

August 1, 2025

GSAI File: 792-031

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 Alloa (BT) Corporation
12455 Creditview Road
Town File Number: 21T-240013C
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 client, Argo Alloa (BT) Corporation, owners of the lands municipally addressed as 12455 Creditview Road (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 continued coordination efforts—including refinements driven by the findings of various technical studies—several modifications have been made to the Draft Plan of Subdivision. These revisions collectively contribute to a more cohesive, functional, and well-integrated community design. Specific adjustments include a minor realignment of the road network west of the Environmental Policy Area, a slight reduction in the size of the Stormwater

Management (SWM) Pond Block, and the introduction of a dedicated lot to accommodate the relocation or retention of the heritage house.

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

	First Submission	Resubmission
Detached	380	387
Townhouses	183	183
Heritage House Lot	0	1
Total	563	571
Residential Reserve Lots	2	2

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 16, 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. Traffic Impact Assessment Letter of Compliance prepared by Crozier, dated July 18, 2025;
 12. Environmental Noise Feasibility Study prepared by Valcoustics, dated July 21, 2025;
 13. Comment response matrix;
 14. 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.