TOWN OF CALEDON
PLANNING
RECEIVED

September 3, 2026

HEALTHY DEVELOPMENT ASSESSMENT FOR 12697 CREDITVIEW ROAD (PART OF LOT 21, CONCESSION 3)

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

CONFORMANCE LETTER

NAK design strategies

TOWN OF CALEDON

MARCH 19, 2026

CONFORMANCE LETTER

March 19, 2026

To: Carmine Caruso, Manager, Development
Planning & Development Department at Town of Caledon
Town Hall, 6311 Old Church Road, Caledon, Ontario

Town File Number: PRE 2024-0105

RE: CONFORMANCE LETTER FOR THE HEALTHY DEVELOPMENT ASSESSMENT FOR 12967 CREDITVIEW ROAD (PART OF LOT 21, CONCESSION 3)

APPLICATION FOR DRAFT PLAN OF SUBDIVISION

Dear Mr. Caruso,

NAK Design Strategies Inc. has been retained by the Alloa Landowners Group to provide Urban Design, Landscape, and Architectural Consulting Services in support of the Draft Plan of Subdivision for 12697 Creditview Road (Part of Lot 21, Concession 3), within the Town of Caledon.

The subject lands, totaling approximately 22.72 ha (56.14 ac), form part of the broader Alloa Community and are included within the boundaries of the Alloa Secondary Plan Area. The proposed Draft Plan applies a range of land use designations consistent with the Secondary Plan, including Low and Medium Density Residential and Open Space.

The Draft Plan conforms with the Alloa Healthy Development Assessment (HDA), which supports the Town's vision for a compact, walkable, and transit-supportive community. The HDA, prepared in accordance with the Region of Peel's User Guide, guided the planning and design of a complete community that encourages active transportation and healthy living.

The proposed development at 12697 Creditview Road will deliver a range of land use typologies—including both front drive and rear lane single detached homes, street townhouses, and rear lane townhouses, a neighbourhood park, NHS block, and MTO setback buffer—aligned with the policies and structure set out in the Alloa Secondary Plan.

We trust this letter provides sufficient information in support of the Draft Plan submission. Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Robin O'Connell
Associate - Urban Design & Planning

SITE CONTEXT

This Compliance Letter addresses the following property within the Alloa Secondary Plan Area. 12697 Creditview Road (Part of Lot 21, Concession 3) which is 22.72 ha (56.14 ac) in size and and is located east of Creditview Road and south of the proposed Highway 413 corridor. The property, as identified in Figure 1, will be collectively referred to in the letter as the “Subject Lands”.

