

**TOWN OF CALEDON
PLANNING
RECEIVED**

January 12th, 2026

**20836 Kennedy Road
Part of Lot 28, Con. 1 E.H.S.
As in RO622493
Town of Caledon, Ontario**

**Roll Number:
2124-030-002-23600-0000**

PLANNING JUSTIFICATION REPORT



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Date: December 18, 2025
GWD File: 21.2942.00



ZONING BY-LAW AMENDMENT

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1.0 INTRODUCTION

Gagnon Walker Domes Ltd. (“GWD”) acts as Planning Consultant to Kimberley and John Attrell, the Registered Owners 20836 Kennedy Road, in the Town of Caledon, hereinafter referred to as the “subject site”. GWD has been retained to provide land use planning consulting services; including, the preparation of a Planning Justification Report in support of an Application to amend Zoning By-law 2006-050 (the “Amendment Application”) to facilitate the development of the subject site for residential purposes. This Report describes the subject site and surrounding area, reviews the development concept, and outlines the planning rationale in support of the proposal within the context of the current planning policy regime.

The Application is supported by the following technical plans, reports, and studies:

- Boundary Plan of Survey, Van Harten Surveying Inc.;
- Conceptual Renderings, Rockhaven Homes Ltd.;
- Environmental Impact Study, R.J. Burnside & Associates Limited;
- Preliminary Servicing Brief, R.J. Burnside & Associates Limited;
- Preliminary Site Servicing and Grading Plans, R.J. Burnside & Associates Limited;
- Stage 1 & 2 Archaeological Assessment, AS&G Archaeological Consulting Inc.;
- Conceptual Master Severance Plan, Gagnon Walker Domes Ltd.;
- Draft Zoning By-law Amendment, Gagnon Walker Domes Ltd.;
- Minimum Distance Separation Calculation Plan, Gagnon Walker Domes Ltd.;
- PARC Comment Response Matrix, Gagnon Walker Domes Ltd. and
- Peel Region Source Protection Policy Applicability Screening Form, Gagnon Walker Domes Ltd.

2.0 SITE DESCRIPTION and SURROUNDING LAND USES

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 primarily of agricultural fields, cultural meadows, conifer plantations, a portion of the Orangeville Wetlands PSW Complex consisting of meadow marsh and swamp, and tributaries of the Credit River. Its topography varies with the highest elevations situated in the northern limits.



The surrounding area consists of a mix of land uses including detached residential dwellings, agricultural lands under active cultivation, a wellness resort, a craft brewery, and a golf course. Lands located within the Town of Orangeville, on the north and south sides of Highway 9, east of Highway 10, include a mix of residential, commercial, and institutional uses.



Figure 1: Front yard, vehicular driveway, and cut stone farmhouse (2021)



Figure 2: Front façade of cut stone farmhouse (2021)



Figure 3: Birds eye air photo looking east towards vehicular driveway and cut stone farmhouse (2021)



Figure 4: Birds eye air photo looking west towards the southern limits of the subject site (2021)



Figure 5: Birds eye air photo looking northeast towards the southern limits of the subject site (2021)



Figure 6: Birds eye air photo looking southeast towards the northern limits of the subject site (2021)

Appendix 1 includes aerial photography of the subject site and area context.

Appendix 2 includes a reduced copy of a Boundary Plan of Survey (March 2022).



2.1 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 between 1946 and 1955, the plantation was actively logged in 1990, 1999 and 2006 and has an up-to-date Managed Forest Plan (MFP) which is valid for a 20-year period (January 1, 2022 to December 31, 2041).

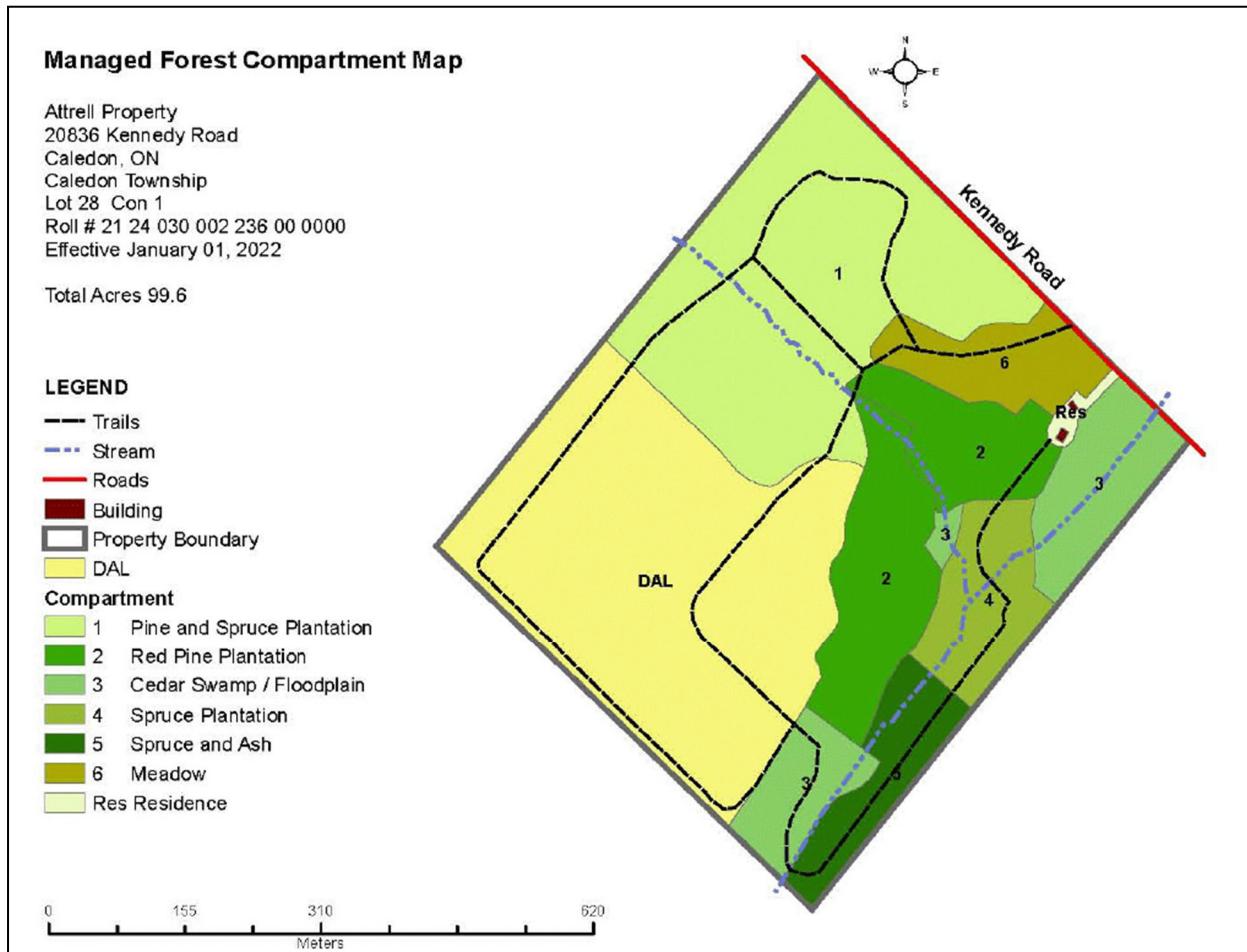


Figure 7: Managed Forest Compartment Map, Williams & Associates Forestry Consulting (2022)

Appendix 3 includes a copy of the historic Canadian Tree Farm Certificate (October 1959).

2.2 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).



Based on the positive response received from Town and CVC Staff the Owners have proceeded with the current Amendment Application.

3.0 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) custom detached residential dwelling. No municipal services are currently available to the area and as such all three properties are to be serviced by private drilled wells 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%)
- Vehicular access to coincide with existing farm access
- Comprised of agricultural fields, forests, plantations, tree hedgerows, meadows, wetlands, marches, swamps, and river tributaries

Severed Land 'A' – North Lot

- Area – 1.48 hectares
- Frontage – 128.89 metres
- Building Area/Coverage – 340m² (2.29%)
- Located entirely within the northern conifer plantation
- Vehicular access to coincide with remnant driveway access

Severed Land 'B' – South Lot

- Area – 1.346 hectares
- Frontage – 97.37 metres
- Building Area/Coverage – 767m² (5.69%)
- Comprised of the farmhouse, detached garage, storage shed, gravel driveway, front yard manicured lawn, tree hedgerow
- Vehicular access to utilize gravel driveway

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*.

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 Heritage 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.

Appendix 4 includes a reduced copy of the Conceptual Master Plan (November 2025) illustrating the limits of the retained and severed lands, preliminary building footprints, and vehicular driveways.

Detailed architectural plans of the new dwellings are not yet available. **Appendix 5** includes conceptual renderings of the proposed dwellings and landscape.

Appendix 6 includes the Town's December 1, 2025 Notice of Intention to Designate and related Staff Report 2025-0573.

Appendix 7 includes figure excerpts from the project Environmental Impact Study (EIS) which serves as the basis for determining the location, size, and configuration of the proposed lots/dwellings.

Appendix 8 includes Preliminary Site Servicing and Grading Plans.

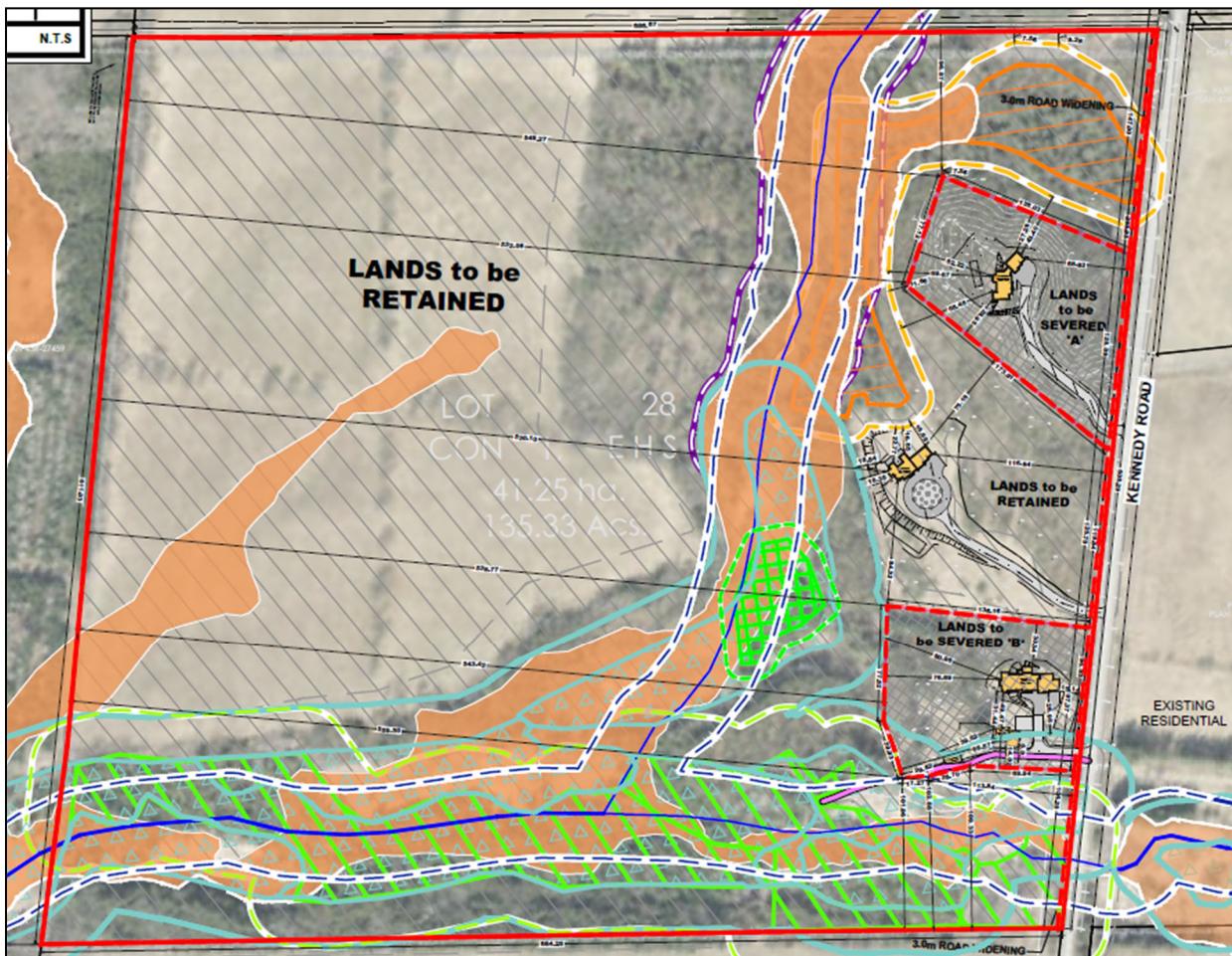


Figure 8: Conceptual Master Severance Plan (November 2025)



	Severed Land 'B' South Lot		Severed Land 'A' North Lot		Retained Lands	
	Area (m ²)	% Developable Area	Area (m ²)	% Developable Area	Area (m ²)	% Developable Area
Developable Area	13,744		15,220		215,146	
Area of Disturbance	3,346	24.3%	3,767	24.8%	6,497	3%
Impervious Area	1,363	9.9%	1,286	8%	2,105	1%
Natural Vegetation	7,277	53%	11,453	75%	59,093	30%
Future Restoration	-	-	-	-	5,450	

Table 1: Development Area Analysis

Source: Environmental Impact Study, April 2025

4.0 LAND USE DESIGNATIONS, ZONING, and PLANNING ANALYSIS

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)'

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 split zoned 'Rural (A2)', 'Rural Exception XXX (A2-XXX)', 'Environmental Policy Area 1 (EPA1)', 'Rural Residential Exception (RR-XXX)'.

4.1 Planning Act, R.S.O. 1990, Chapter P.13, November 27, 2025

The *Planning Act* requires the Council of a municipality in carrying out their responsibilities under the Act to have regard to matters of Provincial Interest as identified in Section 2. The Act provides 20 broad areas of Provincial Interest which are to be considered. The following matters are specifically relevant to the Amendment Application:

- (a) *The protection of ecological systems, including natural areas, features and functions;*



Pursuant to the EIS there is little risk that the proposal will adversely affect the features or functions of the natural heritage system. The Amendment Application will zone the lands in the appropriate environmental category ensuring that they protected, maintained, and enhanced in the long term.

(b) The protection of the agricultural resources of the Province;

As demonstrated by the updated MFP, the Owners intend to continue the management of the plantations with regular thinning so that the plantation can be harvested (i.e., completely removed) at rotation. Furthermore, the Owners desire to actively farm the westerly portions of subject site which to date have been used as cattle pasture.

(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The Town intends to designate the subject site as being of cultural heritage value or interest under Section 29 of the Ontario Heritage Act. Designation of individual properties is a way of publicly acknowledging a property's value to a community and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process.

(f) The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;

The subject site and neighbouring rural residential lots serve as evidence that the lands are conducive to individual on-site water and sewage services. The lands are accessible by the local road network. Waste collection will be managed by the Region of Peel.

(h) The orderly development of safe and healthy communities;

The Amendment Application proposes to re-zone the subject site in conformity with Town of Caledon designation and Zoning By-law (i.e., rural residential in a low-rise built form). The proposal as envisaged will facilitate the orderly development and build out of rural lands in a modest but safe, healthy, and reasonable manner. The shape, size, and dimensions of the future lots are consistent with lots in the area.

(j) The adequate provision of a full range of housing;

The proposal provides for the development of two (2) additional residential dwellings plus one (1) ARU which will assist the Municipality in meeting projected population growth, demand for housing and Provincial housing targets.

(p) The appropriate location of growth and development;



The subject site is located within the Town's rural lands which are permitted a maximum of three (3) consents per each 40 hectare (100 acre) half township lot.

(r) *The promotion of built form that:*
(i). *Is well-designed,*
(ii). *Encourages a sense of place.*

Future residential dwellings are anticipated to be well-designed with modern high quality architectural, technologically advanced finishes, materials, and attractive colours. The existing historical dwelling is to be conserved and enhanced where feasible and appropriate. These efforts will encourage a strong sense of place within the Town's rural context.

❖ *In our opinion, the proposal fulfills the requirements as identified within the Planning Act, specifically Section 2. The Amendment Application is generally consistent and conforms with Provincial land use planning policies and is deemed suitable for the subject site.*

4.2 Provincial Policy Statement (PPS), October 2024

The Provincial Policy Statement (PPS), effective October 20, 2024, sets out key principles and policy direction on matters of Provincial interest related to land use planning and development.

Section 3(5) of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, even where official plan or planning instruments have not been updated.

The policy excerpts provided below are specifically relevant to the Amendment Application.

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*
 - (a) *the management or use of resources;*
 - (b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
 - (c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
 - (d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
 - (e) *home occupations and home industries;*



- (f) cemeteries; and
- (g) other rural land uses.

2. *Development that can be sustained by rural service levels should be promoted.*
3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*
5. *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

3.6 Sewage, Water and Stormwater

4. *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

4.1 Natural Heritage

1. *Natural features and areas shall be protected for the long term.*
2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
3. *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
4. *Development and site alteration shall not be permitted in:*
 - (a) *significant wetlands in Ecoregions 5E, 6E and 7E1; and*
 - (b) *significant coastal wetlands.*
5. *Development and site alteration shall not be permitted in:*
 - (a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
 - (b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
 - (c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*



- (d) significant wildlife habitat;
- (e) significant areas of natural and scientific interest; and
- (f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

6. *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
7. *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
8. *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
9. *Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.*

4.6 Cultural Heritage and Archaeology

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
4. *Planning authorities are encouraged to develop and implement:*
 - (a) archaeological management plans for conserving archaeological resources; and
 - (b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

8.0 Definitions



Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act...

Rural Areas means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Rural Lands means lands which are located outside settlement areas and which are outside prime agricultural areas.

Protected Heritage Property means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Analysis

The PPS defines Rural Lands as lands located outside of settlement areas and outside of prime agricultural areas. The proposal is consistent with the Rural Land policy direction which permits locally appropriate uses, compatible development, serviced by appropriate infrastructure.

The supporting EIS concludes that the proposal will not result in any negative impacts to the site's natural heritage and hydrogeological features, or species at risk. No physical or ecological fragmentation of these features is anticipated. As development discussions proceed and as plans are developed in more detail, predicted effects and mitigation measures can be further considered, along with potential mitigation/compensation.

The Town intends to designate the subject site as being of cultural heritage value or interest. Once the heritage by-law is enacted the municipality will be able to manage its long term conservation.

❖ *The subject site is located within rural lands where residential development and lot creation is permitted if locally appropriate. The configuration of the severed lands and the siting of the new dwellings avoid conflict with key natural heritage and hydrogeological features, or species at risk. The service brief confirms that the dwellings can be serviced by individual on-site*



sewage and water services. The heritage designation publicly acknowledges the property's value. In our opinion, the Amendment Application is consistent and conforms to matters of Provincial interest as identified in the PPS and in particular, the policies related to rural lands, private services, natural and cultural heritage.

4.3 Greenbelt Plan, May 2017

The Greenbelt Plan 2017 is an overarching strategy document that provides clarity and certainty about urban structure, where and how future growth should be accommodated and what must be protected for current and future generations in the Greenbelt area.

The Greenbelt Plan's Protected Countryside is made up of the Agricultural System and Natural Heritage System (NHS), together with a series of Settlement Areas. The Agricultural System is comprised of prime agricultural areas; including, specialty crop areas, and rural lands. By contrast, the NHS overlay includes core areas and linkage areas with the highest concentration of the most sensitive and/or significant natural features and functions.

Appendix 9 includes copies Schedules 1 and 4 of Greenbelt Plan. Listed below are relevant and applicable policies.

3.1.1 Agricultural System

3.1.1 Description

The agricultural land base is comprised of prime agricultural areas, including specialty crop areas, and rural lands. The agri-food network includes infrastructure, services and assets important to the viability of the agri-food sector.

Rural lands are those lands outside of settlement areas which are not prime agricultural areas and which are generally designated as rural or open space within official plans.

3.1.4 Rural Lands Policies

For lands falling within rural lands of the Protected Countryside, the following policies shall apply:

1. *Rural lands support and provide the primary locations for a range of recreational, tourism, institutional (including cemetery) and resource based commercial/ industrial uses. They also contain many historic highway commercial, non-farm residential and other uses which, in more recent times, would be generally directed to settlement areas but which are recognized as existing uses by this Plan and allowed to continue*



and expand subject to the policies of section 4.5. Notwithstanding this policy, official plans may be more restrictive than this Plan with respect to the types of uses permitted on rural lands, subject to the policies of section 5.3.

- 2. New land uses, including the creation of lots (as permitted by the policies of this Plan), and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

4 General Policies for the Protected Countryside

4.4 Cultural Heritage Resources

For lands within the Protected Countryside, the following policies shall apply:

- 1. Cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities.*

4.5 Existing Uses

For lands falling within the Protected Countryside, the following policies shall apply:

- 1. All existing uses are permitted.*

4.6 Lot Creation

For lands falling within the Protected Countryside, the following policies shall apply:

- 1. Lot creation is discouraged and may only be permitted for:*

- (a) Outside prime agricultural areas, including specialty crop areas, the range of uses permitted by the policies of this Plan;*

7 Definitions

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act...

New Multiple Lots or Units for Residential Development means the creation of more than three units or lots through either plan of subdivision, consent or plan of condominium.

Rural lands means lands which are located outside settlement areas and which are outside prime agricultural areas.

Analysis

The Greenbelt Plan contains specific policies within Section 4.6 which are similar to and in keeping with the PPS. The Plan notes that lot creation in the Protected Countryside is



discouraged and may only be permitted for specific reasons that include: the range of permitted uses on lands located outside of prime agricultural areas, agricultural uses, agriculturally related uses, infrastructure purposes, conveyance to public bodies, and a residence surplus to a farming operation.

The proposal falls into the first of the above permitted categories. The subject site is located outside of prime agricultural areas and detached residential dwellings are considered a permitted use. The newly created lots have been sized such that they can be adequately serviced. Pursuant to Section 3.2.2 Natural Heritage System Policies and 3.2.5 Natural Heritage Features and Key Hydrologic Features Policies, they are sited and configured to have no negative impacts on key natural heritage features or key hydrogeological features or their functions. Furthermore, they will have no negative impacts on the biodiversity or connectivity of the natural heritage system. Finally, the cultural heritage resource present on site is to be conserved in accordance with Section 4.4.

The Greenbelt Plan defines new multiple lots or units for residential development as:

“The creation of more than three (3) units or lots through either plan of subdivision, consent, or plan of condominium.”

The proposal will result in the creation to two (2) additional lots/dwellings. This modest number of additional lots does not extend or promote strip development and should therefore be permitted to proceed.

❖ *Lot creation is permitted within the Protected Countryside on lands outside of prime agricultural areas. In our opinion, the Amendment Application conforms to policies and objectives of the Greenbelt Plan.*

4.4 Region of Peel Official Plan, June 2024 Consolidation

The Region of Peel Official Plan (ROP) was approved by the Province in November 2022. It outlines a comprehensive land use policy framework to guide growth and development within the Region to 2051; including but not limited to policies and schedules that address housing and growth management, long-term planning for employment and infrastructure, protection of water resources, natural heritage, and rural/agricultural systems, and plan for climate change.

Bill 23/185 Implications

Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, received Royal Assent on June 6, 2024. Included in this omnibus bill are Planning Act changes first introduced through Bill 23, the *More Homes Built Faster Act, 2022*, which remove planning policy



and approval responsibilities from several upper-tier municipalities, including the Region of Peel, as of July 1, 2024. On this date, the ROP became a plan of the local municipalities. In this regard, Brampton, Mississauga, and Caledon are now required to implement and ensure planning applications conform to the ROP until such time that it is revoked and/or amended.

Designations

The ROP includes schedules and figures which serve to communicate, by way of illustration, the relationship between land uses and existing/proposed resources and infrastructure. The subject site is designated as follows:

- 'Greenlands System Overlay' on Schedule C-1: Greenlands System;
- 'Core Areas of the Greenlands System' on Schedule C-2: Core Areas of the Greenlands System;
- 'Rural Land' on Schedule D-1: Rural System;
- 'Rual System' on Schedule E-1: Regional Structure.

Figures are not part of the ROP and are provided for illustrative or informational purposes only and to show the categories of areas typically subject to specific policies of the Plan.

- 'Greenbelt Plan – Protected Countryside' on Figure 1: Areas Subject to Provincial Plans;
- 'Natural Heritage System' on Figure 6: Regional Greenlands System – Provincial Plan Natural Heritage Systems;
- 'Core Areas of the Greenlands System' and 'Natural Areas and Corridors (NAC)' on Figure 7: Regional Greenlands System – Core Areas, Natural Areas and Corridors and Potential Natural Areas and Corridors.

Appendix 10 includes a copy of the Schedules/Figures listed above. Relevant and applicable policies are as provided below.

2.12 Greenbelt Plan

The Greenbelt Plan sets out three geographic specific policies that apply within the Protected Countryside: the Agricultural System, the Natural System and Settlement Areas...Within Peel, the Agricultural System includes the Prime Agricultural Area, Rural Lands and the agri-food network of infrastructure, services and assets that support the agri-food sector. The Natural System identifies lands that support both natural heritage and hydrologic features and functions. Both systems maintain connections to the broader agricultural and natural systems of southern Ontario...

2.12.12 Agricultural System

The Agricultural System comprises the Prime Agricultural Area, Rural Lands, and the supporting agri-food network. The Prime Agricultural Area and Rural Lands are designated on Schedule D-1. In addition to the policies of Sections 3.3 and 5.7 of this



Plan, the following specific policies of the Greenbelt Plan apply to the Protected Countryside.

2.12.12.2 Rural Lands Policies

Rural Lands of the Protected Countryside provide important linkages between Prime Agricultural Areas and are key components of the overall Agricultural System. Rural Lands also support and provide the primary locations for a range of recreational, tourism, institutional and resource-based commercial and industrial uses. They also contain many historic highway commercial, non-farm residential and other uses that would be generally directed to settlement areas but which are recognized as existing uses by the Greenbelt Plan and are allowed to continue and expand subject to the existing uses policies of the General Policies for the Protected Countryside Section of this Plan.

2.12.12.2.2 Direct the City of Brampton and the Town of Caledon to allow and support within the Rural Lands of the Protected Countryside an appropriate range of recreational, tourism, institutional and resource-based commercial and industrial uses, normal farm practices and a full range of existing and new agricultural uses, agriculture-related uses and on-farm diversified uses...

2.12.12.2.5 New multiple units or multiple lots for residential dwellings shall not be permitted in Rural Lands.

2.12.12.2.6 Direct the City of Brampton and the Town of Caledon to include policies in their official plans to require compliance with the minimum distance separation formulae within the Rural Lands of the Protected Countryside.

2.12.16.24 Direct the Town of Caledon and the City of Brampton to include policies in their official plans to permit lot creation on lands within the Protected Countryside in accordance with Section 4.6 of the Greenbelt Plan and Policy 3.3.16 of this Plan.

3.6 Cultural Heritage

3.6.10 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

5.7 Rural System

5.7.8 Define the Rural System, as shown on Schedule D-1, to include all lands in Peel outside the Regional Urban Boundary.



5.7.9 Identify the Rural System as including the following components, which are subject to specific policies of this Plan in addition to the general policies applying to the Rural System:

- (a) *Rural Lands as designated on Schedule D-1;*
- (d) *components of the Agricultural System including Prime Agricultural Areas, designated on Schedule D-1, and Rural Lands that are used for agriculture, link Prime Agricultural Areas or support elements of the agri-food network; and*
- (e) *the Greenlands System, Water Resource System and other natural resources identified and protected in the Natural Environment and Resources sections of this Plan, including the Core Areas of the Greenlands System designated on Schedule C-2, and High Potential Mineral Aggregate Resource Areas, shown on Schedule D-2.*

5.7.15 Ensure that development within the Rural System is consistent with the objectives and policies in this Plan and the applicable policies in the local municipal official plans, the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan and the Growth Plan.

5.7.19 Rural Lands

The Rural Lands consist of those lands in the Rural System outside of the Prime Agricultural Area, the Palgrave Estate Residential Community, and Rural Settlement Areas. Rural Lands contain existing, and support new, agricultural operations and provide important linkages among the Prime Agricultural Areas, maintaining the continuity of the agricultural land base.

5.7.19.7 Permit the following uses in Rural Lands without the requirement for an amendment to the Region of Peel Official Plan, subject to the other policies of this Plan and the applicable local official plan:

- (a) *agricultural uses and normal farm practices, agriculture-related uses and on-farm diversified uses in accordance with provincial standards;*
- (b) *conservation of the natural environment;*

5.7.19.9 Direct the Town of Caledon and the City of Brampton to include policies in their official plans to require that:

- (a) *development proposals in Rural Lands be reviewed based on:*
 - (i) *the need and demand for the type and scale of the development proposed. This requirement does not apply to mineral aggregate operations;*
 - (ii) *the protection of the natural environment and resources;*
 - (iii) *the impact on the rural character, landscape and heritage of the Rural Lands;*
 - (iv) *the long-term suitability of the site(s) for water and wastewater services including individual on-site water and wastewater systems;*
 - (v) *the adequacy of municipal services and related municipal financial costs;*
 - (vi) *the provisions of the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Lake Simcoe Protection Plan or the Growth Plan, if applicable; and*



(vii) consistency with the relevant policies of the Provincial Policy Statement.

5.7.19.10 *In Rural Lands, new land uses, including the creation of lots, and new or expanding livestock operations, shall comply with the minimum distance separation formulae.*

7.4.9 Lot Creation and Lot Adjustments

7.4.9.4 *Support creation of lots by consent only if the following conditions are met:*

- (a) *the lots can be serviced by municipal water and wastewater systems or, if such services are not available, the local municipality has confirmed that the lots can be appropriately serviced by private water and wastewater systems that are sustainable, financially feasible, protect health and safety, and have no negative impacts;*
- (b) *existing and planned infrastructure facilities, rights-of-way and infrastructure corridors will be protected and will be adequately buffered from sensitive land uses in accordance with the policies of this Plan and local municipal official plans;*

Glossary

Agricultural System means the system as mapped and issued by the Province and further refined as shown in this Plan, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components: 1. An agricultural land base comprised of Prime Agricultural Areas, including specialty crop areas, and Rural Lands that together create a continuous productive land base for agriculture; 2. An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.

Agricultural Uses means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Development means the creation of a new lot, a change in land use or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.



Rural Lands means lands which are located outside settlement areas and which are outside Prime Agricultural Areas.

Analysis

Section 2.14 of the ROP contains policies aimed at protecting, maintaining, and restoring the Regional Greenlands System. It comprises of a network of natural heritage features, areas, and corridors. Pursuant to Section 2.14.12 Core Areas represent those features and areas that are considered to be significant at the provincial and regional levels. They include but are not limited to significant wetlands, woodlands, valley and stream corridors. Due to the general nature of the Core Area boundaries, an amendment to the ROP is not required for minor boundary adjustments as determined through studies or field investigations.

In the case of the subject site, areas that are to be subject to development and alteration are largely removed from the lands forming part of the Core Area. The supporting EIS concludes that no net negative effects are anticipated to the key natural heritage features, hydrogeological features, or species at risk. Moreover, no physical or ecological fragmentation of these features is expected.

The Rural System consists of lands located outside of the Urban Boundary and includes Rural Lands, Rural Settlement Areas, natural heritage and water resources, and other natural resources. These lands are located outside of prime agricultural areas, often consisting of agricultural operations linking them to prime areas.

Similar to the provincial plans, the ROP includes policy that does not permit new multiple lots or units for residential development in rural lands. The proposal will result in the creation to two (2) additional lots/dwellings which is below the three (3) unit or lot threshold.

❖ *The proposal will result in a modest addition to the rural system housing supply. In our opinion, the Amendment Application conforms with the policies and objectives of the Regional Official Plan.*

4.5 Future Caledon Official Plan, October 2025 Consolidation

The Future Caledon Official Plan (COP) was adopted by Caledon Council on March 26, 2024. On October 22, 2025, the Minister of Municipal Affairs and Housing (MMAH) issued a decision to approve Future Caledon with 200 modifications. As there have been significant changes in provincial legislation since the 2024 adoption of Future Caledon, the significant quantity of necessary changes requested from MMAH was anticipated. Majority of the modifications relate to the timing of the adoption of Future Caledon in March 2024, the introduction of the PPS 2024, and the need to ensure conformity. Other



modifications were needed to address planning approvals since Future Caledon's adoption.

The COP contains policies similar to the ROP to guide the growth and development of the municipality to the year 2051. As with the Region of Peel, the Town of Caledon is experiencing significant population and employment growth. The stated purpose of the COP is to guide the most significant period of transformation in the Town's history balancing the conservation and use of resources while providing for substantial growth and change.

Designations

The following is a summary of relevant designations from the COP. **Appendix 11** includes a copy of the Schedules/Figures listed below:

- 'Agricultural Areas and Rural Land' and 'Natural Features and Areas' on Schedule B1: Town Structure;
- 'Greenbelt Plan Area', 'Protection Countryside', and 'Natural Heritage System' on Schedule B3a: Land Use Designations Greenbelt Plan and Natural Heritage System;
- 'Rural Lands', 'Natural Features and Areas' on Schedule B4: Land Use Designations;
- 'Protected Countryside' and 'Natural Heritage System' on Schedule B5: Greenbelt Plan Area Land Use Designations;
- 'Natural Features and Areas' and 'Permanent and Intermittent Streams' on Schedule D1: Natural Environmental System;
- 'Significant Woodland', 'Savanna or Alvar', 'Valley and Stream Corridors', 'Permanent and Intermittent Streams' on Schedule D3: Natural and Supporting Features and Areas;
- 'Rural Lands' on Schedule E1: Rural System.

Figures (maps) are provided for descriptive purposes but are not considered part of COP.

- 'Significant Wildlife Habitat and Vegetation Protection Zone', 'Key Natural Heritage Features', 'Key Natural Heritage and Key Hydrologic Features', 'Key Hydrologic Features' on Figure 9: Greenbelt Plan Natural Heritage System;
- 'Rural Lands' and 'Rural Lands with Natural Features and Areas' on Figure D11: Comparing Land Use with the Natural Environment System.

The policy excerpts provided below are not all inclusive but are specifically relevant to the Amendment Application.

3.1.2 Rural System

(a) *The Rural System includes Prime Agricultural Areas where agriculture is the primary use and rural lands where a range of rural uses are permitted. Villages and Hamlets each having their own distinct character are also located in the Rural System. The Rural System also includes a Rural Employment Centre designation where rural*



employment uses are directed. Lastly, the Rural System includes areas that are used for the extraction of mineral aggregate resources.

(b) The Agricultural System plays a key role in supporting the Rural System, maintaining the rural character of the area, and providing a healthy natural environment. The Agricultural System has two components: a continuous and productive agricultural land base, comprised of Prime Agricultural Area and Rural Lands; and a complementary agri-food network of infrastructure, services and other elements that together enable the agri-food sector to thrive.

