



TOWN OF CALEDON  
PLANNING  
RECEIVED  
May 27, 2026

April 3<sup>rd</sup>, 2026

JDE Project 1728

**Town of Caledon**

6311 Old Church Road

Caledon ON L7C 1J6

**RE: Alton Residential, Town of Caledon – Comment Response Letter  
1<sup>st</sup> Submission Comment Response**

**JD Northcote Engineering Inc.** [JD Engineering] prepared a Traffic Impact Study in October 2017, with a subsequent update in August 2023 [TIS], for the proposed residential development located the west side of Main Street, north of Queen Street in the Community of Alton, Town of Caledon [Town], Regional Municipality of Peel [Region]. Comments were provided by the Town, dated December 13, 2024.

The following list summarizes how we have addressed each of the Town's comments as included in the updated TIS.

| Town Comments |                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                        |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comment No.   | Comment                                                                                                                                                                                                                                                                                                                                                                                             | Response                                                                                                                                                                                                               |
| 2             | <i>While the report states that the Town was consulted prior to its preparation, this correspondence is not included in the report. To confirm any results, the Town requests that any such correspondence be included as part of the report.</i>                                                                                                                                                   | The scope correspondence for the updated TIS has been included in the Appendix of this letter.                                                                                                                         |
| 3             | <i>Additionally, the analysis years used in the report (existing 2017, future background/total 2024) do not accurately reflect current or future conditions. The Town kindly requests that the analysis years be updated to reflect the current existing year and a more realistic full build-out assumption. This update may also impact the background developments considered in the report.</i> | The TIS has been revised to include up-to-date traffic data and adjacent development information.<br><br>Analysis years have been updated to reflect accurate existing and future built-out scenarios (2026 and 2031). |
| 4             | <i>Due to the potential substantial changes that may arise from these comments, transportation staff did not thoroughly review the analysis presented in the submitted document. Transportation</i>                                                                                                                                                                                                 | Acknowledged.                                                                                                                                                                                                          |



**JD Engineering Inc.**  
Phone: 705.725.4035  
Email: Admin@JDEngineering.ca

|  |                                                                                                                                                                                                                                                                                                                                   |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <i>Engineering reserves the right to provide additional comments based on a revised submission. Transportation Engineering requests that the Traffic Consultant provide a response letter with the re-submission package, clearly reiterating the Town's comments in order and detailing how each comment has been addressed.</i> |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

We trust you will find this submission acceptable. Should you have any questions or concerns or require any additional information in this regard, please contact the undersigned.

Yours truly,  
**JD Northcote Engineering Inc.**



John Northcote, P.Eng.  
President

## APPENDIX

## Jacob Losole

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**From:** Emma Howlett <Emma.Howlett@caledon.ca>  
**Sent:** Tuesday, February 17, 2026 9:42 AM  
**To:** Jacob Losole  
**Cc:** Tong Wang  
**Subject:** RE: Alton Village (0 Nicholas Street - DART 21T-24001C) - TIS comments  
**Attachments:** Town of Caledon Transportation Impact Study ToR.pdf; Alton Village (0 Nicholas Street - DART 21T-24001C) - TIS comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jacob,

Apologies I was off last week.

The Study should be completed in accordance with the attached standard ToR. Where there are unique situations ensure reasonable assumptions have been made.

In regards to the unique situation of Thomas Farms I have reached out to development inspections to confirm if occupation has started and if we have an estimate on units in order to confirm the assumption listed bellow.

Warm Regards,

**Emma Howlett**  
Engineer Transportation  
Engineering Public Works & Transportation  
Office: 905-584-2272, 4309  
Email: [Emma.Howlett@caledon.ca](mailto:Emma.Howlett@caledon.ca)



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**From:** Jacob Losole <jacob.losole@jdengineering.ca>  
**Sent:** Tuesday, February 10, 2026 9:12 AM  
**To:** Emma Howlett <Emma.Howlett@caledon.ca>  
**Cc:** Tong Wang <Tong.Wang@caledon.ca>  
**Subject:** RE: Alton Village (0 Nicholas Street - DART 21T-24001C) - TIS comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Emma,

Just wanted to follow up on this.

Thanks,

Jacob Losole, P.Eng.

**JD Engineering**

Phone: (705) 331 8908



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**From:** Jacob Losole  
**Sent:** Monday, February 02, 2026 10:22 AM  
**To:** Emma Howlett <[Emma.Howlett@caledon.ca](mailto:Emma.Howlett@caledon.ca)>  
**Cc:** Tong Wang <[Tong.Wang@caledon.ca](mailto:Tong.Wang@caledon.ca)>  
**Subject:** Alton Village (0 Nicholas Street - DART 21T-24001C) - TIS comments

Hi Emma,

Hope this email finds you well.

We completed a TIS for the proposed Alton Village Development (0 Nicholas St), in October of 2017, which was then updated in August of 2023.  
The Town provided comments in December of 2024, requesting that the TIS should be updated to reflect appropriate current year and horizon year conditions.

Our 2023 TIS and the DART comments are attached (Transportation Comments are on page 5 of the PDF).

As such, we will be updating our report to reflect the 2026 existing year, and the 2031 future horizon year.  
We will conduct or obtain recent TMCs at the study intersections.

We are hoping you can confirm the following adjacent developments to (re)consider on our study:

- 1) Thomas Farms
  - a. 119 single detached units.
  - b. Appears to be 40 units built and occupied
- 2) Osprey Valley Golf Course Expansion (SPA 20022-0069)
  - a. Two-storey clubhouse, Golf training centre, Secondary clubhouse etc.
- 3) 1 Victoria Street (RZ 2021-0002)
  - a. Severance to include 3 dwelling units

Thanks as always,

Jacob Losole, P.Eng.

**JD Engineering**

Phone: (705) 331 8908