TOWN OF CALEDON
PLANNING
RECEIVED

September 3, 2026

COMMUNITY DESIGN GUIDELINES AND ARCHITECTURAL CONTROL GUIDELINES FOR 12697 CREDITVIEW ROAD (PART OF LOT 21, CONCESSION 3)

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

CONFORMANCE LETTER

NAK design strategies

TOWN OF CALEDON

MARCH 19, 2026

CONFORMANCE LETTER

March 19, 2026

To: Carmine Caruso, Manager, Development
Planning & Development Department at Town of Caledon
Town Hall, 6311 Old Church Road, Caledon, Ontario

Town File Number: PRE 2024-0105

RE: CONFORMANCE LETTER FOR 12697 CREDITVIEW ROAD (PART OF LOT 21, CONCESSION 3), WITHIN ALLOA COMMUNITY, CALEDON

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

Dear Mr. Caruso,

NAK Design Strategies Inc. has been retained by the Alloa Landowners Group to provide Urban Design, Landscape, and Architectural Consulting Services in support of the Draft Plan of Subdivision for 12697 Creditview Road (Part of Lot 21, Concession 3), in the Town of Caledon.

The Subject Lands form part of the larger Alloa Community and are therefore subject to the overall planning vision, design direction, and development standards established in the newly submitted Alloa Community Design Guidelines (CDG) and Architectural Control Guidelines (ACG), which support the approved Alloa Secondary Plan. These comprehensive documents were prepared to guide the development of the entire Alloa Community and are informed by the Town of Caledon's Official Plan, the Secondary Plan, the Town-Wide Design Guidelines (TWDGs), and relevant regional and provincial policies.

The CDG and ACG establish a unified design framework that promotes a compact, walkable, and transit-supportive urban structure, with direction on open space, built form, streetscapes, and architectural character. The proposed development at 12697 Creditview Road conforms with these guiding documents and supports the broader objectives for community-building, connectivity, and design excellence within the Alloa Community.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,



Robin O'Connell
Associate - Urban Design & Planning

SITE CONTEXT

This Compliance Letter addresses the following property within the Alloa Secondary Plan Area. 12697 Creditview Road (Part of Lot 21, Concession 3) which is 22.72 ha (56.14 ac) in size and is located east of Creditview Road and south of the proposed Highway 413 corridor. The property, as identified in Figure 1, will be collectively referred to in the letter as the "Subject Lands".

