TOWN OF CALEDON
PLANNING
RECEIVED

September 3, 2026

MARCH 31, 2026

PROJECT NO: 1928-6175

SENT VIA: EMAIL
BAILEY.LOVEROCK@CALEDON.CA

Town of Caledon – Planning Department
6311 Old Church Road
Caledon ON L7C 1J6

Attention: **Bailey Loverock, RPP**
Senior Policy Planner, Strategic Policy Planning

RE: **LETTER OF COMPLIANCE - 12697 CREDITVIEW ROAD**
12697 CREDITVIEW DEVELOPMENTS LIMITED
PARC FILE NUMBER: PRE-2024-0105

Dear Bailey,

Crozier Consulting Engineers on behalf of the Alloa Phase 1 Landowners Group, has completed and submitted an Environmental Impact Statement/Environmental Implementation Report (EIS/EIR), dated March 2026. The purpose of the EIS/EIR was to provide a comprehensive evaluation of the proposed development and assess potential direct and indirect impacts to the natural heritage features and functions located within and adjacent to the various Draft Plans proposed for the subject lands. The EIS/EIR addresses Town of Caledon standards for a Geomorphic and Erosion Hazard Delineation and a Headwater Drainage Feature Assessment.

With regards to the subject lands at 12697 Creditview Road, based on the information known from the subject lands and the corresponding proposed Draft Plan of Subdivision prepared by Glen Schnarr & Associates (GSAI) dated February 23, 2026 (see attached), we conclude that the proposed Draft Plan is compliant with the findings of the EIS/EIR in so long as the recommendations and mitigations identified in the EIS/EIR are implemented. Through in-season field work, it was determined that there are no site-specific natural heritage issues that need further consideration within the subject lands and as such, given the scope of work covered in our EIS/EIR, it is our opinion that a site-specific EIR is not necessary. If designed and constructed as planned, the proposed development will not impact the ecological features or functions of the natural heritage features located on and adjacent to the subject lands.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.

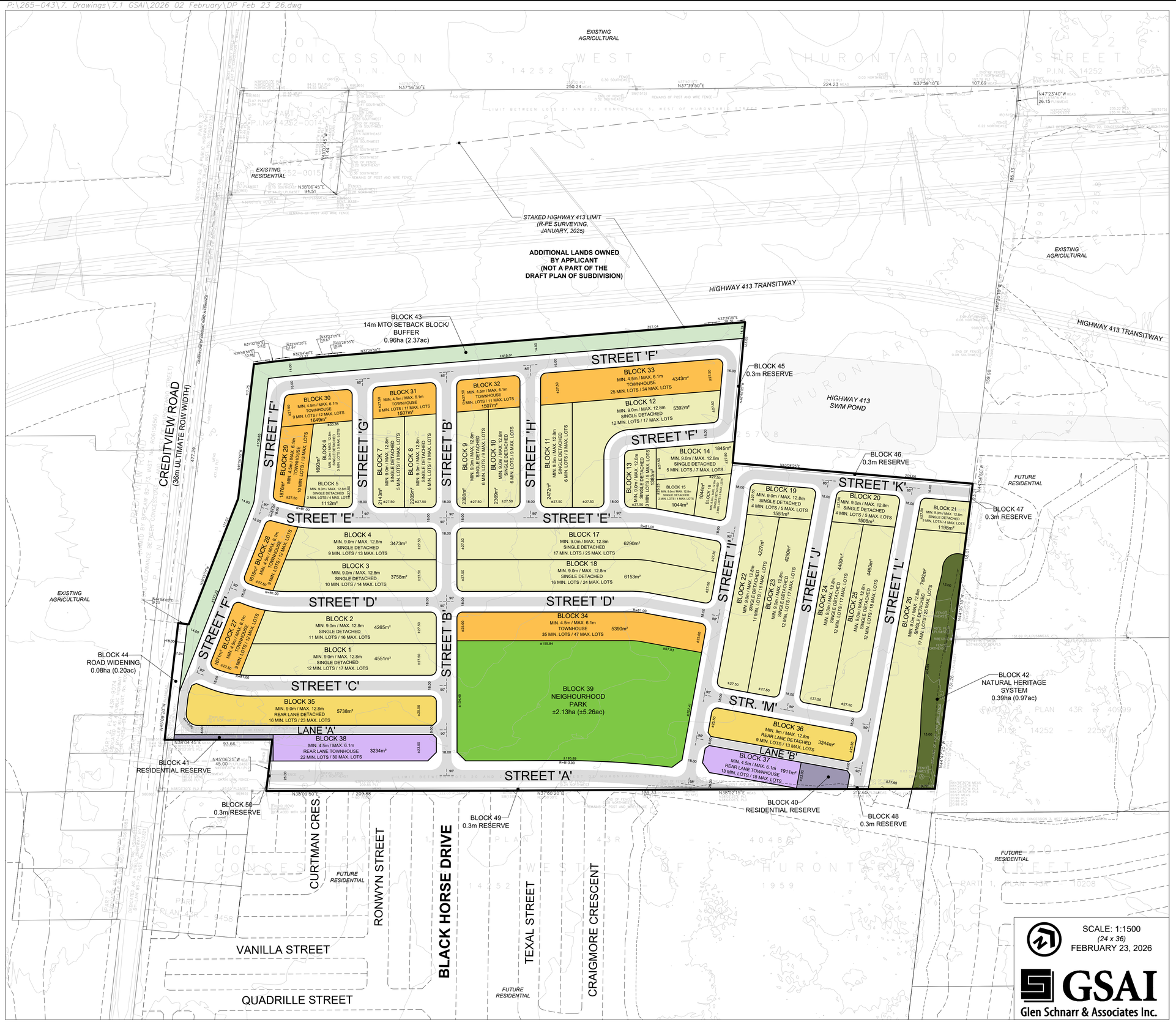
S. Hensel

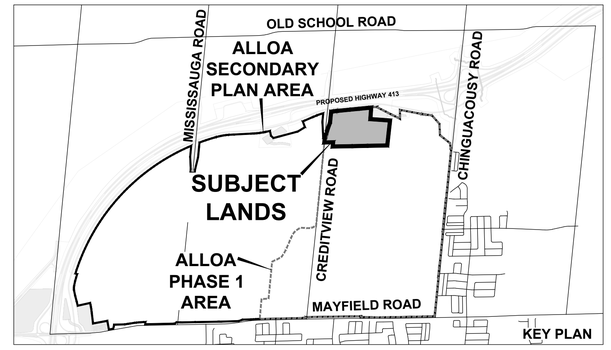
Shelley Hensel, HBA
Project Manager, Land Development

c.c. Mike McLean, Fieldgate Developments
Charlotte Pattee, Fieldgate Developments
Jason Afonso, GSAI

J:\1900\1928-Fieldgate Dev\2026.03.31 12697Compliance Letter - Natural Heritage.docx

P:\265-043\7. Drawings\7.1 GSAI\2026 02 February\DP Feb 23 26.dwg





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 _____
12697 CREDITVIEW DEVELOPMENTS LIMITED

SIGNED _____ DATE _____
GORDON DOUGLAS MCCLURE

SIGNED _____ DATE _____
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 _____
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)
FEBRUARY 23, 2026

GSAI
Glen Schnarr & Associates Inc.