TOWN OF CALEDON
PLANNING
RECEIVED

September 3, 2026

URBANTECH®

May 4, 2026

Project #: 20-665

Mr. Carmine Caruso, MCIP, RPP
Manager, Development
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Re: Draft Plan of Subdivision Submission (Reference PRE 2024-0105)
1st Submission – FSR Letter of Compliance
12697 Creditview Developments Limited

Mr. Caruso,

We confirm that the proposed development, 12697 Creditview Developments Limited ("12697 Creditview"), as illustrated on the attached draft plan prepared by GSAI, conforms with the recommended site servicing, grading, drainage, and stormwater management approach outlined in the 2nd Submission of the Environmental Implementation and Functional Servicing Report (EIR/FSR) for Phase 1 Alloa. The 2nd Submission of the EIR / FSR was submitted to the Town in March 2026.

Drawings and Figures appended to this letter reflect the updated 2nd Submission EIR / FSR work, including the incorporation of comments received from Town Staff, TRCA and CVC.

Sanitary Servicing:

The 12697 Creditview site will ultimately be serviced by the existing 750 mm sanitary trunk sewer on Brisdale Drive, south of Mayfield Road.

Wastewater within the draft plan is divided into two local drainage areas based on post-development grading. This approach minimizes pipe depths and optimizes the broader servicing strategy for the Tertiary Plan.

The west portion of the site drains via a 250 mm local sewer west along Street 'E' and south along Street 'B' (identified as Street 'F' in the attached FSR Sanitary Drawing). Downstream of the site, flows connect to proposed sub-trunks crossing the Alloa Drain, then extend east along the future Tim Manley Boulevard and south to the Regional 750 mm trunk sewer at Brisdale Road and Mayfield Road.

The east portion of the site drains south along Street ‘L’ via 250 mm local sewers. These flows connect to sub-trunks crossing the Alloa Drain, then extend west along the future Tim Manley Boulevard before joining the same downstream system connecting to the 750 mm trunk sewer at Brisdale Road and Mayfield Road.

Beyond the draft plan limits, the west drainage area is tributary to future infrastructure within participating landowner properties (including Fieldgate lands south of the Alloa Drain and Argo lands to the north). Development of this system will be coordinated with Argo. The east drainage area is proposed to connect to future infrastructure within non-participating lands and is therefore subject to external timing considerations. Interim options may be considered at detailed design.

Peel Region’s 2026 Development Charges (DC) Wastewater Mapping identifies an alternative servicing strategy for lands north of the Alloa Drain, directing flows west toward Mississauga Road. However, based on completed analysis and ongoing discussions with Peel Region staff—including meetings during the week of March 9, 2026—sufficient capacity has been confirmed within the Brisdale trunk sewer to accommodate all Phase 1 flows. Accordingly, the Brisdale system is identified as the ultimate outlet for the 12697 Creditivew property. It is anticipated that future updates to the Region’s DC mapping and Infrastructure Master Plan will reflect this approach, consistent with the servicing strategy outlined herein and illustrated in the FSR Sanitary Servicing Drawing attached.

Water Servicing:

Municipal water servicing for the 12697 Creditview site will be provided by Peel Region’s lake-based distribution system (Pressure Zone 7W).

Water supply will extend north from the existing 600 mm diameter watermain on Mayfield Road. The Region’s capital program includes a proposed 400 mm diameter watermain on Creditview Road (Project 24-1188) and a 400 mm diameter watermain on future Tim Manley Boulevard (Project 26-1187) which is intended to service the Alloa Phase 1 area, including the subject site.

For the 12697 Creditview draft plan, a network of local 300 mm diameter watermains on Street ‘B’ (identified as Street ‘F’ in the attached FSR Water Servicing Plan) and Street ‘A’ (identified as Street ‘C’ in the attached FSR Water Servicing Plan) will provide system looping and security of supply. There is a local 150 mm – 200 mm service property for Street ‘A’ which is intended to pick up service connections from homes fronting the road corridor. Similar local watermains will be provided throughout the plan on all local roads; however, for clarity, only those located on collector and arterial roadways are shown on the FSR Water Servicing Plan attached.

Interim servicing options and operational strategies (e.g., flushing and/or controlled turn-over) will be confirmed through detailed design in consultation with Region of Peel, as required.

The proposed water servicing strategy is consistent with the 2026 Development Charges (DC) Mapping for Peel Region. Preliminary hydraulic analysis undertaken by Peel Region staff have confirmed that Alloa Phase 1 Tertiary Plan development is not reliant on the future West Caledon Elevated Tank (or associated distribution / transmission mains). Phase 1 development can proceed with only the trunk watermains within Phase 1, as identified on the attached FSR Water Servicing Plan. Additional modelling at detailed design stages may be required to confirm extent, timing and serviceability of the Phase 1 lands north of the Alloa Drain.

