

**Town of Caledon
Illegal Land Use Task Force (ILUTF)
November 13th, 2024**

AGENDA

Introduction

Scope of Work

Land Use and Illegal Land Use

Timeline

Enforcement

Impacts of Illegal Land Use

Current Challenges

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Current Initiatives

Discussion & Next Steps

Scope

Objective

The Illegal Land Use Task Force (ILUTF) aims to address the impact of illegal land use through a focus on advocacy, policy development, public awareness, and community-based solutions.

The ILUTF's immediate priority is unauthorized truck depots.

Key Responsibilities

Research and Data Collection

- Identify and document the public safety, official plan, land use planning and environmental impacts of unauthorized truck depots.
- Work with municipal and environmental experts to gather data that illustrates the impact of these operations on infrastructure, adjacent communities, and the local environment.

Community Engagement and Education

- Develop outreach materials to educate residents on the impact of unauthorized truck depots and ways to report concerns.
- Host community forums or workshops to share information, gather feedback, and foster community-driven solutions to the issue.

Policy Development and Legislative Advocacy

- Identify regulatory gaps and recommend policy changes to address unauthorized truck depots through provincial legislation, municipal by-laws, official plan policy.

Public Reporting and Transparency

- Support updates to Council, senior leadership and the community on the Task Force's activities and progress.
- Provide transparent reporting on findings, community feedback, and policy recommendations to keep residents informed and involved in solutions.

LAND USE and ILLEGAL LAND USE

Land Use:

Land use refers to the management of land and resources. This involves decisions about how different areas of land will be used for purposes like housing, agriculture, forestry, conservation, commercial, industrial and recreation.

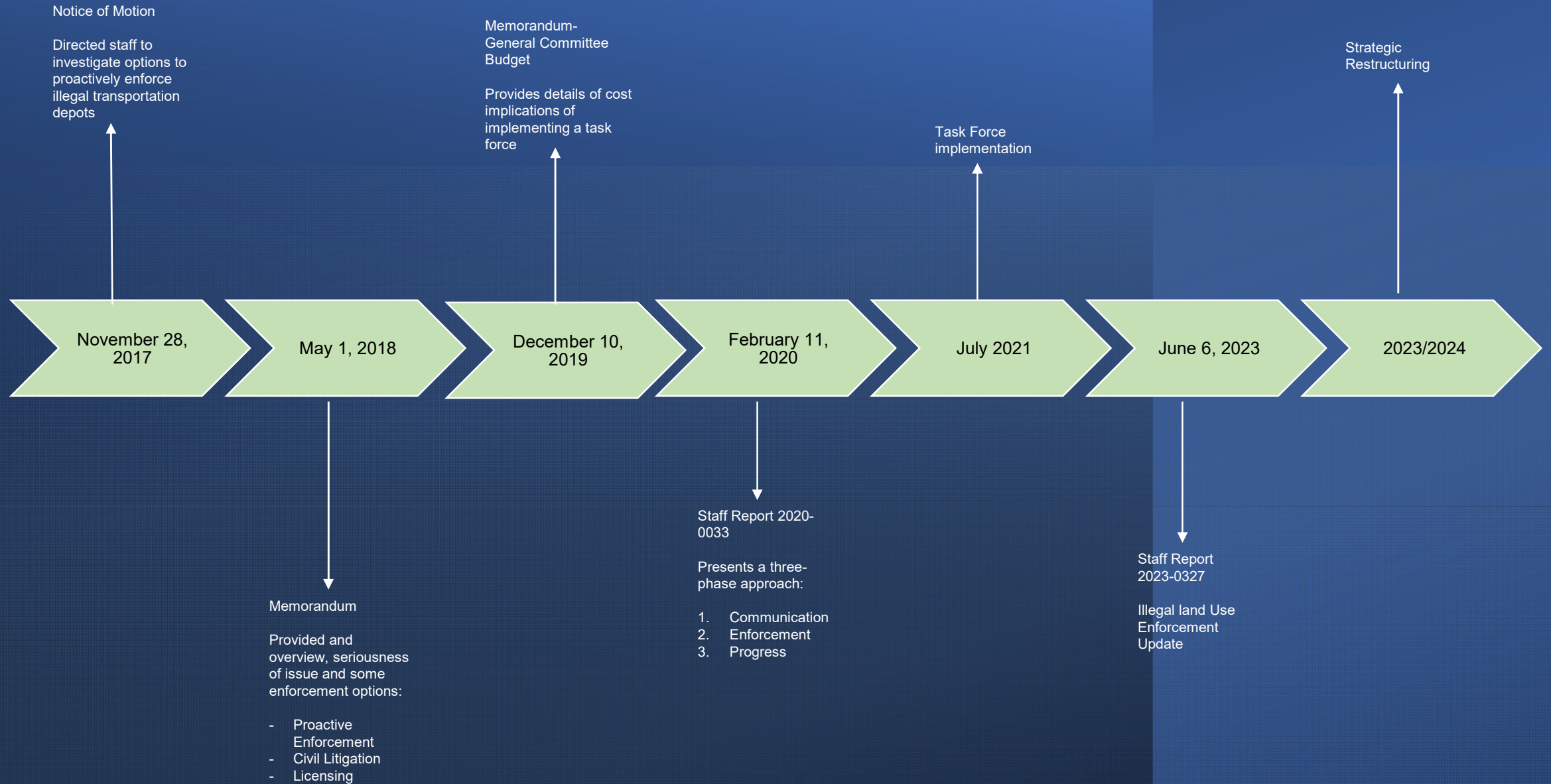
Illegal Land Use Or Non-Permitted Uses:

Any attempt to use land in a way that doesn't match the rules set out for that specific area by the local zoning by-laws.

Examples of illegal land uses:

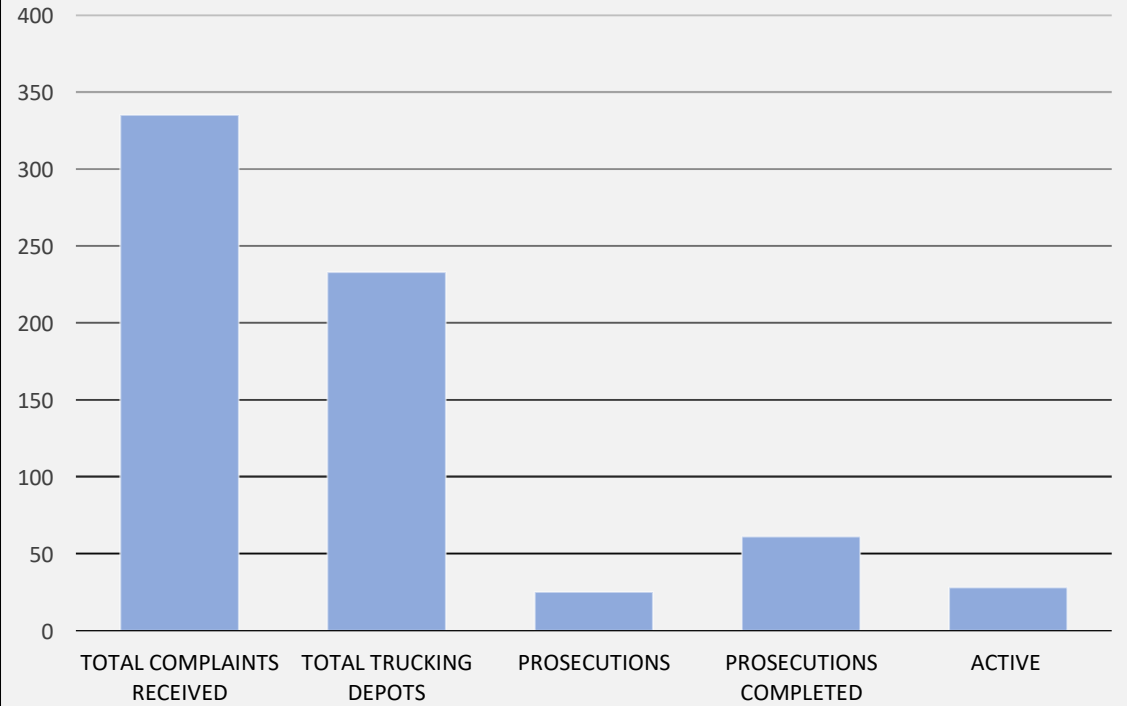
- Operating a business out of a residential property
- Storing trucks or equipment on a property not zoned for such an activity

