



Principals

Michael Gagnon
Lena Gagnon
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March 14, 2024

**GWD File: 21.2942.00
Caledon OP Review**

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

**Attention: Bailey Loverock, Senior Policy Planner, Official Plan Review Lead
Lesley Gill Woods, Senior Policy Planner, Secondary Plans Lead**

**Subject: FORMAL PUBLIC INPUT
Future Caledon Official Plan (February 2024 Draft)
20836 Kennedy Road
Part Lot 28, Concession 1, E.H.S.
Town of Caledon, Ontario
Ward 1**

Dear Bailey and Lesley:

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

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

It is occupied by a mid-19th century 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 dwelling.

Aerial photography indicates that the subject site is comprised primarily of agricultural fields, cultural meadows, conifer plantations, and wetlands. 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

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sides of Highway 9, east of Highway 10 include a mix of residential, commercial, and institutional uses.

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

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).

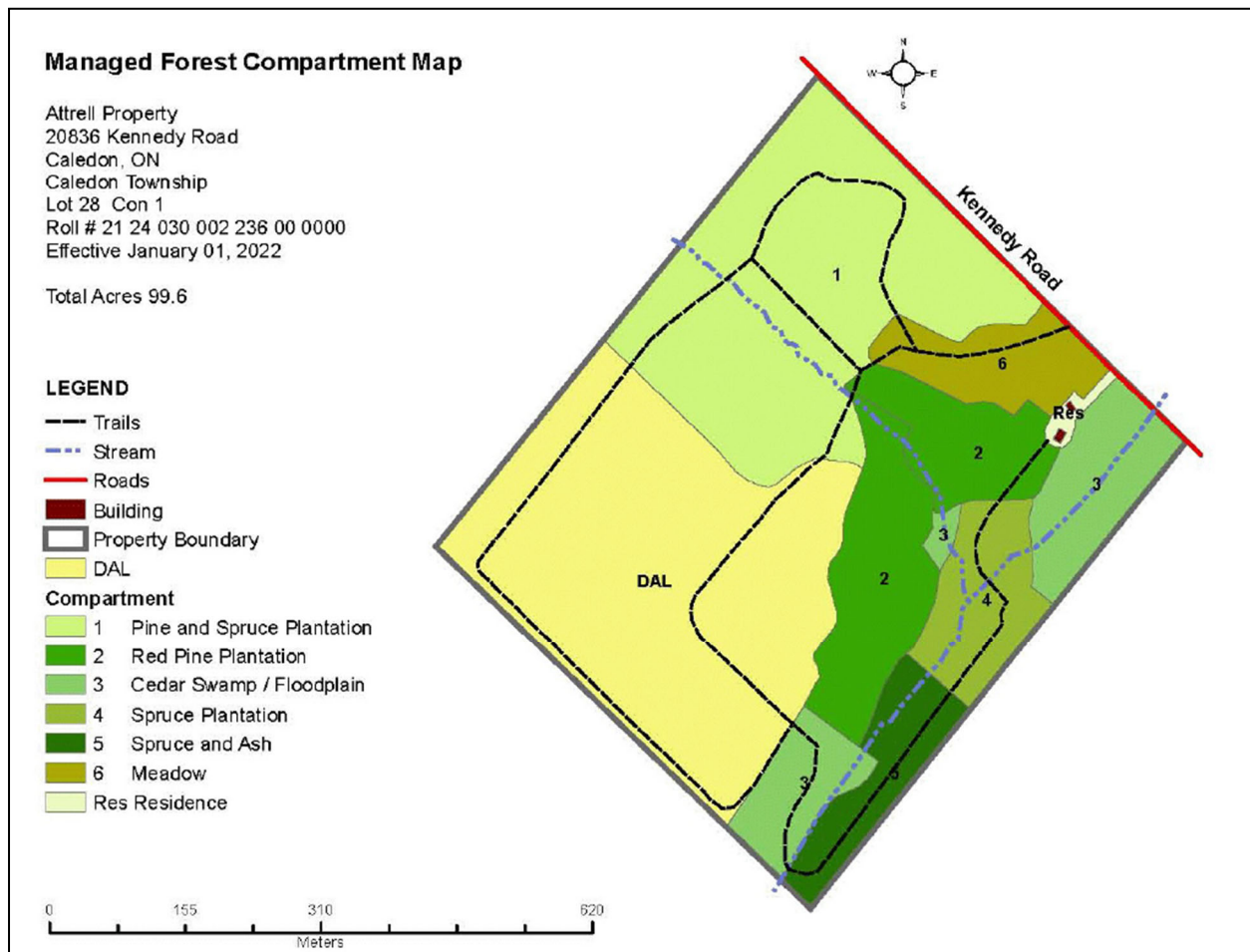


Figure 1 – Managed Forest Compartment Map, Williams & Associates Forestry Consulting (2022)

Appendix 2 includes a copy of the historic Canadian Tree Farm Certification dated October 17, 1959 and excerpts from the 2022 MFP.

