

December 6, 2024

GSAI File: 792-028

In Memoriam, Founding Partner:
Glen Schnarr

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

**TOWN OF CALEDON
PLANNING
RECEIVED**
Dec 19, 2024

Attention: Tanjot Bal, MCIP RPP
Senior Planner, Development and Design

**Re: Proposed Zoning By-law Amendment and Draft Plan of Subdivision
Argo Mayfield West I Limited (0 Chinguacousy Road)
Argo Mayfield West II Limited (12306 Chinguacousy Road)
Argo Mayfield West III Limited (12156 Chinguacousy Road)
PARC File Number: PRE-2024-0083 & PRE-0084
Alloa Secondary Plan Area
Town of Caledon (Region of Peel)**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit applications for a Zoning By-law Amendment and Draft Plan of Subdivision Approval for the above-noted lands (“Subject Lands”) on behalf of our clients, Argo Mayfield West I Limited, Argo Mayfield West II Limited, and Argo Mayfield West III Limited (collectively, “Argo Mayfield West”).

The Subject Lands consist of three parcels in the Alloa Secondary Plan Area, totaling an area of approximately 46 hectares (113.67 acres). The Subject Lands are generally located on the west side of Chinguacousy Road, north of Mayfield Road, in the Town of Caledon.

12306 Chinguacousy Road (Argo Mayfield West II Limited) is the northmost parcel, and abuts 0 Chinguacousy Road (Argo Mayfield West II Limited) to the south. These abutting parcels have a collective frontage on Chinguacousy Road of approximately 520 metres (1,706 feet) and a total area of approximately 39.7 hectares (98 acres). The lands are currently used for agricultural purposes and host a detached dwelling and several farm buildings and structures. The westerly portion of the land is occupied by an existing woodland.

Further south, 12156 Chinguacousy Road (Argo Mayfield West III Limited) has a frontage on Chinguacousy Road of approximately 30 metres (98 feet) and an area of approximately 5.9 hectares (14.6 acres). The lands are also currently used for agricultural purposes and host existing detached dwellings and accessory structures.

Policy Context

The Subject Lands, together with adjacent lands, have been brought into the Region of Peel and Town of Caledon Settlement Area by way of the 2022 Region of Peel Official Plan and recently adopted Future Caledon Official Plan (2024).

Per the in-effect Town of Caledon Official Plan, the Subject Lands are designated Prime Agricultural Area and Environmental Policy Area in Schedule A (Land Use Plan).

Per the Town's new Future Caledon Official Plan, which is Council-approved, the Subject Lands are identified within the New Urban Area 2051 and Designated Greenfield Area in Schedule B2 (Growth Management), and designated as New Community Area in Schedule B4 (Land Use Designations).

The Subject Lands are further located within the proposed Alloa Secondary Plan Area, which is subject to an active Official Plan Amendment application under file POPA 2024-0004, as submitted July 5, 2024 and deemed complete on August 16, 2024. Within the Alloa Secondary Plan Area, the Subject Lands are conceptually designated as "Neighbourhood Area" and "Natural Environment System Area", and are located within Phase 1.

Through the POPA 2024-0004 file, a Tertiary Plan has been submitted for the Alloa Secondary Plan Phase 1 Area. Within the Phase 1 Area, the Subject Lands are generally identified for detached, townhouse, and medium-high density residential uses, as well as one elementary school, one neighbourhood park, one stormwater management pond, and natural heritage system (woodlot and wetland). The Tertiary Plan submission consisted of a Tertiary Plan Land Use Drawing (GSAI, August 20, 2024), Environmental Impact Report (Crozier, December 2024), Functional Servicing and Stormwater Management Report (Urbantech, September 2024), and Transportation Impact Study (Crozier, December 2024).

Town-Initiated Zoning By-law Amendment

Subsequent to the PARC meeting for the Subject Lands (June 6, 2024), the Town of Caledon consulted on a Town-initiated Draft Zoning By-law Amendment for Phase 1 of the Alloa Secondary Plan (Town File: RZ 2024-0008). The Amendment was approved at the June 25, 2024 Town Council meeting and now applies to the Subject Lands.

Per the Town-initiated Zoning By-law Amendment, the Subject Lands are now zoned "Mixed Density Residential – Exception 686 (RMD-686)", and "Environmental Policy Area 1 (EPA1)". Additionally, two Holding Provisions have been applied (H39A; H39B). Holding Provision H39A shall not be lifted until, among other conditions, a secondary plan is approved for the applicable lands. Holding Provision H39B shall not be lifted until an Environmental Impact Study is submitted to the satisfaction of the Town which confirms the extent of the Natural Environment System.

