



AGENCY AND DEPARTMENT COMMENT SHEET

Prepared: April 4, 2022

Lead Planner: Dan Currie and Aleah Clarke, MHBC, on behalf of
Development and Design, Planning Department

Proposed Official Plan Amendment Application

Humphries Planning Group on behalf of Zancor Homes

0 Emil Kolb Parkway, 550 Glasgow Road, 600 Glasgow Road, 615 Glasgow Road, 13935

Chickadee Lane, 13951 Chickadee Lane, 13977 Chickadee Lane and 13999 Chickadee Lane

File Numbers: POPA 2020-0001

Related File Number: 21T-20001C and RZ 2020-0004

The following department and agency comments were received regarding the above-noted Official Plan Amendment application. Detailed comments will be addressed through the related Draft Plan of Subdivision and Zoning By-law Amendment applications.

Region of Peel – February 11, 2022 and March 4, 2022

Regional Official Plan policies note that the Bolton Residential Expansion Settlement (BRES) Area will contribute to the development of a complete community by planning for an appropriate mix of jobs, employment lands and housing, among other services and land uses to accommodate 11,100 people and 3,600 jobs. Notwithstanding that the subject lands are located on the periphery of the urban boundary and considered rounding out of the existing development, ROPA 30 policies remain applicable including with respect to the phasing of development and the provision of affordable housing. Recognizing that the applicant has been able to address several technical requirements related to servicing the subject lands, Region staff will continue to work with the applicant in addressing ROPA 30 policies through conditions of draft approval. On this basis we anticipate the Region will have no objections to the Local Official Plan Amendment and issuance of Draft Plan Approval provided the final LOPA wording reflects the comments below and the Region's conditions are included in the Draft Plan Approval.

Regional staff have reviewed the Planning Justification Report prepared by Humphries Planning Group Inc and direct the following comments to the Town of Caledon for consideration:

Natural Environment:

- The Conservation Authorities (CAs) are the Region's technical advisors on matters related to the environment. The subject lands are located within the Toronto and Region Conservation Authority (TRCA) regulatory limit. The Region relies on the environmental expertise of the TRCA staff for the review of development applications located within or adjacent to their regulation area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore request that Town staff consider comments from the TRCA and incorporate their conditions of approval appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the TRCA.
- A small parkette block (Block 29) is proposed in the plan of subdivision north of Street C in the Greenbelt Plan Protected Countryside along with blocks for open space and vegetation protection zone purposes. The transfer and dedication of these and other open space/restoration blocks in the plan of subdivision are permitted in accordance with the natural heritage designations associated with the lands.



- The Town of Caledon should confirm that the parkette block and other blocks in the Greenbelt Plan Natural Heritage System overlay satisfy requirements for lot creation in Section 4.6 of the Greenbelt Plan and are not being provided to satisfy parkland dedication requirements as a condition of approval for development within the settlement area in accordance with policy 2.2.10.4.17 of the Regional Official Plan. A similar policy (Policy 7.13.3.2.1.5 (p. 7-213)) is included in the Town of Caledon Official Plan.

Location of the Stormwater Management Pond Block:

- The Town of Caledon should confirm that stormwater servicing alternatives have been considered and the proposed stormwater management pond block location outside the settlement boundary and within the Protected Countryside of the Greenbelt Plan is a technically preferred location from a servicing perspective.

Town of Caledon, Finance Department – March 24, 2022

Address Identifier	Tax Roll Number	Legal Description
0 Emil Kolb Parkway / 0 King Street W	010.007.21400.0000	ALBION CON 5 PT LOT 10 RP 43R35776 PARTS 3 4 AND 7
550 Glasgow Road	010.008.13900.0000	CON 6 ALB PT LOT 10 RP
600 Glasgow Road	010.008.13700.0000	CON 6 ALB PT LOT 10
615 Glasgow Road	010.008.13500.0000	ALBION CON 5 PT LOT 10 RP 43R35776 PARTS 3 4 AND 7
13935 Chickadee Lane	010.003.13700.0000	CON 6 ALB PT LOT 10
13951 Chickadee Lane	010.003.13800.0000	CON 6 ALB PT LOT 10
13977 Chickadee Lane	010.003.13900.0000	CON 6 ALB PT LOT 10 RP 43R20614 PART 1
13999 Chickadee Lane	010.008.13510.0000	CON 6 ALB PT LOT 10

Properties listed above are currently assessed as Residential (total \$9.8 million CVA). The Town's share of taxes levied, based on current value assessments is approximately \$52,000. As at March 24, 2022, the property tax account for each property is determined to be current.

If the proposed development (includes 154 residential dwellings) 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 at the Residential rates that were in place on the date when the rezoning application was deemed complete, i.e. **January 11, 2021**. Those rates were:

- Town of Caledon: (a) \$31,315.35 per single detached dwelling; and (b) \$23,840.98 per townhouse dwelling.



- Region of Peel: (a) \$53,083.06 per single detached dwelling; and (b) \$43,489.23 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.
- School Boards: (a) \$581.30 per single detached dwelling. That rate also applied to per townhouse dwelling.
- Transit: (a) \$4,572 per any residential unit.

Interest on Development Charges will apply for the period January 12, 2021 through to the date on which those charges will be received by the Town.

The Development Charges comments and estimates above are as at March 24, 2022 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.

The following agencies/departments have no concerns with the Official Plan Amendment application (comments are being addressed through the related draft plan of subdivision and zoning by-law amendment):

- Town of Caledon, Engineering Services Department, Transportation Engineering
- Town of Caledon, Engineering Services Department, Development Engineering
- Town of Caledon, Fire and Emergency Services Department
- Town of Caledon, Legal Services Department
- Town of Caledon, Planning Department, Heritage
- Town of Caledon, Planning Department, Landscape
- Town of Caledon, Planning Department, Municipal Numbering
- Town of Caledon, Planning Department, Street Naming
- Town of Caledon, Planning Department, Urban Design
- Town of Caledon, Planning Department, Zoning
- Town of Caledon, Corporate Services Department, Accessibility
- Town of Caledon, Community Services Department, Parks
- Bell Canada
- Canada Post
- Dufferin-Peel Catholic District School Board
- Enbridge Gas Inc.
- Hydro One
- Peel District School Board
- OPP (Caledon Detachment)
- Toronto and Region Conservation Authority



The following agencies have not provided comments:

- Municipal Property Assessment Corporation
- Rogers Communications
- Go Transit