TOWN OF CALEDON
PLANNING
RECEIVED
June 13, 2025

TOWN OF CALEDON

February 28, 2025 *Sent via email*

Ruth Wheelwright
110 Fenmar Dr.
Toronto M9L 1M5

Dear Ms. Wheelwright,

Re: Site Plan Application (Full Stream)
Ruth Wheelwright on behalf of Triple X Ltd.
12155 Coleraine DRIVE
CON 6 ALB PT W LOT 1
File: SPA 24-0087

Further to your Site Plan Control Application received on October 18, 2024, the fee for the application was received on January 6, 2025, and accordingly, the application was deemed 'complete' on January 7, 2025. The following draft comment report is prepared for your review and action, noting that further staff comments are still expected. The Site Plan Application is for the development of 12155 Coleraine Drive with a proposed transportation depot, consisting of a 2,912.76 m^2 two-storey office and warehouse building.

Town of Caledon, Planning & Development Department – February 26, 2025

- The property is designated "Prestige Industrial" within Phase 2 of the South Simpson Industrial Secondary Plan (Schedule C-5). All policies outlined in Section 7.9 for Phase 2 apply.
- The property is located within the "Prestige Industrial (MP)" and "Serviced Industrial (MS)" Zones as per the Town of Caledon Zoning By-law 2006-50, as amended.
- A Block Plan application (File No. POPA 2024-0005), which includes this property, was submitted in August 2024 and is under review. This site plan application cannot be approved until the Block Plan is in full force and effect. Ensure that the site plan reflects the approved Block Plan.
- As per Council direction, the South Simpson Landowners Group shall prepare and receive approval of a Block Plan and to update the Master Environmental and Servicing Plan to the satisfaction of the Town.
- The Prestige Industrial (MP) Zone does not permit a Transportation Depot. If a Transportation Depot is intended, a zoning by-law amendment or a minor variance application with the appropriate justification is required.. See drawing A1 issue date June 12, 2025.
- Update the site plan drawing to include the entire property and show the proposed land uses on the site. Additional information is required to show the comprehensive site plan, as per comments from the Engineering and Planning departments.
  See drawing A1 issue date June 12, 2025.

- Provide additional details on the proposed onsite stormwater management plan, ensuring it aligns with the overall Block Plan's Master Environmental and Servicing Plan (MES). See drawing G-1 dated June 12, 2025 as prepared by A.M Candaras
- Coordinate with Town Staff, the Region of Peel, and the Toronto and Region Conservation Authority (TRCA) on matters related to site access and stormwater management. Address specific comments received from these agencies regarding site access, environmental protection, and stormwater infrastructure.
- Upon meeting necessary conditions and clearances, a staff report may be presented to the Council for further direction.

See drawing G-1 dated June, 12, 2025 as prepared by A.M Candaras

Town of Caledon, Policy Planning – February 21, 2025

The South Simpson Landowners Group, of which the landowner of the property is part of, submitted an application to the Town in August 2024 for the approval of a proposed Block Plan (File No. POPA 2024-0005). This application is under review. Please note that there are matters that will need to be addressed at the Block Plan level (e.g., extension of Simpson Road and the associated Rainbow Creek watercourse alignment) which will significantly impact this property. The site plan will need to be revised accordingly to conform to a future Council approved Block Plan. As per Town of Caledon council meeting May 13, 2025, Council rescinds the previous motion approved July 20, 2022.

Town of Caledon, Development Engineering, Public Works, February 28, 2025

Development Engineering has reviewed following documents:

- Engineering Drawings
- Stormwater Management Brief
- Phase 1 Environmental Site Assessment
- Geotechnical Investigation
- Noise Impact Study Please note as a result of eliminating any trucking in the MP Zone and now moving it to the MS Zone we have revised the noise study to suit. Please see attached.

General Comments

- Recommends that this subject application does not proceed until the Block Plan and MESP update is sufficiently advanced as the Site Plan application material will be informed by the Block Plan and MESP update. As per Town of Caledon council meeting May 13, 2025, Council rescinds the previous motion approved July 20, 2022.
- Recommended that the applicants Consulting Engineer works with the consulting Engineer for the MESP update to ensure conformance to the MESP update and overall Development of the South Simpson Secondary Plan Area.
- Following discrepancies were noted between the Site Plan Application and the Block Plan Application:

Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

a) Proposed Grading Plan is not according to the Simpson MESP design. In the MESP the overland flow is designed to outlet to the channel adjacent to the proposed Simpson Road extension which is where the site entrance is proposed to be in the MESP instead of off Coleraine Drive. Additionally, the proposed retaining walls are

not in line with the MESP Conceptual Grading Plan and the proposed design may adversely affect adjacent properties and comprehensive grading of the South Simpson area. Grading plan is to be revised.

Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

b) The Post Development Drainage Area Plan is not consistent with the Post Development Drainage Area Plan for the Simpson MESP. The plan needs to be revised as minor and major overland flows are designed to outlet to Coleraine Drive instead of the Simpson Road extension per the MESP design.

Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

c) The Pre-development Drainage Area Plan figure is not consistent with the Pre-Development Drainage Area Figure in the MESP. The subject site's Pre-development Drainage Area Plan shows 0.72ha draining to Coleraine Drive ROW; however, the MESP Pre-Development Drainage Area indicates the whole site draining towards the rear to the proposed Simpson Road ROW extension. Hence the target flow which was used for the stormwater storage calculations is incorrect. Revision is required.

As per Town of Caledon council meeting May 13, 2025, Council rescinds the previous motion approved July 20, 2022.

d) The Site Plan identifies an access off Coleriane Drive, while the Simpson Road Extension Drawings and Block Plan identifies access off of the Simpson Road Extension. Access to Coleraine Drive is to be reviewed and approved by the Region. Please note that the Simpson Road Extension and adjacent channel design is completed and is to be constructed through the Landowners Master Financial and Development Agreement. The works have yet to be constructed, which would be required prior to Site Plan Approval if reliant on any of these services. Please note that the Simpson Road Extension and Channel was designed to match the Regions ultimate design of Mayfield Road and thus would follow the reconstruction of Mayfield Road. Please contact the Region regarding the construction timing of Mayfield Road. All works as identified in the approved design of the Simpson Road Extension and Channel Design are to be reflected on the engineering plans accordingly to demonstrate both existing and future conditions.

Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

e) Region must confirm proposed sanitary and water services from the Simpson Road Extension.

- Prior to Site Plan Approval the applicant is to dedicate to the Town, gratuitously and free and clear of all encumbrances, the required land dedication for the Simpson Road Extension and Channel as outlined in the South Simpson Master Financial Agreement. According to the agreement the Owners Shall:
  i. Submit a Phase 1 Environmental Site Assessment ("ESA") report
  ii. Submit a record of site condition Refer to Phase 1 ESA

Phase 1 ESA was submitted with original submission on October 16, 2024

- Include the Town file number SPA 2024-0087 on the title block on all Civil Plans and Reports. SPA number has been added to all the drawings.
- Provide Geodetic Benchmark information on all the drawings.
  Geodetic benchmark has been added to all the drawings.

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Concept Storm Servicing & Sediment and Erosion Control Plan

Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

- As per Town Standards, the minimum slope for a storm sewer pipe is 0.40%; however, if conditions require a slope of less than 0.40% then self-cleaning velocities must be maintained. Confirm that self-cleaning velocities are maintained.
- Confirmation on how the proposed site is to be serviced with services such as water and sanitary.
- Please note that as per Town Standards Section 4.4.3, in situations where a minimum of 1.2m cover is not provided for, the pipe must be insulated. The extent of this treatment must be delineated on the servicing plan and a detail provided. It appears there are some sewers that have less than 1.2m cover which are not indicated on the plan. Please indicate all the sewers that are to be insulated.
- Provide the proposed underground storage tank details including cross sections of the storage tanks.
- Indicate all storm manhole, manhole catchbasins and catchbasins OPSDs on the plan.

Concept Site Grading & Stormwater Management Plan

Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

- Provide a plan demonstrating how the site ties into the current approved Simpson Road Extension and Channel for when these works are undertaken.
- Demonstrate how the drainage from the north of the property adjacent to the retaining wall is to be addressed. It appears the retaining wall is chocking the drainage since the site drains southerly at that location.
- Revise the retaining wall currently shown on the property line, must be within the property limits. The retaining wall is within property limits.
- According to the Town of Caledon standards the maximum allowable height of a retaining wall shall be 2.5m. Currently the proposed retaining wall is more than 2.5m in some areas – please revise. Additionally, please provide at least two retaining wall cross-sections on the location indicated on the marked-up Grading plan.

