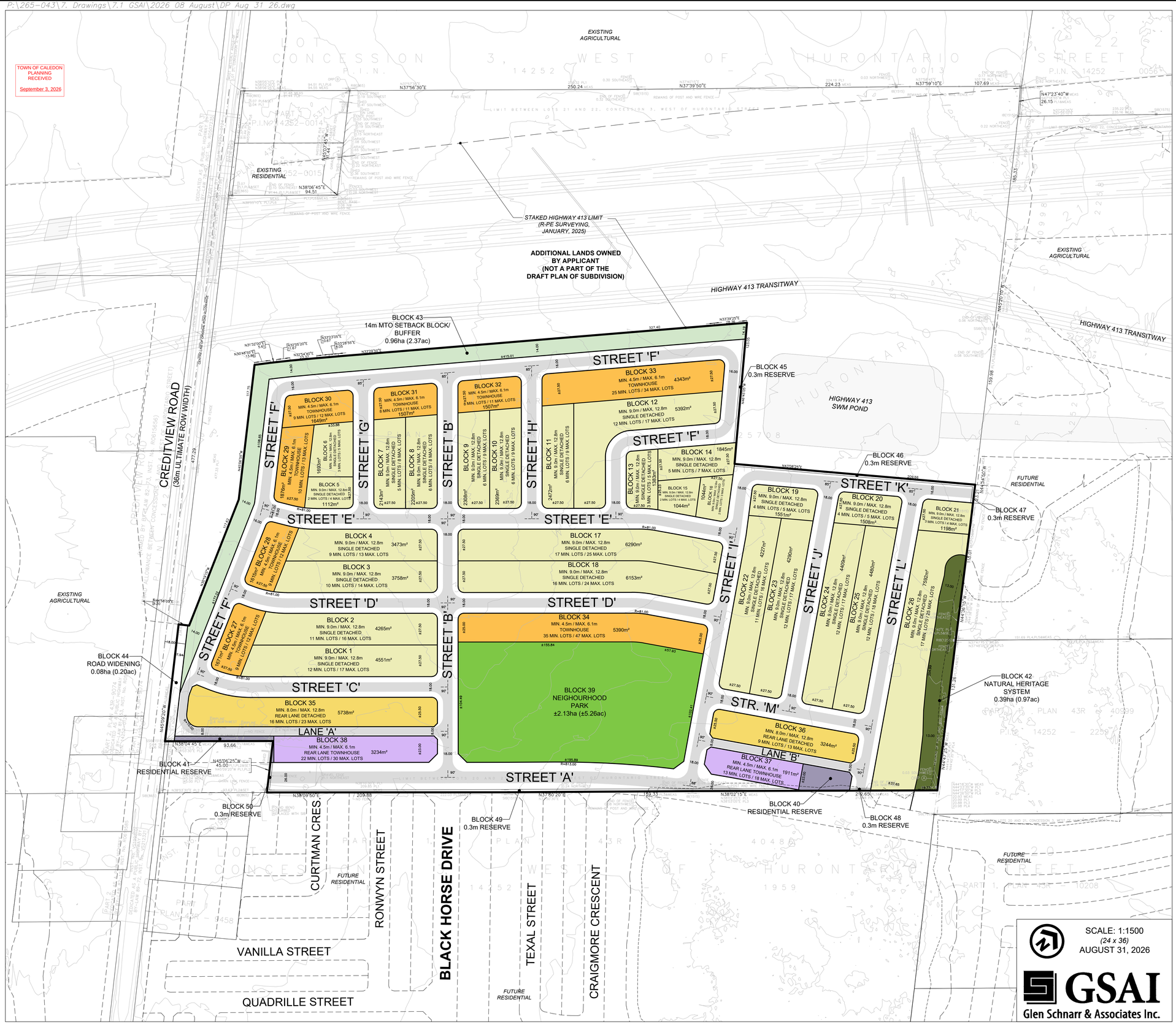
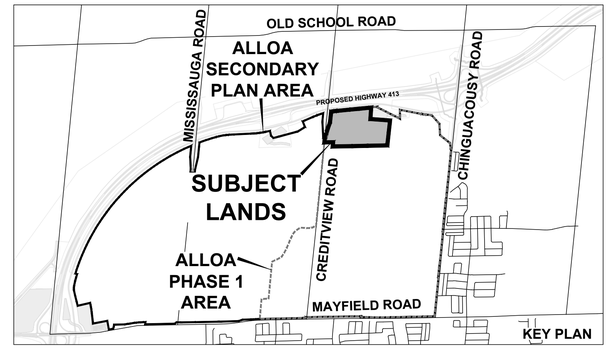
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TOWN OF CALEDON
PLANNING
RECEIVED
September 3, 2026





DRAFT PLAN OF SUBDIVISION
12697 CREDITVIEW DEVELOPMENTS LIMITED

12697 CREDITVIEW ROAD
PART OF LOT 21, CONCESSION 3,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED _____ DATE: MARCH 24, 2026
MIKE McLEAN
12697 CREDITVIEW DEVELOPMENTS LIMITED

SIGNED _____ DATE: MARCH 24, 2026
GORDON DOUGLAS MCCLURE

SIGNED _____ DATE: MARCH 24, 2026
KAREN JOHANNA LOUKES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE: JULY 14, 2026
ROSS DENBROEDER, O.L.S.
R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
SINGLE DETACHED	1-26	8.28	20.45	208-304	25-36
TOWNHOUSE	27-34	1.96	4.83	113-152	57-77
REAR LANE DETACHED	35,36	0.90	2.22	25-36	27-40
REAR LANE TOWNHOUSE	37,38	0.51	1.27	35-48	68-94
NEIGHBORHOOD PARK	39	2.13	5.26		
RESIDENTIAL RESERVE	40,41	0.13	0.31		
NATURAL HERITAGE SYSTEM	42	0.39	0.97		
14m MTO SETBACK/BUFFER	43	0.96	2.37		
ROAD WIDENING	44	0.08	0.20		
0.3m RESERVE	45-50	0.00	0.00		
8.0m LANEWAY R.O.W. (LENGTH: 387m)		0.32	0.80		
16.0m LOCAL R.O.W. (LENGTH: 948m)		1.53	3.78		
18.0m LOCAL R.O.W. (LENGTH: 2,493m)		4.53	11.19		
26.0m COLLECTOR R.O.W. (LENGTH: 393m)		1.01	2.49		
TOTAL	**50**	**22.72**	**56.14**	**381-540**	**32-46**

NOTES

- LOCAL TO COLLECTOR DAYLIGHT TRIANGLE - 7.5m x 7.5m
- LANEWAY TO LOCAL / COLLECTOR DAYLIGHT TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL DAYLIGHT RADII - 5.0m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC

SCALE: 1:1500
(24 x 36)
AUGUST 31, 2026

GSAI
Glen Schnarr & Associates Inc.