



## **AGENCY & DEPARTMENT COMMENT SHEET**

Prepared: May 18, 2022  
Lead Planner: Adam Wendland, Community Planner

### **Proposed Zoning By-law Amendment Application**

**The Alton Mill Development Inc.**

**1402 Queen Street West**

**Part of Lot 23, Concession 4 WHS (Caledon); Part of Mill Privilege No.4 in Block 5 on CAL5 (Village of Alton); Part of Mill Privilege No. 5 in Block 5 on CAL5 (Village of Alton), Town of Caledon, Regional Municipality of Peel**

**File Number: RZ 2021-0016**

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The following comments were received regarding the above-noted Zoning By-law Amendment (Lifting of 'H' Symbol) application.

### **EXTERNAL AGENCY COMMENTS**

#### **Region of Peel – February 11, 2022**

Following review of the circulation, the Region confirms there are no future plans for a municipal sewage system for this area and advise that final approval of this application requires all concerns be addressed to the satisfaction of the Credit Valley Conversation (CVC).

On this basis, Regional staff are please to advise that we have no objection to the removal of the holding provision and offer the following comments for consideration:

The subject land is located adjacent to Credit Valley Conversation Authority (CVC) regulation limit. The Region relies on the environmental expertise of CVC 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 CVC and incorporate their conditions of approval appropriately. Please be advised that final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

The subject site currently receives cart-based waste and recycling collection by the Region of Peel. Should the applicant request additional waste collection services for the restaurant use, they will need to ensure satisfactory arrangements are made with Regional Waste Collection Staff per section 2 and 4 of the Waste Collection Design Standards Manual. Alternatively, the owner may obtain separate private waste collection services for the restaurant use.

#### **Credit Valley Conservation – December 17, 2021**

CVC staff have received the circulation for the removal of the Holding Provision on the current zoning for the Alton Mill property. CVC staff have reviewed the proposal including the Planning Justification Report (PJR) submitted by Alton Development Inc. (November 2021), and note that the PJR references clearances previously provided by CVC for this proposal.



CVC staff confirm that the clearances for the two CVC conditions pertaining to the Holding Provision still apply. Provided that no significant changes are proposed as part of the current application, CVC staff have no objection with the Town proceeding to remove the Holding Provision on the zoning for these lands.

Please note that a permit from CVC may be required for any future works.

## **TOWN OF CALEDON – DEPARTMENT COMMENTS**

### **Finance Department – May 18, 2022**

For property tax purposes, 1402 Queen Street West is currently assessed as mostly Commercial Lands (\$2.32 million CVA), and has its owner listed as THE ALTON DEVELOPMENT INC. The Town's share of property taxes levied, based on current value assessment is approximately \$17,000. As at May 18, 2022, the property tax account and arrangements are determined to be satisfactory.

If the proposed developments were to proceed as planned, (to remove the holding symbols on the subject property, and further to allow for a restaurant on property), the taxable assessment value of the property may change to reflect the developments that would have taken place.

### **Development Charges:**

1. Application to solely remove the holding symbols on the subject property will not attract Development Charges.
2. Application to allow for a restaurant on the property: Buildings for those proposed activities are classified as 'retail' under current Town of Caledon, and Region of Peel Development Charges By-laws. Development Charges will therefore be levied at the Non-Residential Other rates that were in effect on the date when the rezoning application was deemed complete, i.e. December 10, 2021. Those rates were:
  - Town of Caledon: \$71.15 per m<sup>2</sup> of new or added floor space.
  - Region of Peel: \$232.90 per m<sup>2</sup> of new or added floor space.
  - Education: \$9.69 per m<sup>2</sup> of new or added floor space.

Interest on Development Charges will apply for the period December 11, 2021 through to the date on which those charges are received by the Town.

The Development Charges comments and estimates above are as at May 18, 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.

#### **Building and Municipal Law Enforcement Services, Building – April 28, 2022**

Building staff have no concerns or objections to the lifting of the “H” on this property in terms of sewage capacity. This is based on the fact that if there is any future development of the site, the applicant will be required to obtain the necessary building permits, including demonstrating full compliance with the requirements of the Ontario Building Code (including sufficient sewage capacity).

#### **Planning Department, Zoning – January 28, 2022**

The Town of Caledon is in receipt of a Zoning By-law Amendment application to rezone the subject property in order to remove a Holding ‘H’ symbol (H10) restriction from the portion of the property zoned Village Commercial Exception 461 – Holding Provision 10 (CV-461-H10) by Zoning By-law 2006-50, as amended, and Village Commercial – Special 35 – Floodplain – Holding (CV-35-F-H) by Zoning By-law 87-250.

The subject property is approximately 3.9 hectares (9.6 acres) in area and is situated north of Queen Street West, east of Credit Street and west of Amelia Street in the Village of Alton. The applicant, The Alton Development Inc, is proposing to clear outstanding conditions to allow for a restaurant use to operate on the subject property.

Zoning comments are summarized below: Schedule “A” required for the by-law pertaining to Comprehensive By-law 87-250; Schedule “A” required for the by-law pertaining to Comprehensive By-law 2006-50; and Draft zoning by-law template(s) have been provided for review.

#### **The following departments have no concerns:**

- Engineering Services Department, Development Engineering – January 17, 2022
- Planning Department, Heritage – January 21, 2022