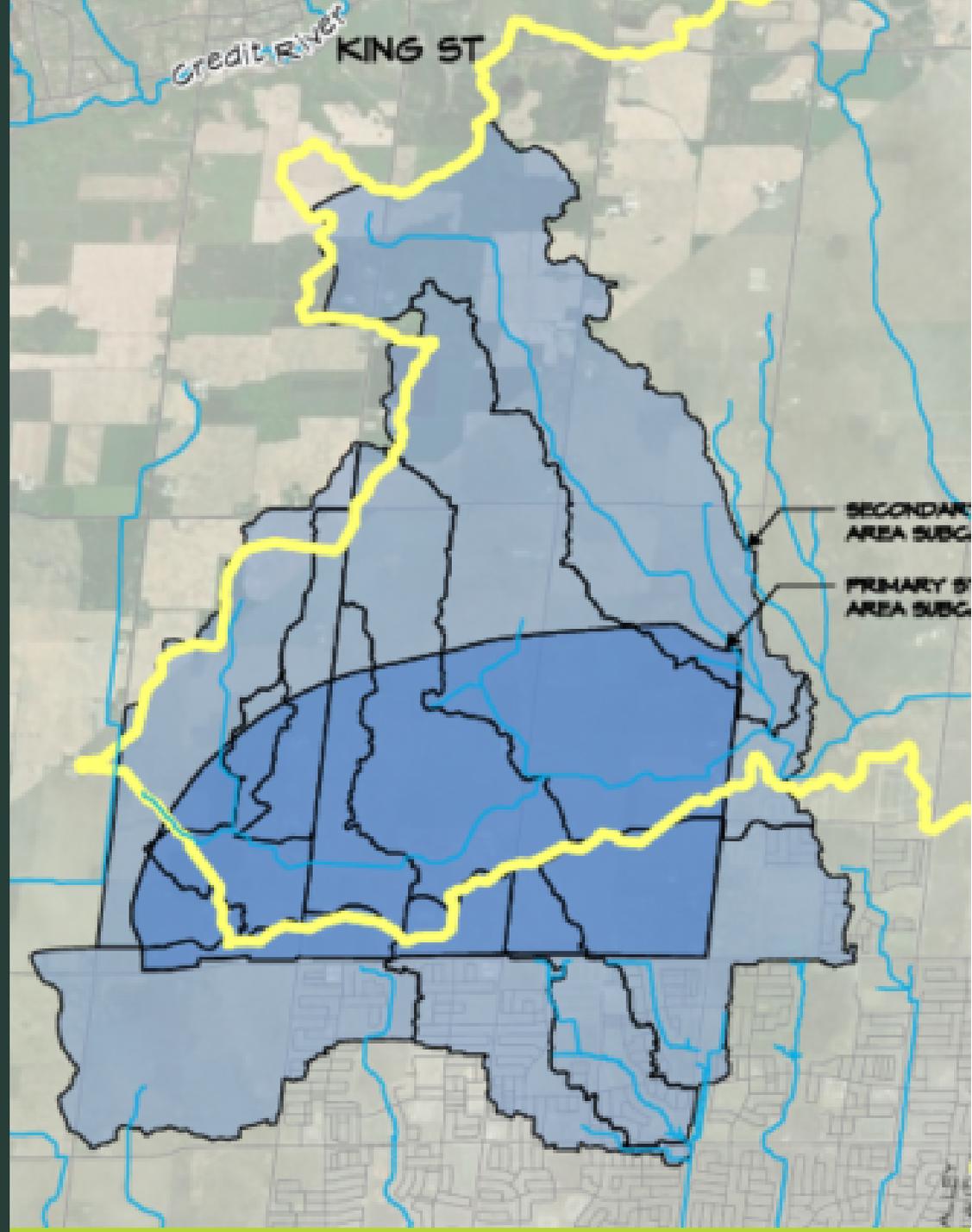


Alloa Secondary Plan Study Area

Local Subwatershed Study Public Information Centre

Proponent: Alloa Landowners Group

March 11, 2026



THE TEAM



CROZIER

Subwatershed Study
Lead/Hydrogeology/
Transportation



URBANTECH®

Civil and Water
Resources Engineering



Fluvial Geomorphology



Natural Heritage –
Wildlife and Wetland
Evaluation

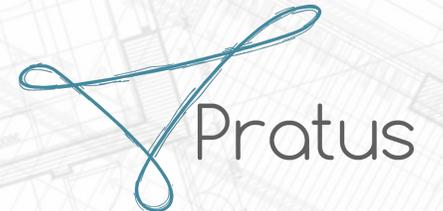


