

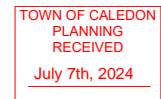
July 2, 2024

GSAI File: 888-003

In Memoriam, Founding Partner:

Glen Schnarr

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



Attention: Bailey Loverock, RPP
Senior Policy Planner, Strategic Policy Planning

- and -

Tanjot Bal, MCIP RPP
Senior Planner, Development & Design

**Re: Application for Official Plan Amendment
Proposed Alloa Secondary Plan
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 Application for Official Plan Amendment to establish the Alloa Secondary Plan on behalf of the Alloa Landowners Group. The Alloa Landowners Group controls the majority of lands within the proposed Alloa Secondary Plan Area which is bounded by the Highway 413 Corridor to the north and west, Chinguacousy Road to the east, and Mayfield Road to the south. The proposed Alloa Secondary Plan encompasses approximately 724 hectares (1,800 acres) and has an estimated net developable area of approximately 550 hectares (1,360 acres). Collectively, the current participating owners represent over 60% of the estimated net developable area.

At present, the proposed Alloa Secondary Plan Area is primarily used for agricultural and rural residential purposes. There are two existing elementary schools within the Secondary Plan Area: Alloa Public School and Malala Yousafzai Public School; and an existing Reservoir and Pumping Station, operated by the Region of Peel. The proposed Alloa Secondary Plan Area is relatively flat and contains various existing natural heritage features including woodlots, wetlands, and drainage features, including the Alloa Drain which traverses the lands west-to-east and connects to the Etobicoke Creek, east of Chinguacousy Road. The Secondary Plan Area is surrounded by the developing Mayfield West Phase 2 Secondary Plan community to the east, largely built-out urban lands to the south, in the City of Brampton, and by agricultural uses within the Prime Agricultural Areas to the north and west.

The proposed Alloa Secondary Plan is envisioned as a complete, compact, pedestrian-friendly, multi-modal mixed-use community and employment area with an emphasis on street-oriented built form in key locations. The proposed Secondary Plan is planned to accommodate a broad range and mix of housing and employment opportunities, including lands for education, recreation, parks and open space, cultural and community facilities, and affordable housing. The proposed Secondary Plan is designed to provide an inter-connected transportation network, that includes road, pedestrian, cycling and transit infrastructure that connects to the surrounding transportation system and surrounding communities, providing active transportation opportunities and promoting transit. The proposed Secondary Plan is planned to protect, restore, and enhance natural features and areas, including water resource systems, providing for sound stormwater management, supporting conservation of cultural heritage resources and climate change mitigation.

The proposed Alloa Secondary Plan is planned to accommodate approximately 40,000 population within 14,000 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 90 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 target density of 26 jobs per hectare.

Application Submission

As expressed to the Town during the Pre-Application Review Committee (PARC) process, we indicated our preference to avoid the Town's DART process and proceed with filing a formal Official Plan Amendment Application.

As you know, the DART process was originally introduced to help the Town manage the impacts of the *More Homes for Everyone Act, 2022* (Bill 109) which legislated fee refunds for various planning applications. However, in light of Bill 185 having received Royal Assent on June 6, 2024, the requirement for fee refunds have now been repealed. As such, there is no longer any legislative requirement for municipalities to issue fee refunds on planning applications. Without the need to issue refunds, the purpose for which DART was introduced no longer applies and as a result, there is no longer a need for the Town to continue administering the current DART process.

Further, Bill 185 has also removed the authority for councils to pass a by-law requiring applicants to consult with the municipality before submitting certain planning applications. With the understanding that DART is part of the Town's consultation process, we believe there is an opportunity for the Town to accept the OPA application without a prior DART process.

Recognizing that the Town's acceptance of the proposed OPA Application would diverge from the Town's Pre-Consultation By-law, if needed, we would request the Town's consideration to notify Town Council at the July 23, 2024 Council Meeting of having received the application and indicating the Planning Department's interest in moving forward with the OPA Application process, as received. On this basis, we respectfully request that the Town accept our formal Official Plan Amendment application, herein, without a DART process and work together to find greater efficiency and help to achieve the Town's housing objectives faster.

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

- Submission Checklist Summary;
- Consultant Contact List;
- Completed Pre-Application Review Committee (PARC) Meeting Form, processed under File PRE 2024-0036 in support of the subject Application;
- Comment Response Matrix responding to the PARC comments;
- Completed Official Plan Amendment Application form (online);
- Draft Official Plan Amendment Policy Document (Draft Secondary Plan) and Land Use Schedule;
- Draft Secondary Plan Terms of Reference;
- Agricultural Impact Assessment;
- Architectural Design Guidelines;
- Stage 1 Archaeological Assessment;
- Stage 1 Archaeological Assessment Letter of Acceptance;
- Climate Adaptation Plan Memo;
- Commercial Impact Study;
- Community Design Plan;
- Community Energy and Emissions Reduction Plan;
- Community Mobility Plan and Cover Letter;
- Community Services and Facilities Study;
- Cultural Heritage Impact Statement;
- Fiscal Impact Study;
- Scoped Servicing Study;
- Healthy Development Assessment and Cover Letter;
- Housing Assessment;
- Indigenous Engagement Memo;
- Local Subwatershed Study;
- Environmental Noise Feasibility Study;
- Planning Justification Report;
- School Site Needs Analysis Memo; and,
- Transportation Needs Assessment.

