

From: [Municipal Planning](#)
To: [OPReview](#)
Subject: RE: Caledon's draft Official Plan – now available
Date: Tuesday, February 20, 2024 4:23:39 PM

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: [Lingard, Norman](#)
To: [OPReview](#)
Subject: Final Draft Official Plan
Date: Monday, March 4, 2024 10:21:30 AM
Attachments: [image001.png](#)
[Town of Caledon - Draft Official Plan.msg](#)

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Good morning,

Thank you for continuing to circulate Bell Canada on the Town of Caledon's Official Plan update. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any additional comments or concerns pertaining to this initiative at this time (original comments submitted September 25, 2023 attached), we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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March 7, 2024

Bailey Loverock, RPP
Team Lead, Official Plan Review/Senior Policy Planner
Planning Department
Town of Caledon
bailey.loverock@caledon.ca

Dear Bailey Loverock:

Re: Request for Comments – Caledon Draft Official Plan (February 2024)


NEC staff have reviewed Caledon's Draft Official Plan (February 2024) and would like to provide the following comments for consideration:

- 1) Section 13.5.4 of the OP will require all future development and site alteration within 120 metres of a key natural heritage feature or key hydrologic feature to require an environmental impact study and/or hydrologic evaluation. NEC staff recommends that the Town consider changing this to a 'may' statement in cases where development is relatively minor and there are no anticipated negative impacts to surrounding key natural heritage features or key hydrologic features (similar to 13.6.5 and 13.6.10 of the Draft OP).
- 2) NEC staff would recommend including a general policy statement indicating that the policies of the NEP apply within areas of the Niagara Escarpment Plan. This could be included as a pre-ambule in Section 13.6 (Niagara Escarpment Plan Area).
- 3) Section 13.6 (Niagara Escarpment Plan Area) of the Draft Official Plan provides policies for development within the Niagara Escarpment Plan Area. NEC staff note that these policies appear to be taken directly from the 2017 Niagara Escarpment Plan (NEP). Although, this isn't necessarily a concern, the Town should be aware that should the NEP be updated (which is approximately every ten years) it is possible that these policies may be revised. Additionally, should there be future amendments to the NEP than these policies may no longer align with the NEP. Staff would recommend that if the Town wishes to include the NEP policies in this format, then it may be appropriate to allow this section to be revised through a housekeeping amendment to mirror any future changes to the NEP.
- 4) Section 17.4.2 states that all on-farm diversified uses will be subject to Municipal By-laws and Zoning By-laws. NEC staff advise that within the NEC's area of development control zoning is not in effect. This section could be clarified to capture this. Staff also note that 17.4.1 does refer to resolving conflicts when reading Plans through Part A, but that is only when a policy is more restrictive.

- 5) Section 27.2.2(d).iii indicates that written confirmation of any and all approvals from the Niagara Escarpment Commission may be a complete application requirement. NEC staff note that the Town may also want to explicitly mention that an NEC Development Permit may be a complete application requirement.

I trust the above is of assistance. Should you have any questions or concerns please do not hesitate to contact the undersigned at your earliest convenience. NEC staff kindly request notification regarding any subsequent submissions and decisions regarding the above-noted Draft Official Plan.

Best regards,

A handwritten signature in blue ink, appearing to read 'BH Henderson', with a long, wavy horizontal line extending to the right.

Brandon Henderson, RPP, MCIP
Senior Planner
Niagara Escarpment Commission

From: [Gooding, Nick](#)
To: [OPReview](#); [Bailey Loverock](#)
Cc: [Sousa, Phillip](#); [Blakeman, Suzanne](#); [Tessaro, Zach](#); [Wigle, Julian](#)
Subject: RE: [EXTERNAL] Caledon's draft Official Plan – now available
Date: Thursday, March 7, 2024 10:21:21 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Bailey,

PDSB has reviewed the draft Caledon Official Plan. Most of the instances where schools are mentioned we are ok with, except the following clauses:

Clause 13.5.11: Please provide clarification – Is this policy restricting the ability for us to request a school site within the Urban Settlement Area and Natural Heritage System of the Greenbelt Plan? We are also not sure why school sites are linked to cash-in-lieu of parkland in this clause. PDSB should be exempt from paying cash -in-lieu for parkland dedication in any area, not just in the Natural Heritage System of the Greenbelt Plan. We do not pay cash-in-lieu in Caledon and Brampton. Schools offer considerable outdoor recreation space that communities use after school hours and should not be considered as taking park space. Could you please provide a map of this urban settlement area/Natural Heritage System mentioned?

Clause 21.4.7: We don't oppose co-location of parks and schools, but student supervision practices usually require fencing to be installed between school property and parks. This can have an impact on shared use agreements with parks and doesn't fit the direction of this clause. There are many other clauses where park/school co-location is mentioned so this note would apply to those as well.

Let us know if you have any questions.

