

12862 and 12668 Dixie Road Public Comments

Project Location: 12862 and 12668 Dixie Road
File Number: POPA 2021-0004, RZ 2021-006, SPA 2021-0012 (to be submitted following OPA/ZBA)
Town Planner: Aleah Clark, MHBC Planning, on behalf of the Town of Caledon

TOWN OF CALEDON
 PLANNING
 RECEIVED
 March 28, 2024

OPA/ZBA/SPA Submission Comments

No.	COMMENT	RESPONSE
1	<p>Agricultural Lands and Industrial Development</p> <p>This land is designated Prime Agricultural Area for good reason and should stay so designated during this time of increasing pressure on agriculture and food security.</p> <p>Agriculture land in Canada should be better protected to maintain a local source for the food we as a society need.</p> <p>We support the expansion of the inclusion of the subject lands within the Mayfield West Rural service Centre.</p> <p>The property includes Greenbelt and this makes this proposal all the more egregious. The OFA is currently pleading for Ontario to STOP PAVING FARMS. We are in the midst of a climate emergency and our supply chains have been demonstrated during this pandemic to be weak and tenuous. Why does Caledon council continue to allow the relentless conversion of farms to urban uses? We must have food sovereignty and enough land to grow our own supply rather than rely on foreign food supplies. Here in [REDACTED] we are proposing an urban boundary freeze and a moratorium on any further conversion of rural farms to urban use. I would suggest that Caledon do the same if you want our future generations to be able to feed themselves.</p> <p>Agriculture land in Canada should be better protected to maintain a local source for the food we as a society need.</p> <p>Caledon's white belt is a small part of Caledon and we need much more industrial development. So when the likes of these type developments are presented I truly believe we should roll out the red carpet and make them happen. They are so much better than strip malls, auto body shops and the like. And if you remember the early 80s the Armbro Execs had an offer in from Chrysler to build their assembly plant in Armbro's new industrial Park at Van Kirk and Bovaird.....so while Armbro was sitting on their hands, an aggressive Bramalea Limited Team presented a second offer to Chrysler and we know where Chrysler ended up. So I really suggest Caledon dot the I's, cross the T's and make this happen sooner than later as the revenues to Caledon would be huge and the roads are already serviced and ready to go.</p> <p>Industrial development should be accommodated within current municipal boundaries following high standards for water recovery and maximizing green surfaces (roofs). There is no excuse in this day and age for anything less.</p> <p>I appreciate that we need industry and commerce to make the Canadian economy function properly. But, I believe the number and types of jobs created by the warehouse industry are not really suitable for this location. My suggestion would be that the search continue to find an area closer</p>	<p>Through the Region's Municipal Comprehensive Review these lands were brought within the Regional Urban Boundary and designated for Employment Uses. The proposed development is consistent with the Regional Official Plan, and the recently adopted Town of Caledon Official Plan.</p>

No.	COMMENT	RESPONSE
2	<p>Environment and Natural Heritage The area of the proposal includes a forest/woodlot and parts of the Greenbelt where the Greenbelt follows and protects watercourses. We cannot afford to lose any forest cover or any protection for water sources and watercourses during this time of climate change and loss of biodiversity.</p>	<p>Environmental features will be retained and appropriate buffers applied. A landscape linkage has been provided which will support broader ecological connections.</p>
3	<p>Traffic and Transportation This development will create even more traffic for Dixie Road. This will be an issue if the speed is not lowered from 80 km/hr to perhaps 60 km/hr as Mayfield Road is going east from Hurontario Street.</p> <p>The proposed Highway 413 corridor in the vicinity of these lands is no excuse to give a pass to this bad e-commerce development proposal. The Highway 413 proposal is just that – proposed. It is by no means finalized.</p> <p>There are already too many warehouses in this area leading to traffic chaos and pollution.</p>	<p>A Transportation Impact Study has been provided with this proposal to ensure that that traffic impacts are appropriately mitigated.</p>