

AGENCY AND DEPARTMENT COMMENT SHEET

Prepared: September 15, 2020
Lead Planner: Stephanie McVittie

**Proposed Zoning By-law Amendment Application
Strategy 4 on behalf of Husky Molding Injection Ltd.
460 Queen Street South, Bolton
Part of Lot 6, Concession 6 (Albion), designated as Parts 1 through 8 on Plan 43R-XXXX
File Numbers: POPA 13-05 and RZ 13-13**

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:

- Canada Post – July 29, 2019
- Canadian Pacific Railway – August 7, 2019
- Dufferin-Peel Catholic District School Board – July 25, 2019
- Enbridge Gas Inc. – July 26, 2019
- Ontario Provincial Police, Caledon Detachment – July 24, 2019
- Peel District School Board – July 25, 2019
- Region of Peel – August 24, 2019

Comments from the following agencies have not been received:

- Bell Canada
- GO Transit
- Hydro One
- Municipal Property Assessment Corp.
- Rogers Communications

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance and Infrastructure Services, Finance – July 19, 2020

This property (460 Queen Street South) is currently assessed as Industrial and Commercial Lands (CVA, \$41.9 million). The Town's share of taxes levied, based on current value assessment is approximately \$389,000. As of July 19, 2020, the property tax account is determined to be current.

If the proposed development were to proceed as planned, (includes Day Nursery and Offices), the property's assessed value may change, to reflect the developments that would have taken place.



It has been determined that the proposed changes will not result in new or additional floor space. Therefore no additional Development Charges (DCs) will be applicable. If that were to change in the future, Development Charges would be applicable at the Non-Residential (Other) rates.

The Development Charges comments and estimates above are as at July 19, 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 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 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, Development Engineering – August 17, 2020
- Community Services, Fire and Emergency Services – December 18, 2019
- Community Services, Open Space Design – July 2, 2020
- Community Services, Zoning – September 15, 2020
- Corporate Services, Accessibility – July 15, 2020
- Finance and Infrastructure Services, Transportation – August 21, 2019