



## **AGENCY & DEPARTMENT COMMENT SHEET**

Prepared: November 9, 2020  
Lead Planner: Stephanie McVittie

### **Proposed Zoning By-law Amendment Application Laurier Group**

**12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road**

**Part of Lot 18, Concession 2 WHS (Chinguacousy), designated as Part 1, Plan 43R-30852, Parts 1 and 2, Plan 43R-35226, Part 1, Plan 43R-35227 and Part 1, Plan 43R-37918**

**File Number: RZ 16-11**

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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 – November 14, 2016
- Canada Post – November 25, 2016
- Credit Valley Conservation – November 2, 2020
- Dufferin-Peel Catholic District School Board – October 1, 2020
- Enbridge Gas Inc. – November 15, 2016
- Hydro One – November 18, 2016
- Ontario Provincial Police, Caledon Detachment – October 28, 2020
- Orangeville Railway Development Corp. – November 11, 2016
- Peel District School Board – October 8, 2020
- Region of Peel – October 1, 2020
- Rogers Communications – July 20, 2017
- Toronto and Region Conservation Authority – October 28, 2020

### **Comments from the following agencies remain outstanding:**

- City of Brampton
- Ministry of Transportation (GTA West)
- Municipal Property Assessment Corp. (MPAC)

### **TOWN OF CALEDON – DEPARTMENT COMMENTS**

#### **Finance Department, Finance – October 28, 2020**

2068 Mayfield Road, Mayfield Station Developments Inc

This property is currently assessed as Farmland (\$1,745,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$1,700. As at October 28, 2020, the property tax account in the name of **Mayfield Station Developments Inc.** is determined to be current.



2412 Mayfield Road, Mayfield McLaughlin Developments Inc

This property is currently assessed as mostly Farmland (\$904,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$1,000. As at October 28, 2020, the property tax account in the name of **Mayfield McLaughlin Developments Inc.** is determined to be current.

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

The proposed residential lots would be subject to Development Charges as follows:

1. Town of Caledon: \$31,315.35 per single, or semi-detached residential dwelling.
2. Region of Peel: \$53,083.06 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.
3. School Boards: \$4,572 per any residential dwelling.
4. Go-transit: \$581.30 per single, or semi-detached residential dwelling.

The Development Charges comments and estimates above are as at October 28, 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:**

- Engineering Services Department, Engineering – October 28, 2020
- Engineering Services Department, Transportation – October 28, 2020
- Planning Department, Heritage – December 8, 2016
- Planning Department, Open Space Design – October 1, 2020
- Planning Department, Urban Design – October 1, 2020
- Planning Department, Zoning – November 3, 2020

**Comments from the following agencies remain outstanding:**

- Fire and Emergency Services Department
- Corporate Services Department, Accessibility