



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: March 26, 2020
Lead Planner: Stephanie McVittie

Proposed Zoning By-law Amendment Application Lormel Joint Venture Inc.

2650 Mayfield Road

Part of Lot 18, Concession 1 WHS (Chinguacousy) designated as Parts 1, 2 and 3 on Plan 43R-31616 and Part 1 on Plan 43R-31617

File Numbers: RZ 16-13

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 (comments are being addressed through the related draft plan of subdivision):

- Bell Canada – October 17, 2019
- Canada Post – July 15, 2019
- City of Brampton – October 17, 2019
- Credit Valley Conservation – December 12, 2019
- Dufferin-Peel Catholic District School Board – March 26, 2020
- Enbridge Gas Inc. – December 20, 2016
- Hydro One – October 30, 2019
- John G. Williams Limited (Control Architect) – February 5, 2020
- Ontario Provincial Police, Caledon Detachment – April 29, 2019
- Orangeville Railway Development Corporation – January 22, 2020
- Peel District School Board – October 16, 2019
- Region of Peel – March 26, 2020
- Rogers Communications – October 17, 2019
- Toronto and Region Conservation Authority – March 26, 2020

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance and Infrastructure Services, Finance – March 25, 2020

The property is currently assessed as mostly Farmland (\$873,000 CVA). The Town's share of property taxes levied, based on current value assessment is approximately \$1,800. As at March 24, 2020, the property tax account is determined to be current.

If the proposed development (includes 199 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.



Applicable Development Charges would be:

- Town of Caledon: \$30,947.08 per single, or semi-detached residential dwelling;
- Region of Peel: \$52,458.79 per single or semi-detached residential 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.
- School Boards: \$4,572 per any residential dwelling; and
- Go-transit: \$574.46 per single, or semi-detached residential dwelling.

The Development Charges comments and estimates above are as at March 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 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.

Community Services, Zoning – March 26, 2020

Staff has no concerns with the draft by-law.

As per the redlined revised plan, there is a proposed easement between Lots 170 and 171 which will be required to be registered on title through the subdivision registration process.

Lots 107-113 (inclusive) do not currently have an access on the draft plan of subdivision and therefore will not comply with Access Regulations of the Zoning By-law, specifically Section 4.3.1 which states “Notwithstanding any other provision in this By-law, no *building* or *structure* shall be erected on a *lot* that does not have frontage and access to a public *street* or on a private *street*.” If Lormel Joint Venture subdivision registers before A-Major Homes Inc. (21T-17001C) then Section 118 Restrictions will be applied to above mentioned lots to prevent the transfer of the lot, until such time that A-Major Homes Inc. is registered.

The following departments have no concerns with the amendment:

- Community Services, Building – May 24, 2019
- Community Services, Development Engineering – March 16, 2020
- Community Services, Fire and Emergency Services – October 3, 2019
- Community Services, Heritage – September 17, 2019
- Community Services, Open Space Design – January 31, 2020
- Community Services, Urban Design – March 11, 2020
- Corporate Services, Accessibility – April 29, 2019
- Corporate Services, Legal Services – February 10, 2020
- Finance and Infrastructure Services, Transportation – October 16, 2019