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KLM file: P-3638

March 20, 2026

Town of Caledon
Planning and Development Services
6311 Old Church Road
Caledon ON
L7C 1J6

Attention: Sarah Mowder
Senior Planner, Development
Planning & Development Department

Re: Application for Zoning By-law Amendment
United Holdings Inc.
9408 Columbia Way, 0 Mount Hope Road, and 14320 Mount Hope Road
Part of Lots 11 and 12, Concession 7
Related File Numbers: POPA-2025-004, 21T-25003C

Dear Ms. Mowder,

On behalf of our client, United Holdings Inc., KLM Planning Partners Inc. submitted a first submission for Zoning By-law Amendment on March 5, 2026 for the above-noted lands municipally known as 9408 Columbia Way, 0 Mount Hope Road, and 14320 Mount Hope Road located generally at the intersection of Mount Hope Road and Columbia Way in the Town of Caledon.

The Zoning By-law Amendment was submitted with the purpose of re-zoning the Subject Lands in accordance with Town By-law No. 2026-012, a By-law to adopt Official Plan Number 9 to Future Caledon Official Plan (Mount Hope West Secondary Plan) under Town File POPA 2025-0004. The Zoning By-law Amendment intends to align the Zoning on the Subject Lands with the approved Official Plan Amendment. This letter is to inform the additional site-specific zone standard requested for the Subject Lands alongside a revised Draft Zoning By-law Amendment.

As noted within our first submission cover letter, the Subject Lands are currently zoned as Environmental Policy Area 1 with Holding Symbol H46A and H46B "EPA1-H46A-H46B", Agricultural "A1", Core Commercial Exception 699 with Holding Symbol H46A and H46B "CC-699-H46A-H46B", Multiple Residential Exception 698 with Holding Symbol H46A and H46B "RM-698-H46A-H46B", and Mixed Density Residential Exception 697 with Holding Symbol H46A and H46B "RMD-697-H46A-H46B" within Schedule 'A', Map 21 of the Town of Caledon Zoning By-Law 2006-50.

The purpose of the Zoning By-law Amendment is:

- To adjust the zone boundary on the Schedule to refine the EPA1 lands per the proposed Draft Plan of Subdivision and to conform with the Mount Hope West Community Structure and Land Use Plan;

- Relocate the Core Commercial Zone to the NW corner of Mount Hope Road & Columbia Way per the proposed Draft Plan of Subdivision and to conform with the Mount Hope West Community Structure and Land Use Plan;
- Add residential uses as a permitted use to the Core Commercial Zone;
- Rezone the A1 lands to RMD-697;
- Relocate the RM-698 zone to the northern limit of the lands; and,
- Remove the Holding Symbol across the entirety of the Subject Lands.

In addition to the above, through this letter and the revised Draft Zoning By-law Amendment submitted concurrently, the proposed Zoning By-law Amendment has the additional purpose of permitting a minimum 5 metre rear yard for townhouse, semi detached, and single detached dwellings within the RMD-697, RM-698 and CC-699 zone categories. Bill 17 and O. Reg. 257/25 (amends O. Reg. 545/06) allow for a 10% reduction to a yard as of right with no minor variance application needed. The intent of Bill 17 is to accommodate Additional Residential Units, such as basement suites or garden suites, which is currently a Provincial priority. As the proposed site-specific exception exceeds a 10% reduction, we are proposing to add this zone standard to our in-process Zoning By-law Amendment Application. The flexibility in rear yard permissions can allow for opportunity for potential additional units on a lot where appropriate. Though we do not have specific housing sitings at this time, sufficient rear-yard amenity space will still be possible with this reduced setback. The site-specific amendment for a minimum 5 metre rear yard is consistent with the general intent of the provincial direction as outlined above.

In conclusion, the proposed Zoning By-law Amendment will regulate the use of land, facilitate the development of the residential and non-residential uses, allow flexibility to encourage additional residential units aligning with Provincial priority, and implement the future Draft Plan of Subdivision. The Zoning By-law Amendment would conform to the Official Plan and Secondary Plan in a manner that conforms to the Regional Official Plan and Provincial Policies. The Draft Zoning By-law Amendment is included with the complete submission materials to the Town.

As such, please find enclosed the following materials in support of the amendment to the application for Zoning By-law Amendment.

1. Cover Letter / Justification Letter prepared by KLM Planning Partners Inc. dated March 20, 2026; and,
2. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc. dated March 20, 2026.

We trust that the enclosed materials are satisfactory and we look forward to continuing working with staff on this proposed development. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Lauren Dynes, BURPI, MCIP, RPP
Senior Planner

Copy to: Keith MacKinnon, Partner, KLM Planning Partners Inc.
Mauro Peverini, Vice President, Solmar Development Corp.