All retaining walls are within guidelines

- According to the Town Standards, existing elevations shall be provided at least 10m beyond limits of the proposed site. Eternal elevations are to be extended far enough to determine the direction of existing drainage. All elevations have been shown 10m or beyond
- Site storm drainage is to be self-contained and shall not adversely affect adjacent properties and external drainage is to be considered and accommodated within the design. Existing property line grade must align. Grading shall not extend onto adjacent properties without prior written consent from the adjacent property owner.
- Retaining walls greater than 1m must be designed by a structural engineer and details for the proposed retaining walls complete with the stamp and signature of the design engineer are to be provided to Development Engineering for review and approval prior to site plan approval. As per Town Standards, fencing or railing will be required where To follow

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retaining wall height exceeds 0.6m. Structural stability of this wall must be such that it can withstand the force exerted on the fence as well as earth loads.

Servicing & Stormwater Management Report Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

- Provide a full Stormwater Management Report with subsequent submissions instead of . Stormwater Management Brief.
- Section 8.0 indicates that the office tube is installed on the downstream face of MH 2 (OGS); however, the Servicing report shows that the orifice tube is installed on the downstream face of MH 3. According to the Town Standards where OGS units are proposed, the orifice is to be installed in the control manhole upstream of the OGS unit. Revise all the items that might be affected by this change which include the invert of the orifice tube, the 'h' value on the orifice equation etc.
- Provide the sizing details and shop drawings of the proposed Stormceptor (OGS) with subsequent submissions.
- Provide details of the Stormtrap underground stormwater storage tank with subsequent submissions. The Town does not allow mechanical devices in the stormwater management tanks.
- Stormwater Management Reports must be stamped, signed and dated by a Professional Engineer.

Engineering Cost Estimate Please refer to attached letter from SWM Engineer titled "A.M. Candaras - Comments"

- Provide engineering cost estimate for internal and external works with subsequent submissions.
  a. Engineering cost estimate to include 10% contingency.
  b. Engineering cost estimate must be dated, signed and stamped by a Professional Engineer.
  c. Engineering Securities Policy will require engineering securities to be posted based on 100% the engineering cost estimate for external works and 50% of the engineering cost estimate for internal works, to a minimum of $20,000 and a maximum of $1,000,000.
  d. Engineering cost estimate must be updated with subsequent comments/ submissions, if required.

General Advisory Comments

- Please be advised that a Haul Permit will be required to be obtained by the applicant prior to hauling on Town roads. For more information on the Haul Permit please contact Town of Caledon Finance and Infrastructure Services at 905-584-2272 ext.4226.

Noted.

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- A ROW Occupancy Permit will be required from the Town of Caledon for all works in the Town ROW. ROW Permit is required to be obtained a minimum 48 hours prior to the commencement of works in the ROW. For more information regarding the ROW Permit see https://www.caledon.ca/en/town-services/road-permits.aspx Noted.

Development Engineering reserves the right for additional comments on any of the current or future submission documents. Development Engineering requests that the Consulting Engineer provide a response letter with the re-submission package clearly reiterating the Towns comments in order and include details for how each of the above comment is addressed.

Town of Caledon, Planning, Parks & Recreation – February 4, 2025

- There is no record of any prior parkland dedication or payment in lieu of parkland provided for the subject property.
- Payment in lieu of conveyance of parkland is required for this development, pursuant to the s.42 of the Planning Act, and in accordance with Section 9 a) and 17 a) of the Town's Parkland Dedication By-law.
- Payment of money in lieu of conveyance of parkland will be required at equivalent market value of 2% of the development land prior to the issuance of a building permit.
- The Owner would be responsible for the cost of appraisal report(s) prepared by qualified appraiser(s) for the Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland.
- The value of the development land shall be determined as of the day before the day the first building permit is issued.
- Provide a comprehensive narrative appraisal report prepared for The Corporation of the Town of Caledon for the purposes of calculating the amount of payment in lieu of conveyance of parkland. The appraisal needs to be prepared by a certified professional appraiser of real estate who is designated as an Accredited Appraiser by the Appraisal Institute of Canada (AIC), and who is a member in good standing of the AIC, at no expense to the Town. All appraisals must comply with the current Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) as adopted by the Appraisal Institute of Canada. Appraisal is considered valid for a maximum period of six months. Noted.

Town of Caledon, Development Zoning, Planning Development – February 12, 2025

The property is zoned Prestige Industrial (MP) and Serviced Industrial (MS) in the Town of Caledon Zoning By-law 2006-50, as amended.

The proposed building is located entirely within the portion of the lands zoned Prestige Industrial (MP).

- Detailed clarification is required on the proposed use and function of the property at 12155 Coleraine Drive to conduct a fulsome Zoning review. Be advised that the Prestige

Industrial (MP) Zone does not permit the use of a Transportation Depot. If a Transportation Depot is proposed in the MP Zone, relief from the By-law is required.