Proposed Draft Zoning By-law Amendment

A minor amendment is proposed to the approved RMD-686 zone, in order to permit a 3.5 metre encroachment into rear yards of single detached, semi-detached, and townhouse dwellings (up to a maximum of 60% of the lot).

A second minor amendment is proposed to permit a 2 metre encroachment of a bay, bow or box window, or cold cellar into front yards (provided a setback of 0.5 metres is maintained to the lot line).

No other amendments are proposed to the balance of the RMD-686 standards.

Proposed Draft Plan of Subdivision

Argo Mayfield West proposes to develop the Subject Lands for a mix of low and medium residential land uses, in the form of single detached and townhouse forms (including street, rear lane, and back-to-back). A medium-high density residential condominium block is also proposed, as well as one public elementary school, one neighbourhood park, environmental policy area, and one stormwater management pond. A total of 855 housing units are proposed, including 444 single detached and 411 townhouse units. The total density is 48.2 units per net hectare. The unit and density totals do not include the medium-high density block, which will be defined through subsequent stages of development approval. The proposed draft plan of subdivision is consistent with the conceptual Tertiary Plan, as submitted through POPA 2024-0004.

In reviewing the complete application requirements of the PARC checklist, we advise that such matters have been or will be addressed through the corresponding supporting studies, as follows:

| Complete Application Requirements | Included in Submission |
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| Arborist Report and Tree Preservation Plan | Arborist Report, prepared by Crozier, dated September 20, 2024 |
| Archaeological Assessment | Stage 1-2 Archaeological Assessment, prepared by Parslow Heritage Consultancy Inc., dated December 14 th 2023 |
| Architectural Design Guidelines | <i>Included with Alloa Secondary Plan Submission</i> |
| Completed PARC Form | PARC Meeting Form, dated June 6, 2024 |
| Comment Matrix | PARC Comment Matrix, prepared by GSAI, dated November 2024 |
| Computer Generated Massing Models | <i>See discussion below and see Community Design Plan (NAK, July 2024). To be addressed through Alloa Secondary Plan Submission.</i> |
| Draft Plan of Subdivision | Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc., dated September 30 th , 2024 |

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| Scalable Concept Plan | See Draft Plan of Subdivision |
| Draft Zoning By-law Amendment and Schedule | Draft Zoning By-law Amendment, prepared by GSAI |
| Environmental Implementation Report (EIR) | <i>Included with Alloa Tertiary Plan Submission</i> See Letter of Compliance (0, 12306, 12156 Chinguacousy Road), prepared by Crozier, dated December 5, 2024 |
| Headwater Drainage Feature Assessment | <i>Included in EIR (submitted with Alloa Tertiary Plan)</i> |
| Hydrogeological Study | See Letter of Compliance (0, 12306, 12156 Chinguacousy Road), prepared by Crozier, dated December 5, 2024 |
| Site Plan identifying Constraints | <i>Included in EIR (submitted with Alloa Tertiary Plan) and/or Draft Plan of Subdivision</i> |
| Environmental Site Assessment (Phase I) | Phase I ESA (0 & 12306 Chinguacousy), prepared by DS Consultants Ltd., dated September 22 nd , 2023 Phase I ESA (12156 Chinguacousy Road), prepared by DS Consultants Ltd. dated September 22 nd , 2023 |
| Environmental Site Assessment (Phase 2) | Phase II ESA (0 & 12306 Chinguacousy Road), prepared by DS Consultants Ltd. dated April 11 th , 2024 Phase II ESA (12156 Chinguacousy Road), prepared by DS Consultants Ltd. dated October 16 th , 2023 |
| Facility Fit Plan | Park Facility Fit Plan, prepared by NAK Design Strategies, dated August 29 th , 2024 |
| Functional Servicing Report & Stormwater Management Report (FSR) | <i>Included with Tertiary Plan Submission</i> See Letter of Compliance (0 Chinguacousy Road), prepared by Urbantech, dated October 11 th , 2024 See Letter of Compliance (12306 Chinguacousy Road), prepared by Urbantech, dated October 11 th , 2024 See Letter of Compliance (12156 Chinguacousy Road), prepared by Urbantech, dated October 11 th , 2024 |

