



Biglieri

URBAN DESIGN BRIEF

Address

0 Nicholas Street
Village of Alton, Caledon, Ontario

Client

Mt. Nicholas Holdings

Date

May 2026

Project No.

16420

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TABLE OF CONTENTS

01 INTRODUCTION	5
INTENT	7
DOCUMENT STRUCTURE	7
02 SITE CONTEXT	9
SITE LOCATION	10
TRANSPORTATION NETWORK	10
PLANNING POLICY ENFORCEMENT	12
DESIGN POLICY ENFORCEMENT	14
03 THE PROPOSAL	19
VISION AND PRINCIPLES	20
CHARACTER AND IMAGE	20
SITE DESIGN GUIDELINES	22
SITE DESIGN	24
BUILDING DESIGN	34
CULTURAL HERITAGE IMPACT	46
STATEMENT SUMMARY	
CONCLUSION	50

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1. INTRODUCTION

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INTENT

This Urban Design Brief has been prepared in support of the Draft Plan of Subdivision application required for the proposed residential development of 15 estate lots within the Alton Village Settlement Boundary located at 0 Nicholas St in the Town of Caledon (the “Subject Site”, the “Site”).

The Subject Site is designated as Rural System (Schedule D – Regional Structure) and Core Areas of the Greenlands System (Schedule A) under the Region of Peel Official Plan, and as Alton Settlement Area (Village) under the Town of Caledon Official Plan.

The Urban Design Brief outlines best practices for the design of the public, private and semi-private realm for the Subject Site within the context of Rural Residential Zoning – RR under the Town of Caledon Zoning By-law 2006-50.

The goal of this document is to ensure excellence in urban design of the proposed development while addressing the character of the Village and promoting increased density, walkability, and sustainability.

Consulting the architectural and urban design guidelines will help appropriately shape the aesthetic of the neighbourhood while maintaining visual consistency with the existing surrounding communities.

In addition to the residential development, a conservation easement is proposed on the western portion of the site. Further a Woodland boundary has been delineated, including a 10m vegetative protection zone, which is to guide the aesthetic of the landscape in forming appropriate greenspace and streetscaping.

DOCUMENT STRUCTURE

This document is organized into four sections: Section 1 outlines the Policy Context (provincial, regional and municipal) ; Section 2 the Site Analysis (location and community context); Section 3 establishes the Vision (aspirational description of sense of place) and Principles (essential elements that influence design including a Priority Map); Section 4 describes the design concept that is responsive to the policy context and site analysis and advance the vision for the development of the public and private realm of the site.

DOCUMENT STRUCTURE



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2. SITE CONTEXT

2.1. Site Location

The Subject Site is located approximately 180 metres north of Queen Street West and approximately 50 metres west of Main Street. The Subject Site is approximately 5.9 hectares (14.7 acres) in size with no frontages on either Main Street or Queen Street.

The site can be accessed through a number of road allowances including Amelia Street off Queen Street West and Nicholas Street off Main Street. The Subject Site is designated as Rural System (Schedule D – Regional Structure) and Core Areas of the Greenlands System (Schedule A) under the Region of Peel Official Plan, and as Alton Settlement Area (Village) under the Town of Caledon Official Plan.

The Subject Site is zoned Rural Residential – RR under the Town of Caledon Zoning By-law 2006-50 and is within the Proposed Alton Heritage Conservation District.

2.2. Transportation Network

2.3.1 Road Network

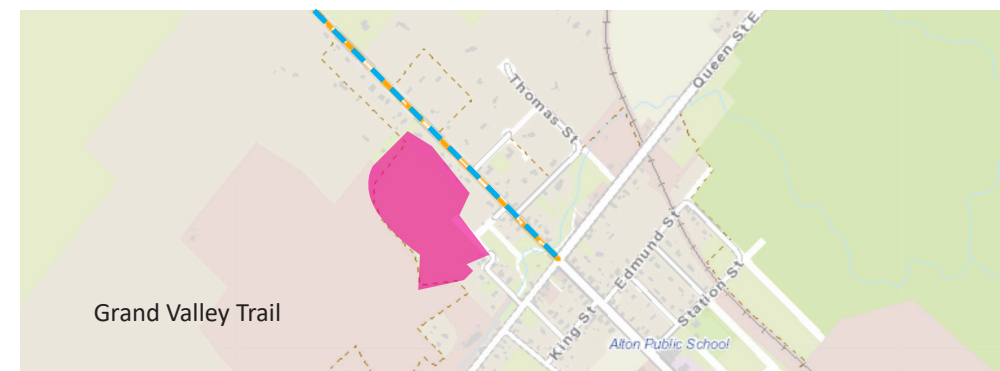
The site is near the intersection of Queen Street and Main Street. This intersection includes part of Regional Road 136, which runs along Main Street south of Queen, and Queen Street East, east of Main. The remaining sections of Main Street and Queen Street, as well as other surrounding roads, such as Amelia Street and Nicholas Street, are local roads.

