



**PUBLIC COMMENTS AND RESPONSE DOCUMENT**

Prepared: August 26, 2025  
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**Proposed Official Plan Amendment and Zoning By-law Amendment Application  
Enabling More Homes in Caledon: Additional Residential Units and Multiplexes  
File Numbers: POPA 2025-0013 and RZ 2025-0015**

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The following questions and comments were raised at the Public Meeting and/or received during the processing of the proposed development applications:

**Public Meeting (July 15, 2025)**

<b>Question/Comment (Summarized):</b>	<b>Response:</b>
<p>Questions regarding the requirements for private wells and septic systems on rural properties. Would they be shared or on separate systems?</p>	<p>ARUs will require servicing from adequate private wells and a septic system meeting in accordance with the Ontario Building Code.</p> <p>A qualified designer would be required to confirm the existing size of the systems and determine if an upgrade or new system would be required. This will depend on a number of factors including how many additional fixtures (such as kitchen sinks/washrooms etc.) are being added.</p> <p>If an existing system has the capacity to meet the needs of the existing home and the additional ARU, then an upgrade or separate system may not be necessary. This determination will be site specific.</p>
<p>Questions regarding how parking will be addressed, particularly in areas where parking is already a challenge and/or where other modes of transportation are not available. Comments regarding parking for visitors, and impact of parking on winter maintenance.</p>	<p>Changes have been incorporated in the proposed standards so that only properties located within 400 m of a transit stop will be exempt from requiring a parking space for an ARU. Homeowners will be responsible for identifying and communicating how their property will accommodate tenant vehicle(s). Existing by-laws prohibit overnight parking on streets and parking or overhanging on sidewalks is not permitted and subject to enforcement action.</p>
<p>Questions regarding the impact to water and wastewater infrastructure, particularly in mature neighbourhoods and where servicing does not yet exist.</p>	<p>Comments (no concerns) from the Region of Peel Water and Wastewater Infrastructure Planning team are provided in Schedule C to this staff report.</p> <p>ARUs located on rural lands will be required to demonstrate adequate water source and septic capacity through a building permit application.</p>



Questions regarding the impact of ARUs and multiplexes on property taxes.	The Municipal Property Assessment Corporation (MPAC) determines assessment values which directly affects property taxes. Staff recommend speaking with an MPAC Customer Contact Specialist to discuss how ARUs or multiplex conversion may affect your property taxes at 1-866-296-6722.
Questions regarding the ability to sever properties with the proposed ARU changes.	The severance of an accessory facility containing an ARU will not be permitted by the Official Plan (Section 9.7.2, Future Caledon Official Plan).
Questions/comments regarding the enforcement of ARUs. Specifically, regarding the number of persons living on a property.	Building permits are required for the construction of an ARU. A proposed Licensing by-law (Staff Report 2025-0144) ensures continued compliance after construction and provides the Town with enforcement mechanisms as required.
Questions/Comments regarding the size relationship between primary dwelling units and ARUs. Commenter expressed concern about the potential for large ARUs on rural lots.	Changes have been incorporated in the proposal to limit the gross floor area of a detached ARU to 110m <sup>2</sup> (1,184 ft <sup>2</sup> ). Unit(s) must still be subordinate to the main dwelling, regardless of the size of the primary residence to protect rural character and preventing the construction of oversized ARUs.
Questions/comments regarding the impact of increased permissions for ARUs on existing community infrastructure (i.e. libraries, parks, schools)	No concerns were received regarding the impact of ARUs on existing community infrastructure in the technical circulation of this application.  Dufferin-Peel Catholic District School Board and Peel District School Board anticipate a minimal number of students from ARUs.
Questions/comments regarding provincial legislative requirement for ARUs.	The More Homes Built Faster Act, 2022 mandated that municipalities permit up to two ARUs on urban lots. To this end, ARUs have been permitted in Caledon since 2023.  The Cutting More Red Tape to Build More Homes Act, 2024 further amended the regulations for ARUs, including requiring an increase in lot coverage to 45% for properties containing an ARU. The proposed changes conform to this minimum threshold.
Questions/comments regarding the historical uptake on ARUs in Caledon.	From January 1, 2023, through to July 25, 2025, 653 ARU building permits have been issued.

**Received During Processing of Application**

<b>Date Received</b>	<b>Comment (Summarized)</b>
July 16, 2025	A Palgrave resident expressed support for the proposed ARU amendments, seeing them as a key solution to the housing crisis. They particularly praised the focus on "missing middle" housing and simplifying the process for individual families, not just developers. The resident believes ARUs will help families with "aging in place" and provide affordable housing for

	<p>relatives. They also underscored the importance of ensuring that ARUs in sensitive areas like the Oak Ridges Moraine and Niagara Escarpment continue to meet existing land use policies.</p> <p>Additionally, the resident offered suggestions for future housing needs, including:</p> <ul style="list-style-type: none"><li>• Building smaller, net-zero homes.</li><li>• Encouraging smart density that supports passive recreation and active transportation, such as green spaces, biking and walking paths, and community gardens.</li><li>• Integrating additional rental units and smaller home footprints into new builds.</li></ul>
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