



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: May 24, 2022
Lead Planner: Stephanie McVittie

Proposed Zoning By-law Amendment Application
Glen Schnarr and Associates Inc. on behalf of Caledon 410 Developments Inc.
12290 Hutchinson Farm Lane
Part of Lot 19, Concession 1 WHS (Chinguacousy)
File Numbers: RZ 2017-0011

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

EXTERNAL AGENCY COMMENTS

The following agencies and departments 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
- 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, Landscape
- Planning Department, Urban Design

TOWN OF CALEDON – DEPARTMENT COMMENTS

Finance Department, Finance – May 24, 2022

For property tax purposes, 12290 Hutchinson Farm Road is currently assessed as farm (\$1.65 million CVA) and residential (\$285,700). The Town's share of taxes levied, based on current value



assessment is approximately \$2,150. As at May 24, 2022, the property tax account is determined to be current.

Under current applicable By-laws, Development Charges would apply as follows:

Town of Caledon: (a) \$46,006.56 per single/semi unit; (b) \$35,025.42 per townhouse unit.

Region of Peel: (a) \$67,556.58 per single/semi unit; (b) \$53,505.11 per townhouse unit

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

GO Transit: (a) \$657.09 per single/semi unit; (b) \$657.09 per townhouse unit.

The development charges listed above are effective for the period February 01, 2022 to July 31, 2022 or as otherwise directed by Council. Town of Caledon, Region of Peel and Transit charges are subject to indexing on August 1, 2022. Effective February 1, 2016, the Region of Peel began collecting directly for hard service development charges (i.e. water, wastewater and roads) for residential developments, except apartments, at the time of subdivision agreement execution.

In accordance with the Regional development charges and GO Transit development charge policy, the Regional charges are required to be adjusted twice yearly in accordance to Statistics Canada Building Construction Price Index, by Type of Building (Table 18-10-0135-01). The Regional rates reflects an increase of 9.56% from the August 1, 2021 base rates for the Regional Development Charges By-law #77-2020 and the GO Transit Development Charges By-law #45-2001. The adjusted rates are effective as of February 01, 2022.

The development charges comments and estimates above and attached, are as at May 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.