



**TOWN OF CALEDON  
PLANNING  
RECEIVED**  
December 5th, 2025

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CONCORD, ONTARIO L4K 3P3

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File: P-3469

December 5, 2025

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

**Attention: Giuseppe Russo  
Intermediate Planner**

**Re: Second Official Plan Amendment, Zoning By-law Amendment & Draft Plan of  
Subdivision Submission  
Steller Homes Inc.  
0 Mount Pleasant Road  
Roll Number: 2124010001212000000  
Part of Lot 18, Concession 8  
Town Files: RZ 2025-0010, POPA 2025-0010 & 21T-25007C**

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Dear Mr. Russo,

KLM Planning Partners Inc. is the land use planner representing Steller Homes Inc., 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 and the Region of Peel; municipally known as 0 Mount Pleasant Road. We are pleased to submit the enclosed second submission of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for the Subject Lands.

A first submission was submitted to the Town of Caledon's Planning Department on April 23, 2025. In accordance with the comments received from the first formal circulation, our materials have been revised.

In support of this second submission, please find enclosed the following materials

1. Second Submission Cover Letter prepared by KLM Planning Partners Inc., dated, December 5, 2025;
2. First Circulation Comment Response Matrix completed by the consultant team, dated November 2025;
3. Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated November 27, 2025;
4. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated December 2025;
5. Zoning Schedules in Accordance with Caledon's Digital Submission Standards, prepared by KLM Planning Partners Inc.;
6. Civil Drawing Set prepared by Ecometrix, dated November 21, 2025' incl.
  - a. Cover Sheet
  - b. Site Plan

- c. General Above Ground Services Plan
  - d. General Below Ground Services Plan
  - e. Water Distribution Plan
  - f. Storm Drainage Plan
  - g. Mulloy Court Plan and Profile
  - h. Grading Plan
  - i. Erosion Sediment Control Plan
  - j. Construction Details
  - k. General Notes and Specifications
7. Preliminary Functional Servicing and Stormwater Management Report prepared by Ecometrix, dated January 17, 2025;
  8. Proposed Drainage Boundary Map prepared by Ecometrix;
  9. Total Impervious Area Summary Table prepared by Ecometrix;
  10. Hydrogeological Report prepared by Ecometrix, dated January 17, 2025;
  11. Surface Hydrology Map prepared by Ecometrix, dated
  12. Landscape Plan prepared by Alexander Budrevics and Associates Ltd., dated December 1, 2025; and
  13. Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., dated December 2025.

We trust that the above materials are sufficient to circulate for review and approval. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Rob Lavecchia BURPI, MCIP, RPP  
Partner



Zunaira Butt  
Intermediate Planner

cc. Vito - Stellar Homes Inc.