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| Erosion and Sediment Control Plan | <i>Included in FSR (submitted with Alloa Tertiary Plan)</i> |
| Delineation of the Floodplain | <i>Included in FSR (submitted with Alloa Tertiary Plan)</i> |
| Geomorphic and Erosion Hazard Delineation | <i>Included in FSR (submitted with Alloa Tertiary Plan)</i> |
| Grading Plan | <i>Included in FSR (submitted with Alloa Tertiary Plan)</i> |
| Servicing Drawings | <i>Included in FSR (submitted with Alloa Tertiary Plan)</i> Also see FSR Letters of Compliance |
| Water Balance Risk Evaluation | <i>Included in FSR (submitted with Alloa Tertiary Plan)</i> |
| Geotechnical Report | Preliminary Geotechnical Investigation (12156 Chinguacousy Road), prepared by DS Consultants Ltd. dated September 25 th , 2024 Preliminary Geotechnical Investigation (12306 Chinguacousy Road), prepared by DS Consultants Ltd. dated September 1st, 2023 |
| Green Development Standards Checklist | Green Development Standards Checklist, prepared by GSAI See Green Development Standards Letter of Commitment, prepared by Argo Mayfield West, dated December 6, 2024 See Green Development Standards Site Statistics Template, prepared by GSAI |
| Healthy Development Assessment | <i>Included with Alloa Secondary Plan Submission</i> |
| Heritage Impact Assessment | Heritage Impact Assessment (12306 Chinguacousy Road), prepared by TMHC Inc., dated October 1 st , 2024 |
| Indigenous Engagement Summary/ Form | <i>Ongoing and included with Alloa Secondary Plan Submission</i> |
| Landscape Letter of Conformance | Landscape Letter of Conformance (0, 12306, & 12156 Chinguacousy Road), prepared by NAK Design Strategies, dated October 29 th , 2024 |
| Landscape Plans | <i>See discussion below – to be addressed through subsequent submission.</i> |
| Noise Study | Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. dated September 27, 2024 |

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| PINS, Easements, Parcel Abstract Corporate Ownership | Parcel Register & PIN (0 Chinguacousy Road), dated August 10 th , 2022 |
| | Parcel Register & PIN (12306 Chinguacousy Road), dated August 10 th , 2022 |
| | Parcel Register & PIN (1256 Chinguacousy Road), dated September 16, 2022 |
| Parking Justification | Parking Plan, prepared by Glen Schnarr & Associates Inc., dated September 30 th , 2024 |
| Pedestrian Circulation Plan | Pedestrian Circulation Plan, prepared by Glen Schnarr & Associates Inc., dated September 30 th , 2024 |
| Planning Justification Report | Planning Justification Report, prepared by Glen Schnarr & Associates Inc., dated December 2024 |
| Housing Assessment | <i>Included in Planning Justification Report</i> |
| Public Engagement Summary | <i>Included in Planning Justification Report</i> |
| Survey Plan | Survey Plan (0 Chinguacousy Road), prepared by R-PE Surveying LTD., dated April 12 th , 2022 |
| | Survey Plan (12306 Chinguacousy Road), prepared by R-PE Surveying LTD., dated October 27 th , 2022 |
| Streetscape Plan | <i>Included with Alloa Secondary Plan Submission (See Community Design Plan, NAK, July 2024)</i> |
| Transportation Impact Study | <i>Included with Tertiary Plan Submission</i> |
| | See Transportation Conformance Letter, prepared by Crozier, dated December 5, 2024 |
| Urban Design Brief | <i>See discussion below – addressed through Community Design Plan (NAK, July 2024), as included with Alloa Secondary Plan.</i> |
| Waste Management Plan | Waste Collection Plan, prepared by Glen Schnarr & Associates Inc., dated September 30 th , 2024 |
| Zoning By-law Matrix | Zoning By-law Matrix, prepared by GSAI, dated December 6, 2024 |

It is anticipated that all items noted above as *included in the Alloa Secondary Plan and/or Tertiary Plan submission* will be reviewed through Town File: POPA 2024-0004 (including Architectural Design Guidelines, Healthy Development Assessment, Indigenous Engagement, Streetscape Plan). It is requested that these items are not required to be duplicated to facilitate a complete application.

The requests for Computer Generated Massing Models, Landscape Plans, and Urban Design Brief are noted and are intended to be addressed through the Community Design Plan (CDP) submitted

with the Alloa Secondary Plan (NAK, July 2024). The CDP is expected to be the guiding document for urban design in the Alloa Phase 1 Area. GSAI and NAK Design Strategies have been in discussion with the Town through the Alloa Secondary Plan application regarding revisions to the CDP. Once the final CDP has been reviewed and approved, and if the Town requires further detail in support of this application, we propose that these requirements can be addressed further at that time, in discussion with Town staff.

As noted, the Environmental Implementation Report, Functional Servicing and Stormwater Management Report, and Transportation Impact Study have been submitted through the Alloa Tertiary Plan. Letters of compliance or conformance have been submitted for these items to facilitate a complete application.

Please be advised that the required application fees will be electronically deposited to the Town shortly. We trust this submission satisfies the requirements for a complete application. We look forward to your review and circulation of the submission. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Herman Wessels
Planner

Encl. S. Bland, Argo Corporation
J. Marr, Argo Corporation
T. Vella, Argo Corporation
J. Afonso, Glen Schnarr & Associates Inc.