



TOWN OF CALEDON  
PLANNING  
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April 1, 2026

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File: P-3251a

April 1, 2026

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

**Attention: Carmine Caruso, MCIP, RPP, Manager, Development**

**Re: 1<sup>st</sup> Submission - Draft Plan of Subdivision  
Alcan Holdings Inc. (Healey Gore Secondary Plan)  
Lot 5, Concession 4, 43R-32403  
12879 The Gore Road  
Town of Caledon, Region of Peel**

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Dear Mr. Caruso,

On behalf of our clients, Alcan Holdings Inc., Owners of the lands municipally known as 12879 The Gore Road, we are pleased to submit the 1<sup>st</sup> Submission for a Draft Plan of Subdivision Application ("**DPS Application**") for the above noted subject lands, which are bounded by The Gore Road and Healey Road in the Town of Caledon, Region of Peel (the "**Subject Lands**").

The Subject Lands are subject to the Healey Gore Secondary Plan ("**HGSP**"), which was submitted to the Town on February 24, 2026. The application is currently in circulation, and a Public Meeting is scheduled for April 21, 2026. It is intended that the HGSP and the DPS application are reviewed concurrently and in coordination with each other.

The Subject Lands are currently designated as *2051 New Urban Area* and *New Community Area* within the Future Caledon Official Plan, which will allow for the development of the Subject Lands. The Draft Healey Gore Secondary Plan designates the Subject Lands as *Neighbourhood Area, Urban Corridor, Natural Features and Areas* and *Greenbelt*.

The Subject Lands are approximately 39.4 hectares in area with approximately 433.5 metres of frontage along The Gore Road and approximately 578.03 metres along Healey Road. The proposed development will facilitate the draft plan of subdivision to create 343 blocks, which will include single detached, semi-detached and standard townhouse dwelling units, one (1) Park Block, one (1) Stormwater Management Block, one (1) Channel Block, one (1) Natural Heritage System Block, three (3) Arterial Road Buffer Blocks, one (1) Servicing Block, one (1) Road Widening Block and three (3) 0.3 Metre Reserve Blocks.

In accordance with the requirements set out by the Town, please find enclosed the following materials:

1. A Cover Letter, prepared by KLM Planning Partners Inc., dated April 1, 2026;
2. Application Form, prepared by KLM Planning Partners Inc., dated April 1, 2026;
3. Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated Mach 24, 2026;

4. Planning Justification Brief, prepared by KLM Planning Partners Inc., dated April 1, 2026;
5. Arborist Report, prepared by Cosburn Nabouris Landscape Architects, dated March 27, 2026;
6. Tree Preservation Plan, prepared by Cosburn Nabouris Landscape Architects, dated March 27, 2026;
7. Architectural Control Guidelines, prepared by W & S Associates, dated March 31, 2026;
8. Noise Study, prepared by HGC Acoustics, dated April 1, 2026.
9. Digital File (Digital CAD file, georef UTM) NADTM, as per Caledon Standards; and
10. Fees made payable to the Town of Caledon.

The following studies were submitted as part of the Healey Gore Secondary Plan submission and will form apart of DPS submission:

11. Local Subwatershed Study, prepared by Schaeffers, dated March 26, 2026, which includes the following:
  - Environmental Impact Study
  - Functional Servicing and Stormwater Management Report
  - Geotechnical Investigation
  - Hydrogeological Assessment
12. Transportation Impact Study, prepared by Paradigm, dated February 2026;

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,  
KLM PLANNING PARTNERS INC.

  
**Alysa Woods** MScPI, MCIP, RPP  
Senior Planner

  
**Jaclyn Cook**  
Intermediate Planner

- cc. Keith MacKinnon, Partner, KLM Planning Partners Inc.  
Derrick Canete, Solmar Development Corporation  
Nimrit Chahal, Solmar Development Corporation  
Haiqing Xu, Solmar Development Corporation