Thanks,
Nick

Nick Gooding, BES | Intermediate Planner - Development
Planning & Accommodation Support Services
Peel District School Board
5650 Hurontario Street,
Mississauga ON, L5R 1C6
P. 905-890-1010 ext. 2215
E. nick.gooding@peelsb.com

From: [Beyer, Curtis \(MTO\)](#)
To: [OPReview](#)
Cc: [McGarry, Jonathan \(MTO\)](#); [Vandenberg, Robert \(MTO\)](#); [Cekic, Ivana \(MTO\)](#); [Akomah, Anthony \(MTO\)](#)
Subject: Caledon Official Plan - MTO Highway 413 Project Team Comments
Date: Thursday, March 7, 2024 9:30:15 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Caledon Staff:

Please see the Highway 413 Project Teams comments on the draft Official Plan:

- Schedule A1 (Provincial Plan Areas) does not show Highway 413. “Connecting the GGH: A Transportation Plan” is a provincial plan which mentions Highway 413. Please show Highway 413 FAA on Schedule A1.
- On all Schedules B1,B2,C1,C2,D3,D8,F1,C5,F2a,F2b,F3,H1, please relabel “Planned Highway 413 Transportation Corridor” to “Draft Preliminary Design Highway 413 Right of Way.”
- Schedule D1 – Please add “Draft Preliminary Design Highway 413 Right of Way” to the Legend.

Thanks,

Curtis Beyer, P.Eng. (he/him)

Senior Project Engineer | Major Infrastructure Projects Branch

Ministry of Transportation | Ontario Public Service

289-241-5406 | curtis.beyer@ontario.ca



Taking pride in strengthening Ontario, its places and its people



Nottawasaga Valley
Conservation Authority

March 5, 2024

SENT BY EMAIL

Town of Caledon
6311 Old Church Rd
Caledon, ON
L7C 1J6

Attn: Council & Committee Services
opreview@caledon.ca.

Bailey Loverock, RPP
Team Lead, Official Plan Review/Senior Policy Planner
Bailey.loverock@caledon.ca

**RE: Comments for New Comprehensive Official Plan
February 2024 Draft
NVCA ID #56667**

Dear Staff,

Nottawasaga Valley Conservation Authority [NVCA] staff appreciates the opportunity to provide comments on this draft of the comprehensive Official Plan. We have included our comments below. Given the limited jurisdiction the NVCA has in the Town of Caledon, we have few points to add to the comments written by our partner Conservation Authorities.

We are hopeful that these comments will be implemented to ensure the maximum protection for persons and property against natural hazards and increased climate change resiliency.

7.10.4: Parking

7.10.4 – consider adding something about permeable surfaces, bioswales, or rain gardens. These can be incorporated into the mentioned landscaped areas in the noted section.

9.7: Additional Residential Units

9.7.4 – please consider changing the policy to read:

"Intensification will not occur within natural hazards ~~and~~ **or** in areas rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards."

16.2: General Policies

General – In concurrence with previously issued TRCA comments, please revise to "prior to development" as opposed to "condition of development."

16.4: Riverine Flood Plains and Special Policy Areas

16.4.5 – “The Town’s floodproofing requirements will be based on the following alternatives, in consultation with the Conservation Authority, listed in order of priority, to minimize flood risk and/or meet the required level of flood protection: a) dry passive floodproofing measures to the extent technically feasible and economically acceptable;”

- Please provide a definition of what is defined as economically acceptable? Or what/who is to determine what is deemed economically acceptable?

Sincerely,

A handwritten signature in black ink that reads "Tyler Boswell". The script is cursive and fluid.

Tyler Boswell
Planner



**Credit Valley
Conservation**
inspired by nature

March 5, 2024

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

**Attention: Bailey Loverock, Team Lead Official Plan Review, Senior Planner,
Strategic Policy Planning**

Dear Ms. Loverock:

**Re: Future Caledon Draft Official Plan Review – Final Draft
CVC Comments**

Staff of Credit Valley Conservation (CVC) have completed the review of the third and final draft of the Future Caledon Draft Official Plan policy document. We have conducted our review as a Watershed Based Resource Management Agency and as a landowner. With the recent legislative changes stemming from Bill 23, we have scoped our review to our mandate, specifically natural hazards, regulated features, stormwater management (not quality). We have focused our review on Natural Hazards including the response matrix provided by the Town.