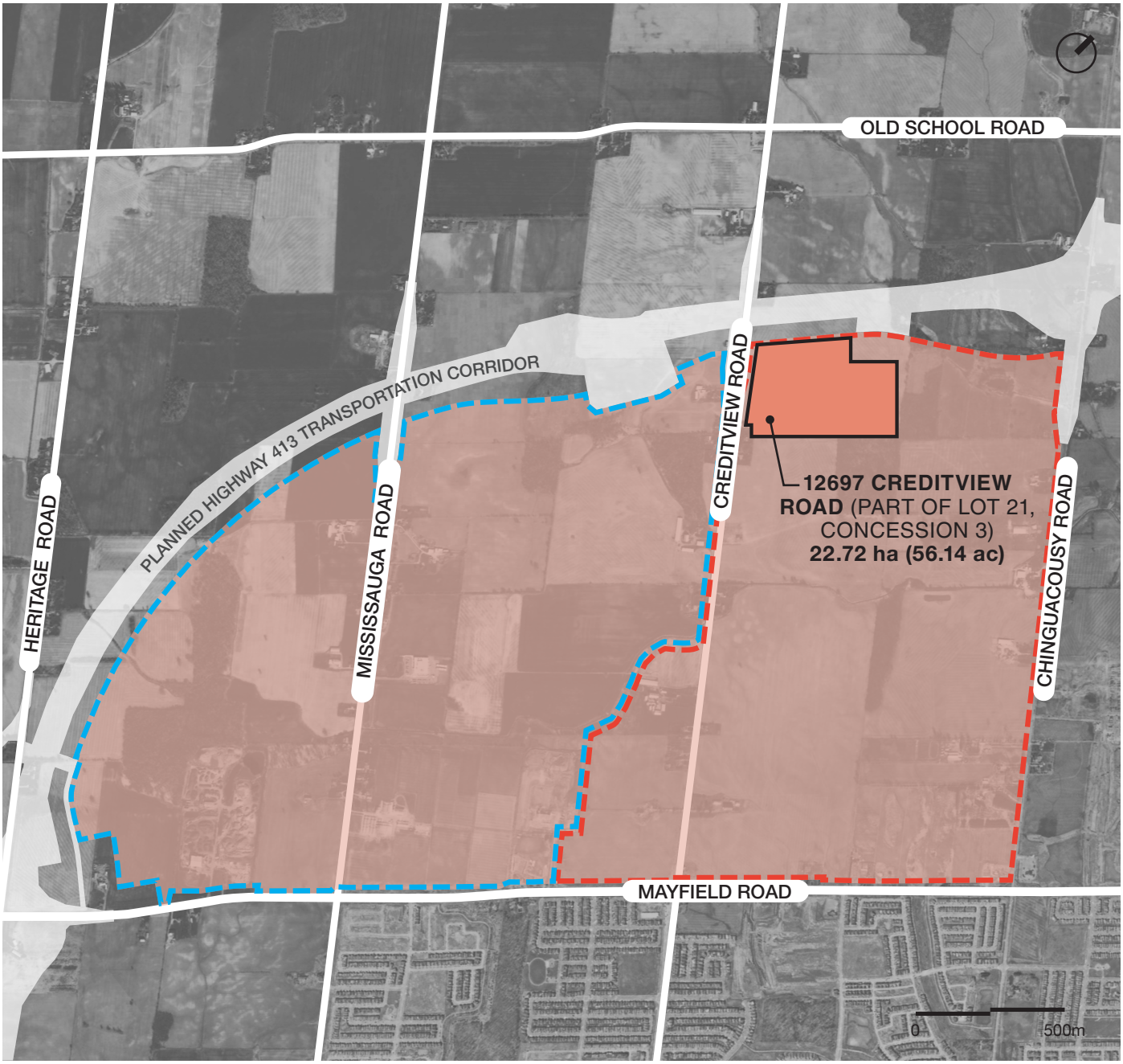


Figure 1: Site Boundary of the Subject Lands

COMMUNITY DESIGN GUIDELINES

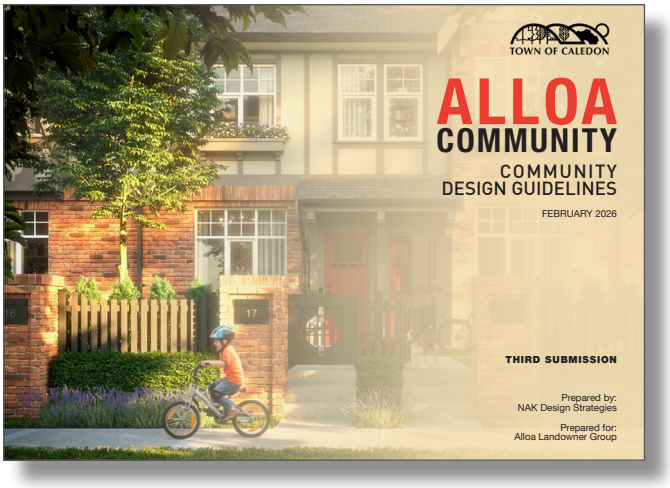


Figure 2: Cover of the Community Design Guidelines (dated March 2026)

Alloa is envisioned as a unique, innovative and successful community. To be unique and innovative, the community must reflect and reinforce the character of the Town of Caledon, distinct from other suburban developments, and establish a truly sustainable community that is compact, walkable and transit supportive, with a mix of housing types and densities, while emphasizing the preservation and enhancement of natural features and assets.

