

AGENCY & DEPARTMENT COMMENT SHEET

Prepared: September 23, 2019
Lead Planner: Rob Hughes

Proposed Zoning By-law Amendment Application
John & Ruth Downey, 13471 Heart Lake Road
File Number: RZ 19-02

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

EXTERNAL AGENCY COMMENTS

Toronto Region Conservation Authority (TRCA) – April 4, 2019: Staff is satisfied that the proposed lot has been located outside of the Regulatory Floodplain. Furthermore, through implementation of this Zoning By-law Amendment, appropriate assurances will be applied to manage both existing and future risks associated with the Regulatory Floodplain on the subject lands. As such, TRCA staff has no concerns with this application.

Region of Peel – March 27, 2019: As the amendment is implementing the planning considerations under the previous consent file, Regional Staff have no comments on this amendment.

The following agencies have no concerns with the proposed Zoning By-law amendment:

- Canada Post – April 16, 2019
- Dufferin-Peel Catholic District School Board – March 14, 2019
- Hydro One Networks Inc. – May 19, 2019

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

- Bell Canada
- Rogers Communications Canada Inc.
- Enbridge Gas Inc.
- Peel District School Board
- Ontario Provincial Police, Caledon Detachment

TOWN OF CALEDON – DEPARTMENT COMMENTS

Town of Caledon, Finance and Infrastructure Services, Finance – September 17, 2019:

The property at 13471 Heart Lake Road is currently assessed as Residential & Farmland. The Town's share of property taxes based on current value assessment is approximately \$2,900. As at April 1, 2019 the property tax account is determined to be current. If the proposed changes were to proceed as planned, the taxable assessment value of the property may change, to reflect the development that would have taken place.

Development charges may be applicable if additional floor space is part of future changes. The comments and estimates above are as at April 1, 2019 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are subject to indexing from time to time. Any estimates and projections provided will be updated based upon future By-laws and rates in effect at the time of, or prior to final approvals.

Community Services, Landscape – March 8, 2019: Cash in lieu of parkland shall be required to be paid in accordance with Town of Caledon by-law 2013-104, requiring submission of an AACI long form appraisal for review by the Town. If the appraisal is required to be peer reviewed, it shall be at the applicants cost. This matter will be addressed through a condition as part of the associated provisional consent.

The following agencies have no concerns with the proposed Zoning By-law amendment:

- Community Services, Building Services – March 29, 2019
- Community Services, Development Engineering – March 12, 2019
- Community Services, Heritage – April 26, 2019
- Community Services, Urban Design – April 26, 2019
- Community Services, Zoning – September 23, 2019
- Corporate Services, Accessibility – March 15, 2019
- Finance and Infrastructure Services, Traffic – March 12, 2019

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

- Community Services, Fire and Emergency Services
- Community Services, Policy and Sustainability