

MARCH 31, 2026

PROJECT NO: 1928-6175

SENT VIA: EMAIL

BAILEY.LOVEROCK@CALEDON.CA

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

Attention: Bailey Loverock, RPP
Senior Policy Planner, Strategic Policy Planning

RE: LETTER OF COMPLIANCE - 12100 CREDITVIEW ROAD
12100 CREDITVIEW DEVELOPMENTS LIMITED
PARC FILE NUMBER: PRE 2024-0109

Dear Bailey,

Crozier Consulting Engineers on behalf of the Alloa Phase 1 Landowners Group, has completed and submitted an Environmental Impact Statement/Environmental Implementation Report (EIS/EIR), dated March 2026. The purpose of the EIS/EIR was to provide a comprehensive evaluation of the proposed development and assess potential direct and indirect impacts to the natural heritage features and functions located within and adjacent to the various Draft Plans proposed for the subject lands. The EIS/EIR addresses Town of Caledon standards for a Geomorphic and Erosion Hazard Delineation and a Headwater Drainage Feature Assessment.

With regards to the subject lands at 12100 Creditview Road, based on the information known from the subject lands and the corresponding proposed Draft Plan of Subdivision prepared by Glen Schnarr & Associates (GSAI) dated December 22, 2025 (see attached), we conclude that the proposed Draft Plan is compliant with the findings of the EIS/EIR in so long as the recommendations and mitigations identified in the EIS/EIR are implemented. Through in-season field work, it was determined that there are no site-specific natural heritage issues that need further consideration within the subject lands and as such, given the scope of work covered in our EIS/EIR, it is our opinion that a site-specific EIR is not necessary. If designed and constructed as planned, the proposed development will not impact the ecological features or functions of the natural heritage features located on and adjacent to the subject lands.

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

Sincerely,

C.F. CROZIER & ASSOCIATES INC.



Shelley Hensel, HBA
Project Manager, Land Development

c.c. Mike McLean, Fieldgate Developments
Charlotte Pattee, Fieldgate Developments
Jason Afonso, GSAI

J:\1900\1928-Fieldgate Dev\6175-12100 Creditview Rd\Letters\2026.03.31 Compliance Letter\2026.03.31 12100 Compliance Letter - Natural Heritage.docx

FILE # 21T-_____C

**PART OF LOT 18, CONCESSION 4, W.H.S.
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL**

HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED: _____ DATE: _____
JACK EISENBERGER, A.S.O.
 12100 CREDITVIEW DEVELOPMENTS LIMITED

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: _____
RON QUERUBIN, O.L.S.
 J.D. BARNES LIMITED

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
J) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
SINGLE DETACHED	1-3	2.14	5.29	53-68	24-31
STREET TOWNHOUSE	4	0.72	1.78	39-52	54-72
DUAL FRONTAGE TOWNHOUSE	5,6	0.76	1.88	49-67	64-88
REAR LANE DETACHED	7, 8	0.88	2.17	28-38	31-43
REAR LANE TOWNHOUSE	9-12	1.47	3.63	102-139	69-94
SWM POND / SERVICING BLOCK	13,14	1.06	2.62		
RESIDENTIAL RESERVE	15	0.00	0.00		
ROAD WIDENING	16	0.06	0.15		
0.3m RESERVE	17,18	0.00	0.00		
8.0m LANEWAY R.O.W. (LENGTH: 540m)		0.45	1.11		
18.0m LANEWAY R.O.W. (LENGTH: 1,025m)		1.91	4.72		
22.0m COLLECTOR R.O.W. (LENGTH: 711m)		1.59	3.93		
TOTAL	18	11.04	27.28	271-364	

PAVEMENT INFORMATION IS ILLUSTRATIVE ONLY
COLLECTOR TO COLLECTOR DAYLIGHT TRIANGLE - 10.0m x 10.0m
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