

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

February 6, 2026
File no. 11064

Attn: Tanjot Bal, Senior Planner, Development and Design

RE: Resident Comments Response Summary- Statutory Public Meeting

Weston Consulting is the planning consultant for Normaple Development Ltd. and The Alton Development Inc. (collectively part of Seaton Group), herein referred to as the “applicant”, and the legally registered and beneficial owner respectively of the property located at 14 Agnes Street, in the Town of Caledon (herein referred to as the “subject lands”). The owner is proposing to develop the subject lands with a total of 65 units consisting of 63 townhouses and two semi-detached units, which are designed to be bungalows, bungalow-with-lofts and two-storey dwellings.

A Public Engagement Summary dated November 26, 2024 had been previously prepared based on comments received from the developer-led Public Information Meeting (“PIC”) held on March 27, 2024. The response summary letter organized resident comments into nine (9) distinct themes and provided responses to all comment themes. The response summary letter is attached. This current response summary builds upon and supplements the extensive Public Engagement Summary document which was submitted as part of the initial Zoning By-law Amendment and Draft Plan of Subdivision Application

Since the previous PIC held prior to the formal submission of the applications, a Statutory Public Meeting was held on April 15, 2025 before the Town’s Planning and Development Committee. This meeting was a statutory requirement for applications under the Planning Act, whereas the initial PIC was developer led for the benefit of the community. The Statutory Public Meeting was well-attended by the public and questions and comments were provided in-person at Town Hall, and by email to Town Staff and the applicant. The following resident comments were received as part of this statutory process and have been summarized in this letter to provide further response in addition to those presented verbally at the Statutory Public Meeting.

The following is a list of correspondence received, as well as deputations made at the Statutory Public Meeting:

- Letter from Charanjeev Singh dated April 2, 2025;
- Letter from Kate Liddel Newbigin dated April 2, 2025;
- Letter from Brian Contois dated April 2, 2025;
- Email correspondence from Lorraine Sala-Schultz dated April 9, 2025;
- Email correspondence from Jennifer Palmer Fairclough dated April 13, 2025;
- Letter from Alexander Gaunt dated April 7, 2025;
- Letter from Matthew Eaton-Kent dated April 7, 2025;
- Email correspondence from Catherine Hardwick dated April 5, 2025;
- Email correspondence from Cailin Hillier dated April 8, 2025;
- Email correspondence from Valerie Bordon dated April 9, 2025;

- Email correspondence from Carmelo Genova dated April 9, 2025;
- Email correspondence from Judy Chapman dated April 9, 2025;
- Email correspondence from Sherry Ridgeway dated April 9, 2025;
- Email correspondence from Pat Hawker dated April 10, 2025;
- Email correspondence from John Hawker dated April 10, 2025;
- Email correspondence from Paul Newall dated April 10, 2025;
- Letter from Donna Capobianco dated April 10, 2025;
- Email correspondence from Nicolette & Gary Crowther dated April 12, 2025;
- Email correspondence from Karen Adams dated April 13, 2025;
- Email correspondence from Matthew Haffenden dated April 13, 2025;
- Letter from Dwayne Jackson dated April 14, 2025;
- Letter from Susan Jackson dated April 14, 2025;
- Email correspondence from Robin Erwin dated April 14, 2025;
- Email correspondence from Lina Correa and Kevin Aguilar dated April 14, 2025;
- Email correspondence from Carolyn Endacott dated April 14, 2025;
- Letter from Bill Cutt dated April 14, 2025;
- Email correspondence from Arlene Peavoy dated April 15, 2025;
- Email correspondence from Art Sinkis dated April 15, 2025;
- Email correspondence from Kathi Jablonski and Ian Amos dated April 16, 2025;
- Email correspondence from Anonymous Alton Resident dated April 17, 2025;
- Letter from Mary Cooney dated April 23, 2025;
- Letter from Katie Newbeginn dated May 23, 2025;
- Oral delegation from Ian Amos at the Statutory Public Meeting;
- Oral delegation from Jane Ansara, Judy Chapman and Isabelle Trimman at the Statuory Public Meeting;
- Oral delegation from Valerie Borden at the Statutory Public Meeting;
- Oral delegation from Sheralyn Roman at the Statutory Public Meeting;
- Oral delegation from Isabelle Trimman at the Statutory Public Meeting;
- Oral delegation from Cailin Hillier at the Statutory Public Meeting;
- Oral delegation from Ian Sinclair at the Statutory Public Meeting;
- Oral delegation from Philip Wharton at the Statutory Public Meeting;
- Oral delegation from John Rutter at the Statutory Public Meeting; and,
- Oral delegation from Nicola Ross at the Statutory Public Meeting.

