

Province looks to expand Minister's Zoning Order in south Caledon

Town says amendment to MZO includes lands in Greenbelt Plan

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The Province is looking to open more land in the south of Caledon for development.

On August 3, the Town of Caledon announced it had received notice from Ontario's Ministry of Municipal Affairs and Housing of a proposed amendment to a Minister's Zoning Order (MZO).

The proposed amendment, as received for comment, proposes that lands within the Greenbelt Plan be included in the MZO, reads the Town's announcement.

The MZO in question was originally issued on July 10, 2020, for lands primarily north of Mayfield Road between McLaughlin and Chinguacousy roads, making them available for low and medium-density housing.

The proposed amendment to the MZO now adds lands primarily located north of Mayfield Road (up to Old School Road) between Highway 10 and McLaughlin Road. These lands would also be used for low and medium-density housing, with a stretch of land bordering Highway 10 allowing for commercial uses.

The Town of Caledon specifically noted in its announcement that it did not request the MZO from the Province.

On July 15, 2022, Brookvalley Project Management submitted an Official Plan amendment request to the Town for the lands in the MZO issued in 2020. The request detailed plans to build 4,550 dwelling units.

On February 21, 2023 Town of Caledon staff brought a report to Council recommending refusal of the Official Plan Amendment request. Council instead referred the matter back to staff, with the purpose of waiting until Caledon's growth management and phasing plan is complete. It is expected to be finished later this year.

In the February 21 report, Stephanie McVittie, Manager of Development in Caledon's Planning Department, said the lands have numerous issues. She said they are bisected by the GTA West Corridor (proposed Highway 413 route), partially located in the Greenbelt Plan, and have servicing constraints.

The Town is hosting a public meeting at 7 p.m. on August 24 where residents can share their thoughts on the proposed MZO amendment. Those interested in attending can do so in person at Caledon's Town Hall in Caledon East or online at caledon.ca. Written comments can also be added to the public record on the Town's website.