

October 16, 2025

ATTN: Harsh Padhya, RPP, MCIP, CAHP
Senior Planner, Development and Design
Planning and Development
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

RE: 12506 and 12698 Heart Lake Road, Caledon ON
Local Official Plan Amendment and Zoning By-Law Amendment Applications

Armstrong Planning and Project Management, on behalf of Tribal Partners Canada Inc, and its management arm TDMSI ("Client"), are pleased to submit Local Official Plan Amendment and Zoning By-Law Amendment Applications for the lands municipally known as 12506 and 12698 Heart Lake Road, Caledon, ON. The applications are in relation to PRE 2025-0095, as assigned by the Town of Caledon at a PARC meeting held on July 17, 2025.

The enclosed applications are intended to facilitate approvals for an industrial development (warehouse, distribution, industrial uses) that is comprised of four (4) industrial buildings, associated road networks, stormwater management facility, and environmentally protected features. The proposed development will create approximately 158,167m² (1,700,000 square feet) of employment gross floor area and provide space for approximately 1,200 jobs on the site.

A pre consultation meeting was held with the Town of Caledon on July 17, 2025. Feedback was provided from the Town of Caledon, Region of Peel and Toronto and Region Conservation Authority. A list of required documents for a complete submission was provided to the applicant and are outlined in **Table 1** of this letter, and is attached to this letter.

In addition, application fees will be submitted once the amounts are confirmed with the Town.

Table 1 – List of Submission Items

Submission Requirement	Prepared by	Dated
Draft Official Plan Amendment and Schedule	Armstrong Planning & Project Management	October 2025
Draft Zoning By-law Amendment and Schedule	Armstrong Planning & Project Management	October 2025
Cover Letter	Armstrong Planning & Project Management	October 16, 2025
Completed PARC Meeting Form	Armstrong Planning & Project Management	October 9, 2025
Application Form Completed online	Armstrong Planning & Project Management	October 2025
Site Plan Sheets G001 and AS101	Powers Brown Architecture	October 16, 2025

Scalable Concept Plan Sheet AS101	Powers Brown Architecture	October 16, 2025
Survey Plan	J.D. Barnes	December 3, 2024
Arborist Report and Tree Preservation	byPATH: Landscape Architecture Inc.	October 16, 2025
Archaeological Assessment, and associated Ministry of Citizenship and Multiculturalism compliance letter (s)	Irvin Heritage	December 17, 2024
Digital File (Digital CAD file, submitted in AutoCAD DWG (2D) format, georeferenced to Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83))	Powers Brown Architecture	October 16, 2025
Fiscal Impact Study	urbanMetrics	October 16, 2025
Functional Servicing Report	EnVision	October 15, 2025
Grading and Servicing Plan(s)	EnVision	October 15, 2025
Healthy Development Assessment	Armstrong Planning & Project Management	October 16, 2025
Heritage Impact Assessment	Stantec	October 2025
Indigenous Engagement Summary/Form	Armstrong Planning & Project Management	October 15, 2025
Local Subwatershed Study	EnVision	October 16, 2025
Noise [and Vibration] Study	SLR Consulting	October 14, 2025
PINs, Easements, Parcel Abstract corporate ownership (ONCorp search)	Matthew's Tribal	October 01, 2025
Planning Justification Report	Armstrong Planning & Project Management	October 2025
Public Engagement Summary	Armstrong Planning & Project Management	October 16, 2025
Servicing Drawings	EnVision	October 15, 2025
SWM Report	EnVision	October 16, 2025
Traffic/Transportation Impact Study	LEA	October 16, 2025
Water Balance Assessment Included in Hydro Geological Addendum	MTE	October 15, 2025
Zoning By-law Matrix	Armstrong Planning & Project Management	October 2025

Community Design Guidelines	Armstrong/Powers Brown	October 16, 2025
Additional items not required in PARC checklist	Prepared by	Dated
Photometrics Plan	Grid Co	October 16, 2025
Preliminary Hydrogeological Assessment	Envision	January 10, 2025
Preliminary Geotechnical Report	Envision	January 21, 2025
Geomorphological Assessment	GeoMorphix	October 14, 2025
Landscape Plans	byPATH	October 16, 2025

Further PARC Submission Requirements

Through discussion with Town of Caledon Planning Staff, the submitted Planning Justification Report addresses the PARC requirements of an Agricultural Impact Assessment, Commercial Impact Assessment, and Compatibility and Mitigation Study. The PJR speaks to the numerous Regional and Town led studies which identify these lands as within the urban boundary and designate them as employment use. An Environmental Noise and Vibration Report prepared by SLR consulting, along with Mayfield West Secondary Plan policies satisfy the requirements of a Compatibility and Mitigation Study. Correspondence with staff on these items is appended to this letter.