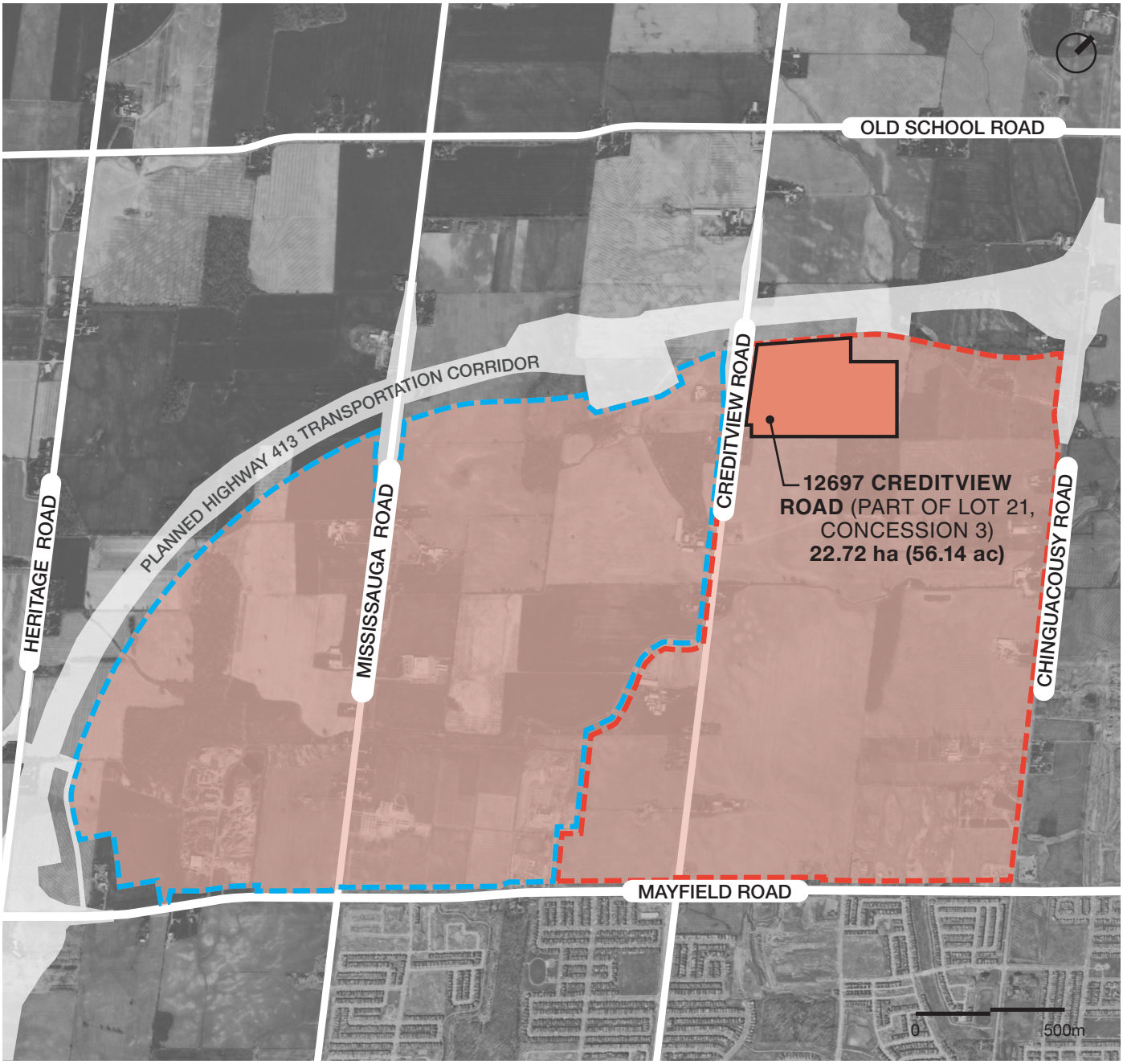
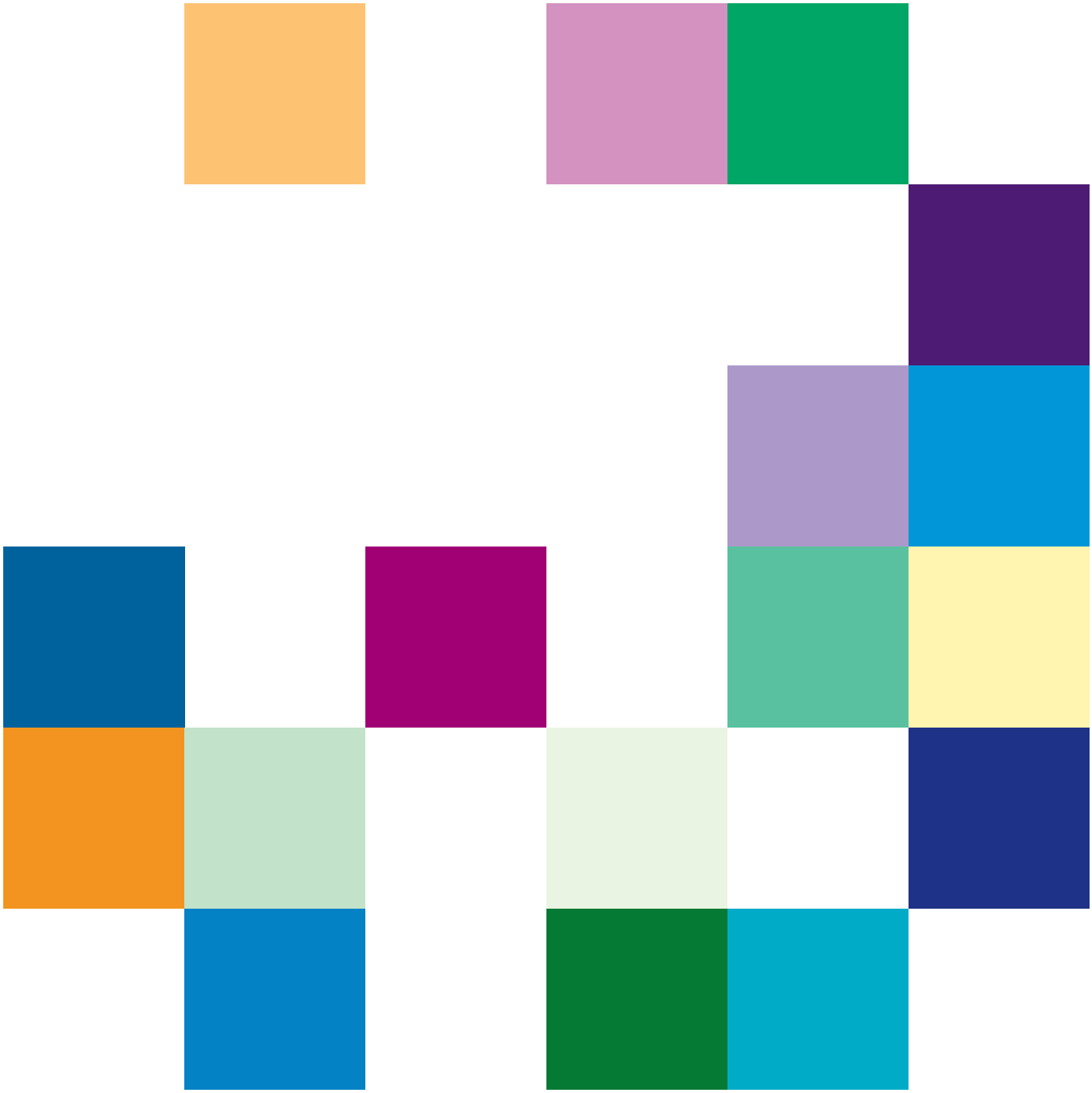