6. Cultural Heritage

6.2 General Policies

6.2.1 The Town will exercise the powers and apply the tools provided by legislation in implementing and enforcing its cultural heritage policies, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Building Code Act, the Municipal Act, the Funeral, Burials and Cremation Services Act, and the Niagara Escarpment Planning and Development Act.

6.2.2 To conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols, standards and guidelines, the Town:

(a) may recognize or designate properties of cultural heritage value or interest;

6.5 Built Heritage Resources

6.5.1 Built heritage resources should be maintained in their original locations. The following alternatives will be considered, in order of priority, before a relocation is approved:

(a) retention of the built heritage resource in place for its original use;

(b) retention of the built heritage resource in place for an adaptive reuse approved by the Town;

6.6 Reuse, Retention and Climate Change Resiliency

6.6.1 The Town may permit the adaptive reuse of a built heritage resource for conservation purposes, subject to the policies of this Plan.

6.6.2 The Town will encourage the conservation and adaptive reuse of historic mineral resource extraction areas and associated structures and features.

6.6.3 To enable the conservation of a heritage dwelling, the Town may permit the creation of a lot for a new detached dwelling, or additional residential units on the property containing the heritage dwelling, subject to the policies of this Plan and the designation of the heritage property under the Ontario Heritage Act.

9. Housing



9.5 Town Structure and Housing Distribution

9.5.1 Rural System

(a) Residential growth in the Rural System will be directed to rural settlement areas in order to maintain a contiguous agricultural system.

9.7 Additional Residential Units

9.7.1 Subject to the policies of this Plan, the Provincial Planning Statement and applicable Provincial plans and regulations, a maximum of two additional residential units may be permitted on a lot in conjunction with a detached, semi detached or townhouse dwelling, which may include:

- (a) two attached additional residential units within the primary dwelling; or,*
- (b) one additional residential unit within the primary dwelling and one additional residential unit within an ancillary structure to the primary dwelling.*

9.7.8 Rural Properties

- (a) On properties outside settlement areas within Provincial plan areas where residential uses are permitted, additional residential units will be subject to any applicable limitations identified in the Provincial Planning Statement, Greenbelt Plan, Oak Ridges Moraine Conservation Plan or Niagara Escarpment Plan, as the case may be.*
- (b) On properties outside settlement areas where residential uses are permitted and not subject to any Provincial plan limitations with respect to additional residential units, additional residential units will be permitted where zoning allows, where servicing is sufficient as identified in the Ontario Building Code and in accordance with Section 17.6 and Policy 17.9.1.*

12. Infrastructure

12.3 Drinking Water and Wastewater Servicing

12.3.10 Rural Areas

- (a) Municipal sewage services and municipal water services is the preferred form of servicing in rural settlement areas to support protection of the environment and minimize potential risks to human health and safety. Municipal sewage services and municipal water services include both centralized and decentralized servicing systems. Within rural settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment will be promoted wherever feasible to optimize the use of the services.*
- (b) The Town will require the proponent of a proposed development in the Rural System, in the absence of municipal sewage services and/or municipal water services, to provide a comprehensive assessment of alternative methods of providing sewage and water services, where appropriate, with private communal sewage and water services being the preferred form of servicing to support protection of the environment and*



minimize potential risks to human health and safety. The preferred servicing option will ensure that:

- (i) *groundwater quality and quantity will be protected;*
- (ii) *natural heritage features and areas, groundwater and surface water features and areas, and hydrologic functions and the linkages among them will be protected or improved;*
- (iii) *the servicing method will be the most suitable option for the characteristics of the site, the natural environment and existing and planned land uses;*
- (iv) *the servicing will be financially feasible and sustainable for the Region; and,*
- (v) *where the Region has conducted an assessment of private communal sewage services and private communal water services and has determined that this option is not an acceptable servicing option, private communal sewage services and private communal water services will not be considered as a servicing option.*

17. Agricultural Area and Rural Lands

17.6 Rural Housing

17.6.1 Where an additional residential unit is permitted within rural lands by this Plan, the following policies will apply:

- (a) *Where an additional residential unit is permitted, it will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the additional residential unit.*
- (b) *Where an additional residential unit is permitted in an accessory facility, it will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the additional residential unit. New driveways from a Regional Road for a new additional residential unit will not be permitted.*
- (c) *Where an additional residential unit is proposed on lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.*
- (d) *The future severance of additional residential units is prohibited.*

17.10 Rural Lands Designation

17.10.1 Permitted Uses

- (a) *The following uses may be permitted in the rural lands designation as shown on Schedule B4, Land Use Designations, and Schedule E1, Rural System:*
 - (i) *all uses permitted in the Prime Agricultural Area designation, including normal farm practices, in accordance with provincial standards;*
 - (vii) *additional residential units in accordance with Section 17.6.1*
- (e) *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

17.10.2 Policies



(a) Where lot creation, development and site alteration or uses are proposed on rural lands subject to the Greenbelt Plan, Oak Ridges Moraine Conservation Plan or the Niagara Escarpment Plan, conformity with those Provincial Plans is required.

(d) **Lot Creation**

(i) In the rural lands, the maximum number of consents for any use permitted within the designation will not be more than 3 per each 40 hectare (100 acre) half township lot. A severance granted within the rural lands designation will be limited in lot area to a minimum required to provide sufficient room for adequate servicing for permitted uses identified in the Zoning By-law; must comply with applicable minimum distance separation formulae requirements; is not impacted by poor drainage, topography or other hazards and maintains a reasonable buffer from other land uses; will abut an existing residential lot where possible or will be created at the limits of the existing parcel; and, must be re-zoned as a condition of consent to a residential use that complies with all other policies of this Plan and Zoning By-law.

25. Implementation Tools

25.1 Zoning By-laws

25.1.1 Zoning by-laws will be used to implement the objectives and policies of this Plan by regulating the use of land, buildings and structures in accordance with the provisions of the Planning Act.

25.1.3 Zoning by-laws may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the zoning by-law in all locations.

25.1.4 Zoning by-laws and zoning by-law amendments will be considered in accordance with the provisions of the Planning Act and this Plan, including the pre-consultation and complete application requirements.

25.1.6 The Town may, in a zoning by-law, permit a use of land or the erection, location or use of buildings or structures subject to one or more prescribed conditions on the use, erection or location.

25.4 Committee of Adjustment

25.4.1 The Town will appoint a Committee of Adjustment, under the authority of the Planning Act, to hold public hearings and make decisions on applications for minor variances to the Town's zoning by-laws, consents for land severance and changes to non-conforming uses.

25.4.3 Consents to Sever Land

(a) Consents may be permitted for the creation of a new lot, boundary adjustments, rights-of-way, easements, long-term leases and to convey additional lands to an abutting lot, provided an undersized lot is not created.



(b) *Consents will be considered in accordance with the provisions of the Planning Act, Provincial plans and policies, the Region of Peel Official Plan, this Plan and the zoning by-law.*

(d) *Applications for consent to create new lots should only be approved where:*

- (i) a plan of subdivision is not necessary to implement the objectives and policies of this Plan;*
- (ii) the proposed lots and uses conform with the policies of this Plan;*
- (iii) the proposed lots and uses comply with the requirements of the zoning by-law, including any variances that may be granted;*
- (iv) the sizes and shapes of the proposed lots are appropriate for the proposed use(s) and placement of buildings, and compatible with adjacent lots;*
- (v) the proposed lots will have frontage on a public street and have access permitted by the Town, Region of Peel and/or Ministry of Transportation, as required, that will not result in traffic hazards;*
- (vi) the proposed lots can be adequately and safely serviced by municipal or private water, wastewater and storm drainage facilities;*
- (viii)*
- (ix) existing and planned infrastructure corridors, rights-of-way and facilities will be protected and adequately buffered from sensitive land uses in accordance with the policies of this Plan; and,*
- (x) the consent conforms with all relevant policies of this Plan and any applicable Provincial plan.*

(f) *The Committee of Adjustment will apply conditions to the approval of a consent to sever land as authorized by the Planning Act and deemed necessary or recommended through the review of the application.*

31. Glossary

Additional Residential Unit means a self-contained separate dwelling unit with full kitchen and bath facilities and separate entrance, as part of an existing detached, semi-detached or row house, or in a structure ancillary to a detached, semi-detached or row house (also referred to as second units or secondary suites).

Agricultural Uses means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers when the size and nature of the operation requires additional employment.

Built Heritage Resources means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of



a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Development means the creation of a new lot, a change in land use, or construction of buildings and structures, requiring approval under the Planning Act, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards, and works subject to the Drainage Act.

Rural Areas means a system of lands within a municipality that may include rural settlement areas, rural lands, Prime Agricultural Areas, natural heritage features and areas, and resource areas.

Rural Lands means lands that are located outside of both settlement areas and Prime Agricultural Areas.

4.5.1 Enabling More Homes In Caledon (Town Files: POPA 25-0013, RZ 25-0015)

On October 28, 2025 Caledon Council passed By-law 2025-093 being a by-law to adopt Official Plan Amendment Number C-2 to the Region of Peel Official Plan, Official Plan Amendment Number 6 to the Future Caledon Official Plan, and Official Plan Amendment Number 288 to the 1978 Town of Caledon Official Plan. The municipal initiated amendments established updated policies for additional residential units (ARUs) and multiplexes in alignment with provincial policies. They also facilitated Zoning By-law changes resulting in the expansion of housing options in the Town's urban and rural areas.

Official Plan Amendment No. 6 to the Future Caledon Official Plan

2. Revise Policy 9.7.1 “Housing, Additional Residential Units” as follows:

9.7.1 Subject to the policies of this Plan, the Provincial Planning Statement and applicable Provincial plans, a maximum of ~~two~~ three additional residential units may be permitted on a lot in conjunction with a detached, semi-detached or townhouse dwelling, which may include:

- (a) ~~two~~ attached additional residential unit(s) within the primary dwelling; and/or,*
- (b) ~~one~~ additional residential unit(s) ~~within the primary dwelling and one additional residential unit within an ancillary structure accessory facility to the primary dwelling.~~*

5. Revise Policy 17.6.1 “Agricultural Area and Rural Lands, Rural Housing” and as follows:

17.6.1 Where ~~an~~ additional residential unit ~~s~~ is are permitted within Prime Agricultural Areas and/or rural lands by this Plan, the following policies will apply:



- (a) *Where an additional residential units is are permitted, it such units will be subordinate in size to the primary residential dwelling unit, and it will be demonstrated that there is sufficient well and septic system capacity to service the additional residential unit.*
- (b) *Where an additional residential units is are permitted in an accessory facility, it such units will be located in close proximity to the primary residential dwelling unit and be on a lot of a sufficient size to accommodate the additional residential unit. New driveways from a Regional Road for a new additional residential unit will not be permitted.*

Analysis

Lands to be conveyed by way of severance and developed with a detached residential dwelling are completely within the Rural Lands designation which generally coincide with lands that demonstrate a lower capacity for agriculture and contain extensive lot fragmentation. The function of the Rural Lands within the Town structure is to protect the open rural character and rural lifestyle of the countryside, protect existing agricultural uses, and encourage appropriate new agricultural and rural economic development uses.

Severed Land 'A' coincides with the existing clearing of the managed conifer plantation. The clearing exhibits an open canopy and disturbed understory. Actively harvested over the last two decades and viewed as a slow growing crop, some 20+ hectares of the plantation will remain.

Severed Land 'A' and 'B' each have lots frontages which are equal to and greater than one half their depth (~128 metres, ~97 metres).

The subject site is not located within the Oak Ridges Moraine or Niagara Escarpment. Consistent with the general policy intent of the COP, in order to protect/preserve the scenic quality of the rural context and limit fragmentation of environmental features, the lot sizes of the severed lands are intentionally less than 6.0 hectares in size. They are reflective of the size and configuration of other rural residential lots in the local area context.

According to the COP the maximum number of consents for any use permitted within the designation; including residential; shall not be more than 3 per each 40 hectare half township lot. A severance granted within the Rural Lands designation shall be limited in lot area to a minimum required to provide sufficient room for adequate servicing for zoning permitted uses; must ensure adequate separation distance in accordance with Minimum Distance Separation (MDS) formulae; is not impacted by poor drainage, topography or other hazards and maintains a reasonable buffer from other land uses; shall abut an existing residential lot where possible or shall be created at the limits of the existing parcel; and, must be rezoned as a condition of consent to a residential use that complies with all other policies of the COP and Town Zoning By-law.

The subject site measures 41.21 hectares in size and has not been subject to any historic consents. In accordance with COP policy the number of consents proposed are less than the maximum permitted for each half township lot. Moreover, the severed lands are



limited in size to the minimum required for private servicing, grading, drainage, and buffering. Situated along the eastern limit of the subject site, all lots will maintain frontage and access along Kennedy Road. Finally, there are no known incompatibility concerns related to livestock facility odours.

❖ *The subject site is located within rural lands where residential development and lot creation is permitted if locally appropriate. The configuration of the severed lands and the siting of the new dwellings avoid conflict with key natural heritage and hydrogeological features, or species at risk. The dwellings can be serviced by individual on-site sewage and water services. The heritage designation publicly acknowledges the property's value. The retention and conversion of the existing detached dwelling to an ARU aligns with the Town's efforts to enable a range and mix of housing options, which in turn help increase the overall supply of housing. In our opinion, the Amendment Application conforms with the intent and purpose, as well as the policies, goals and objectives of the Future Caledon Official Plan.*

4.6 Minimum Distance Separation Formulae

The concept of applying separation distances between livestock facilities and non-farm land uses in order to minimize land use conflicts originated in the 1970's. The province introduced the Minimum Distance Separation (MDS) in 1995 and created formulae designed to identify appropriate setbacks for development from existing livestock operations.

The latest version of the MDS came into effect in 2017. As with its predecessors the MDS only addresses odour-related concerns. The MDS I formula calculates the minimum distance separation requirements between existing livestock facilities and new non-agricultural uses or lot creation. The MDS II calculates minimum distance separation requirements for new or expanding livestock facilities from existing or approved non-farm development. MDS I and II vary for each property due to various factors including size of the barn, the type of livestock to be housed in the barn, and the type of manure output.



Methodology

Given that Amendment Application and future related Committee of Adjustment Consent to Sever Applications will facilitate the development of one (1) detached residential dwelling per lot, the MDS I formula is used. Utilizing the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) AgriSuite online planning tool MDS setback requirements were calculated. Aerial photography was reviewed to gain an understanding of the agricultural character within the study area. Agricultural uses and potential livestock housing facilities within and directly adjacent to the subject site were inventoried. In the absence of direct information from owners/operators, aerial photo interpretation and professional judgement was used to identify the factors to input into the AgriSuite calculator. Web mapping tools such as Google Earth and OMAFRA's AgMaps were used to determine barn dimensions to calculate the maximum capacity of the livestock facilities.

Observations

Appendix 12 includes a copy of the MDS Calculation Plan and information generated by the AgriSuite calculator. A total of six (6) barns were inventoried within a 750 metre radius of the subject site. The calculated setbacks are based on the assumption that each barn is unoccupied or unused. The new lots are clear of all barn setbacks save and except Barn #5 located east of the subject site. The encroachment is estimated to be measure approximately 18.0 metres. Severed Land 'B' is currently occupied by the existing dwelling.

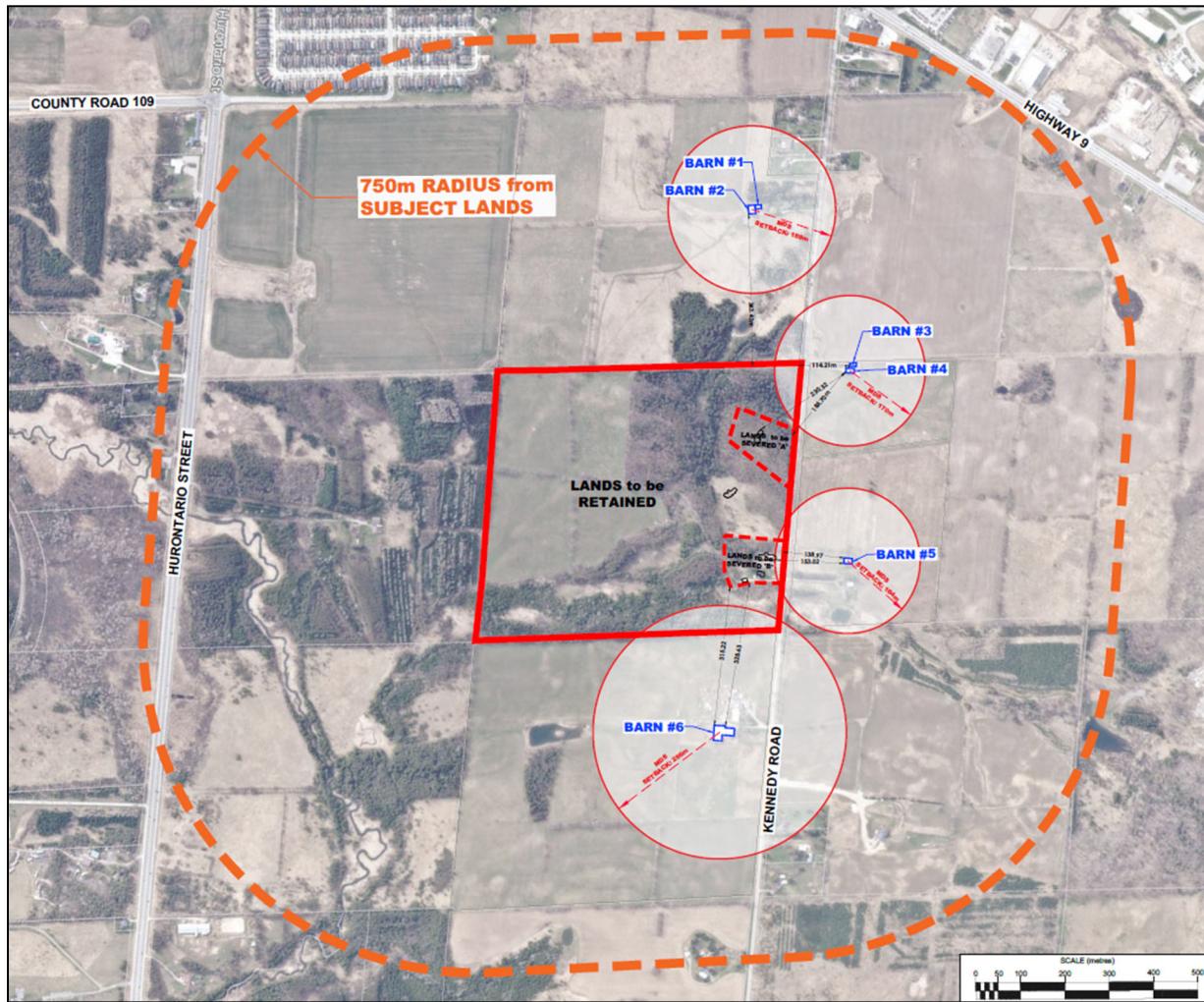


Figure 9: Minimum Distance Separation (MDS) Calculation Plan (July 2025)

Recommendations

A preliminary MDS I calculation and mapping pursuant to the OMAFRA AgriSuite calculator has been prepared in support of the Amendment and Consent to Sever Applications. While conservative, they can be utilized as part of the detailed design exercise. The plan illustrates that the future building envelopes can be established outside of the MDS requirements for 5 barns within 750 metres of the subject site. While the separation radius for Barn #5 does encroach on one of the newly severed lots, there is sufficient room for the future dwelling to be located outside of its arc radii. To ensure adequate separation distance between agricultural uses and non-agricultural uses it is proposed that as a condition of approval that the MDS calculation be finalized accepted by the Town's satisfaction.

4.7 Town of Caledon Zoning By-law 2006-50; As Amended

Zoning By-laws regulate the use of land, and the character, location and use of buildings and structures. Restrictions on lot frontage and area, lot coverage, side yard setbacks, number of storeys, and building height are used, in part, to achieve more uniform and



consistent built form streetscapes, thereby contributing to a more predictable pattern of development.

Town of Caledon Zoning By-law 2006-50, as amended, zones the subject site 'Rural (A2)' and 'Environmental Policy Area 2 (EPA2)'. **Appendix 13** includes an extract from Zoning Map 85.

To facilitate the Owner's proposal the Zoning By-law must be amended. **Appendix 14** includes a copy of the "draft" Zoning By-law Amendment. The subject site is to be split zoned 'Rural (A2)', 'Rural Exception XXX (A2-XXX)', 'Environmental Policy Area 1 (EPA1)', 'Rural Residential Exception (RR-XXX)'.

The EPA1 zone boundaries include all areas that meet the EPA criteria pursuant to the Future Caledon Official Plan and project EIS. Whereas the Retained Lands will maintain its A2 zoning, Severed Lands 'A' and 'B' are to be placed in an RR zoning, being the most appropriate residential zone which permits, among other uses, detached dwellings and accessory structures. Site-specific exceptions will regulate the use of land, lot area, and select ARU standards. Exception structure envelopes correspond to the areas of disturbance which account for all buildings and structures, accessory buildings and structures, driveways, parking areas, swimming pools and septic tile fields.

Rural Residential Exception (RR-XXX) – Lot Area

The intent of the minimum lot area requirement is to ensure a usable lot size that is compatible with the surrounding neighbourhood and is of a sufficient size to support the permitted use.

Table 6.2 of the Zoning By-law requires that an unserviced lot in a RR zone have a minimum lot area for is 2,000m² (0.199 hectares) in which case Severed Lands 'A' and 'B' meet and exceed the minimum measuring 1.481 and 1.346 hectares; respectively.

Appendix 15 includes a lot comparison map which identifies 16 lots in the surrounding area that are zoned A2 and have considerably smaller frontages and areas. These lots have similar characteristics as they are located adjacent to larger agricultural uses but are too small to support any agricultural function themselves.

The Zoning By-law Amendment proposes a minimum lot area of 1.0 hectare to preserve the rural character and lifestyle/experience of the surrounding area.

Rural Residential Exception (RR-XXX) – ARUs

As noted in Section 4.5.1 of this Report, on October 28, 2025 Caledon Council passed By-law 2025-093 being a By-law to adopt Amendments to the Town and Regional Official Plans to update policies for ARUs and multiplexes in alignment with provincial policies. On the same day Council passed By-law 2025-094 being a By-law to amend Zoning By-law 2006-50 to introduce and amend various definitions, standards and provisions relating to multiplexes and ARUs.



According to Section 3.2 of the Zoning By-law:

Additional Residential Unit means a subordinate, self-contained dwelling unit permitted in addition to a main dwelling unit and is located within the same building, or within a detached accessory building or private garage on the same lot, as the main dwelling. The addition of an additional dwelling unit does not change a dwelling into any other type of residential building typology.

The intent of the maximum floor area and wall distance requirements of the Zoning By-law is to reinforce a detached ARU as being secondary and/or subordinate to the main dwelling unit.

Table 6.4 of the Zoning By-law regulates detached ARUs in an RR zone as follows:

Maximum Floor Area – No greater than the ground floor area of the building containing the main dwelling, and exceeding 110m²;

Maximum Distance of the nearest wall to the main dwelling – 10.0 metres.

The Zoning By-law Amendment proposes maximums of 160m² and 25.0 metres coinciding with the floor area and distance separation of the existing cut stone farmhouse (a future heritage resource designated under the Heritage Act). The increases are not considered to be excessive, obstructive, or generate a sense of overdevelopment. They do not jeopardize the character or functionality of the surrounding area, nor will they negatively affect the streetscape. No on-site or off-site impacts are anticipated.



Figure 10: Birds eye air photo of vehicular driveway, farmhouse, detached garage, and storage shed (2021)

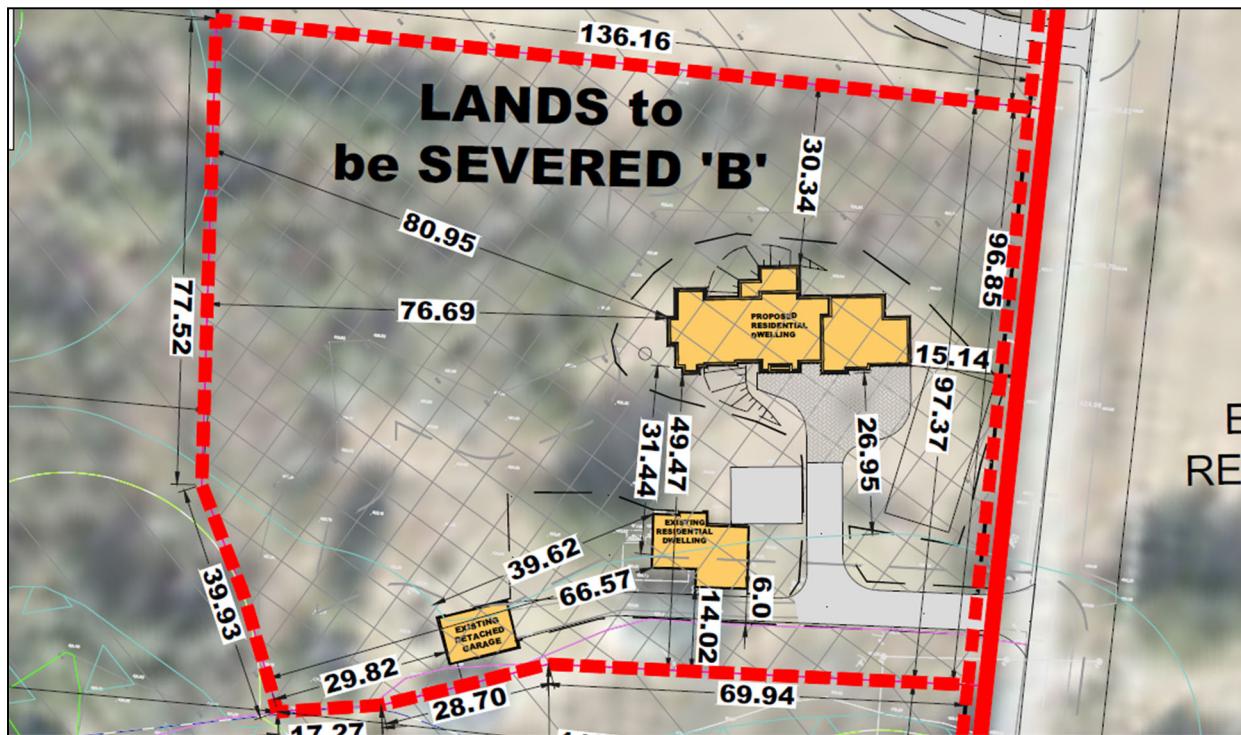


Figure 11: Conceptual Severance Plan, Lands to be Severed 'B' (November 2025)

❖ In the context of applicable Provincial, Regional and local policy, the Zoning By-Law Amendment is required and considered appropriate. Site-specific standards and structural envelopes will regulate the use and development of the future lots in accordance with best practices as may be appropriate. Future planning applications and permitting will ensure structures are appropriate to the land.

5.0 SUMMARY of BACKGROUND STUDIES

Numerous technical studies and plans have been prepared and filed in support of the Amendment Application. The following is a summary select documents:

Stage 1-2 Archaeological Assessment – AS&G Archaeological Consulting Inc. (December 10, 2025)

A Stage 1-2 Archaeological Assessment (AA) did not result in the identification of archaeological resources within the project area limits. The AA was submitted to the Ministry of Citizenship and Multiculturalism (MCM) on December 12, 2025 to be entered into the Ontario Public Register of Archaeological Reports.



Should future developments or soil disturbances be proposed within the remainder of the greater property an AA will be required for those areas.

**Peel Region Source Protection Plan Policy Applicability Screening Form –
Gagnon Walker Domes Ltd. (November 11, 2025)**

The subject site is located within a Wellhead Protection Area, which is designated to preserve the quality and quantity of well water in the Town of Caledon. A Source Water Protection Policy Applicability Screening Form intended to assist in determining if the proposal includes restricted land-use activities was submitted to the Region of Peel on October 23, 2025.

On November 11, 2025 the Region's Risk Management Office in carrying out its duties and enforcement responsibilities of the *Clean Water Act* issued email correspondence confirming source protection clearance.

**Preliminary Servicing Brief – R.J. Burnside & Associates Limited
(December 16, 2025)**

A Preliminary Servicing Brief was prepared to document existing conditions and available/required services. It demonstrates that the lots are sufficiently sized to accommodate the proposed dwellings and sewage systems. Additionally, existing soil conditions provide adequate drainage for the impervious sources, and existing water records indicate sufficient water supply.

**Environmental Impact Study – R.J. Burnside & Associates Limited
(April 7, 2025)**

An EIS was prepared to determine where development and appropriate access routes can proceed without impacting the natural heritage system, its species, or functions. It includes:

- A review of applicable environmental policies and regulations affecting the subject site;
- A review of existing secondary source data to identify any known natural features;
- Pre-submission consultation with various agencies to identify additional features and to confirm field study methodologies;
- A summary of detailed field assessments that were conducted;
- A description of the proposed development, including conceptual servicing and stormwater management measures;
- An assessment of potential impacts resulting from the proposed development;
- Recommended mitigating measures that will allow development to proceed in a manner that is consistent with local, regional, provincial, and federal policies and regulations.



Due to the small size of the impacts and the ample habitat available on the subject site it was concluded that that the proposal will not cause fragmentation or prevent the function of site's features. As development discussions proceed and as plans are developed in more detail, predicted effects and mitigation measures can be further considered.

6.0 PUBLIC CONSULTATION STRATEGY

The Strategy includes but is not limited to the installation of a notice sign(s) on site, posting of application documentation on the Town's webpage, hosting the required statutory public meeting, liaising with Town Staff, external agencies, members of Council, and area stakeholders. All landowners within 120 metres of the subject site, plus other persons or community organizations that made verbal or written submissions, will be issued written notification of any decision made by Town Council.

Providing correct information, obtaining feedback, and engaging in discussions are essential components to an effective Public Consultation Strategy. Encouraging the participation of those who are interested and ensuring that the information is readily accessible are critical components of informing and gathering public input. The process outlined herein is open and transparent.

7.0 CONCLUSIONS

The Amendment Application has been reviewed from the perspective of conformity, consistency and compliance with the general intent and purpose of applicable governing planning documents.

As demonstrated throughout this Planning Justification Report, the Amendment Application does not advance changes to the underlying land use designations nor does it propose to alter the planning policy framework which govern how the lands are intended to be used.

The proposal can be justified on the basis that it:

- Appropriately considers matters of Provincial interest pursuant to *Planning Act*;
- Implements the relevant policy directions of the Provincial Policy Statement, Greenbelt Plan, Region of Peel Official Plan, and Town of Caledon Official Plan;
- Provides a built form that can be designed to be compatible, attractive, and complimentary to the surrounding area;
- Reflects current municipal urban design criteria;
- Supports and generates housing supply, albeit on a moderate level, assisting the Region of Peel and Town of Caledon in meeting population growth forecasts and housing demand.

The proposal and Amendment Application are based on the conclusions of numerous technical reports, studies, and plans that the Town of Caledon requested be prepared in support thereof.



We are of the opinion that the proposal represents a desirable development, that is emblematic of 'good planning'.

Thank you for processing the Amendment Application as expeditiously as possible.

Yours truly,

A handwritten signature in black ink.

Marc De Nardis, B.U.R.PI., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

A handwritten signature in blue ink.

Michelle Harris, M. Sc.
Planning Associate
mharris@gwdplanners.com

A handwritten signature in black ink.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
mgagnon@gwdplanners.com



APPENDIX 1



AERIAL IMAGE - CONTEXT PLAN

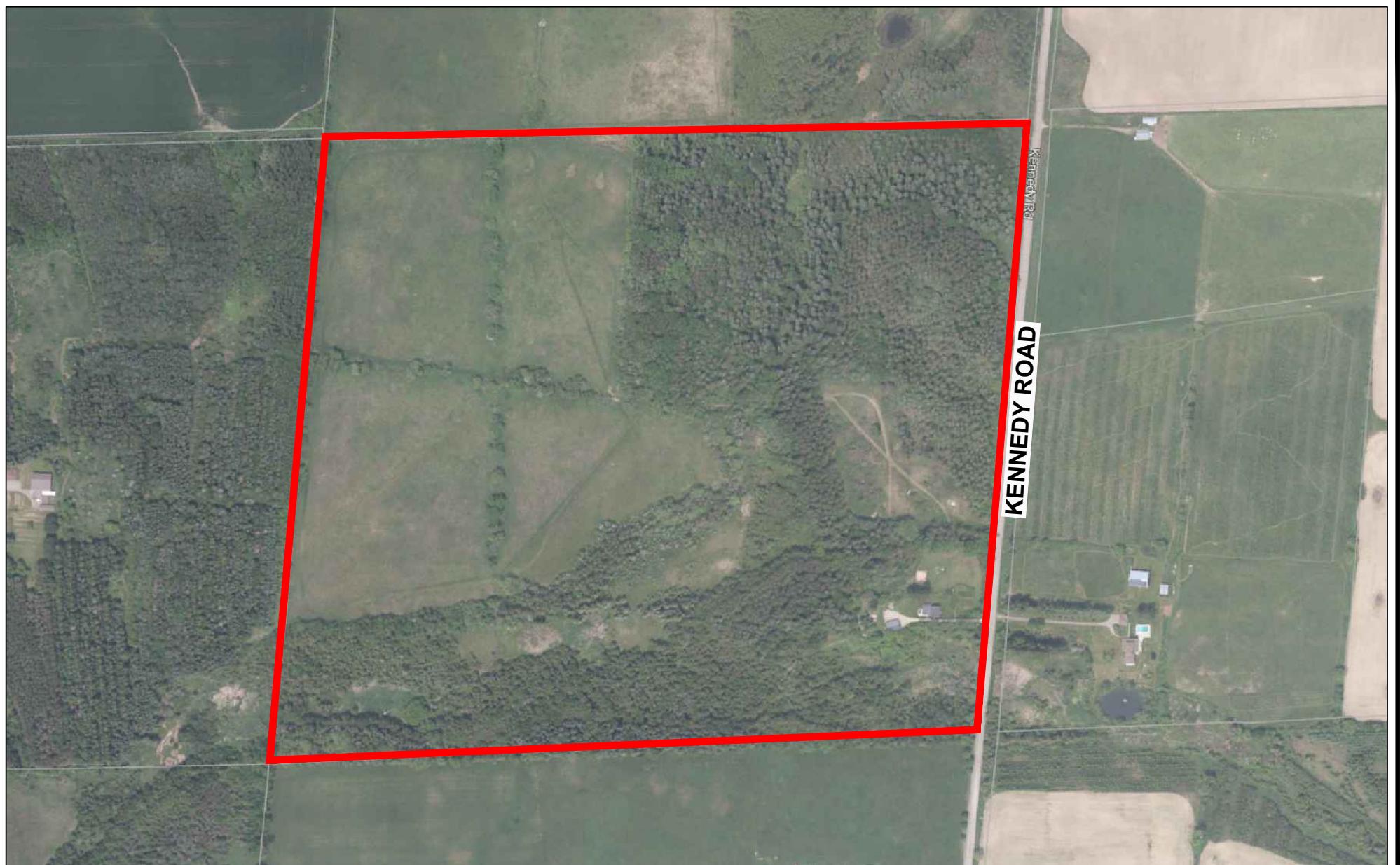
20836 KENNEDY ROAD
TOWN of CALEDON
REGION of PEEL

Image Source: Google Earth

LEGEND

SUBJECT SITE
 TOWN of CALEDON MUNICIPAL BOUNDARY

P.N.: 22.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_Aerial_Images_DEC_2025
	7685 Hurontario Street Suite 200 Brampton, Ontario L6W 0B4 p: (905) 796-5790 t: 1 (855) 771-7266 w: www.gwdplanners.com
	



AERIAL IMAGE - SUBJECT SITE
20836 KENNEDY ROAD
TOWN of CALEDON
REGION of PEEL

Image Source: Caledon Maps

LEGEND		P.N.: 22.2942	Date: December 3, 2025
	SUBJECT SITE	Scale: N.T.S	Revised:
		Drawn By: D.S.	File No.: PN 2942_Aerial_Images_DEC_2025
			
	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS	7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0B4 p: (905) 798-5790 f: 1 (855) 771-7266 w: www.gwdplanners.com	



APPENDIX 2



APPENDIX 3

Canadian Tree Farms

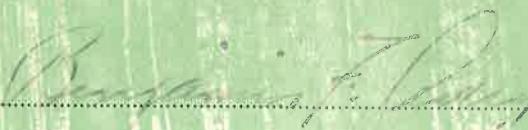
COORDINATED BY THE

CANADIAN FORESTRY ASSOCIATION
A Federation of Provincial Forestry Associations

*This Certifies
that the forest lands of*

MRS. E. GRAHAME JOY

in PEEL COUNTY , consisting of 50 acres, are being adequately protected from forest fires and are being managed in a manner which will assure continuous production of commercial timber crops in accordance with forestry practices approved by the Tree Farm Committees of the Forestry Associations. In recognition thereof, the lands described on the back of this certificate, are hereby designated a "Tree Farm" to remain as long as the owner, his heirs, and assigns comply with the said approved standards of Tree Farm practice.