- The Finished Grade level has not been provided on the submitted Elevation Plans. Please provide Finished Grade, as defined below, on the Elevation Plans to determine Building Height compliance.

  Finished Grade means the average surface elevation at the outside walls of any building or structure, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade at the outside walls of the building or structure
- Provide the total Net Floor Area of the entire proposed building, as well as the total net floor area of all office space located within the building, in order to determine compliance with Section 4.2.5. Be advised that the maximum net floor area for an accessory office is 15% of the total net floor area of the permitted use to which it is accessory.
  a. Floor Area, Net means the aggregate of the floor area of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service/mechanical rooms and penthouses, washrooms, garbage/recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.
- Ensure that the aisle width measurements on the Site Plan are accurate. A 6.0 metre minimum aisle width has been labelled; however, the measurement encroaches into the parking spaces. Zoning staff have scaled the aisle width at 5.60 metres, which does not comply with the required minimum width of 6.0 metres.
- The landscaping calculations provided in the site statistics chart on the submitted site plan is unclear. Provide total landscaping area in square metres, divided by the total lot area in square metres.
- Ensure that the site statistics chart on the submitted Site Plan is accurate and reflects the correct information as shown on the Site Plan. Zoning staff have noted that there are certain provisions that differ between the Site Plan and the chart provided (planting strip widths on the interior side lot lines, for example). Please ensure all provisions provided are accurate and match the Site Plan.

For all comments above, refer to site plan drawing A-1 dated June 12, 2025

A zoning comparison table is attached with this report for applicant's review and further process.

Town of Caledon, Urban Design and Accessibility – February 12, 2025

Accessibility

- Accessible parking spaces shall be indicated by erecting an accessible permit parking sign in accordance with section 11 of Regulation 581 of the Revised Regulations of Ontario, 1990 (Accessible Parking for Persons with Disabilities) made under the *Highway Traffic Act*. See A-1 Site plan dated June 12, 2025

Urban Design

- No further comments

Town of Caledon, Policy & Sustainability Section, Heritage - February 6, 2025

- Heritage Register
  - The subject lands are not designated or listed as a non-designated property on the Town of Caledon's Heritage Register. There are no built heritage concerns.
- Archaeological Assessment
  - The "Stage 1 Archaeological Property Assessment Arion Services Limited Property Located on Part of Lot 1, Concession 6, (Geographical Township of Albion), Town of Caledon, Regional Municipality of Peel", prepared by Amick Consultants limited, dated June 21, 2024, submitted as part of related application POPA 2024-0005, confirmed that the subject lands do not retain archaeological potential.
- The following clauses are to be included as part of agreements related to the development:
  - The Owner shall avoid and/or mitigate, to the satisfaction of the Ministry of Citizenship and Multiculturalism (MCM) and the Town, any archaeological resources that are identified through new information or documentation which may be received following the acceptance of archaeological assessment(s) by the MCM and clearance of archaeological concerns for the Owners Lands by the Town.
  - The Owner shall immediately stop all work on the Owners Lands and notify the Town's Heritage staff, Commissioner of Planning & Development, and the MCM in the event that deeply buried archaeological resources are found during the course of any grading or related works on the Owners Lands. Any and all work related to the discovery of deeply buried archaeological resources shall be carried out by the Owner, at their expense, to the satisfaction of the MCM and the Town's Heritage staff.

Town of Caledon, Finance - February 6, 2025

Note, building is now a 1-storey building please see drawing A-1 dated June 12, 2025

- The proposed application is said to include a) Lot 1 - 1,050.22 m2 two-storey warehouse and maintenance shop with an accessory office space; b) Lot 2 - 278.77 m2 two-storey transportation depot with maintenance shop with accessory office space.
- The taxable assessment value of the property will change, to reflect any development that will take place.
- Under current By-laws of the Town and other charging entities, any new, added, or regularized buildings will attract Development Charges (DC) at the Non-Residential (Industrial) rates in effect on the date of building permit issuance. Development Charges will be 'frozen' at the rates that will be in effect on the date when the first of either site plan or zoning By-law amendment application is deemed complete (the application completion date), provided that the application took place after January 1, 2020. Otherwise, Development Charges will be determined on the date of building permit issuance.
- If 'frozen' rates apply, interest on Development Charges will accrue for the period starting one day after the application completion date, through to the date on which the charges are received by the Town.