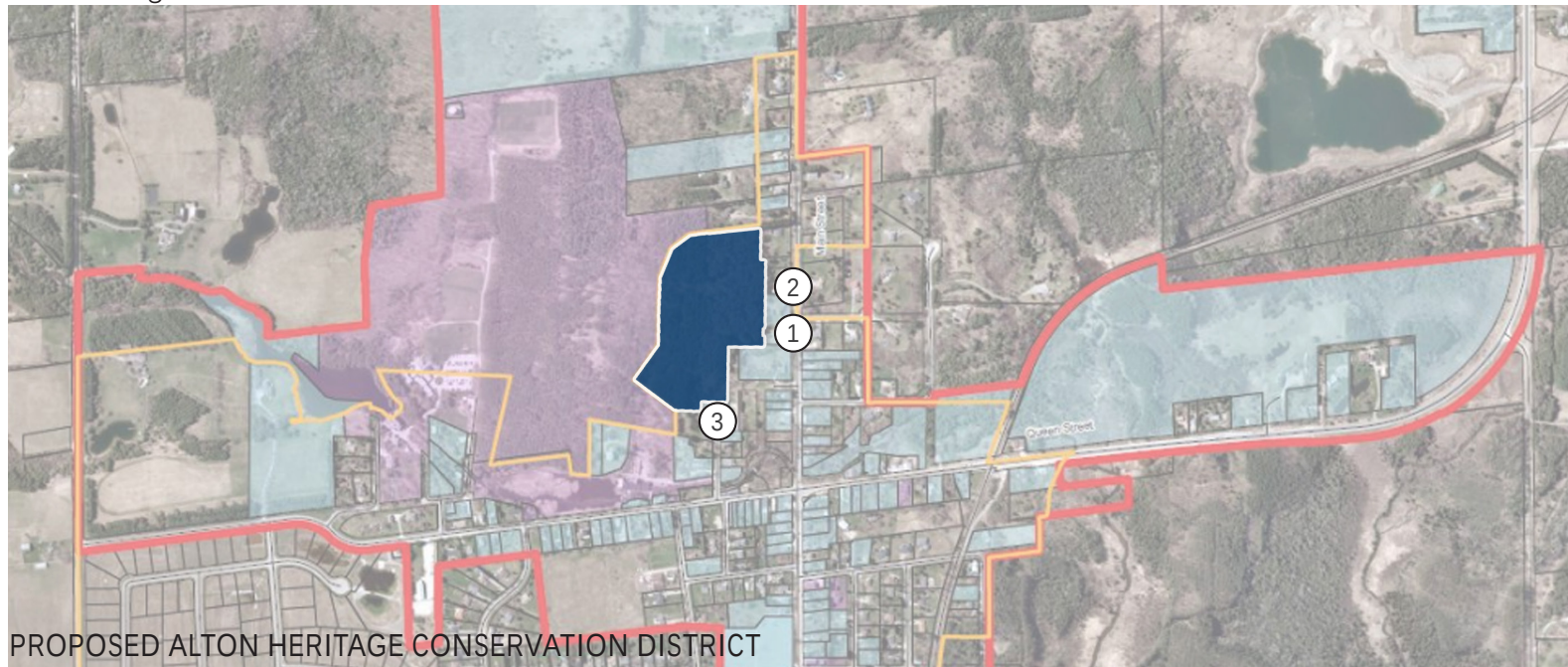
2.3.2 Transit Network

There is no public transit available in Alton. The nearest route is the 37 GO Bus route from Brampton to Orangeville, which stops along Hurontario Street to the northeast of the Subject Site.

2.3.3 Active Transportation Network

A section of the Grand Valley Trail runs along Main St. near the Subject Site (Trail & Cycling Routes, Caledon Maps).





Legend

- Alton Settlement Area Boundary
- Alton HCD Study Area
- Property Ownership
- Part IV Designated Heritage Property
- Listed Heritage Property
- Subject Site



