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CONCORD, ONTARIO L4K 3P3

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KLMPLANNING.COM

File: P-3469

April 14, 2026

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

**Attention: Giuseppe Russo**  
Intermediate Planner

**Re: Third 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 third submission of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for the Subject Lands.

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

1. Third Submission Cover Letter prepared by KLM Planning Partners Inc., dated, April 14, 2026;
2. Second Circulation Comment Response Matrix completed by the consultant team, dated April 2026;
3. Draft Plan of Subdivision prepared by KLM Planning Partners Inc., dated March 18, 2026;
4. Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc., dated April 2026;
5. Civil Drawing Set prepared by Ecometrix, dated April 7, 2026' 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

6. Preliminary Functional Servicing and Stormwater Management Report prepared by Ecometrix, dated April 7, 2026;
7. Wetland Water Balance Risk Evaluation prepared by Ecometrix, dated April 7, 2026;
8. Environmental Impact Study prepared by Azimuth Environmental Consulting Inc., dated April 2026; and
9. Arborist Report prepared by Azimuth Environmental Consulting Inc., dated April 2026.

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.