

## Staff Report 2024-0370

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Meeting Date: June 25, 2024

Subject: Zoning By-law Amendments to meet Provincial Housing Priorities and Caledon's Housing Pledge

Submitted By: Elizabeth Howson, Macaulay Shiomi Howson Ltd.

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### RECOMMENDATION

That Report 2024-0370, Zoning By-law Amendments to meet Provincial Housing Priorities and Caledon's Housing Pledge, be approved;

That Council enact individually, each of the twelve Zoning By-law Amendments attached as Schedules "C" through "N", in the order in which the by-laws appear, to advance the prescribed provincial priority of building 1.5 million new residential units by December 2031 and Caledon's Housing Pledge; and,

That in accordance with Section 34 (17) of the Planning Act, no further notice is required to be provided with respect to the twelve proposed Zoning By-law Amendments.

### REPORT HIGHLIGHTS

- Council adopted the Future Caledon Official Plan on March 26, 2024. The new Official Plan sets out the vision and policy direction for how and where Caledon will grow to meet its projections to achieve 300,000 people and 125,000 jobs by 2051.
- The Council adopted Future Caledon Official Plan added approximately 5,850 hectares (14,455 acres) of land to the Settlement Area Boundary of which approximately 3,719 hectares (9,190 acres) are identified for residential mixed development.
- The Future Caledon Official Plan changed the lands planned for residential mixed development from "Prime Agricultural Area" by redesignating them to "New Community Area". The "New Community Area" is intended to be developed as future residential, mixed-use communities. Collectively the "New Community Area" and the "New Employment Area" is designated "New Urban Area 2051".
- The "New Community Area" reflects the expanded urban area as set out in the Region of Peel Official Plan and is in conformity with Provincial policy and land use plans. The proposed residential zoning changes are located either within a "New Community Area" designation or within an existing Settlement Area as shown in the Future Caledon Official Plan (See Schedule "A").

- On March 26, 2024, Mayor Groves brought forward a motion using Strong Mayor Powers pursuant to the *Municipal Act*, 2001, S.O. 1001, c. 25. to advance twelve proposed Zoning By-law Amendments on certain lands within the “New Community Area” and existing Settlement Area, with the intent of bringing the zoning into conformity with the land use designations established in the adopted Future Caledon Official Plan. The intent of the amendments is to advance the provincial housing priority of building 1.5 million new residential units by December 2031 and to meet Caledon’s Housing Pledge of 13,000 new homes by 2031.
- On April 4, 2024, notice of the public meeting with respect to the twelve proposed Zoning By-law Amendments was given pursuant to Section 34 of the *Planning Act*.
- A statutory public meeting was held on April 25, 2024, at the Town of Caledon Town Hall in accordance with *Planning Act* requirements wherein the twelve proposed Zoning By-laws were presented. Comments at the meeting have been taken into consideration in the preparation of the revised proposed zoning by-laws. Responses to comments received in writing for submission to the statutory meeting and at the statutory public meeting are summarized in Schedule “B1”.
- At the Council Meeting on April 30, 2024, Mayor Groves announced that a series of Community Information Meetings would be held to allow members of the public an opportunity to receive further information pertaining to the proposed Zoning By-laws. Comments and questions provided at the community information meetings have been taken into consideration, but detailed, specific responses do not form part of this report. The meetings were as follows:
  - May 15, 2024 – Southfields Community Centre
  - May 23, 2024 – Albion Bolton Community Centre
  - May 27, 2024 – Albion Legion
  - June 10, 2024 – Caledon East Community Complex
- Written submissions provided by commenting agencies are summarized in the response matrix attached as Schedule “B2” to this report and have been taken into account in the revision of the proposed zoning by-laws, including the holding provisions.
- On March 21, 2023, Town of Caledon Council endorsed a Housing Pledge for Caledon to meet its housing target of 13,000 residential units by 2031 as set by the Province. By advancing land use designations through the Future Caledon Official Plan and zoning the subject lands for residential purposes in compliance with the Official Plan, the Town is demonstrating its commitment to facilitating growth and leveraging provincial, regional and private sector investment in infrastructure required to service the development lands in a timely manner.
- The proposed Zoning By-laws (Schedules “C” to “N”) categorize certain lands for specific types of development providing land use certainty thereby allowing for infrastructure such as roads, utilities, and public services to be planned. This

proactive approach allows provincial, regional and local levels of government to better plan and allocate resources for infrastructure development, ensuring that the necessary infrastructure is in place to support new developments.

- Streamlining the development approval process by establishing zoning regulations upfront can potentially reduce the time and resources required for project approval, incenting developers to move forward with their projects, knowing that certain regulatory obstacles are minimized.
- The proposed Zoning By-laws are designed to implement the policies of the Town's adopted Official Plan, which is consistent with the Provincial Policy Statement 2020, and in conformity with Provincial and Regional planning policy.

## **DISCUSSION**

On March 26, 2024, Mayor Groves brought forward a motion using Strong Mayor Powers pursuant to the *Municipal Act*, 2001, S.O. 1001, c. 25. to advance twelve proposed Zoning By-law Amendments on certain lands within the "New Community Area" and the existing Settlement Area, with the intent of bringing the zoning into conformity with the land use designations established in the adopted Future Caledon Official Plan. The intent of the amendments is to advance the provincial housing priority of building 1.5 million new residential units by December 2031 and to meet Caledon's Housing Pledge of 13,000 new homes by 2031.

