

Public Comment Response Table

<u>Topic</u>	<u>Comment</u>	<u>Response</u>
Green Development Standards	Will advancing these rezoning applications impact the applicability of the Town's Green Development Standards on these developments?	The re-zoning initiative should not impact the ability to implement Green Development Standards (GDS), as the GDS does not apply to zoning applications. The GDS is implemented later in the planning process as part of draft plan of subdivision and site plan applications. Lands that are part of new secondary plan areas will also continue to be subject to required studies, including the submission of an Energy and Emissions Reduction Plan and a Climate Adaptation Plan, to help inform climate-related policies for new growth areas.
Urban Sprawl	Concerns with the amount of infrastructure required for these development and the urban sprawl. Approval of these applications will result in uncontrolled sprawl	Through the Region's Municipal Comprehensive Review (MCR) Process, they identified the amount of land required to meet the Provincial growth targets. As part of this process, a land needs assessment was completed to determine where the growth would be directed. All these rezoning applications are for lands that are within the current or new urban area.
Timing of Development	What is the time frame for these areas to be developed? Unlikely these applications will get shovels into the ground sooner	These areas are required to go through an extensive planning process, starting with Secondary Plans. Secondary Plans is a specific tool used to establish detailed local development policies to guide growth and change in a defined area. Each secondary plan will include public consultation which will allow the public to review and provide comments/feedback on these areas.
Clarification on who the applicant is and who owns the land and the Province Role with Land Ownership	Will the Provincial Government expropriate the land or will the developers purchase the land? Who are the applicants? Developers? Landowners?	The provincial government is not directly involved in acquiring or developing land, it operates more at a policy level. Typically, a developer will assemble lands through private purchase agreements with existing landowners who are amenable to selling their lands. However, there is no obligation on either part.

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		<p>The Town is the applicant on these rezoning applications. Subsequent planning act applications, including secondary plans and draft plan of subdivision applications, have or will be privately submitted. Please see the names of the developers for each rezoning application within the staff report.</p>
<p>Traffic</p>	<p>Congestion and traffic concerns in Bolton. How will this be addressed?</p> <p>Concerns related to existing congestion on Highway 410, highlighting increased accidents, and deaths. This causes travelers to utilize alternative routes.</p>	<p>Each subsequent planning act application (i.e Secondary Plan and Draft Plan of Subdivision) will be required to prepare necessary technical studies, including a Traffic Impact Study. This study will determine if the existing road network can accommodate the proposed growth and what upgrades/improvements are necessary.</p>
<p>Transit (GO Train and transit between communities)</p>	<p>Metrolinx has stated the GO Train will not come in until we reach a certain density, and therefore growth should be focused on Bolton, Mayfield and Southfields.</p> <p>Push population growth to reach proper densities for GO Train then establish bus routes to facilitate transit to the growth communities</p>	<p>The focus of growth has been determined through the Region’s MCR process for the Peel Official Plan, and the Town’s MCR process.</p> <p>These development applications will help the Town reach the necessary population numbers required by the Province, in order to bring transit to Caledon.</p>
<p>Why the rush</p>	<p>Decisions should be evidence based, thorough and not rushed</p> <p>By-laws cannot come into effect until secondary plans are complete. If so, what is the rush.</p> <p>How is passing this by-law going to accelerate things?</p> <p>Rushing development will result in negative impacts in the future</p> <p>Request this rezoning be delayed to allow for more public engagement and for the normal steps within the planning process to proceed</p>	<p>The consideration of the proposed by-laws will not result in a rush in the planning process. This is a significant step being taken by the Mayor to help initiate the planning process for many of these areas.</p> <p>Each area will be subject to appropriate development applications and will be reviewed by Town staff and key commenting agencies, such as the School Boards, Region, Conservation Authorities, to plan for complete communities.</p> <p>In addition, the Town organized three information sessions (May 15, May 23, June 10) where Town staff provided a thorough presentation on the 12 Town-Initiated By-laws and had staff from various departments available to answer public questions.</p>

