



December 11, 2024

ATTN: Harsh Padhya – Development  
 Town of Caledon  
 6311 Old Church Road  
 Caledon ON  
 L7C 1J6

RE: **12489 & 12861 Dixie Road, Caledon ON**  
 Local Official Plan Amendment, Zoning By-Law Amendment Applications

On behalf of our client, QuadReal Property Group, we are submitting this package for Local Official Plan Amendment and Zoning By-Law Amendment Applications for the lands municipally known as 12489 & 12861 Dixie Road, Caledon, ON. Previous application numbers assigned by the Town are as follows:

**DART POPA 2024-0001**

The enclosed applications are intended to facilitate approvals for an industrial development (warehouse, distribution, industrial uses) that is comprised of five (5) industrial buildings, associated road networks, stormwater management facilities, and environmentally protected features. The proposed developments will create approximately 325,000m<sup>2</sup> (3,500,000 square feet) of employment gross floor area and provide space for approximately 2,500 jobs on the sites.

A pre consultation meeting was held with the Town of Caledon and Region of Peel on December 8, 2022. Additionally, a ZBA checklist was provided in November 2024. 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. The previous DART application was deemed complete with the reports/plans submitted.

In addition, application fees will be submitted once the amounts are confirmed with the Town.

**Table 1:** List of Submission Items

SUBMISSION ITEM	PREPARED BY	DATED
Cover letter (this document)	Armstrong Planning & Project Management	December 11, 2024
Completed OPA/ZBA Application Form	Armstrong Planning & Project Management	December 11, 2024
Pre-Application (PARC) Meeting Form	Armstrong Planning & Project Management	April 27, 2023
ZBA PARC Checklist	Armstrong Planning & Project Management	November 21, 2024
Planning Rationale Report	Armstrong Planning & Project Management	December 2024
Draft Zoning By-Law Amendment	Armstrong Planning & Project Management	December 2024
Draft Local Official Plan Amendment	Armstrong Planning & Project Management	December 2024
Public Engagement Strategy	Armstrong Planning & Project Management	December 11, 2024
OBC Data Matrix (See Architectural Set – G020-21)	Ware Malcomb	December 5, 2024
<b>Scalable Concept Plan(s)</b> Cover Sheet G010 Overall A100	Ware Malcomb	December 5, 2024
<b>Full-Size, Scalable Site Plan Drawings</b> Overall: A100	Ware Malcomb	December 5, 2024
<b>Elevation Drawings</b>	Ware Malcomb	December 5, 2024

SUBMISSION ITEM	PREPARED BY	DATED
Building 1 – 12861 Dixie: A210 Building 2 – 12861 Dixie: A211 Building 1 – 12489 Dixie: A212 Building 2 – 12489 Dixie: A213 Building 3 – 12489 Dixie: A214		
<b>Floor Plan Drawings</b> Building 1 – 12861 Dixie: A120 Building 2 – 12861 Dixie: A121 Building 1 – 12489 Dixie: A122 Building 2 – 12489 Dixie: A123 Building 3 – 12489 Dixie: A124	Ware Malcomb	December 5, 2024
<b>Roof Plan Drawings</b> Building 1 – 12861 Dixie: A190 Building 2 – 12861 Dixie: A191 Building 1 – 12489 Dixie: A192 Building 2 – 12489 Dixie: A193 Building 3 – 12489 Dixie: A194	Ware Malcomb	December 5, 2024
<b>Building Sections</b> Building 1 – 12861 Dixie: A310 Building 2 – 12861 Dixie: A311 Building 1 – 12489 Dixie: A312 Building 2 – 12489 Dixie: A313 Building 3 – 12489 Dixie: A314	Ware Malcomb	December 5, 2024
Urban Design Brief	Ware Malcomb	December 5, 2024
<b>Landscape Plans</b> Landscaping: L-0 to L-1 EL2 to EL10 WL2-WL11 Details: D-1- D-3	MHBC	December 6, 2024
Landscape Cost Estimate	MHBC	December 6, 2024
Landscape Letter of Conformance	MHBC	December 12, 2024
Arborist Report	Stantec Consulting	December 3, 2024
Tree Protection Plan (TPP-1)	Stantec Consulting	December 3, 2024
Lighting Plan	H&J	December 2024
Agricultural Impact Assessment (MDS I)	Colville Consulting Inc.	December 2024
Archaeological Assessment (Stage 2)	Irvin Heritage Inc.	August 4, 2024
Urban Transportation Considerations	BA Group	December 6, 2024
Hydrogeological Impact Assessment	Stantec Consulting	December 5, 2024
Geotechnical Report	Stantec Consulting	November 29, 2024
Phase 1 Environmental Site Assessment	MTE Consultants Inc.	April 25, 2022
Phase 2 Environmental Site Assessment	MTE Consultants Inc.	May 6, 2022
Plan of Survey	JD Barnes	
Noise and Vibration Study	SLR Consultants Inc.	December 2024
Cultural Heritage Impact Assessment x2	Stantec Consulting	December 6, 2024
Comprehensive Environmental Impact Study and Management Plan	Stantec Consulting	December 6, 2024
Functional Servicing Report and Stormwater Management Report	Stantec Consulting	December 5, 2024
Fluvial Geomorphological Assessment and Erosion Hazard Delineation	GEO Morphix Ltd.	December 4, 2024
Civil Engineering Plans	Stantec Consulting	December 2024
Civil Engineering Cost Estimate	Stantec Consulting	December 2024
Civil Engineering Letter of Conformance	Stantec Consulting	December 2024

SUBMISSION ITEM	PREPARED BY	DATED
Fiscal Impact Study	urbanMetrics Inc.	December 2024
Sustainability Narrative	Purpose Build	December 6, 2024
Climate Change Adaptation Study	WSP Canada Inc.	December 10, 2024
Energy and Emissions Reduction Study	WSP Canada Inc.	December 10, 2024

We trust the enclosed submission meets the complete application requirements outlined during the Pre-Application (PARC) Meeting for Local Official Plan Amendment and Zoning By-Law Amendment 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 3004 or at cesare@armstrongplan.ca.

Regards,



Cesare Pittelli  
Senior Planner, Project Manager