

**AGENCY & DEPARTMENT COMMENT SHEET**

Prepared: April 25, 2024  
Lead Planner: Rob Hughes

**Proposed Official Plan Amendment Application**  
**Weston Consulting on behalf of Shanontown Development Inc.**  
**12461 McLaughan Road**  
**Part of Lots 19 and 20, Concession 1 WHS (Chinguacousy)**  
**File Number: POPA 2021-0001**  
**Related File Number: 21T-17008C, RZ 2017-0013**

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The following are comments received for the above application.

Bell Canada

1. Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans / Composite Utility Plan (CUP) at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) to confirm the provision of communication/telecommunication infrastructure needed to service the development.
2. The following paragraphs are to be included as a condition of approval for any Draft of Plan of Subdivision, Draft Plan of Condominium and/or Site Plan application(s):  
"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.  
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."
3. The above-noted conditions will remain in effect until said conditions are officially cleared by Bell Canada as part of the formal approval process.
4. To ensure that we can provide detailed provisioning comments, and to subsequently clear conditions, please ensure that all servicing plans / CUP, including updates to such plans, are sent to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca).

Region of Peel

Region of Peel staff have received the application for an Official Plan Amendment application which is submitted to facilitate the amending of text within the Mayfield West Phase 2 Secondary Plan (specifically Section 7.14.4.8.4). The policy speaks to obligations of landowners within the Secondary Plan area regarding cost sharing and associated agreements.

The Region continues to advise that an amendment to Section 7.14.4.8.4 may have impacts to the delivery of public infrastructure to support the Mayfield West Phase 2 community including impacts to

the sequencing and timing of the infrastructure, agreed upon shared costs and allocation of land from the landowners for community services and affordable housing.

#### Toronto and Region Conservation Authority (TRCA)

1. Please note that TRCA staff have had an opportunity to review this application and note that the subject property is partially located within TRCA's regulated area. A TRCA permit pursuant to Ontario Regulation 166/06 is required from this Authority prior to any development and/or site alteration taking place within a regulated area.
2. It is noted that TRCA staff previously reviewed and provided conditions of draft plan approval for this subdivision in 2018. At this time, we do not have any comments or concerns with the proposed OPA as it relates to cost sharing matters.
3. A TRCA review fee will not be required for this application.

#### Town of Caledon, Economic Development

1. Town of Caledon Economic Development supports the Town of Caledon's Employment Strategy statement on having development provide "Complete Communities". Communities that are compact, well-connected places with a clustering of a diverse mix of land-uses; this includes a range of housing types, shops, services, local access to food, schools and day care facilities, employment, greenspaces, parks and pathways. Complete communities support active transportation and provide opportunities to support existing or future transit.
2. The Economic Development Division is supportive of initiatives and developments that increase the diversity of housing in Caledon to create accommodation for the local labour requirements. This includes the need for rental and affordable housing.
3. Action 3.10 within the Economic Development Strategy states "Support a diversity of housing options and identify opportunities for multi-unit housing typologies to encourage growth and support affordability."

#### Town of Caledon, Engineering Services

Development Engineering does not support changes to the policy requiring confirmation from the Group Trustee that the Owner is good standing with the Plan Areas Landowners Cost Sharing Group. The downstream external infrastructure was oversized to support this development and the Cost Sharing of this infrastructure is dealt with in the Group's Cost Sharing agreement. The Town does not wish to include and/or police any group cost sharing arrangements in a municipal agreement.

#### Town of Caledon, Transportation

Transportation Engineering Staff have reviewed the materials submitted for the above noted application and offer the following comments:

- Transportation Engineering does not endorse modifications to the policy that necessitate confirmation from the Group Trustee regarding the Owner's good standing with the Plan Areas

Landowners Cost Sharing Group. Town Transportation Engineering does not intend to include or monitor group cost-sharing in a municipal agreement.

- The recent expansion of the Settlement Area Boundary necessitates the widening of McLaughlin Road to a four-lane arterial road from Lipa Drive to Old School Road. The Transportation Engineering consultant should verify the potential impact of the widening on the report's findings. If the widening significantly affects the results, additional reports may be necessary.

#### Town of Caledon, Municipal Numbers

1. The property address is confirmed as 12461 McLaughlin Road
2. The applicant is proposing to establish a new subdivision on the property. Municipal numbers shall be issued in accordance with the Municipal Numbering By-law and Guidelines. This numbers will be issued in accordance with these documents, based on an approved driveway location.
3. Municipal numbers will be issued at the earliest of grading approval or servicing approval.
4. Upon issuance of one of the above-noted approvals, the Lead Planner will forward a copy of the approval package to municipal numbering staff to work with the owner to issue the required number and post any required signage of the number in accordance with the Town's Municipal Numbering By-law and Guidelines.
5. In accordance the Municipal Numbering By-law and Guidelines, the municipal number must be posted on the exterior of the building that faces the road on which the building is numbered. The elevation drawings shall identify the location of the municipal address on the elevations and those drawings shall form part of the approval package. The number shall be identified in accordance with the By-law and Guidelines. Should the owner require clarification on the requirements of the By-law, please contact municipal numbering staff at [municipalnumbers@caledon.ca](mailto:municipalnumbers@caledon.ca)

#### Town of Caledon, Parks & Natural Heritage - Planning

1. Parks does not support the Official Plan Amendment to policy 7.14.4.8.4. The calculation of parkland program for the entire MW2 community is based on a collective basis based on the Community as a whole and not individual owner's lands. Parkland dedication is required for 21T-17008C according to the MW2 Executed Financial Agreement dated November 10, 2015.