Forestry Association.

ONTARIO FORESTRY ASSOCIATION

..... President,
Tree Farm Committee.

Canadian Tree Farm No. 0-267

Date October 17th, 1959



Tree Farm No. 0-267

In compliance with good Tree Farm practices, the holder of this certificate agrees :

1. To maintain the land described below, for growing continuous wood crops.
2. To cooperate with public agencies in protecting this Tree Farm from damage by fire, insects, disease and grazing.
3. To practice cutting operations which will ensure good present and future Tree Farm crops.
4. To allow accredited foresters of the Committee to inspect, and report on, his Tree Farm progress.

Description of Tree Farm No. 0-267, for which the certificate is issued :

EAST HALF OF LOT 28, CONCESSION II,

Peel County, Township of Caledon

.....
This certificate and all certified Tree Farm signs are the property of the Canadian Tree Farm Committee and may be reclaimed at any time by a duly authorized representative of said Committee when, in the opinion of the coordinating body, the holder ceases to comply with the required qualifications.

TREE FARM NO. 0-267

In compliance with good Tree Farm practices, the holder of this certificate agrees:

1. To maintain the land described below, for growing continuous wood crops.
2. To cooperate with public agencies in protecting this Tree Farm from damage by fire, insects, disease and grazing.
3. To practice cutting operations which will ensure good present and future Tree Farm crops.
4. To allow accredited foresters of the Committee to inspect, and report on, his Tree Farm progress.

Description of Tree Farm No. 0-267, for which certificate is issued:

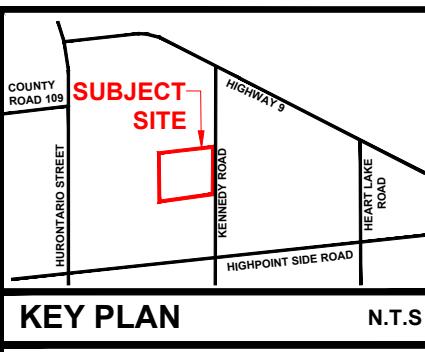
East Half of Lot 28, Concession 1E.....

Peel County, Township of Caledon.....

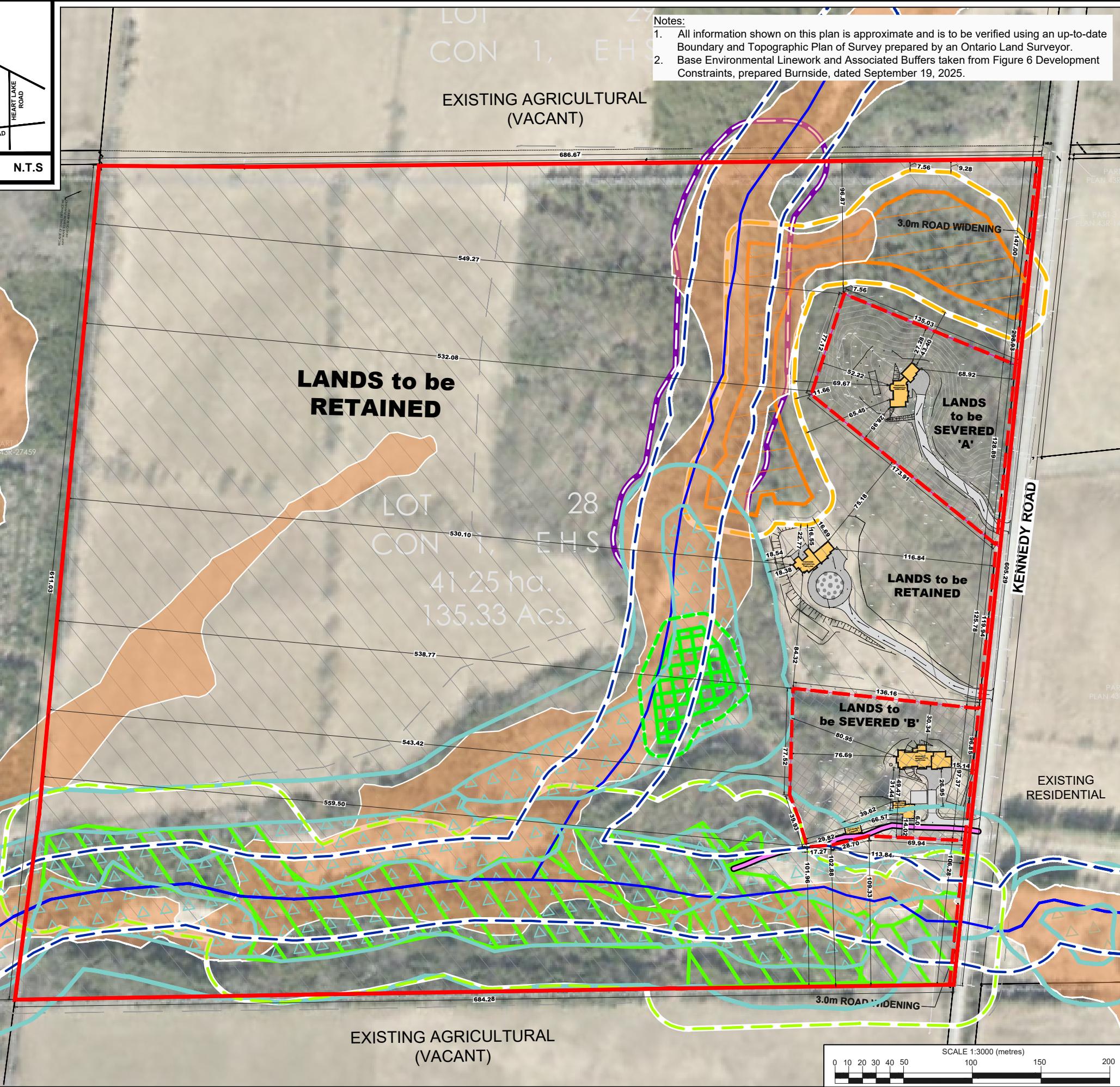
This certificate and all certified Tree Farm signs are the property of the Canadian Tree Farm Committee and may be reclaimed at any time by a duly authorized representative of said Committee when, in the opinion of the coordinating body, the holder ceases to comply with the required qualifications.



APPENDIX 4



KEY PLAN



Total Site Area: 41.220 ha (101.859 ac)			
3.0m Road Widening: 0.181 ha (0.448 ac)			
Total Net Site Area: 41.039 ha (101.410 ac)			
Description	Lands to be Retained	Lands to be Severed 'A'	Lands to be Severed 'B'
Lot Area <i>Unserviced Lot</i>	382,108.68m ² (38.210 ha) (94.421 ac)	14,821.01m ² (1.481 ha) (3.662 ac)	13,465.60m ² (1.346 ha) (3.327 ac)
Lot Frontage <i>Unserviced Lot</i>	379.06m	128.89m	97.37m
Building Area	0.08% (320m ²)	2.29% (340m ²)	5.69% (515m ² - Prop. House) (159m ² - Ex. House) (93m ² - Ex. Garage)
Front Setback	116.84m	68.92m	15.14m
Rear Yard	530.10m	52.22m	76.69m - Prop. House 66.57m - Ex. House 29.82m - Garage
Interior Side Yard			
Main Building on driveway side	75.18m - North 84.32m - South	27.28m - North 28.95m - South	30.34m - North 14.02m - South
Main Building on other side	-	-	-
Building Heights	TBD	TBD	TBD
Landscaping Area	99%	91%	90%
Driveway Setback	7.80m	11.39m	9.16m

LEGEND

- PROPERTY BOUNDARY
- SEVERANCE BOUNDARY
- LANDS to be RETAINED
- LANDS to be SEVERED
- COLD WATERCOURSE
- COLD WATERCOURSE 30m BUFFER
- PROVINCIAL SIGNIFICANT WETLAND
- PROVINCIAL SIGNIFICANT WETLAND 30m BUFFER
- OTHER WETLAND 30m BUFFER
- SWH: EASTERN WOOD-PEWEE HABITAT
- SWH: 15m BUFFER
- WOODLAND
- WOODLAND 10m BUFFER
- SIGNIFICANT WOODLAND
- SIGNIFICANT WOODLAND 30m BUFFER
- TOP of BANK
- CVC FLOODPLAIN: ESTIMATED

CONCEPTUAL MASTER SEVERANCE PLAN

20836 KENNEDY ROAD, TOWN of CALEDON

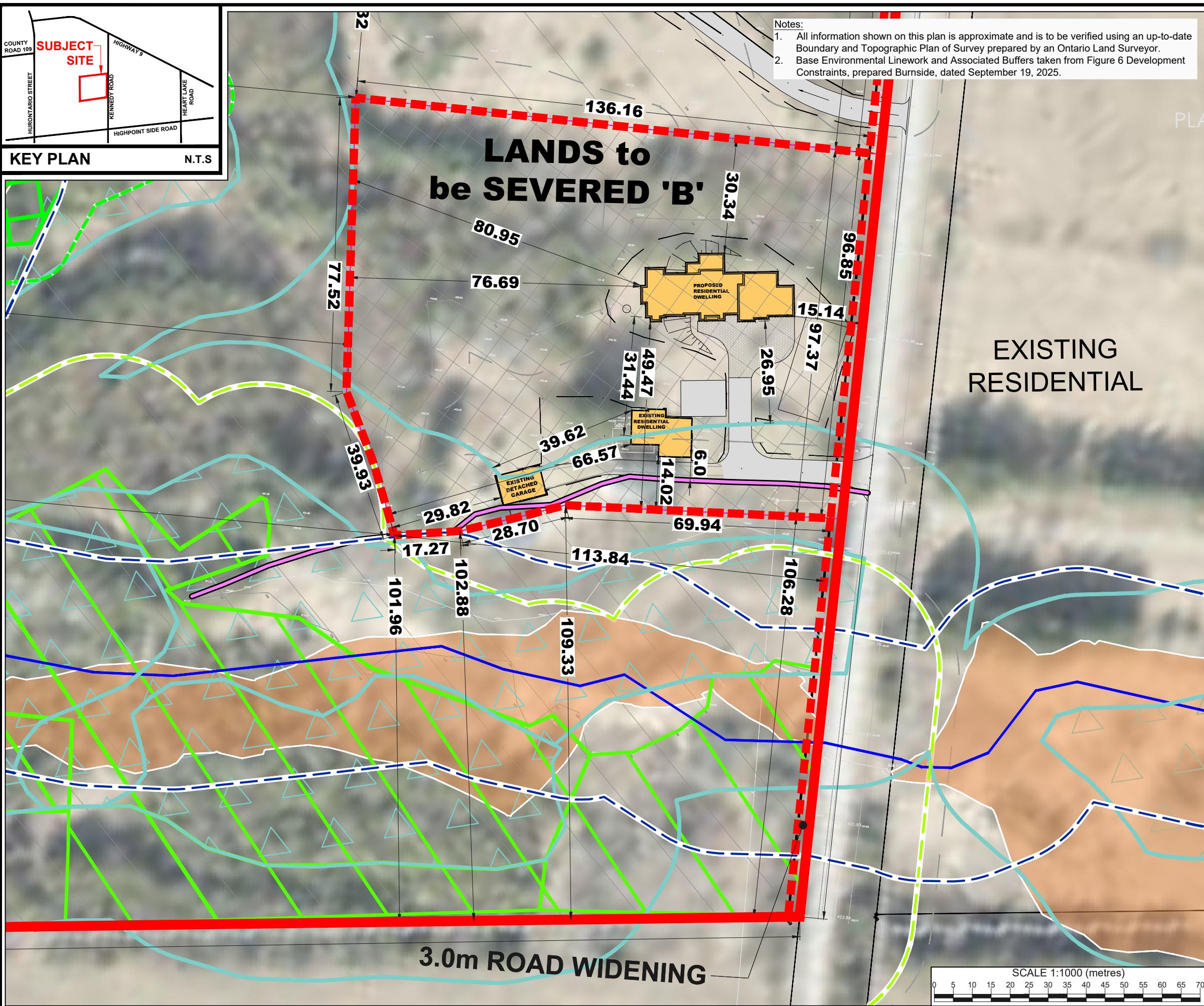
P.N.: 21.2942.00 Date: November 12, 2025

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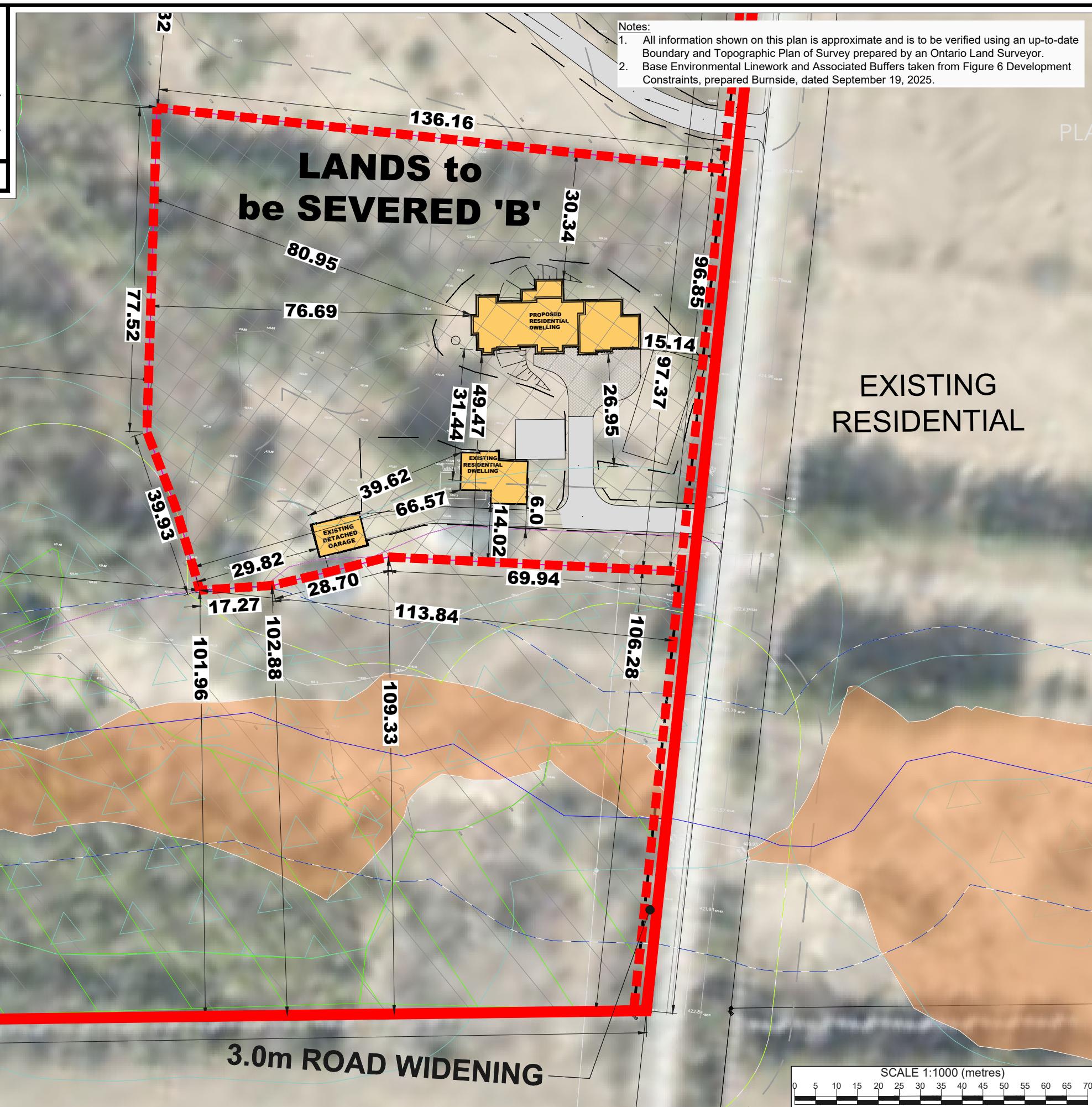
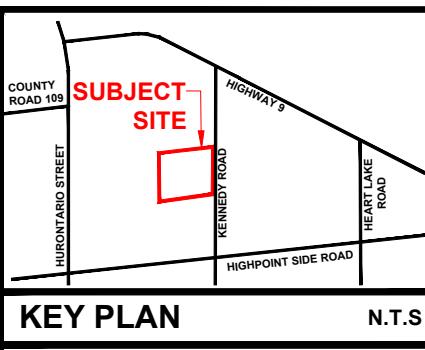
Drawn By: D.S. File No.: PN 2942 Concept Plan



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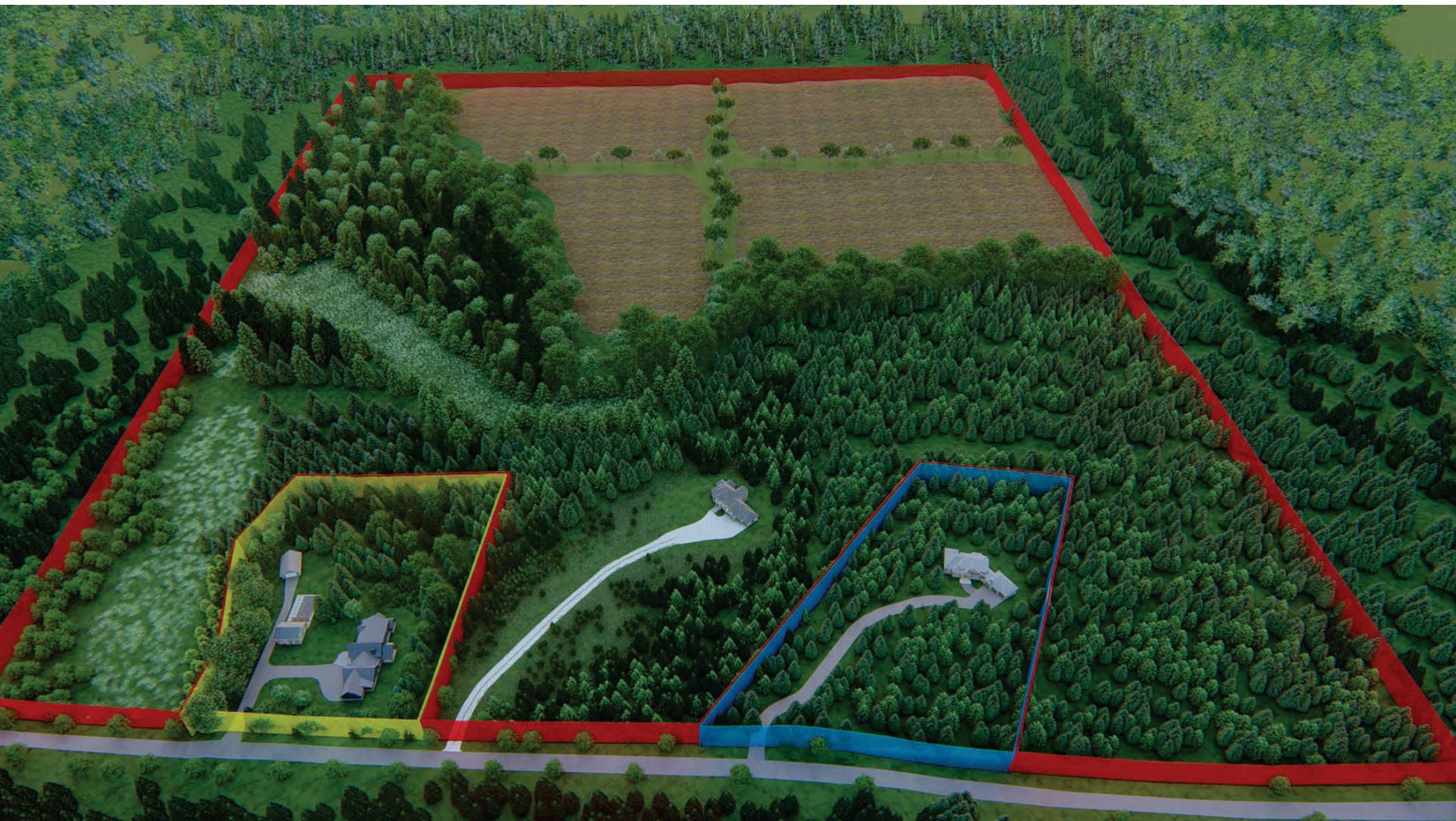
LEGEND	
PROPERTY BOUNDARY	
SEVERANCE BOUNDARY	
LANDS to be RETAINED	
LANDS to be SEVERED	
COLD WATERCOURSE	
COLD WATERCOURSE 30m BUFFER	
PROVINCIAL SIGNIFICANT WETLAND	
PROVINCIAL SIGNIFICANT WETLAND 30m BUFFER	
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SWH: EASTERN WOOD-PEWEE HABITAT	
SWH: 15m BUFFER	
WOODLAND	
WOODLAND 10m BUFFER	
SIGNIFICANT WOODLAND	
SIGNIFICANT WOODLAND 30m BUFFER	
TOP of BANK	
CVC FLOODPLAIN: ESTIMATED	
CONCEPTUAL SEVERANCE PLAN	
LANDS TO BE SEVERED 'B'	
20836 KENNEDY ROAD, TOWN of CALEDON	
P.N.: 21.2942.00	Date: November 12, 2025
Scale: 1:1000	Revised:
Drawn By: D.S.	File No.: PN 2942 Concept Plan
	



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APPENDIX 5





















APPENDIX 6



VIA EMAILTO: john_attrell@attrelltoyota.com

December 1, 2025

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Town of Caledon intends to designate the property at 20836 Kennedy Road as being of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

DESCRIPTION OF PROPERTY

The property is located on the west side of Kennedy Road midway between Highway 9 and Highpoint Sideroad, forming the east half of Lot 28, Concession 1 East of Hurontario Street within the geographic Township of Caledon, Town of Caledon.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The design and physical value of the property at 20836 Kennedy Road relates to its mid 19th century stone farmhouse. Built c.1851–1861, the one-and-a-half-storey dwelling is a representative example of the Neoclassical style. Constructed of polychromatic rubble stone with limestone parging, the coursed stonework of the building's front façade has been arranged to create a colour gradation from dark to light. This masonry, with tooled stone lintels and quoins, contrasts with the random rubble stone of the side and rear façades. The Neoclassical characteristics of the farmhouse include its balanced proportions, fenestration, gable roof with returned eaves, three-bay front façade with central doorway, and large scale, rough-cut stone lintels and quoining. Notably, the front doorway is slightly off-centre, a characteristic typical of homes built by Scottish immigrants during this period in Ontario.

The historical or associative value of the property is found in its direct association with the Robertson, Torrance and Gilmour families, who were related by marriage and collectively owned the property for nearly a century. The property was passed down through the matrilineal line for three generations, which was uncommon at the time. The Robertson and Torrance families were among the early Scottish settlers in Caledon Township.

The property holds contextual value for its role in defining, maintaining and supporting the rural agricultural character of this area. Set back from the road, the farmhouse remains part of the surrounding rural agricultural landscape. The property is physically, visually, and historically linked to adjacent properties to the west and south that were owned by the Robertsons and Torrances, respectively.



DESCRIPTION OF HERITAGE ATTRIBUTES

Farmhouse

Heritage attributes that convey the property's design value and physical value as a representative example of a Neoclassical style farmhouse:

- Rectangular form and one-and-a-half storey massing
- Gable roof form with returned eaves
- Rubble stone end chimneys
- Rubble stone foundation
- Rubble stone construction with limestone parging including:
 - Coursed stonework on the front façade arranged to form a visual gradation from larger, darker stones at the bottom to lighter, smaller stones at the top
 - Random rubble stone masonry on the rear and side façades
- Off-centre front doorway, characteristic of farmhouses built by Scottish immigrants
- Elements of the Neoclassical style:
 - Balanced proportions
 - Three-bay front façade with centre entrance flanked by rectangular, vertical window openings
 - Large scale cut stone quoining on the front façade
 - Front centre entrance, including transom opening
 - All tooled stone lintels on the front façade and rough-cut stone lintels on the side and rear facades
 - All window openings, including remnant cut stone lug sills, and six-over-six pane sash configuration

Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:

- Scale and massing as a one-and-a-half storey Neoclassical style farmhouse
- Setback from and orientation to Kennedy Road
- Gravel laneway
- Mature trees lining south side of laneway and road edge

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Cultural Heritage Value or Interest:

- Modern sash windows on main dwelling
- Modern elements of one storey rear addition
- Modern garage
- Modern shed



RIGHT TO OBJECT

Any person may, within thirty days after publication of the notice on the Town of Caledon's website on December 1, 2025, serve the Clerk notice of their objection to the proposed designation in accordance with the *Ontario Heritage Act*, setting out the reason for the objection and all relevant facts.

By email:

Kevin Klingenberg
Town Clerk
kevin.klingenberg@aledon.ca

By mail, courier or personal delivery attention:

Kevin Klingenberg, Corporate Services/Town Clerk
6311 Old Church Road
Caledon ON L7C 1J6

Staff Report 2025-0573

Meeting: Heritage Caledon

Meeting Date: November 3, 2025

Subject: Notice of Intention to Designate – 20836 Kennedy Road, Ward 1

Submitted By: Rebecca Lemire, Heritage Planner; Cassandra Jasinski, Heritage Planner; Policy & Heritage, Planning & Development Department

RECOMMENDATION

That a Notice of Intention to Designate the property at 20836 Kennedy Road under Part IV, Section 29 of the *Ontario Heritage Act* be issued;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be prepared to be enacted for the purpose of designating 20836 Kennedy Road pursuant to the *Ontario Heritage Act*.

That if there are any objections received, in accordance with the provisions of the *Ontario Heritage Act* the matter return to Council for further consideration; and,

That Staff be authorized and directed to do all things necessary to give effect to this recommendation.

REPORT HIGHLIGHTS

- 20836 Kennedy Road is listed as a non-designated property on the Town of Caledon's Heritage Register and contains a c.1850s Neoclassical style stone farmhouse.
- The property is within Phase 5 of the Town's Heritage Designation Prioritization Strategy and was previously identified as being Highly Significant on the Town's Built Heritage Resources Inventory of Pre-1946 Structures (BHRI).
- Heritage staff recommend that Council issue a Notice of Intention to Designate 20836 Kennedy Road under Section 29 the Ontario Heritage Act ("the Act").
- The owner is aware and supportive of the proposed designation.
- This report serves as consultation with Heritage Caledon as required by Section 29(2) of the Act.

DISCUSSION

Current Heritage Status – 20836 Kennedy Road

The property at 20836 Kennedy Road (“the Property”) is a 101.59 acre parcel of land located on the west side of Kennedy Road approximately one kilometre south of Highway 9 (Schedule A). The Property contains a c.1850s Neoclassical style stone farmhouse.

Under Section 27(3) of the *Ontario Heritage Act* (“the Act”), Council may list non-designated properties that it believes to be of cultural heritage value or interest on the Town’s Heritage Register. Council listed the Property by means of Council Resolution 2020-007. The evaluation process for ‘listing’ purposes was preliminary in nature. The cultural heritage value of a property may be evaluated in greater depth in response to a proposed development or demolition/removal application.

The Property is identified in Phase 5 of the Bill 23 Heritage Designation Prioritization Strategy and was previously identified as being highly significant in the Town’s 2008 Built Heritage Resources Inventory of Pre-1946 Structures.

Bill 23, Bill 200, and Provincial Policy Statement Implications for the Conservation of Properties “Listed” on Municipal Heritage Registers

Introduced by the Province on October 25, 2022, Bill 23, the *More Homes Built Faster Act*, included a wide range of changes to the Act, most of which came into force and effect on January 1, 2023. Changes to the Act included a two-year time limit for listed non-designated properties to remain on the Heritage Register and the automatic removal of all listed properties from the Heritage Register on January 1, 2025, unless the designation process for a property had been started.

On June 6, 2024, the Province passed Bill 200, the *Homeowner Protection Act*. Bill 200 amended several pieces of legislation including the Act, providing a two year extension to January 1, 2027, for listed properties to remain on the Heritage Register.

The rest of the limitations on designation imposed by Bill 23 remain in place. Properties removed from the Heritage Register cannot be “re-listed” for five years. Municipalities are not permitted to designate a property through certain types of development processes (Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision) unless it is already listed on the Heritage Register. If a property within the subject lands of a development application is listed on the Heritage Register, designation must be initiated, or timelines extended by agreement between the municipality and Property Owner, within 90 days of public notice of a complete application.

Furthermore, the new Provincial Policy Statement (PPS) that came into effect on October 20, 2024, replaced the term “significant built heritage resources” with “protected heritage property”, defined as properties designated under the Act. Essentially, Provincial direction regarding the conservation, protection and requirements for sensitive development of cultural heritage resources is now limited to designated heritage properties.

These changes to the Act and PPS underscore the need for the Town to proactively designate listed properties prior to January 1, 2027, at which time all listed properties will be automatically removed from the Town's Heritage Register for a period of five years. During these years, de-listed properties located on lands subject to the application types noted above will be prohibited from protection through designation. However, proactive designation may occur in advance of development applications or as part of the development application approval process.

Planning Application

While not submitted to date, a formal planning application is anticipated in future for the Property. Heritage staff's recommendation to issue a Notice of Intention to Designate the Property under section 29 of the Act is a proactive approach, supported by the owner, to avoid designation timeline issues.

Designation Process

The Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation of individual properties under Section 29 of the Act is a way of publicly acknowledging a property's value to a community and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to evaluate the property against *Ontario Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest"* ("O. Reg. 9/06), prescribed under Section 29(1)(a) of the Act. A property may be designated if it meets two or more of the following criteria:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or
9. The property has contextual value because it is a landmark.

Designating a property under Part IV, Section 29 of the Act requires Council to issue a Notice of Intention to Designate (the “Notice”), which is served on the owner and the Ontario Heritage Trust (the “Trust”). As prescribed by the Act, the Notice served on the owner and the Trust must include a brief description of the property and a Statement of Cultural Heritage Value or Interest.

The Statements of Cultural Heritage Value or Interest must include an explanation of the cultural heritage value or interest of the property and a description of the heritage attributes that embody this significance. This provides clarity to both the Town and the property owner as to which elements of the property should be conserved. Heritage designation does not prevent future alterations to a property, but rather provides a guide to determine if alterations would adversely impact the heritage significance of the property.

Section 29 of the Act also requires municipalities to issue Notice to the public. In September 2024, Council adopted the *“Ontario Heritage Act Alternative Notice Strategy”*, enabling the Town to publish legislated Notices of Intention to Designate on the Town website, rather than in a local newspaper.

Heritage Evaluation of 20836 Kennedy Road

The Heritage Designation Report for the Property (Schedule B) determined that the Property meets five criteria of Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* (Criteria 1, 4, 5, 7 and 8), thereby meriting designation under Part IV of the Act.

Statement of Cultural Heritage Value or Interest

The design and physical value of the property at 20836 Kennedy Road relates to its mid 19th century stone farmhouse. Built c.1851–1861, the one-and-a-half-storey dwelling is a representative example of the Neoclassical style. Constructed of polychromatic rubble stone with limestone parging, the coursed stonework of the building’s front façade has been arranged to create a colour gradation from dark to light. This masonry, with tooled stone lintels and quoins, contrasts with the random rubble stone of the side and rear façades. The Neoclassical characteristics of the farmhouse include its balanced

proportions, fenestration, gable roof with returned eaves, three-bay front façade with central doorway, and large scale, rough-cut stone lintels and quoining. Notably, the front doorway is slightly off-centre, a characteristic typical of homes built by Scottish immigrants during this period in Ontario.

The historical or associative value of the property is found in its direct association with the Robertson, Torrance and Gilmour families, who were related by marriage and collectively owned the property for nearly a century. The property was passed down through the matrilineal line for three generations, which was uncommon at the time. The Robertson and Torrance families were among the early Scottish settlers in Caledon Township.

The property holds contextual value for its role in defining, maintaining and supporting the rural agricultural character of this area. Set back from the road, the farmhouse remains part of the surrounding rural agricultural landscape. The property is physically, visually, and historically linked to adjacent properties to the west and south that were owned by the Robertsons and Torrances, respectively.

