

December 6, 2024

GSAI File: 888-003

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

TOWN OF CALEDON
PLANNING
RECEIVED
December 6, 2024

Attention: Bailey Loverock, RPP
Senior Policy Planner, Strategic Policy Planning

- and -

Tanjot Bal, MCIP RPP
Senior Planner, Development & Design

**Re: Proposed Alloa Phase 1 Tertiary Plan
Alloa Landowners Group
Part of Lots 18-21, Concessions 3 and 4, WHS (Chinguacousy)
Town of Caledon, Region of Peel**

Further to our submission of the proposed Official Plan Amendment to establish the Alloa Secondary Plan, we herein submit the proposed Tertiary Plan and related supporting studies for Phase 1 of the Alloa Planning Area.

Proposed phasing boundaries are shown on the Draft Secondary Plan Land Use Plan submitted in support of the proposed Official Plan Amendment. Phase 1 is generally bounded by the Alloa Reservoir and Pumping Station, the Alloa Drain, and Creditview Road to the west, the Highway 413 Transportation Corridor to the north, Chinguacousy Road to the east and Mayfield Road to the south. The Phase 1 Area encompasses approximately 330 hectares (815 acres) and has an estimated net developable area of approximately 290 hectares (720 acres). Phase 2 of the Alloa Planning Area encompasses the remaining Alloa Secondary Plan Area and a Tertiary Plan for Phase 2 will be prepared and advanced at a later date.

In accordance with Section 21.4.1 of the Future Caledon Official Plan, through secondary planning, areas will be identified where tertiary plans will be required to demonstrate how the applicable secondary plan will be implemented, and to establish a context for coordinated development. Further, Section 21.4.1 also states that at the discretion of the Town's Chief Planner:

- "a) tertiary planning may begin prior to the approval of the related secondary plan, if the secondary planning process is sufficiently advanced; or,*

- b) *a separate tertiary planning process may not be required if the related secondary plan includes the technical level of detail that would typically be included in a tertiary plan.*

While a significant technical level of detail has been and will continue to be provided through the secondary planning process, it is our opinion that a scoped tertiary planning process is appropriate to bridge secondary planning and forthcoming development applications with key technical information required to support individual Draft Plans of Subdivision and Site Plan Approvals. We propose to process the Phase 1 Tertiary Plan concurrent with the Secondary Plan Approval process.

In reviewing the list of matters listed under Section 21.4.3 of the Future Caledon Official Plan, we advise that such matters have been or will be addressed through the corresponding supporting studies, as follows:

Future Caledon Section 21.4.3 Issues:	Addressed by:
a) delineation, protection and enhancement of Natural Features and Areas, including linkages;	Phase 1 Tertiary Plan Environmental Implementation Report (EIR)
b) implementation of recommendations of local <i>subwatershed</i> studies on a sub area basis;	Phase 1 Tertiary Plan EIR
c) <i>conservation of cultural heritage resources</i> ;	Secondary Plan Policies / Implemented through individual Draft Plan of Subdivision Applications by Site-Specific Heritage Conservation Plans.
d) layout of the transportation system;	Phase 1 Tertiary Plan Drawing
e) a walkable and <i>transit-supportive</i> street network and block structure, multi-use paths, and the cycling network;	Secondary Plan Community Design Plan / Phase 1 Tertiary Plan Transportation Impact Study (TIS) / Phase 1 Tertiary Plan Drawing
f) the location of any future public lands that may be dedicated to the Town as part of any <i>development</i> approval process;	Phase 1 Tertiary Plan Drawing
g) land needs for future enhancement or expansion to transit corridors and station <i>infrastructure</i> ;	Phase 1 Tertiary Plan TIS / Phase 1 Tertiary Plan Drawing, as applicable
h) planning for alternative and renewable energy systems, including low carbon and district energy systems;	Secondary Plan Policies / Secondary Plan Community Energy and Emissions Reduction Plan
i) the location of all proposed land uses;	Phase 1 Tertiary Plan Drawing
j) population and/or employment densities;	Secondary Plan Policies
k) the proposed range and mix of housing options, <i>transit-supportive</i> densities, and affordable housing;	Secondary Plan Policies

