

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



April 26, 2024

234-2024-2023

Your Worship
Mayor Annette Groves
Town of Caledon
mayor@caledon.ca

Kevin Klingenberg
Clerk
Town of Caledon
kevin.klingenberg@caledon.ca

Dear Mayor Groves:

I am writing to provide information to Town Council in advance of its consideration of the 12 proposed Zoning By-law Amendments you directed to be considered at the Town Council meeting on April 30, 2024 using your Strong Mayor Powers, pursuant to the *Municipal Act, 2001*.

Municipalities are critical partners in achieving the government's goal of building 1.5 million homes by 2031. I appreciate the efforts that the Town has undertaken to date to increase their local housing supply, including endorsing a housing pledge of 13,000 new homes by 2031.

I am aware that on March 26, 2024, you directed that 12 proposed Zoning By-law Amendments be considered at the Council meeting of April 30, 2024 and at that meeting, if more than one-third of the members of Council vote in favour, the proposed Zoning By-law Amendments would pass. If passed, those proposed Zoning By-law Amendments would rezone certain lands to permit residential mixed-use development. I understand in your opinion, the proposed Zoning By-law Amendments would advance provincial housing priorities and the Town's housing pledge.

Ministry staff have reviewed the proposed Zoning By-law Amendments and identified that 6 of the 12 proposed Zoning By-law Amendments are within the Focused Analysis Area of the Highway 413 Transportation Corridor and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study. Specifically, Schedules A1, A2, A4, A5 and A11 of the proposed Zoning By-law Amendments are within both the Focused Analysis Area and the Narrowed Area of Interest, while Schedule A9 is within the Focused Analysis only. A copy of mapping is provided in Appendix A of this letter.

The Ministries of Transportation and Energy are advancing the Highway 413 Stage 2 Environmental Assessment and the Northwest GTA Transmission Identification Study, respectively, to meet current and project infrastructure needs. The Ministries of Transportation and Energy continue to protect the Focused Analysis Area and the Narrowed Area of Interest, respectively, while the studies are ongoing.

Under the policies of the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019, planning authorities are required to plan for and protect planned infrastructure corridors for current and future needs, and to prohibit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. The legislatively-approved Peel Region Official Plan also requires the same, with explicit reference to the protection of the Highway 413 Transportation Corridor and the Northwest GTA Transmission Corridor.

A decision on the 12 proposed Zoning By-law Amendments must be consistent with the Provincial Policy Statement and conform with the Growth Plan and Peel Region Official Plan. Because the proposed Zoning By-law Amendments would permit development within the protected corridors, passage of the proposed Zoning By-law Amendments, particularly for Schedules A1, A2, A4, A5, A9 and A11, would be inconsistent and not conform with provincial and regional policy directions.

I am aware that the Town adopted a new Official Plan on March 26, 2024. Policy 11.12.1 of the Town's new Official Plan explicitly requires the Focused Analysis Area of the Highway 413 Transportation Corridor and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study to be protected and to ensure that development will not preclude or negatively affect the use of the corridor for the purpose(s) for which they are identified.

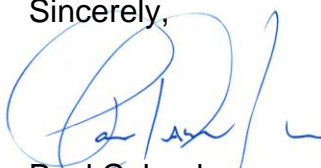
As a result, the passage of the Zoning By-law Amendments, particularly for Schedules A1, A2, A4, A5, A9 and A11, would be contrary to the Town's own policy direction.

I appreciate your efforts in seeking to find opportunities to provide for more housing in Caledon, however, in order to be consistent and in conformity with the infrastructure corridor protection policies of the Provincial Policy Statement and Growth Plan, Schedules A1, A2, A4, A5, A9 and A11 of the proposed Zoning By-law Amendments should be modified to remove any permissions on lands within the Focused Analysis Area and Narrowed Area of Interest.

The Ministry wishes to be notified of the decision on the proposed Zoning By-law Amendments. Please provide notice to Heather Watt, Manager (Heather.Watt@Ontario.ca), and Jennifer Le, Acting Senior Planner (Jennifer.Le@Ontario.ca).

Thank you for your attention on this matter.

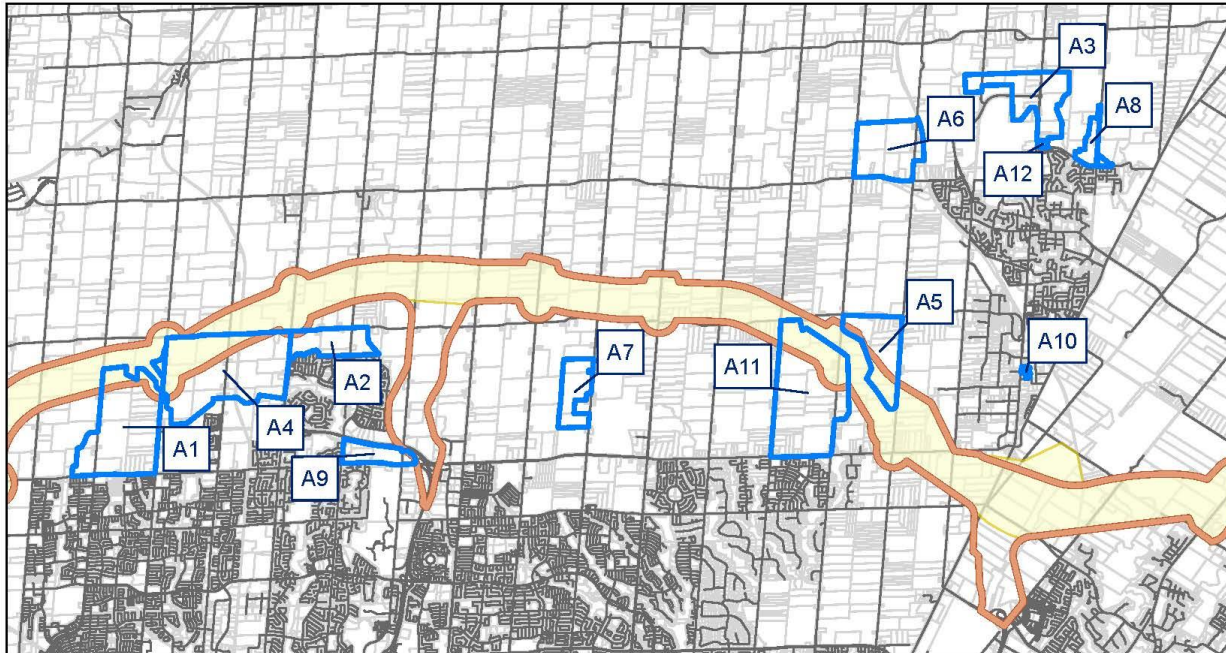
Sincerely,








Paul Calandra
Minister


Appendix A – Mapping of Proposed Zoning By-law Amendments

Town of Caledon Proposed Zoning By-law Amendments



Legend

-  Subject Lands
-  Highway 413 – Focused Analysis Area
-  NWGTA Transmission Corridor – Narrowed Area of Interest
-  Roads
-  Parcels

 Map North (Degrees):
50°E

0 1,250 2,500 5,000
Metres
1 cm equals 1,000 metres

Information provided by the
Ministry of Municipal Affairs and Housing,
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