Stormwater Management:

The 12697 Creditview draft plan is within the Etobicoke Creek watershed under TRCA jurisdiction. Post-development drainage patterns have been designed to generally reflect pre-development conditions across Alloa Phase 1 Tertiary Plan, while respecting property boundaries.

The majority of stormwater runoff from the site is directed west and south to SWM Pond 6, located on the Argo Alloa (BT) Corporation lands, as shown in the attached FSR Storm Servicing Plan. SWM Pond 6 is intended to service the 12697 Creditview draft plan, the Argo lands, adjacent non-participant lands along Creditview Road, and the Creditview Road right-of-way from the Alloa Drain north to Highway 413. Development of this system will require coordination with Argo, including detailed pond design and construction as well as realignment and lowering of the Alloa Drain.

Runoff from the eastern portion of the site is directed to SWM Pond 5, located adjacent to the realigned Alloa Drain on a non-participating property. As with the sanitary strategy, development timing for this area is dependent on external landowners. Interim servicing solutions may be explored at the detailed design stage, if required. There is a small area in the eastern portion of the 12697 Creditview draft plan adjacent to the northern woodlot designed to convey clean rear-lot drainage as uncontrolled flow to the NHS, in order to maintain hydrologic input to the internal wetland in post-development conditions. Minor grading transitions into the NHS setbacks may be required here to avoid the use of retaining walls on private property. This will be reviewed at detailed design when final product type is defined, in coordination with Town staff.

The proposed MTO SWM pond shown immediately to the east of the 12697 Creditview draft plan is not intended to take any drainage from the Fieldgate draft plan. The MTO pond design is taken from the most recent information provided by MTO (January 2025 TRCA drainage report by MTO). Recognizing that MTO's design work remains on-going, the design of the pond is considered preliminary and will need to be reviewed as development proceeds. It is noted that MTO remains open to consider changes to the preliminary Hwy. 413 SWM pond footprints through future design work based on the Alloa development input.

Supporting Materials:

Servicing drawings from the forthcoming EIR / FSR are attached for information along with the 12697 Creditview Draft Plan.

For additional details please read in conjunction with the 2nd Submission of the Environmental Implementation and Functional Servicing Report (EIR/ FSR) for Alloa Phase 1. Please note that minor variations in lotting and unit counts are not anticipated to impact the servicing plan as described in the EIR / FSR. Servicing details will be finalized in consultation with the Town as part of detailed design.

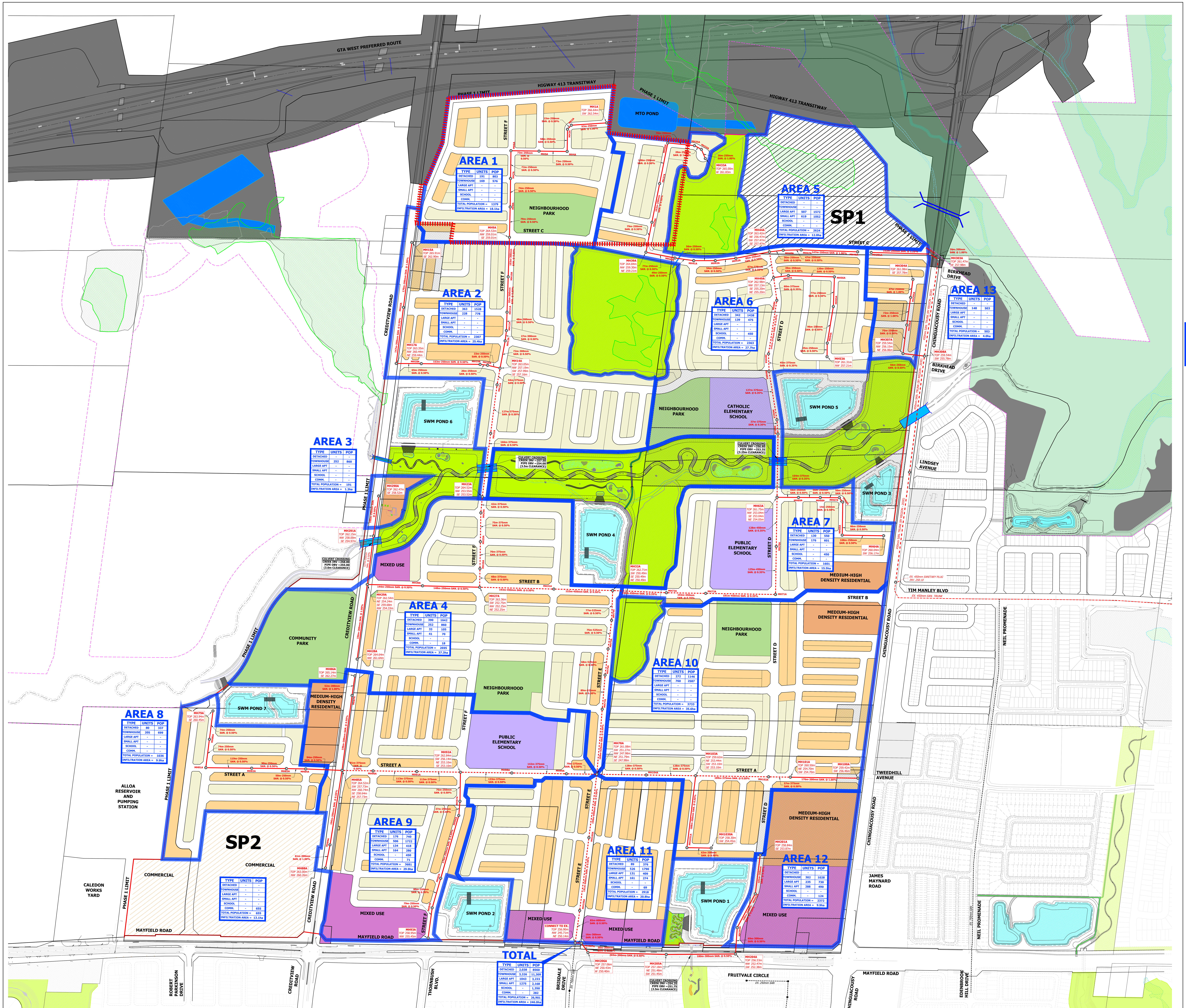
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,
Urbantech® Consulting



