GSAI
Glen Schnarr & Associates Inc.

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In Memoriam, Founding Partner:
Glen Schnarr

September 22, 2025

GSAI File: 265-044

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

TOWN OF CALEDON
PLANNING
RECEIVED

September 23, 2025

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

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit the enclosed 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 September 19, 2025;
- A copy of the Photometric Plan, prepared by Hammerschlag & Joffe Inc. dated September 15, 2025;
- A copy of the Architectural Drawings, prepared by Turner Fleischer Architects, dated September 11, 2025, 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);
    - Costco Site Details (Drawing A106);
    - Costco Site Details (Drawing A107);

  - OBC Matrices – Buildings B1, B2, B3 (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 A307SPA);
  - 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 August 5, 2025, including;
  - 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 August 5, 2025, 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 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 September 17, 2025, including:
  - Coloured Landscape Plan (L1a)
  - Landscape Layout and Planting Plan (L1 & L2);
  - Landscape Details (LD1, LD2, LD3, LD4 & LD4);
- A copy of the Cultec Drawing Details, prepared by Cultec, dated September 4, 2025;

  - Cover Sheet;
  - System Inf 1 Layout Sheet;
  - System Inf 2 Layout Sheet;
  - System Inf 3 Layout Sheet;
  - System Inf 4 Layout Sheet;
  - System Inf 5 Layout Sheet;
  - System 1 Layout Sheet;
  - System 2 Layout Sheet;
  - System 3 Layout Sheet;
  - System 4 Layout Sheet;
  - System Overlay Sheet;
  - 100HD Detail Sheet;
  - 360HD Detail Sheet;
  - 3902HD Detail Sheet;
- A copy of the draft Reference Plan, prepared by J.D. Barnes, dated September 8, 2025;
- A copy of the Gas Bar Queue and Operations Technical Memorandum, prepared by Kittelson & Associates, dated April 9, 2025;
- A copy of the Landscape Letter of Conformance, prepared by MBTW, dated September 17, 2025;
- A copy of the Landscape Cost Estimate, prepared by MBTW, dated September 17, 2025;
- A copy of the Landscape Letter of Conformance, prepared by MBTW, dated September 17, 2025;
- A copy of the Urban Design and Cultural Heritage Brief, prepared by MBTW, dated September, 2025;
- A copy of the Arborist Report, prepared by Aboud, dated September 17, 2025;
- A copy of the Tree Inventory and Preservation Plan (Drawing TPP1), prepared by Aboud, dated September 17, 2025;
- A copy of the Geotechnical Investigation Report, prepared by Gemtec, dated May 21, 2025;
- A copy of the Hydrogeological Investigation report, prepared by Gemtec, dated July 3, 2025;
- A copy of the Heritage Impact Assessment, prepared by LHC, dated September 2025;
- A copy of the Functional Servicing and Stormwater Management Report, prepared by KWA, dated September, 2025;
- A copy of the Civil Plans, prepared by KWA, dated September 17, 2025, including:
  - Grading Plan (Drawing G1, G2, G3 & G4);
  - Servicing Plan (Drawing S1, S2, S3 & S4);
  - Notes (N1);
  - 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, prepared by KWA, dated September, 2025;
- Retaining Wall Details & Drawings, prepared by Risi Stone, dated August 14, 2025;
- A copy of the Noise Impact Study, prepared by Valcoustics Canada Inc., dated September 16, 2025;
- A copy of the Transportation Impact Study, prepared by LEA, dated September 17, 2025;
- Road Classification Analysis, prepared by Gemtec, dated August 21, 2025;
- A copy of the Record of Site Condition, dated November 5, 2024;

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

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Herman Wessels
Planner