As part of this community, the design for the Subject Lands will be compliant with relevant municipal policies and support the guidelines set out in the parent document. The CDG consists of ten (10) sections which have been broken down into the following:

SECTION 1: INTRODUCTION

Provides a description and analysis of the study area.

SECTION 2: COMMUNITY DESIGN VISION

Describes the proposed Draft Plan of Subdivision and identifies the vision, guiding principles, policies, and opportunities and constraints.

SECTION 3: STRUCTURING ELEMENTS

Describes the proposed Draft Plan of Subdivision and identifies the structuring elements.

SECTION 4: SPECIAL CHARACTER AREAS

Describes the proposed Draft Plan of Subdivision and identifies the special character areas.

SECTION 5: LANDSCAPE & OPEN SPACE GUIDELINES

Describes the open space approach with corresponding design guidelines.

SECTION 6: STREETSCAPE GUIDELINES

Describes the streetscape approach with corresponding design guidelines.

SECTION 7: SUSTAINABILITY & LOW-IMPACT DESIGN

Describes several important measures to ensure the community is designed with a strong emphasis on the integration of sustainable practices.

SECTION 8: BUILT FORM GUIDELINES

Addresses the built form vision through priority lotting standards.

SECTION 9: CULTURAL HERITAGE RESOURCES

Highlights the cultural heritage resources within and around the study area.

SECTION 10: IMPLEMENTATION

Comments on the applicant responsibilities, as well as the implementation and approval process at the Town of Caledon.

Architectural Control Guidelines

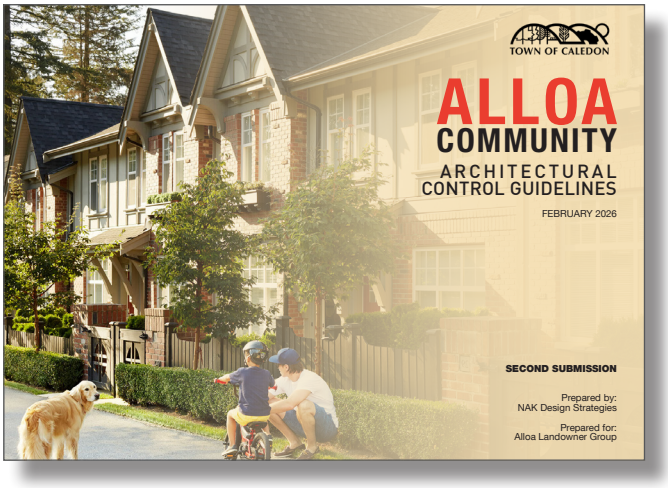


Figure 3: Cover of the Architectural Control Guidelines (dated March 2026)

Alloa is envisioned as a unique, innovative and successful community. To be unique and innovative, the community must reflect and reinforce the character of the Town of Caledon, distinct from other suburban developments, and establish a truly sustainable community that is compact, walkable and transit supportive, with a mix of housing types and densities, while emphasizing the preservation and enhancement of natural features and assets.

As part of this community, the design for the Subject Lands will be compliant with relevant municipal policies and support the guidelines set out in the parent document. The ACG consists of six (6) sections which have been broken down into the following:

SECTION 1: INTRODUCTION

Provides a description and analysis of the study area.

SECTION 2: COMMUNITY DESIGN VISION

Describes the proposed Draft Plan of Subdivision and identifies the vision, guiding principles, policies, and opportunities and constraints.

SECTION 3: STRUCTURING ELEMENTS

Describes the proposed Draft Plan of Subdivision and identifies the structuring elements.

