Landscape Plan (i.e. clarify fencing treatments along units 4-12, etc.).
16. Pg. 11 – Within Section 2.2.4 (Highway 10 Faux Frontages), the applicant should provide a conceptual two-dimensional streetscape elevation as viewed from Hurontario Street. This figure should show the conceptual elevation treatments of dual frontage townhouses (similar to those prepared by RN Design) in the background with landscape and fencing treatments in the foreground.
17. Pg. 12 – Update Figure 15 (Amenity Area Plan) as per comments to the Site Plan and Preliminary Landscape Master Plan. It would be beneficial to have a pedestrian connection through the amenity area to Hurontario Street to assist with active transportation and connectivity with the existing community.
18. Pg. 13 – Section 3.1 should have detailed regard for Sections 8.1 and 8.3 of the TWDG. The author of the UDB should assess these Guidelines and ensure built form complies. Where discrepancies are evident, a detailed justification should be provided. To ensure a high-quality built form, the following items should be expanded upon:
 - a. Provide a brief description of the built form vision and proposed architectural style envisioned for the subject lands with supporting images and how it will integrate with the existing heritage house and the surround neighbourhood.
 - b. Provide a brief description of the various built form types (i.e. front loaded 9.14m and 12.0m towns and dual frontage units facing Hurontario Street) with general design principles, images, sample elevations and plan views.
 - c. Include an overview of proposed exterior cladding materials, number of colour packages proposed, colour package separation requirements, etc. Please note, under Section 8.1.3 of the TWDG the predominate cladding material should be high quality and maintenance free (i.e. clay brick, stone or precast stone) with additional materials used in accent areas only areas only beyond the tactile range (including stucco and wood siding). The sample block elevation prepared by RN Design relies on stucco as a main exterior cladding material. This should be reconsidered / reduced.



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- d. Provide details regarding the treatment of utilities, including screening of utility fixtures (gas and hydro meters), air conditioning units, and other aboveground utilities. Gas and hydro meters locations should be shown on the sample floor plans prepared by RN Design. For interior units, place utility meters behind low walls or recesses into the building, coordinated with landscaping or gang utilities on the interior side of townhouse buildings away from public views.
 - e. Include a description of the various priority lot conditions within the site and provide details as to how these priority lots will be addressed through the various architectural enhancements. Sample elevations and example imagery would be of assistance.
 - f. As previously mentioned, the TWDG discourages the use of double-car garages for townhouses, however, given the larger unit frontage of 12.0m and considering only 4 units will have this option this design can be supported. At a minimum, please ensure the following design parameters are met:
 - Garages shall not project beyond the front face of either the main wall, porch or portico.
 - The design of the front elevation shall have sufficient massing, articulation and detailing to visually dominate the massing of the garage.
19. Pg. 14 - Section 3.2 (Priority Locations); please update Figure 17 (Site Plan) as per marked-up redline comments on page 14. Also, please include a legend to reflect the various priority lot categories.

Conceptual Block Elevation and Sample Floor Plans

20. The proposed sample townhouse block elevation indicates an adequate level of design quality to complement the recently built homes in the area and develops a distinctly different, yet compatible, architectural expression than the existing heritage house. The proposed elevations demonstrate the developer's intent to:
- a. utilize primarily traditional design detailing and massing;
 - b. employ stone and stucco facades with precast accents (we recommend limiting the amount of stucco proposed);
 - c. incorporate the garages (variety of 1- and 2-car) into the main massing of the dwelling;
 - d. provide articulated street-facing facades; and,
 - e. provide front porches and glazing at ground level.
21. The following items should be considered for the typical block elevation and sample floor plans:
- a. Consider a substitute material for the stucco such as masonry veneer (brick or stone). Stucco should be reduced as an accent material only.
 - b. Show location / style of exterior lighting fixtures and municipal address plaques to establish a coordinated design approach and theme for the development;
 - c. Verify if an alternate elevation style (i.e. 'B' elevation) is proposed or whether a consistent style is intended to be used throughout the development;
 - d. Chimneys are a unique design feature that adds character to the dwelling, however, these elements should be finished with a more durable material (masonry) than stucco, as proposed;
 - e. Verify if dormers shown on the 2-storey units are functional. If not, please remove them to lessen the perceived massing of the units. Also, false dormers are notorious for maintenance



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- issues;
- f. Use consistent header treatments over garage doors, especially where side by side and on the same wall plane (i.e. both flat or both arched);
 - g. Show utility meter placement on the floor plans and elevations (where applicable). Explore the potential for ganged utility meters located away from public views or within an architectural niche.
 - h. The sample 9.14m floor plans show a loft condition, but the elevations show a full 2-storey design; please coordinate.
 - i. The applicant should provide sample elevations for the units fronting onto Hurontario Street (Highway 10) – this is vital in light of our previous comments. Also, a typical corner upgrade elevation and a typical side upgrade elevation should be submitted for review.

Please also refer to our marked-up comments that are attached to this report. I would be pleased to discuss any aspect of our urban design peer review report with you in greater detail should you have any questions or concerns.

Yours truly,

JOHN G. WILLIAMS LIMITED ARCHITECT

David Stewart, MCIP, RPP

Encl.

c.c. Stephanie McVittie, Town of Caledon
Sarah Parish, Town of Caledon