



Principals

Michael Gagnon
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July 17, 2026

**Town of Caledon
Planning and Development
Community Services Department
6311 Old Church Road,
Caledon, Ontario
L7C 1J6**

Attention: Yvette George, Community Planner

**Subject: Temporary Use Zoning By-law Amendment Application
Ishaan Holdings Inc.
Mr. Charanjit Hothi
6404 Mayfield Road, Caledon, Ontario
GWD File: P.N.3556**

Dear Yvette:

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Ishaan Holdings Inc. ("our Client"); the Registered Owner of 6404 Mayfield Road in the Town of Caledon (hereinafter referred to as the "Subject Site"). On behalf of Ishaan Holdings Inc., we are pleased to submit the Temporary Use Zoning By-law Amendment Application ("Amendment Application") in connection with the proposed development of the Subject Site.

The Subject Site is approximately 0.92 hectares (2.28 acres) in size, and is located on the north side of Mayfield Road, west of Innis Lake Road. The Subject Site is currently occupied by a single detached dwelling with a detached accessory structure (garage). A portion of the Subject Site is being utilized for a trucking operation.

The surrounding area consists of the following land uses:

North: Open Space and Agricultural.
South: Open Space.
East: Residential, and Open Space.
West: Residential, Open Space and Agricultural.

By way of background, A Pre-Consultation (PARC) Meeting (Town File: PRE 2025-0089) was held with Town of Caledon Planning Staff on June 5, 2025, regarding the proposed re-development of the Subject Site.

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The following enclosed materials are submitted in support of a Temporary Use Zoning By-law Amendment Application in connection with the proposed redevelopment of the Subject Site for a Transportation Terminal:

#	Document	Author	Date
1	PRE-2025-0089 Checklist		
2	Registered Owner Authorization / Completed Application Form		
3	Parcel Register		
4	Planning Justification Report	Gagnon Walker Domes Ltd.	July 10, 2026
5	Public Engagement Summary	Gagnon Walker Domes Ltd.	March 30, 2026
6	Draft Zoning By-law Amendment	Gagnon Walker Domes Ltd.	March 30, 2026
7	Site Plan	nArchitecture	October 3, 2025
8	Truck Movement Plan	nArchitecture	October 3, 2025
9	Stage 1-2 Archaeological Assessment	New Ear Archaeology	July 23, 2025
10	Environmental Impact Study	Natural Resource Solutions Inc.	June 2026
11	Floodplain Assessment	EXP	February 5, 2025
12	Topographic and Boundary Survey	Mauro Group Inc.	August 28, 2025
13	Stormwater Management Report	Urban Watershed Group Inc.	April 15, 2026
14	Grading Plan	Urban Watershed Group Inc.	April 15, 2026
15	Servicing Plan	Urban Watershed Group Inc.	April 15, 2026
16	Erosion and Sediment Control Plan	Urban Watershed Group Inc.	April 15, 2026
17	Construction Notes and Details Plan	Urban Watershed Group Inc.	October 27, 2025
18	Geotechnical Report	Soil Engineers Ltd.	August 8, 2025
19	Hydrogeological Report	Soil Engineers Ltd.	January 21, 2026
20	Land Use Compatibility Study	RWDI	August 27, 2025
21	Noise Impact Feasibility Study	J.E. Coulter Associates Limited	August 25, 2025
22	Transportation Study	NexTrans Consulting	April 6, 2026

Should you require additional information or have any questions, please do not hesitate to contact the undersigned. We reserve the right to make supplementary submissions as deemed required and appropriate.

Yours truly,

Anthony Sirianni, B.A.
Associate Planner

c.c.: Ishaan Holdings Inc. (Mr. Charanjit Hothi)
A. Walker, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.
H. Singh, Gagnon Walker Domes Ltd.