SECTION 4: STREETSCAPE DESIGN CRITERIA

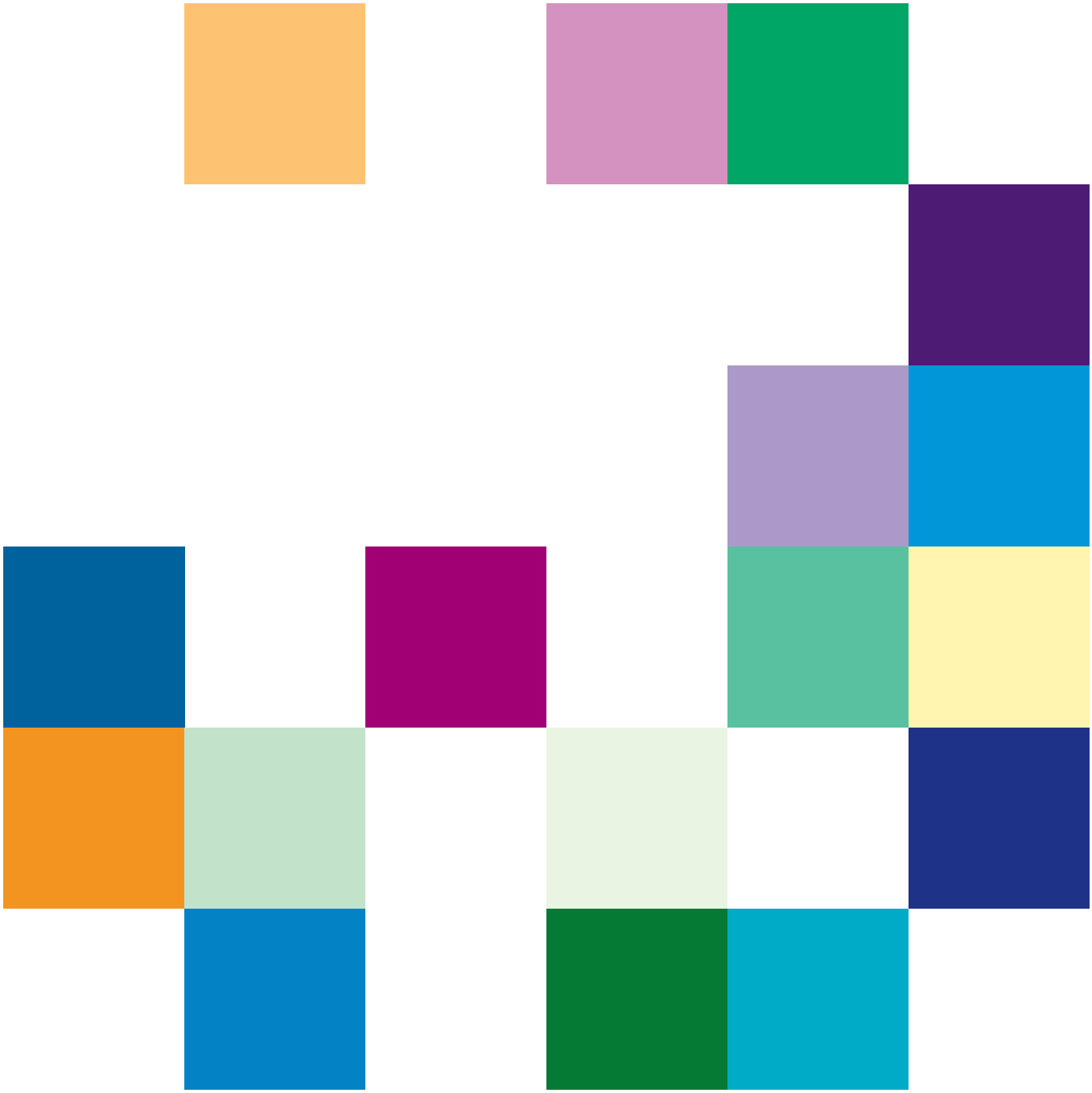
Provides direction for coordination between built form and street elements such as lighting, community safety, and visual variety.