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	<p>The reason provided for these applications was to avoid expensive OLT proceedings. There are no formal planning act applications so how is this true?</p>	<p>Most of the rezoning areas are subject to additional <i>Planning Act</i> applications.</p>
<p>Public Consultation</p>	<p>How is the public supposed to review all the materials by Tuesday?</p> <p>Questioned why only one public meeting was scheduled to consider 12 applications</p> <p>Concerns this public meeting does not constitute proper consultation</p> <p>If bill 185 is passed, public appeal rights are stripped – remove another layer of public engagement.</p> <p>Removal of Holding Symbol applications do not require a public meeting</p>	<p>In response to public concerns regarding the timing of these applications going before Council, the Mayor instructed staff to schedule public information sessions to provide additional review time and opportunities to ask questions.</p> <p>Although public meetings are not required as part of the Removal of Holding Symbol applications, they are a requirement for Official Plan Amendments. Applicants must engage with the public through the OPA stage to establish secondary plans.</p>
<p>Transparency and Publishing Sufficient Material Online</p>	<p>Lack of information made available to the public</p> <p>Issues navigating the Town’s website</p> <p>Participated in Region MCR process regarding settlement boundary expansion</p> <p>Disclosure of Regional comments</p> <p>Lack of response to public questions</p> <p>Agenda was not posted in a timely manner</p>	<p>The Town has created a website page for these applications, which includes copies of the presentation from the public information sessions, and FAQs. The page is easily accessible from the Town’s Home Page: Planning application under mayoral direction - Town of Caledon</p> <p>Should any member of the public have any concerns navigating the Town’s website, they are urged to reach out to Town staff who will provide links to these pages or copies of the material via email or in print.</p> <p>The Town has attached the comment response matrix for the comments received from external agencies as a schedule to the report.</p>

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	<p>Residents should have been provided relevant history for each application</p> <p>Inability to read and interpret the mapping – request for accessible documents</p> <p>Short turnaround time from notice provided to ability to comment</p>	
<p>Studies</p>	<p>Piecemeal Zoning By-law Amendments are premature, given the Town’s Official Plan calls for a Growth Management and Phasing Plan, Secondary Plans and extensive list of detailed studies (e.g. environment, transportation, finance, housing, etc.)</p> <p>No studies have been completed and required prior to passing zoning by-laws</p> <p>Highlighted submission requirements for planning applications. Why are these submission requirements not being required for the proposed amendments?</p> <p>Council endorsed Staff Report 2023-128 (Feb 2023) to allow Caledon to plan the ‘Caledon Way’</p> <p>Concerned these applications are not adhering to a previous council-endorsed staff report advocating for comprehensive planning and respect for growing communities in greenfield areas.</p> <p>Concerns regarding Holding (H) provisions will not be sufficient</p>	<p>The proposed by-laws have appropriate holding provisions to ensure they do not come into effect until Secondary Plans have been established for each greenfield area. These subsequent planning applications will include the necessary studies.</p>

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<p>Planning Process</p>	<p>Zoning by-laws must conform to the official plan.</p> <p>No Bill exempts Caledon from abiding from the PPS</p> <p>Discussed the disruptions that have been caused by the Province’s legislative changes to the planning framework. How do we know that these holding provisions will remain and won’t be removed in the future?</p> <p>Why was only 20 days provided for notification</p> <p>How will an informed decision be made in 3 days?</p> <p>Questions regarding quorum and how many votes are required</p> <p>Clarification that the 12 applications will be heard separately. The information on the Town’s website appeared to be one application.</p> <p>Lack of response to public questions</p> <p>Removal of more detailed zonings that would protect the Conservation Authorities, Region and Town</p> <p>Secondary plans are important in implementing housing targets. Premature to proceed with zoning prior to secondary plans.</p> <p>The granting of zoning permission under s. 34 or s.36 of the Planning Act is intended to be the final step in creating development rights.</p>	<p>The Town has adhered to the Planning Act requirements for rezoning applications in conformity with the Official Plan which was developed consistent with/in conformity with Provincial policy and plans.</p> <p>Please contact the Town’s clerk’s department with any procedural questions related to Council meetings.</p> <p>Council will be voting on each by-law separately.</p> <p>As per Town processes, responses to public and agency comments are provided within the recommendation report to Council.</p> <p>The proposed by-laws all include appropriate Holding Symbols that require the New Urban Areas to go through the secondary planning process before the zoning can be implemented.</p>