Dragan Zec, P.Eng.
Partner, COO

Attachment 1: Stormwater, Sanitary and Water Servicing Plans (2nd Submission Environmental Implementation and Functional Servicing Report (EIR/ FSR) for Alloa Phase 1) (Urbantech, March 2026), with draft plan area identified



AREA 1

TYPE	UNITS	POP
DETACHED	191	803
TOWNHOUSE	169	576
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		1379
INFILTRATION AREA =		18.1ha

AREA 2

TYPE	UNITS	POP
DETACHED	363	1528
TOWNHOUSE	228	778
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		2307
INFILTRATION AREA =		25.4ha

AREA 3

TYPE	UNITS	POP
DETACHED	-	-
TOWNHOUSE	252	860
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		191
INFILTRATION AREA =		1.3ha

AREA 4

TYPE	UNITS	POP
DETACHED	390	1642
TOWNHOUSE	252	860
LARGE APT	33	105
SMALL APT	41	70
SCHOOL	-	-
COMM.	-	18
TOTAL POPULATION =		2695
INFILTRATION AREA =		37.3ha

AREA 5

TYPE	UNITS	POP
DETACHED	-	-
TOWNHOUSE	-	-
LARGE APT	507	1572
SMALL APT	619	1052
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		2624
INFILTRATION AREA =		12.0ha

AREA 6

TYPE	UNITS	POP
DETACHED	342	1438
TOWNHOUSE	139	475
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	450
COMM.	-	-
TOTAL POPULATION =		2363
INFILTRATION AREA =		27.7ha

AREA 7

TYPE	UNITS	POP
DETACHED	130	550
TOWNHOUSE	176	601
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	450
COMM.	-	-
TOTAL POPULATION =		1601
INFILTRATION AREA =		15.5ha

AREA 8

TYPE	UNITS	POP
DETACHED	80	337
TOWNHOUSE	205	699
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		1036
INFILTRATION AREA =		9.9ha

AREA 9

TYPE	UNITS	POP
DETACHED	176	740
TOWNHOUSE	506	1722
LARGE APT	134	418
SMALL APT	164	280
SCHOOL	-	450
COMM.	-	71
TOTAL POPULATION =		3681
INFILTRATION AREA =		29.9ha

AREA 10

TYPE	UNITS	POP
DETACHED	272	1146
TOWNHOUSE	760	2587
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		3733
INFILTRATION AREA =		35.6ha

AREA 11

TYPE	UNITS	POP
DETACHED	89	376
TOWNHOUSE	526	1790
LARGE APT	131	409
SMALL APT	161	274
SCHOOL	-	-
COMM.	-	69
TOTAL POPULATION =		2918
INFILTRATION AREA =		20.8ha

