



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: April 6, 2021
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Proposed Zoning By-law Amendment Application
Caledon Developments LP and Caledon Development General Partner Ltd.
12324 and 12502 McLaughlin Road
Part of Lots 19 and 20, Concession 2 WHS (Chinguacousy)
File Numbers: RZ 16-08

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
- Canada Post
- Credit Valley Conservation
- Dufferin-Peel Catholic District School Board
- Enbridge Gas Inc.
- Hydro One
- Ontario Provincial Police, Caledon Detachment
- Peel District School Board
- Region of Peel
- Rogers Communications
- John G. Williams Limited (Control Architect)
- Toronto and Region Conservation Authority

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance and Infrastructure Services Department, Finance – August 24, 2020

0 McLaughlin Road - Sunset Hill Developments (120.001.17300.0000).

0 McLaughlin Road - Sunset Hill Developments (120.001.17310.0000).

12324 McLaughlin Road – Caledon Development General Partner Ltd. (120.001.17400.0000).

12502 McLaughlin Road - Sunset Hill Developments (120.001.17200.0000).

For property tax purposes, the above-mentioned four properties are collectively assessed as mostly Farmland (\$3.7 million CVA). The Town's share of taxes levied, based on current value assessments total approximately \$6,200. As at April 6, 2021 the property tax accounts are determined to be current.



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

The following Development Charges would apply:

Town of Caledon: (a) \$31,656.69 per single detached dwelling; (b) \$24,100.85 per townhouse dwelling; (c) \$58.41 per m² of commercial floor space.

Region of Peel: (a) \$60,093.31 per single detached dwelling; (b) \$47,594.15 per townhouse dwelling; and (c) \$226.98 per m² of commercial floor space. 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; and (b) \$9.69 per m² of commercial floor space.

The Development Charges comments and estimates above are as at April 6, 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.

The following departments have no concerns with the amendment:

- Corporate Services Department, Accessibility
- Corporate Services Department, Legal Services
- Engineering Services Department, Development Engineering
- Engineering Services Department, Transportation
- Fire and Emergency Services Department, Fire and Emergency Services
- Planning Department, Heritage
- Planning Department, Zoning
- Planning Department, Open Space Design
- Planning Department, Urban Design