Conclusion

In conclusion, the proposed development is an exciting opportunity for the Town of Caledon and Region of Peel to attract and secure large scale industrial employment users.

The Site Plan has been thoughtfully designed in order to provide flexibility for an employment end user, and reflects the guidelines and vision of the Town of Caledon. The application proposes an employment use, creates a significant number of local jobs, and protects the natural heritage features on site.

We are looking forward to working with the Town of Caledon on this file. Should you have any questions please do not hesitate to contact me further at extension 3003 or at davin@armstrongplan.ca.

Regards,



Davin McCully, RPP

Manager, Planning & Project Management

From: Harsh Padhya <Harsh.Padhya@caledon.ca>
Sent: Friday, October 10, 2025 1:59 PM
To: Davin McCully <davin@armstrongplan.ca>
Cc: Carmine Caruso <Carmine.Caruso@caledon.ca>
Subject: RE: [External]-RE: 12506 Heart Lake Road - PARC Checklist

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Friday rush
There you go.

From: Davin McCully <davin@armstrongplan.ca>
Sent: Friday, October 10, 2025 1:58 PM
To: Harsh Padhya <Harsh.Padhya@caledon.ca>
Cc: Carmine Caruso <Carmine.Caruso@caledon.ca>
Subject: RE: [External]-RE: 12506 Heart Lake Road - PARC Checklist

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Thanks Harsh! The list was not attached, please resend,

Davin

From: Harsh Padhya <Harsh.Padhya@caledon.ca>
Sent: Friday, October 10, 2025 1:57 PM
To: Davin McCully <davin@armstrongplan.ca>
Cc: Carmine Caruso <Carmine.Caruso@caledon.ca>
Subject: RE: [External]-RE: 12506 Heart Lake Road - PARC Checklist

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Hi Davin,
I have updated the checklist, please see my response below in [Blue](#).

It is recommended that the fees are paid once the Town confirms the submitted materials are acceptable.

I will request the planning techs to create FTP folder for this one.

Thanks!
Harsh

From: Davin McCully <davin@armstrongplan.ca>
Sent: Friday, October 10, 2025 1:21 PM
To: Harsh Padhya <Harsh.Padhya@caledon.ca>
Cc: Carmine Caruso <Carmine.Caruso@caledon.ca>
Subject: RE: [External]-RE: 12506 Heart Lake Road - PARC Checklist

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Harsh,

Thanks for this, and for the fee confirmation. A couple points of clarification:

- Agricultural Impact Assessment to be addressed in PJR, not a stand-alone document – Agree
- Compatibility and Mitigation Study to be addressed in PJR and Noise Report, not a stand-alone document – Agree
- Commercial Impact Study to be addressed in PJR, not a stand-alone document – Agree
- Community Services and Facilities Study is still showing in the PARC checklist. This requirement was removed at the July 17 meeting – Updated (attached)

Please confirm,

Davin

Davin McCully, RPP
Manager, Planning & Project Management



1600 Steeles Avenue West, Suite 318
Vaughan, ON, L4K 4M2
416-444-3300 x3003
davin@armstrongplan.ca
www.armstrongplanning.ca

Out-of-Office Alert – October 6-13, 2025

From: Harsh Padhya <Harsh.Padhya@caledon.ca>
Sent: Friday, October 10, 2025 1:12 PM
To: Davin McCully <davin@armstrongplan.ca>

Cc: Carmine Caruso <Carmine.Caruso@caledon.ca>

Subject: RE: [External]-RE: 12506 Heart Lake Road - PARC Checklist

[This message comes from an external organization. Be careful of embedded links or unexpected attachments]

Hi Davin,

Please find attached the final PARC form and checklist for your reference.

As discussed, the studies listed in the email below must be submitted with the formal application or, as agreed upon, addressed in the PJR with appropriate justification.

Fees for formal submission:

1. Major Official Plan Amendment Application - \$51,300.00
2. Major Zoning By-law Amendment Application - \$49,900.00

Let me know if you have any questions.

