



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: September 3, 2019
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Proposed Official Plan and Zoning By-law Amendment Applications
Millcroft Inn, 55 John Street North, Alton
File Numbers: POPA 17-03 and RZ 17-14

The following comments were received regarding the above-noted Official Plan and Zoning By-law Amendment applications.

EXTERNAL AGENCY COMMENTS

The following agencies have no concerns with the amendment (in many cases, detailed/technical comments will be addressed at the time of Site Plan Approval):

- Canada Post – May 9, 2019
- Credit Valley Conservation – May 9, 2019
- Dufferin-Peel Catholic District School Board – May 3, 2019
- Enbridge Gas Inc. – April 29, 2019
- Hydro One Networks Inc. – May 13, 2019
- M. Behar Planning and Design Inc. – May 27, 2018
- Ontario Provincial Police, Caledon Detachment – April 30, 2019
- Peel District School Board – May 8, 2019
- Region of Peel – August 9, 2019

The following agencies were also circulated (comments have not been received):

- Bell Canada
- Rogers Communications Canada Inc.

TOWN OF CALEDON – DEPARTMENT COMMENTS

The following departments have no concerns with the amendments (in many cases, detailed/technical comments will be addressed during the Site Plan Application):

- Community Services, Building Services – May 13, 2019
- Community Services, Development Engineering – July 5, 2019
- Community Services, Fire and Emergency Services – May 14, 2019
- Community Services, Heritage – May 23, 2019
- Community Services, Landscape – May 7, 2019
- Community Services, Policy and Sustainability – August 22, 2019
- Community Services, Urban Design – May 27, 2019
- Community Services, Zoning – August 29, 2019
- Corporate Services, Accessibility – April 29, 2019
- Finance and Infrastructure Services, Engineering – March 6, 2018
- Finance and Infrastructure Services, Transportation – May 9, 2019



Finance and Infrastructure Services, Finance – September 3, 2019

Comments:

- For property tax purposes, this property (55 John Street North) is currently assessed as mostly Commercial (\$5.43 million CVA). The Town's share of taxes levied, based on current value assessment is approximately \$35,250. As of September 3, 2019, this property tax account in the name of Lais Hotel Properties Limited is determined to be current.
- The proposed development is classified as the expansion of an existing hotel property. If the proposed development were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.
- Current rates for the Town of Caledon's Development Charges are \$58.16 per m² of added space.
- The proposed development would also be subject to Region of Peel's Development Charges, currently \$226.30 per m² of added space (Non-residential, Other rate). Also applicable would be Development Charges for Education, currently \$9.69 per m² of added space.
- The Development Charges comments and estimates above are as at September 3, 2019, 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.