

March 23, 2026

GSAI File: 888-003b

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 Phase 1 Tertiary Plan  
Alloa Phase 1 Landowners Group  
Part of Lots 18-21, Concessions 3, 4 and 5, WHS (Chinguacousy)  
Town of Caledon, Region of Peel**

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Glen Schnarr & Associates Inc. (GSAI) is pleased to submit the enclosed resubmission in support of the draft endorsed Alloa Phase 1 Tertiary Plan, on behalf of the Alloa Phase 1 Landowners Group ('Alloa Phase 1 LOG').

The Alloa Phase 1 Tertiary Plan is primarily bound by the Alloa Reservoir and Pumping Station and Creditview Road to the west, the Highway 413 Corridor to the north, Chinguacousy Road to the east, and Mayfield Road to the south ('Alloa Phase 1 Area'). The Alloa Phase 1 Area is approximately 330 hectares (815 acres) with a net Community Area of approximately 274 hectares (676 acres). For context, Alloa Phase 2 encompasses the remaining area of the Alloa Secondary Plan and a separate Tertiary Plan for Alloa Phase 1 will be prepared and advanced at a later date.

This resubmission follows the first Alloa Phase 1 Tertiary Plan submission made in March 2025. We note that fulsome comments on the March 2025 submission were not issued, as at the time the Alloa Secondary Plan was not considered to be sufficiently advanced to facilitate a complete review of the Tertiary Plan materials. As such, this revised resubmission primarily responds to comments received to date through discussions with Town staff and the concurrent formal review process of the Alloa Secondary Plan (POPA-2024-0004).

The Alloa Secondary Plan was initially approved on July 8, 2025, under the previously in-effect 1978 Town of Caledon Official Plan. Following the Provincial approval of the Future Caledon Official Plan in October 2025, the Alloa Secondary Plan was approved under Future Caledon on October 28, 2025. A final submission of the Alloa Local Subwatershed Study was made on January 28, 2026. As part of that review process, a more detailed focus of reporting is provided within the Alloa Phase 1 studies submitted herein. We acknowledge that review and approval of Alloa Phase 1 studies are required to facilitate draft plan application processing within the Alloa Phase 1 Area.

### **Alloa Phase 1 Tertiary Plan**

The Draft Alloa Phase 1 Tertiary Plan was endorsed by Town Council on July 8, 2025, alongside the first approval of the Alloa Secondary Plan. As provided by Alloa Secondary Plan policy 36.16.2, *“the Tertiary Plan may be amended from time-to-time at the discretion of the Chief Planner without the need for further endorsement from Council. The Tertiary Plan may be amended as a result of appropriate changes proposed through a Draft Plan of Subdivision, provided the minimum target density is maintained and the proposed changes conform to the policies of this Plan.”* As such, refinements to the endorsed Alloa Phase 1 Tertiary Plan are proposed in this resubmission, primarily in response to Municipal and Provincial planning objectives. A summary of those changes is below:

- Limits of Highway 413 Corridor revised per MTO designation;
- Alloa Phase 1 Tertiary Plan Boundary revised to accommodate the designated Highway 413 Corridor limits;
- Removal of Highway 413 Focused Analysis Area (FAA) overlay;
- Revised configuration of ‘Street C’ per discussion with Town staff and the Town of Caledon Multi-Modal Transportation Master Plan Addendum (February 2026);
- Minor revisions to local street layouts (primarily to accommodate the revised Tertiary Plan Boundary and ‘Street C’ configuration);
- SP2 overlay added on commercial site west of Creditview, per discussion with Town and for consistency with Secondary Plan;
- Addition of street names for collector road network.

The Alloa Phase 1 Area continues to be designed to accommodate a mixed-use community comprising a broad range of housing forms, including mixed-use apartments, retail/commercial uses, institutional uses, and open space uses in accordance with the Alloa Secondary Plan. The Alloa Phase 1 Area is anticipated to accommodate approximately 7,830 dwellings units and a population of 24,925 (per Town of Caledon PPU). The Alloa Phase 1 Area is also anticipated to accommodate approximately 1,263 population-related jobs. This results in a density of approximately 95 residents and jobs per hectare, exceeding the minimum Community Area density of 67.5, and contributing to the planned Secondary Plan wide density target of 78 residents and jobs per hectare.

Residential and employment breakdowns are provided in the tables below.

Alloa Phase 1 Community	Estimated No. of Units	Net Area (Ha)	Approximate Density Rate (upnh)	Persons-Per-Unit (PPUs) <sup>1</sup>	Population Total
Low Density Residential <i>(Detached and Semi-Detached)</i>	2,038	67.92	30	3.64	8,564
Medium Density Residential <i>(Townhouses)</i>	2,429	40.49	60	3.30	8,084
Medium / High Density Residential <i>(Stacked Townhouse, Apartments)</i>	1,045	10.45	100	2.07	3,478
Neighbourhood Centre <i>(Apartments)</i>	1,192	11.92	100	2.07	2,468
Major Commercial/Mixed Use <sup>2</sup> <i>(Apartments)</i>	1,126	5.63 <sup>2</sup>	200	2.07	2,331
<b>Total</b>	<b>7,830</b>	<b>136.41</b>	<b>-</b>	<b>-</b>	<b>24,925</b>

<sup>1</sup> Based on 2024 Town of Caledon DC Study

<sup>2</sup> Net Major Commercial/Mixed Use Area represents 50% of total area to account for lands anticipated for sole commercial purposes and excludes Major Commercial lands west of Creditview Road

Alloa Phase 1 Community	Net Area (Ha)	Estimated Lot Coverage	GFA (m <sup>2</sup> )	Jobs per m <sup>2</sup>	Population -Related Jobs Total
Major Commercial	12.49	22.0%	27,478	50	550
Mixed Use	11.25	25.0%	28,125	50	563
Elementary Schools (50 jobs per school)	-	-	-	-	150
<b>Total</b>	<b>23.74</b>	<b>-</b>	<b>55,603</b>	<b>-</b>	<b>1,263</b>

<sup>1</sup> Based on 2024 Town of Caledon DC Study

Note that the above population and employment estimates are based on Town of Caledon PPU's, which differ slightly from Region of Peel PPU's. For the purposes of the Functional Servicing Report included in submission and review of Regional infrastructure capacity, Region of Peel PPU's were used by the engineering consultant (Urbantech). As such, the FSR identifies an alternative population estimate of 26,947 but no change to the proposed number of units (7,830).

