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In Memoriam, Founding Partner:
Glen Schnarr

May 29, 2025

GSAI File: 888-003

Planning and Development
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Tanjot Bal, RPP
Senior Policy Planner, Strategic Policy Planning

- and -

Dan Currie, MCIP RPP
Partner, MHBC

**Re: Partial Resubmission for Official Plan Amendment Application
Proposed Alloa Secondary Plan (POPA 2024-0004)
Alloa Landowners Group
Part of Lots 18-21, Concessions 3, 4 and 5, WHS (Chinguacousy)
Town of Caledon, Region of Peel**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit the enclosed partial application resubmission for Official Plan Amendment to establish the Alloa Secondary Plan on behalf of the Alloa Landowners Group ('Alloa LOG'). This partial resubmission follows the first application submission made in July 2024, and responds to comments received on that application material, as well as comments received through subsequent discussions with Town staff to date.

As discussed at the initial stages of the Alloa Secondary Plan process, and mutually committed to with the Town, the Alloa LOG continues to strive for an expedited Secondary Plan review process and continues to target Council approval in July 2025. To date, following discussions and refinements with the Town and MHBC, the Alloa LOG believes that the draft Official Plan Amendment Policy Document (Secondary Plan) and draft Land Use Plan are near final and to the satisfaction of the Town. The remaining application material, including supporting studies such as the Alloa Local Subwatershed Study, continue to be refined and finalized.

The timing of a comprehensive resubmission package is largely informed by the finalization of the Alloa Local Subwatershed Study and related environmental reports. However, certain supporting studies are presently complete and ready for Town review. As such, and as discussed with staff on May 26, 2025, the enclosed resubmission is a partial resubmission, intended to aid Town's review in advance of receiving the larger comprehensive submission package.

Engagement Summary

Through the July 2024 submission, it was proposed that the application requirements of Public Engagement and Design Charrette would be completed following first submission. Since July 2024, the following engagement has taken place:

- Design Charrette (September 3, 2024);
- Informal Public Information Meeting (September 11, 2024);
- Formal Public Meeting (November 19, 2024); and,
- Alloa Local Subwatershed Study Public Information Centre (December 9, 2024).

We believe the engagement efforts to date will satisfy the Town in this regard and public comments received through this engagement have been responded to in the attached comment matrix. We would further note that the Alloa LOG has requested and received feedback from Town reviewers through multiple coordination meetings and workshops, leading to refinements to the Secondary Plan, land use plan, and supporting studies. Since July 2024, the Alloa LOG have attended 23 such meetings with Town staff. The Alloa consultant team has similarly engaged directly with Town reviewers on respective disciplines in effort to refine their studies and respond to comments.

Phase 1 Tertiary Plan

A Phase 1 Tertiary Plan submission was made on December 6, 2024, which provided an increased level of detail within Alloa Phase 1 to support the concurrent review of the Secondary Plan. This Tertiary Plan submission included the following:

- Alloa Phase 1 Tertiary Plan Drawing;
- Alloa Phase 1 Environmental Implementation Report (EIR);
- Alloa Phase 1 Transportation Impact Study (TIS);
- Alloa Phase 1 Functional Servicing Report (FSR); and,

We note that the FSR was initially submitted on September 17, 2024 to assist review of the Alloa Local Subwatershed Study as it contained supplemental information and modelling which we believed beneficial for review.

Additionally, a Phase 1 Development Staging and Sequencing Plan was submitted to the Town and Region on January 22, 2025.

Secondary Plan Revisions

Since the July 2024 submission, the Alloa Secondary Plan has been revised and is now planned to accommodate a population of approximately 33,000 people within 11,000 residential dwelling units and approximately 1,500 population-related jobs, not including work-at-home jobs. The Community Area within the proposed Alloa Secondary Plan has an estimated density of 78 residents and jobs per hectare. The Employment Area within the proposed Alloa Secondary Plan

is planned to accommodate approximately 2,470 employment-related jobs at a minimum density target of 26 jobs per hectare.

General revisions to the Land Use Plan from the July 2024 version include:

- Addition of Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest overlay;
- Addition of conceptual trail network within NES;
- Addition of Urban Corridor designation at Tim Manley Avenue, Chinguacousy Road (north of Tim Manley Avenue), and Mayfield Road (east within Phase 1);
- Addition of Neighbourhood Centre designation in Phase 1 (northeast) and Phase 1 (Mississauga Road/Tim Manley Avenue intersection);
- Addition of NES and Major Commercial/Mixed Use designations on Mayfield Road (Phase 1);
- Addition of second Community Park (Phase 2);
- Refinements to collector road network;
- Refinements to locations of Neighbourhood Parks, elementary schools, secondary schools, heritage resources, stormwater management ponds, and SP1 Area overlay.

The Official Plan Amendment Policy Document has similarly been revised from the July 2024 submission in both structure and content. The document was reformatted to the Town's current Secondary Plan template, and language has been revised/updated per discussion with the Town. Direct revisions have been incorporated from Policy, Urban Design, and Heritage staff, as well as additions to reflect the revised Land Use Plan, clarify language, and facilitate the implementation of the Secondary Plan. implementation. As these revisions are detailed, and have been previously discussed with the Town, they are not summarized here.

Submission Material

In support of the OPA application resubmission, we enclose the following items:

- Interim Comment Response Matrix responding to Town, Region, and Agency comments;
- Revised Draft Official Plan Amendment Policy Document (Draft Secondary Plan) and Land Use Schedule;
- Revised Allosa Secondary Plan Development Statistics;
- Revised Agricultural Impact Assessment;
- Revised Community Energy and Emissions Reduction Plan;
- Revised Cultural Heritage Impact Statement; and,
- Indigenous Engagement Consultation Memo.

Note the Interim Comment Response Matrix generally provides comments pertaining to the enclosed items. We anticipate that a comprehensive resubmission, including a fulsome Comment Response Matrix, will be submitted under separate cover in the coming weeks. We believe this allows for an interim review of Secondary Plan information ahead of the more detailed comprehensive submission, the timeline of which is largely driven by the Alloa Local Subwatershed Study.

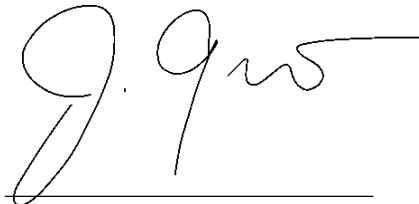
We trust our application submission package, herein, satisfies the scoped Town comments. We look forward to working with the Town in achieving housing objectives efficiently and advancing the proposed Alloa Secondary Plan and Phase 1 Tertiary Plan toward approval. Please feel free to contact the undersigned if you have any questions or require anything further.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Zechariah Bouchard, BURPI
Planner



Jason Afonso, MCIP, RPP
Partner

Encl.

c. Alloa Landowners Group