







Notice of Committee of Adjustment Hearing Proposed Minor Variance Application

The Town of Caledon has received a Minor Variance application to be heard at an upcoming Committee of Adjustment Hearing.

You are receiving this Notice as you are either:

- a) The applicant/owner applying for the Minor Variance;
- b) An owner of land which is located within 60 metres of the land subject to the Minor Variance; or
- c) A person or public body who has requested to be notified of the matter.

Your input and insight will help inform the decision of the Committee.

APPLICATION DETAILS

File Number: A 043-24

Applicant: Tanvir Rai, Noble Prime Solutions Ltd. (Agent); Divyeshkumar Kumar (Owner)

Location: 55 Pearen Heights

Nearest Intersection: Pearen Heights and Lipscott Drive, Ward 2

Please refer to the Location Map included with this notice.

Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, for the following variances:

1. Minimum of two (2) parking spaces for a Dwelling, Detached with an Additional Residential Unit, one (1) for the Dwelling, Detached and one (1) for the Additional Residential Unit, whereas the Bylaw requires a minimum of three (3) parking spaces for a Dwelling, Detached with an Additional Residential Unit, two (2) for the Dwelling, Detached and one (1) for the Additional Residential Unit.

HEARING DETAILS

Hearing Date and Time: October 15, 2025, at 1:00 p.m.

Hearing Location: Hybrid Meeting / Council Chamber, Town Hall

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If you would like to listen to the proceedings, please join by telephone and call the Toll-Free number and enter the meeting access code followed by the pound (#) key, listed below:

Toll-Free Number: 1-855-703-8985

Webinar ID: 837 8183 6386

Passcode: 181685

3. **Speak/Participate Virtually**: If you wish to speak to an application referenced on the agenda package, please submit the online delegation request form.

Caledon.ca/speak-at-council

4. **Provide Written Comments**: Written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by regular mail to Town Hall, 6311 Old Church Road, Caledon, ON L7C 1J6, or by e-mail to COFA.Agenda@caledon.ca prior to the above-noted hearing date. Such written comments will form part of the public record.

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ADDITIONAL INFORMATION:

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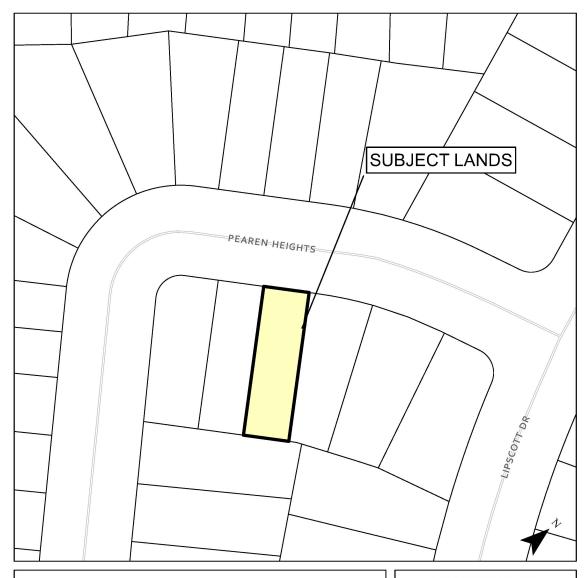












MINOR VARIANCE APPLICATION

A043-24

Noble Prime Solutions Ltd. on behalf of Divyeshkumar Mistry

55 Pearen Heights Lot 118 as designated on Plan 43M-2147

LOCATION MAP



Date: 9/19/2024

File No: A043-24

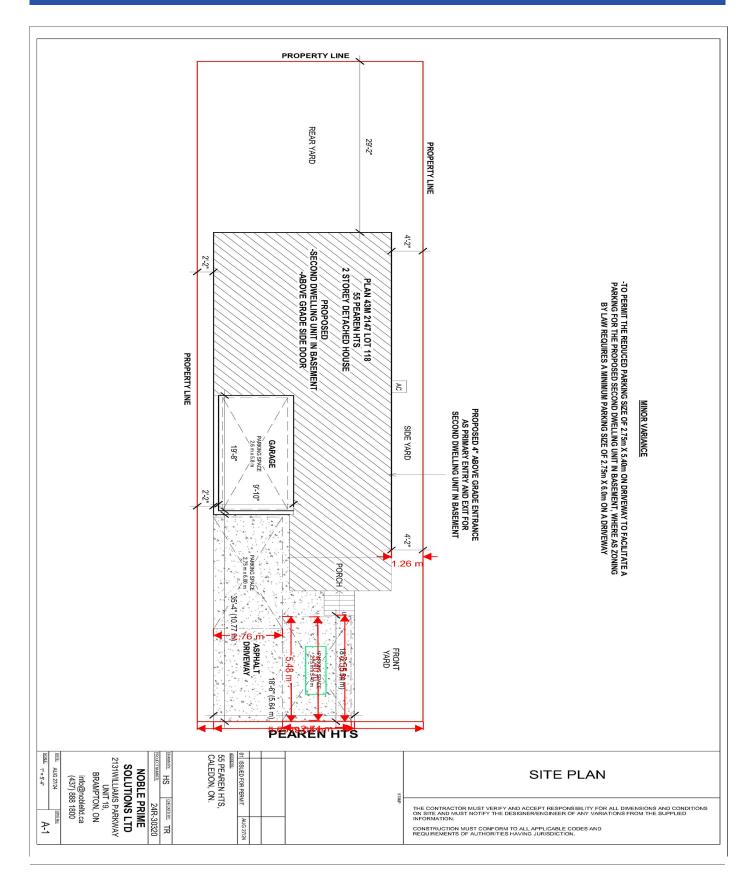






















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APPLICATION DETAILS

File Number: A 051-25

Applicant: Shivang Tarika, Rely Solution Inc. (Canada) Inc. (Agent); Vivan Rebello (Owner)

