



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: May 24, 2022
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Proposed Zoning By-law Amendment Application
Caledon Developments #2 LP
Part of Lots 19 and 20, Concession 2 WHS (Chinguacousy)
North-West Corner of Mayfield Road and McLaughlin Road
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 were 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 Department, Finance –

For property tax purposes, the subject properties are collectively assessed as Residential (\$34.6 million CVA). As at May 29, 2022, both property tax accounts are determined to be current.

If the proposed development were to proceed as planned (to include various forms of residential townhouses, a low-rise residential apartment block, and separate floor space for commercial activities), the taxable assessment value of the properties would change to reflect the developments that would have taken place. This report does not include proposals for detached or semi-detached dwellings.

Development Charges (DC) will apply at the Residential and Non-Residential (Other) rates. Those rates are currently:



- **Town of Caledon:** (a) \$35,025.42 per townhouse residential unit and includes back-to-back townhouses; (b) \$26,728.86 per large apartment unit > 70 m²; (c) \$15,685.90 per small apartment unit 70 m² or less, and (d) \$77.95 per m² of commercial space. Stacked townhouses as defined in the Town's bylaws will be charged at the large apartment rate.
- **Region of Peel:** (a) \$53,505.11 per townhouse residential unit and includes back-to-back townhouses; (b) \$49,003.47 per large apartment unit > 70 m²; (c) \$25,916.51 per small apartment unit 70 m² or less, and (d) \$255.17 per m² of commercial space. Stacked townhouses as defined in the Region's bylaws will be charged at the large apartment rate.

Effective February 1, 2016, the Region 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) \$4,572 per any residential unit; and (b) \$9.69 per m² of commercial space.
- **Transit:** (a) \$657.09 per townhouse residential unit and includes back-to-back and stacked townhouses; (b) \$469.39 per large apartment unit > 70 m²; and (c) \$243.25 per small apartment unit 70 m² or less. There are no Transit DC charges for commercial space.

The Development Charges comments and estimates above are as at May 29, 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. 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