Illegal Trucking Depot: Timeline

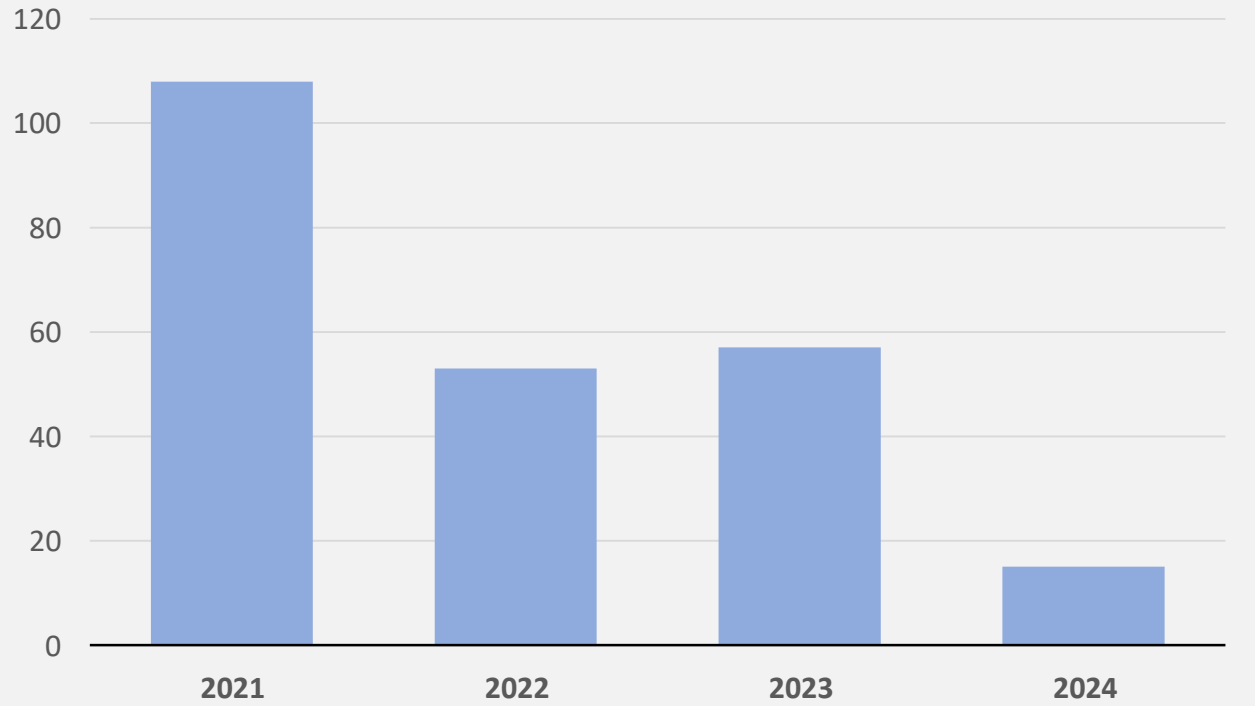


ENFORCEMENT

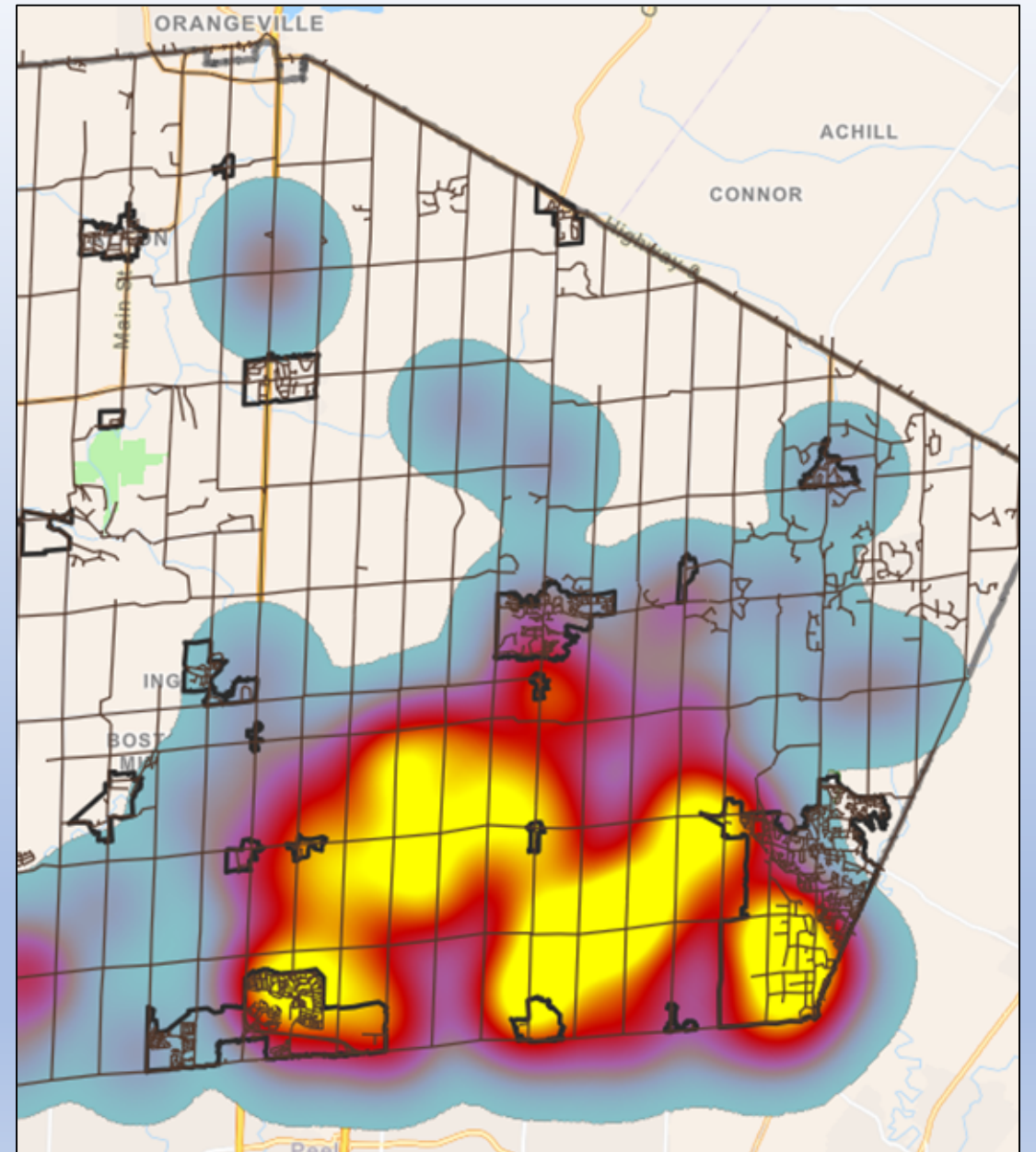
Truck Depots - Volume by Status



Truck Depots – Volume by Year



TRUCK DEPOT LOCATIONS



TRUCK DEPOTS - EXPANSION

Several factors contribute to the influx of illegal truck parking operations in Caledon:

- **Strategic Location:** Proximity to major transportation hubs like airports, rail terminals, and 400-series highways;
- **Logistics Boom:** E-commerce growth drives demand for warehouses and trucking;
- **Parking Shortage:** Lack of truck parking in GTHA pushes trucks to Caledon;
- **Independent Truckers:** Need long-term parking near customers and logistics centers;
- **Economic Pressures:** Rising costs force drivers to seek cheaper parking options;
- **Land Availability:** Undeveloped land in Caledon attracts illegal operations;
- **Urban Sprawl:** Limited space in nearby cities pushes needs to Caledon;
- **High Land Prices:** GTHA development makes land expensive for legal parking;
- **Weak Deterrents:** Ineffective fines and slow enforcement embolden illegal activity.

IMPACTS of ILLEGAL LAND USE

- **Environmental**
 - Contaminated fill, destruction of woodlot, ground water contamination
- **Noise**
 - Impacting adjacent residential neighborhoods
- **Traffic safety**
 - Improper entrance designs/locations, traffic congestion, road damage
- **Intrusive lighting**
 - Refers to artificial illumination that spills beyond its intended area, causing glare, light pollution, or unwanted brightness
- **Land use planning**
 - Non-conformance with Regional and Local Official Plan policies
 - Non-conformance with municipal Zoning By-laws
 - Site Plan Approval process circumvented
- **Under-utilization of Employment lands**
- **Loss of Agricultural Lands**