Description of Heritage Attributes

Farmhouse

Heritage attributes that convey the property's design value and physical value as a representative example of a Neoclassical style farmhouse:

- Rectangular form and one-and-a-half storey massing
- Gable roof form with returned eaves
- Rubble stone end chimneys
- Rubble stone foundation
- Rubble stone construction with limestone parging including:
 - Coursed stonework on the front façade arranged to form a visual gradation from larger, darker stones at the bottom to lighter, smaller stones at the top
 - Random rubble stone masonry on the rear and side façades
- Off-centre front doorway, characteristic of farmhouses built by Scottish immigrants
- Elements of the Neoclassical style:
 - Balanced proportions
 - Three-bay front façade with centre entrance flanked by rectangular, vertical window openings
 - Large scale cut stone quoining on the front façade
 - Front centre entrance, including transom opening
 - All tooled stone lintels on the front façade and rough-cut stone lintels on the side and rear facades

- All window openings, including remnant cut stone lug sills, and six-over-six pane sash configuration

Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:

- Scale and massing as a one-and-a-half storey Neoclassical style farmhouse
- Setback from and orientation to Kennedy Road
- Gravel laneway
- Mature trees lining south side of laneway and road edge

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Cultural Heritage Value or Interest:

- Modern elements of one storey rear addition
- Modern garage
- Modern shed

Recommendation to Issue Notice of Intention to Designate

Given the significance of the Property as outlined in the above Statement of Cultural Heritage Value or Interest and described further in Schedule B to this report, Heritage staff recommend that Council issue a Notice of Intention to Designate for 20836 Kennedy Road, under Part IV, Section 29 of the Act. The owner is aware and supportive of this recommendation.

While the Notice of Intention to Designate pertains to the entire Property, it is intended that the eventual Designation By-law will be limited to an area around the dwelling, to be defined by a Reference Plan.

This report serves as consultation with Heritage Caledon as required by the Act before Council issues notice of its intention to designate a property.

Provisions for Public Objection During the Designation Process

The Act includes a mandatory 30-day public objection period following publication of the Notice of Intention to Designate. Should no objections be received during this period, Council may pass a by-law designating the Property. If objections are received, the matter is referred back to Council for a decision to either withdraw the Notice of Intention to Designate or proceed with the heritage designation by-law.

Amendments to the Act proclaimed July 1, 2021, require that the heritage designation by-law be passed within 120 days of the publication of the Notice of Intention to Designate unless the Town and owner agree to extend the by-law timeline. A mandatory 30-day public appeal period follows public notice of the passing of the heritage designation by-law. If an appeal to the heritage designation by-law is received, the matter is referred to the Ontario Land Tribunal. Should no appeals of the by-law be received, the by-law will be registered on title to the Property.

FINANCIAL IMPLICATIONS

If Council proceeds with designating the Property, the Notice of Intention to Designate and the subsequent Notice of Passing of By-law will be published on the Town website and may also be published in the local newspaper. If the Notices are also published in the local newspaper, the advertising costs will be funded under the Corporate Services' advertising operating budget.

Costs associated with preparation of the Reference Plan will be borne by the owner. Costs associated with the registration of the designation by-law will be funded by Corporate Services' legal operating budget.

Once a designation by-law is registered on the title of the Property, the owner will be eligible to apply for the annual Designated Heritage Property Grant (DHPG) program, which offers matching grants of up to \$6,000 for General Conservation projects and up to \$15,000 for Priority Stream projects, subject to available funding.

COUNCIL WORK PLAN

Strategic Plan 2023-2035

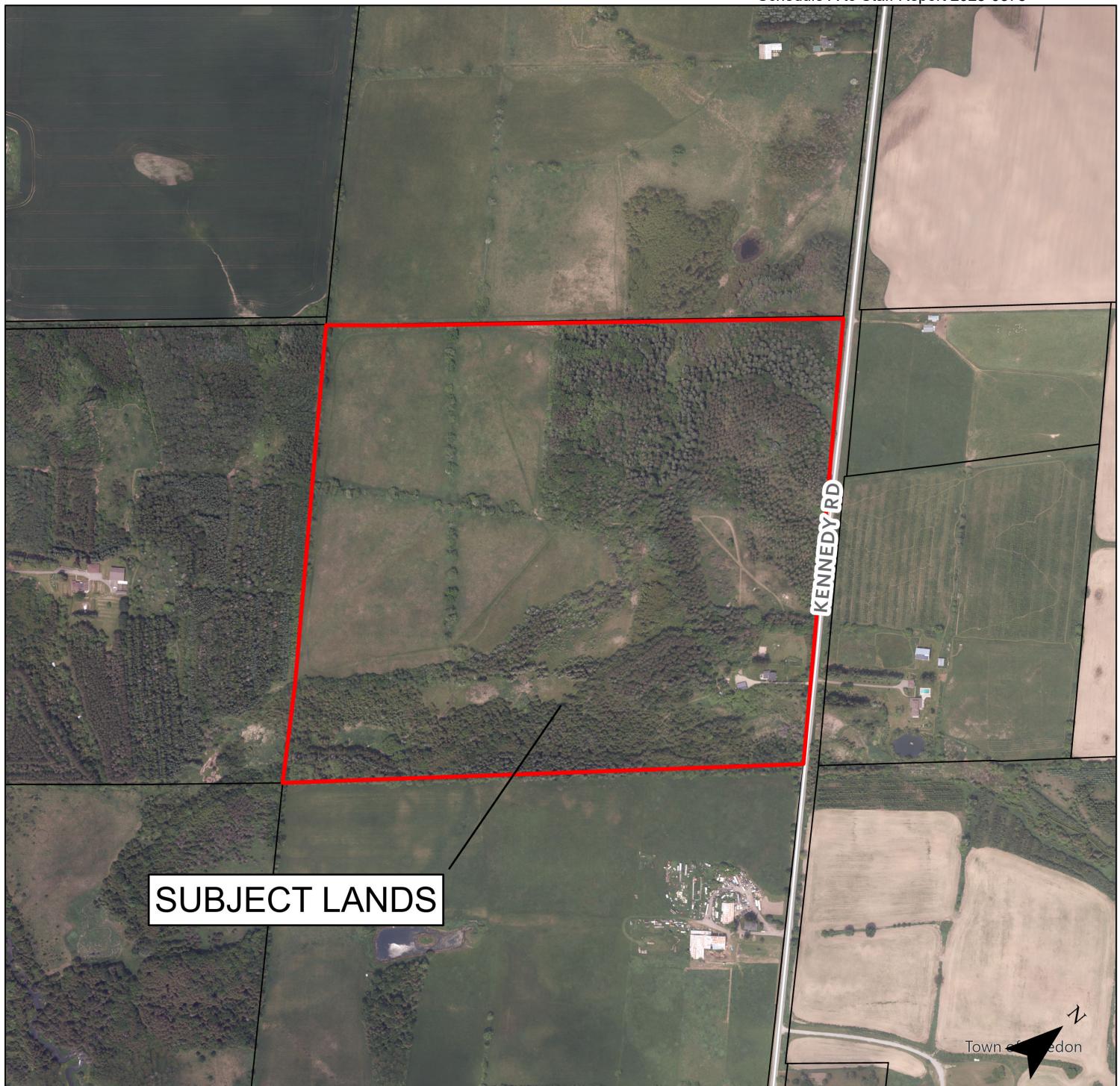
This report is directly related to the following priority in Caledon's 2023-2035 Strategic Plan:

Community Vitality and Livability

ATTACHMENTS

Schedule A: Location Map – 20836 Kennedy Road, Ward 1

Schedule B: Heritage Designation Report – 20836 Kennedy Road, Ward 1



20836 Kennedy

Heritage Map

CON 1 EHS PT LOT 28

AERIAL MAP



Date: 10/8/2025

File No:



Robertson-Torrance Farmhouse, 2021

Town of Caledon

Heritage Designation Report

20836 Kennedy Road
Part Lot 28, Concession 1 EHS
Former Geographic Township of Caledon

October 2025



1.0 PROPERTY SUMMARY

Municipal Address	20836 Kennedy Road
Legal Description	Part Lot 28, Concession 1 East of Hurontario Street (Caledon) as in RO622493
Settlement Area	
Roll Number	212403000223600
PIN Number	14281-0012 (LT)
Ward	1
Current Owner	
Owner Concurrence with Designation Recommendation	Yes
Official Plan Designation	Rural Lands; Natural Features and Areas (Future Caledon 2024)
Property Zoning	A2; EPA2
Current Property Use	Residential
Historical Property Name	Robertson-Torrance Farmhouse
Notable Property Owners	Robertson Family, Torrance Family
Property Heritage Resources	Farmhouse
Date of Construction	c.1850s
Current Heritage Status	Listed



2.0 REPORT OBJECTIVE AND METHODOLOGY

This Heritage Designation Report is an evaluation of 20836 Kennedy Road as a candidate for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) pursuant to *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06 Criteria).

3.0 EVALUATION CRITERIA

O. Reg. 9/06 Criteria sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for designation under section 29 of the Act. A minimum of two of the nine criteria must be met for the property to be designated. These criteria were applied in compiling this Heritage Designation Report.

4.0 SUBJECT PROPERTY

4.1 Property and Site Description

The property at 20386 Kennedy (“the Property”) is a rectangular parcel on the west side of Kennedy Road midway between Highway 9 and Highpoint Sideroad. Comprising 101.59 acres, it forms the east half of Lot 28, Concession 1 East of Hurontario Street (E.H.S) within the geographic Township of Caledon, Town of Caledon. The Property contains a one-and-a-half storey stone farmhouse and two modern outbuildings. Facing east onto Kennedy Road, the farmhouse is set back from the street behind an open front yard edged with mature vegetation. The Property is accessed by a gravel laneway south of the farmhouse, which leads to the outbuildings (Figures 1 and 2).

4.2 Heritage Status

20836 Kennedy Road is listed as a non-designated property on the Town of Caledon Heritage Register (Council Resolution 2020-007), as prescribed by Section 27 of the Act. It is described as a c.1850 - 1874 stone farmhouse of high significance.

5.0 HISTORICAL OR ASSOCIATIVE VALUE

The following section outlines the history of the Property, which is the basis for determining the value of Criteria 4, 5 and 6 of O. Reg. 9/06 Criteria.



5.1 Indigenous Settlement and Treaties

The lands that now comprise the Town of Caledon has been occupied by Indigenous peoples for millennia. The earliest evidence of human activity in the region dates back approximately 13,000 years, as the last of the glaciers retreated northward. Many of these early peoples were highly mobile hunters and gatherers relying on migratory fish and game along with wild plants. Over time, as the climate became more temperate, human habitation became more settled and was based around extensive regional trading networks with reliance on local food sources. This led to the establishment of agriculturally based settlements, predominantly located on well-drained sandy or gravel soils adjacent to major watercourses. The area was occupied and used by the Anishinaabe, the Haudenosaunee, and the Huron-Wendat peoples. European contact in conjunction with the growth of the fur trade and conflicts resulted in various land occupation changes amongst these groups. Displacement caused by European settlement further weakened Indigenous peoples' traditional economy and impacted their population numbers.

The lands within the Town of Caledon are part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, having been acquired from them by the British Crown through the Ajetance Purchase (Treaty 19) in October 1818. Treaty 19 transferred 648,000 acres of the Mississauga Tract to the British who surveyed the area in 1819 and divided it into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. These lands are also within the traditional Territory of the Huron-Wendat and Haudenosaunee peoples and the Anishnabek of the Williams Treaties.

5.2 Caledon Township

The area comprising the former Caledon Township was originally included within the limits of the "District of Nassau," which was formed and governed from Niagara between 1788 and 1796. This name was subsequently changed to that of the "Home" District in 1792. The "Niagara District" was separated from the Home District in 1800, after which York (Toronto) became the administrative centre for the Home District. The new county of "Peel", which was named for the British politician Sir Robert Peel (1788-1850), was created in 1851 in union with York and Ontario Counties. This judicial union was dissolved in 1866-67, at which time Peel was elevated to independent county status, with the town of Brampton becoming the county seat.

'Caledon' is a shortened version of 'Caledonia', an ancient name for Scotland. The township is bisected by Hurontario Street, an early transportation route stretching north from Lake Ontario to Lake Huron. In 1819, six concessions were laid out on either side of Hurontario Street by Provincial Land Surveyors James Chewett (concessions east of Hurontario Street (E.H.S.)) and Samuel Ryckman (concessions west of Hurontario Street (W.H.S.)). The new "double-front" survey system was used, which introduced square, 100 acre half-lots with each half of the full 200 acre lot fronting on a different concession road. This new lot configuration was intended to facilitate farming practices and access to transportation corridors.



Caledon Township is dominated by the Niagara Escarpment, a natural landform that runs diagonally across the township from the southwest to the northeast. W.H. Smith's 1846 *Canadian Gazetteer* described the north part of the township atop the Escarpment as hilly and broken, with better lands in the south part of the township. The Credit River also cuts through the township, its several tributaries presenting numerous locations for early water-powered industry.

Colonial settlement in Caledon Township began in 1819 (east half) and 1820 (west half). Many of the first settlers were children of United Empire Loyalists, or of Scottish, English and Irish origin. Settlement duties included the construction and occupation of a home and clearance of land for agriculture. The population of the township grew as new settlers arrived, numbering 100 in 1821, 1,920 in 1842 and increasing to 4,588 by 1861. Various early settlements were established in the township around water-powered mill sites (e.g. Alton, Belfountain, Cataract, Silver Creek) and at crossroads (e.g. Caledon East, Caledon Village). These historic settlements supported the surrounding agricultural areas with a range of services and facilities. Because of the agricultural deficiencies of the township, greater emphasis came to be placed on livestock farming than field crops. Following the arrival of several railways through the area in the 1870s, Caledon Township experienced accelerated settlement and increased prosperity in the latter decades of the nineteenth century.

5.4 Property and Ownership Chronology

5.4.1 Lot 28, Concession 1 E.H.S. - Crown Patent

The Crown Patent for the west half of Lot 28, Concession 1 E.H.S. (100 acres) was granted to the Canada Company in February, 1834. In October, 1835, the Crown Patent for the east half of the lot (100 acres) was also granted to the Canada Company.

Founded by John Galt in 1824, the Canada Company was a private British land development company that became integral to the early settlement of Upper Canada, acquiring and developing lands in scattered Crown Reserves and the Huron Tract.

5.4.2 East Half of Lot 28, Concession 1. E.H.S.

Robertson Family (1841 – 1861)

On April 12th, 1841, the Canada Company sold the east half of Lot 28, Concession 1 E.H.S. to Scottish immigrant William Robertson for £10. According to the Robertson family file in the William Perkins Bull fonds, Robertson had been leasing the Property since 1835. In addition to his occupation as a farmer, Robertson was appointed 'Overseer of Highways' for Caledon Township in 1854.



Notably, the Robertsons were recorded as the 'Robinsons' in both the 1851 and 1861 Personal Censuses for Caledon Township. Similarly, William's son George is incorrectly recorded as 'Robinson' on the *1877 Illustrated Historical Atlas of Peel County*.

The 1851 Personal Census lists William 'Robinson' as a 50 year old farmer residing with his wife Jane 'Robinson' (51) and their four children, George (24), Jane (21), William (20), Robert (15) and Elizabeth (10) in a one storey log house.

The *1859 Tremaine's Map of the County of Peel* identifies William Robertson as owner of the east half of Lot 28 Concession 2 E.H.S. and shows a dwelling on the lot (Figure 3). His eldest son George Robertson is shown as owning the west half of Lot 28, as confirmed by the land records that indicate George had purchased the 100 acres from the Canada Company on June 8th, 1855.

William Robertson died in March, 1860, aged 57. He bequeathed the east half of Lot 28 to his wife, Jane, and upon her death, to their daughter Jane.

On May 8th, 1861, William and Jane's daughter Jane married local farmer Henry Torrance, who was also a native of Scotland. Like Jane, he had emigrated to Caledon Township while still a young child.

The 1861 Personal Census lists Jane (34) and her husband Henry Torrance (36) as heads of a household comprising her widowed mother Jane 'Robinson' (60), brothers Robert 'Robinson' (22) and William 'Robinson' (33), and Hugh Moore (15). The family occupied a one storey stone house. The relationship of Hugh Moore to the others is unknown.

This is the first known reference to the extant stone farmhouse on the Property, indicating it was constructed sometime between 1851 and 1861.

Torrance Family (1861– 1946)

The 1871 Personal Census for Caledon Township lists Jane (42) and Henry Torrance (42) living with their four children: James (16), Jane Elizabeth (8), Ellen (4), and George (2), along with Jane's brother Robert Robertson (30). Robert is listed as being of unsound mind and unable to read or write, and was likely living with his sister's family due to his disabilities. Although the 1871 census did not record house information, it is probable that the family was still living in the one storey stone farmhouse at that time.

Although the Property was never technically in Henry Torrance's name, the *1877 Illustrated Historical Atlas of Peel County* identifies him as owner of the east half of Lot 28 and shows the presence of a dwelling and orchard in the location of the extant stone farmhouse (Figure 4). Henry Torrance is also identified as the owner of the adjacent property to the south, being the east half of Lot 27, Concession 1 E.H.S., with no dwelling present. Land records indicate that he had purchased this 100 acre parcel from David McKinnon on March 18th, 1870 for \$800.



While the specific date of Jane Robertson's death could not be ascertained, her daughter Jane Torrance gained clear title to the Property on February 22, 1879. In March of that same year, Henry Torrance purchased the west half of Lot 28 from Jane's brother George for \$4,000. As such, by 1879 Jane and Henry Torrance's joint land holdings entailed 300 acres, comprising all of Lot 28 and the east half of Lot 27, Concession 1 E.H.S.

By 1891, it appears the Torrance family had moved from the stone farmhouse on the east half of Lot 28 to a new home on their property directly to the south on the east half of Lot 27. The 1891 Personal Census lists Henry Torrance as living with his wife Jane in a two-storey home of unknown material with their children, Jane Elizabeth (25), George Henry (21), Peter (19), and Mary Margaret (16). In 1889, Henry and Jane had taken out a mortgage on the east half of Lot 27 for \$2700, likely to build the new home. The Italianate style of the extant dwelling on this property (now 20830 Kennedy Road), aligns with this time period (Figure 19).

Henry and Jane Torrance moved to Orangeville in 1889, where Henry died in 1905 and Jane in 1907. Jane bequeathed the Property to her youngest daughter, Mary Margaret Gilmour (née Torrance).

In 1913, Mary Margaret Gilmour sold the Property to her brother, George Torrance, for \$4,300. The Property then changed hands several times between the Torrance and Gilmour families until 1946 when Henry and Mary Gilmour sold the Property to Ernest Graham Joy for \$5,250 for use by Mary and P.O. Joy.

Joy Family (1946 – 2022)

The Property remained in the Joy family for nearly 75 years until it was sold in January, 2022.

6.0 DESIGN OR PHYSICAL VALUE

The following section provides an architectural description and analysis related to the built feature on the Property, which establishes the basis for determining design or physical value of Criteria 1, 2 and/or 3 according to O. Reg. 9/06 Criteria.

The one-and-a-half storey dwelling at 20836 Kennedy Road is a representative example of the Neoclassical style. Based on the Personal Census records, the stone farmhouse was built sometime between 1851 and 1861 to replace the earlier log house, either for William and Jane Robertson or possibly for newlyweds Jane and Henry Torrance. The architectural style of the home aligns with this estimated construction period, as the Neoclassical style was common in mid-19th century rural Ontario.

In Ontario, the Neoclassical style is a vernacular interpretation of its European counterpart, associated with balance, symmetry, and decorative details drawn from ancient Greek and



Roman architecture. The Robertson-Torrance farmhouse features several hallmarks of the style, including balanced proportions and fenestration, side gable roof with returned eaves, three-bay front façade with central doorway, large-scale stone quoining and lintels, and stone end chimneys. Constructed over a rubble stone foundation, the farmhouse originally consisted of two parts: the rectangular, one-and-a-half storey main dwelling (Figure 8) and a one storey L-shaped rear wing, both constructed of rubble stone (Figures 17 – 18). The original rear wing was heavily altered and/or partially demolished in 2012.

The dwelling's front (east) façade is constructed of polychromatic coursed rubble stone with limestone parging. The stones have been arranged to create a colour gradation effect, transitioning from darker, larger stones at the bottom of the wall to smaller, lighter stones at the top. This stonework contrasts with the side and rear façades of the dwelling, which are constructed of random rubble stone of varying size and colour (Figures 15 and 16). Similarly, the tooled stonework of the lintels and quoining on the front façade is more refined than the rough-cut lintels and quoining on the other façades. The use of higher quality masonry techniques on the public facing side of the house was typical of the period.

The fenestration of the front façade entails a central doorway flanked by two vertically-oriented rectangular windows. The windows are modern sash with six-over-six pane configurations. The front door is slightly off-centre, a characteristic typical of farmhouses built by Scottish immigrants during this period. Both the doorway and windows have tooled cut-stone lintels, which are relatively large in proportion to the house itself. The doorway has a modern replica of the original divided light transom with four symmetrical panes.

The north and south side façades of the farmhouse each feature four vertically oriented rectangular windows, two on each storey, the upper storey windows being slightly smaller in size. Unlike many Neoclassical homes, the windows on the second storey are not placed directly above the first storey windows, but are slightly offset (Figures 10, 14). The rear (west) façade of the main dwelling has a single window located towards its south end. All of the side and rear windows have rough-cut stone lintels. Notably, the lintels on the north façade are granite, markedly darker in colour than the lighter sandstone and limestone lintels used on the west and south sides of the building (Figure 13). Except for the upper storey windows on the south façade and one on the upper north façade, all of the windows have modern concrete replacement sills, identifiable by their angled drip edge and greater protrusion from the building's face.

The one-storey modern rear wing has a truncated gambrel roof and board and batten cladding (Figure 11). Built on a slightly larger footprint than the historic wing, it wraps around the north-west corner of the main dwelling (Figure 10). The south façade of the extant rear addition displays the same window and door placement/sizing as the original (Figure 18), suggesting that the original stone wall may have been incorporated into the new façade.



According to the Joy family, a two-storey stone stable once existed on the Property; it collapsed during an ice storm in the 1950s. The extant outbuildings entail a modern garage and shed added in the late 20th and early 21st century respectively.

7.0 CONTEXTUAL VALUE

The following section provides an architectural description and analysis related to the features on the Property, which will establish the basis for determining design or physical value of Criteria 7, 8 and/or 9 according to O. Reg. 9/06 Criteria.

The Property holds contextual value for its role in defining, maintaining and supporting the rural agricultural character of the area. Set back from Kennedy Road, the farmhouse is on its original site, reached by a long gravel laneway lined on the south side with mature trees. Roadside vegetation partially screens the farmhouse from view. The 100 acre property comprises open agricultural fields to the west and treed areas to the east, adjacent to the two creeks that transect the property (Figures 1 & 2).

The Property is physically, visually, and historically linked to its surroundings as a 19th century farmhouse on its original site with direct connections to adjacent farmsteads also owned by the Robertson and Torrance families, including 20830 Kennedy Road (Figure 19) and 20914 Hurontario Street. Interestingly, a lane continues to connect the east and west halves of Lot 28 (Figure 20). Likely originating in the period during which both halves of the lot were owned by the Robertson and Torrance families, it is a physical reminder of their historic familial connection.

8.0 EVALUATION AND APPLICATION OF O. REG. 9/06 CRITERIA

Evaluation of the Property is guided by the nine provincial criteria for determining cultural heritage value or interest outlined in O. Reg. 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the criteria. The following is an evaluation of the subject lands for each of the nine criteria.

Criterion	Assessment Yes/No	Evaluation/Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	<p>The stone dwelling at 20836 Kennedy Road is a representative example of a Neoclassical style farmhouse and retains a high degree of integrity.</p> <p>Constructed of polychromatic rubble stone masonry, the Neoclassical elements of the</p>



		farmhouse include its balanced proportions and fenestration, gable roof with returned eaves, three-bay front façade with central doorway, and large scale stone lintels and quoining.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	While well constructed, the farmhouse does not display a particularly high degree of craftsmanship.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The construction materials used were common to the period.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The property is associated with the theme of agriculture, significant to the history of the Town of Caledon. It is also associated with the early Scottish settlers of Caledon Township through its ownership/occupancy by the Robertson and Torrance families.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	The stone masonry and off-centre front doorway are characteristic of homes built by 19 th century Scottish immigrants and has the potential to yield information that contributes to an understanding of the Scottish settler community in Caledon.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The name of the builder/mason(s) is not known.



7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The historic farmhouse helps to define, maintain and visually support the rural fabric of Caledon Township and its historic agricultural character.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The Property is physically, visually, and historically linked to its surroundings as an intact 19 th century farmhouse on its original site with direct connections to neighboring historic farmsteads owned by the Robertson and Torrance families located at 20914 Hurontario Street and 20830 Kennedy Road, respectively.
9. The property has contextual value because it is a landmark	No	The property is not readily visible from the roadway and is not considered a landmark in the area.

The Property has cultural heritage value or interest because it meets five of the criteria prescribed in O. Reg 9/06 (1, 4, 5, 7, 8).

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

9.1 Description of Subject Property

The property is located on the west side of Kennedy Road midway between Highway 9 and Highpoint Sideroad. It entails the east half of Lot 28, Concession 1 East of Hurontario Street, in the geographic Caledon Township.

9.2 Statement of Cultural Heritage Value or Interest

The design and physical value of the property at 20836 Kennedy Road relates to its mid 19th century stone farmhouse. Built c.1851–1861, the one-and-a-half-storey dwelling is a representative example of the Neoclassical style. Constructed of polychromatic rubble stone with limestone parging, the coursed stonework of the building's front façade has been arranged to create a colour gradation from dark to light. This masonry, with tooled stone lintels and quoins, contrasts with the random rubble stone of the side and rear façades. The Neoclassical characteristics of the farmhouse include its balanced proportions, fenestration, gable roof with returned eaves, three-bay front façade with central doorway, and large scale, rough-cut stone



lintels and quoining. Notably, the front doorway is slightly off-centre, a characteristic typical of homes built by Scottish immigrants during this period in Ontario.

The historical or associative value of the property is found in its direct association with the Robertson, Torrance and Gilmour families, who were related by marriage and collectively owned the property for nearly a century. The property was passed down through the matrilineal line for three generations, which was uncommon at the time. The Robertson and Torrance families were among the early Scottish settlers in Caledon Township.

The property holds contextual value for its role in defining, maintaining and supporting the rural agricultural character of this area. Set back from the road, the farmhouse remains part of the surrounding rural agricultural landscape. The property is physically, visually, and historically linked to adjacent properties to the west and south that were owned by the Robertsons and Torrances, respectively.

9.3 DESCRIPTION OF HERITAGE ATTRIBUTES

Farmhouse

Heritage attributes that convey the property's design value and physical value as a representative example of a Neoclassical style farmhouse:

- Rectangular form and one-and-a-half storey massing
- Gable roof form with returned eaves
- Rubble stone end chimneys
- Rubble stone foundation
- Rubble stone construction with limestone parging including:
 - Coursed stonework on the front façade arranged to form a visual gradation from larger, darker stones at the bottom to lighter, smaller stones at the top
 - Random rubble stone masonry on the rear and side façades
- Off-centre front doorway, characteristic of farmhouses built by Scottish immigrants
- Elements of the Neoclassical style:
 - Balanced proportions
 - Three-bay front façade with centre entrance flanked by rectangular, vertical window openings
 - Large scale cut stone quoining on the front façade
 - Front centre entrance, including transom opening
 - All tooled stone lintels on the front façade and rough-cut stone lintels on the side and rear facades
 - All window openings, including remnant cut stone lug sills, and six-over-six pane sash configuration



Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:

- Scale and massing as a one-and-a-half storey Neoclassical style farmhouse
- Setback from and orientation to Kennedy Road
- Gravel laneway
- Mature trees lining south side of laneway and road edge

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Cultural Heritage Value or Interest:

- Modern elements of one storey rear addition
- Modern garage
- Modern shed

10.0 CONCLUSION

Based on the findings of the Report, it is concluded that the property at 20386 Kennedy Road is a suitable candidate for protection under section 29 of the *Ontario Heritage Act*.

11.0 SOURCES

Abstract of Title, Lots 27 and 28, Concession 1 EHS, Caledon Township, OnLand; Peel Region Land Registry Office.

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“Death of Henry Torrance”. *The Sun*. March 23, 1905, pg. 3.

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Walker & Miles, *Illustrated Historical Atlas of Peel County, Ontario* (Toronto, 1877).

The assistance of current and former members of Heritage Caledon and staff at the Region of Peel Archives is appreciated.



12.0 FIGURES



Figure 1: Aerial view of 20836 Kennedy Road outlining the property boundaries and showing the location of farmhouse, 2025. *Town of Caledon*



Figure 2: Aerial view of farmhouse, outbuildings, gravel driveway, and surrounding trees at 20836 Kennedy Road, 2025. *Town of Caledon*

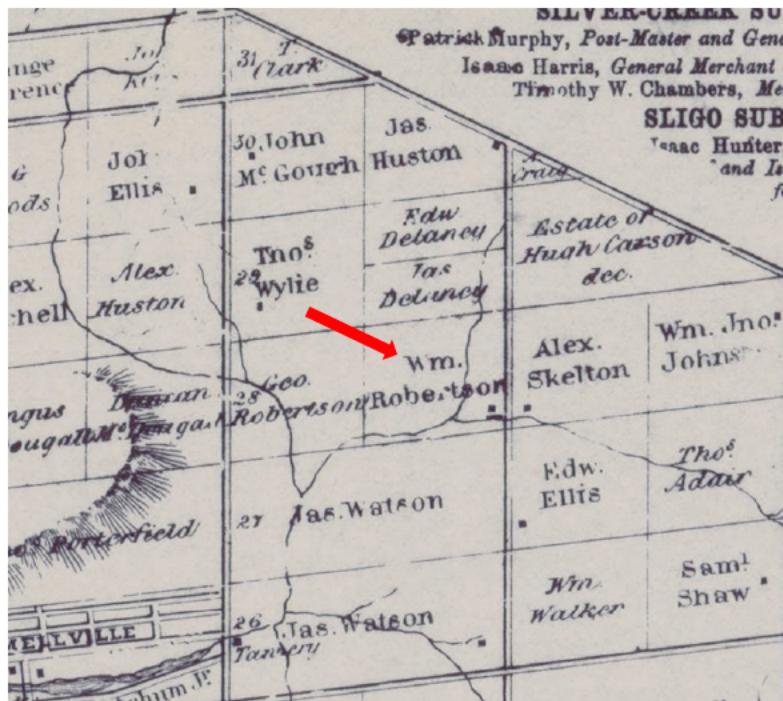


Figure 3: Detail from the 1859 Tremaine's Map of the County of Peel indicating William Robertson as owner of the east half of Lot 28, Concession 1 E.H.S., Caledon Township. Note location of farmhouse.



Figure 4: Detail from 1877 Illustrated Historical Atlas of Peel County indicating Henry Torrence as owner of the east half of Lot 28, Concession 1 EHS. Note house and orchard.



Instrument Number Numero d'Instrument	Instrument Type Type d'Instrument	Date Recorded Date enregistrée	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Plots Bentilles/Concessions	Page
18329	Patent B.S.	1 Oct 1835 12 Apr 1941	Crown Canada Company	E1 William Robertson		100 ac 100 ac	
0761	WILL	22 Jan 1961	William Robertson		E10	100 ac	
3399	RELEASE	22 FEB 1879	W.H. ROBERTSON	JANE TORRANCE	E50	100 ac	
3397	Q.C.	22 FEB 1879	GEO ROBERTSON ET UX	JANE TORRANCE	\$100	A11	
12626	AGT. S.	20 MAR 1907	MARY MARGARET GILMOUR (NEE TORRANCE)	GEORGE TORRANCE	34500	PAYABLE TO CERTAIN LEGATEES MENTIONED IN THE WILL OF JANE TORRANCE DECEASED & THE BALANCE SECURED BY MORTGAGE GIVEN TO THE SAID PARTY OF 1ST PART.	
12688	PRO. WILL	9 MAY 1907	JANE TORRANCE, WIFE OF HENRY TORRANCE	MARY MARGARET, TORRANCE'S DAUGHTER		E8 SUBJECT TO THE FOLLOWING CHARGES OR PAYMENTS TO MY SON JAMES TORRANCE \$200 ONE YR AFTER MY DECEASE TO JANE ELIZABETH WALKER, WIFE OF AND WALKER \$1000 2 YEARS AFTER MY DECEASE IN CASE OF HER DEATH TO BE DIVIDED BETWEEN HER CHILDREN SHARE & SHARE ALIKE. TO MY SON GEO. HENRY TORRANCE \$300 3 YEARS AFTER MY DECEASE TO MY SON PETER TORRANCE \$500, 4 YRS AFTER MY DECEASE, TO MY HUSBAND HENRY TORRANCE \$100 EACH AND EVERY YEARS SO LONG AS HE LIVES.	
12940	Q.C.	23 Feb 1908	JAMES TORRANCE	MARY M. GILMOUR	\$200	E8 REL. OF LEG.	

Figure 5: Land abstract for east half of Lot 28, Concession 1 E.H.S. showing the 100 acres passed down from William Robertson to his daughter Jane Torrence, then to her daughter Mary Margaret Gilmour. *Caledon Township Land Abstracts*.