Cunningham Environmental Associates

Natural Heritage –
Vegetation,
Wetland and Woodlot
Inventories



Project Planner



Climate Change

Approved Secondary Plan – Land Use Plan



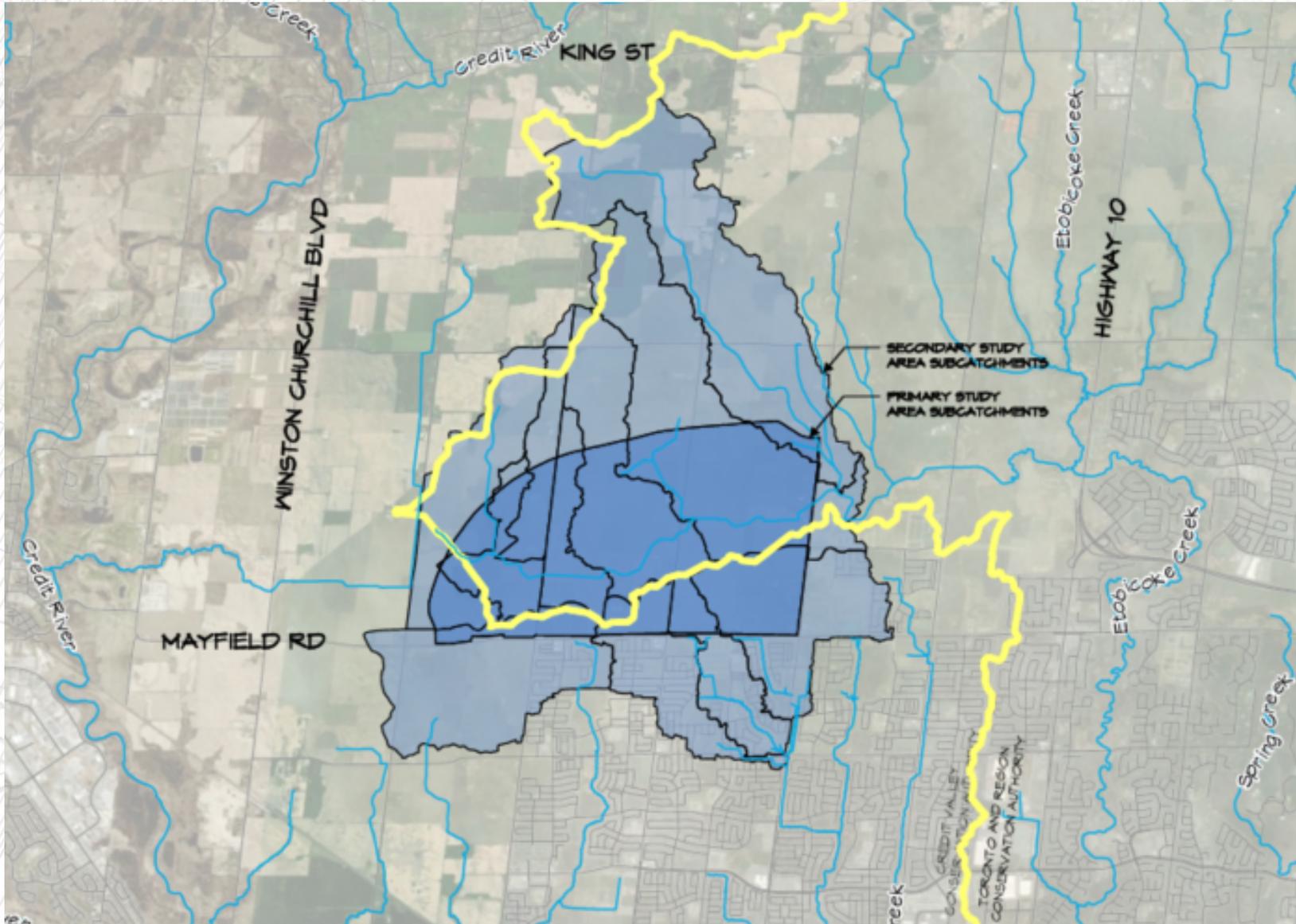
- Approved by Caledon Council in October 2025 (under new Future Caledon Official Plan)
- Planned as a compact, pedestrian-friendly, multi-modal mixed-use community and employment area
- Emphasis on street-oriented built form in key locations

