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November 24, 2021

Mr. Rob Hughes RPP
Manager, Planning Services
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Dear Mr. Hughes:

12304 HEART LAKE ROAD: SUBMISSION FOR ZONING BY-LAW AMENDMENT (RZ 2021-0017) AND SITE PLAN (SPA 2021-0086) APPLICATIONS

IBI Group Professional Services (Canada) Ltd., on behalf of our client, 12304 Heart Lake Road Limited Partnership, is pleased to submit this Zoning By-law Amendment (ZBLA) and Site Plan Application for the lands known as 12304 Heart Lake Road, Town of Caledon, Region of Peel. A Pre-Application Consultation Meeting was held on June 30, 2021 (File PRE 2021-0120). The application file numbers associated with these applications are RZ 2021-0017 and SPA 2021-0086.

The Site Plan Application seeks to permit the construction of an industrial warehousing and distribution building with ancillary office. The total proposed Gross Floor Area (GFA) for the development is approximately 48,656 m². To facilitate this application, a ZBLA is required. This application seeks to rezone the subject site from *Agricultural 1 (A1)* to *Prestige Industrial (MP)* and introduce site-specific exceptions to this zone. The purpose of the amendments are to bring the Town of Caledon Zoning By-law 2006-50 into conformity with the permissions allocated to the subject site through broader policy framework such as the *Prestige Industrial* land use designation in the Mayfield West Secondary Plan, as well as facilitate a design that is comparable to other existing and proposed industrial warehousing and distribution buildings in the surrounding area.

In support of this application, the following deliverables have been included with the submission as indicated on the Town of Caledon Planning Application Requirements Checklist, and as confirmed with Staff:

- Cover Letter, prepared by IBI Group;
- Pre-Consultation (DART) Checklist;
- Completed Application Forms;
- Architecture Site Plan Application Set, including Site Plan, Floor Plan, Roof Plan, Exterior Elevations and Building Sections prepared by Ware Malcomb;
- Zoning By-Law Amendment, in .docx and pdf format, as well as Schedules A and B in .dwg format, prepared by IBI Group;
- Environmental and Engineering Summary Report, prepared by IBI Group;
- Phase I Environmental Site Assessment, prepared by EXP Services Inc.;
- Engineering Drawings for the Site Plan, including Site Grading Plan, Site Servicing Plan, Erosion and Sediment Control Plan, and General Notes and Details, prepared by IBI Group;

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- Engineering Drawings for the Abbotside Way Extension, including Site Grading Plan, Site Servicing Plan, Plan Profile, Erosion and Sediment Control Plan, and Detail Drawing, prepared by IBI Group;
- Functional Servicing Report, prepared by IBI Group;
- Geotechnical Investigation, prepared by EXP Services Inc.;
- Hydrogeological Investigation and Water Balance Assessment, prepared by EXP Services Inc.;
- Preliminary Landscape Cost Estimate, prepared by IBI Group;
- Landscape Drawing Set, including Tree Inventory and Protection Plan, Landscape Plan, and Landscape Details, prepared by IBI Group;
- Landscape Architect Letter of Conformance, prepared by IBI Group;
- Photometrics and Lighting Site Plan, prepared by Ware Malcomb;
- Noise Impact Statement, prepared by Valcoustics Canada Ltd;
- Planning Justification Report, prepared by IBI Group;
- Stage 1-2 Archaeological Assessment, prepared by Lincoln Environmental Consulting Corp.;
- Stormwater Management Report, prepared by IBI Group;
- Plan of Survey, prepared by R-PE Surveying Ltd.; and,
- Traffic Impact Study, including a Parking and Loading Analysis, prepared by IBI Group.

It is understood the application fees for the Zoning By-law Amendment and Site Plan Application will be calculated during the pre-screening process. The total fee amount will be determined and submitted upon confirmation with Staff.

We look forward to the opportunity to continuing to work with the Town of Caledon, Region of Peel and all other relevant agencies, stakeholders, and the public in regard to this Application and the proposed development.

Please do not hesitate to contact the undersigned should you require clarification or additional information.

Yours truly,

IBI Group



Alison Quigg MCIP RPP