Figure 6: Aerial view of house at 20836 Kennedy Road, showing laneway and modern outbuildings, 2021. *Wylie Ford Real Estate Photography*



Figure 7: View of the property from Kennedy Road, 2021. *Wylie Ford Real Estate Photography*



Figure 8: Front (east) façade of the property, 2021. *Wylie Ford Real Estate Photography*



Figure 9: South (side) façade of farmhouse, 2025. *Town of Caledon*



Figure 10: North (side) façade of farmhouse, 2025. *Town of Caledon*



Figure 11: South and west facades of farmhouse, showing modern extension, 2021.
Wylie Ford Real Estate Photography



Figure 12: Detail of window opening on front façade showing tooled cut stone lintel and modern concrete lug sill, 2025. *Town of Caledon*



Figure 13: Detail of side façade window openings showing rough cut stone lintels in contrasting colours, 2025. *Town of Caledon*



Figure 14: Detail of south side façade showing different sized window openings, 2025. *Town of Caledon*



Figure 15: Detail of coursing masonry and tooled stone quoining on front façade, 2025. *Town of Caledon*



Figure 16: Detail of random masonry on side façade, 2025. *Town of Caledon*



Figure 17: Rear façade of house showing original rear tail, 2012. *Town of Caledon*



Figure 18: South façade of original rear tail, 2012. *Town of Caledon*



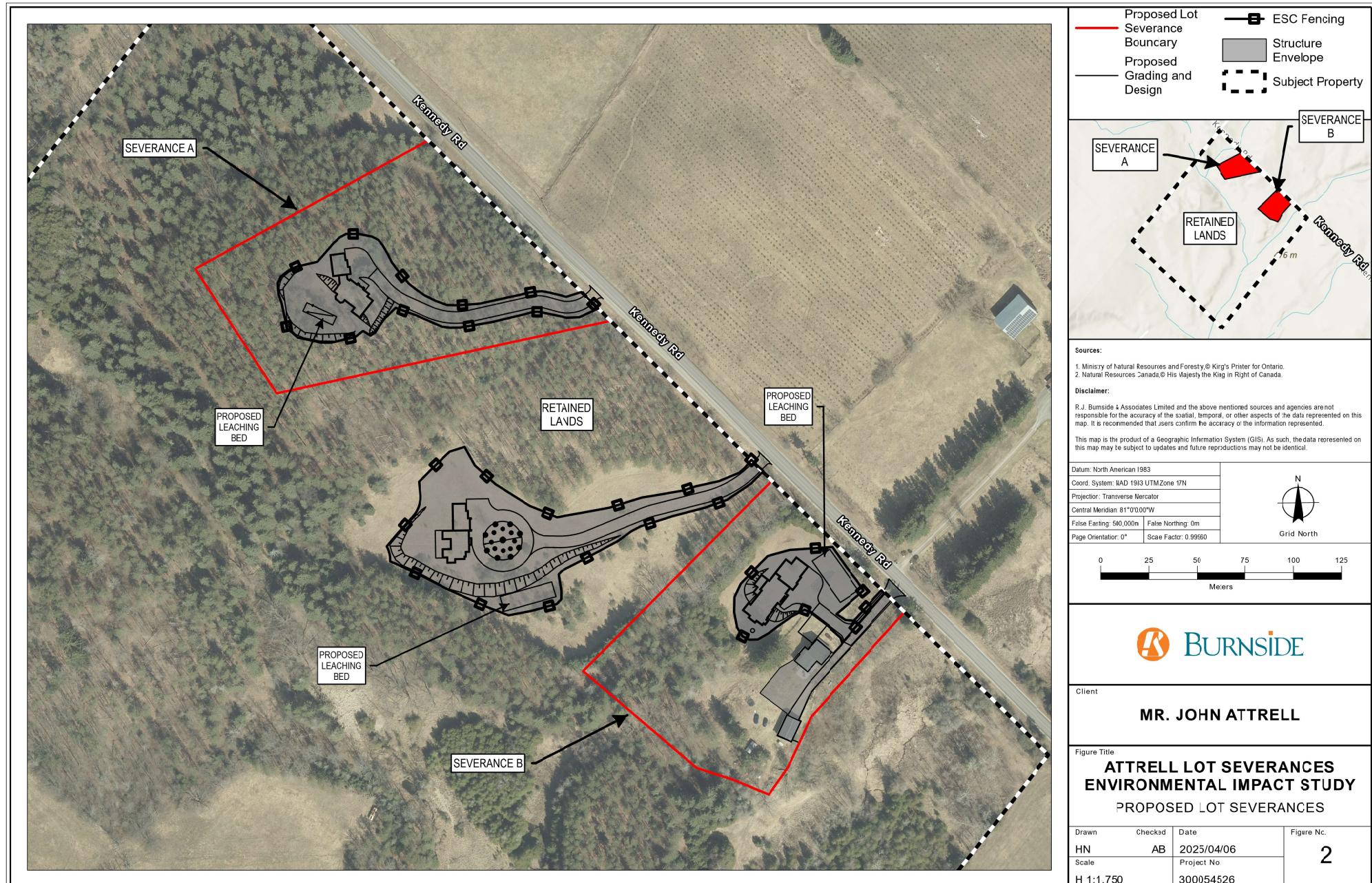
Figure 19: Italianate style farmhouse at 20830 Kennedy Road (east half of Lot 27, Concession 1 E.H.S.), likely built in the 1880s for Henry and Jane Torrance after they moved from the stone farmhouse at 20836 Kennedy Road.

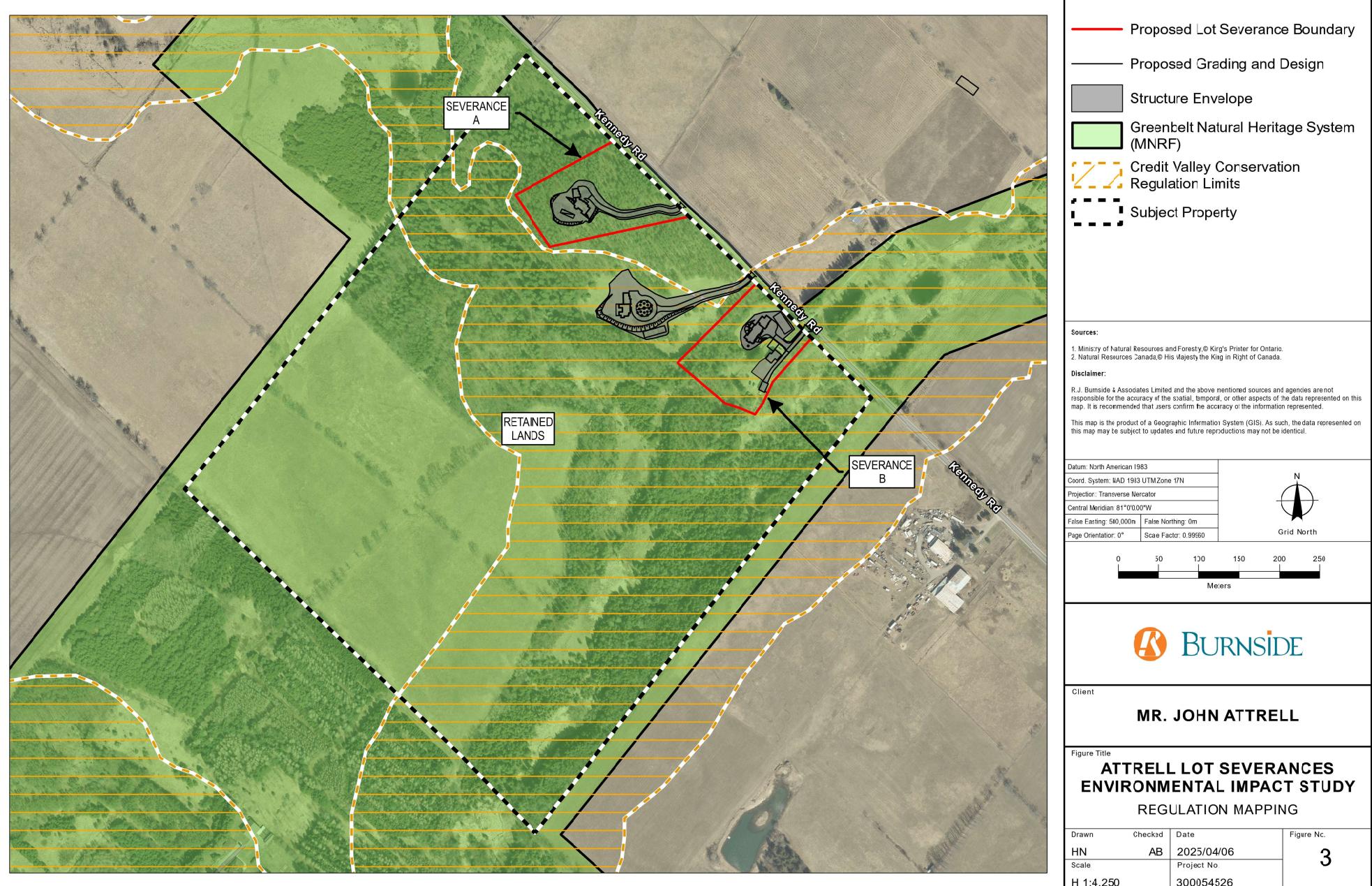


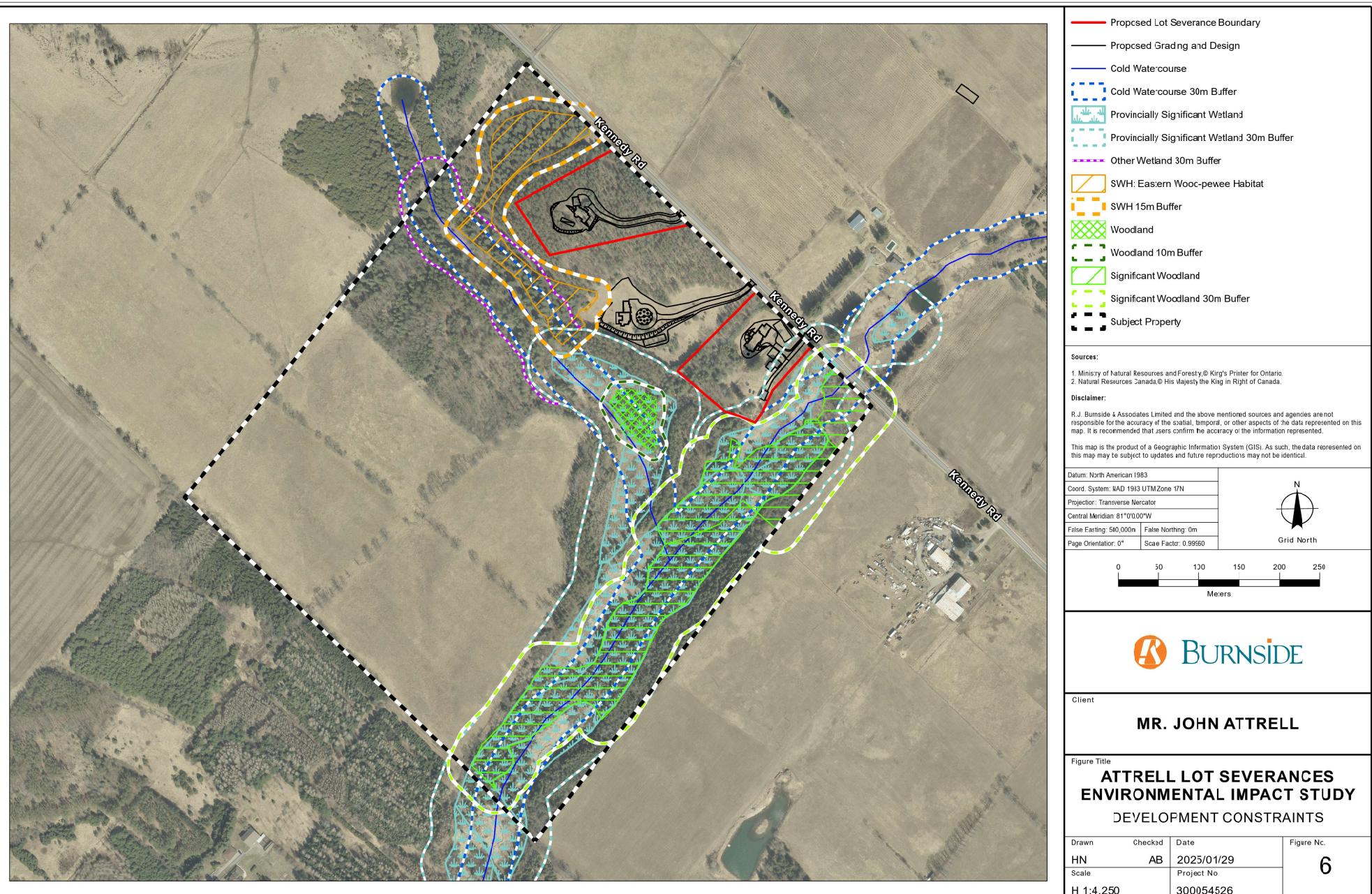
Figure 20: Detail of eastern edge of the Property (outlined in yellow), showing the historic lane connecting it to the neighboring west half of Lot 28 (now 20914 Hurontario Street).

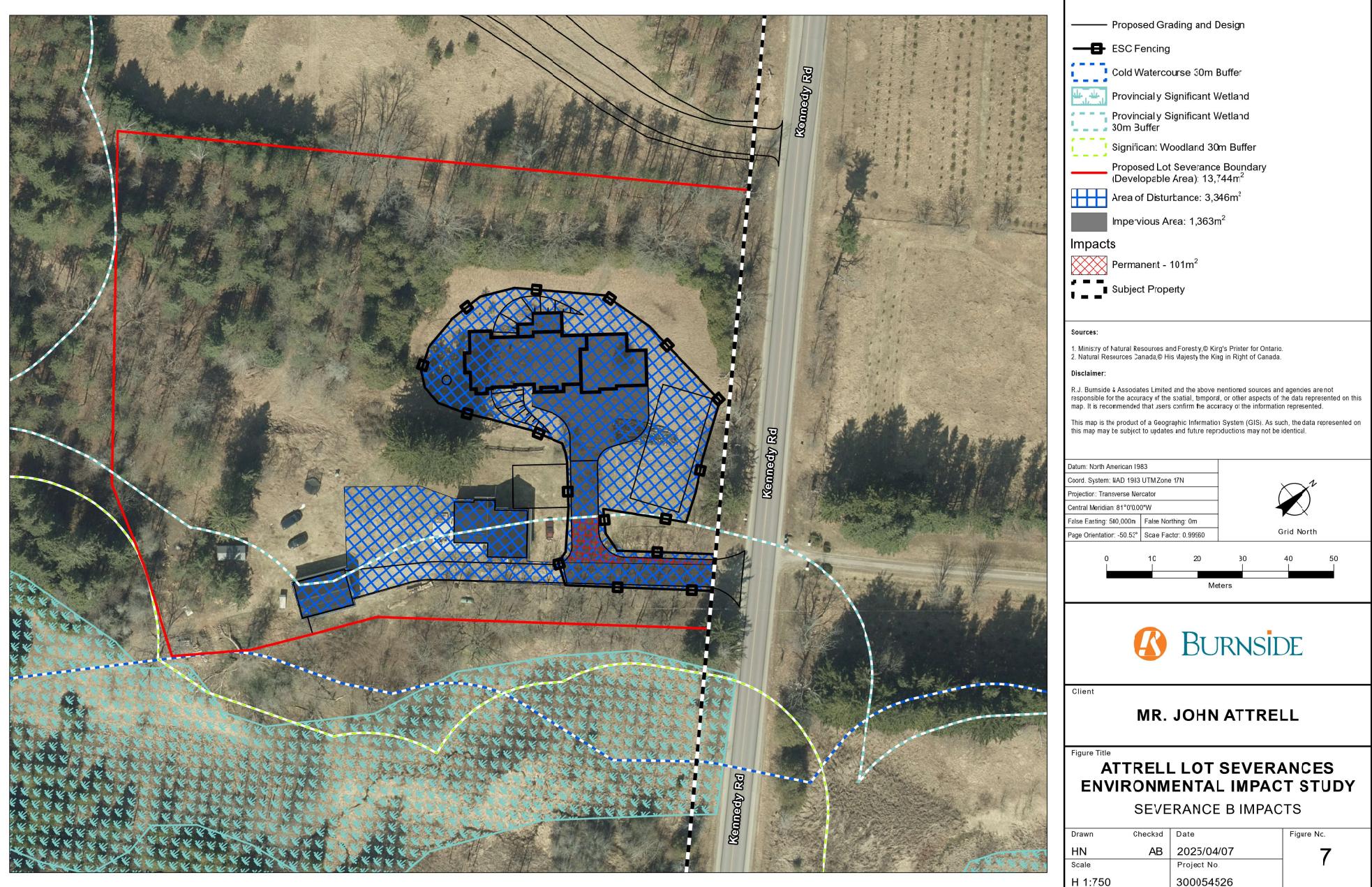


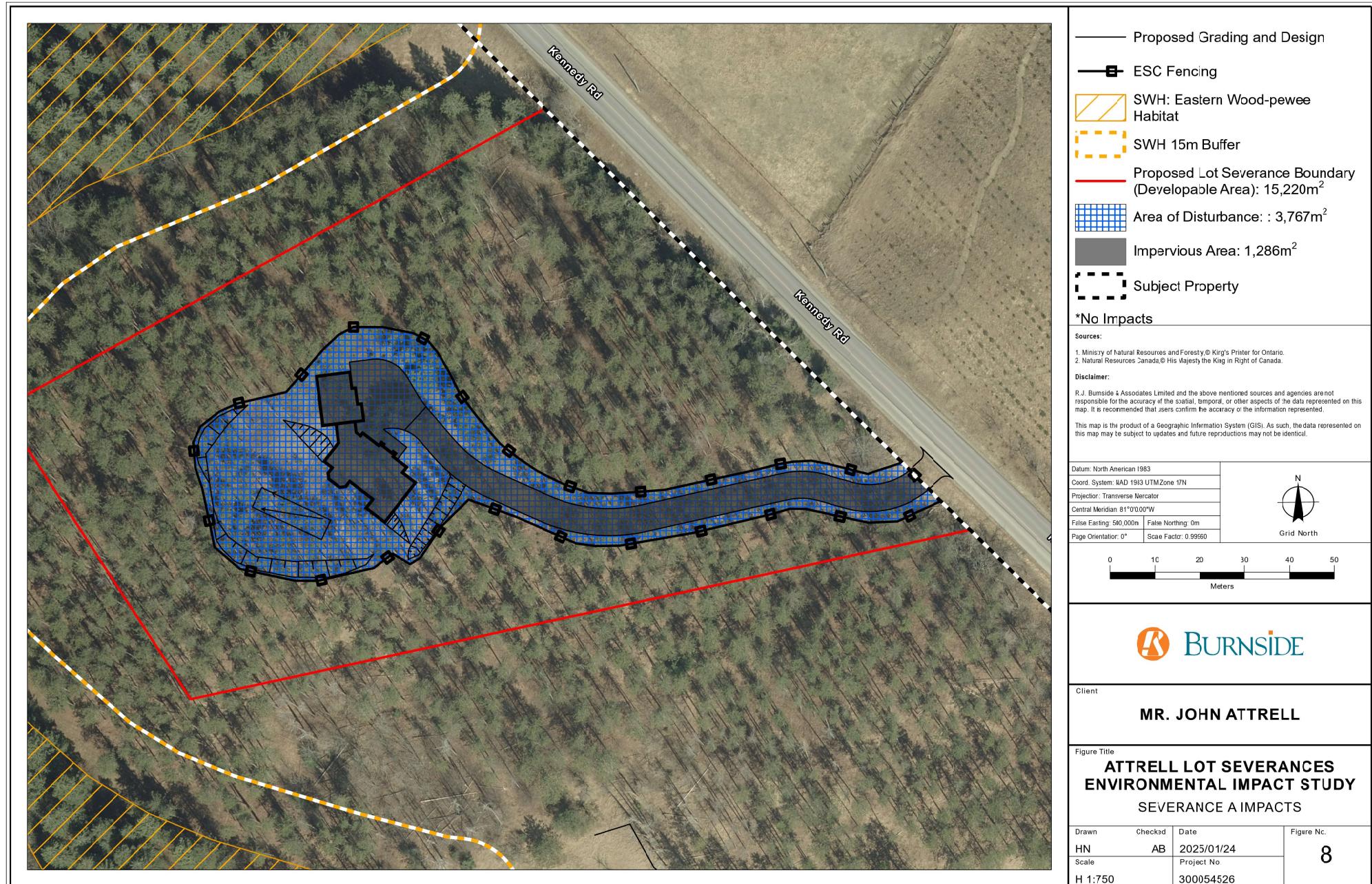
APPENDIX 7

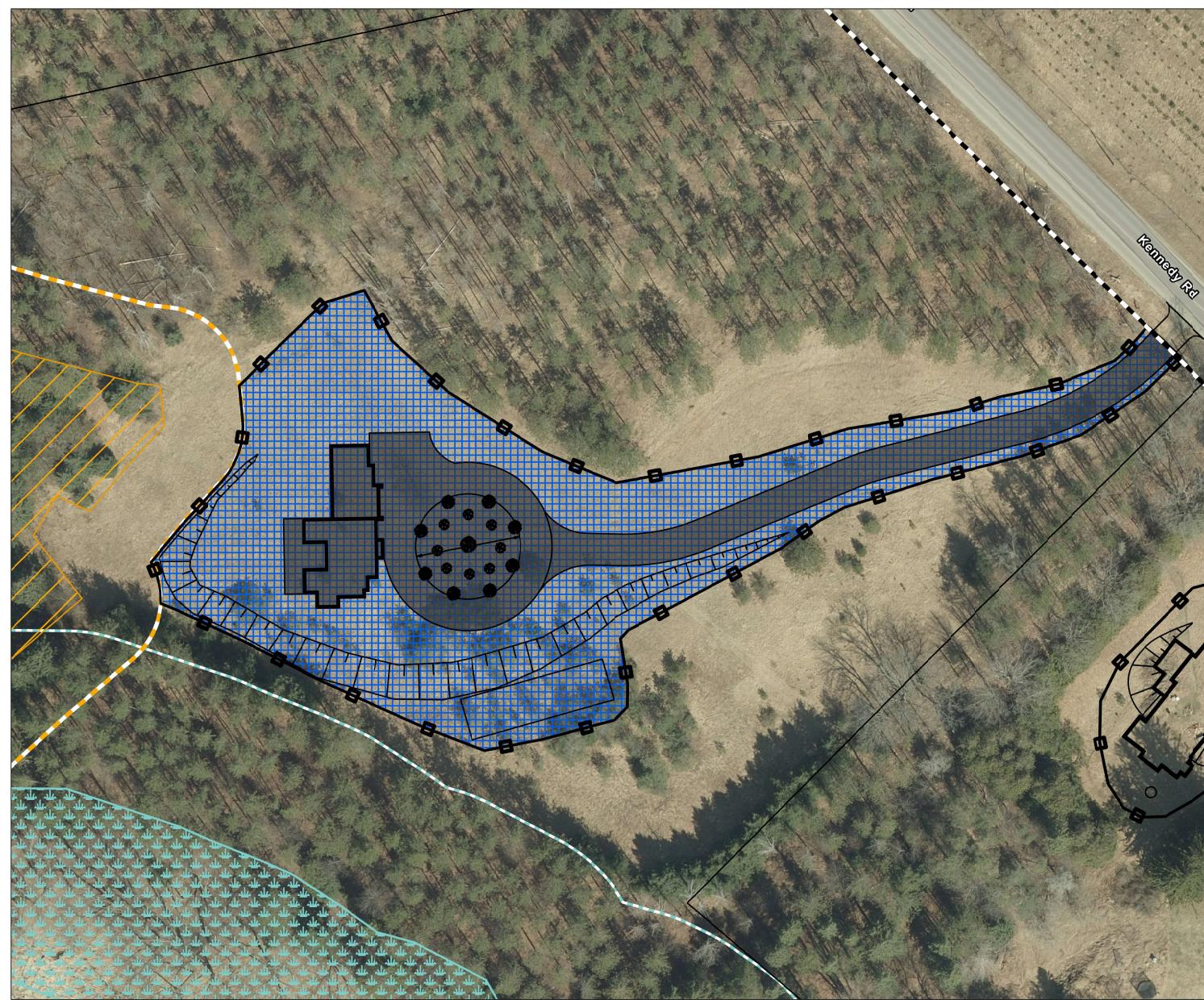


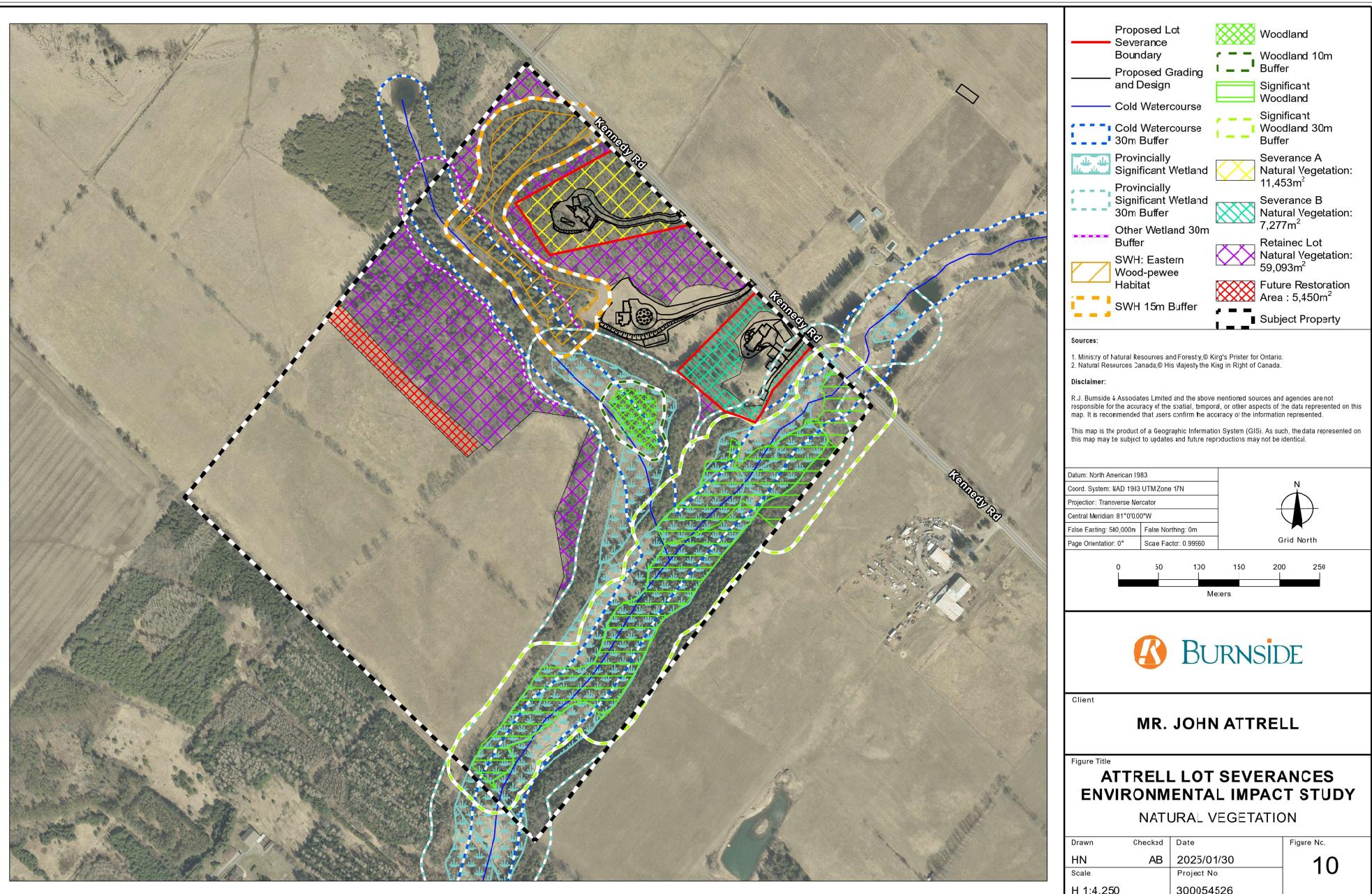






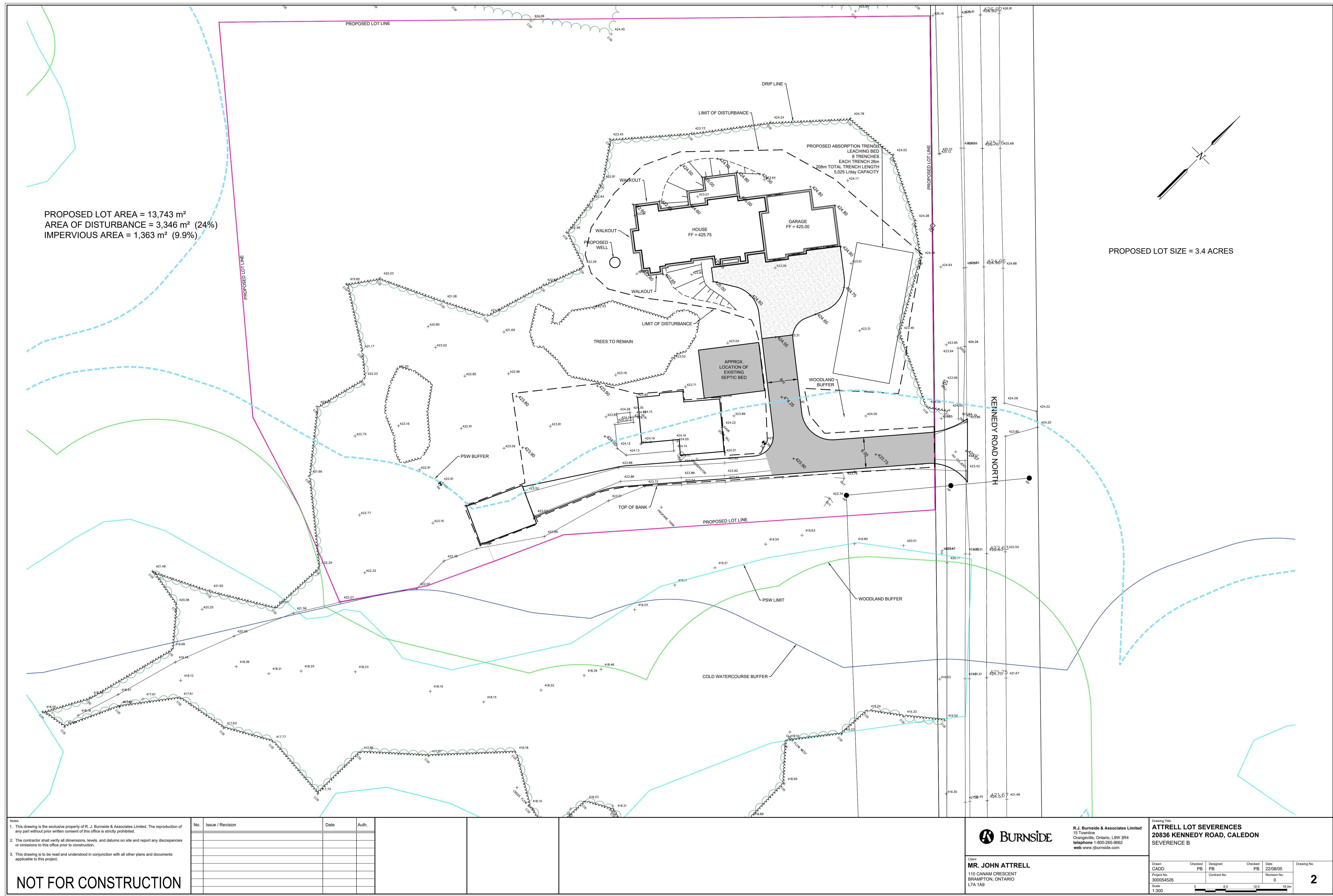








APPENDIX 8



Notes

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2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

Notes
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any part without prior written consent of this office is strictly prohibited.

2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.

8. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

NOT FOR CONSTRUCTION

Date _____

Auth.

