



URBANTECH®

March 10, 2026

Project #: 20-665

Mr. Carmine Caruso, MCIP, RPP
Manager, Development
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Re: Draft Plan of Subdivision Submission (Reference PRE 2024-0109)
1st Submission – FSR Letter of Compliance
12100 Creditview Developments Limited

Mr. Caruso,

We confirm that the proposed development, 12100 Creditview Developments Limited (“12100 Creditview”), as illustrated on the attached draft plan prepared by GSAI, conforms with the recommended site servicing, grading, drainage, and stormwater management approach outlined in the 2nd Submission of the Environmental Implementation and Functional Servicing Report (EIR/FSR) for Phase 1 Alloa. The 2nd Submission of the EIR/FSR is scheduled to be provided to the Town in March 2026.

Drawings and Figures appended to this letter reflect the updated 2nd Submission EIR/FSR work, including the incorporation of comments received from Town Staff, TRCA and CVC.

Sanitary Servicing:

The 12100 Creditview site will be serviced by the existing 750 mm sanitary trunk sewer on Brisdale Drive.

Wastewater generated within the draft plan drains to a local 250 mm sewer on Street A which conveys flows east to Creditview Road. The 250 mm sewer collects flow only from the 12100 Creditview draft plan; the commercial lands to the south and the medium-high density block to the east are serviced separately. The local 250 mm sewer on Street A connects to a 375 mm sewer (east of Creditview Road) which extends east to Street E (Brisdale Road extension). It is anticipated that the 375 mm sewer will be eligible for DC recovery, given the size and service area, in accordance with Peel Region Local Service Guidelines.

The 375 mm sewer on Street A will discharge to a future 600 mm Regional trunk sewer (Project 27-2145) on Street E (Brisdale Road extension). The 600 mm trunk will convey flows south to the existing 750 mm trunk sewer stub connection at Brisdale Drive, just north of Mayfield Road.

The proposed sanitary servicing strategy is consistent with the 2026 Development Charges (DC) Mapping for Peel Region and the Scoped Servicing Study prepared for the Alloo Secondary Plan (Urbantech, 2025).

Water Servicing:

Municipal water servicing for the 12100 Creditview site will be provided by Peel Region's lake-based distribution system (Pressure Zone 7W).

Water supply will extend north from the existing 600 mm diameter watermain on Mayfield Road. The Region's capital program includes a proposed 400 mm diameter watermain on Creditview Road (Project 24-1188), which is intended to service the Alloo Phase 1 area, including the subject site.

Within the draft plan, a network of local 300 mm diameter watermains on Street A (west of Creditview Road) and Street B will provide system looping and security of supply. The watermain proposed on Street B (south of Street A) will connect through the commercial block (also owned by the applicant) to Mayfield Road for looping.

Lands north of the subject site, beyond the Alloo Drain, form part of Alloo Phase 2. The 300 mm watermain on Street B (north of Street A) will ultimately be extended north with the new road as Phase 2 development proceeds. In the interim, appropriate operational strategies (e.g., flushing and/or controlled turn-over) will be implemented in consultation with the Region, as required.

The proposed water servicing strategy is consistent with the 2026 Development Charges (DC) Mapping for Peel Region and the Scoped Servicing Study prepared for the Alloo Secondary Plan (Urbantech, 2025).

Stormwater Management:

Under existing conditions, the draft plan spans two watersheds: Fletcher's Creek (south) and Etobicoke Creek (north). Post-development drainage patterns have been designed to closely reflect pre-development conditions across Phase 1, while respecting property boundaries. Storm drainage from the 12100 Creditview draft plan is directed to a proposed SWM pond located at the north limit of the site. The pond will ultimately outlet to the re-aligned Alloo drain within the Etobicoke Creek watershed. The pond extends onto the adjacent property within the Phase 1 lands and the applicant will coordinate with the adjacent landowner regarding detailed pond design and construction.

The SWM pond is sized to accommodate stormwater from the 12100 Creditview draft plan, the Community Park to the north and the medium-high density development areas immediately to the east. The pond provides quantity control, erosion control, and Enhanced-level quality control (80% TSS removal).

On an interim basis, prior to implementation of the ultimate Alloo Drain re-alignment west of Creditview Road (as part of Alloo Phase 2), the SWM pond will discharge to a temporary diversion swale located just north of the property. The existing municipal drain is at an elevation that does not permit appropriate internal site grading; therefore, the interim diversion swale has been designed at the same invert depth as the ultimate re-aligned channel to facilitate proper drainage within the plan area.

