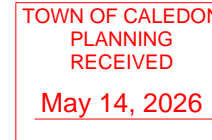


FIRST SUBMISSION COMMENTS - ZONING BY-LAW AMENDMENT  
 KLM Planning Inc., on behalf of United Holding Inc.  
 MOUNT HOPE WEST REZONING  
 9408 Columbia Way, 0 Mount Hope Road, and 14320 Mount Hope Road  
 Part of Lot 11 and 12, Concession 7  
 File: RZ 2026-0005



Comment		Responsibility	Status/Response
<b>Town of Caledon – Development Planning</b>			
1.	The Council Public Meeting is scheduled for Tuesday May 5, 2026. The next submission shall address all comments received by Town Staff, external agencies, the public and Council.	KLM	Comment is acknowledged. The Public Meeting has been completed and KLM and the Owner met with staff the following day on May 6, 2026 to discuss the comments received at the meeting and next steps for the application. The resubmission materials were filed with the Town on May 13, 2026.
2.	The Planning Justification Brief needs to be revised to include a fulsome analysis on the proposed amendments.	KLM	Please refer to the revised PJB included in the resubmission materials. The PJB has been revised to include a more fulsome analysis of the proposed amendments to the Zoning By-law and the removal of details which are no longer applicable to the application.
3.	Limits of the Environmental Policy Area 1 (EPA1) will be assessed.	KLM	As per an email from Sarah at the Town on May 11 <sup>th</sup> , clarification was received from the TRCA that the boundary shown on the schedule is consistent with their accepted limits. In this regard, it's more of an advisory comment for the completion of the studies/reports through the draft plan of subdivision.
4.	In accordance with Schedule H38a of the Secondary Plan, not all areas designated Natural Features and Areas are accurately reflected in the proposed zoning by-law. The portion of the lands located at the north of the lands must be rezoned to the EPA1 zone.	KLM	The zone schedule has been revised through the revised Draft Zoning By-law Amendment to zone the NHS lands at the northern portion of the site EPA1.
5.	There are concerns with proposed stand-alone residential uses in the Core Commercial (CC) Zone. The applicant shall demonstrate how the proposed residential uses in the Core Commercial (CC) zone achieve the objectives of the Secondary Plan.	KLM / Owner	A site-specific provision has been added to the CC 699 zone to require a minimum GFA of non-residential development on the lands. The intent is that the residential uses are permitted on the Subject Lands to allow for flexibility, and there will be a required non-residential component.

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6.	The current By-law does not include provisions for dual frontage townhouses, which should be incorporated into the zoning by-law.	KLM	Please refer to the revised Draft Zoning By-law Amendment which includes dual frontage townhouses as a permitted use.
7.	The appropriateness of the proposed exceptions to the development standards will be reviewed.	KLM	Comment is acknowledged.
8.	The application will be evaluated to ensure conformity with Provincial and local policies.	KLM	Comment is acknowledged.
9.	Consideration should be given to establishing dedicated zone categories to facilitate the proposed development.	KLM	Comment is acknowledged.
10.	Staff will continue to work with the applicant on the form and content of the proposed By-law.	KLM	Comment is acknowledged.
<b>Town of Caledon – Policy Planning</b>			
1.	Staff have concerns with the proposed standalone residential uses in the CC zone, as they may limit commercial viability and are not in conformity with the Secondary Plan.	KLM	A site-specific provision has been added to the CC 699 zone to require a minimum GFA of non-residential development on the lands. The intent is that the residential uses are permitted on the Subject Lands to allow for flexibility, and there will be a required non-residential component.
2.	Residential uses within CC zone should be permitted only in a mixed-use format.	KLM	The residential uses for the CC 699 zone that have been added to the permitted uses in the Zoning By-law include: <ul style="list-style-type: none"> <li>• <i>Dwelling, Street Townhouse</i></li> <li>• <i>Dwelling, Stacked Townhouse</i></li> <li>• <i>Dwelling, Back-to-Back Stacked Townhouse</i></li> <li>• <i>Home Occupation</i></li> <li>• <i>Live-Work Unit</i></li> </ul> The intent of permitting the above noted residential uses is to allow flexibility for future development of the CC 699 lands. The residential uses are not intended to be standalone and there will be a required non-residential component.
<b>Town of Caledon – Development Engineering</b>			

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1.	The Noise Feasibility Study prepared by HGC and dated February 20, assessed the development having a 6 metre front yard and backyard setback. The traffic noise calculations and remedial measures are based on 6 metre setback. Therefore, the report must be revised to assess the proposed 5 metre setback and provide recommendations accordingly.	HGC	Please refer to the revised Noise Feasibility Study included in the resubmission materials.
<b>Town of Caledon – Urban Design</b>			
1.	The uses proposed for the zone CC 699 may not align with the Secondary Plan which requires neighbourhood scale retail and commercial uses within the site	KLM	Please refer to the revised Draft Zoning By-law Amendment which has been revised to include a comprehensive list of the permitted uses that were existing on the CC lands, and the additional residential uses being requested.
2.	In accordance section 38.1.4.5 of the Mount Hope West Secondary Plan, a main objective for these lands is to provide commercial uses that will support the community and surrounding area.	KLM	A site-specific provision has been added to the CC zone to require a minimum GFA of non-residential uses on the CC 699 lands.
3.	Section 38.11.1(v) of the Secondary Plan requires that neighbourhood scale retail and commercial uses are accommodated in stand-alone or mixed-use buildings.	KLM	The intent of permitting residential uses is to allow flexibility for future development of the CC 699 lands. The residential uses are not intended to be standalone and there will be a required non-residential component.
4.	With respect to the proposed residential uses in the CC zone, in place of the proposed townhouses typology, consider other residential typology, such as live-work or apartments, that can provide ground-floor retail.	KLM	Live-work Units are included as a permitted use in the CC 699 zone.
5.	Demonstrate that the proposed 5-metre rear yard setback accommodates appropriate privacy and amenity space.	KLM	This comment is no longer applicable per meeting with Town Planning staff on May 6, 2026.