AREA 12

TYPE	UNITS	POP
DETACHED	-	-
TOWNHOUSE	302	1028
LARGE APT	235	730
SMALL APT	288	490
SCHOOL	-	-
COMM.	-	124
TOTAL POPULATION =		2372
INFILTRATION AREA =		9.9ha

AREA 13

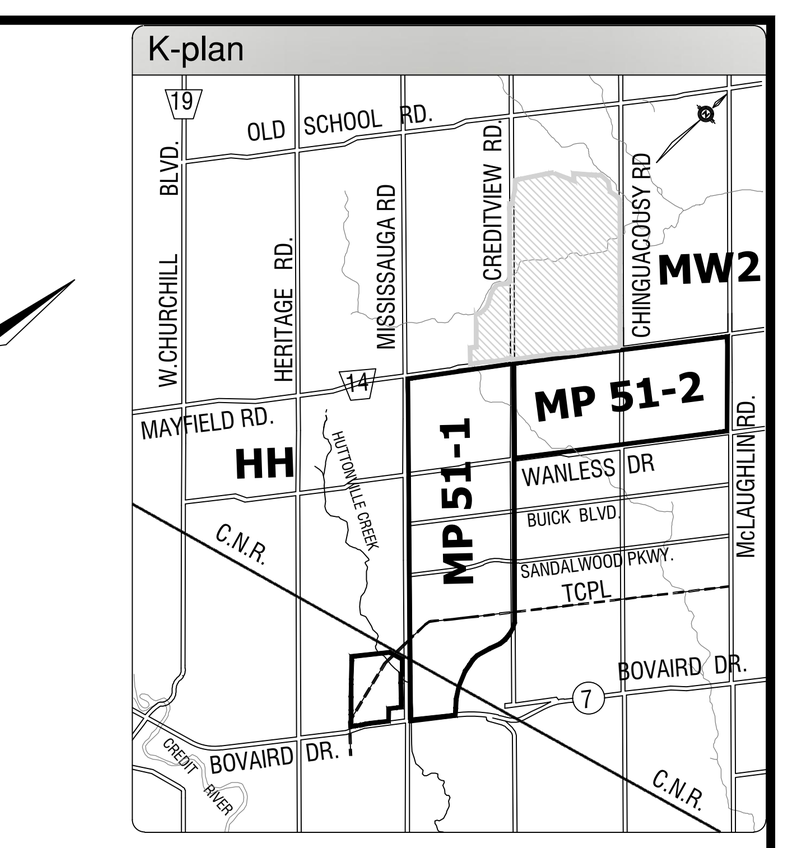
TYPE	UNITS	POP
DETACHED	-	-
TOWNHOUSE	148	503
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	-
TOTAL POPULATION =		503
INFILTRATION AREA =		4.0ha

SP2

TYPE	UNITS	POP
DETACHED	-	-
TOWNHOUSE	-	-
LARGE APT	-	-
SMALL APT	-	-
SCHOOL	-	-
COMM.	-	655
TOTAL POPULATION =		655
INFILTRATION AREA =		13.1ha

TOTAL

TYPE	UNITS	POP
DETACHED	2,038	8560
TOWNHOUSE	3,326	11,309
LARGE APT	1043	3,233
SMALL APT	1275	2,168
SCHOOL	-	1,350
COMM.	-	282
TOTAL POPULATION =		26,901
INFILTRATION AREA =		246.0ha



LEGEND

- EXISTING WOODLOT
- NATURAL HERITAGE SYSTEM
- GREENBELT
- SANITARY LOCAL SEWER
- SANITARY TRUNK (DC ELIGIBLE)
- EXISTING SANITARY SEWER
- SAN.MH5A / TOP 90.75m / S 85.00m / N 85.00m / E 85.00m — SANITARY MANHOLE ID; PROPOSED GROUND ELEVATION; PROPOSED SEWER OBVERTS
- SANITARY DRAINAGE AREA BOUNDARY

PROPOSED LAND USE
ESTIMATED UNIT COUNTS FOR EACH LAND USE

TYPE	UNITS	POP	
DETACHED	2,038	8560	SINGLE & SEMI-DETACHED POPULATION @ 4.2 PPU
TOWNHOUSE	3,326	11,309	TOWNHOUSE/MED.DENSITY POPULATION @ 3.4 PPU
LARGE APT	536	3,233	APARTMENT POPULATION (>1 BEDROOM) @ 3.1 PPU
SMALL APT	656	2,168	APARTMENT POPULATION (1 BEDROOM) @ 1.7 PPU
SCHOOL	-	1,350	SCHOOL POPULATION (1/2x900 STUDENTS PER BLOCK)
COMM.	-	282	COMMERCIAL POPULATION @ 50 PPHA (50% OF MIXED-USE AREAS)
TOTAL POPULATION =		26,901	TOTAL EQUIVALENT POPULATION FOR DRAINAGE AREA
INFILTRATION AREA =		246.0ha	TOTAL AREA CONTRIBUTING TO INFILTRATION (ROADS AND PARKS INCLUDED, BUT PONDS & NHS AREAS EXCLUDED FROM CALCULATION)

