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*In Memoriam, Founding Partner:*  
**Glen Schnarr**

November 15, 2024

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**

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Glen Schnarr & Associates Inc. are the planning consultants to 12100 Creditview Developments Limited (the 'Owner') of the lands municipally known as 12100 Creditview Road, in the Town of Caledon (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Site Plan Approval Application to facilitate a commercial development on a segment of the Site.

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

- A copy of the completed Preliminary (PARC) Meeting Form, dated June 20, 2024;
- A copy of the Parcel Register, dated October 18, 2024;
- A copy of the Zoning By-law Matrix, prepared by GSAI, dated October 2024;
- A copy of the Healthy Development Assessment, prepared by GSAI, dated October 18, 2024;
- A copy of the Topographic Plan of Survey, prepared by JD Barnes Limited, dated December 6, 2023;
- A copy of the Architectural Drawings, prepared by Turner Fleischer Architects, dated October 18, 2024, including:
  - Cover Page (Drawing A000.0SPA);
  - Overall Site Plan (Drawing A100.0SPA);
  - Site Plan – Site A & B1 (Drawing A100.1SPA);
  - Site Plan – Site A & B (Drawing A100.2SPA);
  - Site Plan – Site A (Drawing A100.3SPA);
  - Site Details (Drawing A105);
  - OBC Matrices (Drawing A101SPA);
  - OBC Matrices – Buildings B4, B5, C1 (Drawing A102SPA);
  - OBC Matrices – Building C2, C3, C4 (Drawing A103SPA);
  - 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 Plan – Building C1 (Drawing A206.1SPA);
- Roof Plan – Building C1 (Drawing A206.2SPA);
- Elevation – Building C1 (Drawing A306SPA);
- 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);
- Building Perspectives- (Drawing A400SPA);
- A copy of the Costco Architectural Plans, prepared by Ware Malcomb, dated October 16, 2024, including:
  - Code Data (Drawing G101);
  - Overall Floor Plan (Drawing A101);
  - Roof Plan (Drawing A190);
  - Exterior Elevations (Drawing A301);
  - Exterior Elevations (Drawing A301);
- A copy of the Costco Fuel Facility Plans, prepared by Ware Malcomb, dated October 15, 2024, including:
  - Title Sheet (Drawing TSG-1);
  - Site Plan (Drawing AG-1);
  - Canopy Elevations (Drawing AG-2);
  - Canopy Reflected Ceiling Plan (Drawing AG-4);
- A copy of the Photometric Site Plan (Drawing ESP1), prepared by Hammerschlag & Joffe, dated October 16, 2024;
- A copy of the Landscape Plans, prepared by MBTW, dated October 15, 2024, including:
  - Landscape Layout and Planting Plan (Drawing L1, L2 & L3);
  - Landscape Details (Drawing D1);
  - Site Furnishing Details (Drawing D2);
- A copy of the Landscape Cost Estimate, prepared by MBTW, dated October 8, 2024;
- A copy of the Landscape Letter of Conformance, prepared by MBTW, dated October 1, 2024;
- A copy of the Urban Design and Cultural Heritage Brief, prepared by MBTW, dated October 18, 2024;
- A copy of the Archaeological Assessment Stage 1-3, prepared by Archaeological Consultants Canada, dated May 15, 2023;
- A copy of the Archaeological Ministry Clearance Letter, dated June 13, 2023;
- A copy of the Environmental Impact Study, prepared by C.F. Crozier & Associates, dated September 30, 2024;
- A copy of the Arborist Report, prepared by Aboud, dated October 4, 2024;