Based on Weston Consulting's review of the above listed letters, emails, and delegations, the following key themes have been established along with applicable comments received from the public:

1. **Parking**

- Concerns regarding the lack of visitor parking given the nature of the car-centric community and lack of transit access.
- Concerns regarding overflow parking and the impacts on existing streets in the surrounding neighbourhood.

Applicant Response:

The majority of the units are proposed to have four private parking spaces, providing much more private visitor parking than a typical townhouse project with only 2 private parking spaces per unit. In addition, earlier iterations of the concept plan provided 14 dedicated common visitor parking spaces. Understanding resident's concerns regarding visitor parking, two visitor parking spaces have been added as part of the most recent development proposal bringing the total shared visitor parking spaces to 16.

2. Pedestrian safety

- Concerns with pedestrian safety, particularly with school aged children on Agnes Street and King Street due to a lack of sidewalks.
- Requesting construction of sidewalks and crosswalks for pedestrian safety.
- Concerns with Agnes Street being left without a pedestrian walkway south of the development.
- Concerns with pedestrian safety on the north end of Emeline Street, specifically the blind spots related to the curve of the street.

Applicant Response:

As part of the development proposal, the applicant is proposing the installation of a sidewalk on portions of both Agnes Street and Emeline Street at their expense. The sidewalk along Agnes Street will go from Queen Street West in the north and extend along the entire frontage of the site to its southern limit. The missing gap on Agnes Street (between Davis Street and the south boundary of this site) would be the responsibility of the Town to implement as part of a future capital project. The sidewalk on Emeline Street will be installed on the east side of Emeline Street from the proposed site access and egress north to Queen Street. Sidewalk installation on the remainder of Emeline and any other streets in the surrounding neighbourhood is the responsibility of the Town.

3. Traffic

- Concerns with the proposed development creating a significant increase in traffic on the existing street network, notably on King Street, Agnes Street and Emeline Street.
- Concerns with construction activity creating traffic issues.
- Concerns with the location of the primary access to the proposed development on Agnes Street.
- Concerns with the lack of access to the proposed development.
- Concerns with congestion associated with the secondary access/egress to/from Emeline Street.
- Suggestions made to consider one-way streets to manage excess traffic.

Applicant Response:

The development proposal was updated to include an additional ingress and egress at Emeline Street, which helps to balance the anticipated trips in and out of the site. A majority of trips will continue to use the Agnes Street access. At the busiest hour of the day (PM peak hour), 44 vehicular trips are anticipated at the Agnes Street access, and 5 vehicles are anticipated at the Emeline Street access. This results in an

average of one vehicle every 1.5 minutes at the Agnes Street access in afternoon peak hour, with frequencies being lower at all other hours of the day. These traffic counts are well within the supported capacity of the nearby intersections based on the technical analysis of the applicant's traffic engineer dated December 2023 and addendum dated Feb. 3, 2026; therefore no concerns have been raised by the Town of Caledon with respect to traffic congestion. Please see page 6 of the appended response summary letter dated November 26, 2024, which addresses concerns related to the traffic impacts associated with the proposed development.

4. Infrastructure and Services

- Concerns related to stormwater management.
- Concerns with the risk of flooding to properties downstream from the property.
- Concerns on the overall reliance of the proposed sewage treatment systems.
- Concerns with large scale on-site sewage treatment systems on a higher density development, and the potential negative environmental issues that may result - such as:
 - groundwater contamination;
 - surface water pollution due to high concentrations of combined waste from multiple tanks;
 - impacts on drinking water sources and surface water bodies;
 - pollution and harm to aquatic life;
 - overflow of untreated wastewater; and,
 - flooding.
- Concerns about maintenance and repairs to the sewage treatment systems and the potential for system failures.
- Concerns regarding the ongoing water issues in Alton.
- Concerns with sewage treatment system capacity, and potential oversight and safeguards for the local watershed.
- Concerns regarding the proximity of the sewage treatment systems to nearby properties.
- Concerns regarding the cost of the wastewater infrastructure and those responsible for upgrades and management.
- Concerns regarding wastewater backup.
- Concerns regarding the expenses related to upgrading infrastructure and public servicing.

Applicant Response:

Stormwater management is being managed on-site to not exceed the pre-development condition of stormwater flows. Numerous on-site methods are proposed to control the quality and quantity of stormwater, including natural infiltration systems, permeable pavers, a storage and infiltration facility, underground storage tanks, and oil and grit separators. Preliminary on-site grading design includes drainage swales and in some areas rear yard catch basins and low retaining walls to avoid water spilling onto adjacent properties. Additionally, the development proposal includes a retrofit of Agnes Street, which includes replacing the existing storm ditch on the west side of Agnes Street with a piped storm sewer to more efficiently manage flows. Page 8 of the appended Nov 26/24 response summary letter provides more detail to address the concerns related to stormwater management.