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PROPOSED LAND USE

- SPECIAL POLICY AREA 1
- INTERIM COMMERCIAL AREA (SP2) SERVICED BY ROBERT PARKINSON DRIVE SEWER REFER TO COSTCO SPA BY OTHERS
- DETACHED
- TOWNHOUSE
- MEDIUM-HIGH DENSITY RESIDENTIAL
- MIXED USE
- PARK
- SCHOOL

ALLOA WASTEWATER SERVICING NOTES:

1. ALLOA PHASE 1 LANDS HAVE BEEN ACCOMMODATED FOR WASTEWATER SERVICING IN THE EXISTING 750mm TRUNK SEWER ON BRISDALE DRIVE WITHIN EXISTING MOUNT PLEASANT BLOCK 51-2. AS PER APPROVED BLOCK 51-2 EIR/FSR AND RELEVANT BLOCK 51-2 DETAILED SUBDIVISION DESIGNS, THE DRAINAGE CONTRIBUTION TO BRISDALE TRUNK SEWER COMPRISES OF ESTIMATED 502.9ha OF EXTERNAL DRAINAGE AND POPULATION OF 25,460 WHICH WOULD GENERATE THE FLOW OF 329.2L/S AT THE UPSTREAM END OF BRISDALE PIPE SYSTEM. HOWEVER, THE MOST RECENT REGION OF PEEL HYDRAULIC MODELING HAS CONFIRMED THE DOWNSTREAM SANITARY SEWER SYSTEM CAPACITY, WHICH WOULD LIMIT THE **ALLOWABLE ALLOA PHASE 1 FLOW RELEASE TO EXISTING BRISDALE SEWER TO 300.0L/S.**
2. PER THE CURRENT ALLOA SECONDARY PLAN, ESTIMATED PHASE 1 DEVELOPMENT AREA ACCOUNTED FOR IN THE EXISTING BRISDALE SEWER (EXCLUDING SWM PONDS AND NHS) COMPRISES OF APPROXIMATELY 246ha OF DEVELOPABLE LAND AND A RESIDENTIAL POPULATION OF 26,901 WHICH RESULTS IN A FLOW OF APPROXIMATELY 291 L/S. **THE ESTIMATED DEVELOPABLE AREA AND POPULATION DENSITY IS CONSISTENT WITH THE ALLOA PHASE 1 TERTIARY PLAN AND DSSP.** THE ALLOWABLE ALLOA PHASE 1 FLOW TO BRISDALE SEWER IS 300L/S AS CONFIRMED BY REGION OF PEEL INFRASTRUCTURE PLANNING GROUP.
3. THE NORTHEAST AREA OF ALLOA PHASE 1 ADJACENT TO CHINGUACOUSY ROAD (AREA 13) IS DIFFICULT TO SERVICE FROM THE BRISDALE DRIVE SEWER AND WOULD RESULT IN EXCESSIVELY DEEP SEWERS IN THAT AREA ALONG LOCAL ROADS, AND DEEPENING OF THE DOWNSTREAM PROPOSED TRUNK SEWERS. TO AVOID THIS, IT IS PROPOSED TO SERVICE THE 4 HA AREA VIA THE PROPOSED 450mm TRUNK ON CHINGUACOUSY ROAD (DC PROJECT), SUBJECT TO THE REGION CONFIRMING CAPACITY IN THAT SYSTEM (NEIL PROMENADE & EDENBROOK HILL DRIVE TRUNKS) FOR THE ADDITIONAL 503 PEOPLE.
4. AS CAPTURED IN THIS PLAN, AND CONSISTENT WITH THE LATEST PEEL REGION WASTEWATER DEVELOPMENT CHARGES 2025 MAP, ALLOA PHASE 2 LANDS WILL BE SERVICED WITH A FUTURE MISSISSAUGA ROAD TRUNK SEWER. THROUGH THE UPCOMING PEEL MASTER SERVICING PLAN UPDATE, REGION TO CONFIRM EXTENT OF THE DRAINAGE AREA TO THE PROPOSED MISSISSAUGA TRUNK SEWER EXTERNAL TO ALLOA PHASE 2 LANDS.
5. SP1 LANDS WITHIN ALLOA PHASE 1 ARE SUBJECT TO FUTURE STUDIES SPECIFIC TO THE SP1 BOUNDARY LIMITS. UNIT COUNTS FOR THE SP1 LANDS MAY BE SUBJECT TO CHANGE.
6. IF REQUIRED TO ACCOMMODATE DEVELOPMENT TIMING, ALLOA LANDOWNERS TO ENTER INTO A FRONT ENDING AGREEMENT WITH PEEL FOR DELIVERY OF THE NECESSARY REGIONAL INFRASTRUCTURE AHEAD OF THE CAPITAL PROGRAM PLANNING SCHEDULE.