### Proposed Tertiary Plan Review Process

In reviewing the list of matters listed under Section 21.4.3 of the Future Caledon Official Plan, we advise that such matters have been or will be addressed through the corresponding supporting studies, as follows:

Future Caledon Section 21.4.3 Issues:	Addressed by:
a) delineation, protection and enhancement of Natural Features and Areas, including linkages;	Phase 1 Tertiary Plan Environmental Impact Study/Environmental Implementation Report (EIR/EIS)
b) implementation of recommendations of local <i>subwatershed</i> studies on a sub area basis;	Phase 1 Tertiary Plan EIR/EIS
c) <i>conservation of cultural heritage resources</i> ;	Secondary Plan Policies / Implemented through individual Draft Plan of Subdivision Applications by Site-Specific Heritage Conservation Plans.
d) layout of the transportation system;	Phase 1 Tertiary Plan Drawing
e) a walkable and <i>transit-supportive</i> street network and block structure, multi-use paths, and the cycling network;	Secondary Plan Community Design Guidelines (CDG) / Phase 1 Tertiary Plan Transportation Impact Study (TIS) / Phase 1 Tertiary Plan Drawing
f) the location of any future public lands that may be dedicated to the Town as part of any <i>development</i> approval process;	Phase 1 Tertiary Plan Drawing
g) land needs for future enhancement or expansion to transit corridors and station <i>infrastructure</i> ;	Phase 1 Tertiary Plan TIS / Phase 1 Tertiary Plan Drawing, as applicable
h) planning for alternative and renewable energy systems, including low carbon and district energy systems;	Secondary Plan Policies / Secondary Plan Community Energy and Emissions Reduction Plan (CEERP)
i) the location of all proposed land uses;	Phase 1 Tertiary Plan Drawing
j) population and/or employment densities;	Secondary Plan Policies
k) the proposed range and mix of housing options, <i>transit-supportive</i> densities, and affordable housing;	Secondary Plan Policies
l) the location, size and configuration of any parks, open spaces, and schools;	Secondary Plan Policies / Phase 1 Tertiary Plan Drawing
m) the provision and integration of <i>public services facilities</i> ;	Phase 1 Tertiary Plan Drawing
n) traffic management, including traffic calming and <i>transportation demand management</i> measures;	Phase 1 Tertiary Plan TIS

o) parking areas, in the context of the overall parking management strategy;	Secondary Plan CDG
p) the provision and coordination of water, wastewater and <i>stormwater</i> management servicing, including the location of <i>stormwater</i> management facilities, considering <i>infrastructure</i> timing identified in the Town and Regional master plans;	Phase 1 Tertiary Plan Functional Servicing Report (FSR)
q) the conceptual location and massing of larger buildings, including institutional buildings;	Secondary Plan CDG
r) recommendations for alternative <i>development</i> standards to support <i>development</i> , such as reduced parking standards in Centres (nodes) and Corridors;	Secondary Plan Policies, as applicable / Phase 1 Tertiary Plan TIS
s) set out the sequencing of <i>development</i> and the timing of any <i>infrastructure</i> improvements, considering infrastructure timing identified in Town and Regional master plans;	Phase 1 Tertiary Plan Development Staging and Sequencing Plan (DSSP)
t) financial <i>sustainability</i> ; and,	Secondary Plan Fiscal Impact Study (FIS)
u) financial and servicing agreements.	Secondary Plan Policies, as applicable / Conditions of Draft Plan / Site Plan Approval

As per the list above, some of the items required to be addressed as part of the Tertiary Plan process have been addressed through the Secondary Plan process or as part of the Secondary Plan level studies while other matters are addressed by way of the Tertiary Plan, its supporting studies, or through the subsequent Draft Plan of Subdivision Applications. This is consistent with Section 36.16 (*Tertiary Plan[s]*) of the Alloa Secondary Plan.

**Submission Material**

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

- Alloa Phase 1 Tertiary Plan Drawing (GSAI, January 30, 2026) in PDF & CAD;
- Alloa Phase 1 Environmental Impact Study/Environmental Implementation Report (Crozier, March 2026);
- Alloa Phase 1 Transportation Impact Study (Crozier, March 2026);
- Alloa Phase 1 Functional Servicing Report & Appendices (Urbantech, March 2026); and,
- Alloa Phase 1 Development Staging and Sequencing Plan (GSAI, March 2026).

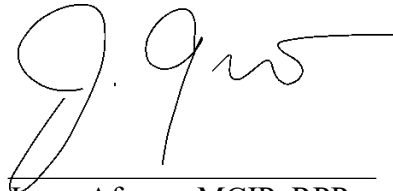
We trust our resubmission is complete and satisfactory for circulation to Town Departments and external agencies. We look forward to working with the Town in achieving its housing objectives efficiently and advancing the implementation of the Alloa Phase 1 Tertiary Plan. Please feel free to contact the 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