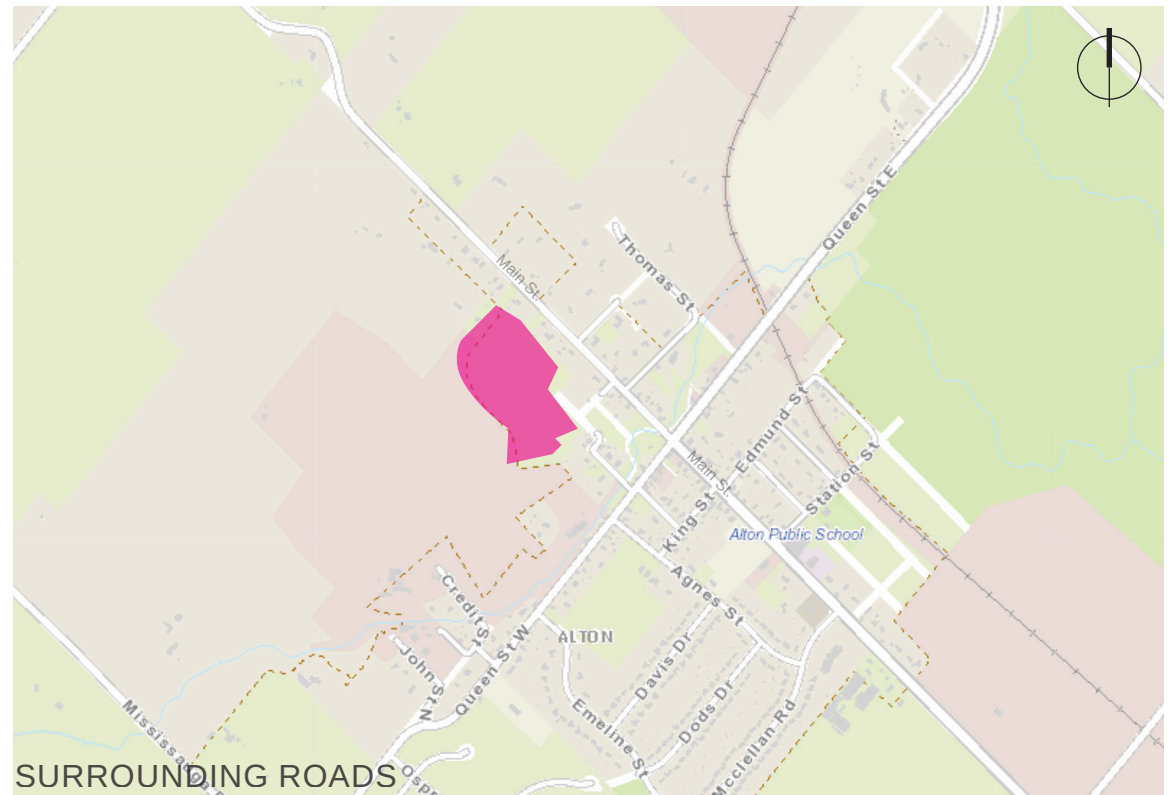
① 19876 MAIN STREET



② 19904 MAIN STREET



③ 50 AMELIA STREET



2.3. PLANNING POLICY ENFORCEMENT

This Urban Design Brief includes a summary on the planning framework of provincial, regional, and municipal policy documents, and guidelines that provide the basis for development in the Alton community. The section below outlines the overarching goals that provide the direction for more sustainable communities. Each policy section summary comprises key points extracted from it to help inform the decision making for the development 0 Nicholas St in the Town of Caledon.

The proposed development is consistent with the following policies:

- Provincial Planning Statement (2024) (“PPS”)
- The Greenbelt Plan (2017)
- The Region of Peel Official Plan (2022) (“Region OP”)
- The Town of Caledon Official Plan (October 2025 Consolidation)
- The Town of Caledon Zoning By-law 2006-50



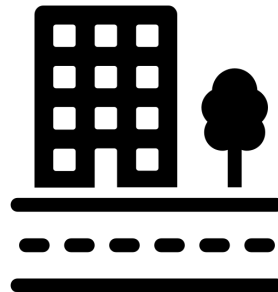
2.4. DESIGN POLICY ENFORCEMENT

The following guidelines provide an outline of design initiatives specific to informing the proposal and conceptual design of development for the Subject Site. The supporting urban design principles have been summarized and outlined below for the Subject Site proposal and are derived from the [Town of Caledon Comprehensive Town-Wide Design Guidelines](#).

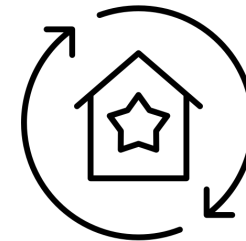
These guidelines include:



ARCHITECTURAL CONSIDERATIONS



URBAN AND LANDSCAPE

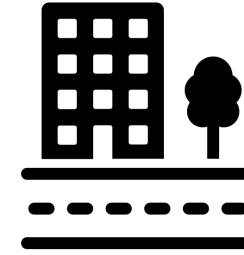


SUSTAINABILITY
MEASURES



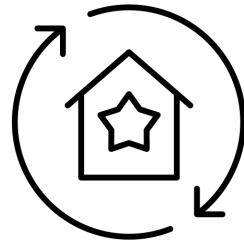
ARCHITECTURAL CONSIDERATIONS

- Ensure buildings are setback appropriately from natural systems such as existing trees; provide space for hard and soft landscaping features, and allow the sun to penetrate to the sidewalk.
- Encourage functional architectural elements to mitigate direct sunlight (i.e. sun louvers).
- The Village character of the landscape and community shall be maintained as new development occurs, incorporating traditional styles that are most frequently associated with rural communities, in accordance with the Town of Caledon Official Plan.
- Maximize the visual appeal of the natural and rural setting, where possible, and sensitively integrate new development into their natural setting.
- Avoid the use of noise barriers, where possible.
- Place utilities underground where possible, or at flankages; alternatively utility boxes must be screened from all sides to the extent possible in keeping with utility operational access requirements.
- Limit garage doors to a maximum of two.



URBAN AND LANDSCAPE

- Sensitive development that is resilient to extreme weather events and incorporates green infrastructure and stormwater management practices that effectively reduce stormwater runoff while protecting water quality and associated aquatic habitat (including Low Impact Development techniques).
- Form environments that encourage active transportation and provide safe, convenient, appealing and accessible options for all users to walk, cycle and roll.
- Provide sufficient room for on-lot private landscaping, exclusive of setbacks and encroachments.
- Add visual interest to open spaces and blank walls.
- Naturalized, drought-tolerant and low maintenance native planting are recommended, where appropriate.



SUSTAINABILITY MEASURES

- Maintain pre-development conditions through the use of Low Impact Development (LID) measures.
- Encourage alignment with third party sustainability certification programs, such as but not limited to Leadership in Energy and Environmental Design (LEED), Energy Star or Green Globes.
- Encourage south facing construction to take advantage of passive solar heating, and strategic tree planting on east facing windows to allow for free cooling and shade protection in the summer months.
- Responsible use of resources to promote water, energy and waste conservation and reduce greenhouse gas emissions.

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3. THE PROPOSAL

3.1. VISION AND PRINCIPLES

The proposed development is intended to be a sustainable extension of Alton Village's Residential Community. The conceptual design of the Subject Site is intended to provide housing designed in a traditional manner to reflect the Village character of the community. The new subdivision will promote environmental protection of the existing woodland areas and offer a conservation easement on the western portion of the site, in addition to a Woodland boundary that has been delineated, including a 10m vegetative protection zone.

Major design priorities include creating a healthy inclusive built environment through providing sustainable initiatives and providing a safe and pedestrian-friendly streetscape, innovative landscaping solutions, and a creative blend of traditional architecture.

3.2. CHARACTER AND IMAGE

The proposed development is planned to complement and support the existing character of Alton village community and to create a comfortable, pleasant human-scale urban environment.





