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TOWN OF CALEDON
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Planning and Development Services
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Attention: **Simone Fiore, MCIP, RPP**
Senior Planner

Re: **Draft Plan of Subdivision Application**
Tiffany Rox North Hill Ltd.
14337 Highway 50
Town of Caledon, Region of Peel

Dear Ms. Fiore,

KLM Planning Partners Inc. is the land use planner for Tiffany Rox North Hill Ltd. (the "**Client**"). On behalf of our Client, we are pleased to submit the enclosed materials for a proposed Draft Plan of Subdivision ("**DPS**") on the lands municipally known as 14337 Highway 50 and legally described as Part of Lot 12, Concession 7 (PIN14331-0294) in the Town of Caledon, Region Municipality of Peel (the "**Subject Lands**").

A Pre-Application Review Committee ("**PARC**") Request was formally submitted to the Town on October 21, 2025, and a PARC meeting was subsequently held on November 20, 2025, to identify the required submission materials (file #PRE 2025-0188).

1.0 Subject Lands and Background

The Subject Lands are located just north of the current Bolton Urban Area, within the Bolton North Hill area of the Town of Caledon, on the east side of Highway 50, north of Columbia Way. The Subject Lands are approximately 19 hectares in size with approximately 260 m frontage on Highway 50.

The Subject Lands are partially vacant with a nursery/garden centre on the southern portion of the lot. The surrounding land uses include vacant land to the north, a used car dealership and vacant lan to the south, and single-detached house and additional vacant land opposite the Subject Lands on the west side of Highway 50. Further south of the Subject Lands is the current Bolton Urban Area, which is characterized by medium and low-density residential and commercial uses, including the Caledon Centre for Recreation and Wellness, the Caledon Seniors Centre, and the Albion-Bolton District Park, all of which are less than 1 kilometre from the Subject Lands.

2.0 Planning Framework

The Subject Lands and the lands immediately to the north and south are within the Bolton North Hill Secondary Plan Area ("**Secondary Plan**"). These lands were approved to be added to the Settlement Area of the Town of Caledon through the 2022 Region of Peel Official Plan ("**PROP**"), as shown on Schedule B-

5: Greenbelt Plan Area Land Use Designations. The Subject Lands are designated *Urban System* with the *Bolton Residential Expansion Settlement Area* overlay on Schedule E-1: Regional Structure in the PROP.

The Town's new Official Plan, the Future Caledon Official Plan ("**Future Caledon**"), was approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 2025. Future Caledon expands the Town's Settlement Area Boundary to include the Subject Lands and introduces additional policy direction that will inform the Proposed Development, in line with the RPOP.

As noted, the Subject Lands are within the Bolton North Hill Secondary Plan Area, which encompasses a series of landholdings within the vicinity of Highway 50 and Emil Kolb Parkway, north of Columbia Way. The Secondary Plan remains in draft form and is being considered concurrently with a broader town-wide Secondary Plan Review across the Town. In general, the Secondary Plan includes the re-designation of land from *Prime Agricultural Area* and *Environmental Policy Area* to a variety of designations to facilitate a mix of residential, commercial, and institutional development complemented by open space, parks, and stormwater management infrastructure. The latest draft of the Secondary Plan includes a range of designations across the Subject Lands, including *Medium Density Residential Areas*, *Low Density Residential Areas*, and *Parks*. Our Client is a member of the Bolton North Hill Landowners Group and has been participating and will continue to be involved in the Secondary Planning process as it concludes and is eventually approved by the Town and the Province.

The Subject Lands are zoned *Residential Two-689* (R2-689-H41A-H41B), and *Multiple Residential-690* (RM-690-H41A-H41B), per Town-Initiated Zoning By-law Amendment 2024-052.

3.0 Proposed Development

The Draft Plan of Subdivision provided herein proposes a residential subdivision development consisting of a range of housing forms with community uses generally in line with the designations contemplated through the draft Secondary Plan and in keeping with the Zoning By-law (the "**Proposed Development**"). Medium-density townhouse residential development is proposed along Highway 50, transitioning to low-density residential forms towards the east side of the Subject Lands adjacent to the Greenbelt. A community park is proposed to be shared with the landowner to the south, and a stormwater management facility is proposed to be shared with the landowner to the north. The development concept also proposes a number of new public roads to facilitate access to the new residential blocks.

The DPS discussed herein has been designed in conjunction with the lands to the north, 14475 Highway 50, owned by Royal Pine Homes. KLM Planning Partners Inc. represents both landowners, and the plans of subdivision for both parcels have been designed with mutual and reciprocal benefits, to maximize development potential on both properties, through shared facilities, coordinated road networks, and similar lot sizes and unit typologies. The Pre-Application Consultation Requests for both properties were submitted and reviewed at the same time, and it is anticipated that these lands will be developed concurrently.

4.0 Supporting Materials

In keeping with the Draft Plan of Subdivision submission requirements as outlined on the PARC Form, we are pleased to include the following materials for your review and consideration:

1. Cover letter with a description of the Proposed Development, prepared by KLM Planning Partners Inc., dated March 25, 2026;
2. Completed PARC Meeting Form;
3. Application Form, prepared by KLM Planning Partners Inc., dated March 25, 2026;

4. Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated March 5, 2026;
5. Planning Justification Report and Zoning By-law Matrix, prepared by KLM Planning Partners Inc., dated March 25, 2026;
6. Arborist Report and Tree Preservation Plan
7. Archaeological Assessment, prepared by ACC, dated March 23, 2026;
8. Functional Servicing & Stormwater Management Report, prepared by DSEL, dated March 25, 2026;
9. Servicing Drawings, prepared by DSEL, dated March 25, 2026;
10. Grading Plan, prepared by DSEL, dated March 25, 2026;
11. Environmental Site Assessment – Phase 1, prepared by Paterson Group, dated January 20, 2026;
12. Geotechnical Servicing Report, prepared by Paterson Group, dated January 23, 2026;
13. Hydrogeological Study, including the Water Balance Assessment, prepared by Paterson Group, dated March 11, 2026;
14. Topographic Survey, prepared by Schaeffer Dzaldov Purcell Ltd, dated July 31, 2025;
15. Transportation Impact Study, prepared by Paradigm Transportation, dated March 2026;
16. Transportation Impact Study prepared for the Bolton North Hill Secondary Plan, prepared by Crozier Consulting Engineers, dated February 2025;
17. Cultural Heritage Assessment prepared for the Bolton North Hill Secondary Plan, prepared by TMHC Inc., dated February 19, 2026, and;
18. Natural Heritage Evaluation, prepared for the Bolton North Hill Secondary Plan, prepared by Counterpoint Land Development by Dillon Consulting, dated December 20, 2024.

We acknowledge that this submission does not fully satisfy all requirements of the PARC checklist; however, our team is actively advancing the outstanding studies, and, in the interim, we have included the relevant technical materials prepared in support of the Bolton North Hill Secondary Plan to provide context and inform the review. We trust that this is satisfactory for a first circulation of the application, given that the critical technical documents have been prepared and included herein.

Please note that the fee in the amount of **\$128,820.00**, made payable to the Town of Caledon, will be couriered to Town Hall tomorrow, to your attention. Please confirm receipt.

Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.


Alyssa Woods, MScPI
 Senior Planner


Jaclyn Cook
 Intermediate Planner

- Cc: Brett Saitowitz, Tiffany Park Homes
 William Lewis, Roxborough Development
 Eric Silverberg, Roxborough Development
 Sal Crimi, S.C. Land Management Corporation
 Marshall Smith, KLM Planning Partners Inc.