

ALLOA SECONDARY PLAN - POPA 2024-0004 - RESPONSE MATRIX TO COMMENTS RECEIVED ON APRIL 2026 THIRD SUBMISSION
SCOPED TO COMMUNITY DESIGN GUIDELINES & ARCHITECTURAL CONTROL GUIDELINES
 Responses dated August 2026

[illegible]

ROW #	SUB #	REVIEWER	DATE	REVIEWER COMMENTS	CONSULTANT	FORMAL RESPONSE
35	3	Town Urban Design	November 2025	Please be aware that for the phase 2 ACG, only information not conforming within the TWDG needs to be included within the ACG. If the proposed subdivisions completely conform to all aspects of the TWDG, a letter of conformance may only be required.	NAK	Noted within the ACG
36	4	Town Urban Design	November 2025	Please clearly state in chapter 1 that this guide is for all phase 1 lands. Please include a graphic outlining the different phases within Alloa.	NAK	Noted within Section 1.1 of the ACG: <i>These ACG apply to all lands within Phase 1 of the Alloa Community, as identified on Figure 1.1.</i>
37	5	Town Urban Design	November 2025	Page 30-31 'Chapter 4' lists the incorrect subheadings, please update.	NAK	Updated
38	6	Town Urban Design	November 2025	Label renders with the location within the secondary plan they are meant to reflect.	NAK	Updated
39	7	Town Urban Design	November 2025	Please include a subsection that speaks specifically to the special character areas identified in the secondary plan: urban corridor node and area. Please mention the type of built form that will be accommodated within this node.	NAK	Subsection added to Chapter 3 - Structuring Elements (p.30)
40	8	Town Urban Design	November 2025	Section 3.4, please include further details on how the road network and streetscape design along the urban corridor has been designed to accommodate future bus transit.	NAK	Details added on p.27
41	9	Town Urban Design	November 2025	Please enlarge figure 5.1: Priority Lot Plan to be more legible. Feel free to only show phase 1 lands if needed to enlarge the graphic. Lotting pattern should be shown in this priority lot plan.	NAK	Enlarged to show phase 1
42	10	Town Urban Design	November 2025	Figure 5.2 will require updates. Refer to the secondary plan CDG Town comments.	NAK	Updated
43	11	Town Urban Design	November 2025	5.2.4: ensure there is appropriate space within the laneways for an enclosed area for the storage of garbage bins.	NAK	Guideline added
44	12	Town Urban Design	November 2025	5.4.6 the TWDG requires mixed-use ground floors to be a minimum height of 4.5m.	NAK	Revised accordingly
45	13	Town Urban Design	November 2025	The ADG speaks to medium density residential throughout phase 1, however this subdivision shows medium-high density. Please clarify.	NAK	References revised to medium-high density
46	14	Town Urban Design	November 2025	Please remove section 5.5 as non-residential buildings are not subject to architectural control.	NAK	Section removed
47	15	Town Urban Design	November 2025	The non-residential blocks will be subject to a site plan application and shall conform to the relevant sections of the TWDG.	NAK	Noted
48	16	Town Urban Design	November 2025	Please include further details on how each heritage house will be integrated within their surrounding context and proposed subdivision.	NAK	Additional guidelines added on p.81 in accordance with the Cultural Heritage Assessment Report
49	17	Town Urban Design	November 2025	Please include further details on the multi-use path location and design, as well as walkway blocks through residential areas leading to schools, parks, or trails in environmental lands.	NAK	Trail and pathway locations added to Figure 3.1: Alloa Community Structuring Elements Plan
50	18	Town Urban Design	November 2025	Within the implementation section please include the language outlined within section 13.1.2 of the TWDG. Please remove the language provided in 6.1. Please also include: a. That this ACG will act as the architectural control review document for all phase one subdivisions. b. "Any change to the priority lot plan or block layout may require an amendment to the ACG." c. "Non-residential blocks will be subject to a site plan application and shall conform to the relevant sections of the TWDG."	NAK	Language added
51	19	Town Urban Design	November 2025	Within the Implementation, please state that all other details not mentioned will be assumed to be in conformance with the TWDG requirements.	NAK	Language added
52	20	Town Urban Design	November 2025	Please review the Architectural Control Compliance Review Process on the Town website and ensure you are familiar with all required ACC steps. Please provide an email to the Town specifying the selected Control Architect from the Towns approved list.	NAK	Noted