Kind regards,

Harsh Padhya, RPP, MCIP, CAHP

Senior Planner, Development and Design

Planning & Development Department

Email: harsh.padhya@caledon.ca

Phone: 905.584.2272 x. 4997

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@YourCaledon



From: Harsh Padhya

Sent: Friday, October 3, 2025 6:07 PM

To: Davin McCully <davin@armstrongplan.ca>

Cc: Carmine Caruso <Carmine.Caruso@caledon.ca>

Subject: RE: [External]-RE: 12506 Heart Lake Road - PARC Checklist

Hi Davin,

Please find our response below. Let me know if you need further information.

- **Agricultural Impact Assessment** (Addressed in the Settlement Area Boundary Expansion and Town's Growth Management Plan) – [Agree, kindly provide detail justification requesting waiver.](#)
- **Commercial Impact Study** (Addressed in the Town's Growth Management Plan) – PJR should justify, - [Agree.](#)
- **Community Design Guideline** (Part of Secondary Planning process, site to be incorporated in Mayfield West Secondary Plan. Guidelines can be discussed in PJR) – [Required as a separate document.](#)
- **Compatibility and Mitigation Study** (Addressed in Town's Growth Management Plan and Mayfield West Secondary Plan) – [Required – depending on adjacent residential lots \(west of subject lands\) the study is required.](#)
- **Fiscal Impact Study** (Addressed in Town's Growth Management Plan) – [Required - to ensure that new development does not create an adverse financial burden on the Town or Region's infrastructure, operating costs, and tax base. It also provides transparency for Council and the public, demonstrating that the Town is planning in a financially responsible and sustainable manner.](#)
- **Healthy Development Assessment** (Part of Secondary Planning process, site to be incorporated in Mayfield West Secondary Plan) – [Required.](#)
- **Indigenous Engagement Summary** (No longer required) – [Required - Refer to the Town's protocol for Indigenous engagement: A guide to Meaningful Engagement with Indigenous Neighbours, and Expectations for Indigenous Engagement for Proponent Led Development. For exemption reach out to Sandra Sharpe.](#)

I hope this is useful. I will send out the final version early next week.

Thank you
Harsh Padhya, RPP, CAHP

From: Davin McCully
Sent: Thursday, September 25, 2025 9:41:10 AM
To: Harsh Padhya <Harsh.Padhya@caledon.ca>
Subject: 12506 Heart Lake Road - PARC Checklist

Hi Harsh,

We are preparing to make our first submission for Heart Lake Road in the coming weeks. Just wanted to follow-up on the PARC call we had where we removed items from the checklist.

Could you please provide a new checklist removing the following items:

- **Agricultural Impact Assessment** (Addressed in the Settlement Area Boundary Expansion and Town's Growth Management Plan) – [Agree, in addition to this being addressed in SABE and Town's GMPP, surrounding land uses are bound to change with Future Caledon OP designates](#)

the lands as New Employment Area.

- **Commercial Impact Study** (Addressed in the Town's Growth Management Plan) – PJR should justify, - [A separate report is recommend, not sure how PJR would address this?](#)
- **Community Design Guideline** (Part of Secondary Planning process, site to be incorporated in Mayfield West Secondary Plan. Guidelines can be discussed in PJR) – [Required, I will defer this to UD staff.](#)
- **Compatibility and Mitigation Study** (Addressed in Town's Growth Management Plan and Mayfield West Secondary Plan) – [Required – depending on adjacent residential lots \(west of subject lands\) the study is required.](#)
- **Fiscal Impact Study** (Addressed in Town's Growth Management Plan) – [Required.](#)
- **Healthy Development Assessment** (Part of Secondary Planning process, site to be incorporated in Mayfield West Secondary Plan) – [Will defer this to the Region and UD Staff?](#)
- **Indigenous Engagement Summary** (No longer required) – [Required - Refer to the Town's protocol for Indigenous engagement: A guide to Meaningful Engagement with Indigenous Neighbours, and Expectations for Indigenous Engagement for Proponent Led Development. For exemption reach out to Sandra Sharpe.](#)

Let me know if you'd like to discuss,

Davin

Davin McCully, RPP

Manager, Planning & Project Management



1600 Steeles Avenue West, Suite 318

Vaughan, ON, L4K 4M2

416-444-3300 x3003

davin@armstrongplan.ca

www.armstrongplanning.ca

Out-of-Office Alert – October 6-13, 2025

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