Technical Advisory Committee



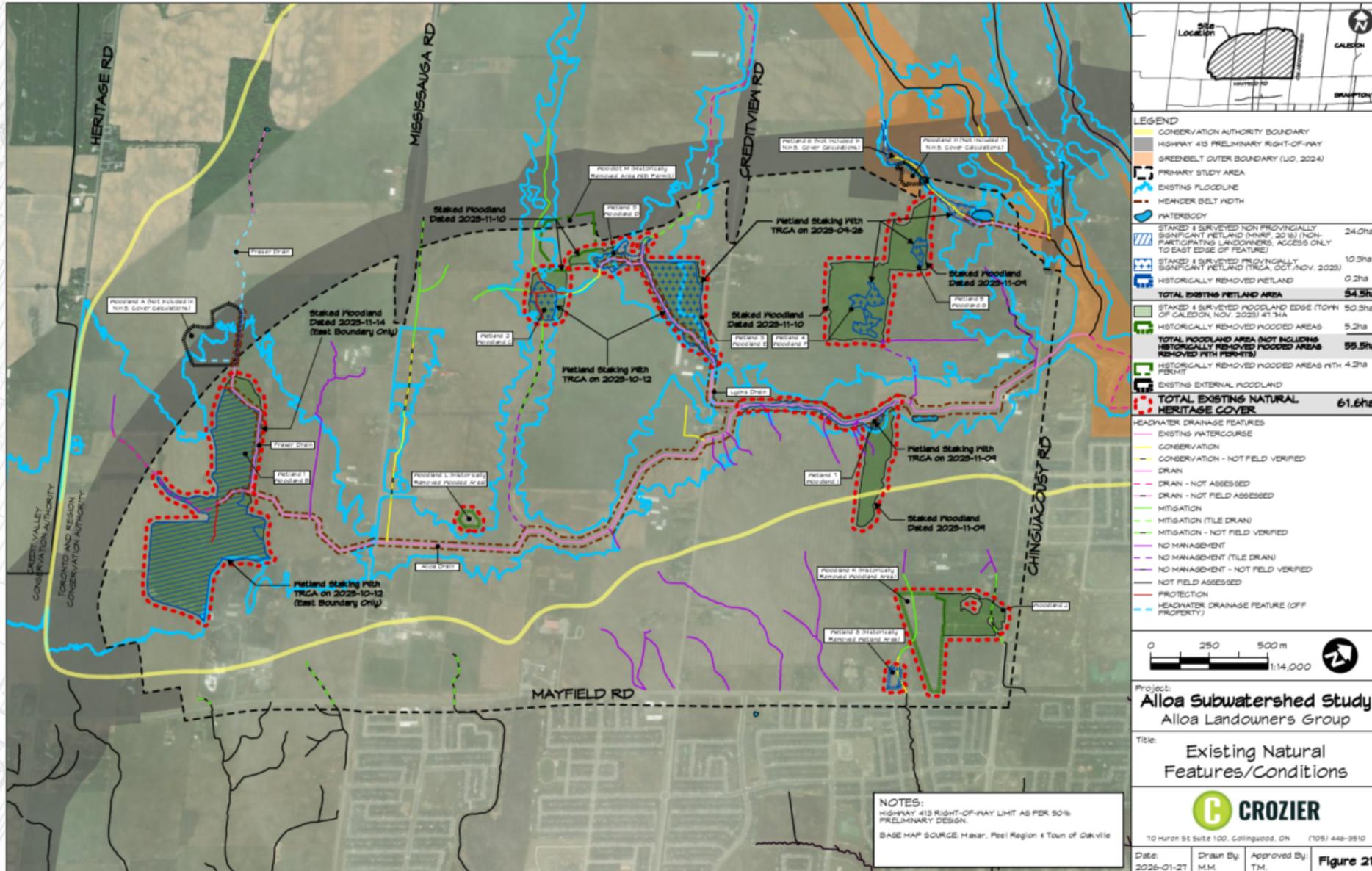
- Technical Advisory Committee met 11 times between May and September 2024
- Town of Caledon, Region of Peel, TRCA, CVC
- External team members including planners, engineers, biologists
- Opportunity to ask questions and address technical items
- Ongoing liaison through 2026

Primary and Secondary Study Area



- Lands are bound by Chinguacousy Road to the east
- Mayfield Road to the south
- Highway 413 to the north and west
- Lands comprise an area of approximately 714 ha (1,760 acres)