l) the location, size and configuration of any parks, open spaces, and schools;	Secondary Plan Policies / Phase 1 Tertiary Plan Drawing
m) the provision and integration of <i>public services facilities</i> ;	Phase 1 Tertiary Plan Drawing
n) traffic management, including traffic calming and <i>transportation demand management</i> measures;	Phase 1 Tertiary Plan TIS
o) parking areas, in the context of the overall parking management strategy;	Secondary Plan Community Design Plan
p) the provision and coordination of water, wastewater and <i>stormwater</i> management servicing, including the location of <i>stormwater</i> management facilities, considering <i>infrastructure</i> timing identified in the Town and Regional master plans;	Phase 1 Tertiary Plan Functional Servicing Report (FSR)
q) the conceptual location and massing of larger buildings, including institutional buildings;	Secondary Plan Community Design Plan
r) recommendations for alternative <i>development</i> standards to support <i>development</i> , such as reduced parking standards in Centres (nodes) and Corridors;	Secondary Plan Policies, as applicable / Phase 1 Tertiary Plan TIS
s) set out the sequencing of <i>development</i> and the timing of any <i>infrastructure</i> improvements, considering <i>infrastructure</i> timing identified in Town and Regional master plans;	Phase 1 Tertiary Plan Development Staging and Sequencing Plan (DSSP)
t) financial <i>sustainability</i> ; and,	Secondary Plan Fiscal Impact Study
u) financial and servicing agreements.	Secondary Plan Policies, as applicable / Conditions of Draft Plan / Site Plan Approval

Among the Plans and Studies listed above, the proposed Secondary Plan policies, Community Design Plan, Community Energy and Emissions Reduction Plan, and Fiscal Impact Study are or will be addressed through the Secondary Plan process. However, the Tertiary Plan Drawing, EIR, TIS, FSR, and DSSP represent separate Tertiary Plan level studies which are intended to be addressed through the Tertiary Plan approval process. This is consistent with proposed Policy 7.18.19 (*Tertiary Plans*) of the Draft Alloa Secondary Plan.

We note that the Alloa Phase 1 FSR (Urbantech, September 2024) was previously submitted to the Town on September 17, 2024 and circulated in support of the ongoing Local Subwatershed Study review. As the document has not been revised since that submission, we have not resubmitted this item to avoid duplication of material and potential confusion with reviewers.

In support of the Alloa Phase 1 Tertiary Plan, we enclose the following:

- Alloa Phase 1 Tertiary Plan Drawing dated August 20, 2024 as prepared by Glen Schnarr & Associates Inc.;
- Alloa Phase 1 Environmental Implementation Report (EIR) dated December 6, 2024 as prepared by CF Crozier & Associates Inc.;
- Alloa Phase 1 Transportation Impact Study (TIS) dated December 6, 2024 as prepared by

- CF Crozier & Associates Inc.; and,
- A cheque in the amount of \$30,617.57 in payment of the Town's preliminary, pre-consultation, and block plan processing fees.

The proposed Phase 1 Development Staging and Sequencing Plan will be prepared and submitted in due course as the Tertiary Plan is advanced and nears completion. We will be in communication with the Town on this item.

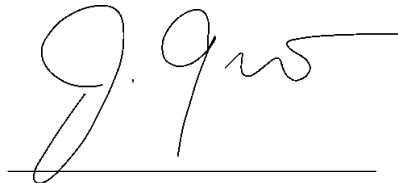
We trust our Phase 1 Tertiary Plan submission is satisfactory for review. We look forward to working with the Town and advancing the ongoing Alloa Secondary Plan and Phase 1 Tertiary Plan toward approval. Please feel free to contact the undersigned if you have any questions or require anything further.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Zechariah Bouchard, BURPI
Planner



Jason Afonso, MCIP, RPP
Partner

Encl.

- c. Alloa Landowners Group