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Complete Communities	<p>The proposed amendments disregard the need for community planning</p> <p>Lack of support of southfields – no banks in the area</p> <p>Lack of walkability, no public transit in Caledon</p> <p>Concerns with shortage of police officers and increased crime.</p> <p>Concerns with shortage of Emergency Services and associated volunteers.</p> <p>Concerns with availability of Medical Care and planning appropriately.</p> <p>Requested clarification on the Growth Plan planning horizon and details on the contemplated densities to create complete communities</p>	<p>Through the secondary plan process, these areas will go through a comprehensive planning process where detailed land use designations will be established based on various reports and studies. Studies include Commercial Impact Study to determine appropriate size and uses for the area, and Community Services and Facilities Study to determine what facilities are needed for the community. The secondary plan will include population and employment projections and establish density policies for different residential designations, to help reach the Town’s growth-related targets.</p>
Environmental Concerns	<p>Climate concerns and residents don’t want to feel at risk</p> <p>Questions about the completion and approval of environmental studies and compliance with environmental regulations. Flood modelling and risk management required</p>	<p>Through the secondary plan process, these areas will be required to complete local subwatershed level work, to ensure these communities are planned around protection and conservation of the natural environment.</p> <p>Further as noted above the re-zoning initiative should not impact the ability to implement the GDS. In addition, an Energy and Emissions Reduction Plan and Climate Reduction Plan are required to be submitted to help inform climate-related policies for new growth areas.</p>
Affordable Housing vs. Attainable Housing	<p>Clarity on the distinction between affordable and attainable housing, suggesting a concern about the types of housing being prioritized and developed.</p>	<p>One of the submission requirements at the secondary plan stage is an Affordable Housing Assessment. The Town and Region work together to ensure developers are meeting Official Plan requirements for</p>

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	<p>Questions about how the proposed permitted uses may impact housing affordability, reflecting concerns about the potential effects of additional uses on the availability and cost of housing in the area.</p> <p>Expressing the need for multi-unit housing, affordable – attainable nonsubsidized housing, housing for 1st time home buyers, and age-friendly housing for seniors in Caledon</p> <p>Affordable housing crisis, not a housing crisis.</p> <p>Affordable nonsubsidized housing for area median income (\$133,000) Caledon does not provide affordable or attainable housing options.</p> <p>What is the number for affordable housing? Will it be affordable for first time home buyers or immigrants?</p> <p>Will there be any modular housing communities?</p>	<p>affordability. In addition, staff work with developers to secure land for affordable housing purposes.</p>
<p>Permitted uses</p>	<p>Concerns about the alignment of the proposed permitted uses with the overarching goal of addressing housing needs.</p> <p>Suggestions that the inclusion of an extensive list of permitted uses may be premature or inconsistent with comprehensive planning goals.</p> <p>Concerned how open the by-laws are – no planning has taken place.employ</p> <p>Laundry list of uses</p>	<p>Land uses will be established through the secondary planning process. To ensure these communities are complete with residential, schools, parks, and commercial uses that serve the local community, the list of permitted uses must be more extensive.</p>