Further details regarding the satisfaction of the PARC Checklist are contained within the enclosed Comment-Response Matrix and the appended Submission Summary Checklist. Given our formal OPA Application, with no prior DART process, we propose that those items identified on the PARC Checklist under “Approvals, Engagement and Consultation to be Completed prior to an Application Being Considered Complete” be addressed through the regular processing of the application.


We also wish to add that while we aim to process the Phase 1 Tertiary Plan concurrent with the overall Secondary Plan, we advise that the Tertiary Plan, Environmental Implementation Report,

Functional Servicing Report, and Traffic Impact Study in support of Phase 1 tertiary planning will be submitted under separate cover in the coming weeks. We believe this allows for the review of higher-level Secondary Plan information ahead of the more detailed tertiary plan level studies.

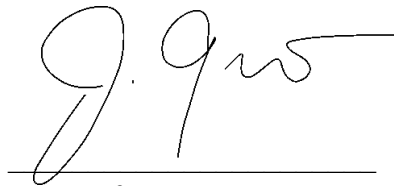
We trust our application submission package, herein, represents a complete application and await the Town's request for payment of the required application review fee. We look forward to working with the Town and advancing the proposed Alloa Secondary Plan and Phase 1 Tertiary Plan toward approval. Please 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

Alloa Secondary Plan – Complete Submission Checklist Summary

Complete Application Requirements	Included in Submission
Agricultural Impact Assessment	Agricultural Impact Assessment, Colville Consulting Inc., May 2024
Archaeological Assessment	Stage 1 Archaeological Assessment, Parslow Heritage Consultancy Inc., January 17, 2024
Archaeological Assessment Letter of Acceptance	Ministry of Citizenship and Multiculturalism, January 31, 2024
Climate Change Adaptation Plan	Climate Adaptation Plan Memo, Pratus, July 2, 2024
Community Energy and Emissions Reduction Plan	Community Energy and Emissions Plan, Pratus, July 3, 2024
Commercial Impact Study	Commercial Impact Study, urbanMetrics, June 28, 2024
Community Services and Facility Study	Community Services and Facility Study, urbanMetrics, June 28, 2024
Community Design Guidelines, including: <ul style="list-style-type: none"> • Facility Fit Plan • Conceptual Landscape • Conceptual Parks/Open Space • Winter Design Principles 	Community Design Plan, NAK, July 2024; Park Facility Fits, NAK, July 2024
Healthy Development Assessment	Healthy Development Assessment, NAK, July 2024
Cultural Heritage Assessment Report/Heritage Impact Assessment	Cultural Heritage Impact Statement, WSP, December 14, 2023
Fiscal Impact Study	Fiscal Impact Study, KPEC, July 2, 2024
Local Subwatershed Study, including: <ul style="list-style-type: none"> • Floodplain Analysis • Geomorphic and Erosion Hazard Delineation • Geotechnical Report • Headwater Drainage Feature Assessment • Hydrogeological Study • Natural Heritage Evaluation • Slope Stability Assessment 	Local Subwatershed Study, Crozier, July 2024

<ul style="list-style-type: none"> • Topographical Survey • Water Balance Assessment • Wetland Water Balance Risk Evaluation 	
Scoped Servicing Study, including: <ul style="list-style-type: none"> • Functional Servicing Strategy • Stormwater Management Strategy • Grading Plans • Servicing Plans 	Scoped Servicing Study, Urbantech, July 2024
Transportation Study	Transportation Needs Assessment, Crozier, July 2, 2024
Planning Justification Report, including: <ul style="list-style-type: none"> • Compatibility discussion 	Planning Justification Report, GSAI, July 2024
Housing Assessment	Housing Assessment, GSAI, July 2024
Cover Letter	Cover Letter, GSAI, July 2, 2024
Completed PARC Meeting Form	PRE 2024-0036
Comment Response Matrix (PARC)	Comment Response Matrix, GSAI, July 2024
Secondary Plan Terms of Reference	Secondary Plan Terms of Reference, GSAI, May 24, 2024
Draft Official Plan Amendment	Draft Official Plan Amendment (Draft Secondary Plan and Land Use Schedule), GSAI, July 2024
Official Plan Amendment Application Form	Completed via online submission
DART Meeting Form	Please refer to Cover Letter
Application Fees (Region of Peel, Town of Caledon, Conservation Agencies)	To be coordinated with staff at submission
Indigenous Engagement Summary	To follow first submission. See Indigenous Consultation Summary Memo
Design Charrette	To follow first submission
Public Engagement	To follow first submission

Alloa Secondary Plan – Consultant Contact List

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