In support of that objective, and following extensive public and agency review, this report brings forward twelve Zoning By-law Amendments to rezone the lands as shown on the schedules attached to each By-law and introduce permitted uses that implement the land use designations of the adopted Future Caledon Official Plan. Each By-law contains site-specific standards and holding provisions to facilitate the future development of the lands and protect environmental features.

The report outlines the Town's Official Plan policy framework for the zoning by-laws and identifies each of the twelve subject area lands, providing information on their status, and the proposed zone categories. The use of holding provisions is explained together with a summary of public and agency comments and responses.

## **TOWN POLICY AND REGULATORY FRAMEWORK**

### ***Future Caledon Official Plan***

Council adopted the Future Caledon Official Plan (Official Plan) on March 26, 2024. The new Official Plan sets out the vision and policy direction guiding Caledon's growth to meet its projections of 300,000 people and 125,000 jobs by 2051.

As set out in Section 1.5:

"The Future Caledon Official Plan was prepared under the authority of, and in accordance with, the *Planning Act* of the Province of Ontario. As such it has regard for matters of

Provincial interest, is consistent with Provincial policy statements, and conforms or does not conflict with Provincial and Regional plans.”

This includes directions in the Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe Office Consolidation 2020 (Growth Plan) with respect to the identification of mechanisms such as land use planning and financial tools to support the Province’s housing objectives, including through municipal official plans and zoning by-laws with an emphasis on efficient development and land use patterns, and wise use and management of resources.

In the context of Provincial and Regional policy, Council adopted the Future Caledon Official Plan, which added approximately 5,850 hectares (14,455 acres) of land to the Settlement Area Boundary. Approximately 3,719 hectares (9,190 acres) of this land are identified for residential mixed-use development. The Future Caledon Official Plan changed the use of these lands from “Prime Agricultural Area” by redesignating them “New Community Area” to be developed as future residential and mixed-use communities. Collectively the “New Community Area” and the “New Employment Area” is designated “New Urban Area 2051”. These lands reflect the expanded urban area as set out in the Region of Peel Official Plan and conforms to Provincial policy and land use plans.

The twelve Zoning By-law Amendments are in keeping with the intent of the Town’s adopted Official Plan, as they apply to lands which are primarily designated “New Community Area” and “Natural Features and Areas” in the Official Plan (Schedule B4 Land Use Designations). The “New Community Area” designation provides for future residential and mixed-use communities and more detailed planning will be undertaken through the preparation and approval of a secondary plan, plans of subdivision and site plans.

Where the lands have a “Natural Features and Areas”, or, in some instances, “Prime Agricultural Area” or “Rural Lands”, these lands will not be developed for residential / mixed-use purposes. However, in some circumstances, passive recreation and supporting infrastructure may be permitted where it is demonstrated through the completion of an Environmental Impact Study that the ecological function of the Natural Environment System is not adversely impacted.

### ***Comprehensive Zoning By-law 2006-50***

Ontario municipalities are required to ensure that their zoning by-laws conform to their Official Plans. The *Planning Act* mandates that zoning by-laws must be consistent with the policies contained in the municipality’s Official Plan. The Official Plan provides the overarching vision and policies for land use and development within the municipality. It outlines objectives, goals, and strategies related to various aspects of land use, such as residential, commercial, industrial, and institutional development, as well as transportation, infrastructure, and environmental protection.

Zoning by-laws are regulatory tools that implement the policies and land use designations established in the Official Plan. They provide detailed regulations and development standards. Zoning provides landowners and developers with clear guidelines on what type of development is permitted in a particular area. This clarity reduces uncertainty and

allows developers to make more informed decisions about their investments. When developers know what they can build and where, they are more likely to commit to projects, leading to increased investment in infrastructure and ultimately to the delivery of much needed housing. The subject lands are currently zoned under the Town's Comprehensive Zoning By-law 2006-50, as amended. The following section of the report details the proposed zoning for each of the subject areas.

### **SUBJECT LANDS: LOCATION AND CURRENT PLANNING STATUS**

The description of the location of the subject lands is shown in Schedule "A". A detailed description of the subject lands to which each of the twelve proposed Zoning By-laws is applicable are found in the proposed zoning by-laws and the by-law schedules attached as Schedules "C" to "N" to this report. A summary of the status of the planning applications for each area is found below.

#### **A1 - RZ 2024-0008 (Alloa Landowners Group)**

- The applicant attended a Preliminary Application Review Committee (PARC) meeting on March 28<sup>th</sup>, 2024, to obtain submission requirements for an Official Plan Amendment (OPA) for a Secondary Plan (PRE 2024-0036).
- The applicant is currently preparing to submit an application.
- In addition, various landowners within the secondary plan area are seeking submission requirements for future Draft Plan of Subdivisions (DPS), Zoning By-law Amendments (ZBA) and Site Plan Control (SPC) applications within Phase 1 of the secondary plan area.

#### **A2 - RZ 2024-0013 (ARGO-Kennedy Limited)**

- Applications for OPA, DPS and ZBA applications are currently under appeal to the Ontario Land Tribunal (OLT).
- The applicant and Town are working towards reaching a settlement on the OPA.
- The applicant is currently working on revised DPS and ZBA applications, to align with the proposed Secondary Plan.

