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KLM file: P-3638

March 4, 2026

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

**Attention:** Simone Fiore, MCIP, RPP  
Manager, Planning Services and Zoning  
Planning 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

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Dear Ms. Fiore,

On behalf of our client, United Holdings Inc., KLM Planning Partners Inc. is pleased to submit the enclosed Zoning By-law Amendment Application for the above-noted Subject 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.

This Zoning By-law Amendment is 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. As per Schedule H38a - Mount Hope West Community Structure and Land Use, the Subject Lands are designated Neighbourhood Area and Natural Features including a Neighbourhood Park, Commercial Area, and two Stormwater Ponds. The Zoning By-law Amendment intends to align the Zoning on the Subject Lands with the approved Official Plan Amendment.

## 1.0 Surrounding Uses

The Subject Lands are approximately 32.067 hectares in size and are located generally at the intersection of Mount Hope Road and Columbia Way between Highway 50 and Mount Pleasant Road. The lands are currently vacant. The surrounding uses to the Subject Lands include the following:

**North:** To the north of the Subject Lands are vacant agricultural lands designated New Community Area and zoned Environmental Policy Area.

**East:** East of the Subject Lands across Mount Hope Road are vacant agricultural lands designated New Community Area and zoned Agricultural.

**South:** South of the Subject Lands is the Urban Area (Bolton) with semi and single detached residential dwellings in an established subdivision.

**West:** To the west of the Subject Lands are vacant lands designation Rural Lands with St. Michael Catholic Secondary School and lands zoned for future residential beyond.

## **2.0 Planning Analysis**

The following letter includes a brief review of the applicable planning policies in support of the development found within Provincial Planning Statement, the Greenbelt Plan, the Region of Peel Official Plan, the Town of Caledon Official Plan, and the Mount Hope West Secondary Plan.

### **2.1 Planning Act**

The purpose of the Planning Act (the “Act”) is to provide the regulations that govern land use planning in the province of Ontario and establishes a land use planning system that is guided by a provincial policy framework. The Act promotes economically, environmentally, and socially sustainable development through a land use planning system guided by provincial policy. The Act additionally aims to integrate matters of provincial interest in planning decisions and encourages cooperation and coordination of interests. The Act recognizes the decision-making authority and accountability of municipal councils, and endeavors to provide for fair, open, accessible, timely and efficient planning processes.

Section 2 of the Planning Act requires that the council of a municipality and the Tribunal, shall have regard to matters of Provincial interest when carrying out their responsibilities. These interests include the protection of ecological systems, the adequate provision and efficient use of sewage and water systems, the orderly development of safe and healthy communities, provision of a range of housing, protection of public health and safety, appropriate location of growth and development, and the promotion of development that is sustainable, is oriented to pedestrians and promotes a built form that is well designed. Section 3 of the Act states that planning decisions shall be consistent with the Provincial Planning Statement and shall confirm or not conflict with in effect Provincial Plans.

It is our opinion that the Zoning By-law Amendment Application and the Proposed Development satisfy the requirements of the Planning Act.

### **2.2 Provincial Planning Statement**

The Provincial Planning Statement 2024 (the “PPS”) is a guiding document providing policy direction on matters of Provincial interest related to planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the foundation for regulating the development and use of land province-wide, helping achieve the Provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The PPS is a policy statement issued under the authority of section 3 of the Planning Act and came into effect on October 20, 2024.

The proposed development is consistent with the applicable policies contained within the PPS by focusing growth within a settlement area accommodating a range and mix of housing and commercial uses, while protecting the existing natural heritage lands. The development proposal is an efficient use of currently underutilized lands and would contribute to the Town's overall housing supply and needs, assisting with supporting future growth.

It is our opinion that the Zoning By-law Amendment Application and the proposed development satisfy the requirements of the Provincial Planning Statement.

## 2.3 Greenbelt Plan

The Greenbelt Plan was introduced by the Province in 2005 to protect Ontario's critical natural heritage and water resources, protect the integrity of the agricultural land base, provide for economic and social support for rural communities, tourism, and resource uses, and to mitigate climate change within the Greenbelt Area of the Greater Golden Horseshoe. A small portion of the Greenbelt Area runs through Street "A" which is designated in the Greenbelt Plan as "Protected Countryside".

### 4.2.1 General Infrastructure Policies

*For lands falling within the Protected Countryside, the following policies shall apply:*

1. *All existing, expanded or new infrastructure subject to and approved under the Canadian Environmental Assessment Act, the Environmental Assessment Act, the Planning Act, the Aggregate Resources Act or the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:*
  - a) *It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or*
  - b) *It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders.*
2. *The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following:*
  - a) *Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System and Water Resource System, traversed and/or occupied by such infrastructure;*
  - b) *Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;*
  - c) *Where practicable, existing capacity and co-ordination with different infrastructure services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the GGH established by the Greenbelt Plan and the Growth Plan are supported and reinforced;*
  - d) *New or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas unless need has been demonstrated and it has been established that there is no reasonable alternative;*
  - e) *Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a key natural heritage feature, key hydrologic feature or key hydrologic areas, including related landform features, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions and, where reasonable, maintain or improve connectivity;*
  - f) *New or expanding infrastructure shall avoid specialty crop areas and other prime agricultural areas in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative;*
  - g) *Where infrastructure crosses prime agricultural areas, including specialty crop areas, an agricultural impact assessment or equivalent analysis as part of an environmental assessment shall be undertaken; and*
  - h) *New waste disposal sites and facilities, and organic soil conditioning sites are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones.*