- Currently, applicable Development Charges for buildings at the Non-Residential (Industrial) rates are:
    - Town of Caledon: $114.89 per m² of new or added industrial floor space.
    - Region of Peel: $230.15 per m² of new or added industrial floor space.
    - Education: $11.84 per m² of new or added industrial floor space.
- Furthermore, By-law No. 2021-09 imposes and provides for payment of Area Specific Development Charges for services related to a highway and stormwater management services for the Simpson Road (Phase 3 – from 228 metres South of Parr Boulevard to Mayfield Road) Development Area. 0 Coleraine Drive is designated as Property "S3" as described in By-law No. 2021-09. The owners of such lands are required to pay the Area Specific Development Charges at the time of building permit issuance, unless prohibited by any other agreement.
- For the purposes of Development Charges, the term 'industrial floor space' should comply with the definition of an 'industrial building', as outlined in the Town's By-law No. 2019-3 as amended by By-law No. 2021-65. If compliance is not met, then the Non-Residential (Other) rates will apply.
- The Development Charges comments and estimates above are as at February 6, 2025 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete (the application completion date); and are payable at the time of building permit issuance. That determination of rates is valid for 18 months after application approval date. Interest charges will apply for affected applications. For applications other than site plan or rezoning applications; and site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. Development Charge by-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application.

Region of Peel – February 19, 2025

Region of Peel staff have received the above noted application for a future Site Plan application to facilitate the development of a 2,912.76 m2 two-storey industrial building. The application is being reviewed concurrently with the South Simpson Industrial Area Phase 2 Block Plan POPA 2024-0005. Note, building is now a 1-storey building please see drawing A-1 dated June 12, 2025

Regional Requirements:

As per Town of Caledon council meeting May 13, 2025, Council rescinds the previous motion approved July 20, 2022.

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Site Plan Approval:

Development Services

- The current Site Plan application is identified as property #2 within the South Simpson Industrial Area Phase 2 Block Plan being reviewed through POPA 2024-0005. Regional

comments related on the POPA application outline the need for a number of studies to be completed to the satisfaction of the Region at the Block Plan stage prior to approval of any individual Site Plan applications in the area, including but not limited to servicing, stormwater, and traffic related studies.
    - The materials for this Site Plan application are to remain consistent with those submitted for the higher-order planning application (block Plan). Any updates to the higher-order application must be properly reflected in the site plan submission materials.
- Through the related POPA application, the Region seeks clarification on the proposed planning tools that would be used to implement servicing requirements for the South Simpson Block Plan, particularly as it relates to the Simpson Rd extension (water, wastewater), and coordination with the Mayfield Rd capital projects (transportation, storm).
- It is the Region's understanding that a Master Finance Agreement (MFA) between the Town, Region, and Owners was registered in March 2021 and was intended to allow for the development of the Block Plan lands without draft plan of subdivision. The Region requests confirmation from the Town that this is still the intended tool to facilitate development of these Block Plan lands.

- Provide clarification on timing of Simpson Rd.

As per Town of Caledon council meeting May 13, 2025, Council rescinds the previous motion approved July 20, 2022.

Site Plan Servicing

- The submission materials did not include any servicing materials. Please note, prior to site plan approval, a satisfactory site servicing plan and first submission fee is required. Once the Site Servicing plan is received and reviewed, regional staff may have additional comments.
    - Furthermore, the servicing related materials for this Site Plan application are to remain consistent with those submitted and approved for the higher order planning application (block Plan).

Noted

Traffic Development

Studies / Access Please see drawing FD-1 dated June 12, 2025

- A satisfactory Traffic Impact Study submitted through associated Block Plan application POPA 2024-0005 is to be approved prior to any site-specific site plans
- Applications.
    - The materials for this Site Plan application are to remain consistent with those submitted for the higher-order planning application (block Plan).
- The Region is in support of one temporary right-in/right-out access off Coleraine Drive until such time that Simpson Road will be constructed. Once the extended Simpson Road is constructed the access off Coleraine Drive will be closed and the permanent access will be located along Simpson Road;

Northbound right turn lane is provided with "Porkchop" design

- The Site-Specific Traffic Impact Study (TIS) has been reviewed and revision is required on the site plan;
    - Access needs to be equipped with a northbound right turn lane with a minimum 30 m storage and taper as per TAC manual;

Done please see drawing FD-2 dated June 12 2025

Northbound right turn lane is provided with "Porkchop" design

- The Region's standard drawing 5-1-5B is included in Appendix I inclusive of this letter for the right-in/right-out access with right turn lane;
- The turning movements must be restricted by median in front of the access. (see Appendix I inclusive of this letter for the Region's Standard drawing for access with the right-in/right-out access and right turn lane.);
- Additional comments may be provided on the details of the road and access design once the Region receives the detailed engineering drawings through the requested TIS revision.