We are pleased to see that many of our prior comments have been addressed and generally we have no major comments remaining. We do have a few minor comments that we would like to offer for your consideration prior to the approval of the new Official Plan. Please consider the following comments:

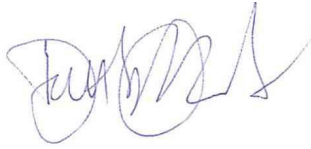
Detailed Comments:

1. 13.3.3 – allows minor alterations and development within natural features and areas (NFAs); however, PSWs are included as an NFA. Note, development (even minor) is not permitted within PSWs therefore CVC staff caution the Town on the implications of this policy permission. Suggest specifying that for PSW no development or site alteration is permitted.
2. 13.3.5 – This policy is unclear. Suggest revising to clearly spell out the intent.
3. 13.4.2 – speaks to 'other wetlands' as supporting features and areas but does not mention the role of CA's. Recognizing that CAs regulated all wetlands, staff suggest including reference to CAs.
4. 5.5.7, 13.3.4(d), and other areas - Ecological offsetting is mentioned including the Town's tree compensation requirements. This is an excellent opportunity to include CVC's offsetting guide and that it should be used within CVC regulated areas. At minimum a general policy in regards to CA regulated lands and respective ecological offsetting requirements should be included.
5. 13.9.8 This policy as a stand alone references CAs regulation in relation to Linkage. Although this reference is fine, this similar type of reference should be placed in policies that speak to wetlands, ecological offsetting etc. (as noted above).

Your Future Caledon Official Plan Review
CVC Comments

We once again thank the Town for engaging with the Conservation Authorities and giving us the opportunity to review and provide input on the new Official Plan. We hope our comments have proven useful and we are available to discuss should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Di Berto', with a stylized flourish at the end.

Dorothy Di Berto, RPP
Senior Manager, Planning
Planning and Development Services

C: Mary-Ann Burns, TRCA

March 8, 2024

CFN 69683

BY E-MAIL ONLY (bailey.loverock@caledon.ca)

Bailey Loverock, RPP
Team Lead, Official Plan Review/Senior Policy Planner
Strategic Policy Planning Town of Caledon
6311 Old Church Road Caledon, Ontario L7C 1J6

Re: Future Caledon Official Plan, 2024

Thank you for the opportunity to comment on the February 2024 draft of the Future Caledon Official Plan (OP). Toronto and Region Conservation Authority (TRCA) staff understand that the Town held a public meeting on the draft OP on March 5, 2024. The draft OP is then to be considered by the Planning and Development Committee on March 19, 2024.

The Town engaged TRCA staff throughout the earlier stages of the first draft OP review (background review and visioning, policy directions report). On July 7, 2023, TRCA staff attended an online meeting to discuss the draft OP's Natural Environment System policies. TRCA provided comments on the second draft OP in June and October 2023. We appreciate the receipt of a comment-response matrix on February 14, 2024, and the opportunity to provide additional feedback on the current draft.

GENERAL COMMENTS

We have reviewed the current Draft OP dated February 2024 and find that many of our October 2023 comments on the second draft have been addressed. We outline outstanding comments below with recommendations for addressing these.

Chapter 13 – Natural Environment System

We appreciate the inclusion of additional language around watershed and subwatershed planning in Chapter 13, Natural Environment System, including the emphasis on the Town and Region's support for watershed planning and the implementation of watershed plans. TRCA staff are concerned, however, that the policies relating to Local Subwatershed Studies located within Chapter 13 do not make reference to natural hazards. Natural hazard policies are located in a separate section, Chapter 16, Natural and Human-Made Hazards. As natural hazard delineation (for avoidance and mitigation) is a critical component of the Local Subwatershed Study process, there should be a direct link to those policies. This is consistent with the Growth Plan (2020) definition of a subwatershed plan, which states that the subwatershed plan should identify specific criteria, objectives, actions, thresholds, targets, and the best practices for development, stormwater management, and managing and minimizing impacts related to severe weather events.

Sub-section 4.2.1.1 of the Growth Plan also makes reference to natural hazard management and watershed planning (water quantity) in coordination with municipalities and conservation authorities: “Upper- and single-tier municipalities, partnering with lower-tier municipalities and conservation authorities as appropriate, will ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.”

Within section 13.9 of the draft OP, where the components of a Local Subwatershed Study are discussed, please make reference to the section 16 natural hazard policies. Moreover, in accordance with Growth Plan policies, there should be reference to the collaboration among conservation authorities, the Town, and Region of Peel in watershed/sub-watershed planning, as a pre-requisite for informing secondary planning.

DETAILED COMMENTS

The following comment reiterates our previous natural hazard comment provided in our October 6, 2023 letter.

Chapter 16 – Natural Hazards

Policy 16.2.3 – We appreciate the inclusion of flooding protection requirements, however, please revise to “prior to development” as opposed to “condition of development”, as at the latter stage it may be that some requirements are proven technically unfeasible and/or it may be too late to implement any avoidance or mitigation of impacts.

We trust these comments to be of assistance. Should you have any questions or wish to meet to discuss any of the above, please contact Heather Rodriguez at heather.rodriquez@trca.ca or the undersigned at maryann.burns@trca.ca.

Sincerely,



Mary-Ann Burns, MCIP RPP
Senior Manager, Planning Policy and Regulation

cc: Dorothy Di Berto, Senior Manager, Planning and Development Services, CVC
Laurie Nelson, Director, Policy Planning, TRCA
Jason Wagler, Senior Manager, Development Planning and Permits, TRCA
Nick Cascone, Senior Planner, Development Planning and Permits, TRCA
Heather Rodriguez, Planner, Planning Policy and Regulation, TRCA