Location: 20 Vincena Road

Nearest Intersection: Vincena Road and Coulterville Drive, Ward 2

Please refer to the Location Map included with this notice.

Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

1. A minimum of two (2) parking spaces for a Dwelling, Detached with an Additional Residential Unit, one for the Dwelling, Detached and one (1) for the Additional Residential Unit, whereas the By-law requires a minimum of three (3) parking spaces for a Dwelling, Detached with an Additional Residential Unit, two (2) for the Dwelling, Detached and one (1) for the Additional Residential Unit.

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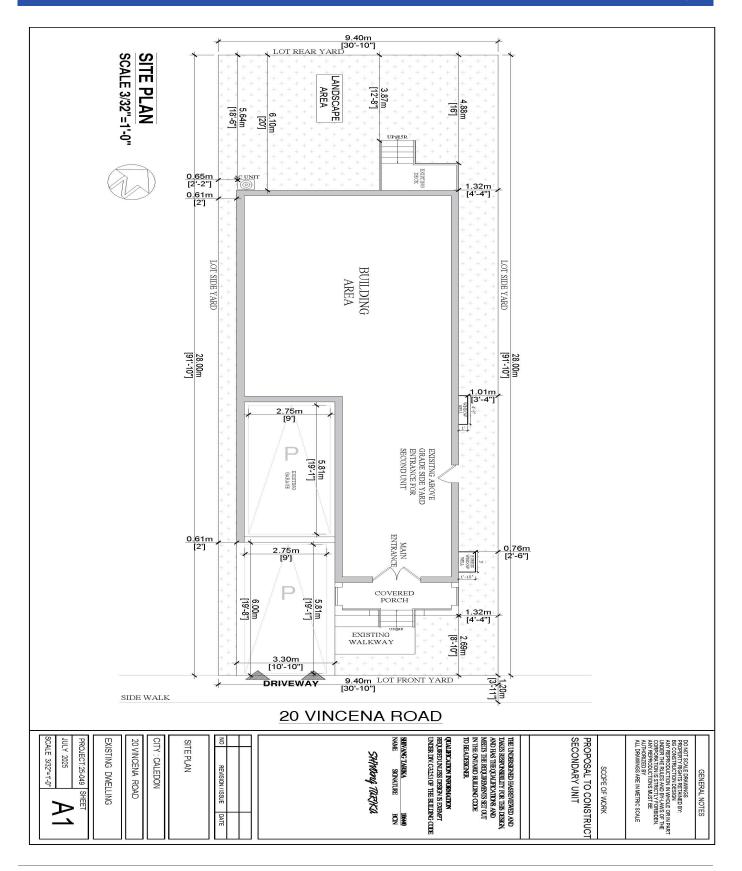
























MINOR VARIANCE APPLICATION

A 051-25

Rely Solution Inc on behalf of Vivan Rebello

20 Vincena Road PLAN 43M2123 LOT 41 **LOCATION MAP**



Date: 9/17/2025

File No: A 051-25











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APPLICATION DETAILS

File Number: A 052-25

Applicant: Ravindra Yadaorao Pande (Owner)

Location: 9 Ida Terrace

Nearest Intersection: Ida Terrace and Coulterville Drive, Ward 2

Please refer to the Location Map included with this notice.

Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

1. A minimum of two (2) parking spaces for a Dwelling, Detached with an Additional Residential Unit, one for the Dwelling, Detached and one (1) for the Additional Residential Unit, whereas the By-law requires a minimum of three (3) parking spaces for a Dwelling, Detached with an Additional Residential Unit, two (2) for the Dwelling, Detached and one (1) for the Additional Residential Unit.

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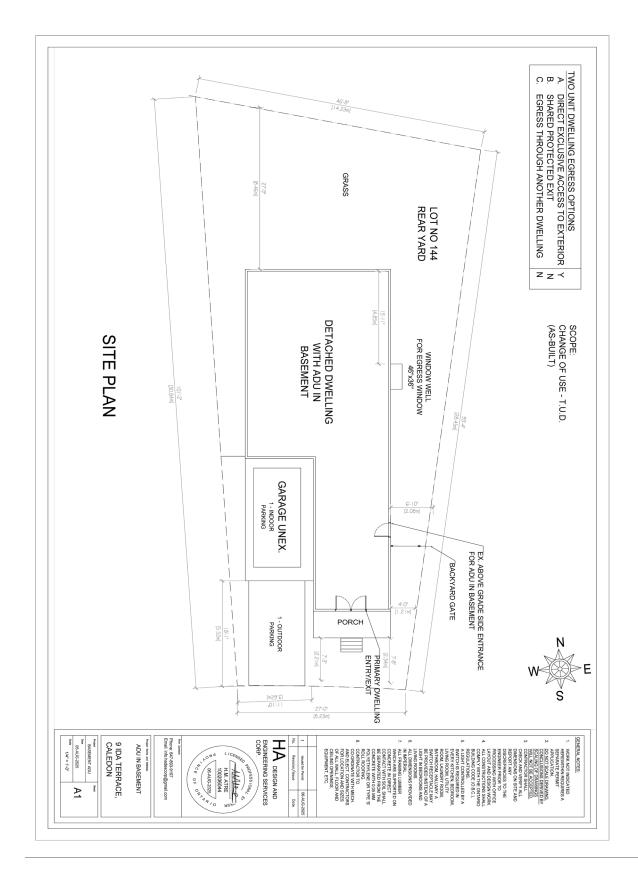