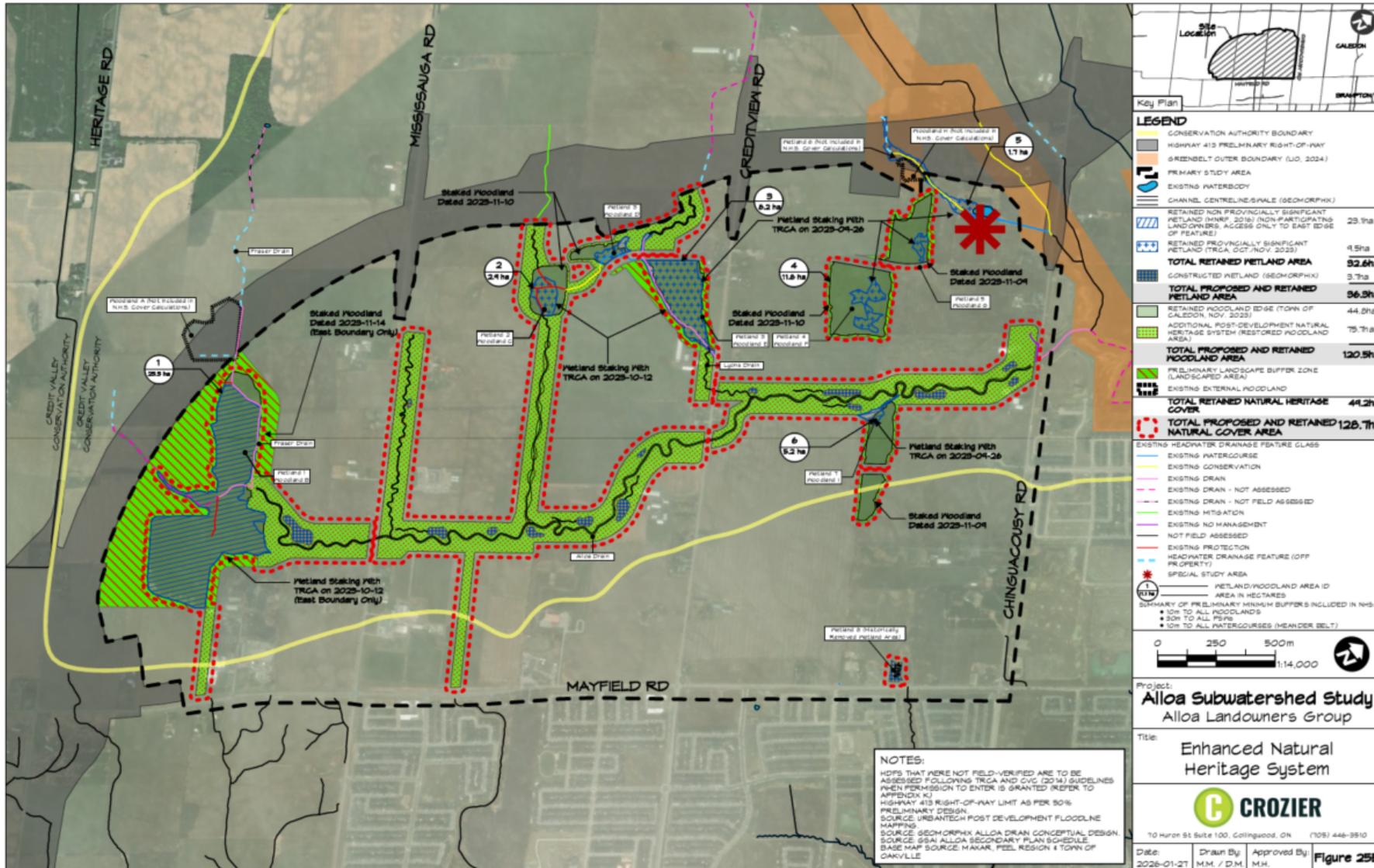
Existing Conditions: Natural Heritage



- Lands are a mosaic of agricultural lands and scattered wetlands and woodlands
- Seven (7) wetland units (Wetland #1 to Wetland #7)
- Alloa Drain, Lyons Drain and Fraser Drain convey flows of Etobicoke Creek
- Southern portion of the study area drains to Fletcher's Creek and Huttonville Creek