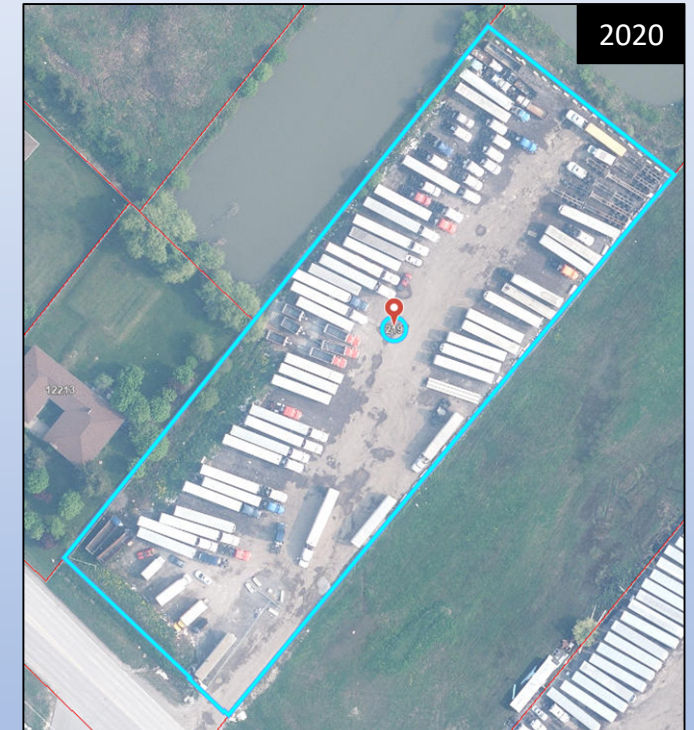
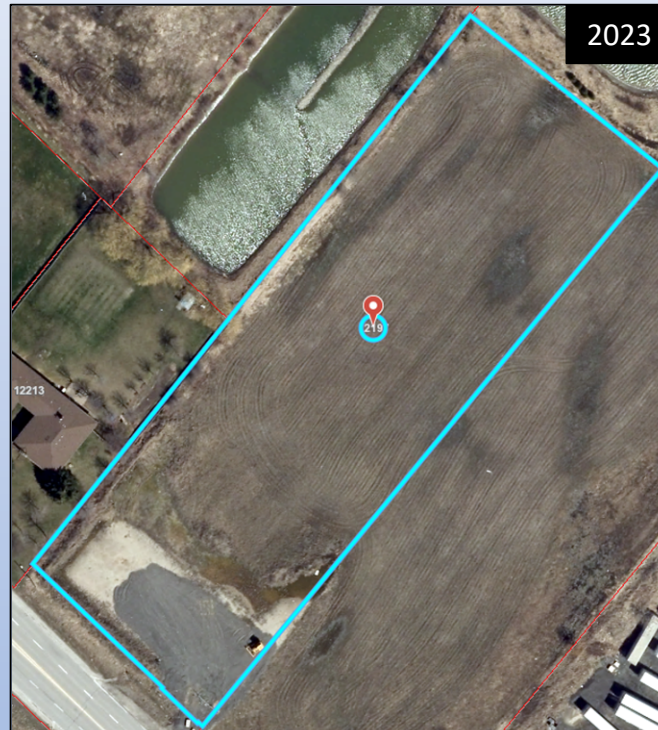
IMPACTS of ILLEGAL LAND USE



IMPACTS of ILLEGAL LAND USE



IMPACTS of ILLEGAL LAND USE



IMPACTS of ILLEGAL LAND USE



CURRENT CHALLENGES

Current Challenges

- Continued expansion of truck depot;
- Violations for fill stop while by-law officers are on site, continue regardless;
- Fine amounts are not a deterrent - fines seen as “cost of doing business”;
- Files last several years only to receive \$25,000 fine;
- Properties are sometimes sold and switch owners after a violation notice sent;
- Limitation periods as a result of court delays;
- Difficult to track down owner to serve summons;
- No clear individual in charge of an operation; owned by a corporation, sometimes outside of Ontario.

Advocacy Requests

Municipal Act:

- Amend the *Municipal Act* to allow municipalities to physically bar entry to properties

Planning Act

- Increase maximum penalty amounts to \$50,000 for individuals, \$100,000 for corporations and on subsequent conviction not more than \$25,000 for individuals and \$50,000 for corporations for each day the contravention continues
- Allow for Municipalities to impose Administrative Monetary Penalties on contraventions to the Planning Act.