3.3. SITE DESIGN GUIDELINES

6.1 COMMUNITY AND THEME/VISION

The proposed development is intended to be a sustainable community ecosystem by promoting exposure to green spaces and a sense of belonging to nature. The proposed development will complement the existing Village character and natural resources to promote the relationship between the proposed built form and the surrounding natural environment through landscaping.

6.2 NATURAL AREAS AND OPEN SPACE

The proposed development will maintain maximum existing forested areas and enhance natural vegetation with protective buffers. Visually interesting open green spaces will be provided through the conservation easement land on the western portion of the land.

6.3 VIEWS AND VISTAS

Views and vistas from and to the subject site will be enhanced by the relationship between proposed housing and natural vegetation. Visual obstructions will be limited to ensure community safety.

6.4 LANDSCAPING

The proposed development plan is intended to preserve the Village character of the landscape, complement existing vegetation with native plants and provide soft landscape treatments between properties.

6.5 SUSTAINABILITY

The proposed development introduces sustainable design practices such as proposing conservation easement land and using local building materials and native planting.



3.4. SITE DESIGN

The proposed development will consist of developing the Subject Site into 15 residential lots within the Alton Village Settlement Boundary. The minimum lot size will be 1,400m² with a minimum lot frontage of 21m. The subdivision will be partially serviced with municipal water connection, and private individual septic systems.

The Site will include two proposed access points off Amelia Street near the south-east portion of the Subject Site and off Spring Street near the north-east portion of the Subject Site.

The proposed plan also provides 3.2 ha of a conservation easement land on the western portion of the site.

The proposed Draft Plan of Subdivision provides a residential density of 2.5 units per hectare.

The following site design elements will be analysed in the next pages:



STREETSCAPE



LANDSCAPE



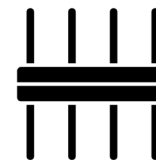
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SUSTAINABILITY



SITING



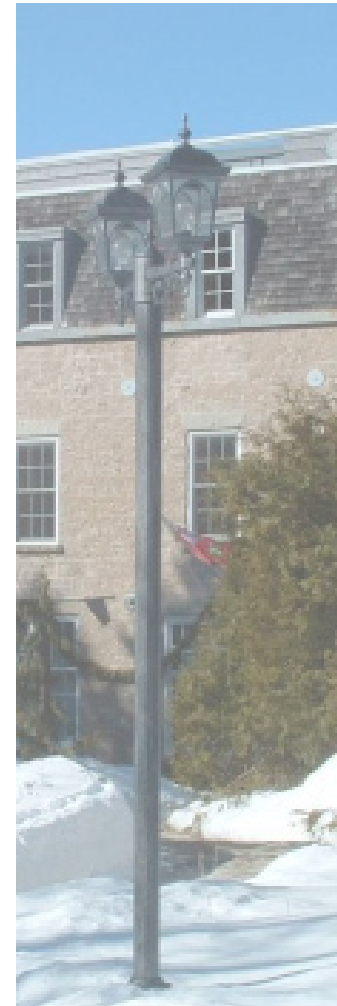
PRIORITY LOTS



3.4.1 STREETSCAPE

Streetscape design will be inspired by traditional rural developments and consistent with the existing Alton Community. Street trees will be planted on both sides of Amelia Street between the curbs and the lots. All plantings will conform with the Credit Valley Conservation Authority approved species list. A variety of building setbacks will be provided to avoid univormity and mirror the existing character of the village.

Amelia Street extension will be asphalt paved with concrete curbs and will be shared by vehicles and pedestrians. Streetlights and road signs will feature an upscale design and comply with Town of Caledon standards. Community mailboxes will be located in a well-lit area. The location and design specifications will comply with various requirements in consultation with Canada Post and the Town of Caledon.



STREETSCAPE



LANDSCAPE



FENCING



SUSTAINABILITY



SITING



PRIORITY LOTS



3.4.2 LANDSCAPE AND FENCING

The proposed individual lot designs will incorporate high quality landscape design standards to maintain the Village character of the landscape and promote visual and physical connections between housing and open spaces. Some mature trees remain along the streets and on the residential west lots.

A variety of native species planting shall be encouraged by the individual lot owner on private property adjacent to the public road. A mix of both deciduous and evergreen trees will be encouraged.

The vegetation throughout the development will complement the village historic settlement patterns, and retains windrows, hedges and the local landscape features.

Existing vegetation within the conservation easement will be maintained.

The residential dwellings will be accessed from Amelia and Spring Streets via private driveways. Typical driveways and parking areas will incorporate the following:

- Variety of surface materials including asphalt, tar and chip, patterned/textured concrete, or unit pavers. Permeable pavers will be used on a site-specific basis evaluation;
- Accommodation for multiple vehicles while maintaining the minimum setbacks to Amelia and Spring streets; and,
- Straight or gently curved alignments. Repetition to be avoided where possible.

Fences will be used sparingly within the Subject Site in order to maintain open vistas.

Black chain link fencing may also be permitted along the edge of the conservation easement to preserve these areas and to encourage natural vegetative growth.