10 of 10

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INSIDE

R.J. Burnside & Assoc
5 Townline
Orangeville, Ontario, L9M 1L2
Telephone 1-800-265-9622
web www.rjburnside.com

rs Limited
R4

Drawn
CADD
Project No
300054
Scale

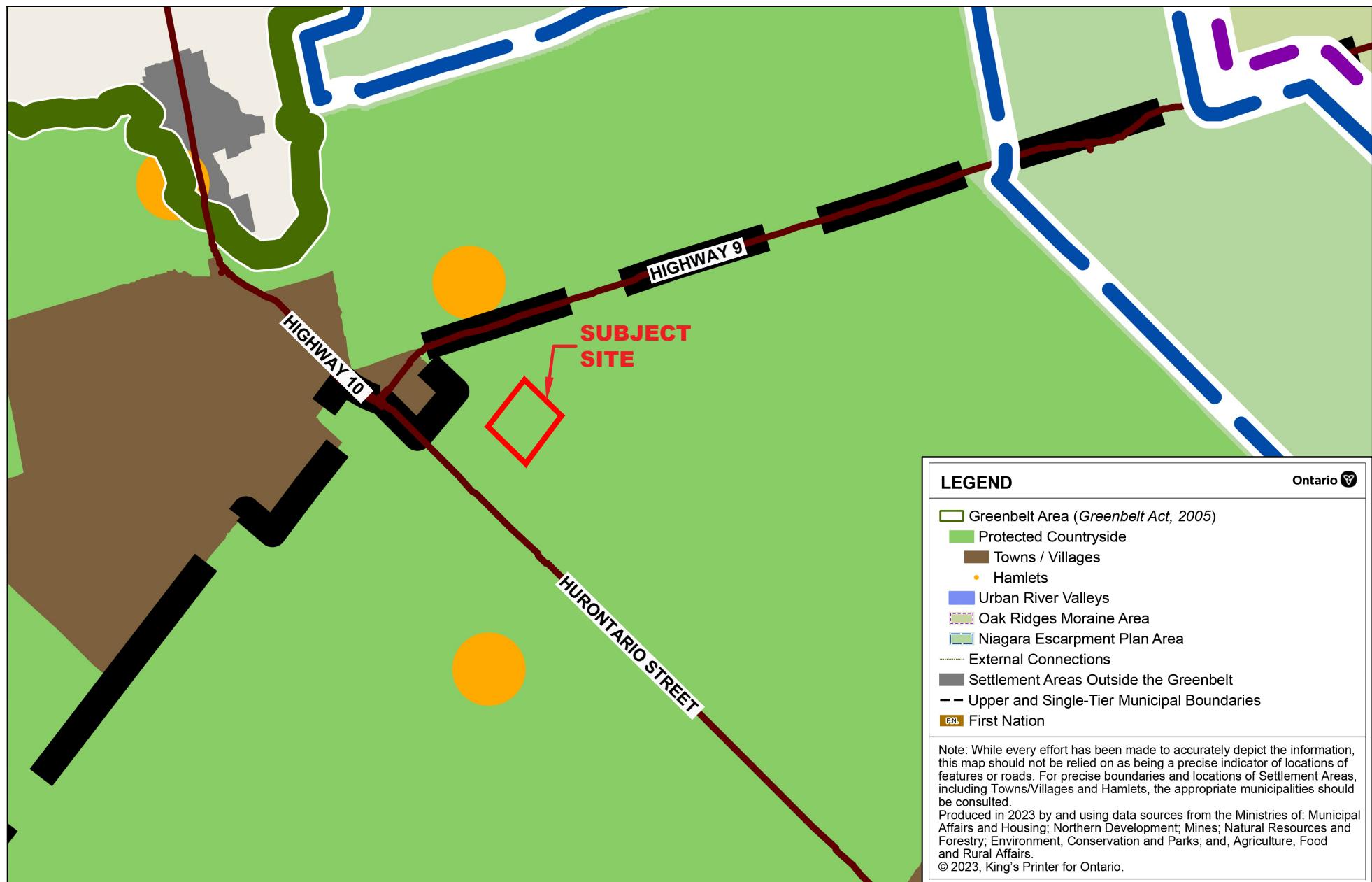
LL LOT SEVE
KENNEDY ROA
NCE B

ENCES
D, CALEDON

08/05
ision No.
0

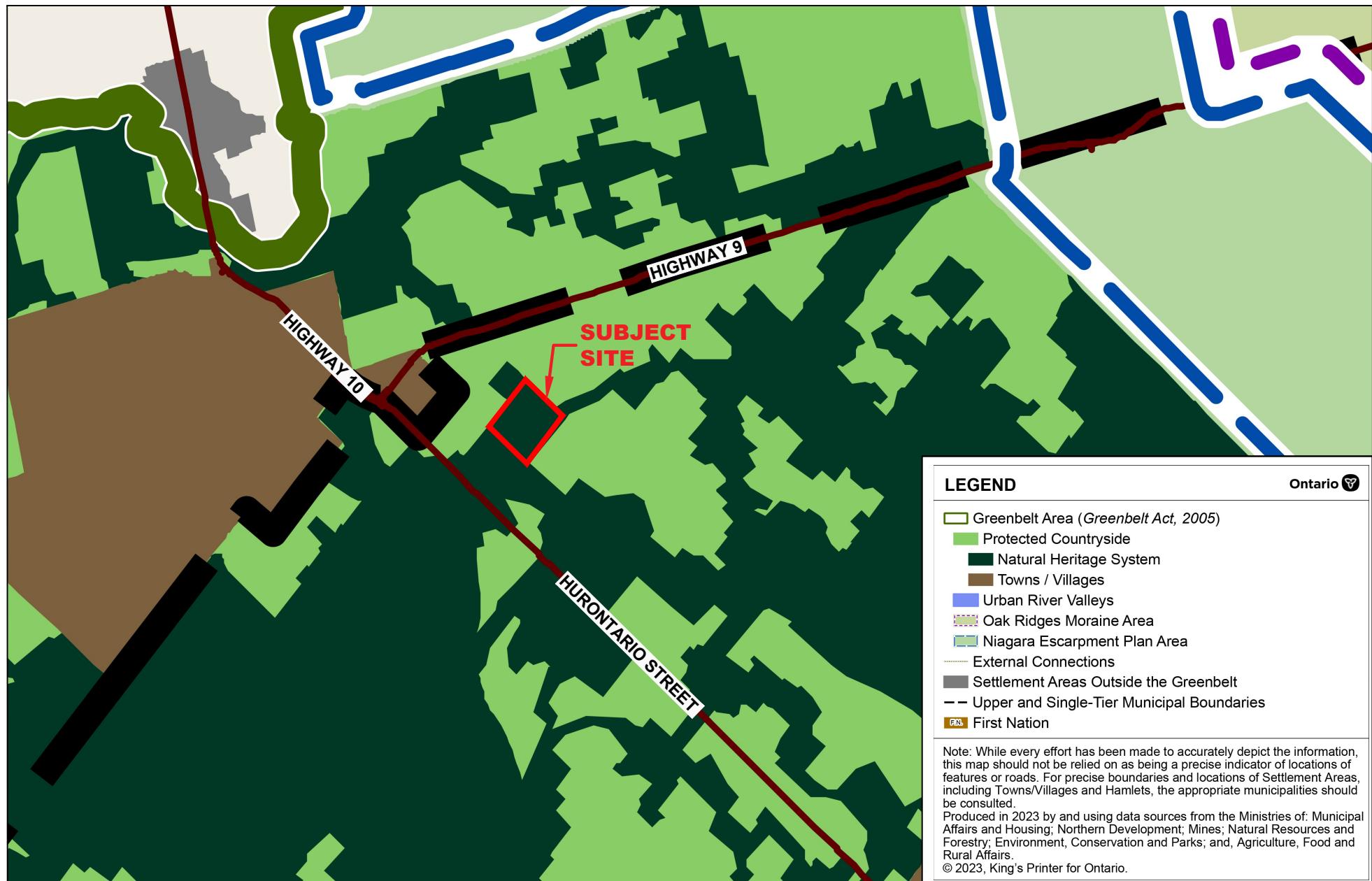


APPENDIX 9



**EXTRACT from SCHEDULE 1
GREENBELT AREA
GREENBELT PLAN**

LEGEND		P.N.: 22.2942	Date: December 3, 2025
	SUBJECT SITE	Scale: N.T.S	Revised:
		Drawn By: D.S.	File No.: PN 2942_Greenbelt Plan_DEC_2025
	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS	7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0B4 p: (905) 796-5790 f: 1 (855) 771-7266 w: www.gwdplanners.com	

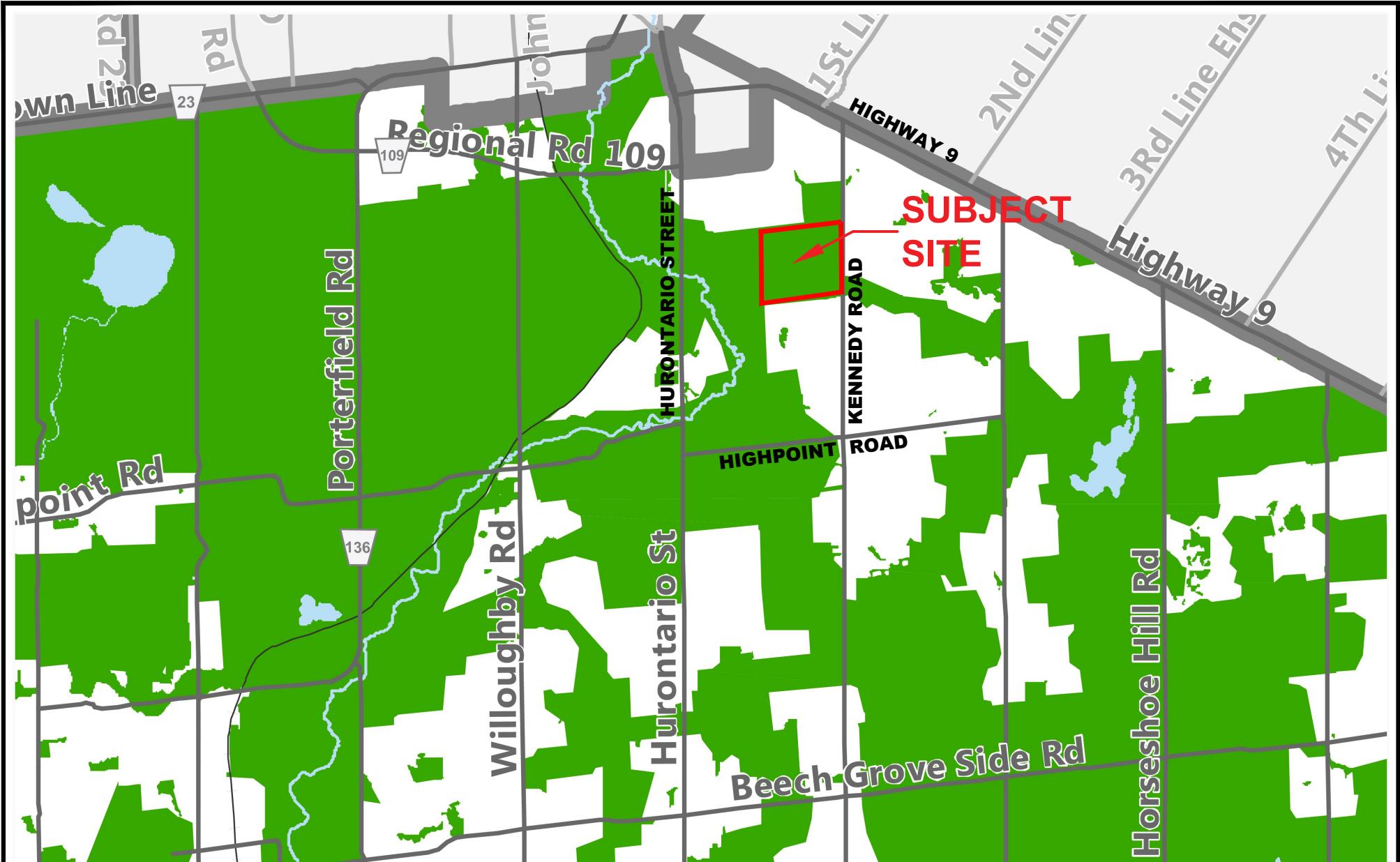


EXTRACT from SCHEDULE 4 NATURAL HERITAGE SYSTEM GREENBELT PLAN

LEGEND		P.N.: 22.2942	Date: December 3, 2025
	SUBJECT SITE	Scale: N.T.S	Revised:
		Drawn By: D.S.	File No.: PN 2942_Greenbelt Plan_DEC_2025
		7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0B4 p: (905) 796-5790 f: 1 (855) 771-7266 w: www.gwdplanners.com	



APPENDIX 10



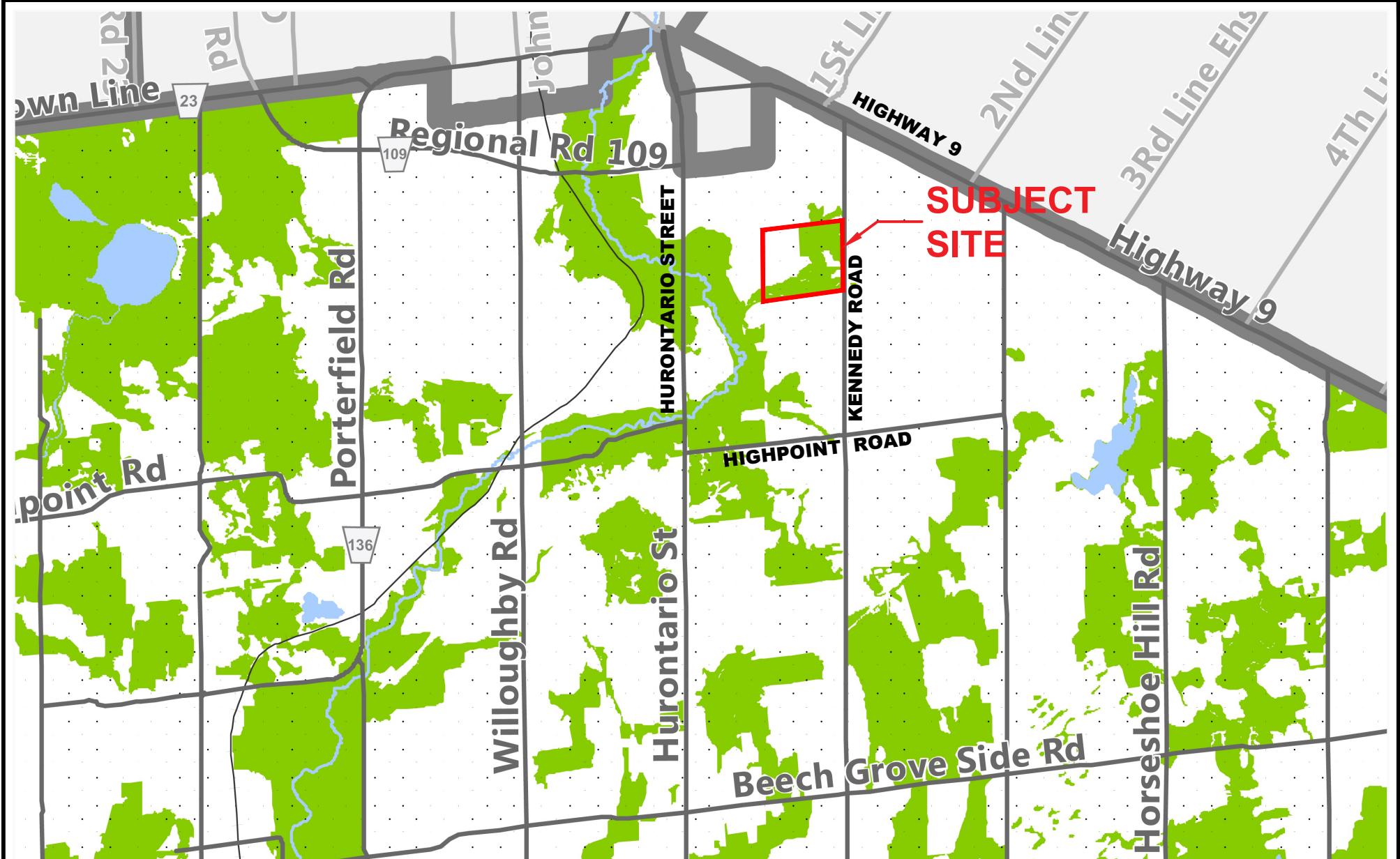
**EXTRACT from SCHEDULE C-1
GREENLANDS SYSTEM
REGION of PEEL OFFICIAL PLAN**



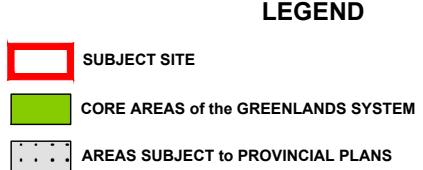
P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_Figures



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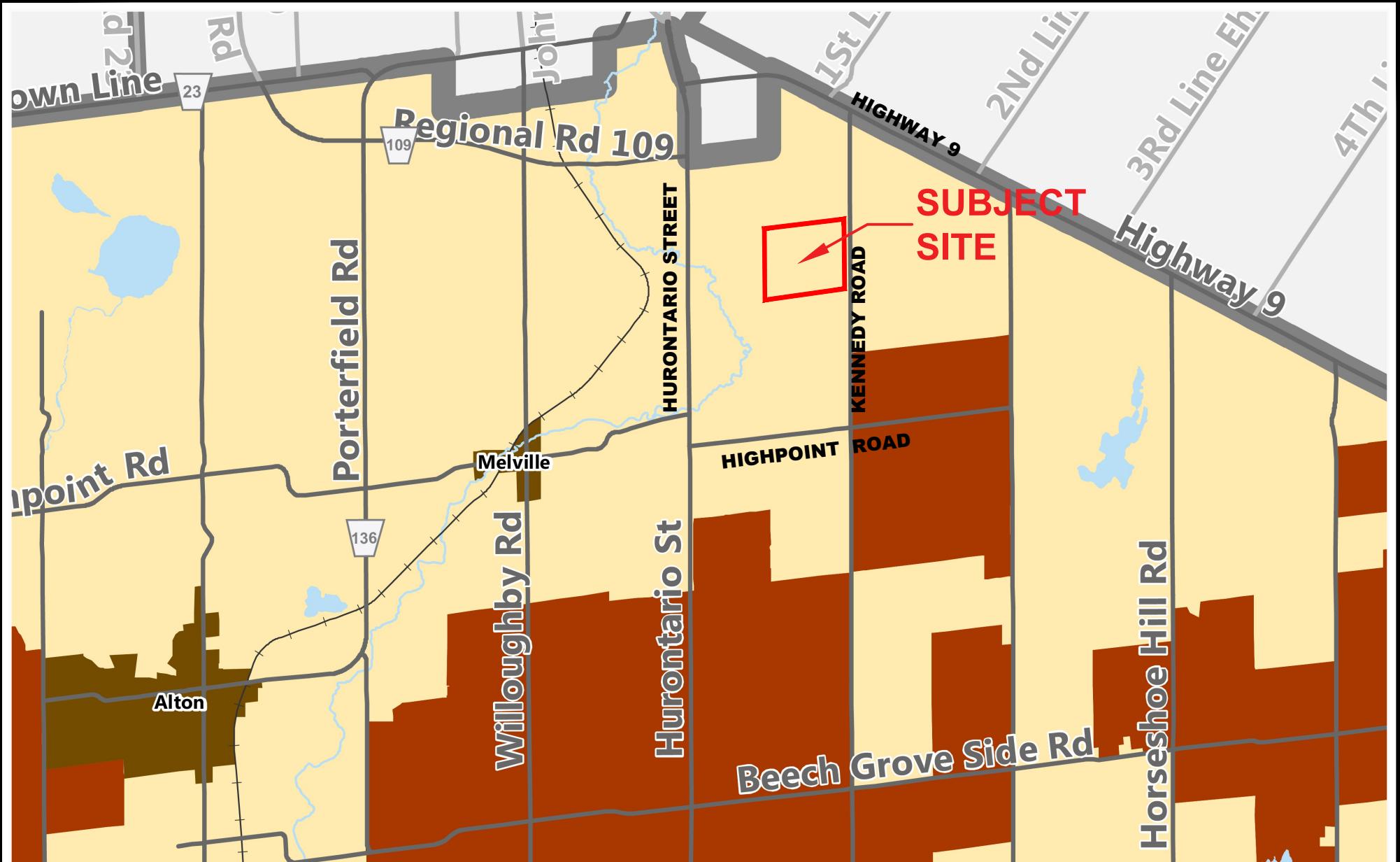
**EXTRACT from SCHEDULE C-2
CORE AREAS of the
GREENLANDS SYSTEM in PEEL
REGION of PEEL OFFICIAL PLAN**



P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_Figures



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**EXTRACT from SCHEDULE D-1
RURAL SYSTEM
REGION of PEEL OFFICIAL PLAN**

LEGEND

- SUBJECT SITE
- RURAL LAND
- PRIME AGRICULTURAL AREA
- RURAL SETTLEMENT AREAS

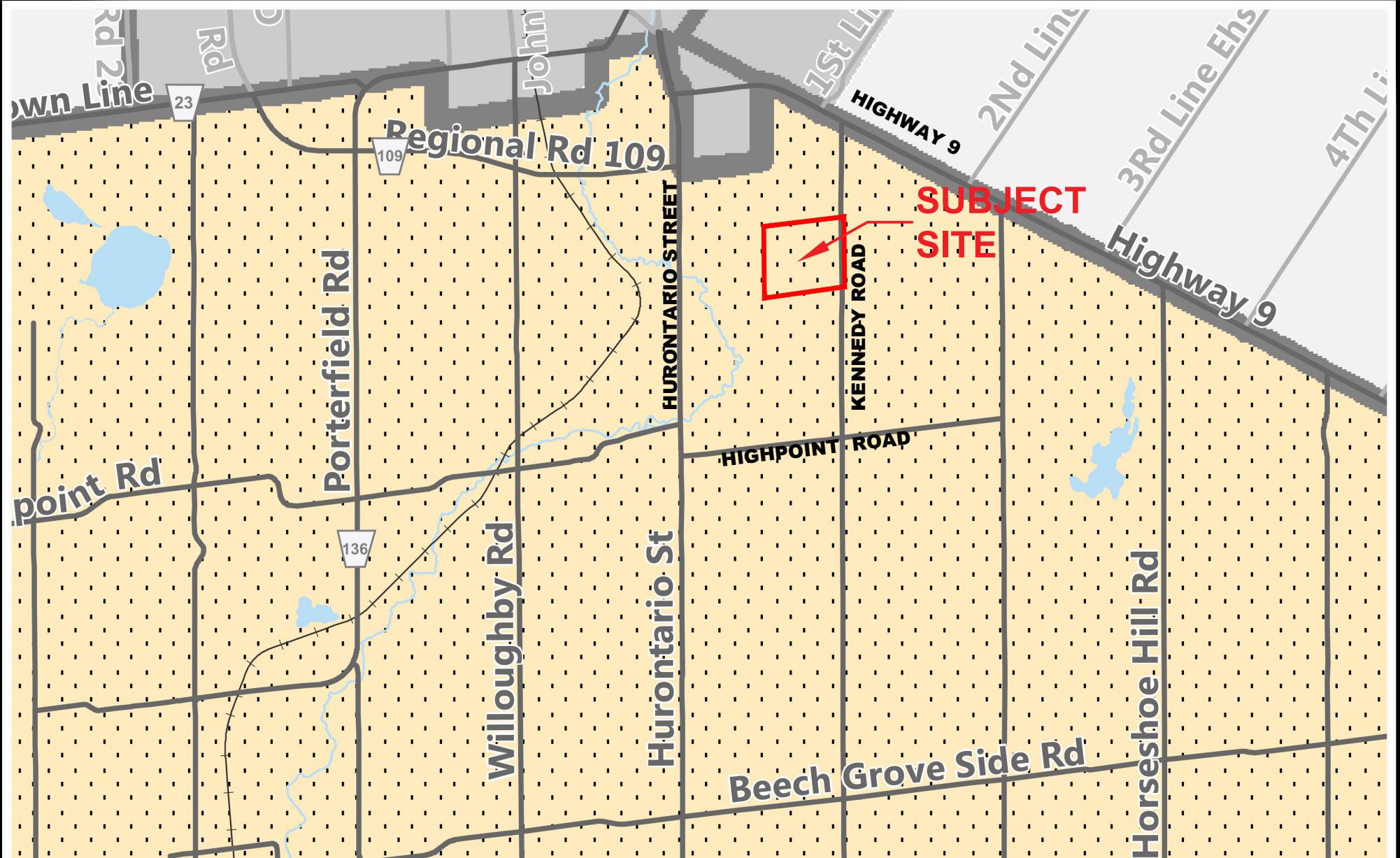
P.N.: 21.2942 Date: December 3, 2025

Scale: N.T.S Revised:

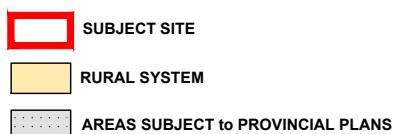
Drawn By: D.S. File No.: PN 2942_Figures



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**EXTRACT from SCHEDULE E-1
REGIONAL STRUCTURE
REGION of PEEL OFFICIAL PLAN**



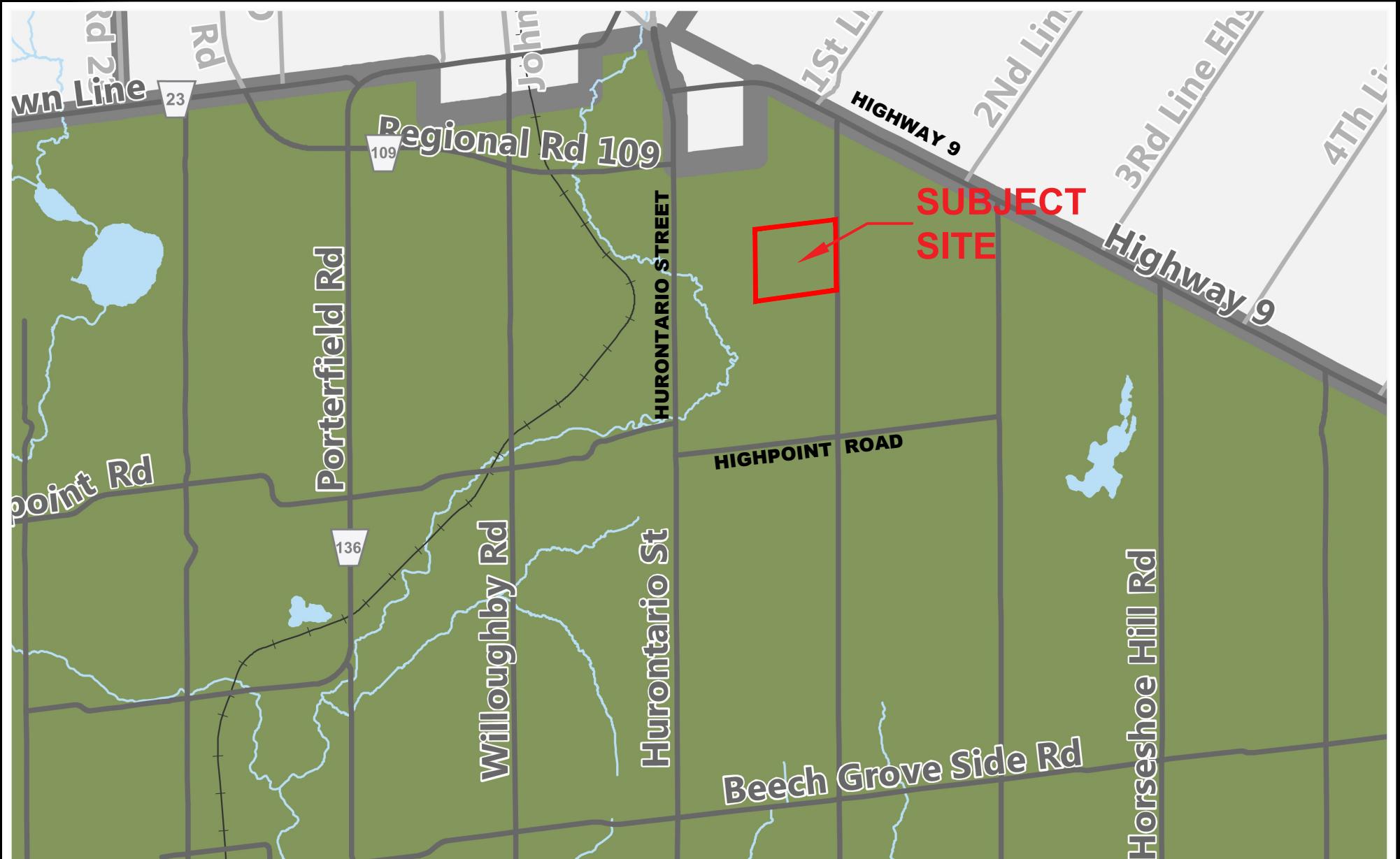
P.N.: 21.2942 Date: December 3, 2025

Scale: N.T.S Revised:

Drawn By: D.S. File No.: PN 2942_Figures



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EXTRACT from FIGURE 1
AREAS SUBJECT to PROVINCIAL PLANS
REGION of PEEL OFFICIAL PLAN

LEGEND

	SUBJECT SITE
	GREENBELT PLAN - PROTECTED COUNTRYSIDE

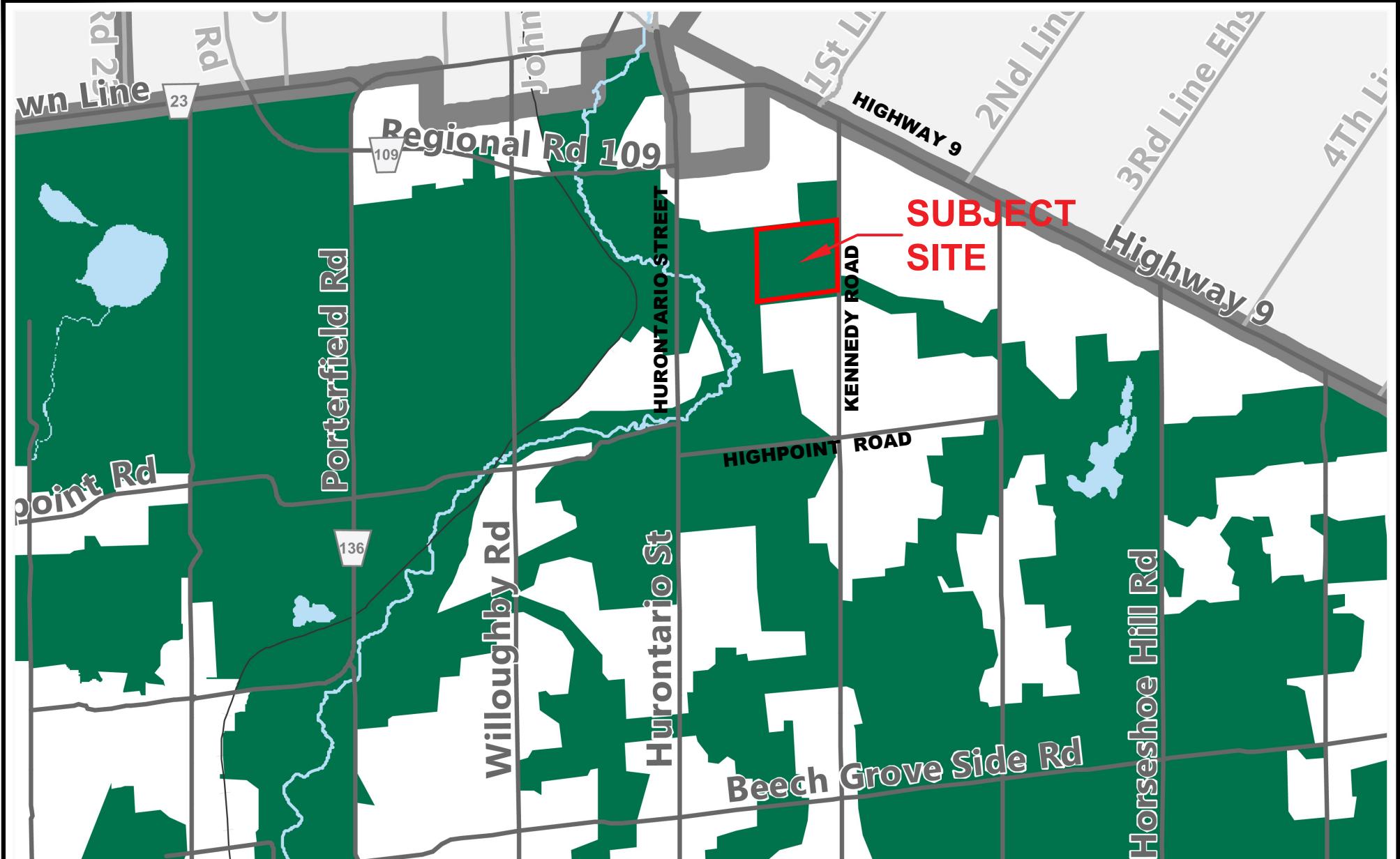
P.N.: 21.2942 Date: December 3, 2025

Scale: N.T.S Revised:

Drawn By: D.S. File No.: PN 2942_Figures



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**EXTRACT from FIGURE 6
REGIONAL GREENLANDS SYSTEM -
PROVINCIAL PLAN
NATURAL HERITAGE SYSTEMS
REGION of PEEL OFFICIAL PLAN**

LEGEND

SUBJECT SITE

NATURAL HERITAGE SYSTEM

P N : 2120

Date: December 3, 2025

Scale: N T S

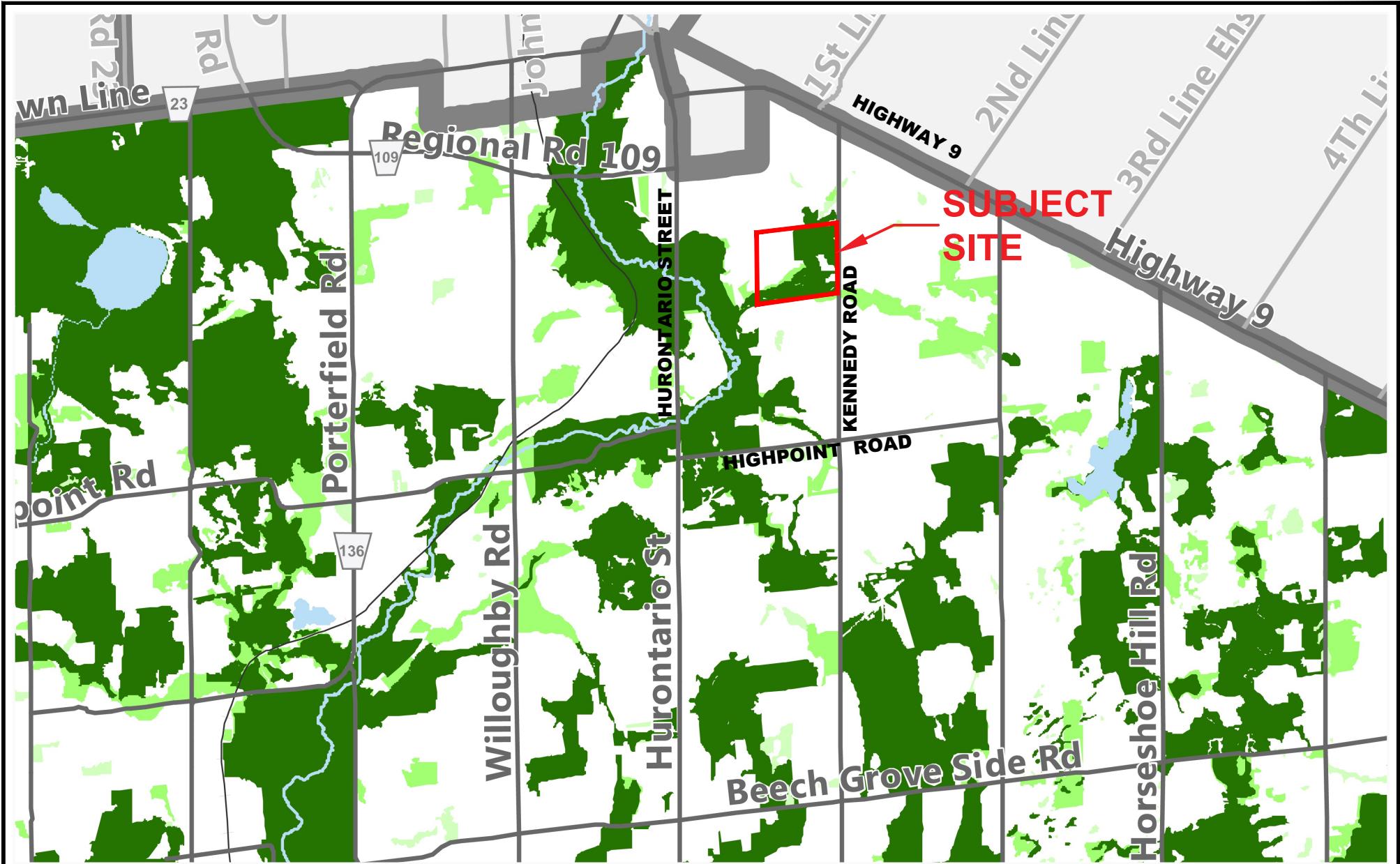
Revised:

Drawn By:

S. File No.: PN 2043 Figures



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EXTRACT from FIGURE 7
REGIONAL GREENLANDS SYSTEM -
CORE AREAS, NATURAL AREAS and
CORRIDORS and POTENTIAL NATURAL
AREAS and CORRIDORS
REGION of PEEL OFFICIAL PLAN

LEGEND

- SUBJECT SITE** (Red Box)
- CORE AREAS of the GREENLANDS SYSTEM** (Dark Green)
- NATURAL AREAS and CORRIDORS (NAC)** (Light Green)
- POTENTIAL NATURAL AREAS and CORRIDORS (PNAC)** (Very Light Green)

P.N.: 21.2942 Date: December 3, 2025

Scale: N.T.S Revised:

