

COMMENTS AND RESPONSE DOCUMENT

Prepared: Sept 3, 2025
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Proposed Gentle Density Community Improvement Plan By-law
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File Number: N/A

The following questions and comments were raised at the Public Meeting and/or received during the preparation of the proposed Gentle Density Community Improvement Plan (CIP):

Public Meeting (Sept 2, 2025)

Questions/Comments (Summarized):	Response
<p>Questions regarding how conservation authorities are accommodating housing and what agencies have been circulated on this CIP.</p>	<p>Circulation to conservation authorities is not required given that the proposed CIP does not require an Official Plan Amendment, zoning by-law amendment or propose a specific development. Notwithstanding, the CIP was provided to the Province (MMAH) and Toronto Region Conservation Authority (TRCA). No comments have been received from the MMAH or TRCA at the time of this report was prepared.</p>
<p>Questions regarding new severance opportunity on properties.</p>	<p>There is no change to the process for property severances as a result of the proposed CIP.</p>
<p>Questions regarding the development standards for four units. Specific reference to size of lots and parking.</p>	<p>Size of accessory residential units (ARUs), and parking requirements are detailed in the Town’s zoning by-law. Compliance with applicable zoning standards is an eligibility requirement for all incentives proposed in this CIP.</p> <p>Proposed changes in POPA 2025-0013 and RZ 2025-0015 are subject to deliberation on the September 16, 2025 P&D Committee agenda. These proposed changes increase permissions for ARUs, but introduce development standards that require:</p> <ul style="list-style-type: none"> - At least one parking spot for each ARU. Where there is a transit stop within 400 metres of the lot, the parking space requirement for the first ARU can be waived. - A detached ARU to be smaller than a primary dwelling and a max. 80 m² in urban areas or 110 m² in rural areas.
<p>Questions regarding “stacking” of grants, requirements for affordability, and recipient of the grants.</p>	<p>The recipient of the grant is the property owner of the eligible project. Given the nature of the incentives – which target gentle density in existing neighborhoods – it is anticipated that homeowners will make up a significant proportion of applicants.</p> <p>Forgiveable Loan D requires that units are affordable for two (2) years.</p>

	The CIP has been drafted to ensure eligible applicants can 'stack' grants, including grants issued by other agencies (E.g. Peel Region Peel Affordable Rental Incentives Program).
Questions regarding the assurance that by-laws and procedures are in place to protect existing community character and prevent 'abuse of the rules'.	<p>In order to be eligible, any project must comply with applicable land use policies and zoning.</p> <p>Complementary programs, including existing by-laws and the proposed Residential Rental Licensing By-law work together to maintain community vibrancy.</p>