

December 15, 2025

ATTN: Harsh Padhya
Senior Development Planner
Development Review Services, Planning Department
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

RE: **12862 and 12668 Dixie Road, Caledon ON**
"H" Removal and Revision

On behalf of our clients, AMAZON CANADA FULFILLMENT SERVICES, ULC, we are submitting this package for "H" Holding Provision removal for the lands municipally known as 12862 Dixie Road, Caledon, ON. The "H" was amended as a result of the "H" removal application (RZ 2025-020) as enacted by Council on March 25, 2025.

Local Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications were submitted for the lands jointly known as 12862 and 12668 Dixie Road in February 2021 and deemed complete in April 2021. A severance application was approved in February 2022 which resulted in two separate parcels: 12862 Dixie Road and 12668 Dixie Road. In May 2023, 'Enhanced Review Planning Comments' were provided by the Town, Region, and Agencies; and several follow up meetings were held with staff to review these comments and discuss solutions. In March 2024, Official Plan and Zoning By-law Amendment Applications (POPA 2021-004, RZ 2021-006) were resubmitted to the Town for review. In November 2024, POPA 2021-004 and RZ 2021-006 were adopted by Council. SPA 2021-0012 is under review by Town staff.

The subject of this application is H-51, which remains on a small portion of the site (MS-712-H51). H-51 was placed on the site due to its location within the Highway 413 Focused Area of Analysis (FAA). The Condition for Removal of the "H", as found in site-specific By-law 2024-101, is that "Written Confirmation is received from the Ministry of Transportation that the FAA no longer applies to the lands". On November 27, 2025, the MTO designated the Highway 413 under the Public Transportation and Highway Improvement Act (PTHIA) resulting in the release of properties in the FAA that are not anticipated to be impacted by the Highway 413. As such, there is no longer an FAA overlay on the subject site.

On July 7, 2025, the MTO emailed the Town and Applicant with exact coordinates of the area within the FAA that the MTO will need to acquire for future works on Old School Road. The area required is roughly 10m x 45m along Old School Road at the northwest corner of the site (area attached). This area does not affect the proposed site plan.

This "H" removal application is being submitted to reflect designation of Highway 413 and dissolution of the FAA. A revised zoning schedule and site plan reflecting the MTO acquisition area are attached to this application.

Please find below, a List of Submission Items for the "H" Removal and Revision application included with this package:

SUBMISSION ITEM	PREPARED BY	DATED
Application Cover Letter	Armstrong Planning & Project Management	Dec. 12, 2025
H Removal Application	Armstrong Planning & Project Management	Dec. 15, 2025
MTO Acquisition Area	MTO	July 7, 2025
Site Plan with MTO Acquisition Area	Armstrong Planning & Project Management	July 8, 2025
Revised Zoning Schedule	Armstrong Planning & Project Management	Dec. 8, 2025
Zoning By-law Amendment (Remove "H" Symbol)	Armstrong Planning & Project Management	Dec. 12, 2025

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. We look forward to continue working with the Town of Caledon on this important file. Should you have any questions please do not hesitate to contact me.

Regards,



Davin McCully, RPP

Manager, Planning & Project Management

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