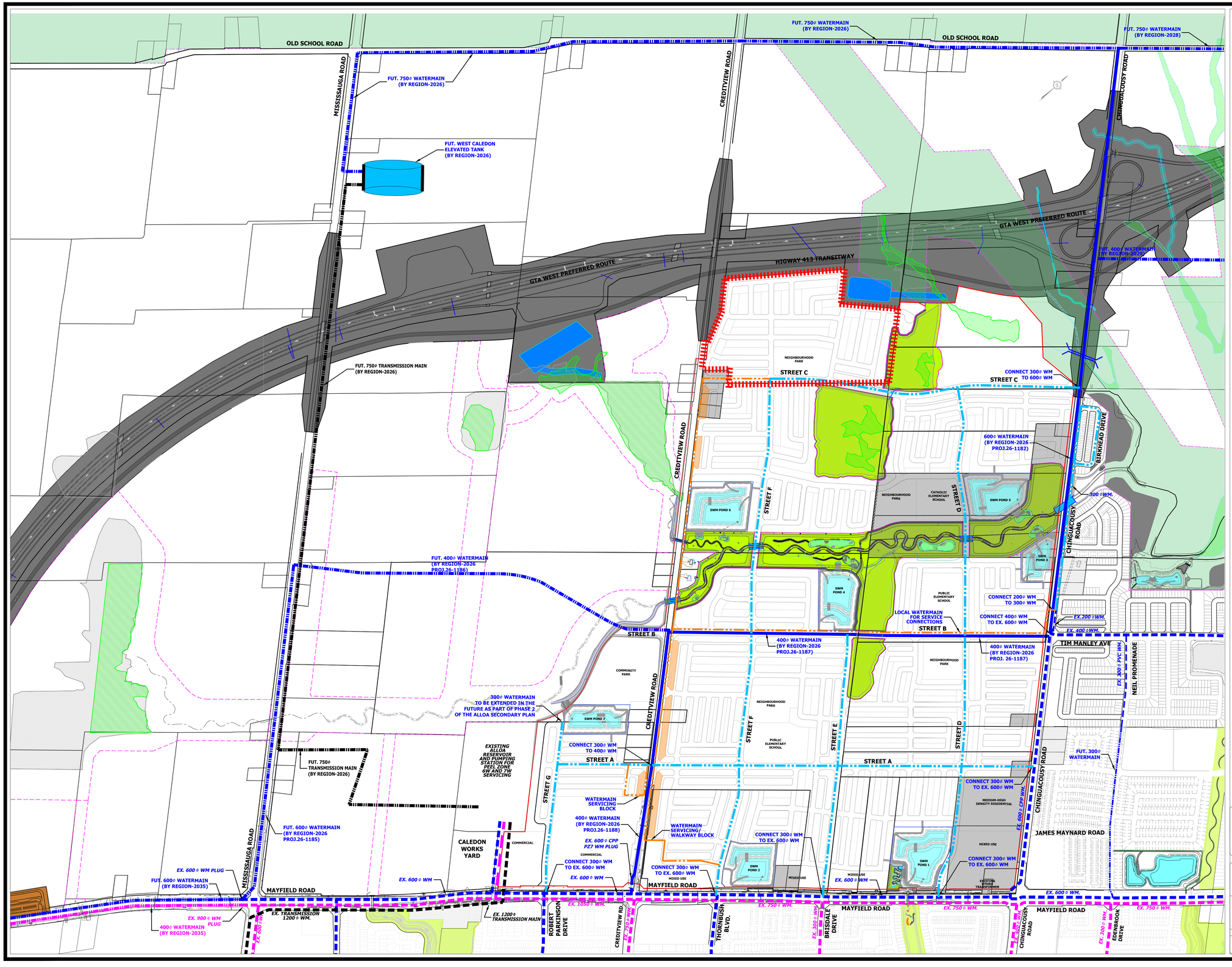
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PHASE 1 ALLOA EIR/FSR
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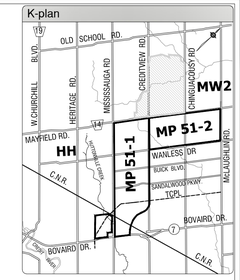
SANITARY DRAINAGE PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	MARCH 2026	1:3,000	5.1