The temporary diversion swale extends from the SWM pond outlet to the new culvert north of the Tim Manley Drive and Creditview Road intersection. It has been designed to avoid interference with the existing municipal drain corridor and to allow for transition to the ultimate channel configuration, eliminating the need for additional temporary works at build-out. The applicant will coordinate the detailed design and construction of the temporary diversion swale with adjacent participating landowners.

Supporting Materials:

Servicing drawings from the forthcoming EIR / FSR are attached for information along with the 12100 Creditview Draft Plan.

For additional details please read in conjunction with the 2nd Submission of the Environmental Implementation and Functional Servicing Report (EIR/ FSR) for Alloo Phase 1. Please note that minor variations in lotting and unit counts are not anticipated to impact the servicing plan as described in the EIR / FSR. Servicing details will be finalized in consultation with the Town as part of detailed design.

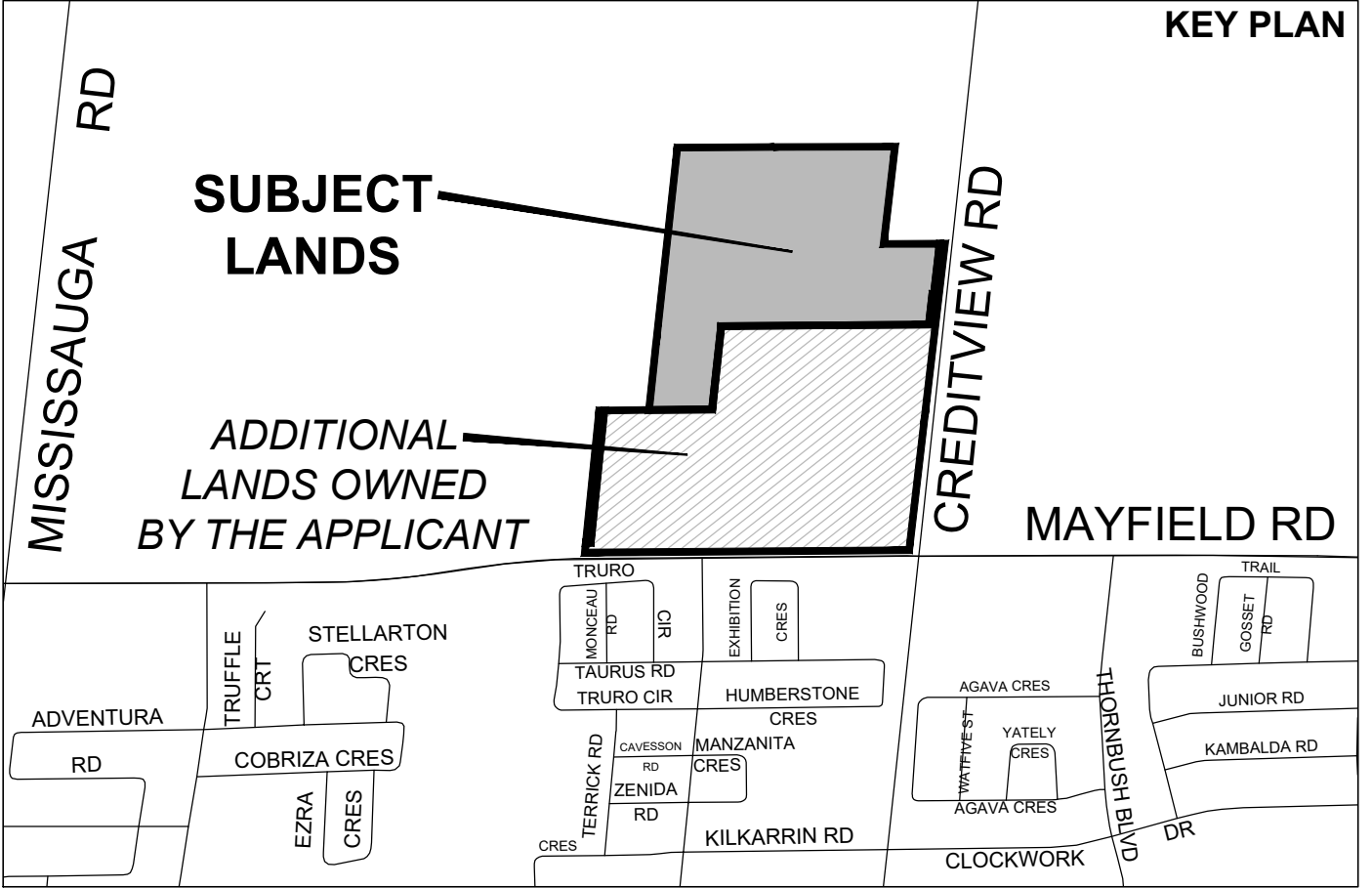
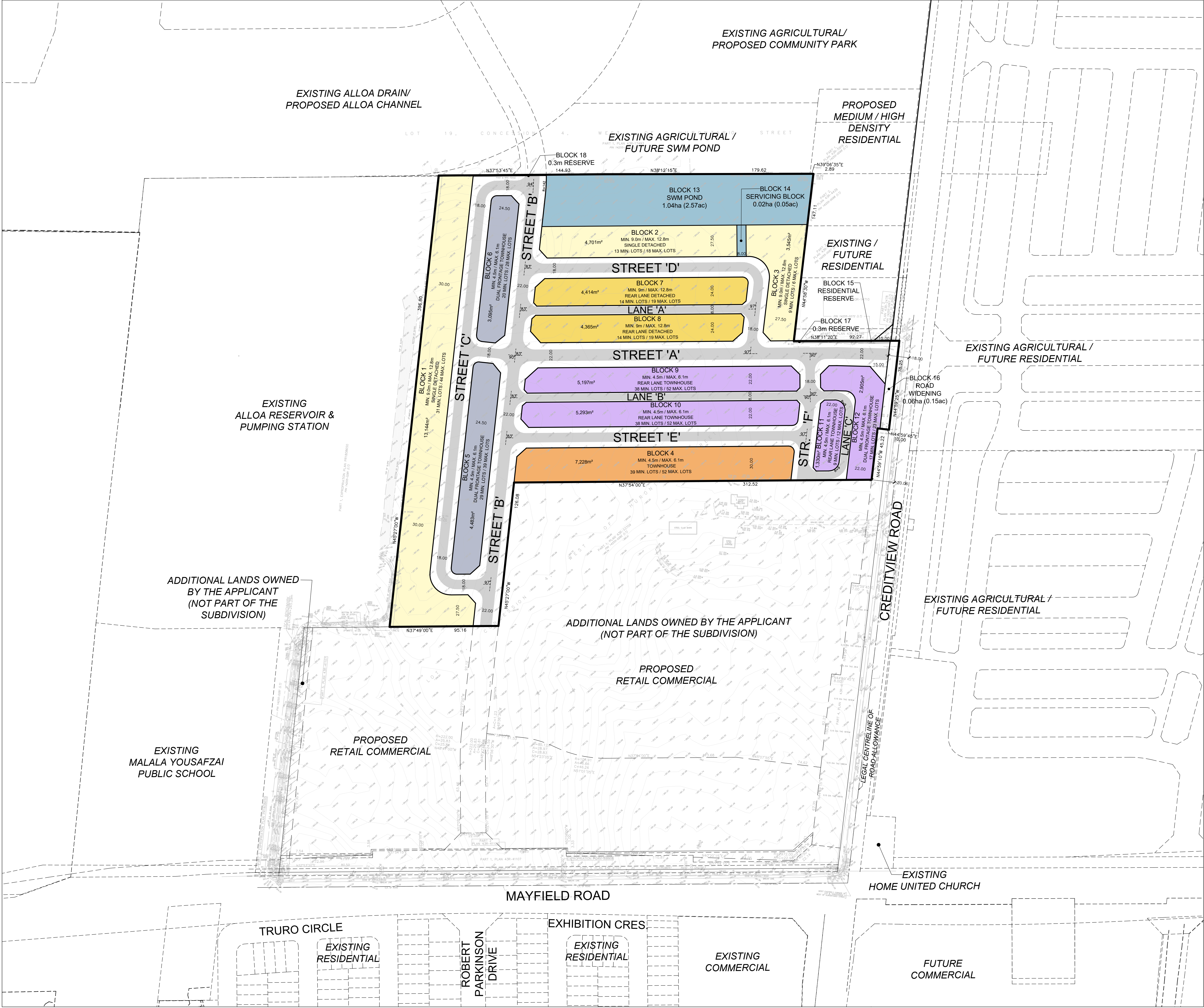
We trust that the enclosed information satisfies the requirements of the Draft Plan application. If you have any questions or concerns, please feel free to contact our office.

Regards,
Urbantech® Consulting



Dragan Zec, P.Eng.
Partner

Attachment 1: Stormwater, Sanitary and Water Servicing Plans (2nd Submission Environmental Implementation and Functional Servicing Report (EIR/ FSR) for Alloo Phase 1)



DRAFT PLAN OF SUBDIVISION 12100 CREDITVIEW DEVELOPMENTS LIMITED

FILE # 21T-____C

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

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

DATE: _____

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

DATE: _____

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.

