

April 15, 2026

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

**Re: Resubmission for 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 resubmission in support of the approved Alloa Secondary Plan on behalf of the Alloa Landowners Group ('Alloa LOG'). This resubmission responds to formal application comments, as well as comments received through subsequent discussions with Town staff to date.

This resubmission follows previous application submissions made in July 2024 and August 2025. A scoped resubmission was also made in January 2026. As discussed with staff, the scoped January 2026 submission included only a revised Local Subwatershed Study (Crozier, January 2026), Scoped Servicing Study (Urbantech, January 2026), and a scoped comment matrix with responses related to the two submitted studies.

The Alloa Secondary Plan was approved and adopted by Town Council on October 28, 2025, through extensive effort and commitment made by Town staff. The Alloa Secondary Plan will guide development within the Alloa area, but we acknowledge that per discussion with staff, review and approval of the Alloa Secondary Plan supporting studies remain a requirement. The remaining studies requiring approval are provided herein for staff's review. No revisions are proposed to the Secondary Plan Land Use Plan since the October 28, 2025 approval.

Phase 1 Tertiary Plan

As discussed in the supporting studies, and in discussion with Town staff to date, subsequent refinements to land use within the Alloa Secondary Plan area will be identified and reviewed through the ongoing Tertiary Plan process. An initial Phase 1 Tertiary Plan submission was made in December 2024 and the Alloa Phase 1 Tertiary Plan was endorsed by Town Council on July 8, 2025. Similar to the Secondary Plan, we acknowledge that review and approval of the Alloa Tertiary Plan supporting studies remain a requirement.

A recent revised Tertiary Plan resubmission was made on March 23, 2026. This submission provided an increased level of detail within Alloa Phase 1 and included the following items:

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

Submission Material

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

- Comment Response Matrix (General)
 - *Note: This Matrix responds to general application comments received from Town, Region, and Agencies. Comments specific to the Subwatershed Study were provided in a separate matrix and included in the January 2026 submission.*
- Climate Adaptation Plan (Pratus, December 2025);
- Architectural Design Guidelines (NAK, April 2026) - *Revised*;
- Community Design Guidelines (NAK, April 2026) - *Revised*; and,
- Cultural Heritage Impact Statement (WSP, February 2026) – *Revised*.

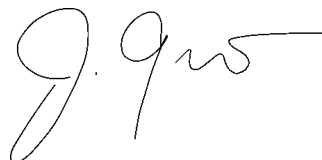
As the revised Alloa Local Subwatershed Study (LSS) and Scoped Servicing Study (included in the LSS as Appendix K) were submitted separately to the Town on January 28, 2026, and were circulated for review, those items were not included in this resubmission in order to avoid duplication of material and potential confusion with reviewers.

We trust our application submission package, herein, satisfies the Town and agency comments. We look forward to working with the Town in achieving its housing objectives efficiently and advancing the implementation of the Alloa Secondary Plan. 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