As it pertains to wastewater, please note that a separate Wastewater Systems information summary document has been prepared detailing the proposed sewage systems and is available on the Town's website. Subsequent to the Public Meeting and in consultation with the Town's legal department, it was determined that responsibility for operation and maintenance of the sewage systems could be vested in one overriding condominium corporation instead of 14 separate condos. Furthermore the technical details were peer reviewed and accepted by an independent consultant retained by the Town. In summary, the sewage system designs are very rigorous and subject to numerous regulations and checks and balances. Having a condominium corporation under professional management being responsible for the systems is beneficial compared to freehold private systems serving individual dwelling units where there is no centralized control and/or legally enforceable means to ensure proper use and maintenance of the systems other than individual responsibility. Page 7 of the appended response summary letter provides more detail to address concerns related to the on-site sewage systems.

5. Environmental Impact

- Concerns with the impact on the wildlife habitat in the community.
- Concerns with potential contamination of Shaw's Creek because of the proposed development.
- Concerns with the impact on aquatic wildlife in the Alton Millpond and Shaws Creek in the event of contaminated water from the sewage treatment system.
- Concerns with potential flooding of a swale on the western edge of the subject lands because of the proposed development.
- Concerns with increases to noise, air, and light pollution because of the proposed development.
- Emphasis on preserving Shaw's Creek and the Alton Mill waterfall
- Concern with soil erosion.

Applicant Response:

The comprehensive and rigorous stormwater and wastewater management structures that are proposed will ensure that groundwater and surface water quality is not negatively impacted, therefore no negative impact on aquatic wildlife is anticipated. With respect to the impact of terrestrial wildlife, the site has long been in an altered state and was previously farmed and later used as a horse track and pasture and now sits as a vacant grass field with two storage buildings and related driveways and parking areas. No wildlife or natural heritage features have been identified on the lands by the Town of Caledon or the Region of Peel or the Conservation Authority. The perimeter of the site is proposed to be a continuous open green space consisting of diverse naturalized/native plantings, which will serve as a habitat for butterflies, birds, pollinator insect species and other wildlife. Perimeter trees that warrant preservation will be protected and tree planting within the interior of the site will contribute to a tree canopy along the streets and common areas. Please see page 13 of the appended response summary letter which addresses concerns related to the impact to the natural environment, and how the proposed development will work to enhance the natural environment in the village of Alton.

With respect to noise, air and light pollution, page 11 of the appended response summary letter provides commentary on how the proposed development will minimize light pollution through lower level lighting

methods that will be dark sky compliant. The scale of residential development proposed does not result in any significant increases to noise and air pollution.

6. Construction Impact

- Concerns with the potential construction hours, with suggestions to limit construction to standard working hours.
- Concerns with noise and dust pollution associated with construction, particularly near school sites.
- Concerns with the blasting of the rock on the subject lands.

Applicant Response:

Note that no rock blasting is proposed to occur, as detailed in page 12 of the appended response summary letter. Construction logistics such as access, staging plans, hours of operation, dust control and security are dealt with at the detailed design and development agreement stage once the application is approved, which must comply with all municipal regulations. Understanding the location of the proposed development within the village limits, the applicant is open to discussing with the Town the best ways to limit any disturbance to the community, which include discussions on construction hours and access points. Page 12 of the response summary letter provides further details in this regard.

7. Density

- Concerns with the overall number of units as it relates to traffic, environmental impacts, and overall neighbourhood character.
- Suggestion to reduce the number of units to be conducive with existing development.
- Concerns regarding the adequacy of public services and infrastructure to support the increase in population.

Applicant Response:

The proposed development provides a density of approximately 16 units per hectare (6.5 units per acre), which is considered gentle intensification in accordance with Village/Hamlet density ranges. While we acknowledge that townhouses do not currently exist in the Village of Alton, the goal of this development proposal is to provide a built form that will compliment and expand the range and mix of housing available as required by provincial policy. This broader range of housing to serve a large cohort of the population is equitable and encouraged. Page 2 of the appended response summary letter includes further detail on how the proposed development addresses concerns related to density.

Conclusion

This letter provides a high-level summary of public comments and associated responses from the applicant.

This builds upon and supplements the extensive Public Engagement Summary document dated January 28, 2025 which was submitted as part of the initial Zoning By-law Amendment and Draft Plan of Subdivision Application. That document included a summary of public consultation held on Facebook between 2019-2020 and a Comment Response Matrix and Summary Letter to comments received as part of a developer-led Public Information Meeting on March 27, 2024.

Weston Consulting and the applicant thank members of the public for their input on the development proposal on this key site in the Village of Alton. Weston Consulting, along with the applicant, will continue to work diligently to balance the housing needs of the Town and Region along with the feedback from local residents and is committed to an open and appropriate public consultation strategy.