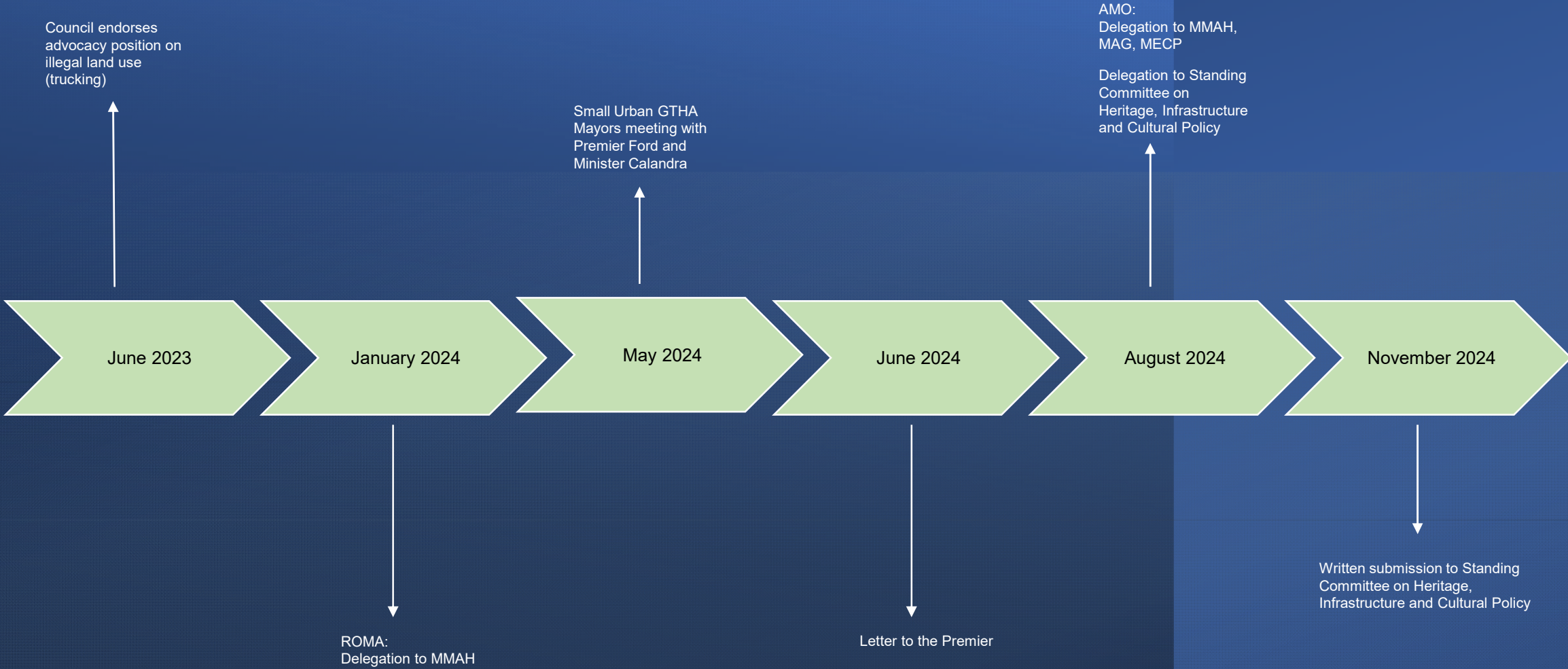
Municipal Act and Land Title Act

- Include all charges, fines, orders, notices, prohibitions, injunctions, court-imposed fines on the title of a property

Ontario Regulation 583/06 – Licensing Powers

- Enable municipalities to establish licensing by-laws specifically for transportation depots and commercial vehicle parking lots

Advocacy Timeline



CURRENT INITIATIVES

- **Strategic Advocacy**
 - Preparing for ROMA delegations
 - Continued effort to work with various Ministries and related standing committees
- **Enhancing Enforcement**
 - Dedicating bylaw support to illegal land use
- **Establishing Legal Alternatives**
 - If not here, then where?
- **Improving Prosecution Processes**
 - Legal and bylaw collaboration to finesse tactics to improve likelihood of success in court
 - Alleviating court time
- **Multi-jurisdictional Partnership**
 - Monthly meeting with Vaughan and Brampton

PARTNERS

Partner Municipalities and Agencies

- Vaughan
- Brampton
- King
- Halton Hills
- Ontario Provincial Police
- Ministry of Transportation
- Conservation Authorities

DISCUSSION

Next Meeting

December 11, 2024 6pm

In-person (Town all)

Virtual join option available

Meeting objective

- Finalize 2025 workplan
- Finalize revised Terms of Reference