SECTION 5: ARCHITECTURAL DESIGN GUIDELINES

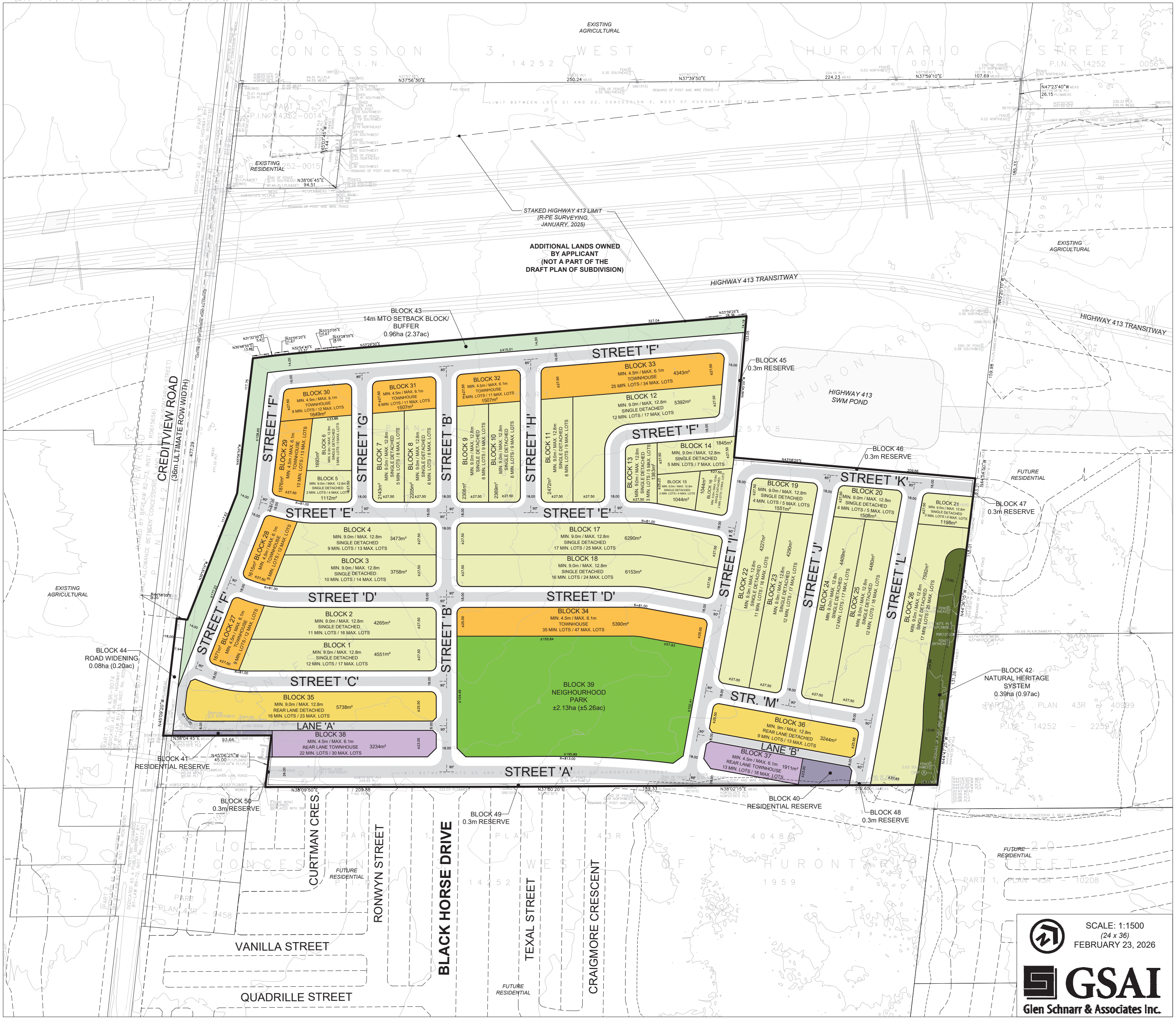
Provides detailed architectural design vision and built form guidelines for residential built form typologies, publicly exposed elevations and dwellings located on priority lots, and non-residential buildings.

SECTION 6: IMPLEMENTATION

Comments on the applicant responsibilities, as well as the implementation and approval process at the Town of Caledon.