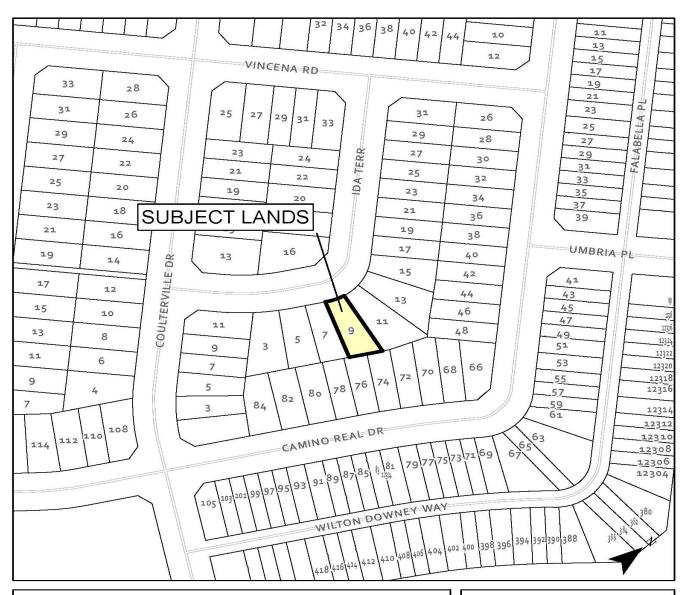












MINOR VARIANCE APPLICATION

A 052-25

Ravindra Yadaorao (owner)

9 Ida Terrace PLAN 43M2123 LOT 144

LOCATION MAP



Date: 9/24/2025

File No: A 052-25











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APPLICATION DETAILS

File Number: A 055-25

Applicant: Chris Corosky, Van Harten Surveying Inc. (Agent); Hakam Singh (Owner)

Location: 15698 McLaughlin Road

Nearest Intersection: McLaughlin Road and MacDonald Street, Ward 1

Please refer to the Location Map included with this notice.

Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

1. To permit a Lot Frontage of 10.8 metres for the severed lot, whereas the By-law requires a minimum Lot Frontage of 15.0 metres.

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Hearing Date and Time: October 15, 2025, at 1:00 p.m.

Hearing Location: Hybrid Meeting / Council Chamber, Town Hall

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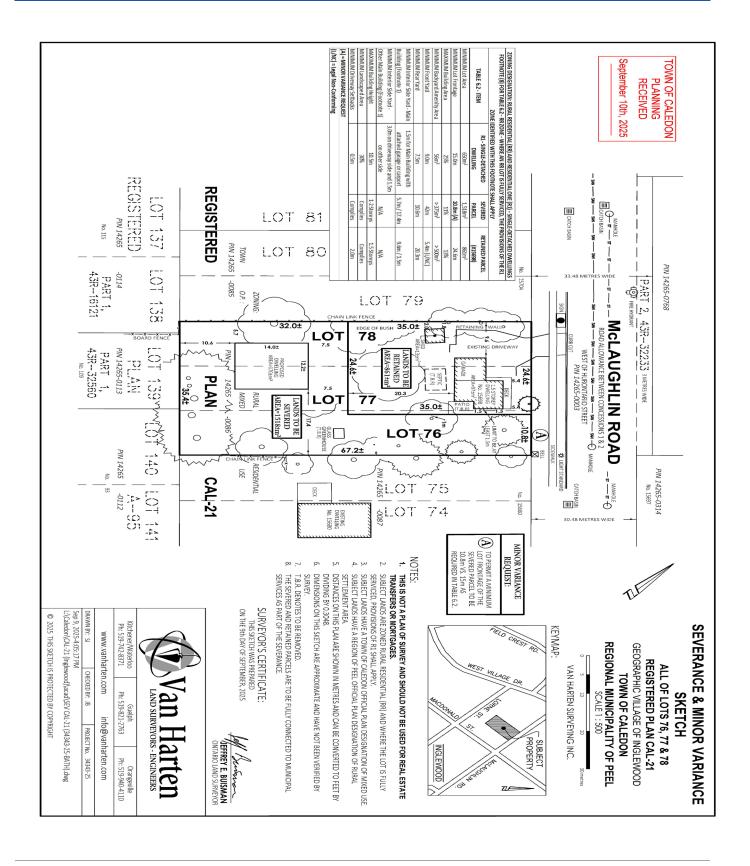












