



TOWN OF CALEDON
PLANNING
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64 JARDIN DRIVE, UNIT 1B
CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

File: P-3469

April 23, 2025

Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Attention: **Muhammad Shahid Mughal, MCIP, RPP**
Community Planner

Re: **First Submission**
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision
0 Mount Pleasant Road
Roll Number: 2124010001212000000
Part of Lot 18, Concession 8
DART 21T-24002C & RZ 2024-0016
Related Files: PRE 2023-0085, PRE 2023-0101

Dear Mr. Mughal,

KLM Planning Partners Inc. has been retained by Stellar Homes Inc. (the "Owner"), with respect to the development of their lands located at the immediate southwest corner of the intersection of Mulloy Court and Mount Pleasant Road in the Town of Caledon (the "Town") and Region of Peel (the "Region"). The lands are legally described as Part Lot 18, Concession 8 and Block 15, Plan 43M-1994 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel (the "Subject Lands"). We are pleased to submit the enclosed first submission for Official Plan Amendment Application ("OPAA"), Zoning By-law Amendment Application ("ZBAA") and Draft Plan of Subdivision ("Draft Plan") for the Subject Lands. The Subject Lands are located within the Palgrave Estate Residential Community in the Town of Caledon.

The Town of Caledon Official Plan (the "Town OP"), designates the Subject Lands as Oak Ridges Moraine Conservation Plan Area on Schedule 'A' Land Use Plan, Greenbelt Plan Area as per Greenbelt Plan Protected Countryside Designations, Palgrave Estate Residential Community as per Schedule 'A1' Town Structure and Policy Area 2 as per Schedule 'G' Palgrave Estate Residential Community.

A formal first submission to the Town was made on February 12, 2025 for a ZBAA and Draft Plan, the Town advised that an Official Plan Amendment to policy 7.1.6.1 and 7.1.9.12 of the Official Plan will be required. The Draft Plan was revised to comply with policy 7.1.9.12 by including a thirty (30) metre buffer from the staked wetlands. A site-specific exception to Official Plan policy 7.1.6.1 is proposed to allow the transfer of density and permit five (5) residential estates.

The PARC submission was submitted to the Town of Caledon Planning Staff on March 28, 2024 and assigned Town File numbers DART 21T-24002C & RZ 2024-0016. The submission materials have been revised based on the comments received from Town Staff and commenting agencies.

1. First Submission Cover Letter prepared by KLM Planning Partners Inc., dated April 23, 2025;

2. Draft Plan of Subdivision Application Form completed by KLM Planning Partners Inc.;
3. Zoning By-law Amendment Application Form completed by KLM Planning Partners Inc.;
4. Official Plan Amendment Application Form completed by KLM Planning Partners Inc.;
5. PARC Comment Response Matrix prepared by KLM Planning Partners Inc., dated January 2025;
6. Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated December 9, 2024;
7. Planning Justification Report prepared by KLM Planning Partners Inc., dated April 2025;
8. Draft Official Plan Amendment prepared by KLM Planning Partners Inc., dated March 13, 2025
9. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated January 17, 2025;
10. Urban Design Statement prepared by KLM Planning Partners Inc., dated March 2025;
11. Functional Servicing and Stormwater Management Report prepared by Ecometrix Incorporated., dated January 17, 2025;
12. Engineering Drawing Set prepared by Exometrix Incorporated dated January 17, 2025;
13. Hydrogeological Assessment prepared by Exometrix Incorporated, dated January 17, 2025;
14. Reforestation and Naturalization Plan prepared by Exometrix;
15. Environmental Impact Study prepared by Azimuth Environmental Consulting Inc. dated January 2025;
16. Environmental Summary Map prepared by Azimuth Environmental Consulting Inc. dated January 2025;
17. Vegetation and Wildlife Ecology Map prepared by Azimuth Environmental Consulting Inc. dated January 2025;
18. Arborist Report and Tree Preservation Plan prepared by Azimuth Environmental Consulting Inc., dated January 2025;
19. Landscape Plane prepared by Alexander Budrevics & Associates Limited, dated January 30, 2025;
20. Stage 1-2 Archaeological Assessment prepared by Archeoworks Inc., dated May 17, 2022;
21. Indigenous Engagement Document prepared by Archeoworks Inc., dated May 17, 2022;
22. Geotechnical Investigation prepared by Geoterre Limited, dated January 24, 2024;
23. Phase 1 Environmental Site Assessment prepared by AEL Environment, dated May 20, 2021;
24. Noise Feasibility Study prepared by HGC Engineering, dated January 9, 2024; and
25. Traffic Brief prepared by CGE Consulting, dated January 15, 2024.

Yours truly,

KLM PLANNING PARTNERS INC.



Rob Lavecchia BURPI, MCIP, RPP
Associate



Lauren Dynes BURPI
Senior Planner

cc. Stellar Homes Inc.