Property Requirements Noted.

- The Region requests the gratuitous dedication of lands to meet the Official Plan requirement for Regional Road 150 (Coleraine Drive) which has a right of way of way of 36 metres, 18 meteres from the centreline of the road allowance;
- An additional 5.5 metres (for a total right of way width of 41.5 metres, 20.75 metres from the centreline) will be required within 245 metres of an intersection (Future Intersection will be constructed along Coleraine Drive 300 metres north of the intersection of Coleraine Drive and Mayfield Road) to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters;
- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 150 (Coleraine Drive) behind the property line and daylight triangle, except at any approved access point; Noted on drawings A-1 and L-1 dated June 12, 2025
- These lands are to be gratuitously dedicated to the Region, free and clear of all encumbrances and any contamination. All costs associated with the transfer are the responsibility of the applicant. Necessary title documents and reference plan(s) are to be provided to the Region to confirm the Regions right-of-way;
- A draft reference plan is required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Site Plan

- All comments provided should be reflected on the site plan, including centreline of roadways with property dimensions reflected; See drawing A-1 dated June 12, 2025

Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- The Land Survey indicates that the chain link fence encroaches onto the Regional right of way/Coleraine Drive at the southwestern edge of the target lands and needs to be removed. Noted.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.

Engineering Requirements

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to follow when submission approved

- A detailed engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 7 (Airport Road) and Regional Road 14 (Mayfield Road);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum $1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
    - Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law;
    - Completed Notice to Commence Work ;
    - Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with $5 million minimum from the Contractor;
    - Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner;

Storm Water Review Please see drawings S-1 and G-1 dated June 12, 2025

- The submitted stormwater management plan for this site outlets to the roadside ditch of Coleraine Drive, which is not in agreement with submitted Master Environmental Servicing Plan (MESP) for associated Block Plan and Official Plan Amendment. From the MESP the drainage plan for this property is to outlet to the proposed storm sewer along the Simpson Road extension. A ditch capacity analysis should be conducted to determine if the outlet to roadside ditch on Coleraine Drive is a viable interim option. In the ultimate condition, it is strongly recommended to connect to the Simpson Road storm sewer.
- The Region of Peel has a Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA # 009-S701), for the Regional Municipality of Peel Stormwater Management System. Therefore, it is the Region's mandate that no external flows are permitted, that outflow is discouraged during development or redevelopment of lands with existing drainage towards Region's Right-of-way, and that no new connections are made to regional roads. To view the Region's CLI ECA Stormwater Management

Criteria, please go to this link:https://peelregion.ca/sites/default/files/2024-08/clieca-swm-criteria.pdf.

- Development flows are to be directed to the Local Municipality's storm sewer system or the natural environment, to the satisfaction of the local municipality, the Region of Peel, the local Conservation Authority and all other concerned departments and agencies. Where drainage to the Region's stormwater system is demonstrated as the only feasible outlet, the appropriate stormwater management criteria must be implemented on external lands to the Region's satisfaction. Please review the Peel Public Works Stormwater Design Criteria and Procedure Manual found on-line: https://peelregion.ca/sites/default/files/2024-08/stormwater-designcriteria-201906.pdf, along with the above CLI ECA criteria.

- If proceeding with this plan to outlet to the ditch on Coleraine Drive, a full stormwater management report will be required. The stormwater management report shall adhere to the Region's report criteria found on-line at https://peelregion.ca/sites/default/files/2024-04/stormwater-management-reportrequirements-december-2022.pdf.
- A Stormwater Management Report Review Fee of $1537.50 is required as per the current Fees By-law prior to Site Plan Approval based on the site servicing.

Environmental Site Assessment

- The report does not meet the O. Reg 153/04 standards for a Record of Site Condition (RSC) and is also outdated (18 months old). Operations haven't changed on this site in the last 9 years.
- There are potentially contaminating activities (PCAs) onsite that warrant a Phase Two investigation, these are:
    - PCA #10- Commercial Autobody Shops
    - PCA #28- Gasoline and Associated Products in Fixed Tanks

Given that there will be engineering oversight throughout the entirety of this project should any poor soil conditions be found during the construction, it will be dealt with accordingly.

