



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: March 11, 2021
Lead Planner: Elaine Leung

Proposed Zoning By-law Amendment Application
0 Mount Pleasant Road
Part East Half of Lot 19, Concession 8 (ALB)
File Numbers: RZ 17-09
Related File Number: 21T-17006C

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

EXTERNAL AGENCY COMMENTS

The following agencies have no concerns (in some cases conditions to be imposed through the related Draft Plan of Subdivision application):

- Canada Post
- Bell Canada
- Rogers Communications
- 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):

- Municipal Property Assessment Corporation (MPAC)

TOWN OF CALEDON – DEPARTMENT COMMENTS

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

- Town of Caledon, Fire and Emergency Services
- 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, Planning Department, Heritage



- Town of Caledon, Planning Department, Municipal Numbers
- Town of Caledon, Planning Department, Open Space & Design
- Town of Caledon, Planning Department, Urban Design
- Town of Caledon, Planning Department, Zoning

Finance Services Department, Finance – February 18, 2021

- Property at 0 Mount Pleasant Road is currently assessed as Residential (\$392,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$2,400. As at February 18, 2021, the property tax account is determined to be current.
- If the proposed development (includes a residential subdivision of 8 lots) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.
- Development Charges will be levied as follows:

Town of Caledon: (a) \$31,656.69 per single detached dwelling; and (b) \$24,100.85 per townhouse dwelling.

Region of Peel: (a) \$60,093.31 per single detached dwelling; and (b) \$47,594.15 per townhouse dwelling. Effective February 1, 2016, the Region of Peel began collecting directly for most hard service development charges (i.e. water, wastewater and roads) for residential developments, at the time of subdivision agreement execution.

Go-transit: (a) \$587.64 per single detached dwelling. The same rate applies to per townhouse dwelling.

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

- The Development Charges comments and estimates above are as at February 18, 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. For site plan or rezoning applications dated on or after January 1, 2020, Development Charges are calculated at rates applicable on the date when an application is determined to be complete; and are payable at the time of building permit issuance. Interest charges will apply for affected applications. For site plan or rezoning applications dated prior to January 1, 2020, Development Charges are calculated and payable at building permit issuance date. 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 changes in actual information related to the construction as provided in the building permit application.