



## **AGENCY & DEPARTMENT COMMENT SHEET**

Prepared: February 4, 2021  
Lead Planner: Elaine Leung

### **Proposed Official Plan, Zoning By-law Amendment Applications 4 Walker Road**

**Part of East Lot 4, Concession 6 (EHS); Town of Caledon; Regional Municipality of Peel  
File Numbers: POPA 19-05, RZ 19-07**

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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 (in some cases conditions to be imposed through the related Site Plan application):**

- Canada Post
- Dufferin-Peel Catholic District School Board
- Enbridge Gas
- Hydro One
- OPP (Caledon Detachment)
- Peel District School Board
- Region of Peel
- Toronto and Region Conservation Authority

**The following agency was also circulated (comments have not been received):**

- Bell Canada
- Municipal Property Assessment Corporation (MPAC)
- Rogers Communications

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

**The following departments have no objection to the applications or have provided conditions of approval:**

- Town of Caledon, Corporate Services Department, Accessibility
- Town of Caledon, Corporate Services Department, Legal Services
- Town of Caledon, Engineering Services Department, Development Engineering
- Town of Caledon, Engineering Services Department, Transportation Engineering
- Town of Caledon, Fire & Emergency Department
- Town of Caledon, Planning Department, Urban Design
- Town of Caledon, Planning Department, Heritage



- Town of Caledon, Planning Department, Zoning

#### **Finance Services Department, Finance – February 9, 2021**

- This property at 4 Walker Road West (CON 6 EHS PT E LOT 4) is currently assessed as Residential (\$356,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$1,930. As at February 9, 2021, the property tax account is determined to be current.
- If the proposed developments (include two single family dwellings on severed and retained lots) were to proceed as planned, the taxable assessment value of the property may change, to reflect the development that would have taken place.
- Development Charges would apply as follows:
  1. Town of Caledon: \$31,656.69 per single detached dwelling.
  2. Region of Peel: \$60,093.31 per single detached dwelling.
  3. School Boards: \$4,572 per any residential unit.
  4. Go-transit: \$587.64 per single detached dwelling.
- Development charge redevelopment credits may be available for a new dwelling on the retained parcel, after demolition of an existing dwelling. There will be no similar credits for a dwelling on the newly severed lot.
- The Development Charges comments and estimates above are as at February 9, 2021 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.

#### **Town of Caledon, Planning Department, Policy Planning – February 2, 2021**

- No concerns with this application. There are no population considerations and the proposed density increase/gentle intensification seems acceptable given the community characteristics and location of the property. The proposal is at the low end of medium density and the site is currently designated low density.

#### **Town of Caledon, Planning Department, Open Space,– November 28, 2019**

- 5% cash in-lieu of parkland shall be required in accordance with the Town of Caledon by-law #2013-104. To determine the amount of cash in lieu of parkland payable, the applicant shall at their cost submit to the Town an AACI long form appraisal for review. Should the appraisal be required to be peer reviewed, it shall be at the applicants cost.