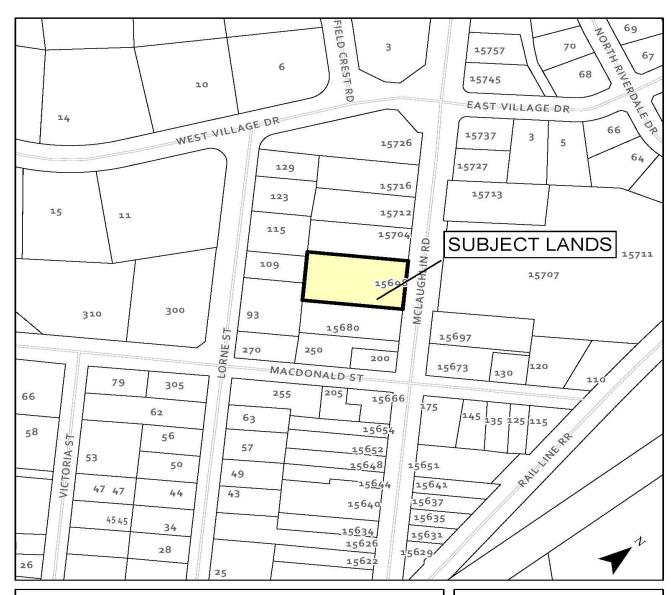












MINOR VARIANCE APPLICATION

A 055-25

Van Harten Surveying Inc on behalf of Hakam Singh

15698 McLaughlin Road PLAN CAL21 LOTS 76,77,78





Date: 9/24/2025

File No: A 055-25











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APPLICATION DETAILS

File Number: A 056-25

Applicant: Jennifer Jaruczek, Arcadis Professional Services (Canada) Inc. (Agent); Jessica Kwan, 12304 Heart

Lake Road Limited Partnership (Owner)

Location: 0 Abbotside Way

Nearest Intersection: Abbotside Way and Kennedy Road, Ward 1

Please refer to the Location Map included with this notice.

Proposed Changes:

The applicant is requesting relief from the Town of Caledon Zoning By-law 2006-50, as amended, to permit:

- 1. To permit a Building Area of 53.74%, whereas the By-law permits a maximum Building Area of 50%.
- 2. To permit an Entrance Width of 16.0 metres, whereas the By-law permits a maximum Entrance Width of 12.5 metres

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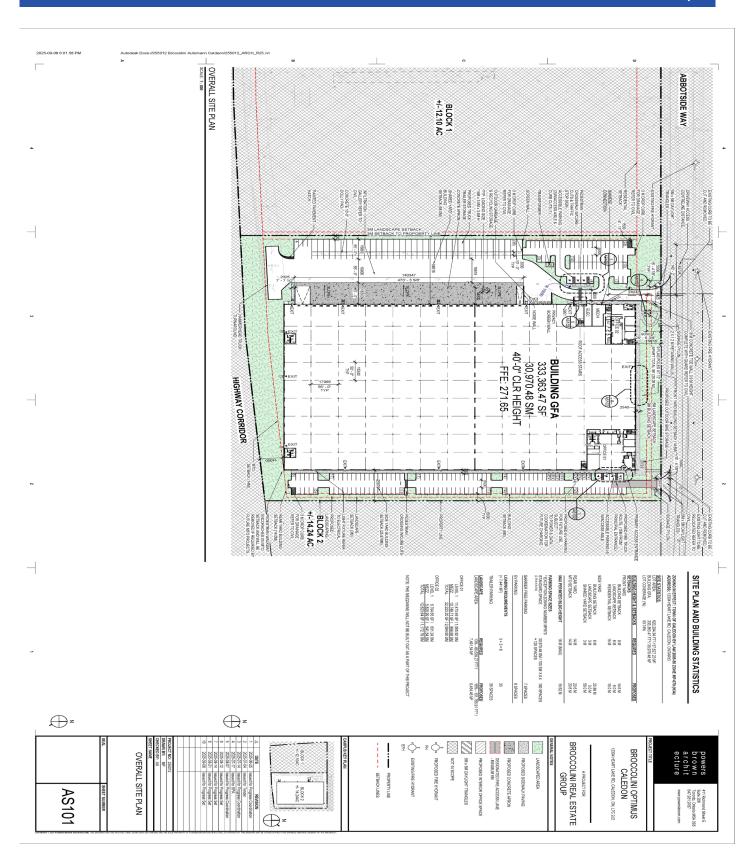