STREETSCAPE



LANDSCAPE



FENCING



SUSTAINABILITY



SITING



PRIORITY LOTS



3.4.4 COMMUNITY SUSTAINABILITY

The following design practices will be encouraged to improve sustainability within the proposed development:

- Native species to be planted within the developed area.
- All new dwellings will comply with the enhanced energy efficiency requirements of the Ontario Building Code. A new set of standards for energy efficiency, Supplementary Standard SB-12, helps stakeholders achieve the required 15% energy efficiency improvement;
- Enhanced efficiency applies to various aspects of the building process including upgraded insulation values, sealing of ducts, improved energy efficient windows and doors;
- All dwelling units will be built with drain water heat recovery units, LED lighting and low expansion foam to all door and window perimeters;
- To minimize household water consumption after completion of the development, low-flush toilets and low-floor showers and faucets shall be installed;
- Energy Star rated appliances such as dishwashers and washing machines will be encouraged.
- All building materials shall be selected that have fewer toxic VOC emissions. These materials may include, low formaldehyde or sealed composite wood products, and low emitting carpeting and flooring;
- All water quality and quantity controls are detailed in the Functional Servicing and Stormwater Report (FSSR);
- The Subject Site shall be protected during all stages of the development through as outlined in the FSSR and Erosion and Sediment Control Plans.
- All new homeowners will receive a Homeowner's Manual that provides important information on municipal and regional programs in relation to waste collection and recycling, conservation, and active and public transportation opportunities.



STREETSCAPE



LANDSCAPE



FENCING



SUSTAINABILITY



SITING



PRIORITY LOTS

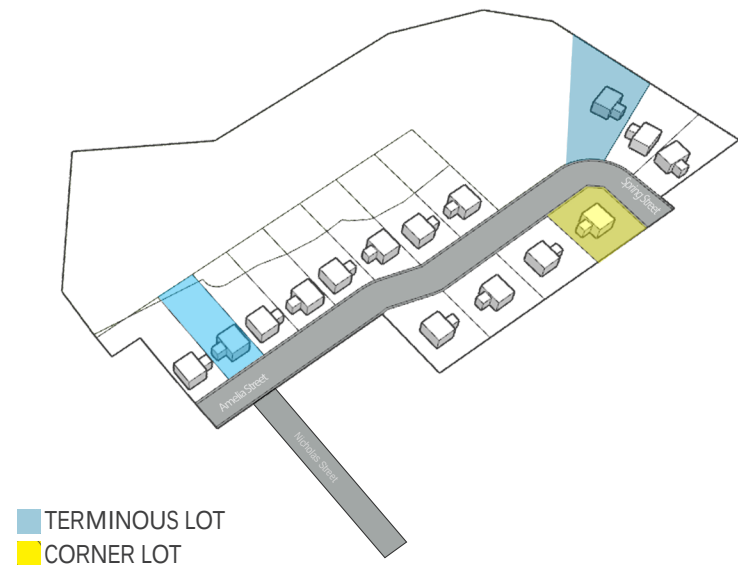


3.4.5. BUILDING SITING

The design and siting of new dwellings will be done in a manner that minimizes the visual impact of new buildings within the existing nature. Buildings will be of an architectural style that is harmonious with the natural landscape. Architectural height restrictions may be required in areas of high potential visual impact.

3.4.6. PRIORITY LOTS

Dwellings in prominent locations, or “Priority Lots”, should be designed to reflect their high-profile location. At these locations, building components and design should have a higher degree of visibility within the public realm that emphasize their potential role as orienting structures and landmarks within the neighbourhood.



STREETSCAPE



LANDSCAPE



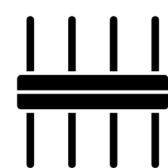
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SUSTAINABILITY