#### **A3 - RZ 2024-0010 (Bolton North Landowners Group)**

- An incomplete OPA Application to establish a Secondary Plan (POPA-2022-0001) was submitted in January 2022.
- Following receipt of additional information in June 2022, the application was deemed complete.
- A Design Charette between Town staff, external agencies and the applicant was held in November 2023.
- The applicant is currently working on the second submission.

#### **A4 - RZ 2024-0015 (Brookvalley Project Management Inc.)**

- An OPA Application to establish a Secondary Plan (POPA-2023-0006) was submitted on July 15, 2022.
- A motion was passed by Council on October 24, 2023 requiring staff to deem the application complete and initiate the review. The application was deemed complete November 20, 2023.

- A public meeting was held on February 13, 2024.
- On June 7, 2024, the Town received an incomplete second submission.
- The motion passed by Council also directed staff to accept DART applications for DPS and ZBA, to be reviewed concurrently with the OPA application.
- The applicant submitted incomplete DPS and ZBA applications for part of the Secondary Plan area.
- Following receipt of outstanding material, the application will be circulated for review.
- The applicant will require clearance from the Ministry of Energy and Ministry of Transportation before the development of lands within the Focused Analysis Area (FAA) for the Highway 413 project.

**A5 - RZ 2024-0009 (Panterra Inc. (Humber Station West))**

- The applicant attended a PARC meeting on May 9<sup>th</sup>, 2024 to obtain submission requirements for an OPA – SP (PRE 2024-0067).
- The applicant is currently working with Town staff to determine the study boundary for the secondary plan and local Subwatershed study.

**A6 - RZ 2024-0012 (Bolton North Landowners Group (Caledon Station))**

- The OPA-SP, DPSs and ZBAs applications are currently under appeal to the OLT.
- The applicant and Town are working towards reaching a settlement on the OPA.
- The applicant is currently working on revised submissions for the DPSs and ZBAs that will align with the secondary plan.

**A7 - RZ 2024-0007 (Mayfield Golf Club Inc. & Tullamore Industrial Ltd.)**

- The applicant attended a PARC meeting on March 14, 2024 to obtain submission requirements for a ZBA (PRE 2024-0029) and DPS (PRE 2024-0030).
- In addition, a PARC meeting was held on June 6<sup>th</sup>, 2024 to obtain submission requirements for an OPA-SP (PRE 2024-0067).
- The applicant is working on the DART OPA submission and has connected with appropriate Town departments to obtain the Terms of Reference (TOR) for various studies.
- Town staff are currently reviewing the draft TOR for the secondary plan.

**A8 - RZ 2024-0006 (United Holdings Inc. (Solmar)(Mount Hope West))**

- The applicant attended a PARC meeting on December 14, 2023, to obtain submission requirements for an OPA-SP (PRE 2023-0259), ZBA (PRE 2023-0262) and DPS (PRE 2023-0263).
- The applicant is working on the DART OPA submission and has connected with appropriate departments to obtain the TOR for various studies.

**A9 - RZ 2024-0004 (Snell's Hollow Developers Group)**

- An OPA Application to establish a Secondary Plan (POPA-2021-0010) was submitted in September 2021 and deemed complete in January 2022.
- The Statutory Public Meeting was held in May 2022.
- A Design Charette between Town staff, external agencies and the applicant was held in February 2023.
- The revised submission is currently under review.

### **A10 - RZ 2024-0014 (12599 Highway 50 Ltd. (Verdi))**

- Application materials for ZBA (RZ 2021-0008) and OPA (POPA 2021-0003) were submitted on March 22, 2021 and April 20, 2021. The applications were deemed complete on April 28, 2021.
- A Statutory Public Meeting was held on July 20, 2021.
- A second submission was received in March 2022 and comments were provided November 21, 2022.
- The Town is currently waiting for a resubmission.
- A Town-initiated Bolton Secondary Plans Review is currently in progress, which will establish an updated land use plan for the Highway 50 corridor in which this application is situated.

### **A11 - RZ 2024-0005 (Wildfield Village Landowners Group Inc. (Solmar))**

- The applicant attended a PARC meeting on December 7, 2023, to obtain submission requirements for an OPA-SP (PRE 2023-0258).
- The applicant is working on the DART OPA submission and has connected with appropriate Town departments to obtain the TOR for various studies.

### **A12 - RZ 2024-0011 (Columbia Square Inc.)**

- An OPA and ZBA Application (POPA-2022-0002 and RZ-2022-0001) was submitted in January 2022 and was deemed complete on May 2, 2022. These lands are currently designated “Bolton North Hill Commercial Area” in the Bolton Secondary Plan and are proposed to be re-designated to “Mixed-Use”.
- Comments from the Town were issued in November 2022.
- A Statutory Public Meeting was held on April 4, 2023.
- An incomplete resubmission was made May 13, 2024. Staff are waiting for outstanding material before circulating the application.

## ***Summary***

As the above status information demonstrates, all twelve matters are under varying stages of review by Town and agency staff and several are well advanced. The proposed Zoning By-law Amendments have conditions attached through the establishment of holding zones that are required to be addressed before the zoning comes into full force and effect, discussed below. These conditions require the above noted planning applications for secondary plans, draft plans of subdivision and site plan approval to proceed in the normal way. There will be significant opportunity for additional public and agency consultation as the planning of these areas continues.

