



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: November 9, 2020
Lead Planner: Stephanie McVittie

Proposed Zoning By-law Amendment (Temporary Use) Application
Tolias Landscaping and Plowing Inc.
6809 Healey Road
Part of Lot 5, Concession 2 (Albion)
File Number: RZ 20-02

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

EXTERNAL AGENCY COMMENTS

The following agencies have no concerns with the Temporary Use By-law:

- Dufferin-Peel Catholic District School Board – March 2, 2020
- Hydro One – April 2, 2020
- Ontario Provincial Police, Caledon Detachment – August 19, 2020
- Peel District School Board – February 28, 2020
- Region of Peel – March 31, 2020
- Toronto and Region Conservation Authority – June 23, 2020

Ministry of Transportation (GTA West) – March 11, 2020

The Ministry of Transportation Route Planning and Transit Initiative office has reviewed the Proposed Temporary Use By-law Application and has determined that the proposed site is located within the GTA West Study Area but, outside of the 2019 "Draft" Focused Analysis Area (FAA). As such, the lands identified are still subject to the outcome of the study including the determination of the preferred transportation solution.

The GTAW project schedule anticipates confirming the 2019 FAA this upcoming spring. We recommend that the temporary use permissions be provided for not more than three years and advise the property owner against making substantial improvements to the property during this period of time.

Comments from the following agencies remain outstanding:

- Bell Canada
- Canada Post
- Enbridge Gas Inc.
- Rogers Communications

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance Department – October 29, 2020

For property tax a purpose, this property (6809 Healey Road) is currently assessed as mostly Commercial (\$860,000 CVA). The Town's share of taxes levied, based on the current value



assessment is approximately \$6,200. As at October 29, 2020 the property tax account is determined to be current.

If the proposed development were to proceed as planned, (a landscape contractor's' facility) the property's taxable assessment value would change to reflect the developments that would have taken place.

The applicable Development Charges, as supported by current By-laws will be:

- Town of Caledon: \$57.78 per m² of added floor space.
- Region of Peel: \$232.86 per m² of added floor space.
- Education: \$9.69 per m² of added floor space.

The Development Charges comments and estimates above are as at October 29, 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 Temporary Use By-law:

- Corporate Services Department, Accessibility – March 19, 2020
- Engineering Services Department, Development Engineering – March 4, 2020
- Engineering Services Department, Transportation – June 22, 2020
- Fire and Emergency Services Department – March 12, 2020
- Planning Department, Heritage – March 25, 2020
- Planning Department, Open Space Design – March 3, 2020
- Planning Department, Urban Design – March 25, 2020
- Planning Department, Zoning – June 30, 2020