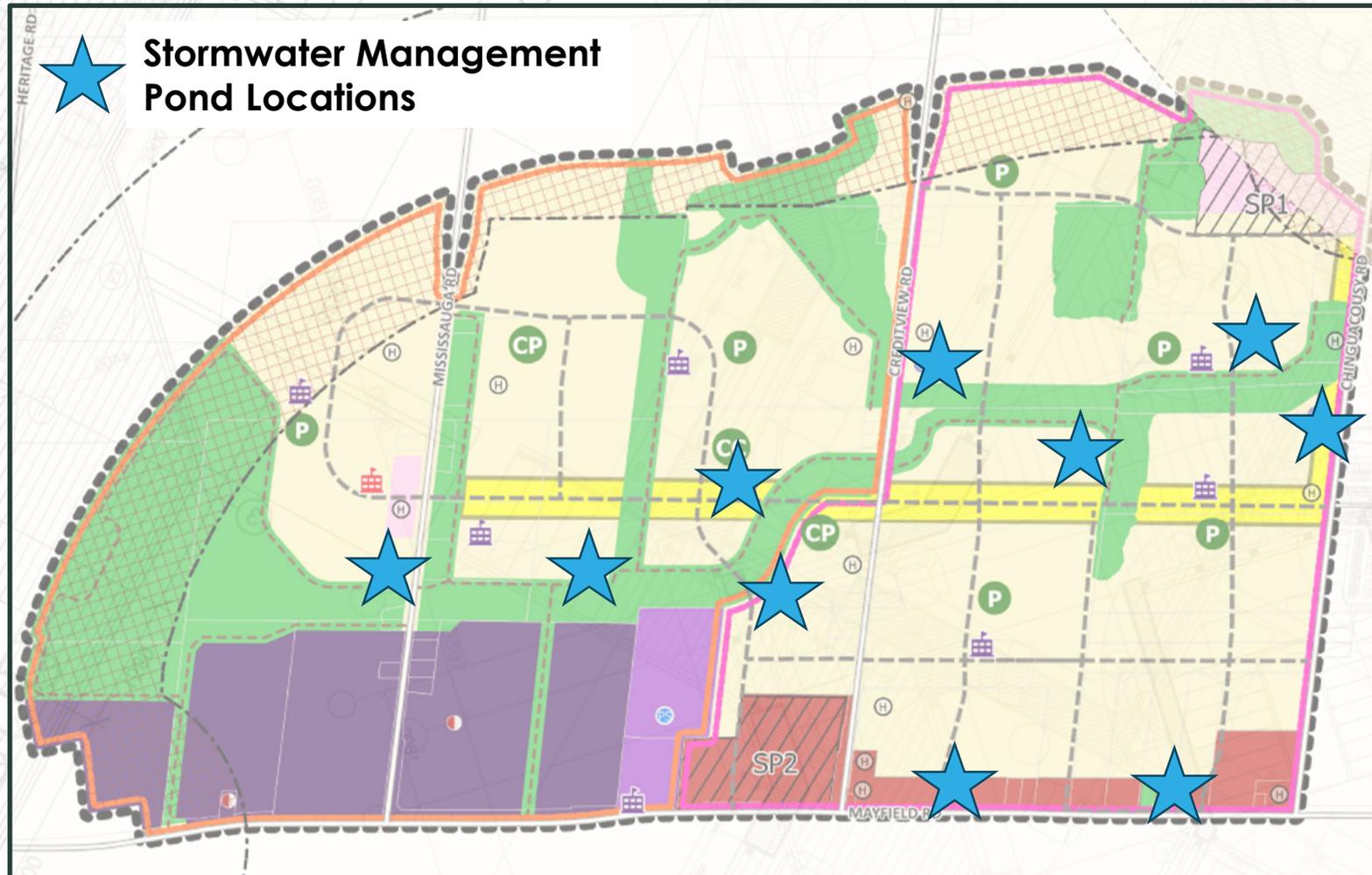
Enhanced Natural Heritage System

Restoration initiatives will include:



- 109% increase in natural cover
- 3.5 ha of constructed wetlands to address offsets for removed wetland
- >8,300m of new naturalized channel/drainage feature
- NHS provides opportunity to contain and enhance the floodplain, realign and restore the Alloa Drain, and protect existing features

Urbantech - Stormwater Management Solutions



Quantity, quality and erosion control provided by:

Ten (10) proposed SWM facilities plus on-site controls for high-density areas

Low Impact Development (LID) will be used where practical to reduce runoff volumes and increase retention.

Floodplain will be contained in natural channel corridors.

