

June 27, 2025

GSAI File: 265-045

Planning and Development
Community Services Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Tanjot Bal, MCIP RPP
Senior Planner, Development and Design

**Re: Proposed Draft Plan of Subdivision
12101 Creditview Developments Limited
12101 Creditview Road
PARC File Number: PRE-2024-0107
PIN: 142523393
Alloa Secondary Plan Area
Town of Caledon, Region of Peel**

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit an application for a Draft Plan of Subdivision Approval on behalf of our client, 12101 Creditview Developments Limited. The lands are located within the proposed Alloa Secondary Plan Area and are municipally addressed as 0 12205 Creditview Road ('Subject Lands' or 'Site') in the Town of Caledon.

The Subject Lands are generally located on the east side of Creditview Road, north of Mayfield Road, in the Town of Caledon, and have a combined frontage of approximately with a frontage of 709.06 metres (2,326.31 feet) on Creditview Road and 106.77 metres (350.3 feet) on Mayfield Drive. The Subject Lands have a combined area of approximately 60.26 hectares (148.9 acres). The Subject Lands are currently used for agricultural purposes and a residential dwelling with additional farming-associated buildings and structures.

Policy Context

The Subject Lands, together with the surrounding properties, have been incorporated into both the Region of Peel and the Town of Caledon Settlement Area through the Region of Peel Official Plan (2022) and the Council-adopted Future Caledon Official Plan (2024). As delineated in the Future Caledon Official Plan, the Subject Lands are situated within the "New Urban Area 2051" and form part of the Designated Greenfield Area, as shown on Schedule B2 – Growth Management. Furthermore, the lands are designated as "New Community Area" in Schedule B4 – Land Use Designations.

The Subject Lands also fall within the boundary of the proposed Alloa Secondary Plan Area, which is currently under review through an active Official Plan Amendment application (File No. POPA 2024-0004), submitted on July 5, 2024. Within the Alloa Secondary Plan Area, the Subject Lands are conceptually identified as part of the “Neighbourhood Area” and are located within the Phase 1 Tertiary Plan Area.

As part of the POPA 2024-0004 application, a Tertiary Plan has been submitted to guide the detailed planning of the Phase 1 Area. Within this framework, the Subject Lands are generally envisioned to accommodate a range of low- to medium-density residential uses, including detached dwellings and townhouse forms, supporting a compact, complete, and well-integrated community structure.

Proposed Draft Plan of Subdivision

12101 Creditview Developments Limited is proposing to develop the Subject Lands as a new master planned residential community comprising a mix of ground-oriented residential uses, including single detached units and a range of townhouses. The proposal also incorporates essential supporting elements, including a stormwater management pond, designated Environmental Policy Area blocks (to preserve and integrate an existing natural heritage feature), a park block to enhance recreational opportunities and community well-being, and a new public elementary school.

To ensure the subdivision can respond effectively to evolving market demands and consumer preferences, a block-based Draft Plan of Subdivision has been prepared instead of a fully lotted Draft Plan.

Each residential block within the draft plan has been intentionally configured to accommodate a range of potential built forms and lot configurations. For each block, a minimum and maximum lot frontage, as well as a corresponding minimum and maximum unit yield, have been identified.

The use of a block-based approach is a proactive planning strategy that allows the development to remain viable and responsive in a dynamic housing market and aligns with best practices in master-planned community design.

Submission Material

The following supporting material forms part of the submission package.

- Cover Letter prepared by GSAI, dated June 27, 2025;
- Completed Application Form;
- Draft Plan of Subdivision prepared by GSAI, dated May 13, 2025;
- Survey Drawings;
- Arborist Report and Tree Preservation Plan prepared by Crozier, dated February, 2025;
- Archaeological Assessment Stage 1, 2 & 3, prepared by Archaeological Consultants Canada, dated February 26, 2025;

- Ministry of Heritage, Sport, Tourism and Cultural Industries compliance letter;
- Environmental Impact Study conformity letter prepared by Crozier, dated May 26, 2025;
- Phase I Environmental Site Assessment – 12101 Creditview, prepared by DS Consultants Ltd, dated September 26, 2023;
- Phase II Environmental Site Assessment – 12101 Creditview, prepared by DS Consultants Ltd, dated October 19, 2023;
- Phase I Environmental Site Assessment – 12205 Creditview, prepared by DS Consultants Ltd, dated May 22, 2025;
- Park Facility Fit Plan prepared by NAK;
- Functional Servicing and Stormwater Management Report conformity letter prepared by Urbantech, dated June 13, 2025;
- Healthy Development Assessment conformance letter prepared by NAK, dated June 17, 2025;
- Hydrogeological Study conformity letter prepared by Crozier, dated May 26, 2025;
- Landscape Letter of Conformance prepared by NAK, dated June 20, 2025;
- Community Design Guidelines and Architectural Design Guidelines Compliance Letter prepared by NAK dated June 17, 2025;
- Environmental Noise Feasibility Study prepared by Valcoustics, dated June 18, 2025;
- Parcel Abstracts;
- Planning Justification Report prepared by GSAI, dated June, 2025;
- Public Engagement Summary:
- Transportation Impact Study conformity letter prepared by Crozier, dated June 24, 2025;
- Waste Management Plan prepared by GSAI, dated May 28, 2025;
- Parking Plan prepared by GSAI, dated June 23, 2025;
- Pedestrian Circulation Plan prepared by GSAI, dated June 26, 2025;
- Zoning Matrix;

It is anticipated that the Architectural Design Guidelines, Healthy Development Assessment, Indigenous Engagement, and Streetscape Plan will be reviewed through Town File: POPA 2024-0004 as *included in the Alloa Secondary Plan and/or Tertiary Plan submission*.

The Community Design Plan (CDP) is expected to be the guiding document for urban design in the Alloa Phase 1 Area. Once the final CDP has been reviewed and approved, and if the Town requires further detail in support of this application, we propose that these requirements can be addressed further at that time, in discussion with Town staff.

The Environmental Implementation Report, Functional Servicing and Stormwater Management Report, and Transportation Impact Study have been submitted through the Alloa Tertiary Plan. Letters of compliance or conformance have been submitted for these items to facilitate a complete application.

A Green Development Standards (GDS) Checklist has not been submitted as part of the planning application, as the proposed development is not subject to any enforceable municipal green development standards that exceed the requirements of the Ontario Building Code (OBC). Section 35 of the Building Code Act, 1992 (BCA) explicitly states that where a municipal by-law addresses

matters for which the BCA or the OBC already makes provision, the provincial standard prevails. This legal framework affirms that municipalities may not impose additional technical requirements related to building construction, including energy efficiency or sustainability measures, beyond those set out in the OBC. Recent legislative amendments through Bill 17, Protecting Ontario by Building Faster and Smarter Act, 2025, have further reinforced this principle by emphasizing the provincial government's intent to streamline development regulation and limit municipal authority in this regard. While the applicant supports the intent behind sustainable urban development, the GDS framework is not enforceable and cannot be applied as a condition of planning approval. The proposal therefore complies with all applicable and legally binding provincial and municipal policies, including the OBC, which provides the minimum standards for building performance and environmental responsibility.

We trust this submission satisfies the requirements for a complete application. We look forward to your review and circulation of the submission. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Herman Wessels
Planner

Encl.

- c. M. McLean, Fieldgate Developments
- J. Afonso, Glen Schnarr & Associates, Inc.