SITING



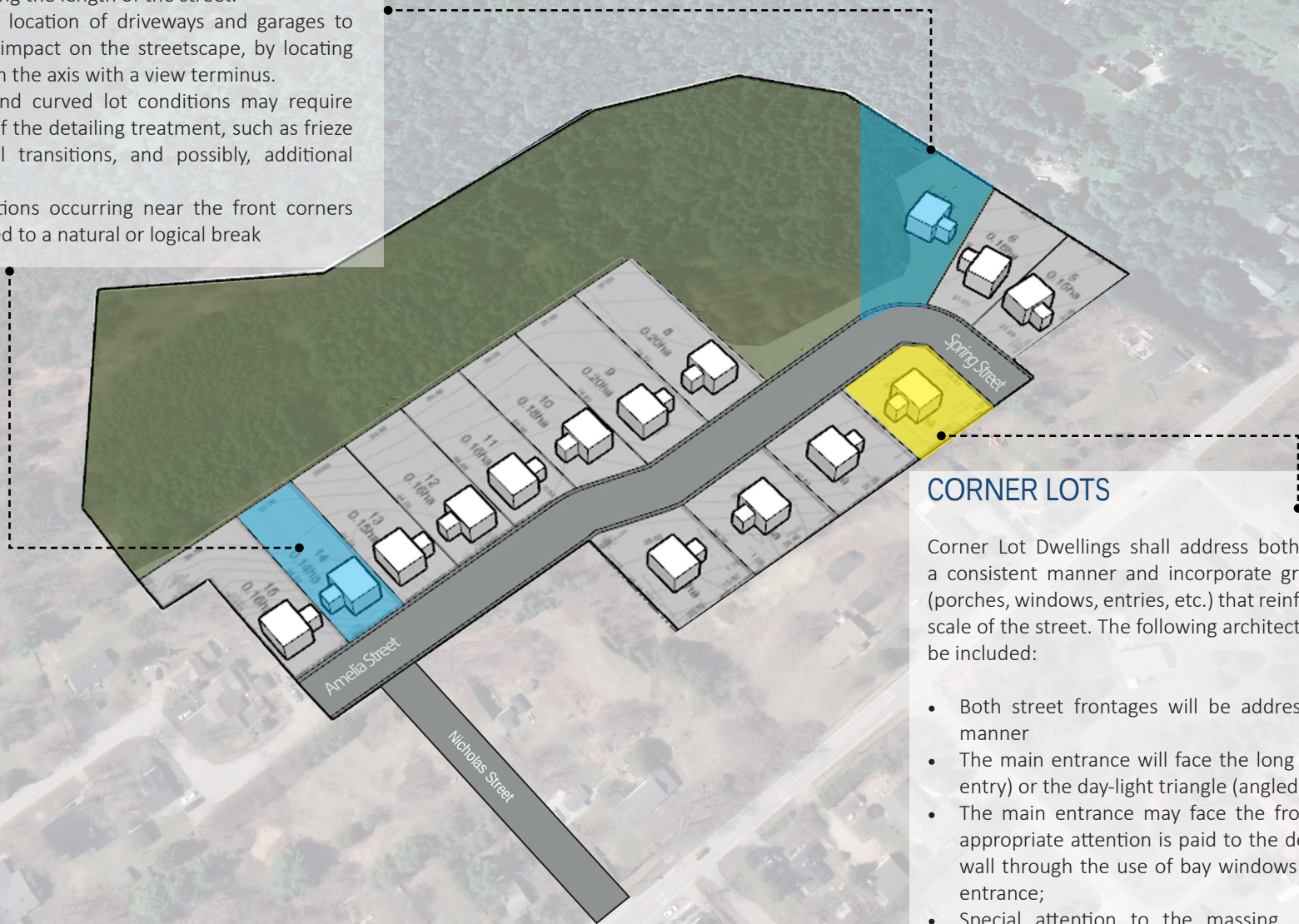
PRIORITY LOTS



TERMINUS LOTS

On curved, elbowed and cul-de-sac streets, special attention should be given to those dwellings where the bend of the street can partially expose the interior side elevation, as they are viewed from along the length of the street.

- Coordinate the location of driveways and garages to minimize their impact on the streetscape, by locating them away from the axis with a view terminus.
- Elbow street and curved lot conditions may require the extension of the detailing treatment, such as frieze board, material transitions, and possibly, additional fenestration.
- Material transitions occurring near the front corners shall be returned to a natural or logical break



CORNER LOTS

Corner Lot Dwellings shall address both street frontages in a consistent manner and incorporate ground level detailing (porches, windows, entries, etc.) that reinforces the pedestrian scale of the street. The following architectural elements are to be included:

- Both street frontages will be addressed in a consistent manner
- The main entrance will face the long side of the lot (side entry) or the day-light triangle (angled entry);
- The main entrance may face the front lot line provided appropriate attention is paid to the design of the flanking wall through the use of bay windows and/or a secondary entrance;
- Special attention to the massing, height, articulation, fenestration, material finish and detailing should be provided for all exposed elevations of a Corner Lot Dwelling.

3.5. BUILDING DESIGN

The proposed housing will be preserving the character of the community as the design inspiration was derived from the traditional Canadian built environment. Although the character is unified throughout the development, each house will still have a unique architectural style to ensure variety in the streetscape while providing each home with a unique identity.

The buildings will be integrated into the existing terrain with minimal disturbance to the existing topography to provide a harmonious balance between natural and built environments, as well as to preserve the unique character of the setting.

The buildings facades will reflect the prestigious properties through incorporating high quality natural materials such as stone, brick, and sawn wood. The style of the building facades will range from Georgian to Ranch and Ontario Gothic style architecture with each individual façade using materials appropriate to the style it is constructed in.

The following building design elements will be analysed in the next few pages:



MASSING



FACADE



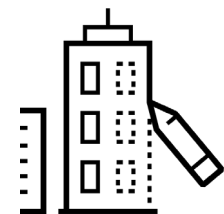
ROOF



EXTERIOR MATERIAL



GARAGES



ARCHITECTURAL
DETAILING



3.5.1 MASSING

The massing of the built form contributes to the community visual identity and to the streetscape attractiveness. Horizontal and vertical projections will be applied as integral parts of the building design and proportional to the built form massing. Projections such as entrance porches, bay windows, dormers and terraces will be complementary to the architectural style of the building.

Main entrance will be designed to highlight its visual importance to the building facade and to the streetscape to support a pedestrian-friendly environment. The size of porches and porticos will be proportional to building scale and consistent with its architectural style. Building massing will be designed to integrate with the natural landscape and promote visual and physical connections between indoor and outdoor.



MASSING



FACADE



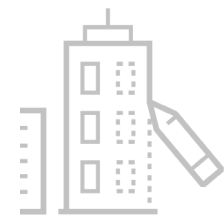
ROOF



EXTERIOR MATERIAL



GARAGES



ARCHITECTURAL
DETAILING

3.5.2 FACADE

Attractive streetscapes also rely on the design of building facades exposed to the public realm to promote a community with a positive and pedestrian-friendly identity.

Building elevations will avoid large blank facades by incorporating a variety of architectural features with adequate massing, proportion, and scale. Each dwelling will be encouraged to have its unique visual identity consistent with the intended architectural style and in harmony with other dwellings within the development.

Architectural styles will be complementary but have its own elevation treatment such as different materials, colours, and architectural elements. The design of attached street-facing garage should be incorporated to the building massing and recessed from the main front wall to minimize visual impact on the streetscape. Large windows and door openings will be encouraged specially on publicly exposed elevations.



3.5.3 ROOF

A variety of distinctive roof forms will help to support the community visual identity through an arrangement of slopes, articulation, texture and colour.

Diverse roofscape consistent with the building massing and architectural style will be encouraged.

3.5.4 EXTERIOR MATERIAL

Exterior building materials and cladding will incorporate a higher standard of quality reflective of the housing while also complementing the surrounding natural environment. Permitted cladding materials include brick, stone, stucco, and sawn-wood. Combination of these materials may be permitted with attention paid to the transitions.