Proposal Overview

The Owners are in the process of pursuing planning approvals to create two (2) smaller parcels intended to be developed with single-detached residential dwellings.



On October 14, 2022 a Preliminary (PARC) Meeting Request was filed with the Town of Caledon Planning Department (Town File: PRE 2022-0201). The meeting took place on November 16, 2022 where Town Staff provided preliminary comments on the proposal.

On November 9, 2023 CVC and Town Planning Staff attended a site visit with representatives from GWD and R.J. Burnside & Associates (Burnside) to assess natural features on site. Burnside has since then engaged in further dialogue with the Town Environmental Planning Staff and is in the process of finalizing its formal Environmental Impact Study (EIS).

Future Caledon Official Plan (February 2024)

Our office has been monitoring the Town's Official Plan Review process closely. We have been asked to review and provide comments, observations, and recommendations on the Draft Future Caledon Official Plan (February 2024). The following is an overview of the designations and overlays that apply to the subject site within latest Draft:

Schedule A1 – Provincial Plan Areas

- 'Greenbelt Boundary' and 'Protected Countryside'

Schedule B1 – Town Structure

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

Schedule B3A – Land Use Designations Greenbelt Plan, Growth Plan for GTA

- 'Greenbelt Plan Area'
- 'Protected Countryside of the Greenbelt Plan'
- 'Natural Heritage System (component of the Protected Countryside)'

Schedule B4 – Land Use Designations

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

Schedule D1 – Natural Environment System

- 'Natural Features and Areas'

Schedule D3 – Natural and Supporting Features and Areas

- 'Significant Woodland'
- 'Savannah or Alvar'
- 'Wetlands (evaluated)'
- 'Valley and Stream Corridors'

Schedule E1 – Rural System

- 'Rural Lands'

Figure D9 – Greenbelt Plan Natural Heritage System

- 'Key Natural Heritage Features'



- ‘Key Natural Heritage and Key Hydrologic Features’
- ‘Significant Wildlife Habitat and Vegetation Zone’

The full assessment of the subject site’s features will be completed during the processing of the site specific planning applications. Our comments herein specifically relate to the delineation of the natural features and areas on the above noted Schedules and Figures. We are concerned that the designation limits of the ‘Natural Features and Areas’, ‘Significant Woodland’, ‘Savannah or Alvar’, and ‘Significant Wildlife Habitat and Vegetation Zone’ are extended beyond where they exist and should be scaled back to more accurately reflect features on site.

For Staff’s consideration, we note that that Burnside EIS has concluded the following:

- A portion of the Orangeville Wetlands PSW Complex is located on the subject site, the wetlands consist of meadow marsh and swamp and are located concurrently with the streams present on site.
- No mapped Significant Valleylands are present on site.
- No ANSIs are mapped on or within 120 metres of the site.
- Based on a history of continuous management and the intention for complete removal at harvest, the plantation meets exemptions found in the current 1978 Town OP, 2022 Region of Peel OP, and 2012 MNRF Greenbelt Technical Paper 1 and should not be considered a Woodland nor a Significant Woodland.

We respectfully request that prior to the finalizing the OP for adoption that the Schedules B1, B4, D1, D3 and Figures D9, D11 be amended to remove the extent of the NHS feature mapping that do not apply to the subject site. To assist Staff, **Appendix 3** includes relevant Figures from the EIS which reflect “on the ground” site conditions.

Section 17.10 Rural Lands Designation, Section 17.10.2 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 rezoned as a condition of consent to a residential use that complies with all other policies of this Plan and Zoning By-law.”