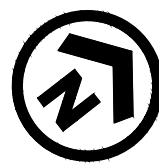
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
SINGLE DETACHED	1-3	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	

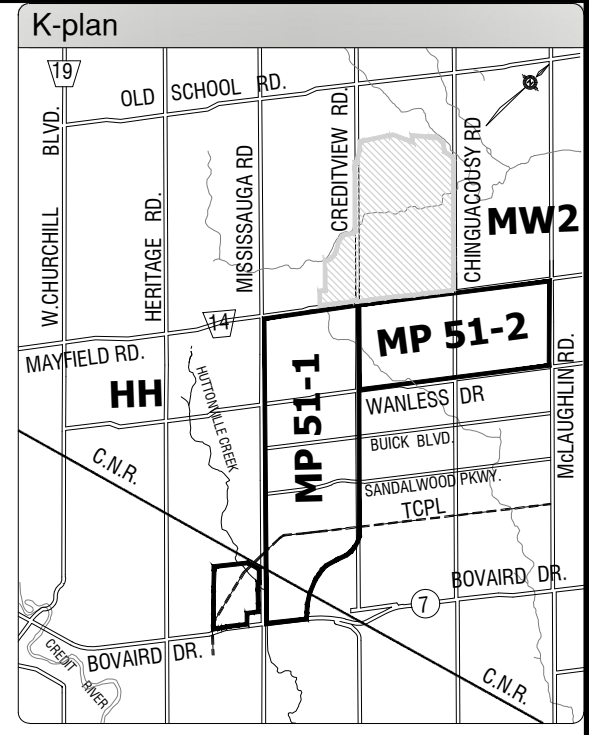
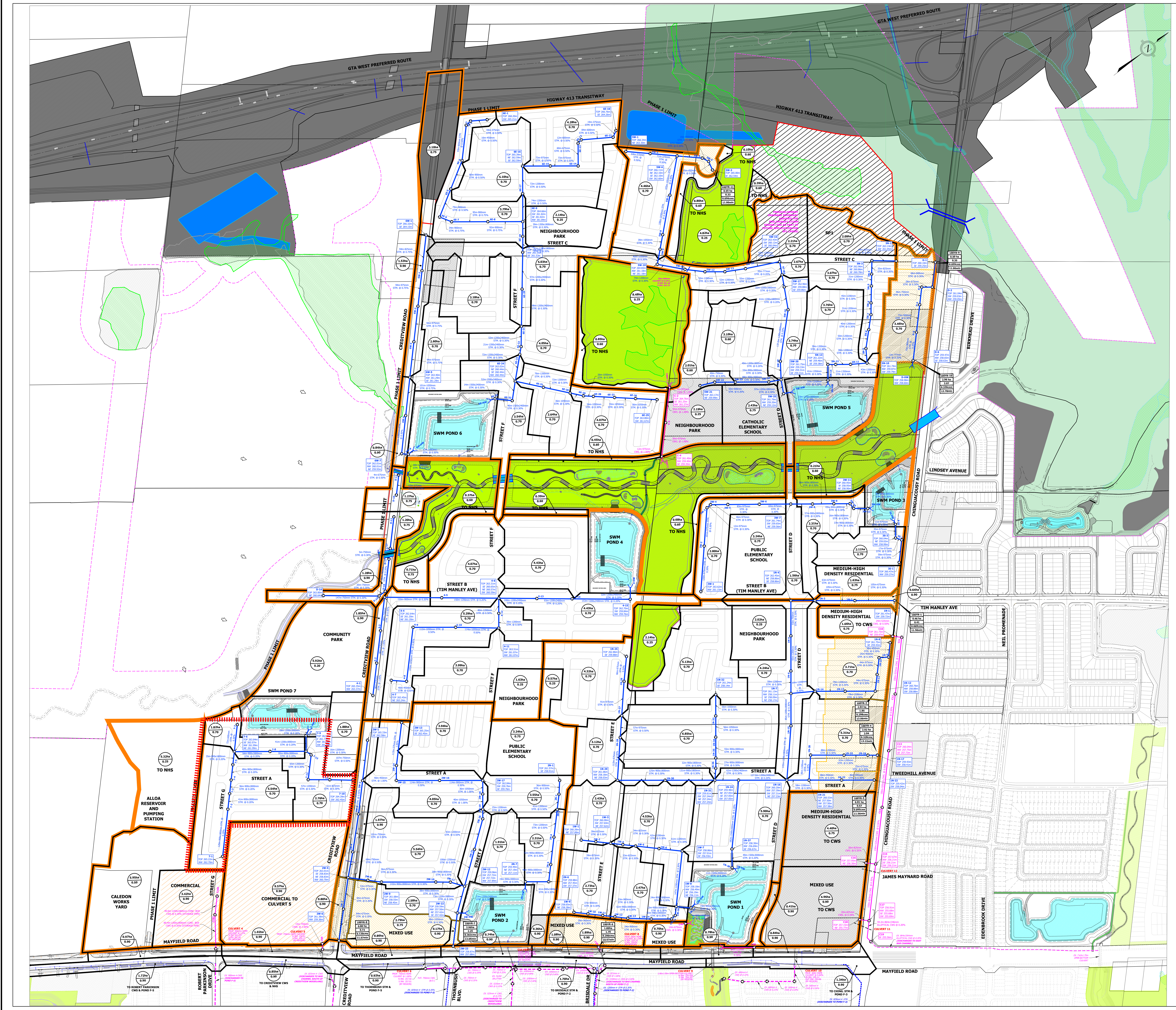
NOTES