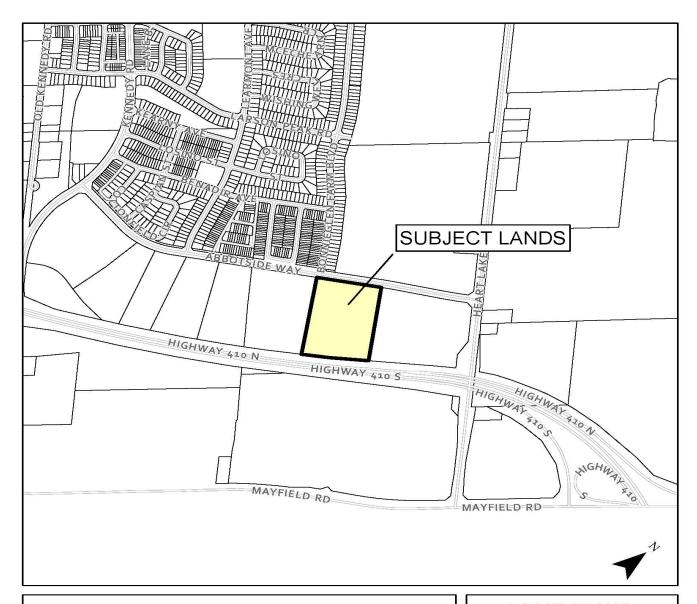












MINOR VARIANCE APPLICATION

FILE NO. A 056-25

Arcadis Professional Services (Canada) Inc on behalf of 12304 Heart Lake Road Limited Partnership

0 Abbotside Way Part of Block 2, Plan 43M-2171, designated as Part 1 on Plan 43R-42070

LOCATION MAP



Date: 9/25/2025

File No: A 056-25











Notice of Committee of Adjustment Hearing Proposed Consent Application

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APPLICATION DETAILS

File Number: B 016-25

Applicant: Cosimo Mazzaferro (Agent); Anthony Cancelli (Owner)

Location: 25 Larry Street

Nearest Intersection: Larry Street and Jean Street, Ward 3

Please refer to the Location Map included with this notice.

Proposed Changes:

The purpose of this consent application is to sever the lot municipally known as 25 Larry Street into two lots, with

- The Severed Land will contain a Lot Area of 1,284 m2 and a Lot Frontage of 17.98 metres.
- The Retained Land will contain a Lot Area of 2,007.1 m2 and a Lot Frontage of 28.1 metres.

HEARING DETAILS

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Passcode: 866296

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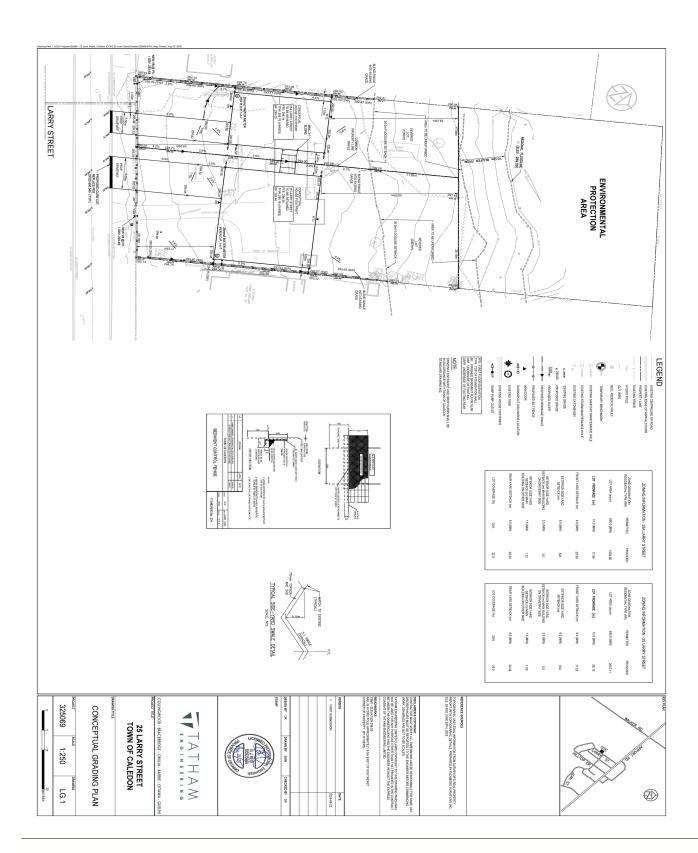












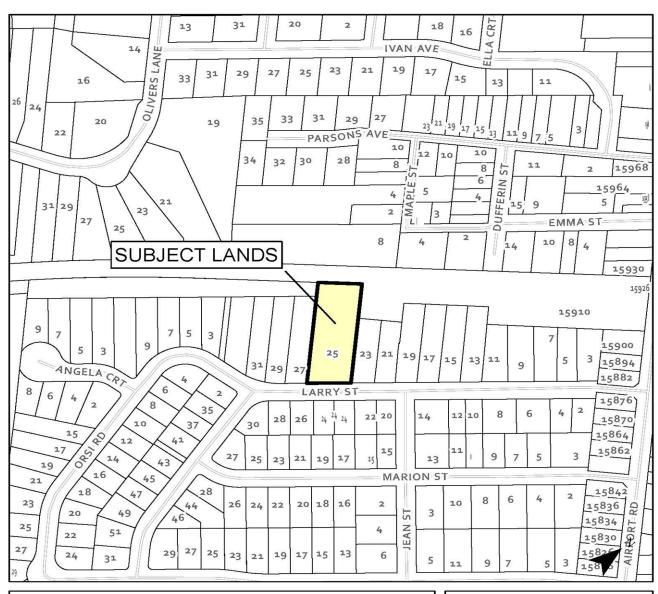












CONSENT APPLICATION

Cosimo Mazzaferro on behalf of Anthony Cancelli

25 Larry Street CON 6 EHS PT LOT 3 LOCATION MAP



Date: 9/25/2025

File No: B 016-25

Created By: cindyd











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APPLICATION DETAILS

File Number: B 017-25

Applicant: Chris Corosky, Van Harten Surveying Inc. (Agent); Hakam Singh (Owner)

Location: 15698 McLaughlin Road

Nearest Intersection: McLaughlin Road and MacDonald Street, Ward 1

Please refer to the Location Map included with this notice.