- The site has historically been used as a truck storage facility which increases the chances of onsite contamination.
- The items identified in the report and activities onsite (waste oil storage tanks, autobody work, truck storage) creates cause for concern regarding the condition of soil and groundwater. A Phase Two ESA is recommended with at least 3 boreholes with one monitoring well to address the condition around the PCAs leading to APECs.
- As land dedication along Coleraine is required to be conveyed to the Region through the Site Plan application, additional sampling should be performed in this area or as close to it as possible to inform the Region that the lands to be dedicated are free and clear of all encumbrances and contamination.

Public Health

- Peel Public Health has implemented 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. These health objectives are used to inform decision-makers of the

health-promoting potential of the development and communicate opportunities to achieve closer alignment with the objective of healthy, complete communities within Peel.

- After review of the concept plan there are opportunities for enhanced pedestrian connectivity on site.
  - Consider the addition of secure bicycle parking near the entrance of the building.
  - Pedestrian scaled lighting should be incorporated throughout the entirety of the development, up to 4.6 metres in height.

It is unsafe to ride a bicycle on either Mayfield road or Coleraine drive

Lighting has been provided on the west side (front of building) and on the north side where pedestrian sidewalk is shown. See A-1.

Waste Development

- This site is not within the vicinity of a landfill.
- As the proposal is to only develop with industrial uses, waste collection will be required through a private waste hauler.

Noted.

Hydrogeological Investigation

Through the Region's review of related POPA application, comments were provided that advised on required revisions to future hydrogeological studies, including the need for the following to be addressed through future Site Plan's within the South Simpson Industrial Area Phase 2 Block Plan:

As per Town of Caledon council meeting May 13, 2025, Council rescinds the previous motion approved July 20, 2022.

- A well survey and contingency plan for potential impacts to private wells is to be submitted.
- Copy of permit to discharge from utility authority (if applicable, i.e. discharge directed towards municipal sewer) when available.
- Copy of the dewatering discharge plan submitted to conservation authority (i.e. discharge directed towards NHS) when available

Additional notes

Site Plan Servicing

Noted.

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- All unutilized water and sanitary services shall be disconnected and/or abandoned in accordance with Region of Peel standards and specifications.
- Please review the Region's Water and Sanitary Sewer Design Criteria found on-line
  - Water - Please review the Region's Water Design Criteria found at the following link:

https://www.peelregion.ca/public-works/design-standards/pdf/water-design.pdf

  - Sanitary - Please review the Region's Sanitary Sewer Design Criteria found at the following link:

https://www.peelregion.ca/public-works/design-standards/pdf/sanitary-sewerdesign-

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criteria.pdf

- The location of the existing service connections to the subject site shall be verified and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at https://www.ontarioonecall.ca/portal/
- The Region of Peel has recently released a web application used for locating water, wastewater, transportation and other regional asset across Mississauga, Brampton, and Caledon as well as viewing as-built drawings. It is called **EPAL - External Peel Asset Locator** and is now available for external contractors and consultants. If you do not have an existing account, provide us with your name, name of your agency/company and your email address and we will request access on your behalf. Once access has been requested, instructions will be provided in the welcome email. Please contact Iwona Frandsen at Iwona.frandsen@peelregion.ca , to request access.
    - If you require assistance in addition to the information found in EPAL, please contact Records at PWServiceRequests@peelregion.ca

- A satisfactory Servicing submission and 1st Submission fee as per the latest fee bylaw is required prior to the Site Plan application being approved;
- Municipal addresses, confirmed by the Local Municipality, are required prior to issuance of the Region of Peel's Site Servicing Connection approval. The approved addresses are entered into the Region's system and included on the receipt once the final payment has been made.
- Site plan approval is required prior to Region of Peel site servicing connection approval.
- Fire Protection approval from the local municipality is required prior to Region of Peel Site Servicing connection approval. It is the applicant's responsibility to provide the Region with the Building Division's final approved drawing.
- All Servicing and Grading drawings shall reflect the Local Municipality's road widening requirements, If applicable.
- Please indicate if the Developer will be pursuing LEED certification
- Please be advised that due to the ongoing developments of the novel coronavirus outbreak, the Region of Peel is currently implementing various measures to ensure the safety of our customers, employees and the workplace. Our front counter is now closed to the public and our staff have been directed to work from home for the foreseeable future. Therefore, Servicing Connections cannot process any payments over the counter at this time, however, we will accept Electronic Fund Transfers (EFT).
    - Please contact Servicing Connection at siteplanservicing@peelregion.ca for the process to submit an Electronic Fund Transfer for your servicing application fees.