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K-plan



LEGEND:

- ALLOA PHASE 1 BOUNDARY
- GREENBELT
- NATURAL HERITAGE SYSTEM
- EXISTING WATERMAIN (ZONE 6)
- FUTURE DC RECOVERABLE WATERMAIN (ZONE 6)
- EXISTING WATERMAIN (ZONE 7)
- PROPOSED DC RECOVERABLE WATERMAIN (ZONE 7)
- FUTURE DC RECOVERABLE WATERMAIN (ZONE 7)
- EXISTING TRANSMISSION MAIN
- FUTURE TRANSMISSION MAIN
- PROPOSED 300ø DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- PROPOSED 150/200ø DIA. WATERMAIN (ZONE 7- SIZE TO BE CONFIRMED)
- LOTS REQUIRING EXTERNAL (LOCAL) WATERMAIN FOR SERVICE CONNECTIONS

12697 CREDITVIEW DEVELOPMENTS LIMITED

ALLOA PHASE 1 WATER SERVICING NOTES:

- THE PHASE 1 ALLOA LANDS ARE WITHIN THE PEEL PRESSURE ZONE 7W SERVICE AREA.
- PROPOSED TRUNK WATER SERVICING INFRASTRUCTURE SHOWN ON THIS PLAN IS CONSISTENT WITH THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE.
- IT IS CONTEMPLATED THAT DEVELOPMENT CHARGE PROJECTS SHOWN AS FUTURE ARE NOT REQUIRED FOR PHASE 1 SERVICING.
- ALLOA PHASE 1 DEVELOPMENT IS NOT RELIANT ON THE FUTURE CALEDON WEST ELEVATED TANK, AND DEVELOPMENT CAN BE SUPPORTED BY INSTALLATION OF THE NECESSARY TRUNK WATERMAINS WITHIN PHASE 1 LANDS AS IDENTIFIED ON THIS PLAN. REFER TO THE REGION OF PEEL DEVELOPMENT CHARGES 2024 SCHEDULE FOR THE LOCATION OF THE ELEVATED TANK AND ASSOCIATED INFRASTRUCTURE.
- HYDRAULIC ANALYSIS TO BE COMPLETED BY THE REGION'S PROGRAM PLANNING GROUP FOR VERIFICATION OF LOCAL WATERMAIN SIZES.
- SHOULD REQUIRED, ALLOA LANDOWNER'S GROUP TO ENTER INTO A FRONT ENDING AGREEMENT WITH PEEL FOR DELIVERY OF NECESSARY REGIONAL DC INFRASTRUCTURE AHEAD OF THE CAPITAL PROGRAM PLANNING SCHEDULE.

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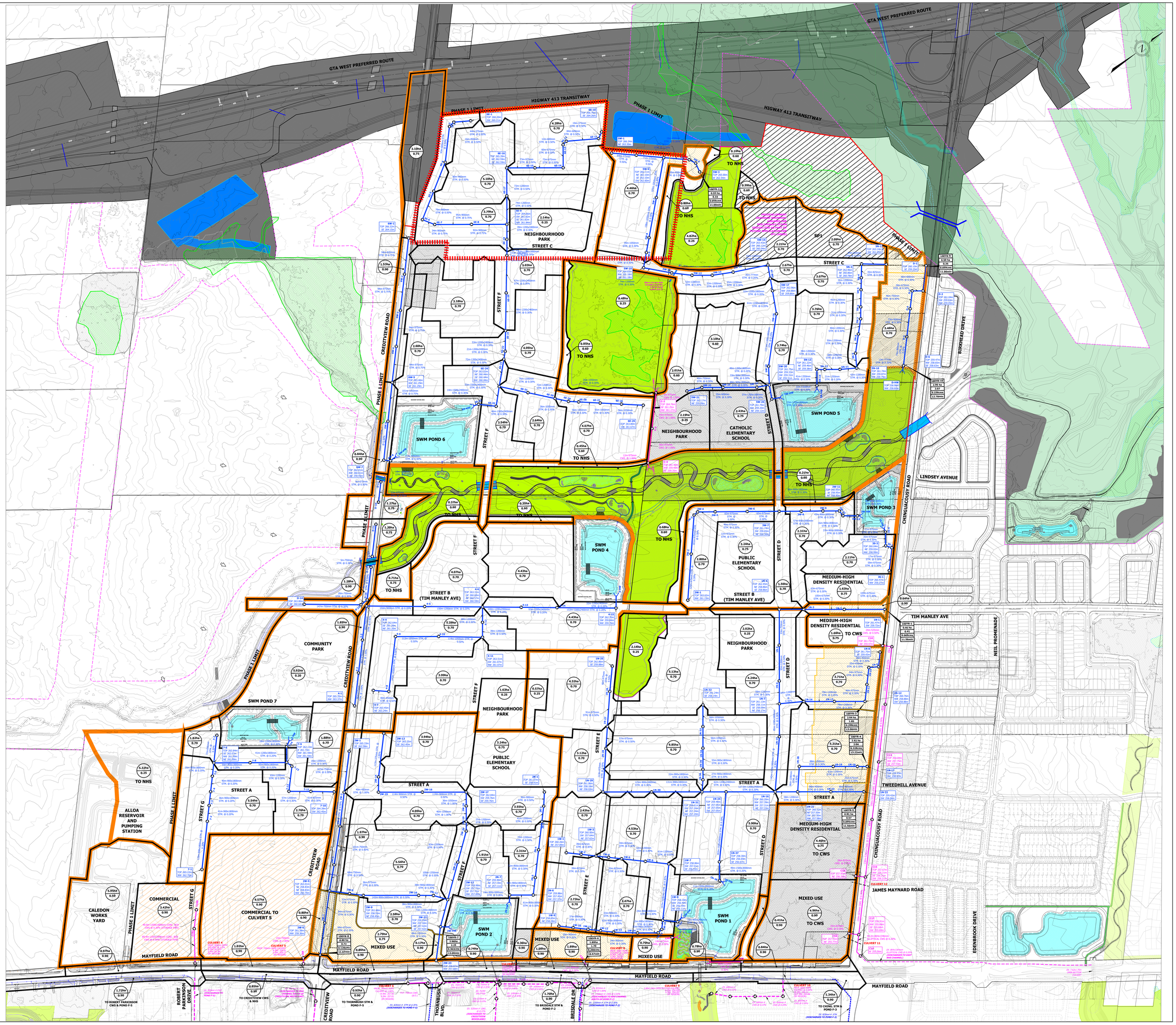
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WATER SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	MARCH 2026	1:6,000	6.1

