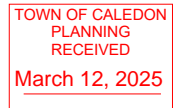


March 11, 2025

GSAI File: 792-037

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 V Limited
12192 Chinguacousy Road
PARC File Number: PRE-2024-0243
Alloa Secondary Plan Area
Town of Caledon, Region of Peel**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit an application for a Draft Plan of Subdivision Approval on behalf of our client, Argo Mayfield West V Limited. The lands are located within the proposed Alloa Secondary Plan Area and are municipally addressed as 12192 Chinguacousy Road ('Subject Lands' or 'Site') in the Town of Caledon.

The Subject Lands are generally located on the west side of Chinguacousy Road, north of Mayfield Road, in the Town of Caledon, and have a frontage of approximately 90.92 metres on Chinguacousy Road. The Site has a total area of approximately 6.18 hectares (15.27 acres). The Subject Lands are currently used for agricultural purposes and contain farm buildings and structures. The Site is surrounded by a mix of agricultural and residential uses. To the north, south, and west of the Site are agricultural lands with farming structures, including farmhouses, barns, and an existing watercourse. To the east, a new residential subdivision within the Mayfield West Phase 2 Secondary Plan is under construction, featuring single detached homes and townhouses.

Policy Context

The Subject Lands, together with adjacent lands, have been brought into the Region of Peel and Town of Caledon Settlement Area by way of the 2022 Region of Peel Official Plan and the recently adopted Future Caledon Official Plan (2024). Per the in-effect Town of Caledon Official Plan, the Subject Lands are designated as Prime Agricultural Area and Environmental Policy Area in Schedule A (Land Use Plan). According to the Town's new Future Caledon Official Plan, which is Council-approved, the Subject Lands are identified within the New Urban Area 2051 and the Designated Greenfield Area in Schedule B2 (Growth Management) and designated as New Community Area in Schedule B4 (Land Use Designations).

The Subject Lands are further located within the proposed Alloa Secondary Plan Area, which is subject to an active Official Plan Amendment application under file POPA 2024-0004, submitted on July 5, 2024, and deemed complete on August 16, 2024. Within the Alloa Secondary Plan Area, the Subject Lands are conceptually designated as “Neighbourhood Area” and are located within Phase 1.

Through the POPA 2024-0004 file, a Tertiary Plan has been submitted for the Alloa Secondary Plan Phase 1 Area. Within the Phase 1 Area, the Subject Lands are generally identified for detached, townhouse, and low-medium-density residential uses. The Tertiary Plan submission consisted of a Tertiary Plan Land Use Drawing (GSAI, August 20, 2024), Environmental Impact Report (Crozier, December 2024), Functional Servicing and Stormwater Management Report (Urbantech, September 2024), and Transportation Impact Study (Crozier, December 2024).

Town-Initiated Zoning By-law Amendment

Per the Town-initiated Zoning By-law Amendment, the Subject Lands are zoned “Mixed Density Residential – Exception 686 (RMD-686)”. Additionally, two Holding Provisions have been applied (H39A; H39B). Holding Provision H39A shall not be lifted until, among other conditions, a secondary plan is approved for the applicable lands. Holding Provision H39B shall not be lifted until an Environmental Impact Study is submitted to the satisfaction of the Town which confirms the extent of the Natural Environment System.

Proposed Draft Plan of Subdivision

Argo Mayfield West V proposes a mixed-use residential development featuring a range of low- and medium-density housing forms, including 71 single-detached lots of varying widths and a total of 93 townhouses in street, dual frontage, rear lane, and back-to-back configurations. The plan also incorporates residential reserve blocks, road widening and reserve blocks, laneways, and both local and collector rights-of-way to support a well-connected community design.

Proposed Draft Zoning By-law Amendment

A Zoning By-law Amendment (ZBA) application for the subject lands, along with several other parcels, is currently under review by the Town of Caledon under File Number RZ 2024-0031. The proposed amendment largely retains the existing zoning framework, with only two minor modifications to the RMD-686 zone. These changes are intended to support a more efficient and practical delivery of housing units. Notably, there is no EPA1 zoning designation on the subject lands. The minor amendment proposed to the approved RMD-686 zone is to permit a 3.5 metres encroachment into rear yards of single detached, semi-detached, and townhouse dwellings (up to a maximum of 60% of the lot).

A second minor amendment is proposed to permit a 2 metres encroachment of a bay, bow or box window, or cold cellar into front yards (provided a setback of 0.5 metres is maintained to the lot line).

No other amendments are proposed to the balance of the RMD-686 standards.

