

Developer appeals to Ontario Land Tribunal for proposed Caledon East Tim Hortons

By Zachary Roman

Whether or not a Tim Hortons will come to Caledon East will be decided by the Ontario Land Tribunal (OLT).

On January 28, 2020, Official Plan and zoning bylaw amendment requests were submitted to the Town of Caledon by Weston Consulting, on behalf of Ganni Properties Inc., for 16054 and 16060 Airport Road.

This application was deemed complete on February 6, 2020 and a public meeting was held about it on September 15, 2020.

Ganni Properties submitted a revised application to the Town in June and August of 2022. It included additional lands acquired by the applicant at 16068 Airport Road.

Ganni Properties seeks to rezone the Airport Road properties to permit a one-storey restaurant with a drive-through service facility, as well as two retail/commercial units. Conceptual plans show the drive-through restaurant would be a Tim Hortons.

On February 21, 2023, a public meeting was held about the application. Many Caledon East residents attended this meeting and shared their concerns about the application and what it would mean for their village.

Pedestrian safety, traffic, pollution, litter, congestion, and impact on local business are among residents' concerns with the proposal. Members of Caledon Council expressed concerns about traffic and air quality as well at the public meeting.

On May 18, the Town issued a media release to notify residents that Ganni Properties was making an appeal to the OLT about its application.

Planning staff met with the applicant following the February 21, 2023, public meeting to discuss staff comments, (and) discuss heritage related issues with the proposed development, reads the release. Staff also followed up with the applicant for status and their timing for resubmission and the applicant advised in May 2023 that they (were) working through staff and agency comments?

The Town said it has not yet prepared a report on the application for Council as it typically takes months for an applicant to coordinate with all involved consultants to resubmit applications, especially if a municipality requests significant changes to an application.

The Town of Caledon received an OLT appeal from the applicant on May 10. The applicant appealed as Caledon Council had not made a decision within 120 days of receiving combined official plan amendment and zoning bylaw amendment requests from the applicant.

According to the media release, Town staff will prepare a report for Council seeking direction on how to proceed with the OLT hearing.

Any member of the public who has participated in the review process of the application, such as by delegating at a public meeting, can request party or participant status and can be involved in the OLT proceedings for this application.

Those interested in doing so can visit olt.gov.on.ca for more information, or call the Town's planning department at 905-584-2272, extension 7338.