

The Corporation of the Town of Caledon
Caledon Town Hall
6311 Old Church Road
Caledon ON, L7C 1J6

February 11, 2026
File #11064

Attn: Tanjot Bal, Senior Planner
Development and Design, Planning & Development

RE: Second Submission of Zoning By-law Amendment and Draft Plan of Subdivision
0 Agnes Street, Alton Village, Town of Caledon
21T-25002 and RZ 2025-0002

Weston Consulting is the authorized planning agent for Normaple Development Ltd. and The Alton Development Inc. (collectively the "Seaton Group"), the legally registered and beneficial owner respectively of the property located at 0 Agnes Street in the Town of Caledon (herein referred to as the "subject lands"). On behalf of Seaton Group, we are pleased to submit a resubmission of the Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision ("DPOS") for the subject lands.

Description of Subject Lands

The subject lands are located on the west side of Agnes Street, south of Queen Street West, within the Village of Alton in the Town of Caledon. The subject lands have a total area of approximately 4.04 hectares (10.02 acres), a frontage of approximately 99.9 metres along Agnes Street and are generally rectangular in shape. The lands are currently vacant, save and except for two vacant storage buildings, and possess a singular vehicular access from Agnes Street.

Background

A total of three Pre-Consultation Development Application Review Team ("DART") meetings were held with Town Staff to discuss the proposed development and determine required studies and materials (2020, 2022, & 2023). On March 28, 2023, applications were submitted in accordance with the DART process. Following meetings with Town Departments to review comments, a re-submission of the DART applications was made on December 21, 2023.

On March 27, 2024, a Public Information Meeting ("PIM") was organized and held by Seaton Group. The feedback shared by the residents as part of the PIM was reviewed by Seaton Group and incorporated into the formal development applications.

On January 31, 2025, the formal Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision ("DPOS") applications were submitted in accordance with the *Planning Act*. A Notice of Complete Application was circulated on March 5, 2025. On April 15, 2025, a Statutory Public Meeting was held for the applications, where residents provided comments and received an updated overview on the proposed development. The feedback shared by the residents as part of the Statutory Public Meeting has been reviewed by Seaton Group and addressed in this resubmission of the ZBA and DPOS applications.

Comments on the ZBA and DPOS Applications were received from the Town of Caledon, Region of Peel and other public agencies between March 2025 and July 2025. Numerous meetings were held with Town Staff to address the comments that were received. Notably, Seaton Group and its relevant consultants met with Town Staff on June 10, 2025, to discuss the implementation of the proposed on-site sewage systems. Following this meeting, it was determined that responsibility for operation and maintenance of the sewage systems could be accommodated in one

overriding condominium corporation instead of 14 separate condos. The technical details for this strategy were peer reviewed and accepted by an independent consultant retained by the Town. The balance of the public agency comments were discussed in a meeting with Staff from Development Planning, Landscape, Development Engineering, and Transportation Engineering on November 24, 2025.

Proposed Development

The ZBA and DPOS applications facilitate the development of 63 townhouse units and two semi-detached units within 14 condominium residential blocks and one common roadway/open space amenity area block. All dwelling units will have access to a common amenity area in the center of the development. The design of the proposed buildings has been carefully planned to reference the surrounding cultural heritage resources while creating a unique look that complements the town character. The built form is designed to complement the neighboring communities and respect the existing natural and cultural heritage resources.

In response to comments from the first ZBA and DPOS submissions, notable changes to the development proposal include, but are not limited to, the removal of the driveway median on Street A at the Agnes Street access to allow for a standard two-way access design with increased boulevard treatments necessary for stormwater management. In support of this, an updated Stormwater Management Strategy prepared by Greck Engineering to address all technical comments from the Town of Caledon and other relevant agencies is submitted along with other technical addendum reports and plans.

Submission Materials

In response to the comments provided by the Town of Caledon and public agencies, we hereby provide the following materials in support of the ZBA and DPOS Resubmission:

Submission item	Date	Prepared By
REPORTS, DOCUMENTS		
1. Submission Materials Checklist	February 11, 2026	Seaton Group
2. Town-Agency Comment Response Matrix	February 11, 2026	Seaton Group
3. Resident Comments Response Summary	February 6, 2026	Weston Consulting
4. Draft Zoning By-law Amendment	February 10, 2026	Weston Consulting
5. Zoning and Parking Matrix	February 9, 2026	Weston Consulting
6. Functional Servicing Report and Stormwater Management Report	February 9, 2026	Greck Engineering
7. Urbanization Stormwater Management Design Brief (Agnes Street)	February 9, 2026	Greck Engineering
8. Hydrogeological Report and Septic Impact Assessment	October 15, 2025	Englobe
9. Transportation Impact Study Addendum	January 29, 2026	Paradigm
PLANS		
10. Draft Plan of Subdivision	February 4, 2026	Weston Consulting
11. Conceptual Site Plan	January 13, 2026	Orchard Design
12. Conceptual Tree Compensation Plan	February 3, 2026	Hill Design
13. Civil Engineering Drawing Package	February 10, 2026	Greck Engineering

In addition to the above and through discussions with Town Staff, we acknowledge that the following materials will be required as Draft Plan Conditions:

- Updated Urban Design and Cultural Heritage Brief
- Updated Tree Preservation Plan

- Updated Pedestrian Circulation Plan
- Detailed Engineering Plans
- Detailed sewage systems reports/plans
- Waste Management Plan
- Photometric Plan
- Pavement Marking and Signage Plan
- Detailed Landscape Plans

We trust the above is in order and that all the materials required to complete your review have been submitted. We request that these materials be circulated for sign-off at the earliest available opportunity. Given there is substantial advancement of the additional technical comments, including sign off for the proposed sewage system strategy, we request that a staff recommendation report be prepared for consideration by the Planning and Development Committee at the earliest available date.

Should you have any questions please contact the undersigned at 905.738.8080 extension 252 or Nicholas Klymciw at extension 382.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPI, MCIP, RPP
Senior Associate

cc. Normaple Development Ltd.
The Alton Development Inc.