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6.	The RM and RMD zones are missing dual frontage townhouse language. As noted through the review of the associated development applications, dual frontage townhouses along Mount Hope Road are encouraged.	KLM	Please refer to the revised Draft Zoning By-law Amendment including dual frontage townhouses as a permitted use.
<b>Town of Caledon – Zoning</b>			
1.	If the intent is to revise existing Zones/Permitted Uses/Zone standards within the existing Table 13.1, please include all existing zone standards and permitted uses as the provided chart within the Draft By-law will be replacing those already existing in Section 13.1. If these additional provisions are not included, they will not be included in the new version of the existing Zone.	KLM	Please refer to the revised Draft Zoning By-law Amendment which has been revised to include a comprehensive list of the zone standards and permitted uses that were existing on the lands in addition to the provisions being requested.
2.	Please see the Draft By-law comments provided. Any future copies of the draft by-law must be prepared with the template provided (no PDF to word conversions) and subsequent submissions be prepared in Word format only (with the exception of the schedule). Tracked changes are recommended but not required.	KLM	The Draft Zoning By-law Amendment has been revised based on the comments and mark-ups received through the Zoning comments.
<b>Town of Caledon – Finance</b>			
1.	<p>The applicant is seeking approval of a Zoning By-law Amendment to rezone the property in order to facilitate a residential development (641-721 residential units) consisting of a mix of single detached, townhouse dwellings, and residential block, a commercial block, park block, and stormwater management blocks.</p> <p>Development Charges for this project will be applicable at the Residential rates. For site plan or zoning amendment applications that took</p>	Owner	Comments regarding development charges are acknowledged.

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<p>place before January 1, 2020 or are not required, Development Charges will be determined on the date of building permit issuance.</p> <p>For site plan or zoning amendment applications that took place after January 1, 2020, Development Charges will be 'frozen' at the rates that will be in effect on the date when the first site plan or zoning amendment application is deemed complete (the application completion date). The 'frozen' rates will be applicable provided that the time elapsed between application approval and building permit issuance is less than 18 months. Interest on Development Charges will accrue for the period commencing one day after the application completion date through to the date on which those charges are received by the Town.</p> <p>Effective June 5, 2025, the Development Charges payable will be the lower of the "frozen" rate (inclusive of applicable interest) as described above, or the rate in effect at the time of building permit issuance. Currently, the following Development Charge rates will apply:</p> <ul style="list-style-type: none"><li>• Town of Caledon: (a) \$62,828.87 per single or semi-detached unit; (b) \$43,196.88 per apartment &gt; 70 sq. metres; (c) \$25,351.60 per apartment &lt;= 70 sq. metres; (d) \$56,959.36 per townhouse dwelling; and (e) \$119.84 per m<sup>2</sup> of new or added commercial floor space. Stacked townhouses will attract Development</li></ul>		
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	<p>Charges at the large apartment rates. All other townhouses will attract Development Charges at the Residential (Other) rates. Rates valid until July 31, 2026.</p> <ul style="list-style-type: none"><li>• Region of Peel: (a) \$78,335.27 per single or semi-detached unit; (b) \$56,822.01 per apartment &gt; 70 sq. metres; (c) \$30,051.59 per apartment &lt;= 70 sq. metres; (d) \$62,041.90 per townhouse dwelling; and (e) \$314.05 per m<sup>2</sup> of new or added commercial floor space. Rates valid until July 31, 2026. Effective July 10, 2025, the applicant has the option to make representation to the Region of Peel for partial relief of non-rental residential DCs through the Region's DC Grant Program. Information may be accessed on the Region's Program Webpage.</li><li>• Residential Development Charges levied by the Town of Caledon and Region of Peel must be paid by the date of occupancy permit issuance as required under the DC Act and the Town's DC By-law.</li><li>• School Boards: (a) \$5,376.00 per any residential unit; and (b) \$13.99 per m<sup>2</sup> of new or added commercial floor space. Rates valid until June 30, 2026.</li><li>• Education Development Charges will be those that are in effect on the date of building permit issuance and are to be</li></ul>		
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	<p>paid at the time of building permit issuance.</p> <p>The Development Charges (DC) comments and estimates above are as at April 7, 2026, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications that meet Section 26.2 of DC Act criterion (such as application being complete on or after January 1, 2020, and time elapse between application approval and permit issuance is less than 18 months), DCs would be calculated at rates applicable on the date when an application is deemed to be complete (the application completion date). Interest charges will apply for affected applications. Residential DCs must be paid by the date of occupancy permit issuance as required under the DC Act and the Town's DC By-law. Further, proposed developments may change from the current proposal to the permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the permit application, information at occupancy, and any changes to the DC Act and DC Bylaw/policies.</p>		
<p><b>Toronto and Region Conservation Authority (TRCA)</b></p>			
<p>1.</p>	<p>Schedule A of the Draft Zoning By-law Amendment does not accurately reflect the limit of the stream corridor/wetland feature traversing the northern portion of the subject lands. The applicant is asked to revise the schedule to</p>		<p>The zone schedule has been revised through the revised Draft Zoning By-law Amendment to zone the NHS lands at the northern portion of the site EPA1.</p>

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	ensure the regulated features, hazards and setbacks are placed within an appropriate zone		
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