- 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



SCALE 1:1500
(24 x 36)
DECEMBER 22, 2025

GSAI
Glen Schnarr & Associates Inc.



LEGEND

- DRAFT PLAN AREAS
- EXISTING CONTOUR & ELEVATION
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY TO SWM POND AND FLOW NODE
- MINOR SYSTEM STORM DRAINAGE AREA BOUNDARY
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- CLEAN WATER SEWER
- EXISTING CLEAN WATER SEWER
- PROPOSED CULVERT AT ROAD CROSSING
- MAJOR SYSTEM CAPTURE AREA
- GREENBELT
- EXISTING WETLAND AND WETLAND ID
- NATURAL HERITAGE SYSTEM
- PROPOSED SWM POND
- EXISTING OVERLAND FLOW ROUTE
- PROPOSED OVERLAND FLOW ROUTE
- AREA (ha)
- RUNOFF COEFFICIENT

12100 CREDITVIEW DEVELOPMENTS LIMITED

- STORM MANHOLE ID
- PROPOSED GROUND ELEVATION
- PROPOSED SEWER OBVERTS
- 100-YEAR CAPTURE AREA ID
- 100-YEAR CAPTURE AREA
- RUNOFF COEFFICIENT
- CONSTANT FLOW (Q100-Q10)
- TIME OF CONCENTRATION
- CLEAN WATER SEWER MANHOLE ID
- PROPOSED GROUND ELEVATION
- PROPOSED SEWER OBVERTS

DRAINAGE TO BOUNDARY ROAD CROSSINGS			
CROSSING ID#	PRE (ha)	POST (ha)	
CULVERT 4	13.6	10.42	
CULVERT 5	12.6	9.57	
CULVERT 6	9.25	0.86	
CULVERT 7	21.6	35.55	
CULVERT 8	18.2	2.97	
CULVERT 9	46.1	62.06	
CULVERT 10	7.95	0.84	
CULVERT 11/12	17.4	11.02	

*REFER TO SWM REPORT FOR DETAILS OF QUANTITY AND QUALITY CONTROL WITHIN THE ALLOA LANDS DISCHARGING TO THE EXISTING BOUNDARY ROADS.
*POST-DEVELOPMENT FLOWS AT EACH CROSSING LOCATION SHALL NOT EXCEED THE 100-YEAR PREDEVELOPMENT FLOWS.

- NOTES:
- REFER TO DRAWING 2.4A FOR SWM FACILITY DRAINAGE PLAN AND DRAWINGS 2.5A TO 2.5G FOR SWM POND DETAILS.
 - DUE TO GRADING CONSTRAINTS ASSOCIATED WITH THE BOUNDARY ROADS, ON-SITE STORAGE / UNDERGROUND SWM SOLUTION IS PROPOSED FOR DEVELOPMENT LANDS WITH UNCONTROLLED FLOW DISCHARGE TO NHS. DETAILS TO BE CONFIRMED BY AGENCIES.
 - REFER TO DRAWING 2.4A FOR ROOF AND FOUNDATION DRAIN COLLECTOR DRAINAGE AREAS TO CLEAN WATER SEWERS.

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PHASE 1 ALLOA EIR/FSR
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

STORM SERVING PLAN

PROJECT NO.	DATE	SCALE	DWG NO.
20-665	FEB 2026	1:3,000	2.4B