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**TEMPORARY USE BY-LAW 2nd SUBMISSION COMMENTS
MATRIX**
March 2021

Weston Consulting File #5576-1

Planner – Weston Consulting

Town of Caledon, Planning Department, Development Review Services		
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Comment	Consultant	Response
<u>Town of Caledon, Planning Department, Development Review Services</u>		
1. The Town offers the following comments on the draft Zoning By-law Amendment and Schedule, which have been reflected in the track-changed Microsoft Word version of the Zoning By-law Amendment attached: <ul style="list-style-type: none"> a. Duplication of permitted uses has been removed and uses have been alphabetized and formatted to Town standards. b. Enactment text has been updated to reflect Town standards. c. Staff have provided detailed comments directly on the track-changed Microsoft Word version of the Zoning By-law Amendment. d. Please ensure zone boundary lines go to the centerline of the road. 	Weston	<ul style="list-style-type: none"> a. Please refer to the revised draft Zoning By-law Amendment. b. Noted. c. Noted; changes included. d. Please refer to the revised draft Zoning By-law Amendment Schedule.
2. Please include with your next submission a cover letter that explains how all comments provided within and attached to this letter have been addressed, if applicable.	Weston	Please refer to the cover letter and this comment response matrix provided.
<u>Town of Caledon, Finance Department, Finance:</u>		
3. The property at 7904 Mayfield Road is currently assessed as Residential (\$623,000 CVA). The Town's share of property taxes levied, based on current value assessment is approximately \$3,500. As at February 22, 2021, the property tax account is determined to be current.	N/A	Noted.
4. If the proposed development (includes a rezoning to accommodate temporary structures) were to proceed as planned, the property's taxable assessment value would change to reflect the developments that would have taken place.	N/A	Noted.

5. Under current Town of Caledon By-laws, a temporary building is defined as a “building or structure that is ...placed on land for a continuous period of not more than eight months.”	N/A	Noted.
6. If the proposed structure eventually meets the eight months’ time threshold, the applicant may, as allowed under the Development Charges By-law, apply to the Town for a refund of any Development Charges, no later than one month following the expiration of that eight months period. Otherwise, the deposited Development Charges or securities will be retained.	Owner	Noted.
7. The Development Charges comments and estimates above are as at February 22, 2021 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.	N/A	Noted.
<u>Town of Caledon, Zoning:</u>		
8. The subject property is zoned Agricultural (A1) and Environmental Policy Area 2 (EPA2) by By-law 2006--50, as amended.	N/A	Noted.
9. The applicant has submitted a Zoning By-law Amendment Application to amend the Zoning By-law for the subject lands. The application seeks to continue the operation of a commercial nursery and garden supply centre at 7904 Mayfield Road, permitted by Temporary Use By-law 2017-42, which expired June 2020.	N/A	Noted.
10. Staff reviewed the material submitted and have the following comments. The draft zoning by-law has been amended under separate cover. a. Please confirm planting strip width along the front lot line. The proposed width should be measured from the extent of the planting strip to the front lot line after the road allowance has been taken. b. Please confirm the location of the 2m planting strip along the interior side yard on the site plan.	Weston	Please refer to the revised draft Zoning By-law Amendment and revised Site Plan: a. Planting strip changed from 9.0 m to 3.0 m and included;

<p>c. Please confirm that the height of the privacy berm will not exceed 2.4 m. Site plan drawing notes an approximate height.</p> <p>d. The noise berm slope was revised from 3:1 to 1:3 as per the site plan drawing and is reflected in the draft zoning by-law.</p>		<p>b. Planting strip of 2.0 m along interior side yard confirmed and included;</p> <p>c. Please refer to the revised Site Plan which indicates a maximum height of 2.4 m for the privacy berm;</p> <p>d. Please refer to the revised Site Plan which indicates the noise berm slope has been revised to 1:3.</p>
<p>11. Please respond to comments in the draft zoning by-law (with tracked changes).</p>	Weston	Please refer to the draft Zoning By-law Amendment.