#### Town of Caledon, Parks & Natural Heritage - Landscape

Inform Applicant:

- Refer to the Town of Caledon [Development Standards Manual](#)
- Refer to the Town of Caledon Development Standards for construction details for inclusion within the landscape drawing package
- Refer to the Town of Caledon Terms of Reference for Landscape Plans
- Refer to the Town of Caledon Terms of Reference for Arborist Reports, Tree Preservation Plans and Tableland Tree Removal Compensation
- Refer to the Town of Caledon Town-wide Design Guidelines

Notes:

- Please update the Arborist Report and Tree Preservation Plan to reflect current conditions.

- The number of Trees to be compensated for tree removal shall be indicated in the summary of the arborist report provided if it is applicable.
- Landscape Restoration Plans may be requested to support the Tree Compensation, and can be included in the landscape architectural package when submitted.

#### Town of Caledon, Planning Department, Heritage

Further to review of first submission materials submitted, Heritage staff provide the following comments:

#### Heritage Register

- The subject lands contain the listed, non-designated property at 12461 McLaughlin Road, known as the James Giffen Farmhouse.

#### Designation

- As the original Notice of Intention to Designate the James Giffen Farmhouse at 12461 McLaughlin Road was deemed withdrawn, a result of the Bill 108 amendments to the *Ontario Heritage Act*, the Town will proceed with issuing a new Notice of Intention to Designate in 2024.

#### Protection Plan – James Giffen Farmhouse

- Regardless of the James Giffen Farmhouse being part of Phase/Stage 2 of the overall Shanontown development, it must be maintained, secured against the elements, and regularly inspected.
- As it will remain in situ, it could also provide much-needed rental housing.
- The proponent has not submitted up-to-date photographs of the James Giffen Farmhouse demonstrating that it has been maintained and secured. These photographs were required as part of this application.
- Heritage staff note that the Cultural Heritage Impact Statement submitted as part of the related development applications recommended the requirement of a Protection Plan and financial securities for the James Giffen Farmhouse prior to Draft Plan Approval of the Phase/Stage 1 area of 21T-17008C. Heritage staff intend to uphold these and additional requirements to ensure that the James Giffen farmhouse is conserved.

#### Archaeological Assessments

- The proponent submitted a series of digital archaeological assessments and most of the required documents have now been received. The following are outstanding:
  - Please provide the Stage 1-2 Phase 2 Ministry of Citizenship and Multiculturalism compliance letter, associated with PIF #P046-0283-2018.
    - Heritage staff expect that a revised archaeological assessment may also exist for P046-0283-2018, as the final recommendations in the assessment do not include a resolution for AkGx-701, a pre-contact site, although the executive summary indicates that it was determined not to have any further cultural heritage value or interest.
  - Please provide the revised Stage 3 Site-Specific assessment of the Hunter and P2 Sites (PIF# P125-0259-2017, P125-0260-2017) dated December 3, 2018.
    - The assessment provided is dated April 12, 2018, indicating revisions likely occurred.
- Further conversations regarding the incorporation of commemoration of the archaeology sites as part of the overall development will occur as part of the Draft Plan of Subdivision application.

Town of Caledon - Fire

1. The Community Risk Assessment indicates a significant gap in the delivery of an appropriate level of fire suppression services within this development area. This gap will only increase with housing growth if fire suppression services are not accounted for in the design and approval of new developments and the expansion of the Rural Service Centers. Fire Services does not recommend increasing this risk until significant improvements are made in fire suppression deployment benchmarks to a level where 10 firefighters can respond within a 10-minute response time (turnout time + travel time) to 80% of the fire related incidents within the rural service center boundaries. Any areas approved for growth that are underserved by fire suppression services shall have sprinklered residential (houses) and commercial-use buildings until the level of service reaches this benchmark.
2. Pressurized Fire Hydrants must be provided, in accordance with Region of Peel Standards. Fire flow must be acceptable to the Region of Peel.
3. Two emergency vehicle access roads meeting the requirements of a fire access route or street must be provided to both sections of this development east and west of the old rail line.
4. Critical infrastructure including roads, emergency access and hydrants shall be established and functional prior to building constructed.

General Information

The following agencies and Town Departments indicated they had no comments or concerns with the subject application:

- Credit Valley Conservation
- Dufferin-Peel Catholic District School Board
- Enbridge Gas Distribution
- Hydro One
- Peel District School Board
- Rogers Communications
- Town of Caledon - Urban Design
- Town of Caledon - Zoning

Comments from the following agencies remain outstanding and will be forwarded to you if received:

- Canada Post
- Ontario Provincial Police
- Town of Caledon - Capital Projects
- Town of Caledon - Energy & Environment
- Town of Caledon - Facilities
- Town of Caledon - Finance