Proposed Changes:

The purpose of this application is to create a new lot for urban residential purposes.

- The Severed Lot will contain a Lot Area of 1,518 square metres and a Lot Frontage of 10.8 metres.
- The Retained Lot will contain a Lot Area of 861 square metres and a Lot Frontage of 24.6 metres.

HEARING DETAILS

Hearing Date and Time: October 15, 2025, at 1:00 p.m.

Hearing Location: Hybrid Meeting / Council Chamber, Town Hall

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If you would like to listen to the proceedings, please join by telephone and call the Toll-Free number and enter the meeting access code followed by the pound (#) key, listed below:

Toll-Free Number: 1-855-703-8985

Webinar ID: 852 8769 2009











Passcode: 866296

3. **Speak/Participate Virtually**: If you wish to speak to an application referenced on the agenda package, please submit the online delegation request form.

Caledon.ca/speak-at-council

4. **Provide Written Comments**: Written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by regular mail to Town Hall, 6311 Old Church Road, Caledon, ON L7C 1J6, or by e-mail to cofa.agenda@caledon.ca prior to the above-noted hearing date. Such written comments will form part of the public record.

Note: The applicant and/or any authorized person acting on their behalf may participate in-person or virtually. Please confirm with the Secretary-Treasurer your intention to participate.

ADDITIONAL INFORMATION:

For more information about this matter, including appeal rights, a copy of the proposed Consent Application inclusive of any additional information and material submitted, please contact the Secretary-Treasurer to the Committee of Adjustment at Town Hall from Monday to Friday, 8:30 a.m. to 4:30 p.m. by phone at 905.584.2272 ext. 4168 or by e-mail to COFA.Agenda@caledon.ca.

HOW TO STAY INFORMED / APPEAL INFORMATION:

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ACCESSIBILITY:

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Multi-Tenant Landowners (With 7 or More Units): Please post this notice in a visible location to all residents of the land.

