



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

July 17, 2026

**Town of Caledon
Planning and Development
Community Services Department
6311 Old Church Road,
Caledon, Ontario
L7C 1J6**

Attention: Rebecca Thompson, Planner

**Subject: Official Plan and Zoning By-law Amendment Application
Mr. Satwant Deol
'0' Humber Station Road, Caledon, Ontario
GWD File: P.N.2370**

Dear Rebecca:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Satwant Deol (our "Client"), the Registered Owner of the property legally described as the West Half of Lot 11, Concession 5, fronting onto the east side of Humber Station Road, north of King Street in the Town of Caledon (hereinafter referred to as the subject site). On behalf of our Client, we are pleased to submit the Official Plan and Zoning By-law Amendment Application ("Amendment Application") in connection with the proposed development of the Subject Site.

The subject site is approximately 2.62 hectares (6.47 acres) in size with 121.89 metres (399.90 feet) of frontage along Humber Station Road and a lot depth of 216.19 metres (709.28 feet). The subject site is vacant.

The surrounding area consists of the following land uses:

North: Open Space and Agricultural.
South: Open Space.
East: Residential, and Open Space.
West: Residential, Open Space and Agricultural.

By way of background, A Pre-Consultation (PARC) Meeting (Town File: PRE 2024-0056) was held with Town of Caledon Planning Staff on April 25, 2024, regarding the proposed re-development of the Subject Site.

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



The following enclosed materials are submitted in support of an Official Plan and Zoning By-law Amendment Application in connection with the proposed redevelopment of the Subject Site for a mixed-use residential/commercial high-rise development consisting of two (2) 20-storey apartment buildings and eight (8) commercial buildings with indoor and outdoor amenity space:

#	Document	Author	Date
1	PRE-2024-0056 Checklist		
2	Registered Owner Authorization / Completed Application Form		
3	Parcel Register		
4	Planning Justification Report	Gagnon Walker Domes Ltd.	July 10, 2026
5	Public Engagement Summary	Gagnon Walker Domes Ltd.	April 14, 2026
6	Draft Zoning By-law Amendment	Gagnon Walker Domes Ltd.	April 14, 2026
7	Draft Official Plan Amendment	Gagnon Walker Domes Ltd.	April 14, 2026
9	Green Development Standards	Gagnon Walker Domes Ltd.	April 14, 2026
10	Healthy Development Assessment	Gagnon Walker Domes Ltd.	April 14, 2026
11	Commercial Impact Study	Tate Research	August 26, 2024
12	Zoning By-law Matrix	nArchitecture	December 11, 2025
13	Site Plan	nArchitecture	December 11, 2025
14	Renderings	nArchitecture	December 11, 2025
15	Urban Design Brief	nArchitecture	December 11, 2025
16	Sun/Shadow Study	nArchitecture	December 11, 2025
17	Topographic and Boundary Survey	Mauro Group Inc.	August 7, 2024
18	Archaeological Assessment	AMICK	March 8, 2018
19	Functional Servicing and Stormwater Management Report	Schaeffers Consulting	December 2025
20	Grading and Servicing Plan	Schaeffers Consulting	January 9, 2026
21	Geotechnical Report	Englobe	April 28, 2026
22	Hydrogeological Report	Englobe	May 13, 2026
23	Landscape Plan	Adesso Design Inc.	December 17, 2025
24	Noise and Vibration Study	HGC	July 7, 2025
25	Compatibility and Mitigation Study	RWDI	June 15, 2026
26	Transportation Study	NexTrans Consulting	April 17, 2026
27	Tree Inventory and Preservation Plan and Report	Jackson Arboriculture Inc.	December 16, 2025

Should you require additional information or have any questions, please do not hesitate to contact the undersigned. We reserve the right to make supplementary submissions as deemed required and appropriate.

Yours truly,

Anthony Sirianni, B.A.
Associate Planner

c.c.: **G. Deol**
S. Deol
A. Walker, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.