



King Consultants Inc.

Land Use Planning and Development Consultants

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September 9th, 2025
Planning and Development Services
Town of Caledon
Town Hall
6311 Old Church Road
Caledon, Ontario L7C 1J6

TOWN OF CALEDON
PLANNING
RECEIVED
October 23rd, 2025

Attn: Planning and Development Services Staff, Town of Caledon

RE: Application Submission for Temporary Use Zoning By-law Amendment 12189 Dixie Road & 0 Dixie Road, Town of Caledon (Ward 2)

King Consultants Inc. is the planning consultant representing 2572934 Ontario Ltd., and Gurwinder Mangat & Gagandeep Mangat, the owners of the above-noted properties in the Town of Caledon. We are pleased to submit a complete application for a Temporary Use Zoning By-law Amendment under *Section 39* of the *Planning Act*.

The purpose of this application is to authorize, for a period of three (3) years, the temporary use of the Subject Lands as a transportation depot, including parking and storage of transport trucks and trailers, provision of employee and accessible parking, and adaptive reuse of the existing dwelling for office purposes. No new permanent structures are proposed, and all site alterations will be minor and reversible, ensuring that the long-term redevelopment vision for the lands as New Employment Area is fully preserved.

The subject lands are legally described as:

Parcel 1: PT LT 18 CON 4 EHS CHINGUACOUSY PTS 4 TO 6, 43R3047; EXCEPT PT 13, 14, 16 TO 21, 43R20417 ; S/T CH21926 TOWN OF CALEDON. PIN:143470019

Parcel 2: PT LT 18 CON 4 EHS CHINGUACOUSY PTS 8 TO 10 43R3047; EXCEPT PT 22 TO 26 43R20417 ; S/T CH21926 CALEDON. PIN:143470018

Submission Materials

In accordance with the Town's application requirements and the Planning Act, we are submitting the following materials in support of this application:

- Cover letter by King Consultants Inc.;
- Completed Preliminary (PARC) Meeting Form by King Consultants Inc.;
- Planning Justification Brief by King Consultants Inc.;
- Scalable Concept Plan (not a detailed Site Plan drawing or a formal Site Plan Application) by King Consultants Inc.;
- Zoning By-law Matrix by King Consultants Inc.;
- Draft Zoning Bylaw with associated schedule by King Consultants Inc.;
- Zoning Bylaw Amendment Application Form by King Consultants Inc.;



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- Zoning By-law Amendment Application Fee of \$39,900.00 provided by the Landowner
- Survey Plan (topographical) and Building Elevation Study by Genesis Land Surveying Inc.;
- Stormwater Management Report by ARIK Engineering Inc.;
- Site Grading and ESC Plan by ARIK Engineering Inc.;
- Stage 1-2 Archaeological Assessment (Ministry of Citizenship and Multiculturalism be addressed prior to zoning approval, not prior to making a complete submission of the ZBA);
- Transportation Impact Study (Traffic, Parking and TDM scoped down as per Terms of Reference by Traffic+ Engineering Ltd.); and,
- Swept Path Assessment by Traffic+ Engineering Ltd.

We trust that the above materials are in order.

Should you require any further information, do not hesitate to contact the undersigned.

Warm regards,

Gursewak Singh MSc. Pl
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