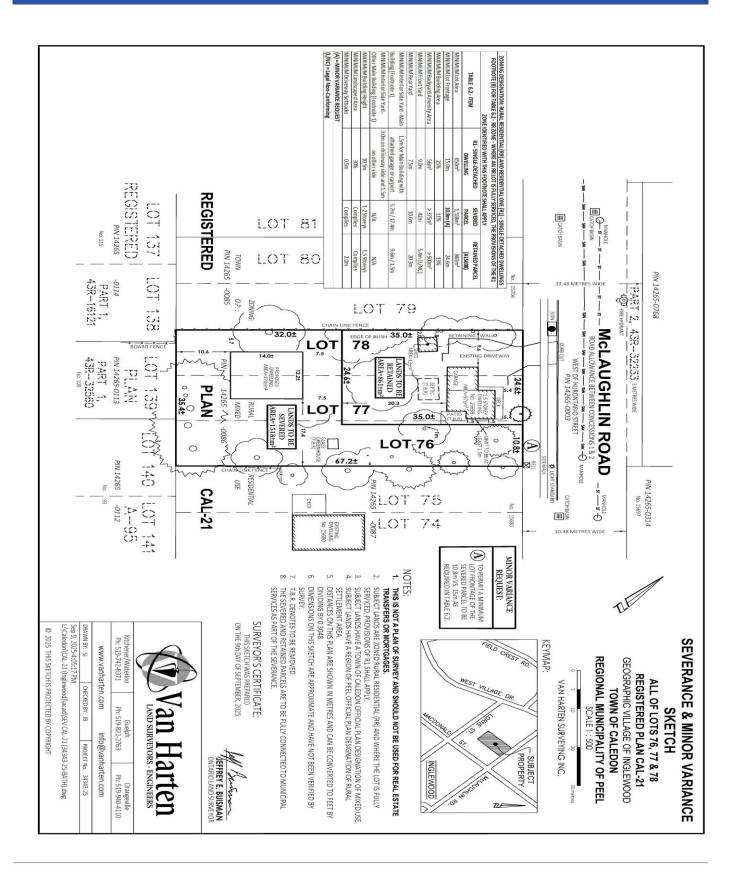












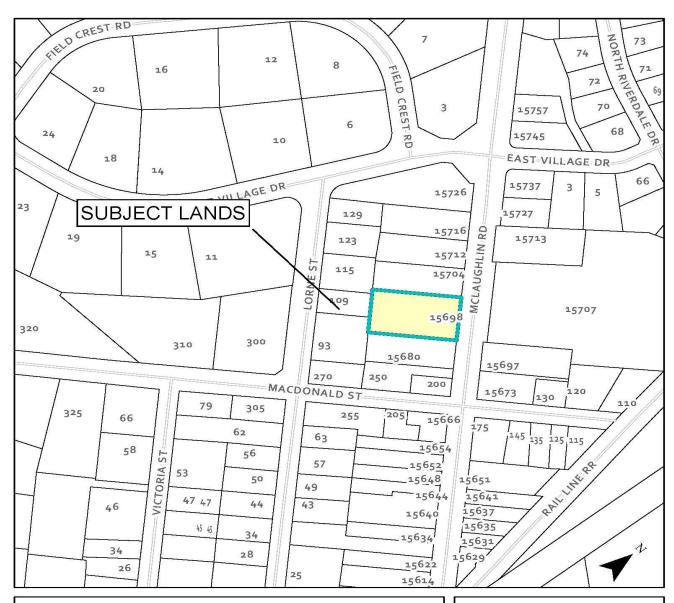












CONSENT APPLICATION

Van Harten Surveying Inc on behalf of Hakam Singh

15698 McLaughlin Road PLAN CAL21 LOTS 76,77,78 **LOCATION MAP**



Date: 9/25/2025

File No: B017-25

Created By: cindyd











Notice of Committee of Adjustment Hearing Proposed Consent Application

The Town of Caledon has received a Consent application to be heard at an upcoming Committee of Adjustment Hearing.

You are receiving this Notice as you are either:

- a) The applicant/owner applying for the Consent;
- b) An owner of land which is located within 60 metres of the land subject to the Consent; or
- c) A person or public body who has requested to be notified of the matter.

Your input and insight will help inform the decision of the Committee.

APPLICATION DETAILS

File Number: B 018-25

Applicant: Jeff Greene, Flagship Development Group (Agent); Maria Schembri, 2740884 Ontario Inc. (Owner)

Location: 3630 King Street

Nearest Intersection: King Street and Kennedy Road, Ward 1

Please refer to the Location Map included with this notice.

Proposed Changes:

The purpose of this consent application is to create an easement for an existing watermain right-of-way.

HEARING DETAILS

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Hearing Location: Hybrid Meeting / Council Chamber, Town Hall

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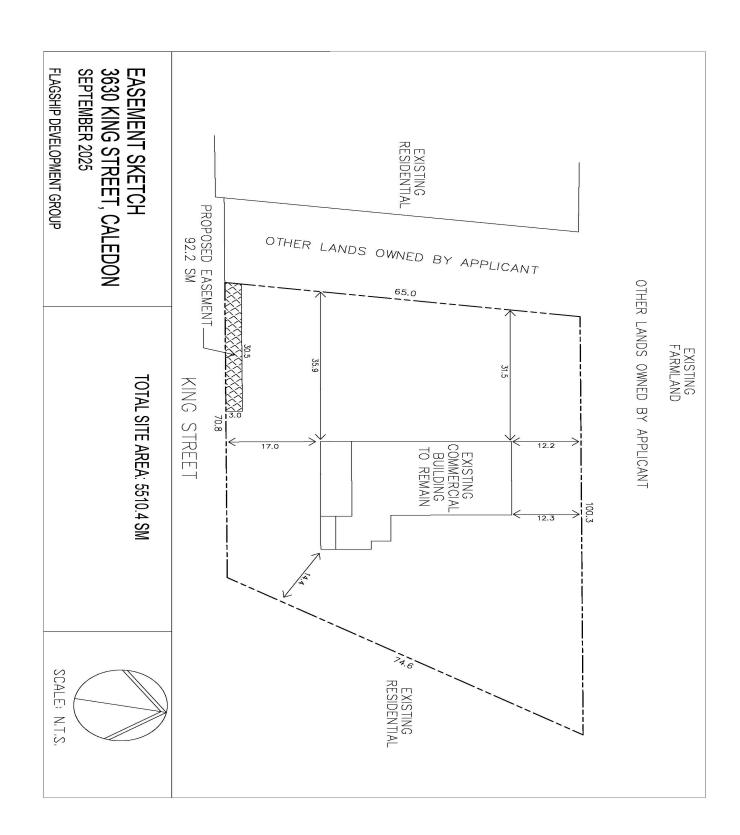












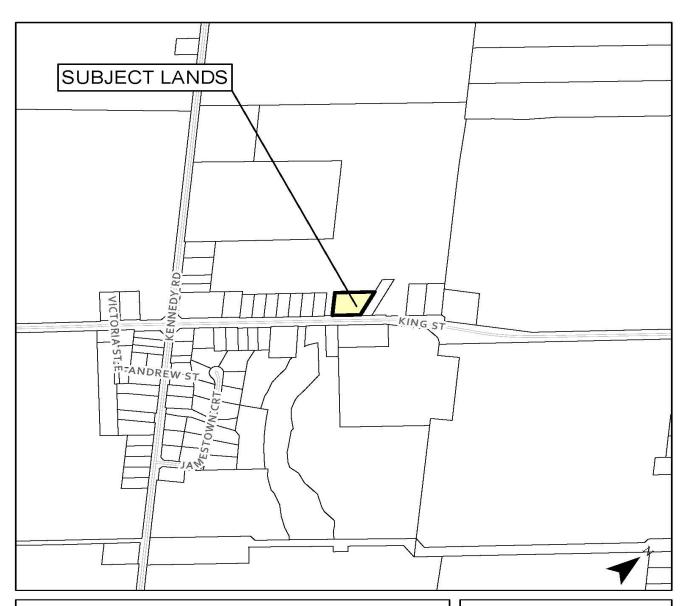












CONSENT APPLICATION

Flagship Development Group on behalf of 2740884 ONTARIO INC.