- All our design criteria, standards, specifications, procedures and report and submission requirements are found on-line at https://www.peelregion.ca/publicworks/ design-standards/#procedures.
- Please refer and adhere to the Regional by-laws that are applicable to your proposal, such as but not limited to the Water, Wastewater and Backflow
- Prevention by-laws https://www.peelregion.ca/council/bylaws/archive.asp
- Please refer to the Latest Fees Bylaw. All fees may be subject to change on annual basis pending Council approval.

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- Please refer to our Standard Drawings on-line to determine which standards are applicable to your project. The most current standard drawings are found on-line at https://www.peelregion.ca/public-works/design-standards/#drawings
- For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found on-line at https://www.peelregion.ca/public-works/designstandards/pdf/site-plan-process2009.pdf
- If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca
- Servicing for the proposed development must comply with the Local Municipality's Requirements for the Ontario Building Code and most current Region of Peel standards
- All Servicing and Grading drawings shall reflect the Region's and Local Municipality's road widening requirements.
- The Site Servicing drawings have been received and they will be assigned for review. Detailed engineering comments will be sent directly to the consultant;
- The applicant is requires to submit copies of PINS following the completion of transfers and/or subdivision registration.

Servicing Connections Payment Process

Please be advised that the approved updated 2025 Fees by-law includes increases in some Engineering Fees. All fees are subject to change on annual basis pending Council approval.

Securities will be 100% of the cost estimate which will provided by the applicant once the servicing design is satisfactory. Servicing connections will provide instructions regarding what should be included in the cost estimate. It will include work subject to Region of Peel approval within the road allowance and at the property line (water valve and chamber and sanitary/storm sewer maintenance hole).

Servicing Connections is accepting payments by Electronic Fund Transfers (EFT) and will accept a Letter of Credit as an alternative for collecting securities.

Please complete the table below with your information and provide the completed table to Finance at to camila.marczuk@peelregion.ca for payment processing (all fields are mandatory). We will not be able to accept or process the payment without the completed table.

Once the Servicing Connections receives confirmation that the funds have been successfully transferred to the Region of Peel, a receipt will be issued to the payer via email.

Note: Region of Peel comments are also attached separately to this report for reference.

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

- Region of Peel

- Toronto Region Conservation Authority (TRCA)
- Development Engineering, Public Works, Town of Caledon

The following departments have no further concerns:

- Town of Caledon, Development Section, Urban Design - February 11, 2025

Comments from the following agencies and departments remain outstanding:

- Bell Canada
- Canada Post
- Enbridge
- Hydro One
- MPAC
- OPP
- Rogers Communications
- Transportation Engineering, Public Works
- Energy & Environment
- Fire
- Trails & Parks

In preparing your resubmission, please find attached a Resubmission Checklist which outlines the required number of copies/packages of documents required with your next submission. Please note the list is in draft form and may change as pending comments are received.

Next Steps:

Once a complete list of comments are received, town staff will coordinate a Comment Review Meeting to discuss the comments enclosed within this letter to assist in the processing of your application at the request of the applicant, if requested. Please review all comments contained within this letter and forward an agenda at least 3 days prior to the meeting. Staff will follow up with a proposed meeting date and time.

The Town of Caledon has implemented new electronic submission requirements for planning applications at the Town. When you are ready to resubmit, please visit: https://www.caledon.ca/en/town-services/development-applications.aspx#For-existing-applications and navigate to the heading 'For Existing Applications.' Under this heading you will find the link to the online form for 'Site Plan (excluding Oak Ridges Moraine and Telecommunication Facilities)'. Please complete the online form and attach pertinent documents for a formal re-submission.

Please submit the following items in a revised digital submission:

1. Elevation Drawing showing finished grade
2. Updated Site Plan

3. Traffic Impact Study
4. Stormwater Management Report

I trust this information is of assistance. Should you have any questions, please feel free to contact me via e-mail at muhammad.mughal@caledon.ca or by telephone at (905) 584-2272 ext. 4557.

Yours truly,

Harsh Padhya

Harsh Padhya
Senior Planner, Development and Design
Planning Department
TOWN OF CALEDON

cc. Anthony Staniscia, Fire & Emergency Services
David Shortt, Planning & Development, Zoning
Daniela Gaudio, Legal & Court Services
Emma Howlett, Transportation
Glendon Turner, Finance
Malvern Munaku, Development Engineering
Halley Patel, Planning, Parks & Recreation
Jason Elliot, Parks and Natural Heritage
Patrick Amaral, Region of Peel
Andrea Terella, TRCA
Stewart McIntosh, Planning, Landscape

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