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LEGEND

- DRAFT PLAN AREAS
- EXISTING CONTOUR & ELEVATION
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY TO SWM POND AND FLOW NODE
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- CLEAN WATER SEWER
- EXISTING CLEAN WATER SEWER
- PROPOSED CULVERT AT ROAD CROSSING
- MAJOR SYSTEM CAPTURE AREA
- GREENBELT
- EXISTING WETLAND AND WETLAND ID
- NATURAL HERITAGE SYSTEM
- PROPOSED SWM POND
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- AREA (ha) / RUNOFF COEFFICIENT
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- STORM MANHOLE ID / PROPOSED GROUND ELEVATION / PROPOSED SEWER OBVERTS
- 100-YEAR CAPTURE AREA ID / 100-YEAR CAPTURE AREA / RUNOFF COEFFICIENT / CONSTANT FLOW (Q100-Q10) / TIME OF CONCENTRATION
- CLEAN WATER SEWER MANHOLE ID / PROPOSED GROUND ELEVATION / PROPOSED SEWER OBVERTS

DRAINAGE TO BOUNDARY ROAD CROSSINGS

CROSSING ID#	PRE (ha)	POST (ha)
CULVERT 4	13.6	10.42
CULVERT 5	12.6	9.57
CULVERT 6	9.25	0.86
CULVERT 7	21.6	35.55
CULVERT 8	18.2	2.97
CULVERT 9	46.1	62.06
CULVERT 10	7.95	0.84
CULVERT 11/12	17.4	11.02

*REFER TO SWM REPORT FOR DETAILS OF QUANTITY AND QUALITY CONTROL WITHIN THE ALLOA LANDS DISCHARGING TO THE EXISTING BOUNDARY ROADS.
*POST-DEVELOPMENT FLOWS AT EACH CROSSING LOCATION SHALL NOT EXCEED THE 100-YEAR PREDEVELOPMENT FLOWS.

NOTES:

- REFER TO DRAWING 3.4A FOR SWM FACILITY DRAINAGE PLAN AND DRAWINGS 3.5A TO 3.5G FOR SWM PONDS DETAILS.
- DUE TO GRADING CONSTRAINTS ASSOCIATED WITH THE BOUNDARY ROADS, SOME AREAS CANNOT DRAIN TO PONDS AND WILL REQUIRE ON-SITE STORAGE / UNDERGROUND SWM SOLUTION WITH APPROPRIATE QUALITY CONTROLS. DETAILS TO BE CONFIRMED THROUGH FUTURE APPLICATIONS FOR THOSE LANDS.

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STORM SERVICING PLAN

PROJECT No.	DATE	SCALE	DWG No.
20-665	MARCH 2026	1:3,000	3.4B