## **PROPOSED ZONING**

### ***General Approach***

The proposed zoning by-laws and related schedules are found in Schedules “C” to “N” to this report. The majority of the lands available for development are zoned “Mixed Density Residential (RMD) Exception Zone”. The RMD Exception Zone permits a range of residential uses and community supportive development including institutional and

commercial uses. There are also instances where commercial and residential zones are proposed where specific sites have been identified for such uses (i.e. Area A8).

Lands where development is restricted because of environmental constraints are zoned in an “Environmental Policy Area 1 (EPA 1) Zone” or “Environmental Policy Area 2 (EPA 2) Zone”. The EPA Zones limit development with the exception of existing uses and uses such as non-intensive recreation and environmental management.

The approach is similar to that in the Zoning By-laws presented at the public meeting on April 25, 2024, however, modifications have been made in response to comments received on specific by-laws and in response to input received from agencies. In addition, modifications have been made in response to input from Town zoning staff with respect to the formatting and implementation of the amendments in relation to the Town’s current interpretation of the zoning regulations and procedures. The changes reflect changes requested by the public and agencies and/or address formatting and implementation matters identified by Town staff, as such no further public or agency input is required.

### ***Holding Symbols***

A holding symbol is a zoning tool, authorized under section 36 of the Planning Act to put limits on the development of land until certain conditions are satisfied. Therefore, the zone provisions, including permitted uses, do not come into full force and effect until an application to have the holding symbol removed is approved by Council through the enactment of a by-law. This prevents development from proceeding until the listed conditions have been satisfied.

Draft provisions of the holding symbol were provided with the Zoning By-laws presented at the public meeting on April 25, 2024. Following comments received from external agencies and consideration by planning staff, the conditions have been modified and expanded. There are now two symbols attached to the proposed Zoning By-laws to ensure that the conditions are satisfied before the zoning comes into effect.

### ***First Hold***

- Where required by the adopted Future Caledon Official Plan, a secondary plan shall be approved by the Town in conformity with the Future Caledon Official Plan, or where a secondary plan is not required in the Official Plan, an official plan amendment application is required to be submitted and approved by the Town.
- Approval of a Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary letter has been issued by the Town.

Note: These application processes listed above require the submission of complete studies and reports to refine the details of future development. In the case of the secondary plans, official plan amendments and plans of subdivision, an Environmental Impact Study is required to determine the extent of the natural heritage system as defined in the Future Caledon Official Plan. Through conditions of draft plan approval, the Town can require that natural heritage areas are conveyed into public ownership to ensure their long-term protection.



- The Region of Peel will be required to provide written confirmation that water and sanitary services are available or planned to service the subject lands, which may include the execution of development agreements to secure for the provision of those services.
- Where the subject lands fall within the Focused Analysis Area (FAA) of the GTA West Highway Corridor project (Highway 413) and/or the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study, the appropriate Ministry will be required to provide written clearance that the subject lands can proceed to development and do not interfere with the route alignment during the preliminary design stages.

### ***Second Hold***

The second holding symbol relates explicitly to the Environmental Policy Area (EPA) zone to ensure that the limits of the natural heritage system are established through an approved Environmental Impact Study, as part of the secondary plan and draft plan of subdivision applications required by the first holding symbol. While the zoning maps attached to the by-laws indicate the location of the EPA zone, these are shown conceptually and may be adjusted to ensure that no residential or commercial development occurs on environmentally sensitive lands that have been deemed to be part of the natural heritage system through the EIS.

### ***Hold for Area A10***

The proposed zoning by-law for area A10, (RZ-2024-0014, Verdi) has site-specific holding provisions that reflect the unique characteristics and features of the proposed development. As outlined above, the development application review for the A10 lands is advanced and Town staff has provided several rounds of comments that the proponents have been addressing. Given the location of the A10 lands within the existing urban area the hold requirements differ from those applied to greenfield development. Consequently, the conditions to be satisfied prior to Council approving the removal of the holding symbol relate effectively to the submission of an updated noise report to the satisfaction of the Town and a commitment to design and construct a new section of urban local road.

## **CONSULTATION**

### ***Public Meeting***

In accordance with the *Planning Act*, the Notice of Public Meeting was placed in the Caledon Citizen and Brampton Guardian newspapers on April 4, 2024. Pursuant to subsection 34(12)(a)(i) of the Act, the Town ensured sufficient information was available to the public to generally understand the proposed zoning. Likewise, pursuant to subsection 34(12)(a)(ii) at least one public meeting has been held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-laws. Subsection 34(13) states that the notice of the public meeting must be provided in accordance with the requirements of section 5 of *O. Reg. 545/06*. The regulation states that the Town is only required to provide notice in accordance with subsection 5(4) or

subsection 5(7), not both. The Town has provided notice pursuant to subsection 5(7) of *O. Reg. 545/06* by publishing a notice in a newspaper that is of sufficiently general circulation in the areas to which the proposed by-laws would apply that it would give the public reasonable notice of the public meeting.

