



AGENCY AND DEPARTMENT COMMENT SHEET

Prepared: August 4, 2020
Lead Planner: Stephanie McVittie

Proposed Official Plan Amendment and Zoning By-law Amendment Applications
WSP Canada Ltd. on behalf of Bolton Midtown Developments Inc.
13247 and 13233 Nunnville Road, Bolton
Part Broken Lot 6, Concession 8 (Albion) as in VS327748; Part Lot 7, Concession 8 (Albion) as in RO1068561
File Numbers: POPA 19-04 and RZ 19-05

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

EXTERNAL AGENCY COMMENTS

Region of Peel – June 29, 2020

The proposed watermain along the subdivision road should be 150 mm diameter. Each lot should be serviced with 25 mm water service as per latest Ontario Building Code requirement. Watermain and water service diameter and detail design will be addressed at the engineering stage. All costs are applicant's expense. There are no issues with water capacity to service the proposed development.

Municipal sanitary sewer facilities consist of 250 mm sanitary sewer on Nunnville Road and future 900 mm sanitary sewer trunk which is currently under design by the Region on Nunnville Road. Individual lots are not allowed to be connected to the sanitary sewer trunk. The Consultant is advised to contact the Region to clarify specific requirements for connection to sanitary sewer trunk prior to preparation of detail engineering submission. All cost associated with the connection to the trunk shall be borne by the developer. Detail design comments will be provided at the engineering stage. There are no issues with sanitary sewer capacity to service the proposed development.

All the waste collection requirements have been satisfied in accordance with the Waste Collection Design Standards Manual. Therefore, the Region of Peel will provide curbside collection of garbage, recyclable materials, bulky items, source separated organics and yard waste. The applicant will be required to contact the Region of Peel, Waste Management Division at 905-791-9499 to authorize commencement of collection. Waste Management staff will visit the site to confirm vehicle access route. Upon confirmation that there is safe access for the waste collection vehicle, Waste Management staff will recommend that waste collection service commence.

The Region provided conditions of draft approval.

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

- Bell Canada – September 23, 2019
- Canada Post – September 19, 2019
- City of Vaughan – September 5, 2019
- Dufferin-Peel Catholic District School Board – May 28, 2020



- Enbridge Gas Inc. – June 27, 2020
- Hydro One – June 4, 2020
- Ontario Provincial Police, Caledon Detachment – August 21, 2019
- Peel District School Board – June 9, 2020
- Region of York – September 6, 2019
- Rogers Communications – September 27, 2019
- Toronto and Region Conservation Authority – June 30, 2020

The following agencies have not provided comments:

- Municipal Property Assessment Corporation
- Township of King

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance and Infrastructure Services, Finance – June 23, 2020

	PROPERTY 1	PROPERTY 2
Property Owner	Bolton Midtown Developments Inc.	Bolton Midtown Developments Inc.
Property Address	13233 Nunnville Road	13247 Nunnville Road
Tax Roll Number	010.002.00700.0000	010.002.00710.0000
Current Value Assessment	\$1,178,000	\$1,430,000
Town's share of property taxes	\$6,020	\$7,200

As at June 23, 2020, the property tax accounts of both 13233 & 13247 Nunnville Road were determined to be current.

If the proposed development (includes a 29 lot plan of subdivision) were to proceed as planned, the taxable assessment value of the property would change to reflect any developments that would have taken place.

Under current applicable By-laws, Development Charges would apply as follows:

Town of Caledon: (a) \$30,947.08 per single/semi unit.

Region of Peel: (a) \$52,458.79 per single/semi unit.

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

GO Transit: (a) 574.46 per single/semi 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.

The Development Charges comments and estimates above are as at June 23, 2020 and are based upon information provided to the Town by the applicant, current Region and School Board 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 – September 25, 2019
- Community Services, Development Engineering – June 22, 2020
- Community Services, Fire and Emergency Services – March 6, 2020
- Community Services, Heritage – October 3, 2019
- Community Services, Open Space Design – July 3, 2020
- Community Services, Policy – July 28, 2020
- Community Services, Urban Design – July 2, 2020
- Community Services, Zoning – July 3, 2020
- Corporate Services, Accessibility – April 2, 2020
- Corporate Services, Legal Services – June 29, 2020
- Finance and Infrastructure Services, Transportation – November 5, 2019