



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: November 9, 2020
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Proposed Official Plan Amendment and Zoning By-law Amendment Applications
Pluribus Corp.
0 Atchison Drive
Block 164, Plan 43M-1840
File Number: POPA 18-01 and RZ 18-03

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 (detailed comments are being addressed through the related Site Plan application):

- Bell Canada – June 21, 2018
- Canada Post – June 5, 2018
- Dufferin-Peel Catholic District School Board – July 14, 2020
- Enbridge Gas Inc. – May 31, 2018
- Hydro One – June 18, 2018
- Ontario Provincial Police, Caledon Detachment – November 3, 2020
- Peel District School Board – June 1, 2018
- Region of Peel – July 9, 2019
- Rogers Communications – June 4, 2018

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance Department – October 29, 2020

For property tax purposes, 0 Atchison Drive, Block 164 on Plan 43M-1840, is currently assessed as Commercial (1.57 mn CVA). The Town's share of taxes levied, based on current value assessment is approximately \$4,000. As at October 29, 2020, the property tax account is determined to be current.

If the proposed development were to proceed as planned (includes 87 residential apartments, and 700 m² commercial space), the taxable assessment value of the property would change to reflect the development that would have taken place.

Development charges would be applied at the Residential, and Non-Residential, Other rates. Currently, those are:

Town of Caledon: (a) \$18,194.65 per residential apartment > 70 m²; (b) \$10,678.43 per residential apartment ≤ 70 m²; and (c) \$57.78 per m² of commercial floor space.



Region of Peel: (a) \$32,491.01 per residential apartment > 70 m²; (b) \$21,489.21 per residential apartment ≤ 70 m²; and (c) \$232.86 per m² of commercial floor space.

Go-transit: (a) \$415.25 per residential apartment > 70 m²; and (b) \$215.19 per residential apartment ≤ 70 m².

School Boards: (a) \$4,572 per residential apartment; and (b) \$9.69 per m² of commercial 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 (detailed comments are being addressed through the related Site Plan application):

- Corporate Services Department, Accessibility – June 5, 2019
- Engineering Services Department, Development Engineering – August 5, 2020
- Engineering Services Department, Transportation – October 30, 2020
- Fire and Emergency Services Department – October 30, 2020
- Planning Department, Heritage – March 25, 2020
- Planning Department, Open Space Design – August 7, 2020
- Planning Department, Urban Design – August 6, 2020
- Planning Department, Zoning – September 20, 2020

Comments from the following departments have not been received:

- Planning Department, Heritage