As per the above noted policy, the small portion of the road that will be located within the “Protected Countryside” area will serve significant growth and economic development by providing for an appropriate infrastructure connection within an urban area. The plan has been developed as proposed to ensure there is an efficient layout of the community and development. Therefore, it is our opinion that the proposed Zoning By-law Amendment complies with the relevant policies of the Greenbelt Plan.

## **2.4 Region of Peel Official Plan**

The Region of Peel Official Plan (“ROP”) was adopted by Regional Council on April 28, 2022, through By-law 20-2022. This by-law repealed and replaced the former July 11, 1996 Region of Peel Official Plan adopted by By-law 54-96, as amended. The Plan was subsequently approved with modifications by the Minister of Municipal Affairs and Housing, through the Minister’s Notice of Decision on the Plan dated November 4, 2022. The latest copy of the ROP includes the modifications made by the Minister in the Minister’s approval. In July 2024, planning authority was removed from the Region and the Regional Official Plan became the responsibility of the Town of Caledon to implement.

The ROP outlines strategies to guide growth and development in Peel Region for the period 2005 to 2031. The ROP seeks to establish healthy and complete communities, achieve an intensified and compact urban form with a mix of land uses that pedestrian-friendly and transit supportive while also supporting rural system and the rural economy. The ROP aims to achieve the goal of protecting, maintaining, restoring and enhancing the quality and ecological integrity of ecosystems, including air, water and land. The Subject Lands are designated ‘Urban System’ with a ‘2051 New Urban Area’ overlay per Schedule E-1, Regional Structure.

The proposed Zoning By-law Amendment will ensure that the natural environment and resource objectives of the Region are supported while providing for a range of housing types and non-residential opportunities to contribute to the Region of Peel. Furthermore, the proposed development is compatible with the surrounding uses, specifically how the surrounding area is developing. The proposed development protects the adjacent natural environmental lands and is a logical extension of development in the area.

The proposed Zoning By-law Amendment conforms to and promotes the policies of the Region of Peel Official Plan as it provides for natural heritage protection and achieves the Urban System / 2051 New Urban Area objectives by accommodating a diverse and compatible mix of land uses and compact form.

## **2.5 Town of Caledon Official Plan**

The Town of Caledon Official Plan (the “Caledon OP” or “OP”) states the principles, goals, objectives and policies that are intended to guide land use and development and the resulting social, economic, and environmental effects within the Town of Caledon. The Official Plan is intended to provide direction on land use, built form, transportation and the environment providing the basis for addressing and guiding growth. The Plan provides the basis for preparing draft plans of subdivision and zoning by-law amendments which will implement the land use policies of the Plan.

The Subject Lands are designated as “New Community Area” and “Natural Features and Areas” within Schedule ‘B4 – Land Use Designations’ of the Town of Caledon Official Plan.

*13.3.1 The Natural Features and Areas designation in this Plan corresponds to the Core Areas of the Greenlands System as identified and protected in the Region of Peel Official Plan. The Natural Features and Areas designation is shown on Schedule D1, Natural Environment System, and Schedules D2a and D2b, New Urban Area Preliminary Natural Environment System. Individual components are shown on Schedule D3, Natural and Supporting Features and Areas. The Natural Features and Areas designation includes the following:*

- a) *Provincially Significant Wetlands;*
- b) *woodlands meeting one or more of the criteria for Core Area woodland on Table 1 of the Region of Peel Official Plan;*
- c) *significant valleylands*
- d) *Environmentally Sensitive or Significant Areas;*
- e) *Provincial Life Science Areas of Natural and Scientific Interest;*
- f) *the Escarpment Natural Area designation of the Niagara Escarpment Plan; and,*
- g) *valley and stream corridors meeting one or more of the criteria for Core Area valley and stream corridors in Table 2 of the Region of Peel Official Plan.*

The limits of the lands designated 'Natural Features and Areas' will be zoned 'Environmental Protection' aligning with the policies for protection and enhancement. The proposed development will ensure that the natural features and areas objectives of the Town are supported.

#### 22.2 *New Community Area Designation*

*The New Community Area designation will be applied pending the preparation and adoption of secondary plans in accordance with the growth phasing policies of Chapter 4, and other policies of this Plan. The New Community Areas designation identifies lands to be developed as future residential/mixed-use communities. As secondary planning is completed for each secondary plan area, new land use designations and policies, as set out later in this chapter and in Part D, will replace the New Community Area designation.*

Based on the above New Community Area Designation policy, the applicable land use designations on the Subject Lands per the recently approved Official Plan Amendment for the Mount Hope West Secondary Plan are 'Neighbourhood Area' and 'Natural Features'.

