



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: March 9, 2021
Lead Planner: Adam Wendland

Proposed Zoning By-law Amendment Application (Temporary Use)
Weston Consulting on behalf of Tarpa Construction Co. Ltd.
7904 Mayfield Road
Part Lot 1, Concession 4 (ALB)
File Number: RZ 20-08

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

EXTERNAL AGENCY COMMENTS

Ministry of Transportation (GTA West) – October 28, 2020

This property falls into the 2020 Focused Analysis Area for the GTA West Study. It is recommended that the temporary use permissions be renewed for not more than three years and the property owner be advised against making substantial improvements to the property during this period of time.

The following agencies have no concerns:

- Canada Post – October 15, 2020
- Enbridge – September 24, 2020
- Ontario Provincial Police, Caledon Detachment – September 24, 2020
- Region of Peel – October 14, 2020
- Rogers – February 23, 2021
- Toronto and Region Conservation Authority – January 18, 2021

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance Department – February 22, 2021

Property at 7904 Mayfield Road is currently assessed as Commercial with Residential (\$623,000 CVA). The Town's share of property taxes levied, based on current value assessment is approximately \$3,500. As at February 22, 2021, the property tax account is determined to be current.

If the proposed development (includes a rezoning to accommodate temporary structures) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place. Under current Town of Caledon By-laws, a temporary building is defined as a "building or structure that is... placed on land for a continuous period of not more than eight months." Upon application for the issuance of a building permit for the temporary structure, the applicant will be required to either pay appropriate Development Charges, or deposit satisfactory securities.

If the proposed structure eventually meets the eight months' time threshold, the applicant may, as allowed under the Development Charges By-law, apply to the Town for a refund of any Development Charges, no later than one month following the expiration of that eight months period. Otherwise, the deposited Development Charges or securities will be retained.



The Development Charges comments and estimates above are as at February 22, 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

- Corporate Services Department, Accessibility – December 11, 2020
- Engineering Services Department, Engineering – October 20, 2020
- Engineering Services Department, Transportation – October 20, 2020
- Fire and Emergency Services Department – October 28, 2020
- Planning Department, Heritage – October 2, 2020
- Planning Department, Landscape – September 24, 2020
- Planning Department, Zoning – March 3, 2021

Comments from the following departments/agencies have not been received:

- City of Brampton
- Bell Canada
- Hydro One
- MPAC