



*Annette Groves*  
*Mayor*

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Her Worship, Mayor Annette Groves  
Office of the Mayor  
6311 Old Church Road  
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June 4, 2025

The Honourable Doug Ford,  
Premier of Ontario  
Premier's Office, Room 281  
Main Legislative Building, Queen's Park  
Toronto, ON M7A 1A5  
[Premier@ontario.ca](mailto:Premier@ontario.ca)

Dear Premier Ford,

Illegal land use, including unauthorized development, unapproved land alterations, and other non-compliant activities, poses significant threats to the Town's agricultural viability, water quality, and ecosystem health, in addition to decreasing adjacent land values and undermining public trust in land-use governance enforcement.

There have been approximately 1,300 properties investigated in Caledon for illegal land use since 2015, with the majority of instances being for the operation of illegal transportation depots.

Illegal transportation depots and parking lots undermine the success of Caledon's largest industry and employment sector. The prevalence of illegal transportation depots and parking lots, and their disregard for architectural and landscape standards, reduce the appeal for investment in prestige employment lands.

Penalties prescribed by the Planning Act are insufficient to deter violations, as they do not adequately reflect the economic gains derived from illegal land use activities and even maximum fines are difficult to obtain. The existing provisions in the Municipal Act specifically disallow municipalities from licensing transportation depots and truck parking.

In June 2023, the Town of Caledon wrote to your office requesting increased authority for municipalities to manage illegal land use including the ability to physically bar entry to properties and increase maximum penalty amounts for individuals and corporations. The Town has also made similar requests to the Honourable Deputy Premier Sylvia Jones, the Ministry of the

Attorney General, the Ministry of Transportation and the Ministry of Municipal Affairs and Housing.

At the June 3, 2025 General Committee Meeting, Council expressed support for a motion to strengthen municipal authority to effectively manage illegal land use by:

1. Amending the Planning Act to allow for a municipality to:

- a. require a person to pay an administrative penalty if the municipality is satisfied that the person has contravened section 41, section 46, subsection 49 (4) or section 52 or who contravenes a by-law passed under section 34 or 38 or an order made under section 47; whereas municipalities cannot currently administer administrative penalty systems under the Act, unlike the Municipal Act and Building Code Act,
- b. issue orders to discontinue a contravening activity or perform work to correct a contravention under a by-law passed under section 34 of the Act, whereas the Act does not currently allow it.
- c. enable a matter or thing to be done at a person's expense in default of it being done in accordance with an order made under a by-law passed under section 34 of the Act; further, that the costs of such action taken by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as property taxes, whereas municipalities cannot currently perform remedial work under the Act, unlike the Municipal Act,
- d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it,
- e. increase the maximum penalty amounts to \$50,000 for an individual and \$100,000 for a corporation on a first conviction and \$25,000 for each day the contravention continues after a conviction for an individual and \$50,000 for a corporation, additionally, amending the Act to allow municipalities to establish minimum fines under Zoning and Site Plan Control by-laws and continuing offence penalties on a first conviction.

2. Amending the Municipal Act to allow for a municipality to:

- a. provide a system of licenses under a business licensing by-law for the local parking and storage operations of transportation businesses, including transportation depots and parking lots, whereas municipalities cannot currently regulate the minimum standards appropriate for the community through Ontario Regulation 583/06 (Licensing Powers),
- b. close a business operating without a license or engaged in egregious illegal land uses that significantly harm nearby residents, the environment, and public safety; whereas municipalities cannot currently close or prevent illegal land use or operations from continuing,
- c. physically bar entry to properties where illegal land uses that have significant detrimental impacts on adjacent residential properties, the environment or create unsafe situations,

d. register charges, fines, orders, notices, prohibitions, injunctions and court imposed fines in the proper land registry office, so any person acquiring any interest in the land subsequent to the registration of the order is deemed to have been served with the same order; whereas the Act does not currently allow it

A copy of the notice of motion has been enclosed for your reference. For more information regarding this matter, please contact my Chief of Staff, Catherine Monast, directly by email at [catherine.monast@caledon.ca](mailto:catherine.monast@caledon.ca) or by phone at 905.584.2272 ext. 4539. Thank you for your attention to this matter.

Sincerely,



Mayor Annette Groves

Town of Caledon

The Honourable Ruby Sahota, Minister of Democratic Institutions and MP for Brampton North-Caledon, [ruby.sahota@parl.gc.ca](mailto:ruby.sahota@parl.gc.ca)

Kyle Seeback, MP for Dufferin—Caledon, [Kyle.Seeback@parl.gc.ca](mailto:Kyle.Seeback@parl.gc.ca)

The Honourable Chrystia Freeland, Minister of Transport and Internal Trade  
[chrystia.freeland@parl.gc.ca](mailto:chrystia.freeland@parl.gc.ca)

The Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP Dufferin-Caledon,  
[sylvia.jones@pc.ola.org](mailto:sylvia.jones@pc.ola.org)

The Honourable Rob Flack, Minister of Municipal Affairs and Housing, [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

The Honourable Prabmeet Singh Sarkaria, Minister of Transportation [minister.mto@ontario.ca](mailto:minister.mto@ontario.ca)

The Honourable Todd McCarthy, Minister of Environment, Conservation and Parks  
[minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

The Honourable Doug Downey, Attorney General of Ontario, [doug.downey@pc.ola.org](mailto:doug.downey@pc.ola.org)

Association of Municipalities of Ontario, [amo@amo.on.ca](mailto:amo@amo.on.ca)

Rural Ontario Municipal Association, [roma@roma.on.ca](mailto:roma@roma.on.ca)

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