

DECEMBER 5, 2024

PROJECT NO: 2448-7006

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: ARGO ALLOA (BT) CORPORATION
12455 CREDITVIEW ROAD
PARC FILE NUMBERS: PRE 2024-0085 & PRE 2024-0086

TOWN OF CALEDON
PLANNING
RECEIVED

Dec 19, 2024

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 November 2024. The purpose of the EIS/EIR was to comprehensively evaluate 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 Argo Alloa (BT) Corporation lands, there are no site-specific natural heritage issues that need further consideration within the subject lands noted above and given the scope of work covered in our EIS/EIR, it is our opinion that a site-specific EIR is not necessary for these subject lands. Based on the information known from the site and the corresponding proposed Draft Plan prepared by Glen Schnarr & Associates (GSAI) dated August 2024., 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. 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.



Trevor Fraser, P.Eng.
Project Manager, Land Development

c.c. Scott Bland, Argo Development Corporation
Justin Marr, Argo Development Corporation
Jason Afonso, GSAI

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