We interpret the underlined section in the above policy as being overly restrictive and unnecessary. We direct Staff to Section 10.4.1 of Town Zoning By-law 2006-50 which regulates that where a lot within the A1, A2, A3, A1-ORM, A2-ORM or A3-ORM Zone fails to comply with either one or both of the minimum lot area and/or lot frontage standards of the applicable zone, such lot may be used as follows:



- Residential uses are subject to the Residential standards that apply to the RR column of Table 6.1 and the provisions of Section 6, as well as Sections 4.2.2, 4.41 and 5.2.19.
- Non-residential uses listed in the applicable A1, A2, A3, A1-ORM, A2-ORM or A3-ORM Zone identified in Table 10.1 are subject to all of the applicable standards and provisions of Section 10, including the minimum lot area and lot frontage standards.
- Where a residential use and non-residential use are proposed on the same lot in the applicable A1, A2, A3, A1-ORM, A2-ORM or A3-ORM Zone identified in Table 10.1, the uses are subject to all applicable standards and provisions of Section 10, including the minimum lot area and minimum lot frontage standards.

We strongly recommend that Staff revisit this policy prior to finalizing the OP for adoption to ensure it permits flexibility already allowed in the Town Zoning By-law.

Closing Remarks

The latest “track changed” version of the Draft OP was released on February 14th for public review. While our office has been monitoring the Future Caledon OP process, the March 7th deadline to submit public input, a mere two (2) days after the March 5th Public Meeting, is inadequate given the magnitude and broadness of the planning exercise as it pertains not only our Client, but also all other landowners and stakeholders in the Town of Caledon.