Based on similar recent submissions on surrounding lands the following supporting documents are included in the submission package:

Complete Application Requirements	Included in Submission
Arborist Report and Tree Preservation Plan	Arborist Report, prepared by Strybos Barron King, dated February 7, 2025
Archaeological Assessment	Archaeological Assessment Stage 1-2, prepared by Archaeological Consultants Canada., dated December 12, 2024
Architectural Design Guidelines	<i>Included with Alloa Secondary Plan Submission</i>
Draft Plan of Subdivision	Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc., dated February 26, 2025
Scalable Concept Plan	See Draft Plan of Subdivision
Environmental Implementation Report (EIR)	<i>Included with Alloa Tertiary Plan Submission</i> See Letter of Compliance prepared by Crozier, dated January 27, 2025
Hydrogeological Study	See Letter of Compliance prepared by Crozier, dated January 28, 2025
Environmental Site Assessment (Phase I)	Phase I ESA prepared by DS Consultants Ltd. dated January 14, 2025
Environmental Site Assessment (Phase 2)	Phase II ESA prepared by DS Consultants Ltd. dated February 4, 2025
Functional Servicing Report & Stormwater Management Report (FSR)	<i>Included with Tertiary Plan Submission</i> See Letter of Compliance, prepared by Urbantech, dated November 28, 2024
Erosion and Sediment Control Plan	<i>Included in FSR (submitted with Alloa Tertiary Plan)</i>
Grading Plan	<i>Included in FSR (submitted with Alloa Tertiary Plan)</i>
Servicing Drawings	<i>Included in FSR (submitted with Alloa Tertiary Plan)</i> Also see FSR Letters of Compliance
Geotechnical Report	Preliminary Geotechnical Investigation, prepared by DS Consultants Ltd. dated January 16, 2025
Green Development Standards Checklist	Green Development Standards Checklist, prepared by GSAI

	See Green Development Standards Letter of Commitment, prepared by Argo Development Corp, dated February 6, 2025
	See Green Development Standards Site Statistics Template, prepared by GSAI
Healthy Development Assessment	<i>Included with Alloa Secondary Plan Submission</i>
Indigenous Engagement Summary/ Form	<i>Ongoing and included with Alloa Secondary Plan Submission</i>
Landscape Letter of Conformance	Landscape Letter of Conformance prepared by NAK Design Strategies, dated February 5, 2025
Landscape Plans	<i>See discussion below – to be addressed through subsequent submission.</i>
Noise Study	Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. dated March 11, 2025
PINS, Easements, Parcel Abstract Corporate Ownership	Parcel Register & PIN dated January 21, 2025
Parking Plan	Parking Plan, prepared by Glen Schnarr & Associates Inc., dated March 7, 2025
Pedestrian Circulation Plan	Pedestrian Circulation Plan, prepared by Glen Schnarr & Associates Inc., dated March 7, 2025
Planning Justification Report	Planning Justification Report, prepared by Glen Schnarr & Associates Inc., dated February 2025
Housing Assessment	<i>Included in Planning Justification Report</i>
Public Engagement Summary	<i>Included in Planning Justification Report</i>
Survey Plan	Survey Plan (prepared by R-PE Surveying LTD., dated November 11, 2024)
Streetscape Plan	<i>Included with Alloa Secondary Plan Submission (See Community Design Plan, NAK, July 2024)</i>
Transportation Impact Study	<i>Included with Tertiary Plan Submission</i> See Transportation Conformance Letter, prepared by Crozier, dated February 4, 2025
Urban Design Brief	<i>See discussion below – addressed through Community Design Plan (NAK, July 2024), as included with Alloa Secondary Plan.</i>
Waste Collection Plan	Waste Collection Plan, prepared by Glen Schnarr & Associates Inc., dated March 7, 2025

It is anticipated that all items noted above as *included in the Alloa Secondary Plan and/or Tertiary Plan submission* will be reviewed through Town File: POPA 2024-0004 (including Architectural Design Guidelines, Healthy Development Assessment, Indigenous Engagement, Streetscape Plan).

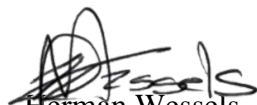
The requests for Computer Generated Massing Models, Landscape Plans, and Urban Design Brief are noted and are intended to be addressed through the Community Design Plan (CDP) submitted with the Alloo Secondary Plan (NAK, July 2024). The CDP is expected to be the guiding document for urban design in the Alloo Phase 1 Area. GSAI and NAK Design Strategies have been in discussion with the Town through the Alloo Secondary Plan application regarding revisions to the CDP. Once the final CDP has been reviewed and approved, and if the Town requires further detail in support of this application, we propose that these requirements can be addressed further at that time, in discussion with Town staff.

As noted, the Environmental Implementation Report, Functional Servicing and Stormwater Management Report, and Transportation Impact Study have been submitted through the Alloo Tertiary Plan. Letters of compliance or conformance have been submitted for these items to facilitate a complete application.

While the required application fee will be paid, please be advised that this payment is being made under protest pursuant to subsection 69(3) of the Planning Act and should not be interpreted as an acceptance of its necessity or appropriateness. We trust this submission satisfies the requirements for a complete application. We look forward to your review and circulation of the submission. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Herman Wessels
Planner

Encl.

- c. S. Bland, Argo Corporation
- J. Marr, Argo Corporation
- T. Vella, Argo Corporation
- J. Afonso, Glen Schnarr & Associates, Inc.