

August 1, 2025

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July 31, 2025

GSAI File: 792-028

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

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

Re: Proposed 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)
Town File Number: 21T-24016C
Alloa Secondary Plan Area
Town of Caledon (Region of Peel)

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit the enclosed Draft Plan resubmission on behalf of our clients, Argo Mayfield West I Limited, Argo Mayfield West II Limited, and Argo Mayfield West III Limited, owners of the lands municipally addressed as 0, 12306, and 12156 Chinguacousy Road, respectively (the 'Subject Lands' or 'Site').

The Alloa Secondary Plan received formal approval on July 8, 2025, representing a significant milestone in establishing a comprehensive planning framework for the broader area. Following this, the Alloa Phase 1 Tertiary Plan was endorsed by Town Council and approved in draft form. These approvals collectively establish a clear planning and policy context for the continued review and advancement of individual development applications within the area.

With both the Secondary and Tertiary Plans in place, the Draft Plan of Subdivision is now supported by a comprehensive land use, environmental, and infrastructure framework. The proposal has reached a level of technical detail that shows feasibility from both environmental and municipal servicing perspectives. Moving the application forward and proceeding to draft plan approval before finalizing broader group-wide studies is appropriate and demonstrates good planning practice, as long as appropriate conditions are included in the draft plan approval to address any remaining issues.

Draft Plan Updates

In response to staff comments and ongoing coordination, including modifications necessitated by the findings of various technical studies, a number of refinements have been made to the Draft Plan of Subdivision. Collectively, these changes have contributed to a more cohesive and

functional community design. Notable revisions include the realignment of the road network, adjustments to the lot mix, and relocation of key land uses.

Specifically, Tim Manley Avenue and Welsh Avenue, the planned east-west collector roads, as well as Alexander Gillespie Avenue, the north-south collector, have been straightened to achieve a more efficient and legible street pattern. The crossing of Tim Manley Avenue through the Environmental Policy Area has also been shifted slightly southward. These modifications to the collector roads have necessitated a broader reconfiguration of the local street network, resulting in a more logical and interconnected block layout that enhances both mobility and development efficiency.

A significant change involves the relocation of the proposed Public Elementary School and Neighbourhood Park block, which has been shifted northward and now fronts onto Tim Manley Avenue. To support the function and safety of this collector road, direct driveway access has been eliminated along its length. In addition, a pair of medium-high density residential blocks have been strategically positioned on both sides of Tim Manley Avenue at the entrance to the neighbourhood from Chinguacousy Road, helping to define a strong urban edge and contribute to a sense of arrival. Lastly, the proposed stormwater management pond in the northeast corner of the plan has been marginally enlarged to better accommodate anticipated servicing needs.

The following table reflects the change in unit mix and yield.

	First Submission	Resubmission
Detached	444	355
Townhouses	411	470
Total	855	825
Medium-high Density Block(s)	3.32ha	3.71ha

The revised Draft Plan of Subdivision continues to contribute positively to the Town of Caledon's density targets and conforms to the broader planning objectives established in the Official Plan. The proposed changes support the Town's vision of promotion complete, compact, and sustainable communities by providing a well-integrated mix of housing types, facilitating future transit connectivity, enhancing access to community amenities, and maintaining a strong relationship with the surrounding natural landscape.

Submission Material

The following materials are being submitted in support of the resubmission of the Draft Plan of Subdivision, updated to reflect the recently approved Alloo Secondary Plan and the draft-approved Alloo Phase 1 Tertiary Plan:

1. Draft Plan of Subdivision prepared by Glen Schnarr and Associates Inc., dated July 14, 2025;

2. Landscape Letter of Conformance prepared by NAK Design Strategies, dated July 18, 2025;
3. Community Design Guidelines and Architectural Design Guidelines Compliance Letter prepared by NAK Design Strategies dated July 18, 2025;
4. Healthy Development Assessment Compliance Letter prepared by NAK Design Strategies dated July 18, 2025;
5. Parking Plan prepared by Glen Schnarr and Associates Inc., dated July 18, 2025;
6. Pedestrian Circulation Plan prepared by Glen Schnarr and Associates Inc., dated July 15, 2025;
7. Waste Collection Plan prepared by Glen Schnarr and Associates Inc., dated July 15, 2025;
8. Environmental Implementation Report Letter of Compliance prepared by Crozier, dated July 18, 2025;
9. Hydrogeology Letter of Compliance prepared by Crozier, dated July 18, 2025;
10. Functional Servicing Report & Stormwater Management Report (FSR) Letter of Compliance prepared by Urbantech dated July 18, 2025 [0 Chinguacousy Road];
11. Functional Servicing Report & Stormwater Management Report (FSR) Letter of Compliance prepared by Urbantech dated July 18, 2025 [12306 Chinguacousy Road];
12. Functional Servicing Report & Stormwater Management Report (FSR) Letter of Compliance prepared by Urbantech dated July 18, 2025 [12156 Chinguacousy Road];
13. Traffic Impact Assessment Letter of Compliance prepared by Crozier, dated July 18, 2025;
14. Environmental Noise Feasibility Study prepared by Valcoustics, dated July 21, 2025;
15. Comment response matrix;
16. Zoning Matrix

With the recent approval of the Secondary Plan, we trust that the updated submission materials, when considered alongside the reports to be submitted as an extension of the Secondary Plan Approval and the Phase 1 Tertiary Plan, will be sufficient to support the processing and finalization of the Draft Plan of Subdivision.

In light of the Town and Province's housing needs, we request that the Town expedite issuance of Draft Plan Approval concurrent with the review of the above-noted community-wide supporting studies. In our opinion, the supporting community-wide studies have a relatively minor impact on the Draft Plan design, and opportunities for refinement, as needed, resulting from the recommendations of the studies can occur by way of draft plan amendment or redlining. Furthermore, the approval of the background studies can be included as conditions of draft plan approval and required prior to subdivision registration. In our opinion, the concurrent issuance of draft plan approval alongside the review of the supporting studies represents good planning, safeguarded by appropriate draft plan conditions.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Jason Afonso, MCIP, RPP
Partner

Encl.

- c. S. Bland, Argo Corporation
- J. Marr, Argo Corporation
- H. Wessels, Glen Schnarr & Associates Inc.