We understand that Town Planning Staff intend to table a Recommendation Report inclusive of the Final OP at the March 19th Planning and Development Committee. In the spirit of meaningful and appropriate consultation, we believe that Town Planning Staff should extend the commenting period until May 2024 and defer the consideration of a Recommendation Report subsequent thereto.

Thank you for the opportunity to provide public input. While our Client wishes to express its general support they do have reservations and may provide further comment as necessary prior to Council’s adoption and the Region of Peel’s final approval.

Yours truly,

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

mdenardis@gwdplanners.com

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





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: May 4, 2023

Scale: N.T.S

Revised:

Drawn By: D.S.

File No.: PN 2942_ Aerial_Images_May_2023




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APPENDIX 2

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.



[Signature]
Forestry Association.

ONTARIO FORESTRY ASSOCIATION

[Signature]
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 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.

Management Plan for the

Attrell - Orangeville

Prepared for:

The Managed Forest Tax Incentive Program

Plan #

Effective January, 2022

January, 2022



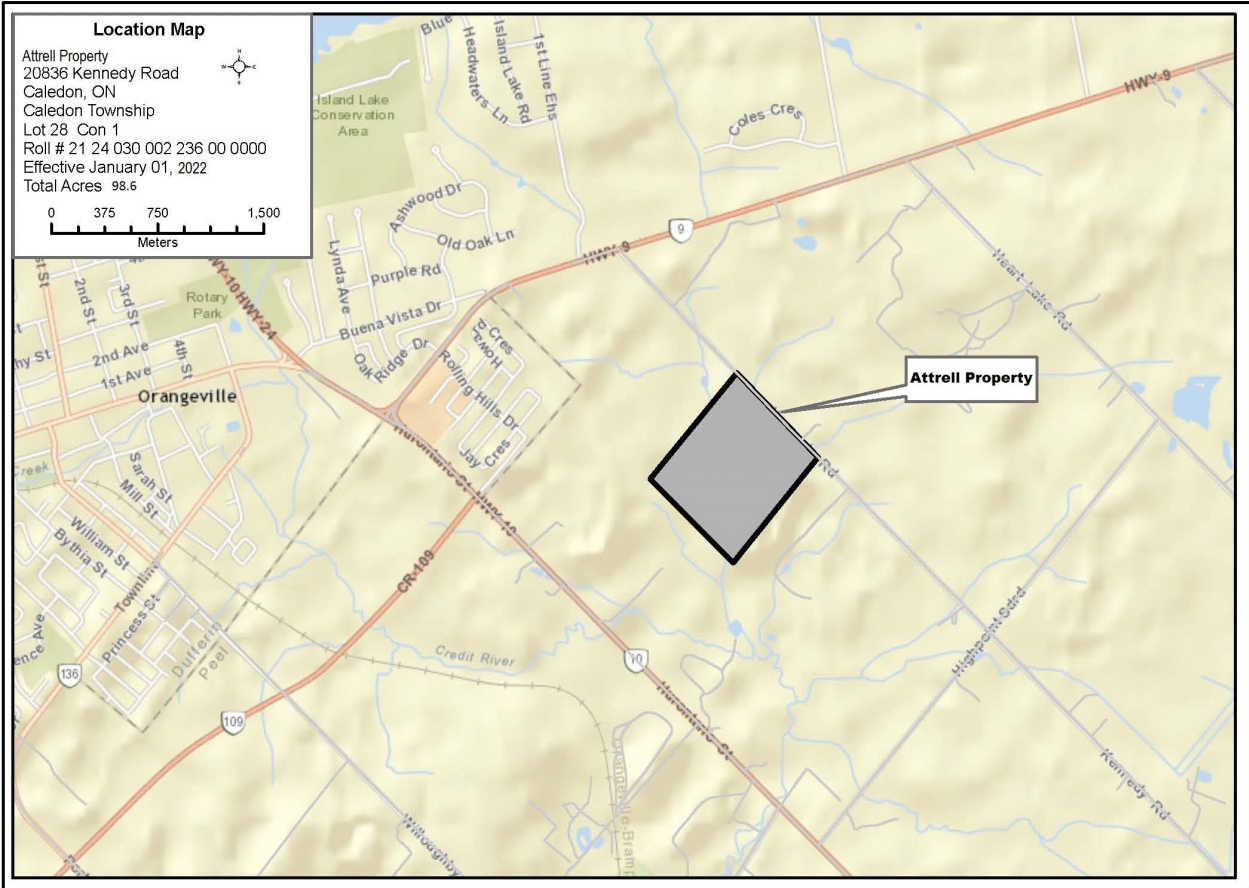
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Tel (519) 856-1286 Fax (519) 856-4288**

