

February 24, 2021

ATTN: Rob Hughes, Manager of Planning Services  
Town of Caledon  
6311 Old Church Road  
Caledon ON L7C 1J6

RE: **12892 Dixie Road, Caledon ON**  
Local Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications

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On behalf of our client, Tribal Partners Canada Inc., we are submitting this package for Local Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications for the lands municipally known as 12892 Dixie Road, Caledon, ON. Application numbers assigned by the Town are as follows:

**POPA 2021-0004**

**RZ 2021-0006**

**SPA 2021-0012**

The enclosed applications are intended to facilitate approvals for an e-commerce development (warehouse, distribution, industrial uses) that is comprised of four (4) industrial buildings, associated road networks, stormwater management facilities, and environmentally protected features. The proposed development will create approximately 2,600,000 square feet of employment gross floor area and provide space for approximately 1,750 jobs on site.

A pre consultation meeting was held with the Town of Caledon and Region of Peel on August 10, 2020. 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 were provided to the applicant and are outlined in **Table 1** of this letter.

In addition, application fees are submitted with this application are as follows:

1. Cheque in the amount of **\$80,351.90** payable to The Corporation of the Town of Caledon, which is comprised of:
  - Official Plan Amendment Fee in the amount of \$33,574.32; Zoning Amendment Application Fee in the amount of \$17,777.58; and, Site Plan Application Fee in the amount of \$29,000.00.
2. Cheque in the amount of **\$12,515.00** payable to Corporation of The Regional Municipality of Peel, which is comprised of:
  - Local Official Plan Amendment Fee in the amount of \$12,000.00; and, Report Review Fee in the amount of \$515.00.
3. Cheque in the amount of **\$83,477.50** payable to Toronto and Region Conservation Authority which is comprised of:
  - Base Fee (15,000.00) + Gross Area Fee at rate of \$475 per gross hectare (78.9 ha) totalling \$37,477.50; Project Management Fee of \$25,000.00; and, Complex OPA/ZBA Review Fee of \$21,000.00.

**Table 1: List of Submission Items**

SUBMISSION ITEM	PREPARED BY	DATED
Cover letter (this document)	Armstrong Planning & Project Management	February 24, 2021
Completed OPA/ZBA Application Form	Armstrong Planning & Project Management	February 24, 2021
Completed SPA Application Form	Armstrong Planning & Project Management	February 24, 2021
Pre-Consolidation (DART) Meeting Form	Armstrong Planning & Project Management	September 21, 2020
Planning Rationale Report	Armstrong Planning & Project Management	February 24, 2021
Zoning Matrix	Armstrong Planning & Project Management	February 24, 2021
Draft Zoning By-Law Amendment	Armstrong Planning & Project Management	February 24, 2021
Draft Local Official Plan Amendment	Armstrong Planning & Project Management	February 24, 2021
OBC Data Matrix (See Site Plans; A1.1 and A1.2)	Baldassarra Architects	February 2021
<b>Scalable Concept Plan(s)</b> Cover Sheet A-0.0 Overall A-1.0	Baldassarra Architects	February 2021
<b>Full-Size, Scalable Site Plan Drawings</b> Overall: A-1.0 Buildings A and B: A-1.1 Buildings C and D: A-1.2	Baldassarra Architects	February 2021
<b>Elevation Drawings</b> Building A: A-3.0A and A-3.1A Building B: A-3.0B and A-3.1B Building C: A-3.0C and A-3.1C Building D: A-3.0D and A-3.1D	Baldassarra Architects	February 2021
<b>Floor Plan Drawings</b> Building A: A-2.0A and A-2.1A Building B: A-2.0B and A-2.1B Building C: A-2.0C and A-2.1C Building D: A-2.0D	Baldassarra Architects	February 2021
<b>Roof Plan Drawings</b> Building A: A-2.2A and A-2.3A Building B: A-2.2B and A-2.3B Building C: A-2.2C and A-2.3C Building D: A-2.1D	Baldassarra Architects	February 2021
Urban Design Brief	Baldassarra Architects	February 2021
<b>Landscape Plans</b> Master Sheet: MP-1 Landscaping: L-1 to L-10 Fencing: F-1, F-2 Details: D-1, D-2 Buffer Landscaping: B-1 to B-6, BD-1 Pond Landscaping: PD-1 to PD-6	Alexander Budrevics	February 24, 2021
Arborist Report	Canopy Consulting	February 24, 2021
Tree Protection Plan (TPP-1)	Canopy Consulting	February 24, 2021
Landscaping Cost Estimates including one for the Site, one for the Buffer areas, and one for the Stormwater Management Ponds	Alexander Budrevics	February 24, 2021
Landscape Letter of Conformance	Alexander Budrevics	February 24, 2021
Agricultural Impact Assessment	Clark Consulting Services Inc.	February 24, 2021
Archaeological Assessment (Stage 1 + 2)	Irvin Heritage Inc.	February 6, 2021
Transportation Impact Study	LEA Consulting Ltd.	February 25, 2021
Hydrogeological Impact Assessment	MTE Consultants Inc.	February 23, 2021
Geotechnical Report	MTE Consultants Inc.	February 22, 2021
Phase 1 Environmental Site Assessment	MTE Consultants Inc.	September 30, 2020
Phase 2 Environmental Site Assessment	MTE Consultants Inc.	December 18, 2020

SUBMISSION ITEM	PREPARED BY	DATED
Plan of Survey	R Avis Surveying	February 22, 2021
Noise and Vibration Study	SLR Consultants Inc.	February 24, 2021
Cultural Heritage Impact Assessment	Stantec Consulting	February 24, 2021
CEISMP (Environmental Impact Study)	WSP Canada Inc.	February 24, 2021
Feature Stakings (Environmental Survey)	R Avis Surveying	February 24, 2021
Functional Servicing Report (includes Multi-Use Demand Table)	WSP Canada Inc.	February 24, 2021
Fluvial Geomorphological Assessment and Erosion Hazard Delineation	GEO Morphix Ltd.	February 24, 2021
Single/Multi use Demand Table (included in FSR)	WSP Canada Inc.	February 24, 2021
Stormwater Management Report	WSP Canada Inc.	February 24, 2021
<b>Civil Engineering Plans</b> Grading: SG1 to SG8 Servicing: SS1 to SS8 Erosion: ESC1A, ESC1B, ESC2A and ESC2B Stormwater Management: SW1 and SW2 General Notes: NT1	WSP Canada Inc.	February 24, 2021
Civil Engineering Cost Estimate	WSP Canada Inc.	February 24, 2021
Civil Engineering Letter of Conformance	WSP Canada Inc.	February 24, 2021
Economic Benefits Study	urbanMetrics Inc.	February 9, 2021
Fee(s)	NA	No Date
Parcel Abstract	NA	No Date
ZIP folder including CAD of Site Plan	NA	February 2021

We trust the enclosed submission meets the complete application requirements outlined during the Pre-Consultation (DART) Meeting for Local Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications. We look forward to advancing these applications with you over the coming months. Should you have any questions please do not hesitate to contact me further at extension 3003 or at [carleigh@armstrongplan.ca](mailto:carleigh@armstrongplan.ca).

Regards,



Carleigh Oude-Reimerink, RPP