The Town has therefore fully complied with all notice requirements under the *Planning Act* and associated regulations. In addition, a series of Community Information Meetings were held to allow members of the public an opportunity to receive further information and ask questions pertaining to the proposed Zoning By-laws. The meetings were as follows:

- May 15, 2024 – Southfields Community Centre
- May 23, 2024 – Albion Bolton Community Centre
- May 27, 2024 – Albion Legion
- June 10, 2024 – Caledon East Community Complex

Verbal comments and questions provided at the public meeting and the community information meetings, as well as written submissions received in writing for submission to the statutory meeting, have been taken into consideration. Modifications were made to the By-laws to address comments received. A summary of public comments received at the April 25, 2024, statutory public meeting is attached as Schedule “B1” to this Report. Key issues raised are summarized below.

### ***Why Now? What about the 2031 targets in our Pledge?***

As outlined at the Community Information Meetings, Caledon's Housing Pledge is a target, approved by Council, to start building 13,000 new homes by 2031 (8 years). To date, the following has been counted toward the Housing Pledge:

- 2023: 953 dwelling unit starts
- 2024: 1,083 dwelling unit starts
- 2025: 1,300 dwelling unit starts

In order to provide housing for the population target for Caledon of an additional 220,000 people (>65,000 homes) by 2051, at the current rate it will take at least 35 years to hit that target. The target is 27 years away. In addition, the 2031 target of 13,000 homes will continue to be a significant challenge without planning approvals in place. Construction of new homes from the initial planning proposal to occupancy takes time and can take 10+ years. There are many municipalities that have high numbers of planning approvals for housing units, but construction has not started. To facilitate satisfying the growth targets, the number of units approved will need to exceed the housing start targets to account for a number of constraints to building housing, which includes developer funding and market forces.

An example of why it is necessary to put in place approvals now is the Bolton Residential Expansion Study (BRES). This lengthy and costly process did not result in any development in Caledon while generating significant costs for the municipality.

Caledon's new Official Plan lays out the long-term plan for urban growth and density. All twelve parcels are within this growth plan. Long-term comprehensive planning looks at:

- Larger geographies

- Ordered and interconnected design
- Systems for transportation and transit, utilities, walkability, livability; and,
- Long-term gains over short-term wins

The proposed rezonings will allow energy providers, water and wastewater planning and transit providers (Metrolinx) to prioritize long-term planning around these twelve areas.

In addition, the holding provisions incorporated in the proposed zoning by-law require approval of secondary plans. A secondary plan:

- Plans how the community will develop;
- Integrates other planning considerations like schools, commercial areas, community centres, parks, transit, transportation and the protection of natural heritage features;
- Involves public meetings and input; and,
- Requires Council approval.

With the Holds proposed in the Zoning By-laws, secondary planning remains a requirement and will facilitate comprehensive planning in Caledon.

### ***What are the differences between a Minister's Zoning Order (MZO) and the proposed zoning by-laws?***

Under Section (s) 47 of the *Planning Act* the Minister of Municipal Affairs and Housing can make an order exercising the municipality's powers under s.34 of the *Planning Act* known as an MZO. Policy statements, provincial plans, and official plans may not apply to an MZO. Likewise, any conflict between an MZO and an existing bylaw is resolved in favour of the MZO. There are no appeal rights for an MZO and no notice is required to be given prior to its issuance. MZOs can also be exempt from following other planning processes such as site plan approvals.

In contrast, the proposed zoning by-laws are subject to all legislative processes under the *Planning Act*. The Strong Mayor Powers only affect the procedure to bring a Zoning By-law forward for consideration under the *Municipal Act*. Thus, the actual substance of the proposed zoning by-laws, and the processes applicable to their enactment under the *Planning Act*, remains the same as any proposed zoning bylaw. The Strong Mayor Powers may be used to expedite the timeline to bring the Zoning By-law forward for consideration by Council, but the legislative requirements of the *Planning Act* still need to be fully satisfied.

### ***Who are the developers?***

It should be noted that the proposed zoning by-laws are a Town initiative and are not a developer-led initiative. While some of the property owners, landowner groups and developers do already have various planning applications submitted with the Town for review, as detailed earlier in this report, they did not initiate this particular process to advance the twelve Zoning By-laws. As set out at the Community Information Meetings, the landowners / developers involved in the process include:

Developers with development applications in process:

- A2 Argo Kennedy Limited
- A3 Bolton North Landowners Group
- A4 Brookvalley Project Management Inc.
- A6 Bolton North Landowners Group
- A9 Snell's Hollow Developers Group
- A10 12599 Hwy 50 Ltd.
- A12 Columbia Square Inc.

Developers with applications that are currently in the pre-application process:

- A1 Alloa Landowners Group
- A5 Panterra Inc.
- A7 Mayfield Golf Club Inc. & Tullamore Industrial Ltd.
- A8 United Holding Inc.
- A11 Wildfield Village Landowners Group Inc.

### ***Letters from Minister Calandra and Region of Peel***

As part of the review process, Town staff circulates applications to external agencies including the Region of Peel and Government Ministries that may have an interest in development proposals for their review and comments. In addition to technical comments, there are often comments in support of, or in opposition to, a planning proposal. All response letters and comments are received by the Town's Planning staff to review and analyze comments, and if necessary, make revisions to proposals and associated by-laws.