- A copy of the Tree Inventory and Preservation Plan (Drawing TPP1), prepared by Aboud, dated October 18, 2024;
- A copy of the Geotechnical Investigation Report, prepared by Gemtec, dated May 29, 2024;
- A copy of the Hydrogeological Investigation report, prepared by Gemtec, dated September 30, 2024;
- A copy of the Heritage Impact Assessment, prepared by LHC, dated January 3, 2024;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by KWA, dated October 18, 2024;
- A copy of the Civil Plans, prepared by KWA, dated September 2024, including:
  - Grading Plan (Drawing G1, G2, G3 & G4);
  - Servicing Plan (Drawing S1, S2, S3 & S4)
  - Erosion and Sediment Control Plan (Drawing ESCO3);
- A copy of the Engineers Cost Estimate, prepared by KWA, dated October 18, 2024;
- A copy of the Green Development Standards Checklist, prepared by the Project Team;
- A copy of the Noise Impact Study, prepared by Valcoustics Canada Inc., dated October 3, 2024;
- A copy of the Transportation Impact Study, prepared by LEA, dated October 18, 2024;
- A copy of the Phase One Environmental Site Assessment, prepared by Gemtec, dated May 16, 2024;
- A copy of the Phase Two Environmental Site Assessment, prepared by Gemtec, dated August 9, 2024;
- A copy of the Record of Site Condition, dated November 5, 2024;
- A copy of the Energy Modelling & Solar Feasibility Report, prepared by Pratus Group, dated October 18, 2024;
- A copy of the Embodied Carbon Assessment Report, prepared by Pratus Group, dated October 18, 2024; and,
- A copy of the Construction and Waste Management Plan, prepared by Pratus Group, dated October 18, 2024.

Payment of full fees will be provided prior to circulation, under separate cover.

#### **PURPOSE OF APPLICATION**

This Application is to facilitate a commercial development as further described below. The Subject Lands are an irregularly shaped parcel located on the north side of Mayfield Road, west of Creditview Road. The Site has a total area of approximately 25.65 hectares (63.38 acres) with a frontage of approximately 488.81 meters along Mayfield Road, and a frontage of approximately 464.5 metres along Creditview Road. The proposal is to occupy a southern development block of the overall Site.

The Subject Lands are designated as 'Urban System' (Schedule E-1, Regional Structure), and are identified as being '2051 Urban Area' lands by the in-effect Region of Peel Official Plan. The Site is further designated 'New Community Area' by the in-effect Future Caledon Official Plan. We highlight that the Site is also subject to the proposed Alloo Secondary Plan and a Town-initiated Zoning By-law Amendment for Area A1 that was approved by Town Council in June, 2024. Given that the Site has been re-zoned and assigned an applicable General Commercial (C) zoning category by the Town-initiated Zoning By-law, the proposed development conforms to local policy permissions. As such, a Site Plan Approval ('SPA') application is required to implement the commercial development contemplated for the southern quadrant of the Site that will bring two anchor tenants to serve the needs of local and surrounding area communities. It is understood that the SPA application will ensure that a detailed review of the development concept occurs and ensure all technical matters are sufficiently addressed.

**PROPOSAL DESCRIPTION**

This Application is to facilitate redevelopment of a segment of the Subject Lands. More specifically, the southern quadrant of the Site (12.48 hectares in size) is to be redeveloped for a compact, high-quality commercial development. The northern quadrant of the Site will remain intact and will be subject to future development. The proposed commercial development has been planned and designed to not compromise the ability of the northern segment of the Site to develop at the appropriate time.

The proposed commercial development is to introduce nine (9) structures (Buildings 'A', B1, B2, B3, B4, B5, C1, C2, C3 and C4) of varying size and configurations. Of these, Building A is to facilitate an anchor tenant and function as a major retail store. An accessory, detached gas bar structure and facility is also to be provided in support of Building A. The remainder of the proposed structures are to facilitate low-rise, multi-tenant structures that can accommodate a broad range of employment-related uses and services. As demonstrated on the accompanying Concept Plan, the proposed development has been structured around a proposed fine-grain road network, optimal site design and landscaped open spaces. Overall, the proposed development is to have a total gross floor area of approximately 43,264 square metres (465,694 square feet).

A total of 1,629 surface parking spaces are to be provided to serve all uses on the Site, via a combination of surface parking areas. Seven (7) loading spaces are also to be provided. Loading spaces have been strategically positioned to serve the proposed structures and will be visually screened from public view to the greatest extent possible. Access is to be provided via a new road (Street 'A') extending from Mayfield Road, a right-in, right-out driveway off of Mayfield Road, a restricted access driveway off of Mayfield Road, an all moves driveway off of Creditview Road, a restricted access driveway off of Creditview Road and drive aisles internal to the Site. Landscape and public realm enhancements are also to be provided.

We trust the above-noted materials for sufficient for your review and circulation. Please feel free to call if there are any questions. Thank you.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



Stephanie Matveeva, MCIP, RPP  
**Associate**