

# Notice of Decision to Approve Draft Plan of Subdivision

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TAKE NOTICE that The Corporation of the Town of Caledon has made a decision to grant approval to a Draft Plan of Subdivision subject to conditions in accordance with Subsection 51(31) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended. This Draft Plan of Subdivision application (File No. 21T-21002C) proposes to create seven (7) industrial blocks, a reserve block, three (3) environmental protection area blocks, a heritage house block, two (2) storm water management pond blocks, a sanitary block, seven (7) road widening blocks, eleven (11) 0.3 metre reserve blocks, two additional blocks and three (3) new internal roads. This proposed Draft Plan of Subdivision is located at 0 and 12245 Torbram Road and 12542 Airport Road, Town of Caledon ("Subject Land"). Please find attached a copy of the decision including the draft plan, conditions of draft approval and lapsing provision.

All oral and written submissions relating to the Draft Plan of Condominium were considered by the approval authority before this decision was made.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Caledon (Town) - Clerk** as the Approval Authority or by mail to 6311 Old Church Road, Caledon ON L7C 1J6, no later than **4:30 p.m. on March 30, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@caledon.ca](mailto:planning@caledon.ca).

The Town of Caledon by-law fee for submitting an appeal is \$230.69\*, which can be paid by cheque made payable to The Corporation of the Town of Caledon. Please note that there is also a fee for cost recovery of preparing the appeal packages for the Ontario Land Tribunal. This portion of the fee is required to be paid upon the Town informing the appellant of such fee.

At any time before the approval of the final plan of subdivision, any of the following may appeal any of the conditions imposed by the approval authority to the Ontario Land Tribunal by filing a notice of appeal with the approval authority (which must be in accordance with the requirements listed above):

- the applicant;
- any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority;
- the Minister;
- the municipality in which the subject land is located, or the planning board in whose planning area it is located;
- if the subject land is not located in a municipality or in the planning area, any public body.

The appeal form is available from the Ontario Land Tribunal on their website at <https://olt.gov.on.ca/appeals-process/forms/> or by contacting the Town Clerk.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of condominium if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of condominium to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of the individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a



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written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Additional information in respect to this proposed condominium is available for inspection at the Town of Caledon, Planning Department, Development and Design, weekdays between 8:30 a.m. and 4:30 p.m., by contacting Harsh Padhya, Senior Development Planner, 905-584-2272 x. 4997 or [harsh.padhya@caledon.ca](mailto:harsh.padhya@caledon.ca).

DATED at the Town of Caledon  
this 10<sup>th</sup> day of March, 2025.

Kevin Klingenberg  
Town Clerk

