



AGENCY & DEPARTMENT COMMENT SHEET

Prepared: September 23, 2019

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Proposed Draft Plan of Subdivision and Zoning By-law Amendment Applications
12259 Chinguacousy Road, Part of Lot 19, Concession 2 W.H.S. (Chinguacousy)
File Numbers: 21T-16004C and RZ 16-07

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

EXTERNAL AGENCY COMMENTS

The following agencies have no concerns with the amendment:

- Bell Canada – August 25, 2016
- Canada Post – October 12, 2016, subject to conditions of Draft Plan approval.
- City of Brampton – September 7, 2016
- Credit Valley Conservation – February 11, 2019, subject to conditions of Draft Plan approval.
- Dufferin-Peel Catholic District School Board – September 7, 2016, subject to conditions of Draft Plan approval.
- Enbridge Gas Inc. – August 24, 2016, subject to conditions of Draft Plan approval.
- Hydro One Networks Inc. – September 13, 2016
- John G. Williams, Architect – May 8, 2018
- Ontario Ministry of Transportation (MTO), GTA West Corridor Study Area – September 9, 2016
- Ontario Provincial Police, Caledon Detachment – February 8, 2017
- Orangeville Railway Development Corporation – October 24, 2016
- Peel District School Board – September 14, 2016, subject to conditions of Draft Plan approval.
- Region of Peel – March 4, 2019, subject to conditions of Draft Plan approval.
- Rogers Communications – November 17, 2016

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

- Town of Caledon Community Services, Policy and Sustainability
- Municipal Property Assessment Corporation (MPAC)

TOWN OF CALEDON – DEPARTMENT COMMENTS

The following departments have no concerns with the amendment:

- Community Services, Building Services – October 28, 2016
- Community Services, Development Engineering – April 18, 2019
- Community Services, Fire and Emergency Services – June 14, 2019
- Community Services, Heritage – April 10, 2019
- Community Services, Landscape – April 1, 2019
- Community Services, Zoning – September 5, 2019



- Corporate Services, Accessibility – August 7, 2018
- Finance and Infrastructure Services, Transportation – July 8, 2019

Finance and Infrastructure Services, Finance – September 13, 2019

Comments:

- Property at 12259 Chinguacousy Road is currently assessed as mostly Farmland (\$1.88 million CVA). The Town's share of taxes levied, based on current value assessment is approximately \$2,300. As at September 13, 2019, the property tax account is determined to be current.
- If the proposed development (includes 222 single family dwellings) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.
- Any future development would be subject to Development Charges as follows:
 1. Town of Caledon: \$30,435.76 per single, or semi-detached dwelling;
 2. Region of Peel: \$54,966.42 per single or semi-detached dwelling. Effective February 1, 2016, the Region began collecting directly for hard service Development Charges (i.e. water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution.
 3. School Boards: \$4,572 per any residential dwelling; and
 4. Go-transit: \$564.97 per single or semi-detached residential dwelling.
- The Development Charges comments and estimates above are as at September 13, 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.