

Notice of Passing of Zoning By-law 2026-007

TAKE NOTICE that the Council for The Corporation of the Town of Caledon passed By-law No. 2026-007 on January 27th, 2026, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13. This by-law pertains to a Zoning By-law Amendment application (File No. RZ 2024-0024) submitted by Blackthorn Development Corp. (Maurizio Rogato) on behalf of Roscan Management Inc. (Mark Cancian) and Trican Estates Ltd. to permit the construction of a four-storey purpose-built rental apartment building on the subject lands. This by-law applies to 15, 21 and 27 Shore Street.

The purpose and effect of By-law 2026-007 is to amend Comprehensive Zoning By-law No. 2006-50, as amended, to rezone the subject lands from Residential One (R1) and Commercial – Exception 255 (C-255) to a site-specific Multiple Residential – Exception 725 (RM-725) Zone to facilitate a (4) four-storey purpose-built rental Apartment Building with site-specific standards.

Please find attached a copy of the By-law.

The basis for this By-law is contained in Staff Report 2025-0554, as received by the Planning and Development Committee on December 9th, 2025 and Council on December 16th, 2025.

All oral and written submission relating to the By-law were considered by Council 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 February 18th, 2026. 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. If the e-file portal is down, you can submit your appeal to planning@aledon.ca.

The Town of Caledon by-law fee for submitting an appeal is \$370.00*, 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.

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.

Only the applicant, a specified person, a public body, registered owner of any lands to which the by-law would apply, or the minister, may appeal a by-law 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 an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The lands are also subject to an Official Plan Amendment application (File No. POPA 2024-0007).

Additional information in respect of this By-law is available for inspection at the Town of Caledon, Planning Department, weekdays between 8:30 a.m. and 4:30 p.m., by contacting Alex Mior, Senior Planner, 905-584-2272 x. 4528 or alex.mior@aledon.ca.

DATED at the Town of Caledon
January 29th, 2026

Kevin Klingenberg
Town Clerk