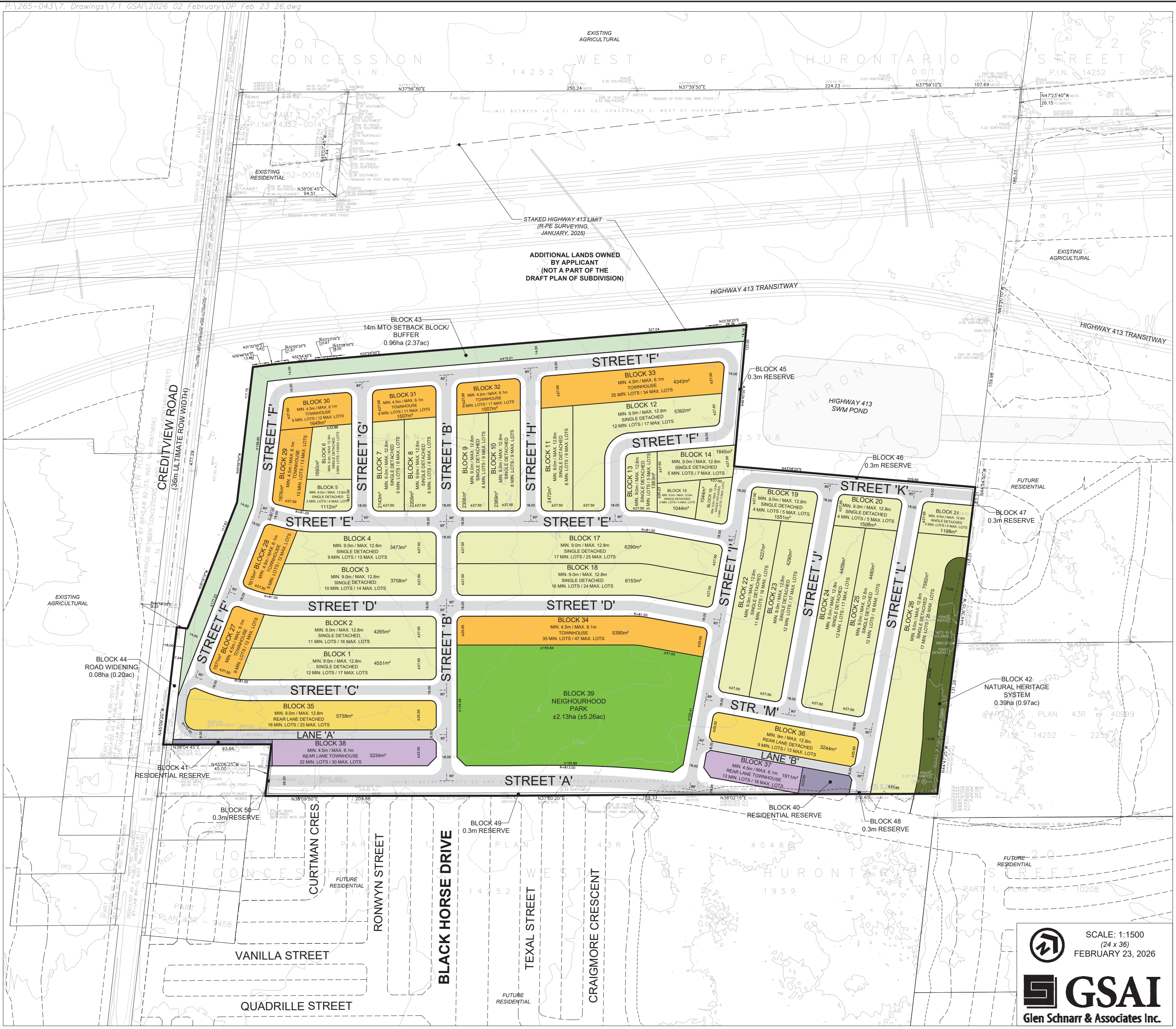


