

COMMUNITY DESIGN GUIDELINES AND
ARCHITECTURAL DESIGN GUIDELINES FOR
ARGO MAYFIELD WEST IV LIMITED
(PART OF LOT 18, CONCESSION 3, WEST OF
HURONTARIO STREET)
APPLICATION FOR DRAFT PLAN OF SUBDIVISION

CONFORMANCE LETTER



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July 18, 2025

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

Town File Number(s): PRE 2024-0130 & PRE 2024-0131

**RE: CONFORMANCE LETTER FOR ARGO MAYFIELD WEST IV LIMITED (PART OF LOT 18,
CONCESSION 3, WEST OF HURONTARIO STREET), 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 Argo Mayfield West IV Limited (Part of Lot 18, Concession 3, West of Hurontario Street), 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 Design Guidelines (ADG), 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 (TWDG), and relevant regional and provincial policies.

The CDG and ADG 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 on the Argo Mayfield West IV Limited lands 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.

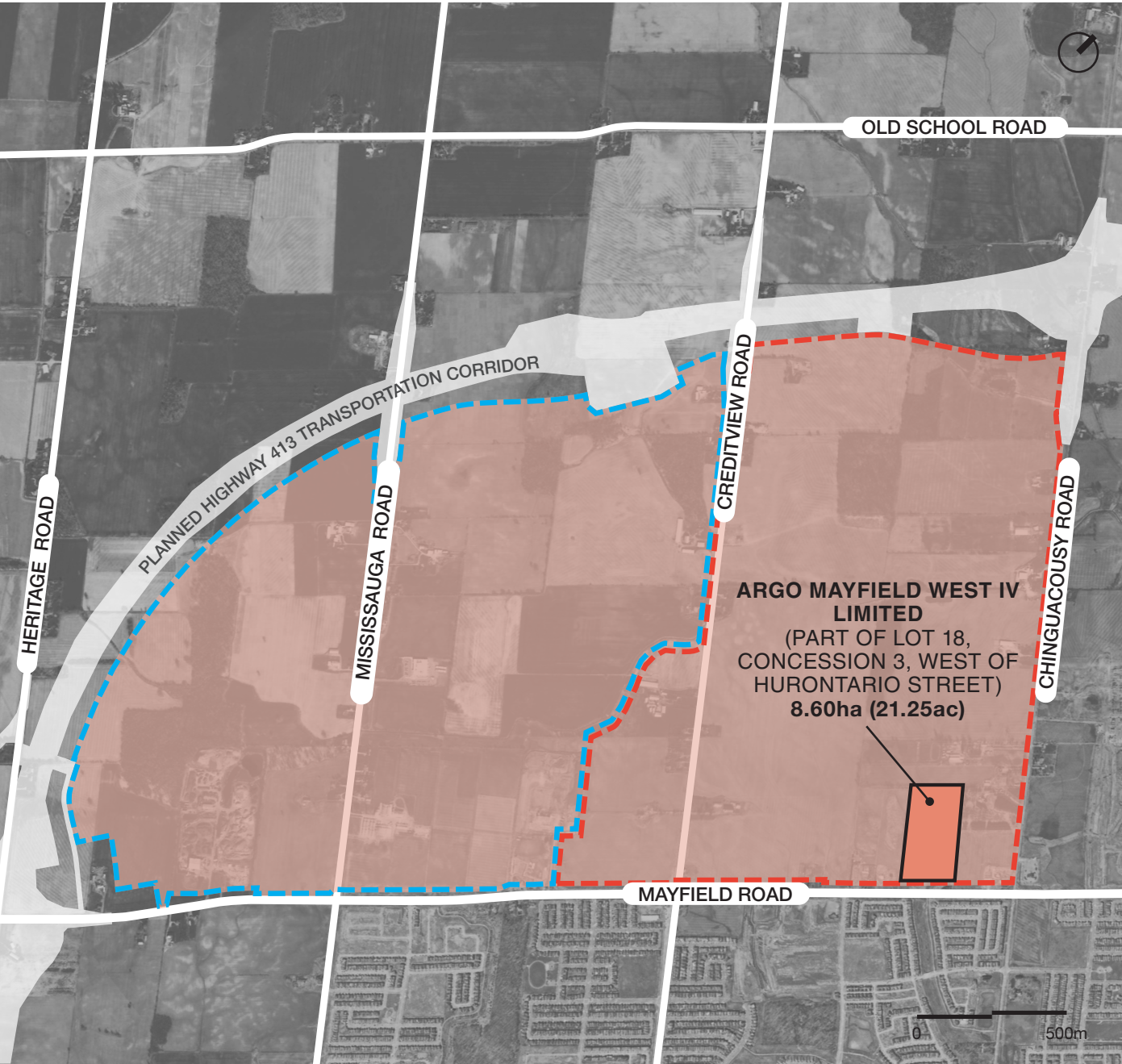
Sincerely,



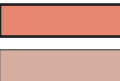
Robin O'Connell
Associate - Urban Design & Planning

SITE CONTEXT

This Compliance Letter addresses the following property within the Alloa Secondary Plan Area. Argo Mayfield West IV Limited (Part of Lot 18, Concession 3, West of Hurontario Street) which is a total of 8.60 ha (21.25 ac) in size and generally located west of Chinguacousy Road, north of Mayfield Road. The property, as identified in Figure 1, will be collectively referred to in the letter as the “Subject Lands”.



LEGEND:



SUBJECT LANDS
ALLOA SECONDARY PLAN AREA



PHASE 1 BOUNDARY
PHASE 2 BOUNDARY

Figure 1: Site Boundary of the Subject Lands

COMMUNITY DESIGN GUIDELINES

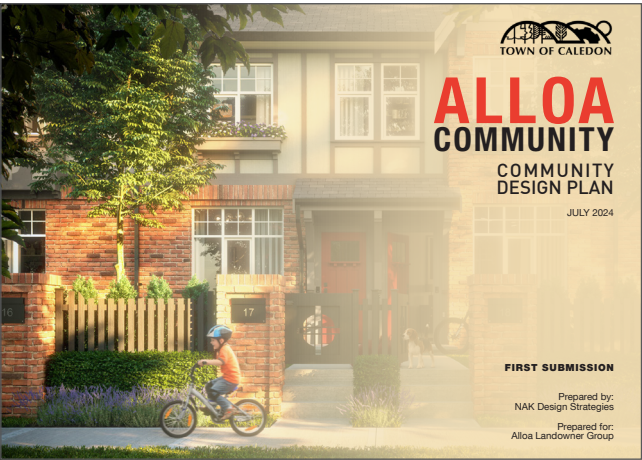


Figure 2: Cover of the Community Design Guidelines (dated July 2025)

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

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 DESIGN GUIDELINES



Figure 3: Cover of the Architectural Design Guidelines (dated July 2025)

Alloo 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 CDP 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.

