

# 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-20005C) proposes to create 320 single detached residential lots, 77 townhouse dwellings (rear-lane and street), a community park block, an elementary school block, a stormwater management pond block, an environmental block, buffer blocks, walkway blocks, road widening blocks and streets. This proposed Draft Plan of Subdivision is located at 0 McLaughlin Road, Part of Lots 19 and 20, Concession 2 WHS (Chinguacousy), 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 Subdivision were considered by the approval authority before this decision was made.

The last date for filing a notice of appeal is **January 4, 2023**. Such notice of appeal must be filed with the Town Clerk of The Corporation of the Town of Caledon and must:

1. be in writing;
2. set out the reasons for the appeal;
3. be accompanied by the Ontario Land Tribunal (OLT) fee in the amount of \$1,100.00, which can only be paid by certified cheque or money order made payable to the Minister of Finance, Province of Ontario; and,
4. be accompanied by the Town's fee in the amount of \$213.18\*, which can be paid by cheque made payable to The Corporation of the Town of Caledon.

\*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 subdivision 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 subdivision 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 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.



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The land is also subject to proposed Official Plan Amendment (File No. 2019-0003, approved and in effect) and Ministerial Zoning Order O. Reg. 362/20.

Additional information in respect to this proposed subdivision is available for inspection at the Town of Caledon, Planning Department, weekdays between 8:30 a.m. and 4:30 p.m., by contacting Sean Kenney, 905-584-2272 x. 4199 or [sean.kenney@caledon.ca](mailto:sean.kenney@caledon.ca).

DATED at the Town of Caledon  
This 15th day of December, 2022.

Laura Hall  
Town Clerk