3630 King Street CON 2 EHS PT LOT 28 RP 43R2909 LOCATION MAP



Date: 9/25/2025

File No: B 018-25

Created By: evank











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- b) An owner of land which is located within 60 metres of the land subject to the Consent; or
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Your input and insight will help inform the decision of the Committee.

APPLICATION DETAILS

File Number: B 019-25

Applicant: Gursewak Singh, King Consultants Inc. (Agent); John Thomas and Kelly Howcroft; and, Harbinder

and Kiranbir Sahota (Owners)

Location: 18898 Hurontario Street and 19044 Hurontario Street **Nearest Intersection:** Hurontario Street and Mistywood Drive, Ward 1

Please refer to the Location Map included with this notice.

Proposed Changes:

The purpose of this consent application is to sever a portion of the lands shown as Part 1 on the Severance Sketch (approximately 0.3161 hectares) from the lands municipally addressed 19044 Hurontario Street, to merge with the abutting lands to the south, municipally known as 18898 Hurontario Street, which has a lot area of approximately 17.341 hectares. This will result in the retained lands, municipally addressed as 19044 Hurontario Street, having a lot area of approximately 35.636 hectares.

HEARING DETAILS

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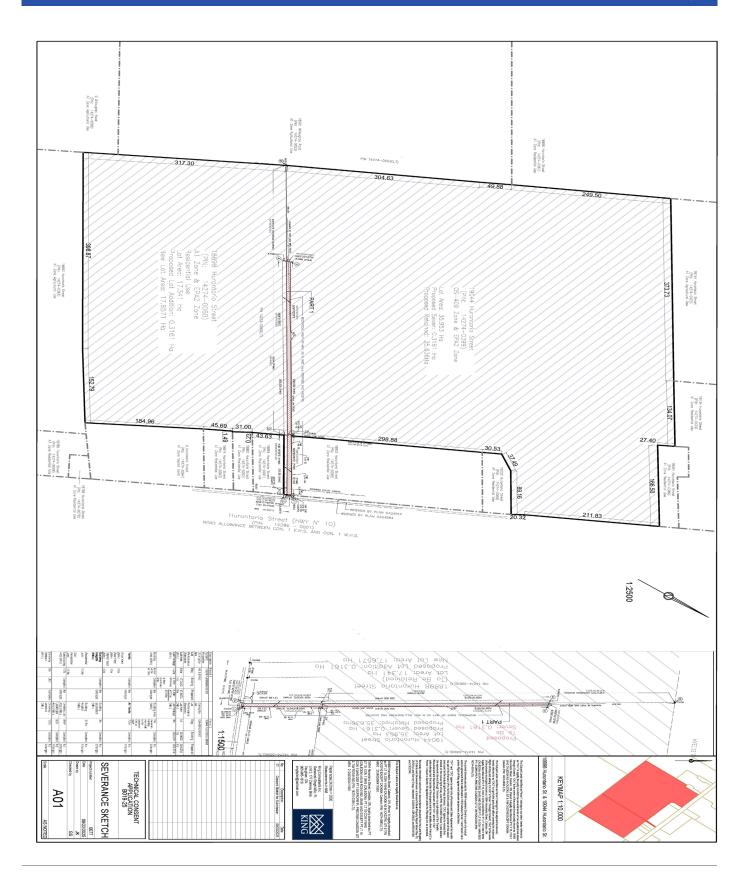












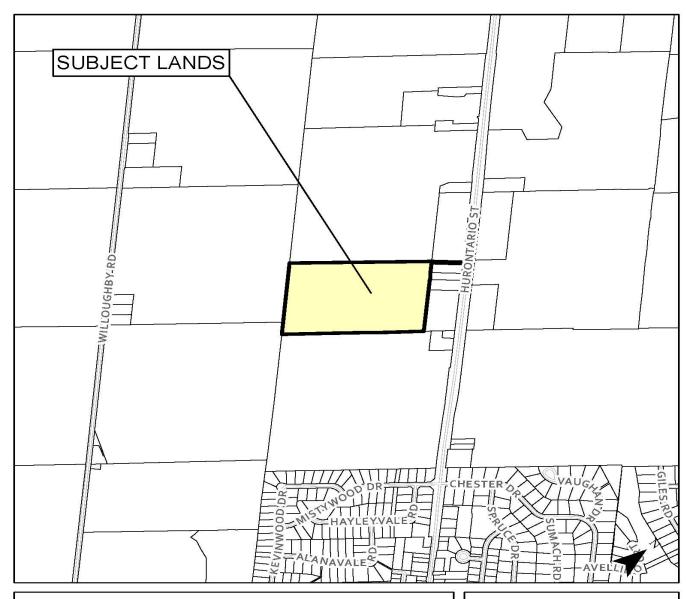












CONSENT APPLICATION

Gursewak Singh on behalf of Harbinder Sahota

18898 Hurontario Street CON 1 WHS PT LOT 18 LOCATION MAP



Date: 9/25/2025

File No: B 019-25

Created By: evank