Technical comments are not shared with Council or the residents until issues are resolved. This is standard planning practice. The responses to agency comments are addressed in this report and within Schedule B2 to this report. Changes have been made to the proposed zoning by-laws to address concerns.

### ***What are Holds and Why are they Important?***

As discussed previously in this report, the Holding zone symbols (Holds) are standard planning tools used to address concerns related to issues such as servicing, transportation, watershed areas and other planning matters. Holds are used in all twelve by-laws to make ensure agency comments are addressed. These by-laws will not be in full force and effect until servicing is available, proposed zoning within the FAA area of Hwy 413 Focused Analysis Area of Highway 413 and/or the Northwest GTA Transmission Identification Study - Narrowed Area of Interest as applicable is cleared, Secondary Plans are completed, and studies are completed that show how environmental features are protected. Specifically, Holds for the appropriate Ministry have been proposed in A1, A2, A4, A5, A9 and A11 with respect to Highway 413 and related energy transmission corridor. Holds are also provided for A1-A9 and A11 and A12 for a range of conditions including completion of secondary plans. Holds for A10, given its status, are effectively limited to a noise mitigation study and road construction.

Holding conditions allow development planning to progress but must be cleared before the Zoning By-laws are in force. In Caledon, Holds can only be removed by Council following public notification.

***How do these proposed bylaws relate to the planning process?***

As set out at the Community Information Meetings, an overview of the planning process and where zoning by-laws fit within that process is illustrated in the graphic below.

Figure 1. Ontario Planning Process



The proposed zoning by-laws are one part of the planning process. The subject lands have been identified for development through the Official Plan, which represents the first step in establishing the potential and framework for development. Most areas are expected to be serviced between 2026-2031 or are in existing settlement areas. The lands are a logical extension of the current built up area and, in many cases, they provide for the completion of existing areas. Further, they help identify the growth plans that will help demonstrate the need for Rail Service and potentially provide future funding for municipal projects. However, there is still extensive work that must be undertaken including the preparation of secondary plans and plans of subdivision.

***Are these lands serviceable?***

Through Development Charges, the Region plans to extend water and wastewater related infrastructure to service the 2051 New Urban Areas. Figure 2 below displays the water infrastructure that is planned to be completed by 2041 and Figure 3 displays the wastewater infrastructure that is planned to be completed by 2041. As indicated, the twelve zoning by-laws are intended to be enacted in areas that will be serviced between 2026 and 2031.

(continued on next page)

Figure 2 - Planned Water Infrastructure for 2051 New Urban Areas

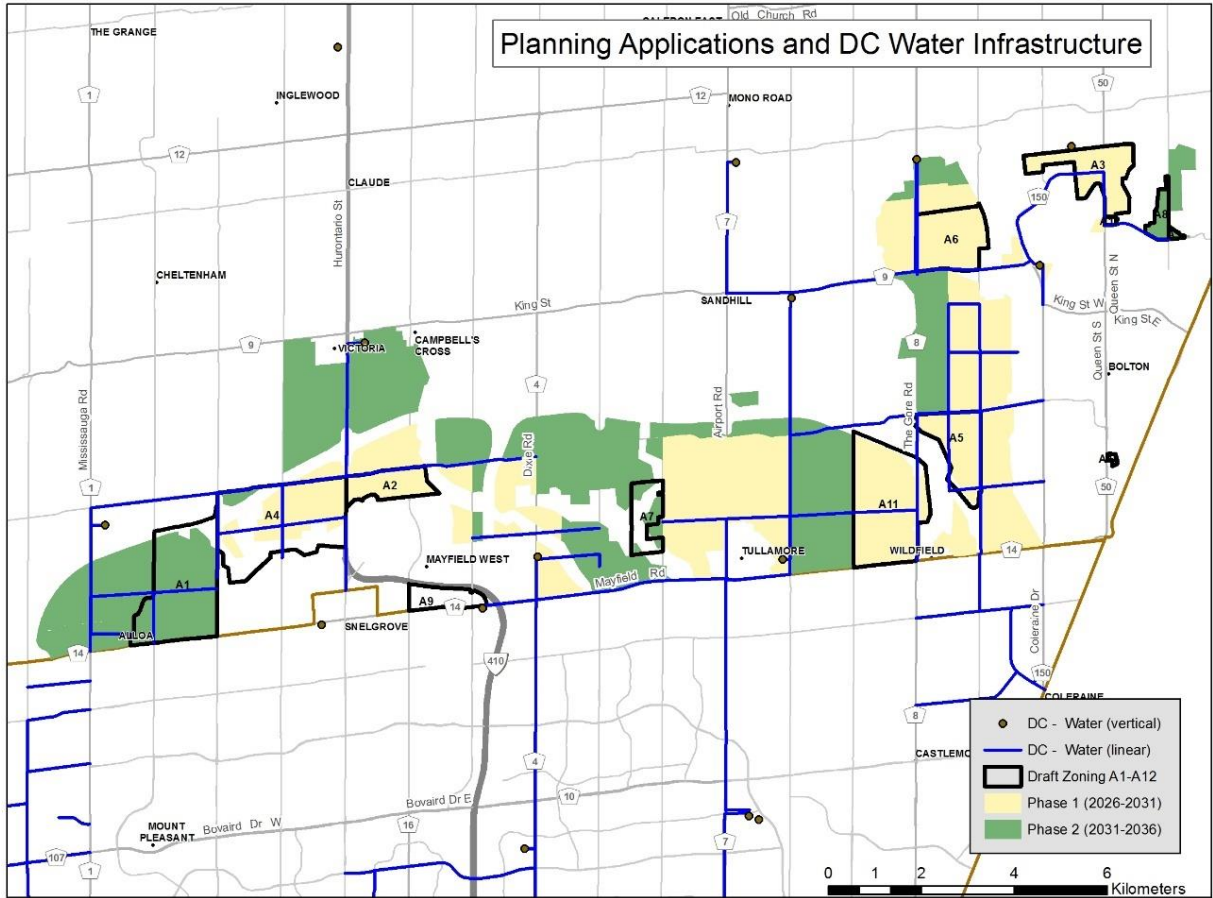
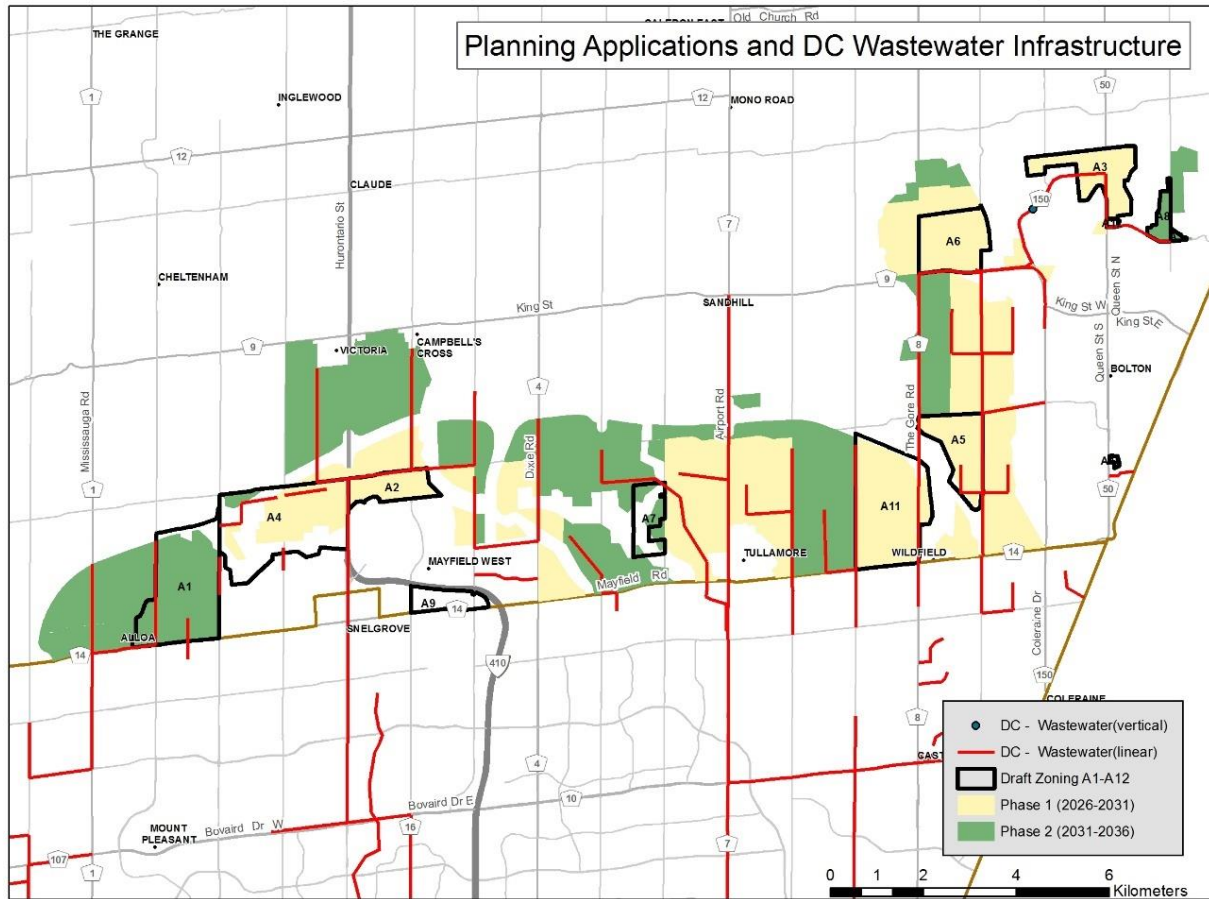


Figure 3. Planned Wastewater Infrastructure for 2051 New Urban Areas



**How is new development paid for?**

Infrastructure required to support new development is paid for through Development Charges as set out in the Region, Town and School Board Development Charge By-Laws. The by-laws are supported by a Development Charge Background Study (the "Study") that lists the required capital work (infrastructure) over the next 10+ years to support new development. The Study lists projects by service area, along with estimated timing and costs.

Development Charge revenue expected over the next 10 years for the Town of Caledon is estimated at \$1.06 billion and more than \$2.65 billion by 2041. This revenue is used to construct new infrastructure. The construction can be performed by the Town and/or can be performed by the developer on large developments through front ending agreements. Regardless, development charges pay for infrastructure related to growth (growth pays for growth). In addition to new community infrastructure required to service growth areas, there is a benefit to existing residents with new growth projects in terms of the provision of additional parks, trails, libraries, fire protection and additional roads.

With respect to detailed costs associated with specific planned development, the Town requires the submission of a Fiscal Impact Study (FIS) as part of the secondary plan

process. The FIS includes budgetary impacts on the Town's capital and operating budgets and the projected revenue to the Town associated with the development, including how these funds cover the infrastructure costs associated with development so that there is no undue financial burden on the Town.

***Will this increase taxes?***

Given that there will be new development, there will be new residents and businesses moving into new development areas and therefore more overall property tax revenue. There are estimates that the total annual property tax revenue coming from the new development as a **result of an increased tax base** will be \$145 million in the ten year outlook. Extending that to 2041, the estimate grows to \$199.4 million.

***What does the budget look like in 10 years?***

The 10-year budget outlook is difficult to predict given specific industry related inflation, expected service levels, and the unknown addition of services, but generally an annual 2-5% increase is used. This increase in taxes would occur if there was or wasn't development. It is the cost to maintain existing assets for public use. Community centres, fire halls and equipment, roads and pipes all need to be maintained and or replaced over a period of time. It should be noted that Municipalities cannot run a deficit when preparing a budget.

**Commenting Agencies**

Agency comments are summarized and addressed in the Agency Comment Response Matrix in Schedule "B2". Detailed comments were received from the Region of Peel, Minister of Municipal Affairs and Housing, Credit Valley Conservation Authority, Toronto and Region Conservation Authority, Dufferin-Peel School Board, Peel District Board and the Brampton Flying Club.

The comments have been carefully reviewed and considered in conjunction with Town staff and modifications made where appropriate. In particular:

- A revised holding provision is proposed in the zoning by-laws to ensure that no development can occur without servicing availability in response to the comments from the Region;
- A holding provision has been added to by-laws for A1, A2, A4, A5, A11 and A9 to defer development approval in the Focused Analysis Area of Highway 413 and the Northwest GTA Transmission Identification Study - Narrowed Area of Interest as applicable until appropriate clearances are received in response to the comments from the Minister of Municipal Affairs and Housing and a letter from the Ministry of Transportation dated May 22, 2024 which indicated that the Town can continue to process development applications while ensuring that planned infrastructure corridors are protected;
- The A4 by-law has been revised to reflect the maximum permitted building height of 55 metres in the area subject to the Airport Zoning Regulations; and,



- The boundary of the EPA zones has been modified to reflect updated information regarding natural features in response to comments from the Conservation Authorities and the Region

## **CONCLUSION**

On March 21, 2023, Town of Caledon Council endorsed a Housing Pledge for Caledon to deliver 13,000 residential units by 2031. By advancing land use designations through the Future Caledon Official Plan and bringing forward twelve zoning by-laws for residential mixed-use purposes in compliance with the Official Plan, the Town is demonstrating its commitment to facilitating growth and leveraging provincial, regional and private sector investment in the infrastructure required to service the development lands in a timely manner.

The proposed Zoning By-laws (Schedules “C” to “N”) categorize certain lands for specific types of development and provide land use certainty thereby allowing for infrastructure such as roads, utilities, and public services to be planned for. This proactive approach allows provincial, regional and local levels of government to better plan and allocate resources for infrastructure development, ensuring that the necessary infrastructure is in place to support new developments.

Streamlining the development approval process by establishing zoning regulations upfront can potentially reduce the time and resources required for project approval, incenting developers to move forward with their projects, knowing that certain regulatory hurdles are minimized. This Town-led initiative will also facilitate infrastructure planning allowing for a timelier response to market demands for housing, ensuring that Caledon does not lose servicing allocation but is positioned to benefit from early investment in infrastructure.

The proposed Zoning By-laws have been subject to extensive review by the public and agencies. Since the public meeting and the community information sessions, they have been revised to reflect the input received and are designed to implement the policies of the Town’s adopted Official Plan which is consistent with the Provincial Policy Statement 2020, and in conformity with Provincial and Regional planning policy.

Staff have advised that the clarifications are minor and maintain the general intent of the applications and therefore recommend that Council confirm that no further notice or a Public Meeting is required as per Section 34(17) of the Planning Act.

## **FINANCIAL IMPLICATIONS**

There are no financial implications of this report at this time.

## **COUNCIL WORK PLAN**

**Sustainable Growth:** Advance proactive infrastructure development solutions for growth management

**Improved Service Delivery:** Improve and innovate business processes for better customer service and service delivery; Update and standardize by-law, including implementation, to meet the best practices of other municipalities.

**ATTACHMENTS**

Schedule A: Location of Proposed By-laws

Schedule B1: Public Comment Response Table

Schedule B2: Agency Comment Response Matrix

Schedule C: A1 By-law 2024-50

Schedule D: A2 By-law 2024-51

Schedule E: A3 By-law 2024-52

Schedule F: A4 By-law 2024-53

Schedule G: A5 By-law 2024-54

Schedule H: A6 By-law 2024-55

Schedule I: A9 By-law 2024-58

Schedule J: A10 By-law 2024-59

Schedule K: A11 By-law 2024-60

Schedule L: A12 By-law 2024-61

Schedule M: A8 By-law 2024-57

Schedule N: A7 By-law 2024-56