

Agency and Department Comments

Prepared: February 24, 2024
Lead Planner: Tanjot Bal
Planning and Development

Proposed Official Plan Amendment and Zoning By-law Amendment Application
Glen Shnarr and Associates Inc. on behalf of Argo Summer Valley Ltd.
12211, 12213 and 12231 Hurontario Street
File Numbers: POPA 2022-0005 & RZ 2022-0008
Related File Number: 21T-22005C

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

Town of Caledon, Energy and Environment – January 9, 2024

Reviewed the addendum to the PJR and Urban Design Brief Outlining measures related to energy conservation. The Town encourages the applicant to pursue further measures wherever possible, as outlined in the draft Green Development Standards. Specifically:

- The Town strongly encourages applicant to adhere to a recognized energy program such as Energy Star or HERS to maximize energy efficiency.
- The Town strongly encourages the applicant to consider a dual-fuel HVAC system, with a natural gas furnace paired with an Air Source Heat Pump that provides summer cooling and heating in the shoulder seasons. These systems offer significant GHG emissions savings and greater energy efficiency.
- The Town strongly encourages the applicant to design new homes to be solar ready.

Town of Caledon, Finance – January 15, 2024

If the amended proposed development (includes a residential subdivision with 57 single detached 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 will be effect on the date of building permit issuance. Those rates are currently:

- Town of Caledon: \$55,392.18 per single detached dwelling.
- Region of Peel: \$70,576.98 per single detached 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.
- Transit: \$792.88 per single detached dwelling.
- School Boards: \$4,572 per any residential unit.

The Development Charges comments and estimates above are as at January 15, 2024, 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.

Town of Caledon, Planning and Development Department, Landscape – January 22, 2024

- No comments to the Official Plan Amendment Application
- Request a minimum front yard setback of 3 metres to allow enough space for tree planting, landscaping and parking

Town of Caledon, Planning and Development Department, Zoning– February 20, 2024

- Final lot frontages and areas are to be confirmed at a later time when a Certificate of Lot Area and Lot Frontage has been prepared and signed by an Ontario Land Surveyor. At this time, Zoning staff acknowledge that the applicant confirms the lot areas and lot frontages on the Draft Plan of Subdivision dated November 16th, 2023 (signed by Surveyor on February 18th, 2022) are as per the definition within the Draft By-law.
- Zoning standards (including lot frontages and lot areas) were reviewed for compliance and no concerns are noted at this time; however, certain zoning standards such as setbacks, building height, landscaped area etc. cannot be reviewed due to the preliminary nature of the application. Such standards may be reviewed at later stages in subsequent applications

Town of Caledon, Public Works & Transportation Department, Development Engineering – January 19, 2024

- No additional comments regarding the Official Plan Amendment and Zoning By-law Amendment applications
- Provided advisory comments to be addressed prior to draft plan approval

Town of Caledon, Planning and Development, Parks – July 28, 2023

Payment of money in lieu of conveyance of parkland will be required at an equivalent market value of 5% of the land included in the draft plan. For the purpose of determining the amount of payment, the value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision.

The following agencies/departments have no concerns with the Official Plan Amendment and Zoning By-law Amendment applications (comments are being addressed through Draft Plan of Subdivision):

- Enbridge
- Dufferin-Peel Catholic District School Board
- Peel District School Board
- Hydro One
- Bell Canada
- Ministry of Transportation

- Town of Caledon, Fire and Emergency Services
- Town of Caledon, Legal Services
- Town of Caledon, Accessibility
- Town of Caledon, Planning and Development Department, Municipal Numbers
- Town of Caledon, Planning and Development Department, Urban Design
- Town of Caledon, Planning and Development, Economic Development
- Town of Caledon, Planning and Development, Heritage
- Town of Caledon, Public Works & Transportation Department, Transportation Engineering
- Region of Peel

The following agencies have not provided comments:

- Canada Post
- GO Transit
- Ontario Provincial Police