Flood risk and erosion risk downstream will be reduced

GEO Morphix – Headwater Drainage Features



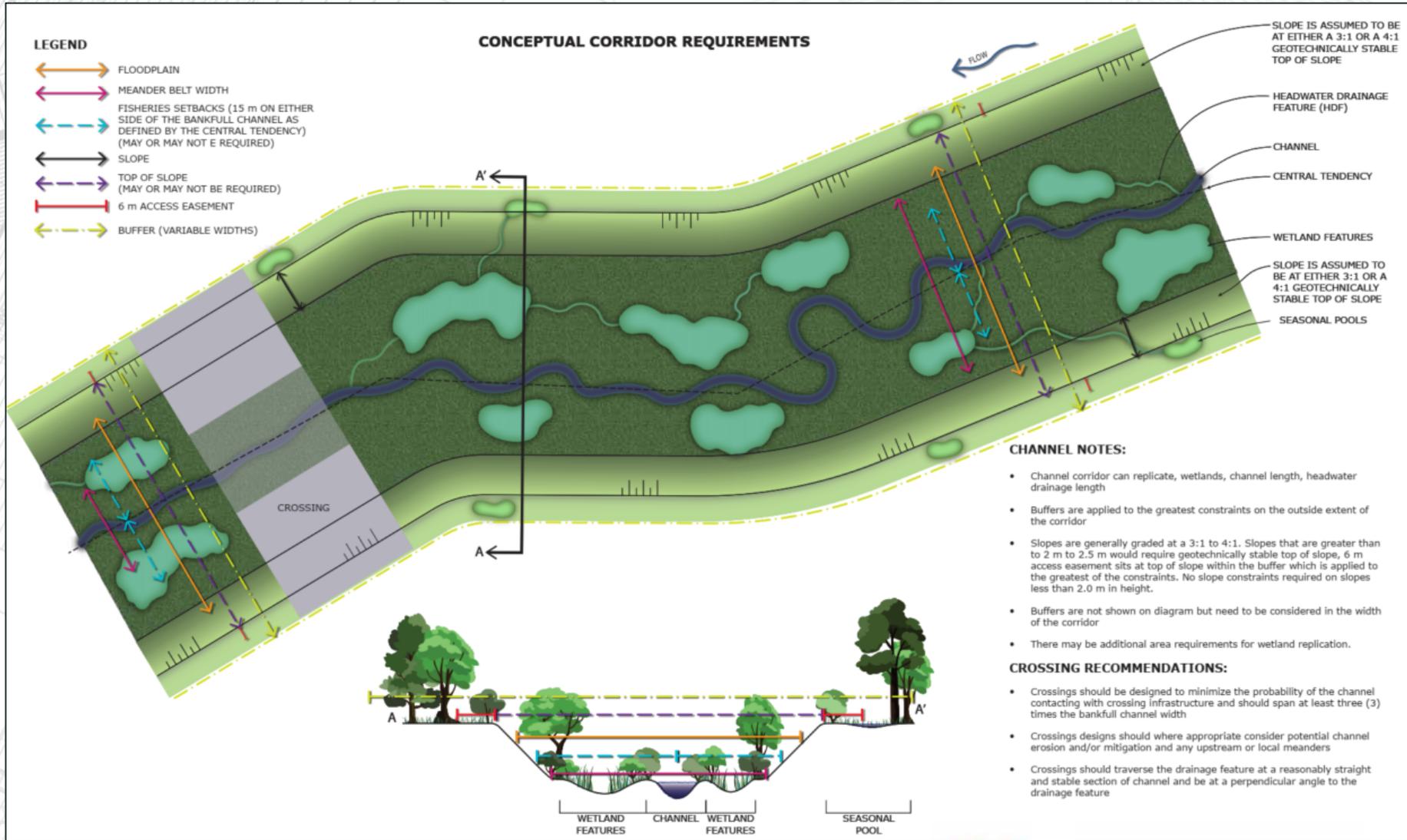
- Three rounds of site visits were completed in the spring and summer of 2024
- Additional site visits completed on select parcels in 2025 where access was previously not permitted
- Majority of HDFs were modified by agricultural/rural land uses and had limited form and function

GEO Morphix – Municipal Drain/Watercourse Assessment



- Rapid and detailed instream assessments completed to assess channel stability and stream health
- Channels evaluated to be generally stable and in fair health
- Limiting factors for stream health included riparian and physical instream habitat

GEO Morphix – Alloa Drain and Lyons Drain Realignments



- Proposed realignments include reinstatement of meandering channels with morphologic and substrate variability
- Aquatic and terrestrial habitat features are proposed in the floodplains to enhance the overall natural heritage system

Azimuth – Findings

Primary Study Area

- Evaluated Non-Significant (Wetland #1)
- Provincially Significant Wetlands (Wetlands #2-7)
 - Wetland #7 re-evaluated as non-significant (November 2024)
- Significant Woodlands (Woodlands A-I)
- Significant Wildlife Habitat:
 - Seeps and Springs (Woodlands E, F and I)
 - Amphibian Breeding Habitat (Wetland #6 - Pond)
 - Terrestrial Crayfish (East of Woodlands B and G)
 - Habitat for Special Concern and Rare Wildlife Species
 - Eastern Wood-Pewee (Woodlands A-C, E-F, H-I)
 - Wood Thrush (Woodland E)
 - Bat Maternity Colonies (Woodlands B, C, D, E, F, H, I)



