

April 07, 2026

GSAI File: 265-044

Ms. Tanjot Bal  
Senior Planner  
Planning & Development  
Town of Caledon  
6311 Old Church Road  
Caledon, ON L7C 1J6

**Re: Site Plan Approval Application  
Commercial Development  
12100 Creditview Developments Limited  
12100 Creditview Road, Town of Caledon, Region of Peel  
Second Resubmission  
Town File Number: SPA 2024-0092**

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Glen Schnarr & Associates Inc. (GSAI) is pleased to submit the enclosed Second Site Plan resubmission on behalf of our clients 12100 Creditview Developments Limited, owners of the lands municipally known as 12100 Creditview Road, in the Town of Caledon (the 'Subject Lands' or 'Site').

In support of this resubmission, please find attached the following materials:

- A Comment Matrix;
- A copy of the Healthy Development Assessment, prepared by GSAI, dated March, 2026;
- A copy of the Photometric Plan, prepared by Hammerschlag & Joffe Inc. dated March 19, 2026;
  - Electrical Photometric Site Plan (Drawing ESP1)
  - Electrical Details & Notes (ESP2)
- A copy of the Architectural Drawings, prepared by Turner Fleischer Architects, dated March 18, 2026, including:
  - Cover Page (Drawing A000.0SPA);
  - Overall Site Plan (Drawing A100.0SPA);
  - Site Plan – Site C & B1 (Drawing A100.1SPA);
  - Site Plan – Site A & B2 (Drawing A100.2SPA);
  - Site Plan – Site A (Drawing A100.3SPA);
  - Site Details (Drawing A101);

- Costco Site Details (Drawing A102);
- Costco Site Details (Drawing A103);
- OBC Matrices – Buildings B1, B2, B3 (Drawing A104SPA);
- OBC Matrices – Buildings B4, B5 (Drawing A105SPA);
- OBC Matrices – Building C2, C3, C4 (Drawing A106SPA);
- Floor Plan and Roof Plan – Building B1 (Drawing A201SPA);
- Elevations - Building B1 (Drawing A301SPA);
- Floor Plan and Roof plan – Building B2 (Drawing A202SPA);
- Elevations – Building B2 (Drawing A302SPA);
- Floor Plan and Roof Plan – Building B3 (Drawing A203SPA);
- Elevations – Building B3 (Drawing A303SPA);
- Floor Plan and Roof Plan – Building B4 (Drawing A204SPA);
- Elevations – Building B4 (Drawing A304SPA);
- Floor and Roof Plan – Building B5 (Drawing A205SPA);
- Elevations – Building B5 (Drawing A305SPA);
- Floor and Roof Plan – Building C2 (Drawing A207SPA);
- Elevation – Building C2 (Drawing A307SPA);
- Floor and Roof Plan – Building C3 (Drawing A208SPA);
- Elevations – Building C3 (Drawing A308SPA);
- Floor Plan and Roof Plan – Building C4 (Drawing A209SPA);
- Elevation – Building C4 (Drawing A 309SPA);
- Exterior Perspectives- (Drawing A400SPA);
- Site Sections - (Drawing A401SPA)
- A copy of the Costco Architectural Plans Building A, prepared by Ware Malcomb, dated January 21, 2026, including;
  - Title Sheet (Drawing TS101);
  - Egress Plan and Code Data (Drawing G101);
  - Overall Floor Plan (Drawing A101);
  - Roof Plan (Drawing A201);
  - Exterior Elevations (Drawing A301);
- A copy of the Costco Fuel Facility Plans, prepared by Ware Malcomb, dated January 26, 2026, including:
  - Title Sheet (Drawing TSG-1);
  - Site Plan (Drawing AG-1);
  - Canopy Elevations (Drawing AG-2);
- A copy of the Architectural Drawings Building C1, prepared by Get Real:
  - Exterior Elevations (EE1), dated July 29, 2025;
  - Floor Plan (FP1), dated July 16, 2025;
  - Floor Plan (RP), dated August 07, 2025;
- A copy of the Landscape Plans, prepared by MBTW, dated March 20, 2026, including:
  - Cover Page;

- Overall Site Plan (L1a);
- Layout and Planting Plan (L1b, L1c & L1d);
- Soil Volume Plans Site C & R.O.W / Municipality (L2a):
- Soil Volume Plan Site B (L2b);
- Soil Volume Plan Site A (Costco Parcel) (L2c);
- Lighting Plan (L3a, L3b, L3c & L 3d);
- Landscape Details Planting Details and Notes (LD1);
- Landscape Details Hardscape (LD2);
- Landscape Details Site Furnishings (LD3):
- Landscape Details Site Details and Notes (LD4):
- Costco Wholesale Standard Details (LD5);
- A copy of the Landscape Cost Estimate, prepared by MBTW, dated March 20, 2026;
- A copy of the Hydrogeological Investigation report, prepared by Gemtec, dated March 27, 2026;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by KWA, dated April, 2026;
- A copy of the Civil Plans, prepared by KWA, dated March 09, 2026, including:
  - Grading Plan (Drawing G1, G2, G3 & G4);
  - Servicing Plan (Drawing S1, S2, S3 & S4);
  - Details (D1, D2, D3 & D4);
- A copy of the Civil Plans, prepared by TYLiN, dated August 2025, including:
  - Erosion and Sediment Control Plan (ESC01, ESC02 & ESC03);
- A copy of the Engineers Cost Estimate (per parcel), prepared by KWA, dated March, 2026;
- A copy of the Engineers Cost Estimate (whole site), prepared by KWA, dated March, 2026;
- A copy of the Cost Estimate for Pavement Markings & Signage, prepared by KWA, dated March, 2026;
- Cost Estimate Pavement Marking & Signage, prepared by LEA, dated March 2, 2026;
- Pavement Marking and Signage Plan, prepared by LEA, dated March 19, 2026;
- Pavement Marking and Signage Plan, prepared by Tylin, dated March, 2026;
- A copy of the Stom Drawings, prepared by Next, dated March 6, 2026;
- Retaining Wall Details & Drawings, prepared by Risi Stone, dated March 10, 2026;
- Noise Addendum Letter, prepared by Valcoustics Canada Inc., dated February 26, 2026;
- A copy of the Transportation Impact Study, prepared by LEA, dated March 19, 2026;
- Green Development Standards Checklist dated April, 2026;
- Green Development Standards Green Factor Tool dated April 2026;

We trust the above-noted materials addressed the comments received on the first submission.



Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**

Herman Wessels, MCIP, RPP

**Planner**