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<p>Tax and Financial Implications</p>	<p>Concerns about the financial implications of the proposed rezoning for 12 areas, including the lack of financial analysis and potential strain on reserves</p> <p>Caledon residents cannot afford the rising property taxes</p> <p>Request staff to create a fiscal plan</p>	<p>The Town permits private-led secondary plans, which means developers will be responsible for all costs associated with completing the required reports and studies, as well as application fees paid out to the Town, Region and Conservation Authority.</p> <p>In addition, as the Town continues to grow and builds more housing, this will result in an increase in tax revenue.</p>
<p>Planning for required infrastructure</p>	<p>the required infrastructure (fire stations, roads, services, etc.) will cost a significant amount of money</p> <p>Stated that the Province should be providing more funding for infrastructure.</p> <p>Concerned that infrastructure will not be in place for the proposed housing and traffic influx will be an issue.</p> <p>Consultation with Region regarding pressure zones</p> <p>Concerned we have not been planning for existing infrastructure</p> <p>Location of new pumping stations</p>	<p>The Regional Works Department will continue to work with the Town on infrastructure planning, based on the Town’s growth plans. This includes the location of pumping stations. These are capital projects and funded by infrastructure related Development Charges.</p>
<p>Assurances for Constructing Housing</p>	<p>What measures will be in place to ensure the developers built by 2051 and not sit on these approvals?</p> <p>Moving Prime agricultural lands to Urban is favourable to developers and allows them to make significant profit, what is in place to ensure they obtain building permits and build as intended?</p>	<p>The Town will work with developers to forecast infrastructure extensions based on construction timelines.</p>

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<p>MZOs versus Strong Mayor Power</p>	<p>Concerns about the rush and lack of transparency in the process, particularly regarding the use of “home grown” Ministerial Zoning Orders (MZO) and the Community Infrastructure and Housing Accelerator (CIHA).</p> <p>Inquiries about the use of strong mayor powers to expedite development, expressing skepticism or seeking clarification on the rationale behind this approach.</p> <p>Other municipalities have opted out of utilizing Strong Mayor Powers</p> <p>Leadership should be responsible for delegating and seeking the knowledge of experts, democracy, visionaries not short-term thinkers, return phone calls.</p> <p>Lack of knowledge using strong mayor powers, concerned there was no need to explain their rationale. Concerned with permanent impact of decisions.</p> <p>Start demonstrating your commitment to the community by listening, engaging? Show up. Clearly explain the need for strong mayor powers – why use the force? Be genuine and seek feedback. Please show us you are better than using strong arm tactics</p> <p>Against using strong mayor powers to push these applications through</p>	<p>These are not Minister Zoning Orders. The Mayor does require one-third votes from Council in order for these by-laws to be approved.</p> <p>The Statutory Public Meeting was scheduled to hear from the public and commenting agencies, to make necessary revisions to the by-laws before they are brought forward to Council.</p>

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Impact to 2733 Old School Road	<p>This is taking away democratic rights</p> <p>How will this impact my property?</p>	<p>This property is part of the 2051 New Urban Area, identified as Community Area within the Region's Official Plan (see Schedule E-1 of the Region's Official Plan: https://www.peelregion.ca/officialplan/review/pdf/all-schedules-consolidated.pdf).</p> <p>Future Caledon Official Plan also identifies this property as Community Area. In addition, these lands are part of the proposed Official Plan Application to establish a Secondary Plan for this area (POPA 2023-0006 - https://www.caledon.ca/en/town-services/0-chinguacousy-road.aspx).</p> <p>The proposed Zoning By-law Amendment Application proposes to zone this property Mixed Density Residential – Exception Zone and Environmental Protection Area – Exemption Zone. This aligns with the proposed Land Use Designations contemplated within POPA 2023-0006.</p>
Indigenous Engagement	Have the first nations been engaged with?	Through the Secondary Plan process, applicants will be required to engage with Indigenous communities as a requirement of complete application. Further, applicants will need to provide an engagement summary.
Conflict of Interest	Town representatives for proposed Zoning By-laws also represent other landowners subject to these applications	The Town has been advised that Law Society rules have been complied with and this declaration satisfies the Town.
Protect Caledon from Growth	<p>Spoke up during the Region of Peel MCR process (2022) to request not all of these lands would be removed from the agricultural system</p> <p>Caledon has unique natural environment (NEC, Greenbelt and ORM) but we are facing growth pressures from the GTA</p> <p>Need to focus our growth to one location</p>	Through the Region's Municipal Comprehensive Review Process, they identified the amount of land required to meet the Provincial growth targets. As part of this process, a land needs assessment was completed to determine where the growth would be directed. All these rezoning applications are for lands that are within the current or new urban area.