Azimuth – Findings

Primary Study Area

Fish Habitat:

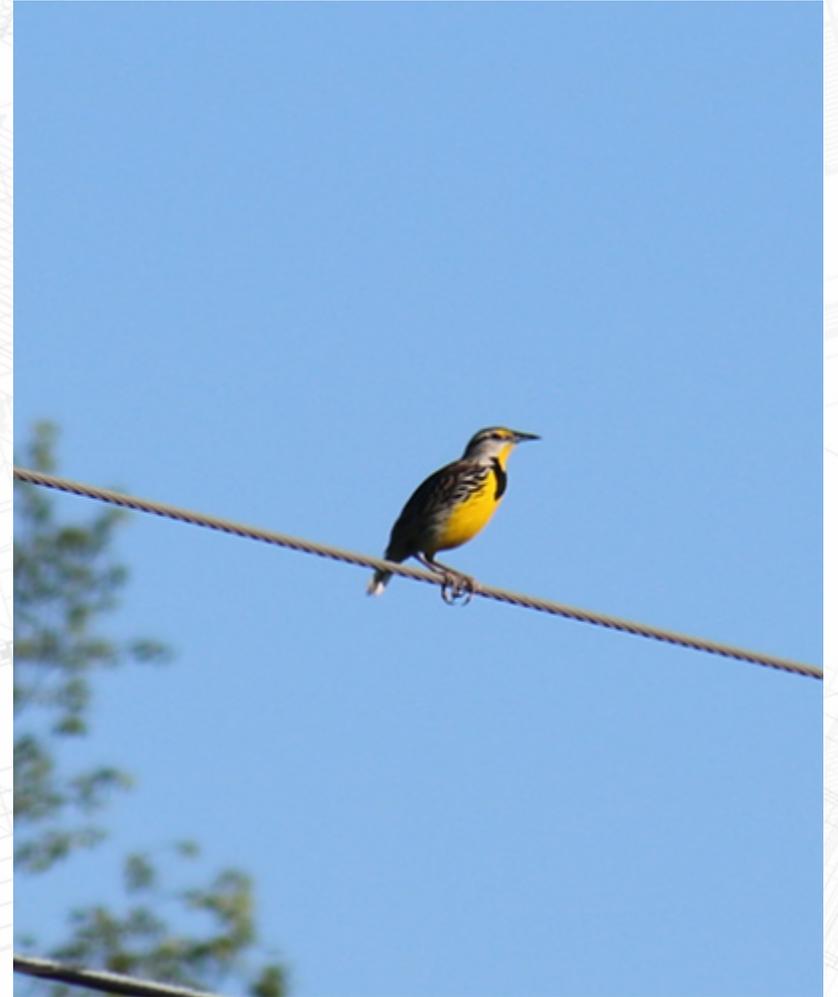
- Direct/indirect fish habitat within Alloa Drain, Lyons Drain and Tributaries #1-4
- Redside Dace (Endangered) potential contributing habitat associated with Tributary #4 (to be confirmed with MECP)



Azimuth – Species at Risk (SAR)

Primary Study Area

- Threatened and Endangered Species
 - Black Ash
 - Eastern Meadowlark
 - Bobolink
 - Redside Dace (Tributary #4 – potential contributing habitat)
 - Endangered Bats
 - Eastern Red Bat
 - Eastern Small-footed Myotis
 - Hoary Bat
 - Little Brown Myotis
 - Northern Myotis
 - Silver-haired Bat
 - Tri-colored Bat