#### 22.7 *Neighbourhood Area Designation*

*The Neighbourhood Area designation will apply to areas that are planned to accommodate a wide range of housing types and forms for all ages and incomes in a more compact built form than older established neighbourhoods in the Town. In addition to housing, Neighbourhood Areas will be planned to accommodate the schools, parks and other institutional uses needed to support the development of complete communities along with mixed-use areas that will accommodate a range of neighbourhood-scale retail, commercial, personal service and professional service uses in a mixed-use setting with residential uses.*

In accordance with policy 22.7 above, the Subject Lands are intended to support a range of housing types, future commercial uses, and parks to form a complete community within an area designated *Neighbourhood Area*. The proposal will assist the Town in meeting projected housing needs and targets, provide for a mix of housing types aiming to support a range of socio-economic groups, and provide the zoning to allow for complimentary and compatible land uses on the Subject Lands.

The Zoning By-law Amendment conforms to the Caledon OP as it establishes zone categories consistent with the recently approved Mount Hope West Secondary Plan supporting the accommodation of forecasted population and employment growth to 2051.

## **2.6 Mount Hope West Secondary Plan**

The Amendment to the Town of Caledon Official Plan to establish the Mount Hope West Secondary Plan was adopted by Town of Caledon Council on February 24, 2026. The Mount Hope West Secondary Plan includes policies to facilitate the development of approximately 900 new residential units with a population of approximately 2,800 people and 130 jobs across a total area of approximately 33 hectares

(81.5 acres). The Secondary Plan also includes policies relating to the natural environment system, community amenities including schools and parks, a connected road and active transportation network, and a mix of land uses including commercial.

As per Schedule H38a - Mount Hope West Community Structure and Land Use, the Subject Lands are designated 'Neighbourhood Area' and 'Natural Features', including a Neighbourhood Park, Commercial Area, and two Stormwater Ponds. The Zoning By-law Amendment intends to match the Zoning to the approved Official Plan Amendment.

### 38.2.1 Community Structure

38.2.1.1 *The community structure of the Secondary Plan is based on Schedule B1, Town Structure, and Figure F2, Preliminary Community Structure, which provides a comprehensive foundation for secondary planning and development in the Urban System. In conformity with the Town Structure, the structural elements within the Secondary Plan include:*

- c) Neighbourhood Areas occupying the majority of the Secondary Plan Area, which are intended to accommodate a wide range of ground-related housing types and densities, as well as commercial uses, alongside parks, and stormwater infrastructure to support the development of a new residential community; and,*
- d) Natural Features and Areas to be protected and, where possible, restored and enhanced.*

The proposed Zoning By-law Amendment intends to re-zone the lands in accordance with Schedule H38a - Mount Hope West Community Structure and Land Use and the outlined community structure through policy 38.2.1.1. Through the zoning, the Neighbourhood Area lands are intended for future development of a range of housing types, a park, stormwater management ponds, and commercial uses, and the Natural Heritage lands are proposed to be protected within the EPA1 Zone category.

Based on the above analysis, it is our opinion that the proposed development conforms to the Mount Hope West Secondary Plan policies.

## **2.7 Town of Caledon Zoning By-Law 2006-50**

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.

As mentioned above, the intent of the Zoning By-law Amendment is to align the zoning permissions with the recently approved Mount Hope West Secondary Plan. The inclusion of residential use permissions within the Core Commercial Zone category will assist with flexibility for future development opportunity. Within the 'Neighbourhood Area' designation, the Official Plan permits the development of mixed-use areas that will accommodate a range of neighbourhood-scale retail, commercial, personal service and professional service uses in a mixed-use setting with residential uses. The addition of residential use permissions in the Core Commercial Zone aligns with the intent of the Official Plan designation.

In conclusion, the proposed Zoning By-law Amendment will regulate the use of land, facilitate the development of the residential and non-residential uses, 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.

### **3.0 Conclusion**

Based on the analysis provided within this Planning Justification Brief, the proposed Zoning By-law Amendment is consistent with and in conformity to the relevant policy framework outlined in the Provincial Planning Statement, the Greenbelt Plan, the Region of Peel Official Plan, and also meets the general intent of the policies of the Town of Caledon Official Plan and Mount Hope West Secondary Plan. Therefore, it is our opinion that the proposal represents good land use planning and is deemed appropriate for the Subject Lands.

As such, please find enclosed the following materials in support of the application in accordance with the Town of Caledon's Submission Requirements and email correspondence between Simone Fiore and Mauro Peverini dated February 25, 2026:

1. First Submission Cover Letter / Planning Justification Letter prepared by KLM Planning Partners Inc. dated March 4, 2026;
2. Signed and Executed Zoning By-law Amendment Application Form;
3. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc. dated March 4, 2026; and,
4. Draft Plan of Subdivision prepared by KLM Planning Partners Inc. dated February 26, 2026.

We trust that the enclosed materials are satisfactory and we look forward to 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.