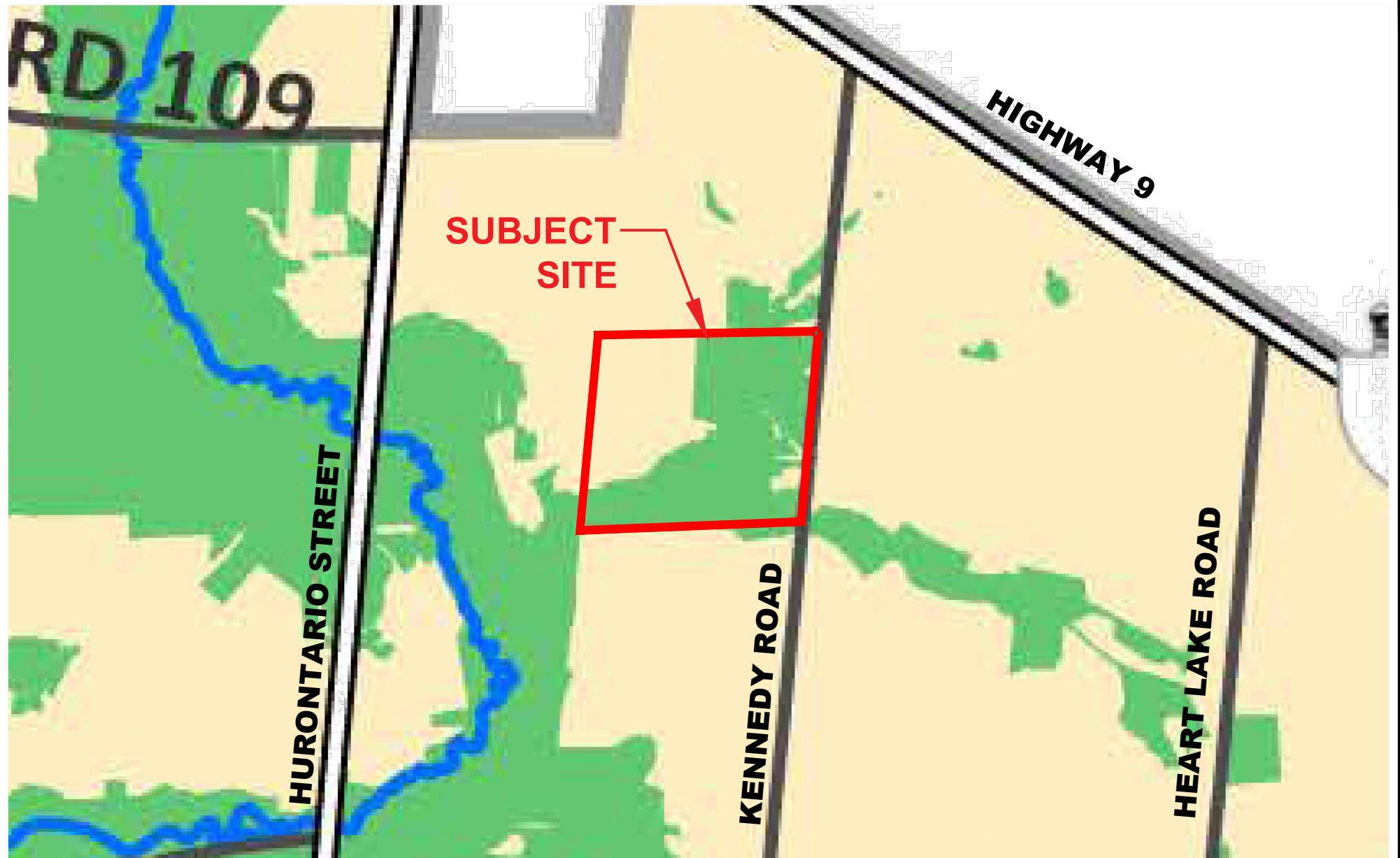
Drawn By: D.S. File No.: PN 2942_Figures



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APPENDIX 11

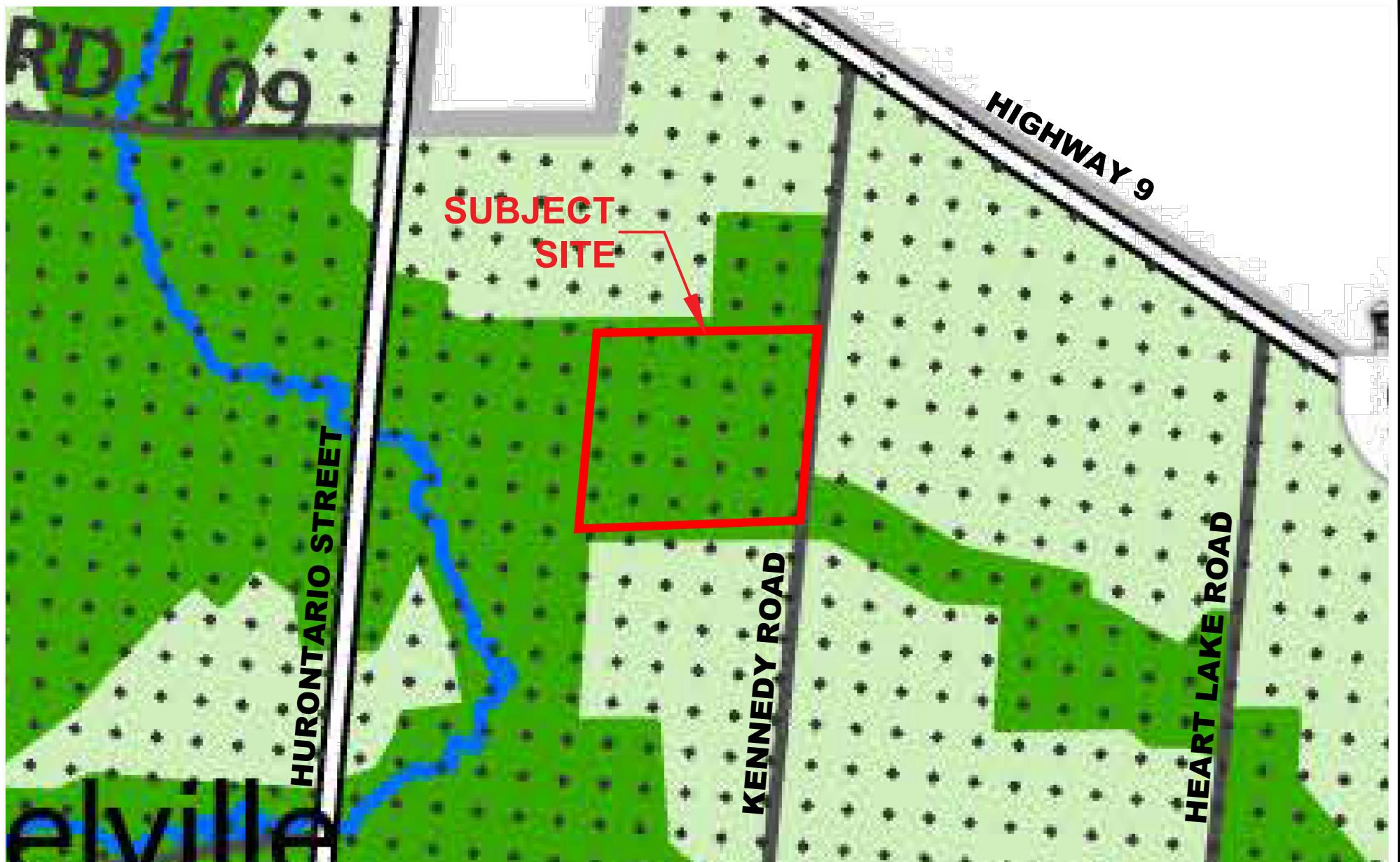


**EXTRACT from SCHEDULE B1
TOWN STRUCTURE
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025**

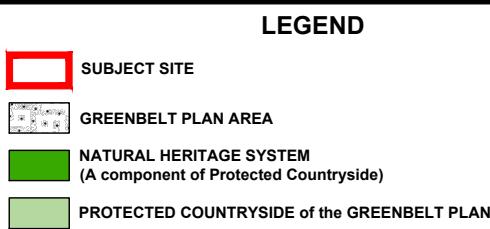


P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
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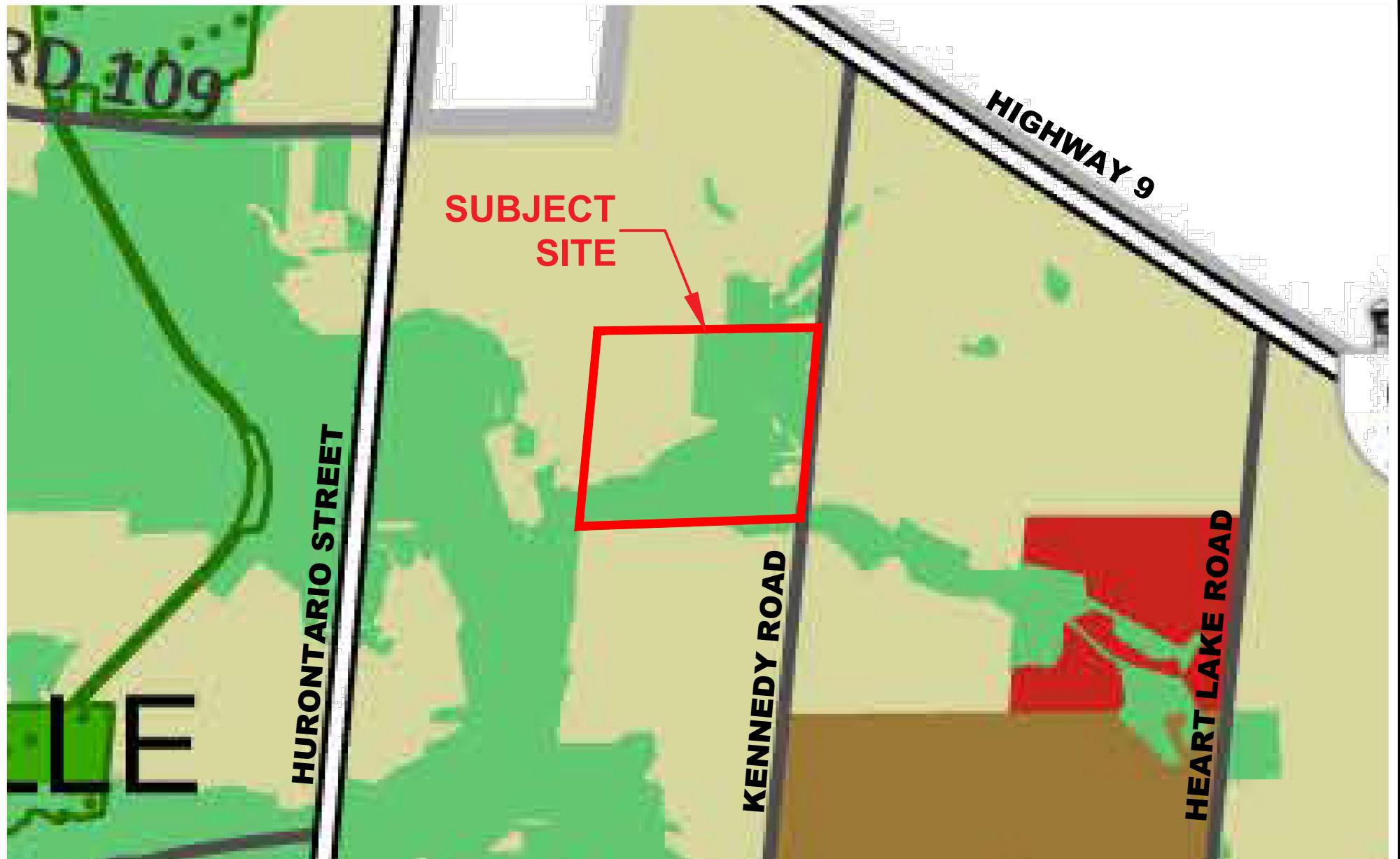


EXTRACT from SCHEDULE B3a
LAND USE DESIGNATIONS
GREENBELT PLAN and
NATURAL HERITAGE SYSTEM
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025



P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
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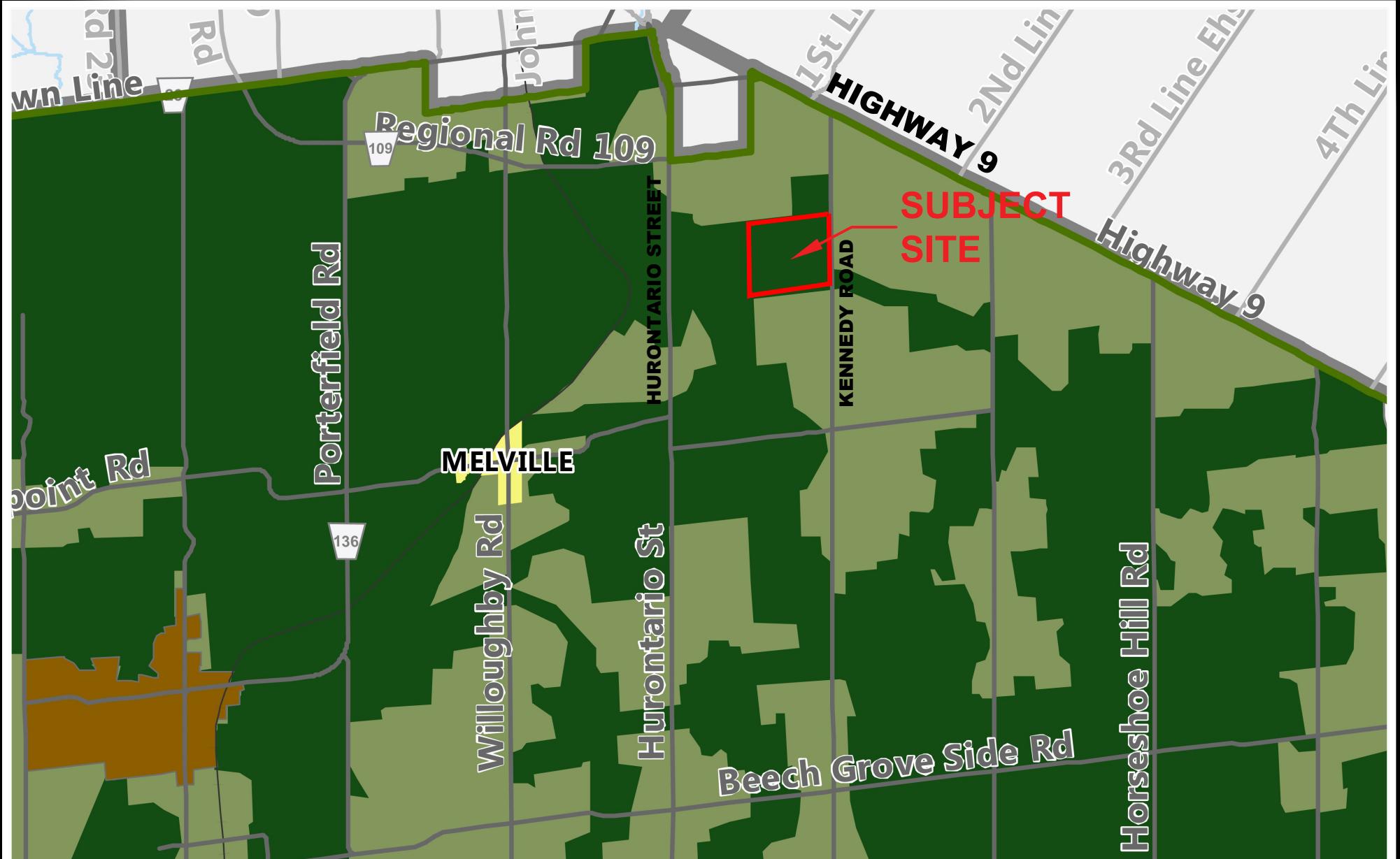


**EXTRACT from SCHEDULE B4
LAND USE DESIGNATIONS
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025**

LEGEND	
	SUBJECT SITE
	RURAL LANDS
	RURAL ECONOMIC DEVELOPMENT AREA
	PRIME AGRICULTURAL AREA
	NATURAL FEATURES and AREAS

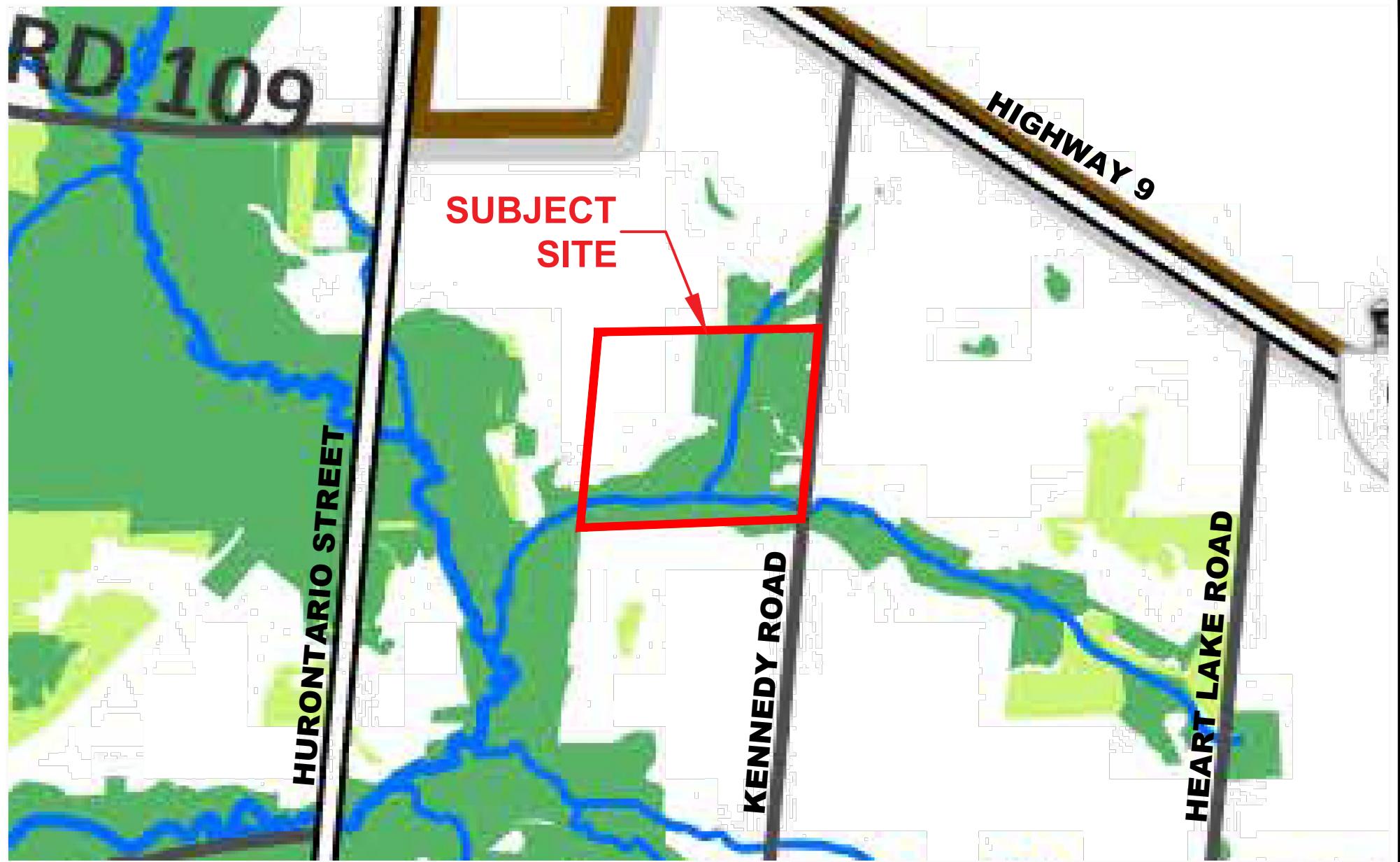
P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures

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Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_Figures
	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS

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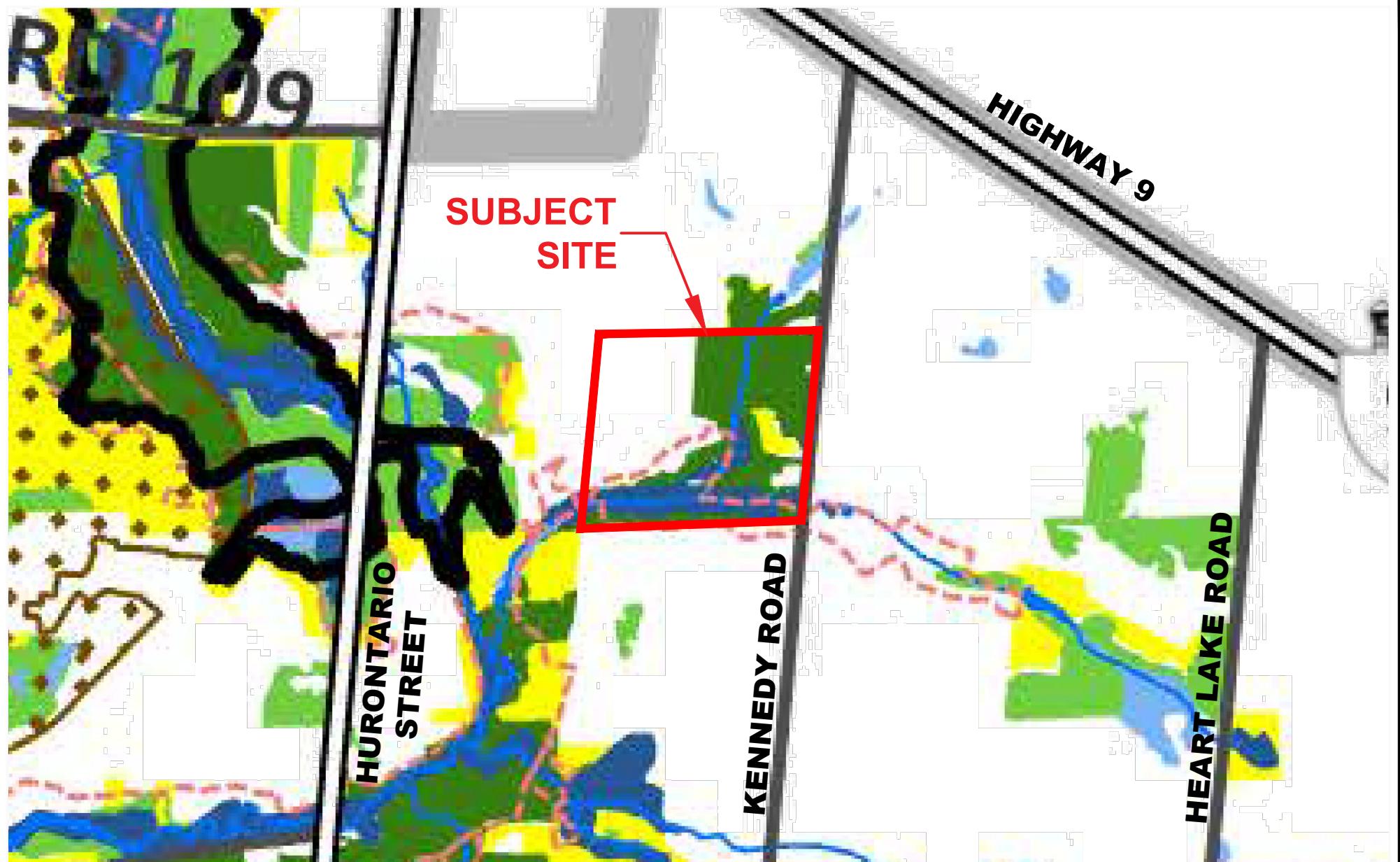


**EXTRACT from SCHEDULE D1
NATURAL ENVIRONMENT SYSTEM
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025**

LEGEND	
	SUBJECT SITE
	GREENBELT PLAN
	NATURAL FEATURES and AREAS
	SUPPORTING FEATURES and AREAS
	PERMANENT and INTERMITTENT STREAMS

P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
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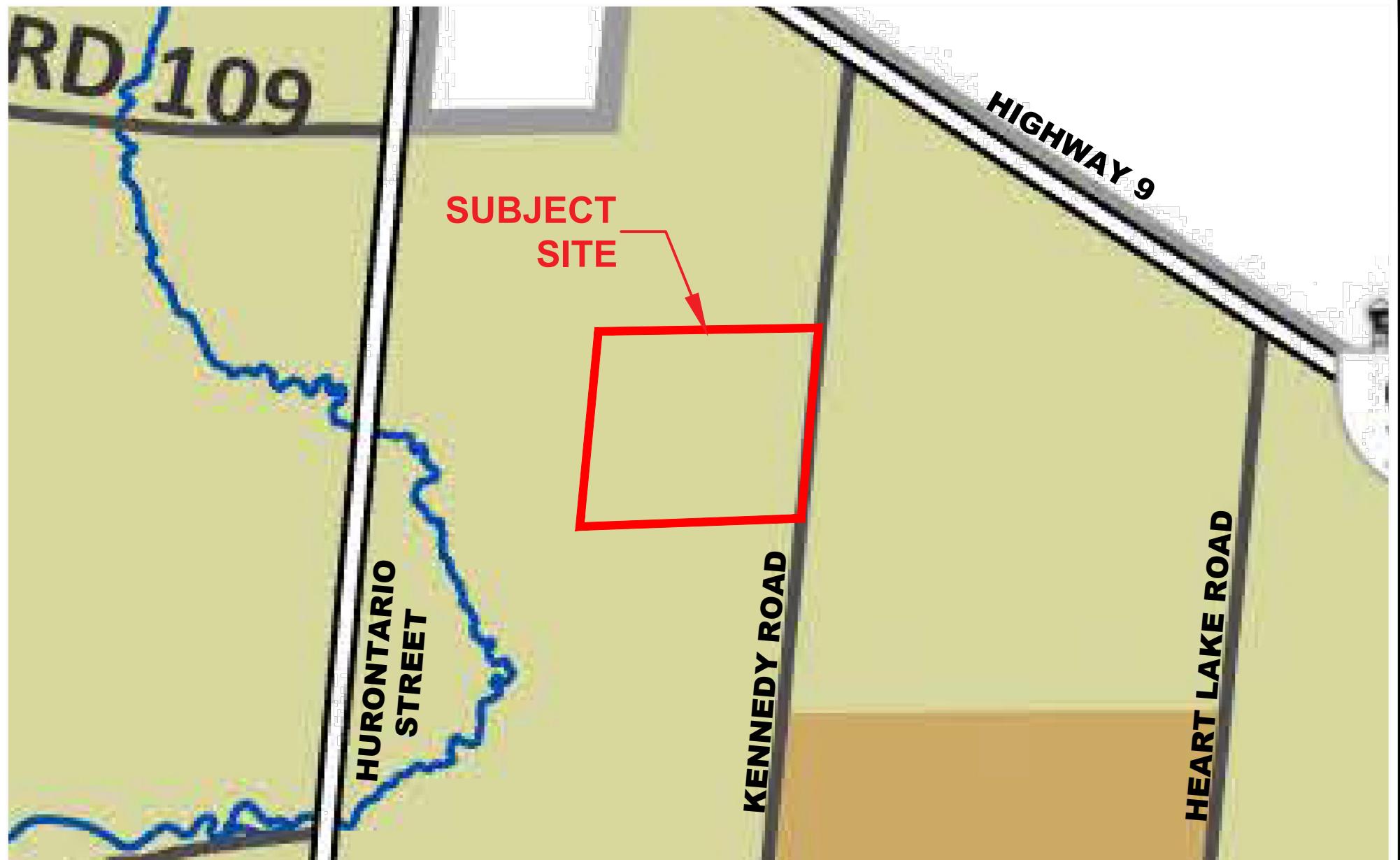


EXTRACT from SCHEDULE D3
NATURAL and SUPPORTING
FEATURES and AREAS
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025

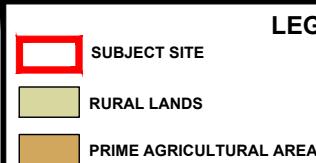
LEGEND	
	SUBJECT SITE
	SIGNIFICANT WOODLAND
	SAVANNAH or ALVAR
	VALLEY and STREAM CORRIDORS
	PERMANENT and INTERMITTENT STREAMS

P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
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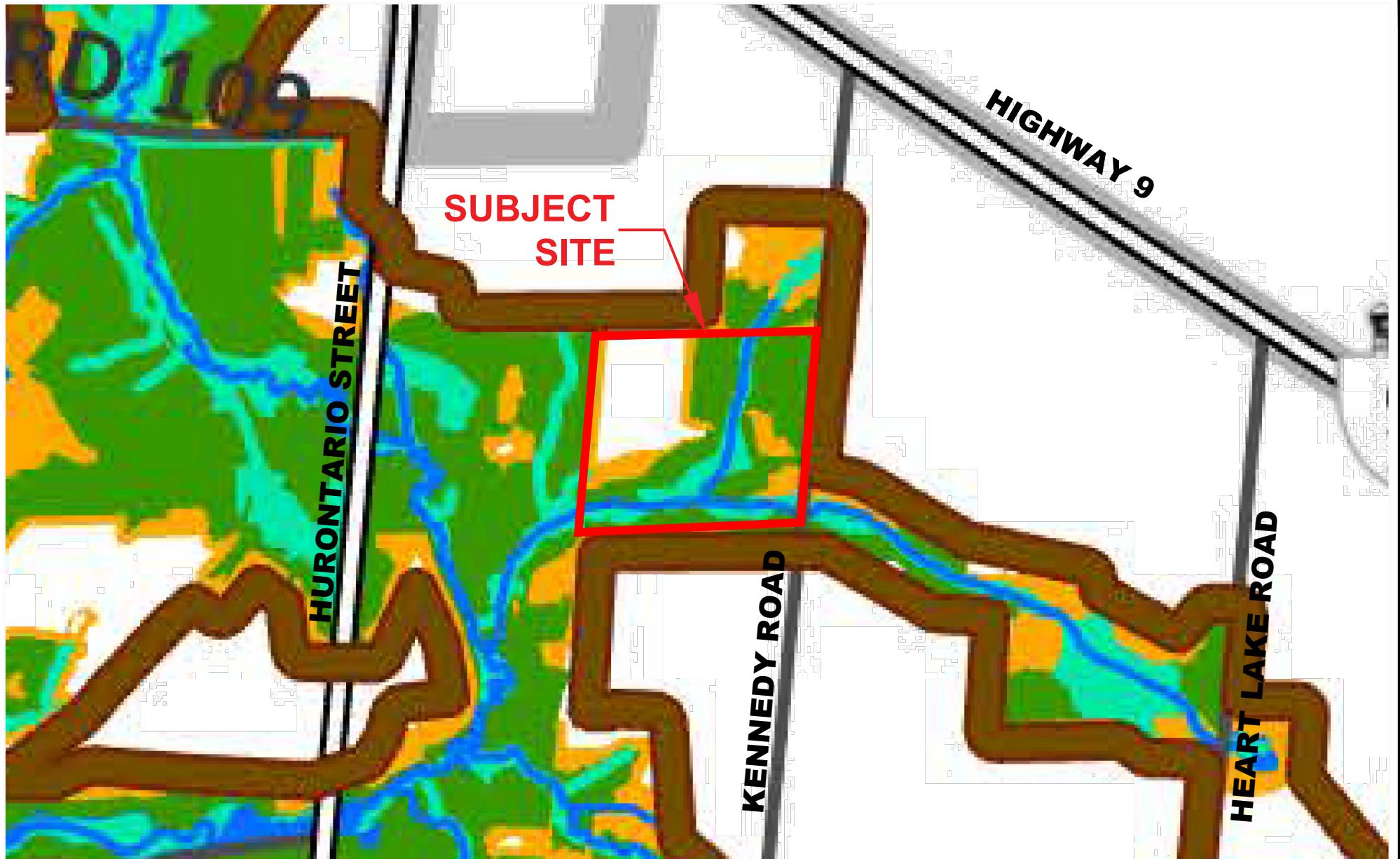


**EXTRACT from SCHEDULE E1
RURAL SYSTEM
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025**



P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
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EXTRACT from FIGURE 9
GREENBELT PLAN
NATURAL HERITAGE SYSTEM
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025

	LEGEND
	SUBJECT SITE
	NATURAL HERITAGE SYSTEM of the GREENBELT PLAN
	KEY HYDROLOGIC FEATURES
	KEY NATURAL HERITAGE FEATURES
	KEY NATURAL HERITAGE and KEY HYDROLOGIC FEATURES
	SIGNIFICANT WILDLIFE HABITAT and VEGETATION PROTECTION ZONE

P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS

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EXTRACT from FIGURE D11
COMPARING LAND USE with the
NATURAL ENVIRONMENT SYSTEM
TOWN of CALEDON OFFICIAL PLAN
OCTOBER 2025

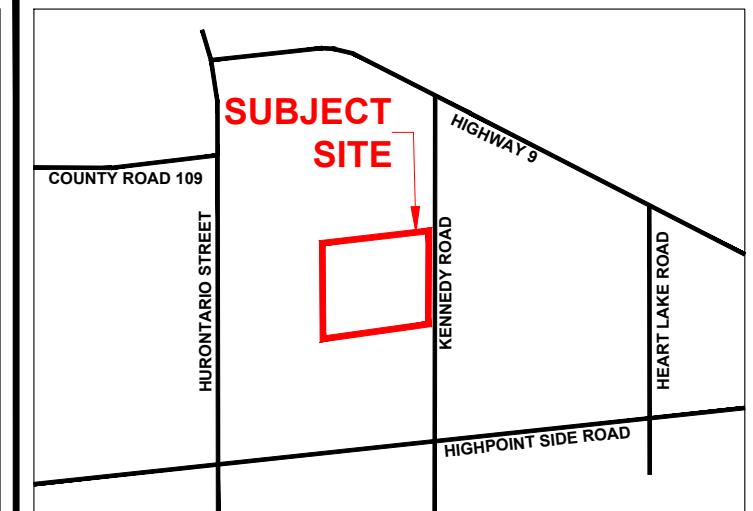
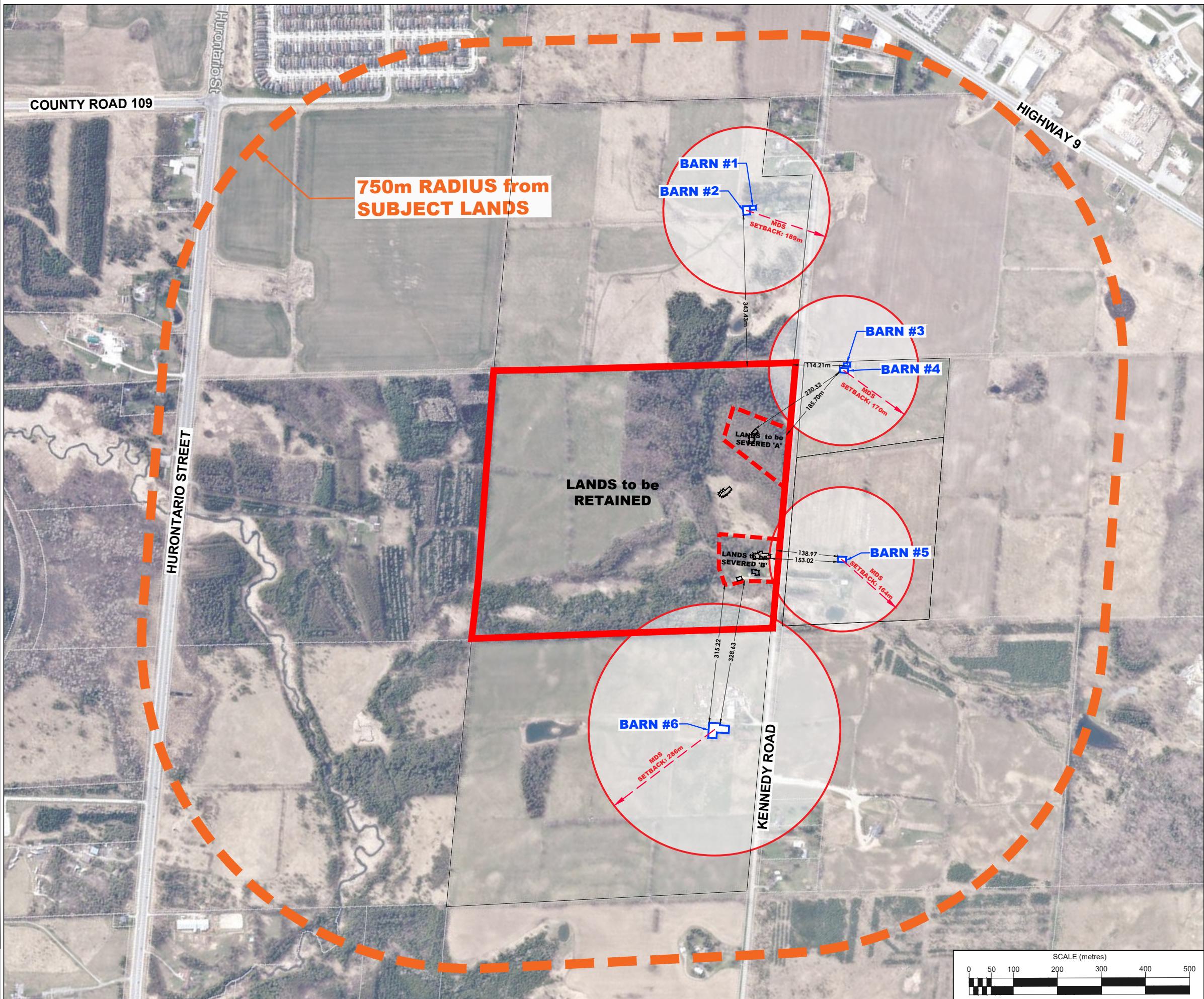
LEGEND	
	SUBJECT SITE
	RURAL LANDS
	PRIME AGRICULTURAL AREA
	RURAL LANDS with NATURAL FEATURES and AREAS
	SUPPORTING FEATURES and AREAS

P.N.: 21.2942	Date: December 3, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures
	GWD Gagnon Walker Domes PROFESSIONAL PLANNERS

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APPENDIX 12



KEY PLAN N.T.S

LEGEND

- PROPERTY BOUNDARY** (Red solid line)
- SEVERANCE BOUNDARY** (Red dashed line)
- MDS I CALCULATION, 750m RADIUS from PROPERTY BOUNDARY** (Orange dashed line)
- MINIMUM DISTANCE SEPARATION (MDS) SETBACK** (Red circle)
- EXISTING BUILDINGS / STRUCTURES UTILIZED for MDS I CALCULATIONS** (Blue box)

Notes:

1. All information shown on this plan is to be considered approximate and is based on desktop analysis.

MDS I CALCULATION
20836 KENNEDY ROAD
TOWN of CALEDON

P.N.: 21.2942.00	Date: July 15, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_MDS Calculation



MDS I

General information

Application date
May 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lotsApplicant contact information ON
Location of subject lands
Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #1 and Barn #2

Farm contact information 

ON

Location of existing livestock facility or
anaerobic digester

Total lot size

39.5 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 29
Roll number: 212403000223500

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	118.21 m ²	5.9 NU	118 m ²
Solid	Unoccupied Livestock Barn	306 m ²	15.3 NU	306 m ²



Confirm Livestock/Manure Information (Barn #1 and Barn #2)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.



