

December 6, 2024

GSAI File: 792-031

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 Alloa (BT) Corporation
12455 Creditview Road
PARC File Number: PRE 2024-0085, PRE 2024-0086
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 on behalf of our client, Argo Alloa (BT) Corporation. The Subject lands are located within the proposed Alloa Secondary Plan Area and are municipally addressed as 12455 Creditview Road ('Subject Lands' or 'Site') in the Town of Caledon.

The Subject Lands are located on the east side of Creditview Road, north of Mayfield Road, in the Town of Caledon, and have a frontage of approximately 500 metres on Creditview Road. The Site has a total area of approximately 40.1 hectares (99.09 acres). The Subject Lands are currently used for agricultural purposes and contain a detached dwelling. The north-east portion of the lands contain an existing woodlot and the Alloa Drain generally straddles the southerly property line. The lands are surrounded by agricultural uses on all sides. These existing agricultural lands are being planned for a residential community as part of the proposed Alloa Secondary Plan and the Subject Lands are located in the proposed Phase 1 Tertiary Plan area.

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 Alloo 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 Alloo 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 Alloo 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 Alloo 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 Alloa (BT) Corporation proposes to develop the Subject Lands for a mix of low and medium density residential land uses in the form of single detached and townhouse forms (including street, rear lane, and back-to-back). A stormwater management pond is also proposed, as well as delineation of the northeast woodlot and the Alloa Drain/NHS Channel. A total of 563 housing units are proposed, including 380 single detached and 183 townhouse units. The total density is 38.69 units per net residential hectare. 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
Arborist Report and Tree Preservation Plan	Arborist Report, prepared by Crozier, dated September 13, 2024
Archaeological Assessment	Archaeological Assessment Stage 1-2, prepared by Parslow Heritage Consultancy Inc., dated January 17, 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 December 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 August 8, 2024
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 prepared by Crozier, dated December 5, 2024
Headwater Drainage Feature Assessment	<i>Included in EIR (submitted with Alloa Tertiary Plan)</i>
Site Plan identifying Constraints	<i>Included in EIR (submitted with Alloa Tertiary Plan) and/or Draft Plan of Subdivision</i>
Hydrogeological Study	See Letter of Compliance prepared by Crozier, dated December 5, 2024

Environmental Site Assessment (Phase 1)	Phase I ESA prepared by DS Consultants Ltd. dated January 11, 2023
Environmental Site Assessment (Phase 2)	Phase II ESA prepared by DS Consultants Ltd. dated March 23, 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, prepared by Urbantech, dated October 10, 2024
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, prepared by DS Consultants Ltd. dated October 11, 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	Cultural 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 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
PINS, Easements, Parcel Abstract Corporate Ownership	Parcel Register & PIN dated September 15, 2024
Parking Justification	Parking Plan, prepared by Glen Schnarr & Associates Inc., dated August 9, 2024
Pedestrian Circulation Plan	Pedestrian Circulation Plan, prepared by Glen Schnarr & Associates Inc., dated August 9, 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 (prepared by R-PE Surveying LTD., dated September 4, 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 August 9, 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 Alcoa 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.

- c. S. Bland, Argo Corporation
- J. Marr, Argo Corporation
- T. Vella, Argo Corporation
- J. Afonso, Glen Scharr & Associates, Inc.