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**Website www.forestar.ca
Email forstar@execulink.com**

Section 4: Property Location Map

4.1 Property Location Map

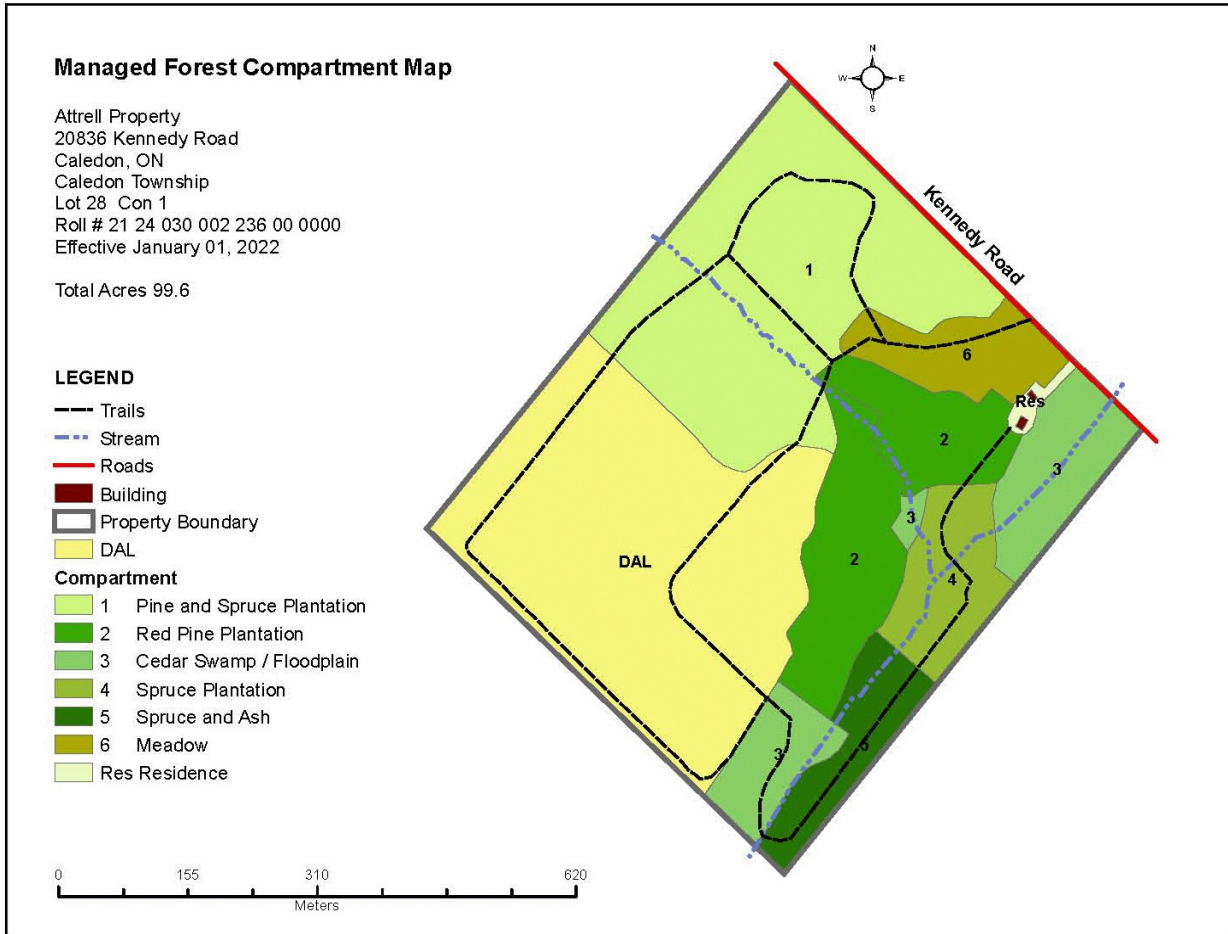


4.2 Administrative Map



Section 6: Managed Forest Compartments

6.1



6.2 Summary of Managed Forest Compartments





Compartment				Total Area (Acres)	Non MFTIP Area (Acres)	MFTIP Area ✓
No.	Name	Seed Year	ELC code			
1	Pine and Spruce Plantation	1960	CUP3-1	27.10	0.00	27.10
2	Red Pine Plantation	1960	CUP3-1	14.20	0.00	14.20
3	Cedar Swamp/Floodplain	1975	FOM7-2	8.74	0.00	8.74
4	Spruce Plantation	1960	CUP3-8	5.36	0.00	5.36
5	Spruce and Ash Plantation	1960	CUP3-8	4.20	0.00	4.20
6	Meadow	1970	CUM1-1	4.00	0.00	4.00



APPENDIX 3



ELC - Code	ELC - Community
AGR	Agriculture
CUH-A(a)	Treed Hedgerow (Mixed)
CUH-A(b)	Treed Hedgerow (Deciduous)
CUM1-B	Exotic Cool-season Grass Graminoid Meadow
CUP3-1	Red Pine Coniferous Plantation
CUP3-C	White Spruce Coniferous Plantation
CUP3-H	Mixed Conifer Coniferous Plantation
CVR 4	Rural Property
FOD4-C	Dry-Fresh Black Locust Deciduous Forest
FOM4-A	Dry-Fresh White Cedar - Hardwood Mixed Forest
MAMM3-1	Mixed Mineral Meadow Marsh
MAMO1-2	Cattail Graminoid Organic Meadow Marsh
SWC1-1	White Cedar Mineral Coniferous Swamp
SWC1-2	White Cedar - Conifer Mineral Coniferous Swamp
SWD3-2	Silver Maple Mineral Deciduous Swamp
SWM1-1	White Cedar - Hardwood Mineral Mixed Swamp
SWM3-2	Poplar - Conifer Mineral Mixed Swamp
SWT2-5	Red Osier Dogwood Mineral Thicket Swamp

-  Proposed Grading and Design
-  Ecological Land Classification
-  Tree Plantation
-  Subject Property

Sources:

1. Ministry of Natural Resources and Forestry, © Kirg's Printer for Ontario.
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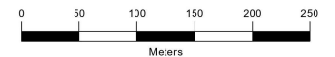
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Projector: Transverse Mercator