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	<p>Loss of agricultural land and impact on successional planning (farming)</p>	
<p>Housing Pledge</p>	<p>Housing Pledge is 13,000 and this will result in 35,000 units</p> <p>No need to pre-zone as it is beyond the housing target for Caledon, there is no direction from the Province to construct above and beyond housing pledge</p> <p>Is the Province mandating the proposed zoning by-law amendments?</p>	<p>The 13,000 is in relation to the housing pledge the Town made to the Province. The 35,000 units is related to helping reach Caledon’s growth targets to the 2051 Planning Horizon.</p>
<p>Supportive of Applications</p>	<p>Demonstrated need for housing in Caledon, especially affordable housing</p> <p>Development will create Caledon as a destination and result in an increase in tourism</p> <p>Together we can build a stronger more resilient community</p> <p>Development will bring additional tax revenue and jobs</p> <p>Support for the bold action being undertaken by the Mayor to streamline procedures and advance the planning process, reducing the timeline by one to two years.</p> <p>The proposed Zoning By-law Amendments seek to rezone various parcels of land</p>	<p>Noted.</p>

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	<p>across Caledon to facilitate new housing over the long-term, and is aligned with provincial housing priorities and Caledon’s Housing Pledge.</p> <p>Either we stay the same and try to meet the needs of the community OR we build homes and the required infrastructure</p> <p>Supportive of proposal to assist with the age friendly action plan, Sustainable growth, inclusive community and positive step in the right direction</p> <p>Government’s incentives towards meeting housing targets</p> <p>Housing targets will create economic opportunities</p> <p>Lack of current housing supply results in increased home prices and perpetuates unattainable affordability</p> <p>Embrace change and innovation</p>	
<p>Mapping Clarification</p>	<p>For the areas that are not A1 etc and labeled with settlement area boundary exception- what does that mean?</p> <p>does orange mean process already started? does yellow mean application to do something in area already submitted by someone?</p> <p>Require clear, legible and accurate mapping</p>	<p>The area that is outside of the yellow colour represents the limits of the rezoning application. The lands outside of the yellow but within the settlement area will require a separate rezoning application in the future.</p> <p>Orange symbolizes areas with active planning act applications, whereas yellow symbolizes areas early in the planning process (pre-consultation stage).</p>

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Areas reserved for Employment and Commercial	<p>Importance of employment generating tax rate to off-set residential</p> <p>Number of people that would be generated based on 3 people per unit.</p> <p>Need additional commercial off of HWY 413 to attract tourists</p>	These areas are Community Areas and do not include Employment Areas. Within community areas, there will be a range of commercial and community uses permitted in appropriate locations. These locations will be determined through the secondary plan process.
Community Stakeholder Group	Request council to create a community stakeholder group to make recommendations to staff. Have member from various wards to be partnerships in the planning process	Noted.
Protecting public interests	Council has been elected to protect and represent the interests of the public	Noted.
Provincial Approvals	Is approval from the Province required as the population projected is anticipated to double?	No approval is required from the Province as the Region's Official Plan was approved by the Minister of MMAH.
Settlement Boundary Expansion	What does settlement boundary expansion mean?	Strategically expanding the development boundary to accommodate future growth while considering the natural environment and agricultural system, fiscal impact, heritage resources, efficient use of infrastructure and sustainable development.