TOWN OF CALEDON
PLANNING
RECEIVED
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Malone Given Parsons.

Matthew Cory
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August 19, 2026

MGP File: 19-2852

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

Via email: samantha.yeung@caledon.ca

Dear Ms. Samantha Yeung

RE: 10144789 Canada Inc. ("Nishan GTA Inc.")
12434 Dixie Road, Caledon, ON
Official Plan Amendment and Zoning Bylaw Amendment Applications

Malone Given Parsons Ltd. ("MGP") has been retained as the land use planners for Nishan GTA Inc., the owner of the property located along Dixie Road, north of Mayfield Road, in the Town of Caledon. The lands are municipally known as 12434 Dixie Road, as shown in Figure 1 ("Subject Lands"). The Subject Lands measure approximately 10.7 hectares (26.4 acres). On behalf of our client, we are pleased to submit the enclosed materials in support of applications for an Official Plan Amendment and Zoning By-law Amendment to permit the development of a cross-dock and logistics/warehousing facility on the Subject Lands.

Figure 1: Subject Lands



The proposed Official Plan Amendment seeks to redesignate the Subject Lands from New Employment Area to General Employment Area, with a site-specific Goods Movement District overlay, on Schedules B4 and F1 of the Future Caledon Official Plan. A site-specific policy is also proposed to permit the Official Plan Amendment to proceed in advance of the completion of secondary planning and the Town's Goods Movement and Logistics Land Use Strategy for the area. The accompanying Zoning By-law Amendment seeks to rezone the developable portion of

the Subject Lands from Agricultural (A1) to an industrial employment (MS-X) zone and Environmental Policy Area (EPA2-X) Zone, both with site-specific exceptions. The proposed facility is anticipated to generate approximately 100 jobs and builds on the established goods movement cluster anchored by the adjacent UPS facility.

This submission follows the Pre-Consultation Review Committee (PARC) meeting held on February 12, 2026 (File No. PRE 2025-0205), at which Town, Region of Peel, and agency staff confirmed the complete application requirements applicable to the Official Plan Amendment and Zoning By-law Amendment applications. In accordance with those requirements, please find enclosed the following materials in support of a complete application:

- A cheque payable to the Town of Caledon in the amount of $93,505, being the Town's review fees for the Official Plan Amendment ($43,605.00, reflecting the 15% discount applied for the combined Zoning By-law Amendment application) and Zoning By-law Amendment ($49,900.00) applications
- A cheque payable to the Region of Peel in the amount of $12,800, being the Region's review fees for the Official Plan Amendment ($6,400.00) and Zoning By-law Amendment ($6,400.00) applications
- Submission Cover Letter (this letter)
- Completed PARC Meeting Form (PRE 2025-0205)
- Draft Official Plan Amendment and Schedule (Word and PDF)
- Draft Zoning By-law Amendment and Schedule (Word and PDF)
- Zoning By-law Matrix
- Planning Opinion Report
- Property Ownership Information
- Conceptual Site Plan
- Topographic Survey
- Engineering Drawings
- Functional Servicing Report and Stage 1 Stormwater Management Report
- Environmental Impact Study
- Agricultural Impact Assessment
- Phase 1 Environmental Site Assessment
- Geotechnical Report
- Geomorphic and Erosion Hazard Delineation
- Green Development Standards Brief
- Healthy Development Assessment
- Noise Impact Study
- Heritage Impact Assessment (including Addendum)
- Stage 1 Archaeological Assessment
- Arborist Letter
- Transportation Impact Study

The Toronto and Region Conservation Authority review fee will follow under separate cover once confirmed. Copies of the supporting reports and plans as above have been digitally submitted on the Town's online portal.

We ask that the Town circulate the application to the Region of Peel to review. Kindly confirm at your earliest possible convenience that the application satisfies the Town's requirements for a complete application. We trust that the enclosed information will allow for the timely circulation and processing of the application.

We are available to discuss the application at your convenience and welcome any preliminary feedback from staff. Should you have any questions or require additional information, please do not hesitate to contact us

Yours very truly,

MALONE GIVEN PARSONS LTD.

Matthew Cory, MCIP, RPP, PLE, PMP
Principal

cc *Client*