Figure 1: Site Boundary of the Subject Lands

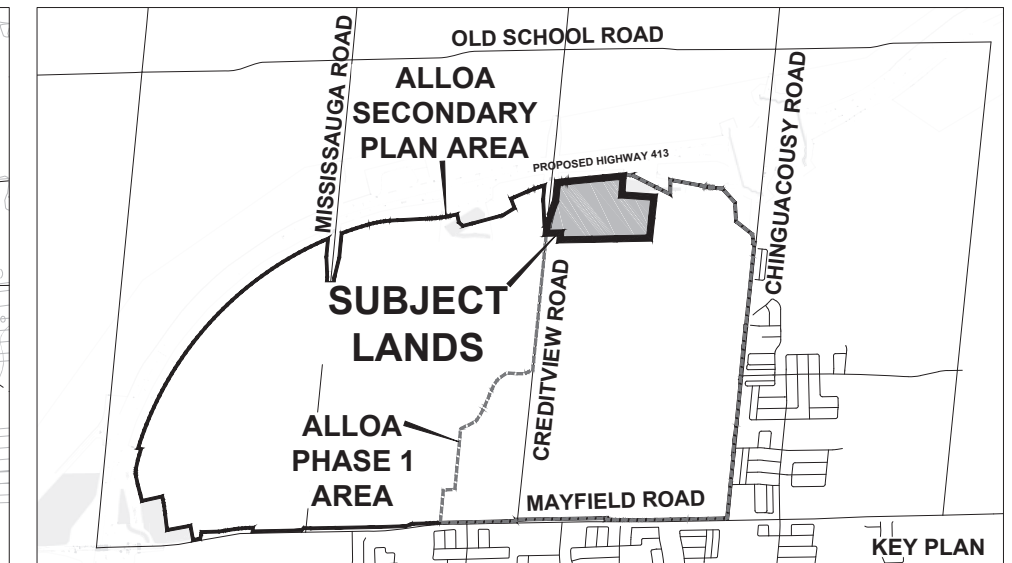


NAK
design strategies



SCALE: 1:1500
(24 x 36)
FEBRUARY 23, 2026

GSAI
Glen Schnarr & Associates Inc.



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