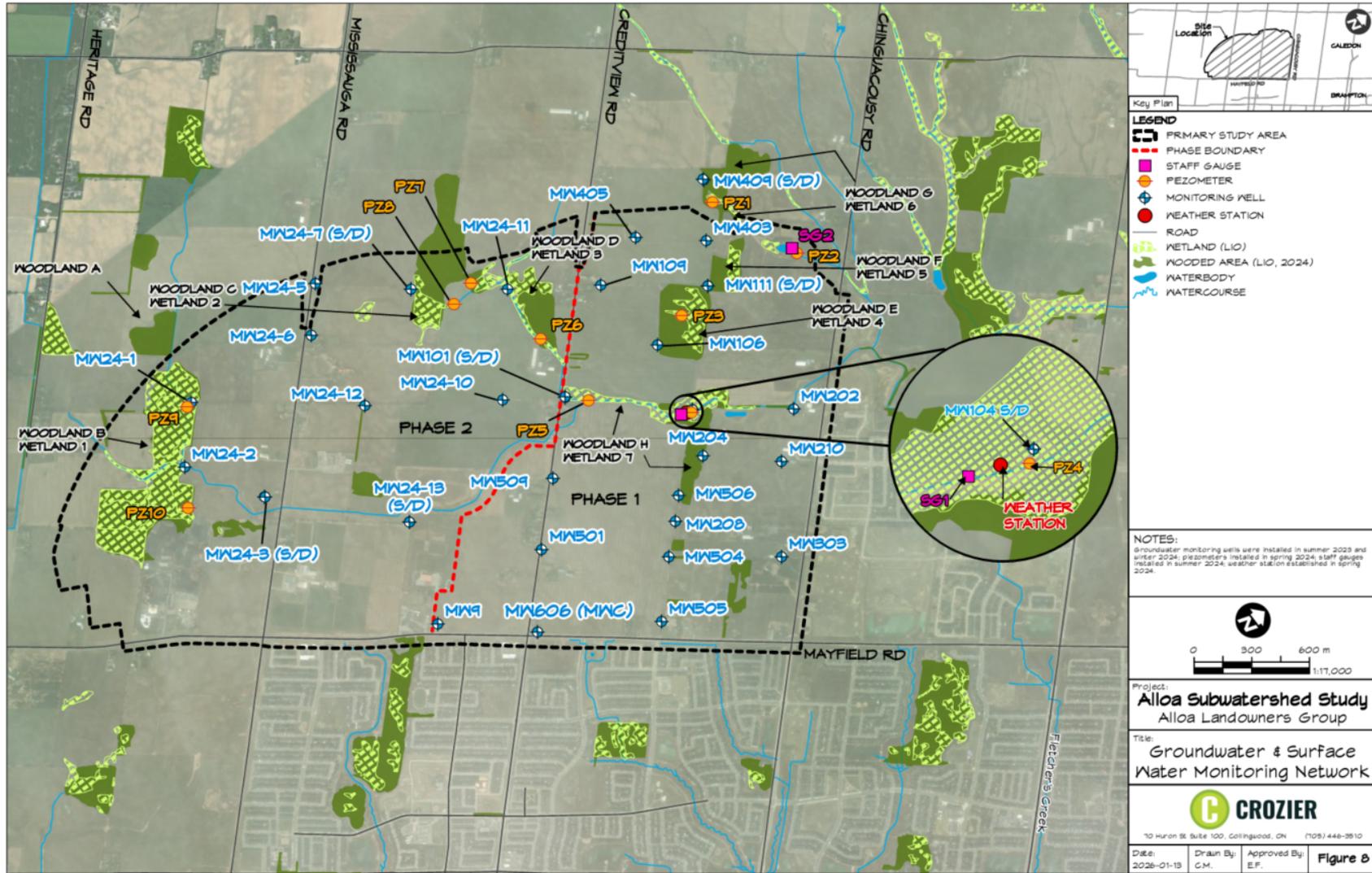


CEA – Vegetation ELC Mapping

- Ecological Land Classification (ELC) delineation, characterization, inventories and evaluation was completed starting in Fall 2022 and completed in 2024
- PSW and woodland feature limits were staked by TRCA/CVC/Town
- A total of 32 ELC codes were delineated on the landscape, pertaining to wetland, aquatic, woodland and cultural communities
- None of the woodland features are classified as provincially rare, but the majority have been identified and evaluated as Significant Woodland based on Region and Town policies



Alloa Secondary Plan Study Area Hydrogeological Studies



- Groundwater and surface water monitoring programs were implemented in 2023, 2024 and 2025
- Established existing hydrogeological and surface water conditions, and their inherent connectivity, across the Alloa Lands
- Wells were equipped with automatic level loggers, set to measure water levels on an hourly basis

Alloa Secondary Plan Study Area Project Schedule

**Fieldwork
Begins**

**Local
Subwatershed
Study Submission
#1 Submitted**

**Public
Information
Centre #1**

**Secondary
Plan Approval**

Fall 2022

March 2024

July 2024

August 2024

December 2024

August 2025

October 2025

February 2026

**Preparation of
Local
Subwatershed
Study Begins**

**Submission
Deemed
Complete**

**Local
Subwatershed
Study Submission
#2 Submitted**

**Final
Subwatershed
Study Submitted**

THANK YOU



Questions?