

August 15, 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

**Re: Resubmission for Official Plan Amendment Application  
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**

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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 follows the first application submission made in July 2024, as well as the partial application resubmission made on May 29, 2025. This is considered a full and comprehensive resubmission for the Alloa Secondary Plan and responds to formal application comments received, as well as comments received through subsequent discussions with Town staff to date.

The Alloa Secondary Plan was approved and adopted by Town Council on July 8, 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. Those studies are provided herein for staff's review.

### **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 and we believe that engagement efforts to date have met the requirements of the Town. 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);
- Alloa Local Subwatershed Study Public Information Centre (December 9, 2024); and,
- Town Recommendation Report advancement to Caledon Council (July 8, 2025).

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. The Alloa consultant team has similarly engaged directly with Town and peer reviewers in respective disciplines in an effort to refine their studies and respond to comments.

### **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.

### **Phase 1 Tertiary Plan**

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.

The first submission for the Phase 1 Tertiary Plan 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); and,
- Alloa Phase 1 Functional Servicing Report (FSR). *For clarity, we note that the FSR was initially submitted on September 17, 2024 to assist review of the Alloa Local Subwatershed Study (July 2024).*

Additionally, a Phase 1 Development Staging and Sequencing Plan was submitted to the Town and Region in July 2025.

We anticipate resubmission of the Phase 1 Tertiary Plan supporting studies to be made in Fall 2025.

**Submission Material**

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

- Comment Response Matrix responding to Town, Region, and Agency comments;
- \*Alloa Secondary Plan Development Statistics (GSAI, January 2025);
- \*Agricultural Impact Assessment (Colville, February 2025);
- \*Community Energy and Emissions Reduction Plan (Pratus, May 2025);
- \*Indigenous Engagement Consultation Memo (Crozier, May 2025);
- Architectural Design Guidelines (NAK, July 2025);
- Revised Community Design Guidelines (NAK, July 2025);
- Revised Planning Justification Report (GSAI, August 2025);
- Revised Cultural Heritage Impact Statement (WSP, August 2025);
- Revised Alloa Local Subwatershed Study (Crozier, August 2025);
- Revised Scoped Servicing Study (Urbantech, August 2025); and,
- Revised Transportation Needs Assessment (Crozier, August 2025);

Note the **\*starred** items are unchanged from the partial resubmission made on May 29, 2025, as no significant comments were received on those items and thus no revisions required.

Note the Climate Adaptation Plan will be provided separately from this submission. We understand this item has been discussed between the Town and the LOG's climate and energy consultant (Pratus). It is anticipated to be ready for resubmission shortly after this submission.

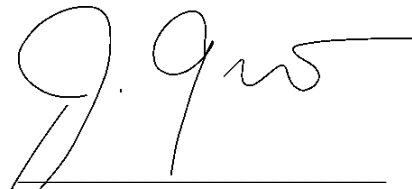
We trust our application submission package, herein, satisfies the Town and agency comments. We look forward to working with the Town in achieving its housing objectives efficiently and advancing the implementation of the proposed Alloa Secondary Plan and Phase 1 Tertiary Plan expeditiously. Please feel 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