



September 2, 2025

City of Mississauga  
Planning and Building Department  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Attn: Connor Di Pietro, Planner, Development North

Re: Cover Letter and Transmittal List – **Zoning By-Law Amendment (OPZR-124342 Distribution Centers)**

Location: North west of the Tenth Line West and Argentia Road intersection

Legal Description: Part of Lot 14, Concession 10, New Survey, Geographic Township of Trafalgar, City of Mississauga, Regional Municipality of Peel

Owners: PROLOGIS CANADA HOLDING 3 GP ULC

Mainline Planning Services Inc. ('Mainline') is authorized by PROLOGIS CANADA HOLDING 3 GP ULC ('owner', 'PROLOGIS') to act as their agent with respect to planning matters affecting the above-referenced property ('subject property').

The proposal is to permit the development of land for a 2-storey Data Centre (Science and Technology Facility, hardware and software) as permitted in E2 Employment zones. The Data Centre is typically occupied by a single AAA business. To facilitate the development of land, a Site Plan Approval application and Zoning By-law Amendment application are submitted on ePlans.

As directed by staff in the DARC process, we respectfully submit the following items:

Forms and Schedules:

- ✓ Declaration of Applicant Schedule;
- ✓ Environmental Site Screening and Declaration Schedule;
- ✓ Property Owner Acknowledgement of Public Information and Permission to Enter Property Schedule;
- ✓ Property Owner Appointment and Authorization of Applicant Schedule;
- ✓ Rezoning Application Fee Calculation Worksheet;
- ✓ Rezoning Application;
- ✓ Tree Injury or Destruction Questionnaire and Declaration Schedule;
- ✓ Notice Sign Schedule and Mock-up;
- ✓ Planning Information Schedule;
- ✓ Servicing and Matters of Provincial Interest Schedule;
- ✓ Site Information Schedule;
- ✓ Storm Sewer Use By-Law Acknowledgement.

Drawings:

- ✓ Architectural Site Plan (drawings A.100-1 to A.203) prepared by Petroff Partnership Architects;
- ✓ Civil Engineering Package (drawings C1.1 to C2.4) prepared by MTE;
- ✓ Landscape Plan (drawings L200 to LD1) prepared by MHBC;
- ✓ Photometric Plan (SPA-ES2) prepared by Hammerschlag and Joffe Inc.;
- ✓ Plan of Survey and Topography (GLS-2242-2);
- ✓ Reference Plan (43R-40573)
- ✓ Severance Plan (SP) prepared by Mainline Planning Services Inc.;
- ✓ Tree Protection Plan (drawings TI-1 to TI-6) prepared by MHBC.

Documents:

- ✓ Arborist Report prepared by MHBC;
- ✓ Draft Zoning By-Law Amendment prepared by Mainline Planning Services Inc.;
- ✓ Functional Servicing & Stormwater Management Report prepared by MTE;
- ✓ Heritage Impact Assessment;

- ✓ Noise Impact Study prepared by dBa Acoustical Consultants Inc.;
- ✓ Parcel Register;
- ✓ Phase I ESA prepared by Pinchin;
- ✓ Planning Justification Report prepared by Mainline Planning Services Inc.;
- ✓ Preliminary Geotechnical Investigation prepared by Pinchin;
- ✓ Property Index Map
- ✓ Traffic Impact Study prepared by TYLin;
- ✓ Traffic Impact Study 'Approved Pre Study Consultation Checklist';

We trust that all materials submitted are satisfactory to complete the request and schedule a PAC meeting at your earliest convenience. Please do not hesitate to contact the undersigned at [andymok@mainlineplanning.com](mailto:andymok@mainlineplanning.com) or 905-893-0046, if you have any questions.

Sincerely,  
**mainline planning services inc.**



Andy Mok, RPP, MCIP  
Senior Planner

cc: Client