Buildings' exterior colour pallet will be coordinated to promote visual harmony and consistency within the streetscape. Dominant material colours options will be encouraged to accentuate main architectural elements such as the main entrance. Exterior materials and colour schemes will be also consistent with the building architectural style.



MASSING



FACADE



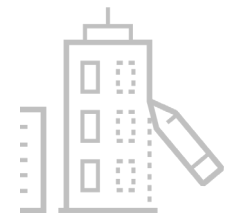
ROOF



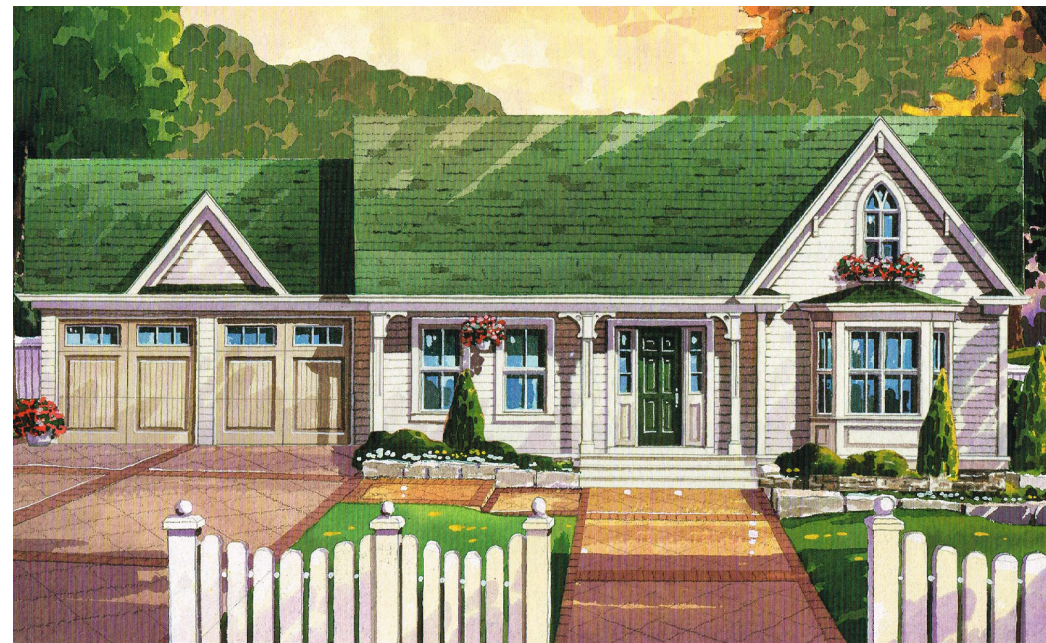
EXTERIOR MATERIAL



GARAGES



ARCHITECTURAL
DETAILING



3.5.5 GARAGES

Each dwelling will have a two-car garage. It is important that the visual impact of the garage from the street is minimized. The following general design criteria for the treatment of attached garages shall apply:

- Garages will be setback from the front facade of each building;
 - Attached garages should not dominate the massing of the street-facing dwelling facade. In general, the massing of the garage should be minimized by:
 1. Giving the habitable portion of the dwelling a larger and more dominant mass;
 2. Integrating the massing of the garage into the main massing of the dwelling;
 3. Positioning the main front wall and porch face closer to the street; and,
 4. Limiting the projection of the garage;
- Design quality, colour, and material will be complementary to the main dwelling; and,
 - Garage designs should vary between lots.



MASSING



FACADE



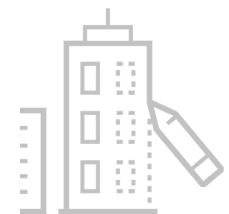
ROOF



EXTERIOR MATERIAL



GARAGES



ARCHITECTURAL
DETAILING



3.5.6 ARCHITECTURAL DETAILING

The main entrance to each dwelling is a focal point that should be designed to provide prominence from the public realm. It should be directly visible from the street with its design and detailing consistent with the architectural style of the dwelling. A cover porch, portico, veranda or canopy should be provided.

Stairs accessing the main entrance should be designed as an integral component of the dwelling's façade.

Front porches, porticos, verandas, and canopies allow for a comfortable interface between the dwelling and the streetscape offering interactions with the public while also providing additional outdoor, weather-protected amenity space. The size of the porch/portico and its components (columns, piers, brackets or moldings) should be proportional to the scale of the dwelling and consistent with the character of the house. Wrap-around porches are encouraged for corner lot dwellings where appropriate to the architectural style.

Windows allow daylight into the interiors and should be incorporated

into the design of the facades. Windows are prominent features that should be consistent with the architectural style of the dwelling. High quality window styles are required. Window sills and lintels shall be designed for consistency with the architectural style of the dwelling. The colour of the window frames must be compatible with the colour scheme of the dwelling.





3.5.6 ARCHITECTURAL REVIEW

Preliminary model designs will be reviewed by a Control Architect prior to the submission of individual Site Plan applications. The designs will clearly depict various elements including massing, facade, roof, exterior material, garages and Architectural detailing.

Submissions for preliminary review and approval should include:

- Site Plans & Floor Plans
- Exterior Elevations & Details
- Typical Streetscape Elevations
- Landscaping
- Materials & Colours

Preliminary approval must be given by the Control Architect prior to sales commencing. The Control Architect will ensure conformity with these Guidelines and confirm the design demonstrates sufficient design quality, variety and the use of appropriate exterior materials. The Control Architect is to review proposed model designs with all relevant Staff prior to giving final approval. The Applicant shall submit Working Drawings to the Control Architect for final review and approval prior to submission of a Building Permit application. Satisfactory Working Drawing submissions will be stamped for Final Approval by the Control Architect, who will notify the Town of Caledon in writing, when the Applicant's Working Drawings have been finally approved.

