



AGENCY AND DEPARTMENT COMMENT SHEET

Prepared: April 25, 2024
Lead Planner: Dan Currie and Aleah Clarke, MHBC, on behalf of
Development and Design, Planning Department

Proposed Official Plan Amendment and Zoning By-law Amendment Applications
WSP Canada Inc. on behalf of Bolton Summit Developments Inc.
13290 Nunnville Road
Part Lot 7, Concession 8 (Albion); Part Lot 33 on Plan ALB4 (Albion); Part Road Allowance
between Concession 7 & 8 (Albion)
File Numbers: POPA 2022-0003 and RZ 2022-0004
Related Files: 21T-22003C, 21CDM-22003C and DART 2023-0013

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

Region of Peel – February 9, 2024

Peel Region By-Law 1-2000 states that local Official Plans amendments are exempt from Regional approval where they do not require an amendment to the Regional Official Plan; where they have regard to the Provincial Policy Statement and applicable Provincial Plans, where the City Clerk has certified that processing was completed in accordance with the Planning Act and where the Region has advised that no Regional Official Plan amendment is required to accommodate the local Official Plan amendment. We are pleased to advise that this proposed amendment is exempt from approval under the Planning Act by the Region of Peel.

Town of Caledon, Finance Department – February 1, 2024

If the proposed development (includes 15 common element townhouse dwellings in 3 blocks) 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 applicable at the Residential rates that will be in effect on the dates of building permit issuance. Development Charges are indexed twice a year, February 1st and August 1st. Currently, those rates are:

- Town of Caledon: **\$43,094.36** per townhouse dwelling.
- Region of Peel: **\$57,121.45** 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.
- Go-transit: **\$810.24** per townhouse dwelling.
- School Boards: **\$4,572** per any residential unit.



The applicant may receive credit for development charges previously paid relating to any existing dwelling that may be demolished to support the new project.

The Development Charges comments and estimates above are as at February 01, 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 determined to be complete on or after January 01, 2020, and the approval of the application occurs within 2 years, 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 such applications. For site plan or rezoning applications where 2 years as described above has elapsed or those dated prior to January 01, 2020, Development Charges are calculated and payable based on the indexed rates in effect at the 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, Engineering, Public Works, & Transportation Department, Development Engineering – February 9, 2024

Civil drawings were revised with the latest submission to indicate a “Development Limit” and a “Limit of Grading”. Civil plans indicate that no infrastructure is proposed outside the “Development Limit”. Town Engineering defers to TRCA and Town Environmental Planning regarding any additional comments or concerns on the proposed buffers and limits of development/grading.

Town of Caledon, Planning & Development Department, Parks and Natural Heritage – February 22, 2024

The third submission materials have been reviewed and staff can confirm that all natural heritage comments on the second submission have been addressed. As such, natural heritage supports approval of the applications with the recommended draft plan of subdivision conditions.

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

The third submission zoning comments were addressed as part of the final Draft Zoning By-law. Zoning staff have requested conditions of draft plan of subdivision and draft plan of condominium approval.

Toronto and Region Conservation Authority – February 12, 2024

TRCA has no objection to the Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment, Zoning Bylaw Amendment and Site Plan application as currently submitted. TRCA has provided conditions of draft plan approval and the applicant is required to obtain all necessary permits from TRCA.

The following agencies/departments have no concerns with the Official Plan Amendment and Zoning By-law Amendment applications (comments are being addressed through the related draft plan of subdivision, draft plan of condominium and site plan):

- Town of Caledon, Community & Human Services Department, Fire

- Town of Caledon, Engineering, Public Works and Transportation Department, Transportation Engineering
- Town of Caledon, Planning & Development Department, Municipal Numbering and Street Naming
- Town of Caledon, Planning & Development Department, Parks
- Town of Caledon, Planning & Development, Accessibility
- Town of Caledon, Planning & Development Department, Heritage
- Town of Caledon, Planning & Development Department, Development Planning
- Bell Canada
- Dufferin-Peel Catholic District School Board
- Enbridge Gas Inc.
- Hydro One
- Rogers Communication
- Township of King
- Peel District School Board
- OPP (Caledon Detachment)
- MHBC on behalf of Planning & Development Department, Landscape
- Williams & Stewart Associates Limited/ John G. Williams Limited, Architect on behalf of Planning & Development Department, Urban Design