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KLM file: P-3638

April 2, 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
File Number: RZ 2026-0005
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. Further to this submission, KLM Planning Partners Inc. submitted a revised Draft Zoning By-law Amendment and cover letter on March 20th.

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 standards requested for the Subject Lands alongside a revised Draft Zoning By-law Amendment.

Through this letter and the revised Draft Zoning By-law Amendment submitted concurrently, in addition to my correspondence dated March 20th, 2026 wherein the application was amended to request a 5m rear yard setback in the residential zone, the purpose of this letter is to further amend the application to remove the minimum Backyard Amenity Area requirement within the RMD-697 zone category and reduce the Minimum Landscape Area for Townhouse Dwellings from 25% to 20% within the RMD-697 and RM-698 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 for 5 metre rear yard 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 back yard amenity space will still be possible with this reduced setback. The site-specific amendment is consistent with the general intent of the provincial direction as outlined above. The reduction in the landscaped area for the townhouse dwellings is minor and will not have a negative impact on the development. In addition, further to our meeting with staff on April 2, 2026, we have removed the rezoning of the A1 Zone to the RMD Zone, given that Staff have confirmed there is no issue permitting the road in the existing zone category.

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.

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 April 2, 2026; and,
2. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc. dated April 2, 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.