The Applicant shall submit Site Plan and streetscape drawings to the Control Architect for review and approval. Satisfactory Site Plan and Streetscape Drawing submissions will be stamped for Final Approval by the Control Architect. The Control Architect will keep a copy on file and will notify the Town of Caledon when the Applicant's Site Plan and streetscape drawings have been finally approved.



3.6. Cultural Heritage Impact Statement Summary

A Cultural Heritage Impact Statement (CHIS) Addendum has been prepared and included in this resubmission in response to the Town of Caledon comments dated December 13, 2024. This addendum addresses concerns related to the Alton Village Pinnacle and recent legislative and site-specific changes.

Section 7 of the CHIS provides a series of Mitigation and Conservation Recommendations. They have been summarized below. For further detail please refer to the CHIS Addendum included in this submission.

The following mitigation recommendations were provided in the WSP CHIS (2022) report to mitigate the identified impacts summarized in the report:

- *Prior to grading activities, a Tree Preservation Plan should be prepared for the subject property.*
- *Consideration should be given to the retention of trees along the east side of development lots 1 to 5, lots 10 to 15 and the south side of lot 15 to screen the development.*
- *A comprehensive pre-construction survey should be completed and a zone of Influence Construction Vibration Study to monitor and mitigate vibration impacts during construction.*
- *A Construction Hoarding Plan should be prepared.*
- *A Hydrogeological Investigation/Water Balance study should be completed on the adjacent properties.*
- *Fugitive dust emissions should be managed by creating a fugitive dust emissions plan.*

To ensure compatibility with the Alton and Environ Cultural Heritage Landscape (CHL), the new development, including the proposed retaining wall, should be sympathetic to the overall landscape. Replicating or falsifying historic architecture is not considered a form of conservation. New construction should be clearly legible as contemporary while being sympathetic to the existing built form. The following considerations are provided in relation to ensuring compatibility with the CHL:

- *Select building materials that are directly informed by the historic material culture of the area.*
- *Consider and preserve key views to and from the Pinnacle by integrating Architectural and site-planning strategies that respond to the natural landform.*
- *Ensure that new buildings adopt a height, massing and overall scale that is consistent with adjacent historic development, including the nearby mill infrastructure.*
- *Design rooflines that either reference the form, pitch, and compositional logic of nearby historic buildings or adopt a contemporary expression that is informed by the site's topography.*
- *Reference the established residential and commercial Architectural vocabulary of the historic village core and its surrounding environs.*



PANORAMIC VIEW FROM PINNACLE OF THE VILLAGE OF ALTON FROM THE 19

- *Retaining Wall Design:*
 - *Retaining walls should be designed to visually recede into the natural landscape and reinforce the organic character of the Pinnacle's slope.*
 - *Materials such as: Strongwall Armour Bloc, Allan Block, VersaLok, Galvanized, as a textured concrete block wall with stone veneer, or PVC coated steel mesh filled with local rock (gabion infill) should be considered in lieu of Armoustone.*
 - *Incorporate climbing and cascading native plant species to integrate the wall into the cultural landscape.*
 - *The retaining wall also presents an opportunity for a context-appropriate public art installation.*
- *Design driveways to be organically aligned, using gentle curvature and naturalised edge treatments.*
- *Establish a naturalized front yard using planting strategies and species that reflect the ecological character of area.*
- *New fencing within the development should be designed to reinforce the rural heritage character of the Alton and Environs CHL.*
- *Open Space, Trail Integration, and Woodland Conservation:*
 - *Maintain the open landscaped area between Lots 7 and 8 and behind Lots 7-15 as part of the existing woodland system.*
 - *To support public access and strengthen cultural landscape interpretation, consideration should be made between the Town and developer for the incorporation of a public trail connection.*
 - *The trail system should also be leveraged as a cultural connector, providing residents and visitors with direct access to the Alton Mill Arts Centre and other heritage assets.*

In summary, the proposed development demonstrates an appropriate relationship to its setting within the broader Alton and Environs Cultural Heritage Landscape in terms of setbacks, orientation, scale, and height. However, at this moment in the planning process, the absence of detailed architectural design limits the ability to fully evaluate the appropriateness of the proposed building forms and styles.

There remains potential for adverse impacts related to massing, proportion and rhythm, material choices, fencing, and the design of parking and garage structures. To address these concerns, building designs should reflect the historic residential and industrial architectural patterns in the area, as well as the natural character of the Pinnacle environment through the use of appropriate natural materials, colours, and forms. Particular care should be taken to avoid a generic "McMansion" aesthetic that would be incompatible with and detract from the historic character the Cultural Heritage Landscape is intended to conserve.



GABION STONE RETAINING WALL



EXAMPLE OF PAINTING MURAL ON RETAININ
(SOURCE: AI GENERATED)



SPLIT RAIL FENCING SOUTHWEST OF NICHOLAS ST



DRY STONE WALL AT THE ALTON MILL CENTRE FOR TH

CONCLUSION

The proposed development conforms with the Town of Caledon Comprehensive Town-Wide Design Guidelines and the Town of Caledon Official Plan.

The new subdivision will promote a healthy environment and provide protection of the existing woodland areas and offer a conservation easement. The proposed development will respect the heritage of Alton Village and maintain the Village character of the landscape and the community.

