TOWN OF CALEDON
PLANNING
RECEIVED
September 29, 2026

**SEPTEMBER 22, 2026**

**PROJECT NO: 2448-7006**

**SENT VIA: EMAIL**
**CASSIE.SCHEMBRI@CALEDON.CA**

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

**Attention:** **Cassie Schembri**
**Manager, Water Resources**

**RE:** **LETTER OF COMPLIANCE – 12697 CREDITVIEW ROAD**
**12697 CREDITVIEW DEVELOPMENTS LIMITED**
**FILE NUMBER: 21T-26003C**

Dear Cassie,

C.F. Crozier & Associates (Crozier) on behalf of the Alloa Phase 1 Landowners Group, has completed and submitted a comprehensive Environmental Impact Statement/Environmental Implementation Report (EIS/EIR) dated March 2026. The purpose of the EIS/EIR was to comprehensively evaluate the proposed development and assess potential direct and indirect impacts to the Hydrogeologic system located within and adjacent to the various Draft Plans proposed for the subject lands. The EIS/EIR addresses Town of Caledon standards for a hydrogeological study.

Considering the lands at 12697 Creditview Road, there are no-site specific constraints within the draft plan lands that need further consideration beyond the scope of the hydrogeological components of the EIS/EIR. Given the comprehensive scope and complexity of the study for the EIS/EIR, it is Crozier's opinion that a Draft Plan specific EIR is not necessary for these lands. Based on the Draft Plan 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 so long as the recommendations and mitigations identified in the EIS/EIR are implemented.

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

Sincerely,

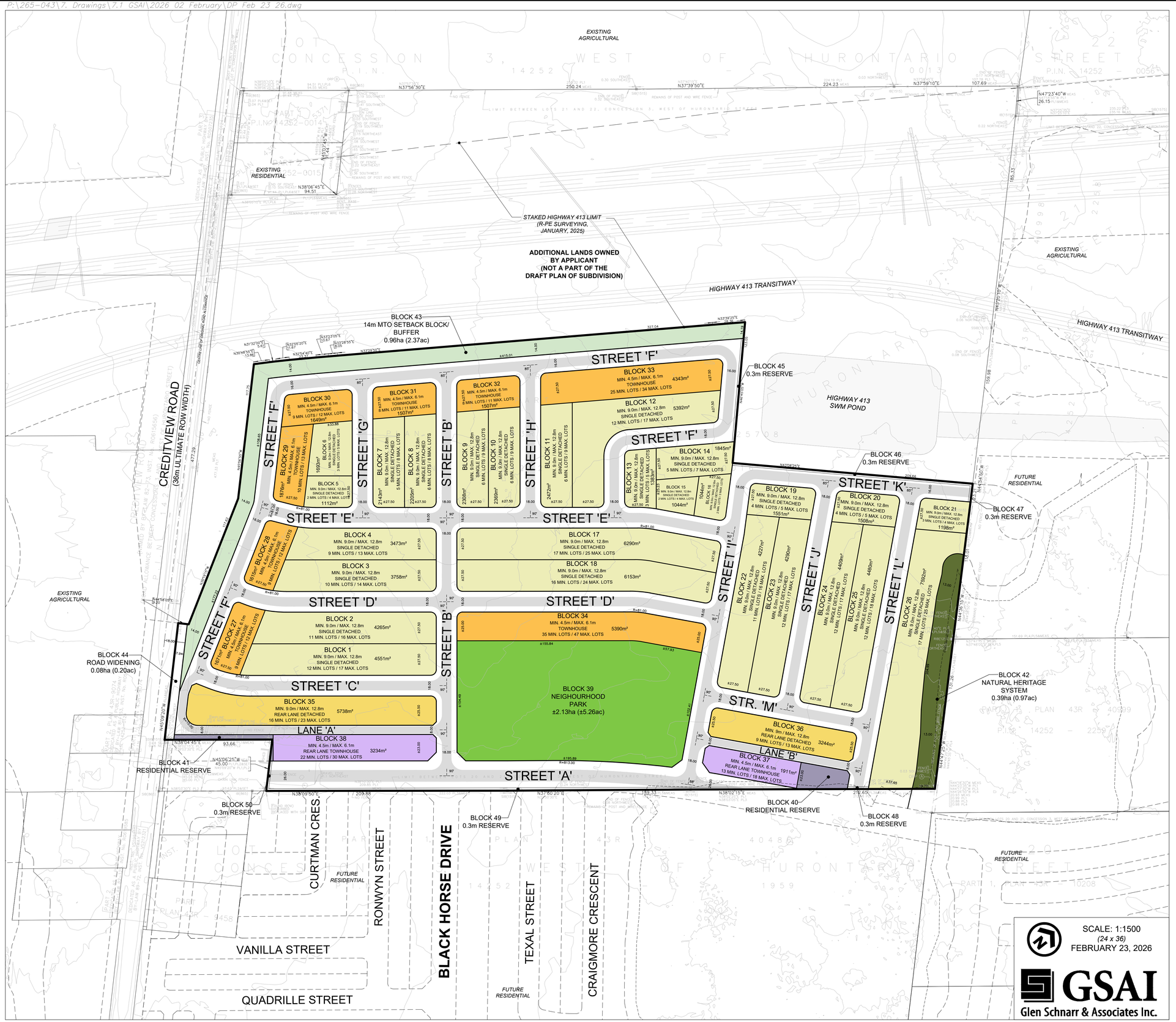
**C.F. CROZIER & ASSOCIATES INC.**

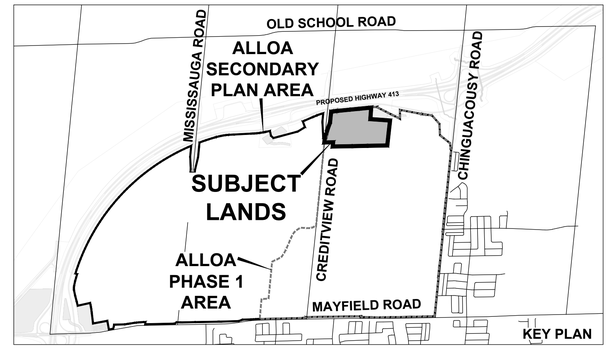
Evan Finbow, P.Geo.
Project Manager, Hydrogeology

c.c. Jason Afonso, GSAI
Harry Wessels, GSAI

\\Crozier-Files\Projects\2400\2448 - Alloa Landowners Group\7006 - Alloa Phase 1 Lands\Letters\Compliance Letters\2026.09.15 - 12697 Creditview Rd\2026.09.15_Compliance Assurance Letter (12697 Creditview Rd).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.