



AGENCY AND DEPARTMENT COMMENT SHEET

Prepared: August 4, 2020
Lead Planner: Stephanie McVittie

Proposed Official Plan Amendment and Zoning By-law Amendment Applications
Paul A. King on behalf of 1361605 Ontario Limited and Peter Halmos
0 Harvest Moon Drive, 13576 Coleraine Drive and 13584 Coleraine Drive, Bolton
Part of Lot 8, Concession 5 (Albion), Part of Block 307 on Plan M-1324
File Numbers: POPA 13-05 and RZ 13-13

The following comments were received regarding the above-noted Official Plan Amendment and Zoning By-law Amendment applications.

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 – July 31, 2020
- Canada Post – July 20, 2020
- Canadian Pacific Railway – July 15, 2016
- Dufferin-Peel Catholic District School Board – July 27, 2020
- Enbridge Gas Inc. – July 31, 2020
- Hydro One – August 7, 2020
- Ontario Provincial Police, Caledon Detachment – July 27, 2020
- Peel District School Board – July 29, 2020
- Region of Peel – April 2018 and June 7, 2018
- Rogers Communications – July 18, 2016
- Toronto and Region Conservation Authority – May 16, 2018

Comments have not been received from:

- GO Transit
- MPAC

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance and Infrastructure Services, Finance – August 8, 2020

Roll no. 010.003.22690.0000 – 13576 Coleraine Drive

This property is currently assessed as Residential (\$536,000 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$2,800. As at August 8, 2020, the property tax account is determined to be current.

Roll no. 010.003.22600.0000 - 13584 Coleraine Drive

This property is currently assessed as Residential (\$541,000 CVA). The Town's share of taxes levied, based on the current value assessment is approximately \$2,900. As at August 8, 2020, the property tax account is determined to be current.

If the proposed developments (include 8 residential lots) were to proceed as planned, the taxable assessment value of the property may change, to reflect the developments that would have taken place.

Development Charges would apply to the proposed changes as follows:

1. Town of Caledon: \$31,315.35 per single/semi/duplex unit.

2. Region of Peel: \$53,083.06 per single/semi/duplex unit.

Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e. water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution.

3. School Boards: \$4,572 per any residential unit.

4. Go-transit: \$581.30 per single/semi/duplex unit,

The Development Charges comments and estimates above are as at August 8, 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, Building – May 28, 2014
- Community Services, Development Engineering – May 17, 2018
- Community Services, Fire and Emergency Services – July 6, 2016
- Community Services, Heritage – July 29, 2020
- Community Services, Open Space Design – May 15, 2018
- Community Services, Policy – July 12, 2016
- Community Services, Urban Design – August 23, 2016
- Community Services, Zoning – August 4, 2020
- Corporate Services, Accessibility – July 4, 2016
- Finance and Infrastructure Services, Engineering – May 18, 2018
- Finance and Infrastructure Services, Transportation – July 18, 2016