



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: August 24, 2020
Lead Planner: Stephanie McVittie

Proposed Zoning By-law Amendment Application
Caledon Terra Investments Inc.
2256 Mayfield Road
Part of Lot 18, Concession 2 WHS (Chinguacousy)
File Numbers: RZ 16-12

The following comments were received regarding the above-noted Zoning By-law Amendment application.

EXTERNAL AGENCY COMMENTS

The following agencies have no concerns with the amendment (comments are being addressed through the related draft plan of subdivision):

- Bell Canada – December 28, 2016
- Canada Post – November 8, 2018
- City of Brampton – November 23, 2018
- Credit Valley Conservation – June 20, 2019
- Dufferin-Peel Catholic District School Board – May 15, 2019
- Enbridge Gas Inc. – December 21, 2016
- Hydro One – October 16, 2018
- Ontario Provincial Police, Caledon Detachment – November 26, 2018
- Orangeville Railway Development Corp. – October 18, 2018
- Peel District School Board – May 23, 2019
- Region of Peel – May 29, 2019
- Rogers Communications – November 5, 2018

Comments from the following agencies remain outstanding:

- John G. Williams Limited (Control Architect)
- Toronto and Region Conservation Authority

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance and Infrastructure Services Department, Finance – August 24, 2020

The property located at 2256 Mayfield Road is currently assessed as mostly Farmland (\$468,800 CVA) and Farmland/Residential (\$7,200 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$324. As at August 24, 2020, the property tax account is determined to be current.



If the proposed development (includes 180 single detached dwellings) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.

Any future development would be subject to Development Charges as follows:

1. Town of Caledon: \$31,315.35 per single, or semi-detached dwelling;
2. Region of Peel: \$53,083.06 per single or semi-detached dwelling. Effective February 1, 2016, the Region began collecting directly for hard service Development Charges (i.e. water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution.
3. School Boards: \$4,572 per any residential dwelling; and
4. GO Transit: \$581.30 per single or semi-detached residential dwelling.

The Development Charges comments and estimates above are as at August 24, 2020 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. Development Charges are calculated and payable at the time of building permit issuance. Development Charges 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 the Development Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

The following departments have no concerns with the amendment:

- Community Services Department, Building Services– May 24, 2019
- Community Services Department, Heritage – January 31, 2017
- Community Services Department, Zoning – August 20, 2020

Comments from the following agencies remain outstanding:

- Community Services Department, Development Engineering
- Community Services Department, Fire and Emergency Services
- Community Services Department, Open Space Design
- Community Services Department, Urban Design
- Corporate Services Department, Accessibility
- Corporate Services Department, Legal Services
- Finance and Infrastructure Services Department, Transportation