

COMMENTS AND RESPONSE DOCUMENT

Prepared: Sept 11, 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 |
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| <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). Comments from the MMAH and TRCA are summarized below.</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 bylaw. 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>Forgivable Loan D requires that units are affordable for two (2) years.</p> |

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| | 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 bylaws and procedures are in place to protect existing community character and prevent 'abuse of the rules'. | In order to be eligible, any project must comply with applicable land use policies and zoning. Complementary programs, including existing bylaws and the proposed Residential Rental Licensing Bylaw work together to maintain community vibrancy. |

MMAH – Sept 10 2025

| Questions/Comments (Summarized): | Response |
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| CIPA Designation By-law Remove specific reference to the "Gentle Density CIP" to allow for future town-wide CIPs. | Suggestion has been incorporated into the proposed By-Law. |
| Administrative Suggestions Suggestions for added clarity regarding roles and definitions, available budget and program monitoring. | Sections 3.2 and 3.3 of the CIP have been revised for clarity. The definition for "Affordable Residential Unit" has been revised for alignment with the PPS, 2024. Section 5.4 of the proposed CIP has been updated to accurately reflect the Region of Peel's current status. The CIP is completely funded through the \$14M received via the federal government's Housing Accelerator Fund. Uptake and financial performance will be monitored through annual reporting to Council. At the end of the program period recommendations on next steps will also be provided. Suggestions regarding monitoring protocols and other definitions will be directly incorporated into the Town's administrative process, standard agreement templates, and internal staff guidelines. |
| Direct Development Grants Suggestions for added clarity regarding eligible costs, definitions and compliance. Suggestion to ensure coordination with the local Service Manager (Peel Region). | The definition "Eligible Costs" has been revised to include permit fees and license fees. All grant and forgivable loan recipients will be required to enter into a legal agreement with Town outlining the conditions of funding, including maintaining affordability. Monitoring and enforcement will be detailed in the program-specific legal agreements, program guidelines, and administrative procedures. Peel Region housing staff were consulted on the creation of the CIP, and staff will continue to collaborate on housing related initiatives. |

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| <p>Below-Market Land Disposition Suggestions for added clarity regarding process and criteria to ensure compliance and avoid “bonusing” under the Municipal Act.</p> | <p>Any land transaction adheres to the Town's Land Sale By-law 2017-81 to ensure transparency, alignment with the objectives of this CIP, compliance to the Planning Act and Municipal Act.</p> |
| <p>Amendments The amendment process must align with Section 17 of the Planning Act. Significant changes require a public process.</p> | <p>Individual CIP incentive grants can be adjusted without an amendment to the CIP, provided the changes are administrative in nature. Any amendment that requires a substantial modification in accordance with Section 17 of the Planning Act will require public consultation and formal amendment process.</p> |

TRCA – Sept 5 2025

| Questions/Comments (Summarized): | Response |
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| <p>Implementation Request TRCA receive circulation on CIP applications.</p> | <p>Noted and agree in principle. The distribution of financial incentives under the CIP is administered at the building permit stage. However, any development within a regulated area will require all necessary TRCA permits and approvals prior to the issuance of a building permit. Therefore, while the CIP application itself is not circulated, the TRCA's approval authority is a mandatory and preceding step in the process for any applicable project. This ensures no duplication of review.</p> |