Unoccupied Barn or Unused Storage (Barn #1 and Barn #2)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	21.2 NU
Potential design capacity	42.4 NU
Factor A (odour potential)	1
Factor D (manure type)	0.7
Factor B (design capacity)	244.84
Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	189 m (620 ft)
Actual distance from livestock barn	343 m (1127 ft)

Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer**Preparer contact information**

ON

Signature of preparer

Date (mmm-dd-yyyy)**Note to the user**

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MDS I

General information

Application date
May 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lotsApplicant contact information ON
Location of subject lands
Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #3 and Barn #4

Farm contact information 

ON

Location of existing livestock facility or
anaerobic digester

Total lot size

6.52 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 2 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 28
Roll number: 212403000223010

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	102.67 m ²	5.1 NU	103 m ²
Solid	Unoccupied Livestock Barn	200.85 m ²	10 NU	201 m ²

 Confirm Livestock/Manure Information (Barn #3 and Barn #4)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

 Unoccupied Barn or Unused Storage (Barn #3 and Barn #4)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	15.2 NU		
Potential design capacity	30.4 NU		
Factor A (odour potential)	1	Factor B (design capacity)	220.72
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	170 m (558 ft)
Actual distance from livestock barn	186 m (609 ft)

Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer**Preparer contact information**

ON

Signature of preparer

Date (mmm-dd-yyyy)**Note to the user**

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MDS I

General information

Application date
May 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lotsApplicant contact information ON
Location of subject lands
Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #5

Farm contact information 

ON

Location of existing livestock facility or
anaerobic digester

Total lot size

13.18 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 2 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 28
Roll number: 212403000223000

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	260 m ²	13 NU	260 m ²



Confirm Livestock/Manure Information (Barn #5)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.



Unoccupied Barn or Unused Storage (Barn #5)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -		
Design capacity	13 NU		
Potential design capacity	26 NU		
Factor A (odour potential)	1	Factor B (design capacity)	212
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)
(minimum distance from livestock barn) 164 m (538 ft)Actual distance from livestock barn 139 m (456 ft) Storage base distance 'S'
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage

Preparer signoff & disclaimer**Preparer contact information**

ON

Signature of preparer

Date (mmm-dd-yyyy)

Note to the user

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MDS I

General information

Application date
May 23, 2023

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lotsApplicant contact information ON
Location of subject lands
Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #6

Farm contact information 

ON

Location of existing livestock facility or
anaerobic digester

Total lot size

40.92 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 27
Roll number: 212403000223900

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	1055 m ²	52.8 NU	1055 m ²



Confirm Livestock/Manure Information (Barn #6)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.



Unoccupied Barn or Unused Storage (Barn #6)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	52.8 NU
Potential design capacity	158.3 NU
Factor A (odour potential)	1
Factor D (manure type)	0.7
Factor B (design capacity)	370.78
Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	286 m (938 ft)
Actual distance from livestock barn	305 m (1001 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage

Actual distance from manure storage

Preparer signoff & disclaimer**Preparer contact information**

ON

Signature of preparer

Date (mmm-dd-yyyy)

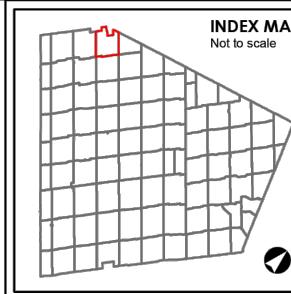
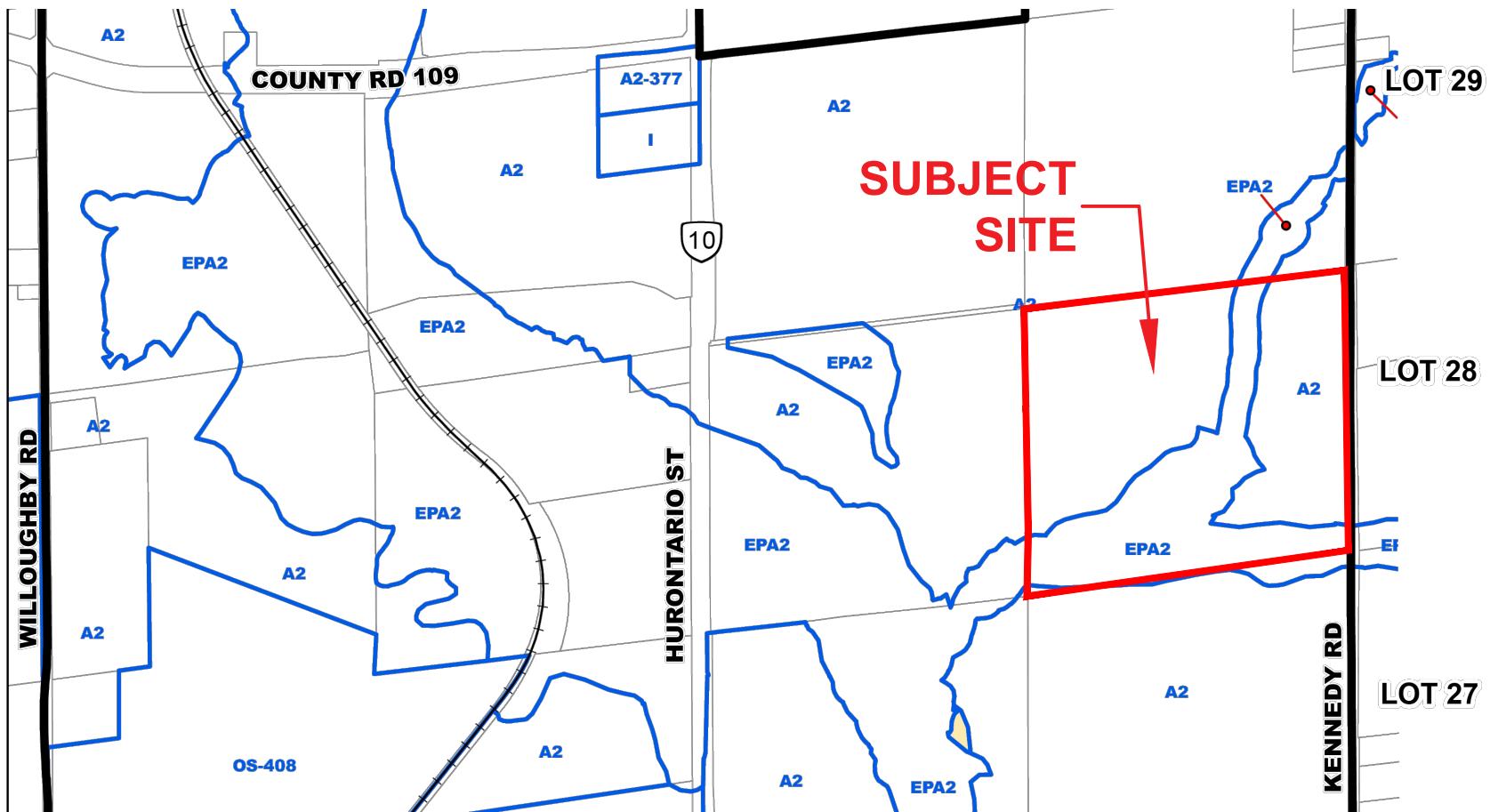
Note to the user

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APPENDIX 13



A2 ZONE SYMBOL

A2-## ZONE SYMBOL

Note: Number of suffixes represent Exceptions which can be looked up in the Exceptions section of the By-law.

ZONE BOUNDARY

STRUCTURAL ENVELOPE MAP

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NIAGARA ESCARPMENT DEVELOPMENT CONTROL AREA

Lands lying within the Development Control area pursuant to the Niagara Planning and Development Act are subject to permit requirements under Ontario Regulation 685/50, as amended.

OAK RIDGES MORaine CONSERVATION PLAN AREA BOUNDARY

WELLHEAD PROTECTION AREA BOUNDARY
— WP-2 — WP-5 — WP-10 — WP-25
 Zone Maps amended to indicate the 2, 5, 10, and 25 year Wellhead Protection Areas.

For applicable zoning see
By-law 87-250, as amended

BY-LAW 2006-50 ZONE MAP 85 SCHEDULE "A"

0	137.5	275	550
1m			
TOWN OF CALEDON			85
Date: 3 April 2006 Revised: August 21, 2015 File: S:\\POLICY SECTION\\GIS\\zoning_bylaw\\mx\\2015_mx.dwg			

EXTRACT from ZONE MAP 85 SCHEDULE "A" TOWN of CALEDON ZONING BY-LAW 2006-50

LEGEND

SUBJECT SITE

P.N.: 21.2942	Date: December 4, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_OP_Figures



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APPENDIX 14

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NO. 2026-XXX

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to Part Lot 28, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, municipally known as 20836 Kennedy Road.

WHEREAS Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

AND WHEREAS the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of Part Lot 28, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, for environmental and agricultural uses, for which a portion of the lands are to be exclusive of residential uses.

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended AS FOLLOWS:

1. The following is added to Table 13.1:

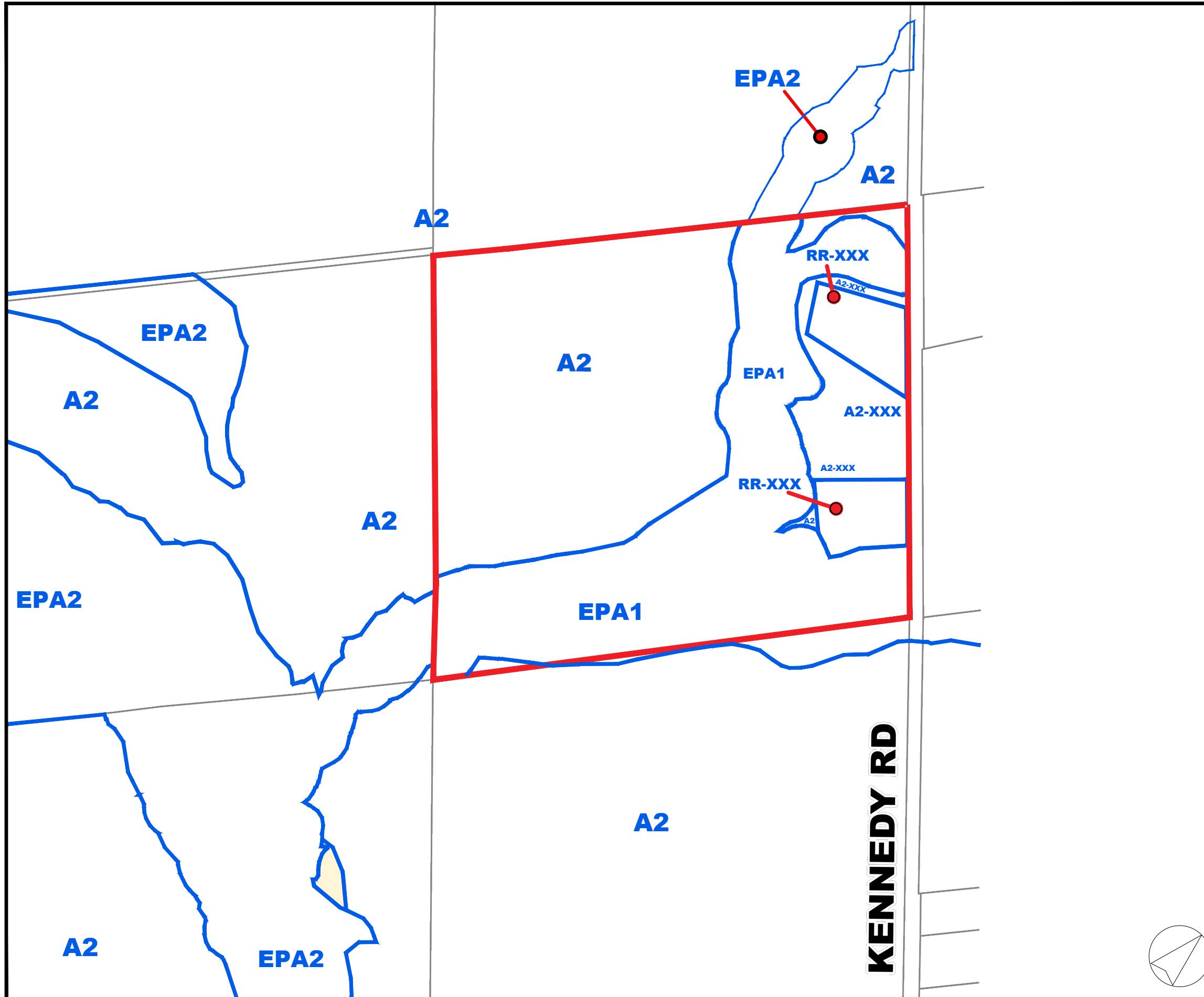
Zone Prefix	Exception Number	Permitted Uses	Special Standards
A2	XXX	<ul style="list-style-type: none">- Additional Residential Unit- Day Care, Private Home- Dwelling, Detached- Home Occupation (1)	Building and Structure Locations In addition to complying with the applicable yard requirements, all <i>buildings</i> and <i>structures</i> , <i>accessory buildings</i> and <i>structures</i> , <i>driveways</i> , <i>parking areas</i> , swimming pools, septic tanks and septic tile fields shall only be located within the structure envelopes shown on Zone Maps S.E.XX
RR	XXX	<ul style="list-style-type: none">- Additional Residential Unit- Day Care, Private Home- Dwelling, Detached- Home Occupation (1)	Lot Area (Minimum) 1.0 ha Additional Residential Units Floor Area (Maximum) – No greater than the ground floor area of the building containing the main dwelling, and not exceeding 160 m ² in gross floor area Distance of the nearest wall of a detached Additional Residential Unit to the Main Dwelling (Maximum) 25 m Building and Structure Locations In addition to complying with the applicable yard requirements, all <i>buildings</i> and <i>structures</i> , <i>accessory buildings</i> and <i>structures</i> , <i>driveways</i> , <i>parking areas</i> , swimming pools, septic tanks and septic tile fields shall only be located within the structure envelopes shown on Zone Maps S.E.XX

2. Schedule "A", Zone Map 85 of By-law 2006-50, as amended is further amended for Part Lot 28, Concession 1, EHS, Town of Caledon, Regional Municipality of Peel, from Rural (A2) and Environmental Policy Area 2 (EPA2) to Rural (A2), Rural Exception XXX (A2-XXX), Environmental Policy Area 1 (EPA1), and Rural Residential Exception XXX (RR-XXX) in accordance with Schedule "A" attached hereto.

Read three times and finally
passed in open Council on the
[XX] day of [XXXXXX], [2026].

Annette Groves, Mayor

Laura Hall, Clerk



Schedule A

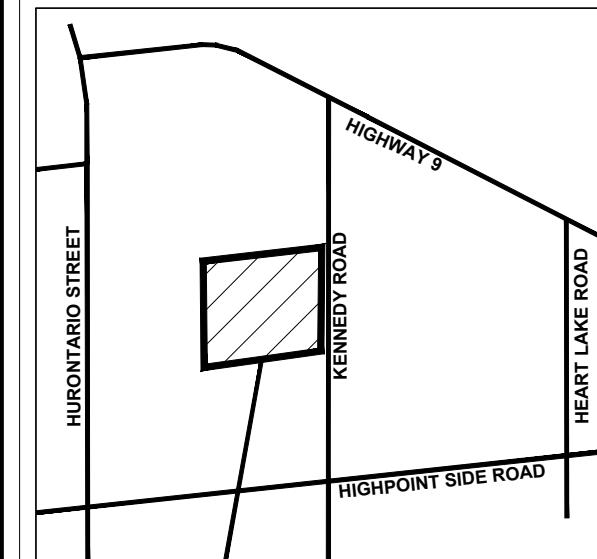
By-law 2025-XXX

20836 Kennedy Road
Town of Caledon,
Regional Municipality of Peel

Legend

Lands to be rezoned
from Rural (A2) and Environmental
Policy Area 2 (EPA2)
to the zones identified on this
Schedule

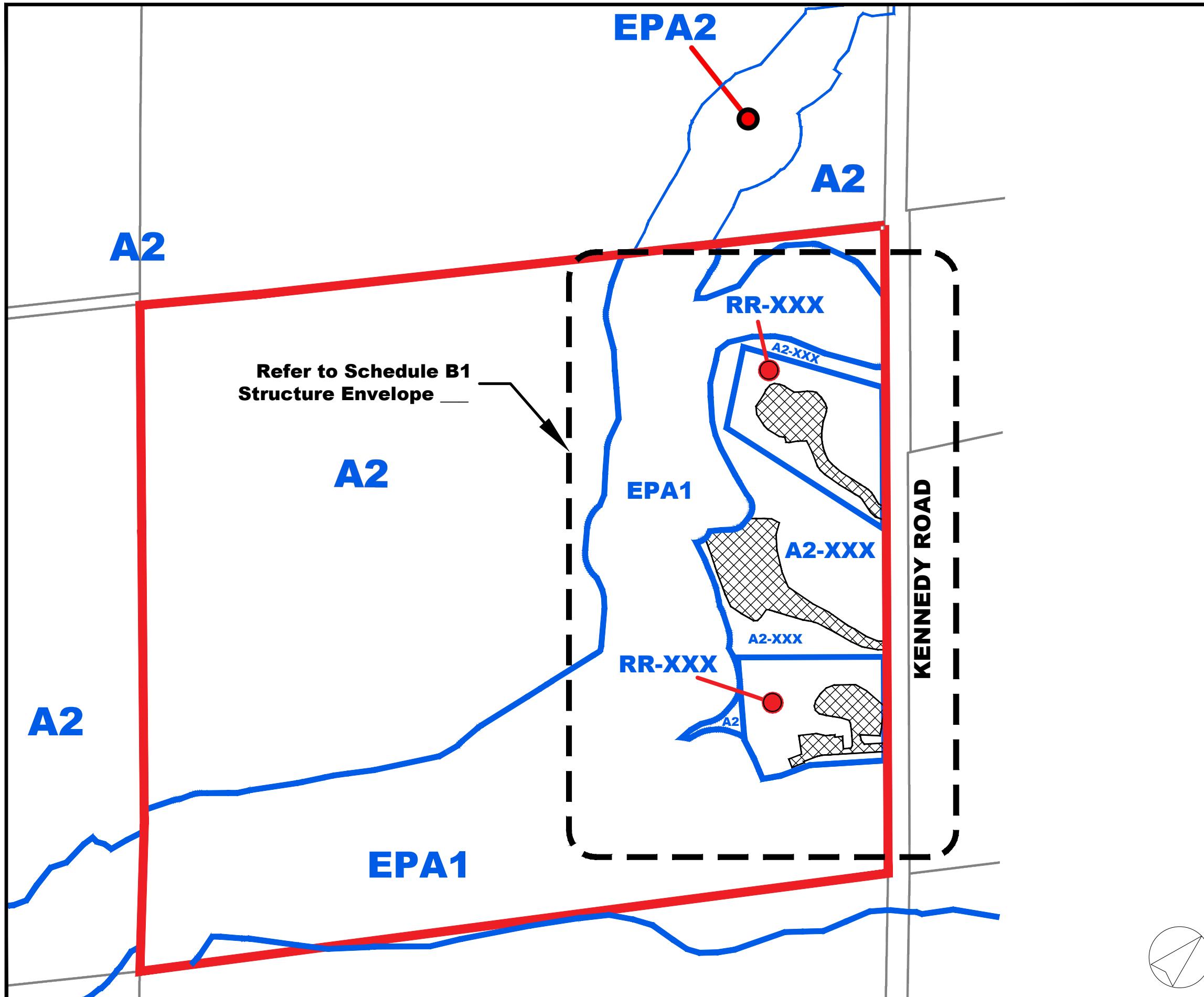
Key Map



Subject Lands

Date: November 7, 2025

File: RZ 25-XXX



Schedule B By-law 2025-XXX

20836 Kennedy Road
Town of Caledon,
Regional Municipality of Peel

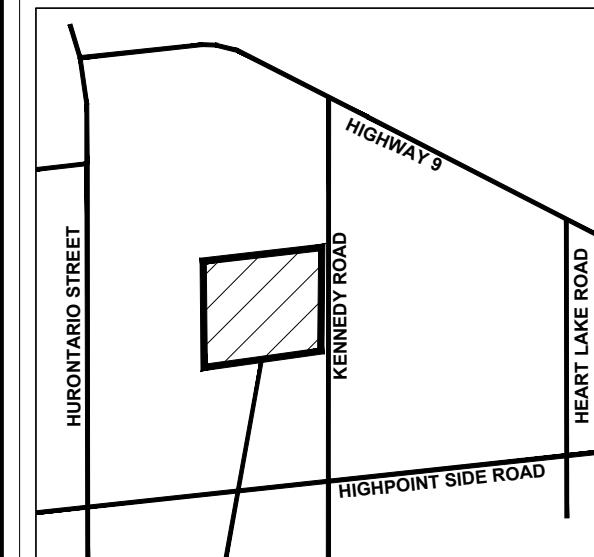
Legend

 Lands to be rezoned from Rural (A2) and Environmental Policy Area 2 (EPA2) to the zones identified on this Schedule

The logo consists of a black square containing a white 'X' pattern.

Structure Envelope

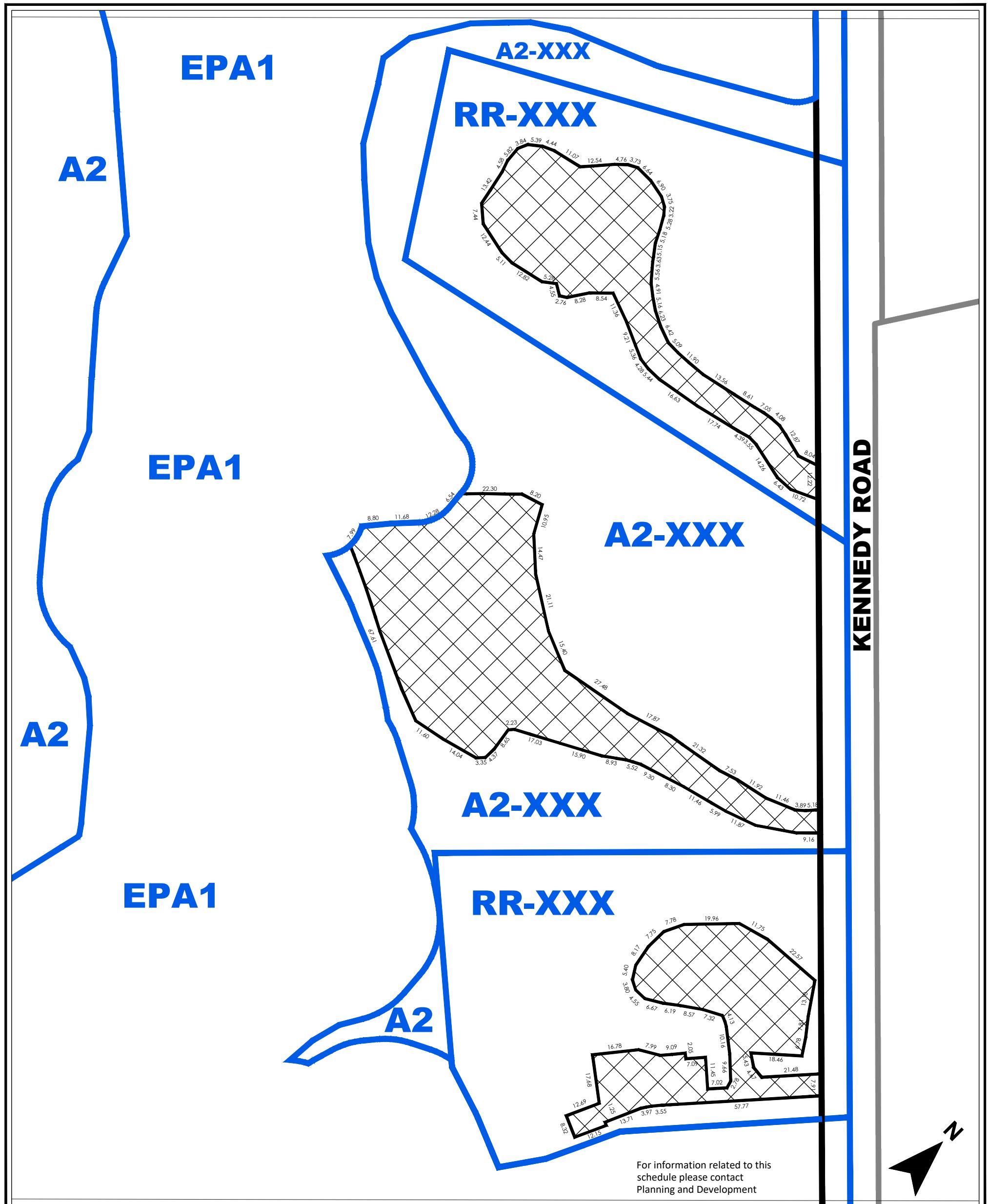
Key Map



Subject Lands

Date: November 7, 2025

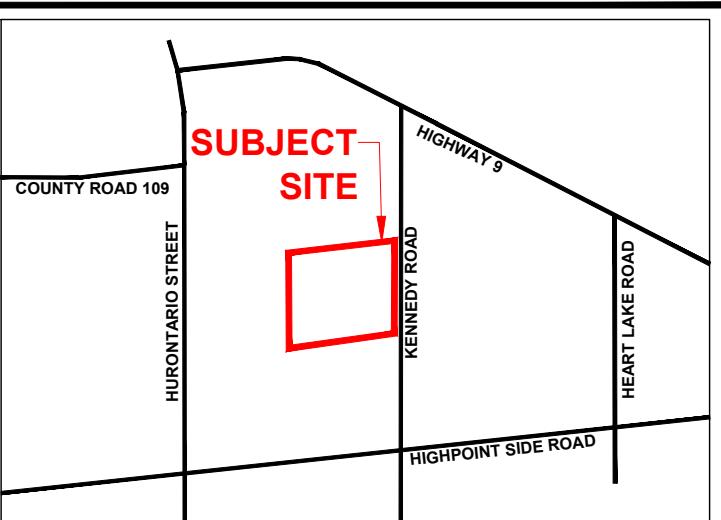
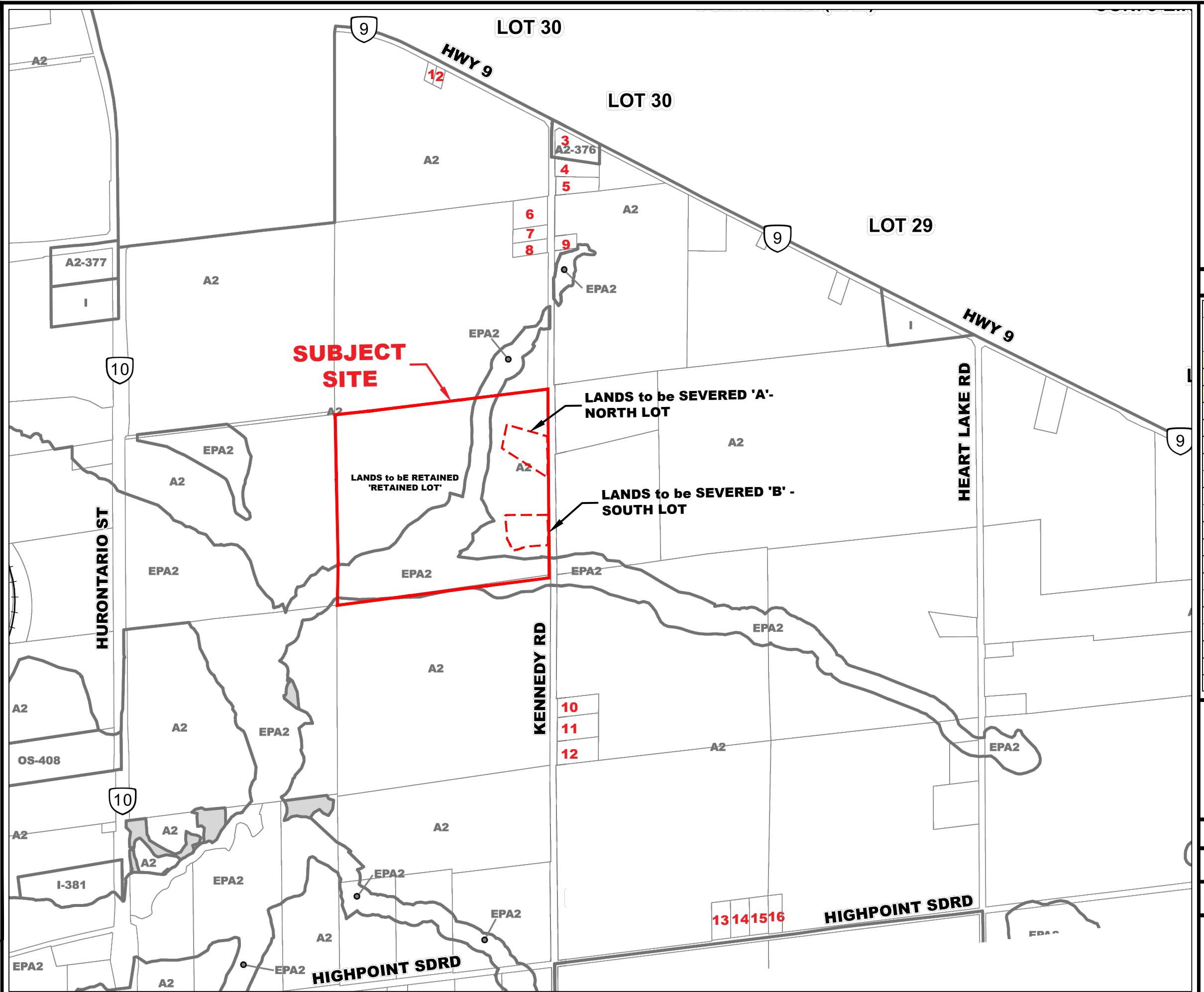
File: RZ 25-XXX



<p>Index Map NOT TO SCALE</p> <p>Site Location</p>	<p>Legend</p> <ul style="list-style-type: none"> Zone Boundary Structure Envelope 	<p>20836 Kennedy Road Part of Lot 28, Concession 1 Town of Caledon, Regional Municipality of Peel</p> <p>The base data on this map is provided for convenience only. The Town of Caledon is not responsible for any deficiencies inaccuracy in the base data, and will not accept any liability whatsoever therefore. The reproduction of the base data, in whole or in part, by any means is prohibited without the prior written permissions of the Town of Caledon.</p>	<p>Schedule B1 ZONE MAP S.E. XX</p> <p>TOWN OF CALEDON</p> <p>Date: November 7, 2025</p>
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APPENDIX 15



KEY PLAN

N.T.S

Lot Area Comparison

Map Number	Address	Frontage (m)*	Lot Area (sm)*
	Subject Site - North Lot	128.89	14,821
	Subject Site - Retained	379.06	382,108
	Subject Site - South Lot	97.37	13,465
1	3353 Highway 9	30.14	1,805
2	3355 Highway 9	30.38	1,791
3	3511 Highway 9	86.37	10,635
4	21227 Kennedy Road	60.37	7,381
5	21209 Kennedy Road	60.14	7,204
6	21180 Kennedy Road	91.35	10,090
7	21168 Kennedy Road	44.56	4,943
8	21150 Kennedy Road	44.86	4,981
9	21149 Kennedy Road	46.07	3,243
10	20653 Kennedy Road	60.54	8,082
11	20643 Kennedy Road	76.04	10,096
12	20607 Kennedy Road	75.97	10,114
13	3678 Highpoint Sideroad	61.05	7,289
14	3728 Highpoint Sideroad	60.85	7,273
15	3730 Highpoint Sideroad	60.84	7,260
16	3762 Highpoint Sideroad	44.82	5,487

* All measurements are approximate and subject to verification

**EXISTING LOT FABRIC and FRONTAGES
between
HIGHWAY 9 and HIGHPOINT SIDEROAD
20836 KENNEDY ROAD
TOWN of CALEDON**

P.N.: 21.2942.00	Date: December 4, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942 Concept Plan



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