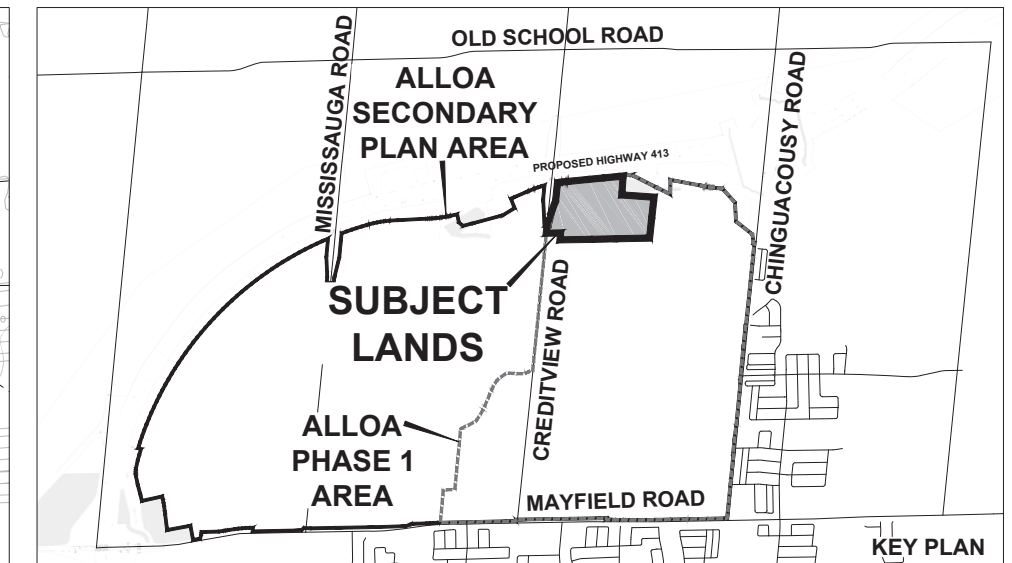


NAK
design strategies



SCALE: 1:1500
(24 x 36)
FEBRUARY 23, 2026

GSAI
Glen Schnarr & Associates Inc.



DRAFT PLAN OF SUBDIVISION
12697 CREDITVIEW DEVELOPMENTS LIMITED

12697 CREDITVIEW ROAD
PART OF LOT 21, CONCESSION 3,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED ____________________ DATE ____________
12697 CREDITVIEW DEVELOPMENTS LIMITED

SIGNED ____________________ DATE ____________
GORDON DOUGLAS MCCLURE

SIGNED ____________________ DATE ____________
KAREN JOHANNA LOUKES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED ____________________ DATE ____________
ROSS DENBROEDER, O.L.S.
R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
SINGLE DETACHED	1-26	8.28	20.45	208-304	25-36
TOWNHOUSE	27-34	1.96	4.83	113-152	57-77
REAR LANE DETACHED	35,36	0.90	2.22	25-36	27-40
REAR LANE TOWNHOUSE	37,38	0.51	1.27	35-48	68-94
NEIGHBORHOOD PARK	39	2.13	5.26		
RESIDENTIAL RESERVE	40,41	0.13	0.31		
NATURAL HERITAGE SYSTEM	42	0.39	0.97		
14m MTO SETBACK/BUFFER	43	0.96	2.37		
ROAD WIDENING	44	0.08	0.20		
0.3m RESERVE	45-50	0.00	0.00		
8.0m LANEWAY R.O.W. (LENGTH: 387m)		0.32	0.80		
16.0m LOCAL R.O.W. (LENGTH: 948m)		1.53	3.78		
18.0m LOCAL R.O.W. (LENGTH: 2,493m)		4.53	11.19		
26.0m COLLECTOR R.O.W. (LENGTH: 393m)		1.01	2.49		
TOTAL	**50**	**22.72**	**56.14**	**381-540**	**32-46**

NOTES

- LOCAL TO COLLECTOR DAYLIGHT TRIANGLE - 7.5m x 7.5m
- LANEWAY TO LOCAL / COLLECTOR DAYLIGHT TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL DAYLIGHT RADII - 5.0m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC