

J. Valeriani

Thank you for the opportunity to speak to items related to by-law No 2024-50 to 2024-062

These by-laws will allow for an unprecedented Comprehensive Zoning amendment.

This matter was first presented in correspondence to an addendum agenda in late March of this year, what followed was also unprecedented, the last 60 days have been a learning experience, a learning curve and has also been an opportunity to meet some of the new staff, fellow community members and speak at length about matters that will have an impact on the entire town, not just select communities. I have always said it may not be happening in your back yard today, but what happens here today will reflect on how it will impact your back yard and your front yard. It impacts our way of life, how our families and businesses will prosper and what our future will bring.

The idea that has been presented here has been called unprecedented, undemocratic, unrealistic, unimaginable, rushed, a developers dream and some other choice words. It is also an idea that if all the pieces are present, the plans are finalized, the financials are budgeted and community involvement is ongoing.....this can certainly be unprecedented.

↳ and the developer.

However it's not that simple. I like others have attended the information sessions that proceeded the meeting on April 25<sup>th</sup>. I have watched all 4 presentations several times and I was very surprised that after the June 10<sup>th</sup> information session that we would be sitting here 2 weeks later ready to vote on a Town wide life changing by-law Zoning Amendment.

I am disappointed that we continue to use the outside planner who is the author of the current revised Staff Report. I have asked and have never received confirmation as to the Parcel to which Ms. Housman advised her firm represents. (it was difficult to hear in person and on the video – and I have asked the Town several times to clarify) I have not received a response.

That being said, I look to the Council who will be asked to vote here today to see these 12 Parcels for what they are and make a decision based on information it receives from it's community.

The 5 Parcels that are under PARC – these are “in conversation” they do not have any information posted on the Town website, in fact at the April 25<sup>th</sup> meeting we had been advised that 4 did not have information and now we are at 5. As of earlier today the map on the Town Website for these 12 Parcels is still incorrect.

These Parcels are noted as A1, A3, A7, A11 and the mislabeled parcel is A5.

With respect to these 5 Parcels, we do not have the following information, which is standard practice in the Town of Caledon for Plan Amendments and Zoning By-Law Amendments.

Like a  
puzzle

It includes but is not limited to the following:

- Information Presentations
- Location Maps,
- Aerial Maps
- Submission of Materials, that include Transportation Impact Studies, Traffic Studies, Storm water Management and the list goes on – Geotechnical Reports, Hydrogeological Assessments, Impacts to Agriculture and Environment.
- Site Plans
- Concept Drawing etc.

For these 5 Parcels we don't have any of that. I don't know how to justify a blanket zoning by-law amendment. What type of housing can we expect?, How does this meet the requirements of the Build More Homes Act and what impact will Bill 185 Cutting Red Tape to Build More Homes. How does any of this translate into responsible fiscal planning. To make an informed decision we need to know the basics, what are the intentions of the landowners.

How do we have a PIM where the community can participate when we do not get this simple information.

These parcels should be deferred – once the conversations are complete and the applications are submitted, they should be back and we should be able to determine if these parcels can be processed for these Zoning Amendments.

I don't wish to take more of your time, however we have a few parcels that do have applications that are either in circulation at OLT or part of an RCMP investigation with reference to the Provincial Government Greenbelt debacle. I don't know if these plans work for these communities, I have not been able to take the time to explore them in detail, I don't see what is missing from their applications which still have them in an "in circulation" status.

I was disappointed to find that the links to the proposed developments and applications for these 7 parcels are hiding on the Town website in the Q & A section of the information sessions, they are not included as part of the agenda where we would normally see them, while I appreciate this is a Town lead initiative, the applications do matter, and they should have been made available.

The residents are now relying on Council to make the right decisions with respect to these parcels, there has been a lot of misinformation provided and it stems from the lack of information and transparency delivered to the public. I am pro development, as we sit now, we need infrastructure improvements, we are in need of services, including social services and

emergency services. We don't know what is going to be downloaded or uploaded from the Region of Peel and how it will impact the future of Caledon.

The public is watching, we are listening and what is determined here tonight will have a profound impact on our community.