



Principals

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December 18, 2025

GWD File:
21.2942.00 FAA

The Corporation of the Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attention: Ms. Sandra DeMaria, Director, Planning & Development

**Subject: Application to Amend Zoning By-law 2006-050; as Amended
20836 Kennedy Road
Part Lot 28, Concession 1, E.H.S.
Town of Caledon, Ontario
Ward 1**

Dear Sandra:

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to Mr. John Attrell and Mrs. Kimberley Attrell, the Registered Owners 20836 Kennedy Road, in the Town of Caledon, hereinafter referred to as the "subject site".

The subject site is located on the west side of Kennedy Road, approximately 1km south of Highway 9. It is known legally as Part of Lot 28, Concession 1, E.H.S., as in R0622493, Town of Caledon, Regional Municipality of Peel. It has an area of approximately 41.21 hectares (101.85 acres), a lot frontage of 605 metres (1,985 feet), and a lot depth of 680 metres (2,230 feet).

It is currently developed with a mid-19th century neoclassical style cut stone farmhouse, a vinyl clad detached garage, and an accessory storage shed. Primary vehicular access is provided by a gravel driveway located at the southeastern limits of the subject site. A second vehicular driveway provides access to an open clearing located north of the farmhouse. The balance of the subject site is comprised of agricultural fields, cultural meadows, conifer plantations, a portion of the Orangeville Provincially Significant Wetland Complex, and tributaries of the Credit River. Its topography varies with the highest elevations situated in the northern limits.

Managed Plantation

In 1946, the then Owners of the subject site prepared a "Farm Plan" in support of a Red Pine and White Spruce Plantation on the northern limits of the property. Planted

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between 1946 and 1955, the plantation was actively logged in 1990, 1999 and 2006 and has an up-to-date Managed Forest Plan (MFP).

Preliminary Policy and Zoning By-law Review

The subject site is designated and zoned as follows:

Greenbelt Plan, 2017

- 'Protected Countryside (Natural Heritage System)'

Region of Peel Official Plan, 2022

- 'Rural System (Rural Land)'
- 'Core Areas of the Greenland System'

Future Caledon Official Plan, 2024

- 'Rural Lands'
- 'Natural Features and Areas'

Town of Caledon Zoning By-law 2006-50, as Amended

- 'Rural (A2)'
- 'Environmental Policy Area 2 (EPA2)'

Pre-Application Consultation

By way of background, a Pre-Application Review Committee (PARC) – Preliminary Meeting Simple Request was filed on July 22, 2025 proposing to develop the subject site for residential purposes ([Town File: PRE-2025-0133](#)). A meeting was hosted by the Town Planning & Development Department on September 3, 2025 and thereafter a formal written response was issued inclusive of comments from the Region of Peel and Credit Valley Conservation (CVC).

Overview of the Development Proposal

The Owners envisage severing the subject site to create a total of three lots (two new lots, one retained lot) each of which are to be developed with one (1) detached residential dwelling. No municipal services are currently available to the area and as such all three properties are to be serviced by private well and sewage septic systems.

The following is a summary of relevant statistics associated with each lot:

Retained Lands

- Area – 38.21 hectares
- Frontage – 379.06 metres
- Building Area/Coverage – 320m² (0.08%)

Severed Land 'A' – North Lot

- Area – 1.48 hectares



- Frontage – 128.89 metres
- Building Area/Coverage – 340m² (2.29%)

Severed Land 'B' – South Lot

- Area – 1.346 hectares
- Frontage – 97.37 metres
- Building Area/Coverage – 767m² (5.69%)

The development program for the southerly lot involves the retention and conversion of the farmhouse to an Additional Residential Unit (ARU). A 'listed' heritage resource in the Town's Register, the Owners have proactively worked with Town Heritage Staff through the summer and fall months on the assessment of the property for the purposes of designation under Section 29 of the *Heritage Act* ("the Act").

Pursuant to Resolution 2025-121, at its meeting on November 25, 2025, Town Council endorsed Heritage Caledon's recommendation that heritage designation be pursued. On December 1, 2025 a Notice of Intention to Designate was published and posted on the Town's website in accordance with the Act and the Town's Ontario Heritage Act Alternative Notice Policy. Should no objections be received during the mandatory 30 day public objection period a By-law limited to an area around the farmhouse will be prepared to be enacted.

Formal Planning Applications

To facilitate the development proposal planning applications including a Zoning By-law Amendment and two (2) Committee of Adjustment Consent to Sever Applications are required. The subject site is to be zoned Rural (A2), Rural Exception XXX (A2-XXX), Environmental Policy Area 1 (EPA1), Rural Residential Exception (RR-XXX). In support of the Amendment Application enclosed are the following documents:

#	Document	Author	Date
1	PRE 2025-0133 Summary of Comments	Town of Caledon	Sep. 18, 2025
2	Covering Letter	Gagnon Walker Domes Ltd.	Dec. 18, 2025
3	PARC Comment Response Matrix	Gagnon Walker Domes Ltd.	Dec. 18, 2025
4	Conceptual Master Severance Plan	Gagnon Walker Domes Ltd.	Nov. 12, 2025
5	Draft Zoning By-law Amendment	Gagnon Walker Domes Ltd.	Dec. 18, 2025
6	Planning Justification Report	Gagnon Walker Domes Ltd.	Dec. 18, 2025
7	MDS Calculation Plan	Gagnon Walker Domes Ltd.	Jul. 15, 2025
8	Peel Region Source Protection Plan Policy Applicability Screening Form	Gagnon Walker Domes Ltd.	Nov. 11, 2025
9	Conceptual Renderings	Rockhaven Homes Ltd.	Oct. 14, 2022
10	Environmental Impact Study	R.J. Burnside & Associates Ltd.	Apr. 07, 2025
11	Preliminary Servicing Brief	R.J. Burnside & Associates Ltd.	Dec. 16, 2025
12	Preliminary Site Servicing & Grading Plans	R.J. Burnside & Associates Ltd.	Dec. 16, 2025
13	Stage 1 & 2 Archaeological Assessment	AS&G Archaeological Consult.	Dec. 10, 2025
14	Boundary Plan of Survey	Van Harten Surveying OLS	Mar. 31, 2022
15	Parcel Abstract	Peel Land Registry Office	Dec. 17, 2025

Processing fees payable to the Town of Caledon and outside commenting agencies will be submitted after the Application has undergone its "completeness" review.



We appreciate the assistance that Staff and the external commenting agencies have provided to date and look forward to continuing our work together through the formal application process. Should you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate

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C.c. J. Attrell and K. Attrell
R.J. Burnside & Associates Limited
M. Gagnon, Gagnon Walker Domes Ltd.
M. Harris, Gagnon Walker Domes Ltd.