Central Meridian: 81°0'00"W

False Easting: 500,000m False Northing: 0m

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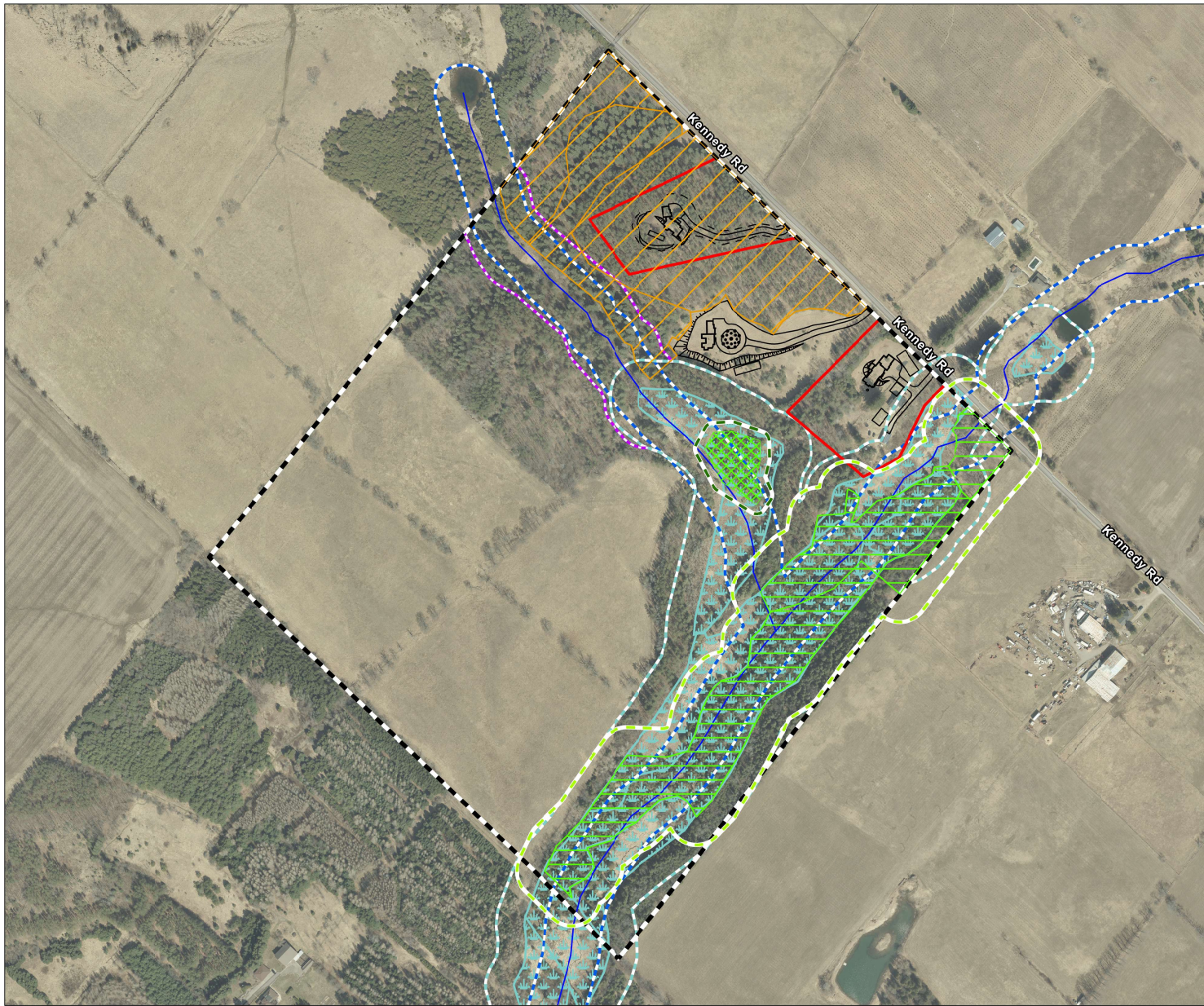
Client

MR. JOHN ATTRELL

Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
ECOLOGICAL LAND CLASSIFICATION**

Drawn	Checked	Date	Figure No.
HN	AB	2023/09/21	5
Scale	Project No		
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- Proposed Lot Severance Boundary
- Proposed Grading and Design
- Cold Watercourse
- Cold Watercourse 30m Buffer
- Provincially Significant Wetland
- Provincially Significant Wetland 30m Buffer
- Other Wetland 30m Buffer
- SWH: Eastern Wood-pewee Habitat
- Woodland
- Woodland 10m Buffer
- Significant Woodland
- Significant Woodland 30m Buffer
- Subject Property

Sources:

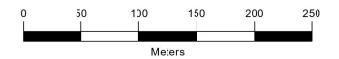
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Client

MR. JOHN ATTRELL

Figure Title

**ATTRELL LOT SEVERANCES
ENVIRONMENTAL IMPACT STUDY
DEVELOPMENT CONSTRAINTS**

Drawn	Checked	Date	6
HN	AB	2024/02/27	
Scale	Project No		
H 1:4,250		300054526	