

March 28, 2024

ATTN: Aleah Clarke, MHBC
On Behalf Of
Development Review Services, Planning Department
Town of Caledon
6311 Old Church Road
Caledon ON L7C 1J6

RE: **12862 and 12668 Dixie Road, Caledon ON**
Local Official Plan Amendment (POPA 2021-0004) and Zoning By-Law Amendment (RZ 2021-0006) - Resubmission Package #1

On behalf of our clients, Tribal Partners Canada Inc. and QuadReal Property Group, we are submitting this resubmission package for Local Official Plan Amendment (POPA 2021-0004) and Zoning By-Law Amendment (RZ 2021-0006) Applications for the lands municipally known as 12862 and 12668 Dixie Road, Caledon, ON.

Local Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications were submitted for the subject lands 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.

The Local Official Plan Amendment and Zoning By-Law Amendments continue to apply to the entirety of the subject lands. Site Plan Approval will be pursued following approval of the Local Official Plan Amendment and Zoning By-law Amendments; therefore, this submission responds to comments which are only relevant to the Official Plan and Zoning By-law Amendments.

Please find below, a List of Submission Items for the Official Plan Amendment and Zoning By-law Amendment included with this resubmission package:

SUBMISSION ITEM	PREPARED BY	DATED
Resubmission Cover Letter	Armstrong Planning & Project Management	March 28, 2024
Comment Response Matrix	Armstrong Planning & Project Management	March 28, 2024
Planning Rationale Report Addendum	Armstrong Planning & Project Management	December 15, 2023
Revised Draft Zoning By-law Amendment and Schedule (within Planning Rationale Addendum)	Armstrong Planning & Project Management	December 15, 2023
Revised Draft Official Plan Amendment and Schedule (within Planning Rationale Addendum)	Armstrong Planning & Project Management	December 15, 2023
Urban Design Brief	WARE MALCOMB	December 15, 2023

SUBMISSION ITEM	PREPARED BY	DATED
Architectural Package (includes Conceptual Site Plan, Building Floor Plans, and Elevations)	WARE MALCOMB	December 15, 2023
Revised Comprehensive Environmental Impact Study and Management Plan (CEISMP)	WSP Canada Inc.	March 2024
Revised Cultural Heritage Impact Statement (including unlocked version)	Stantec Consulting Ltd.	December 15, 2023
Revised Stage 1 & 2 Archaeological Assessment	Irvin Heritage Inc.	December 15, 2023
Stage 1 & 2 Archaeological Assessment Supplemental Documentation	Irvin Heritage Inc.	December 15, 2023
Stage 1 & 2 Archaeological Assessment Compliance Letter	Ministry of Citizenship and Multiculturalism	December 28, 2023
Headwater Drainage Feature Assessment	GEO Morphix Ltd.	September 1, 2022
Response Matrix to members of the Public comments, questions and concerns	Armstrong Planning & Project Management	March 2024
Zoning By-law Amendment and Official Plan Amendment text in Microsoft Word	Armstrong Planning & Project Management	December 2024
Zoning By-law Amendment and Official Plan Amendment Schedules in CAD	Armstrong Planning & Project Management	March 7, 2024
Staging and Sequencing Plan	WSP Canada Inc.	March 26, 2024
Revised Functional Servicing Report	WSP Canada Inc.	February 26, 2024
Revised Transportation Impact Study	LEA Consulting Ltd.	March 2024
Revised Stormwater Management Report	WSP Canada Inc.	March 1, 2024
Revised Hydrogeological Report or Addendum Letter	MTE Consultants	March 6, 2024
Revised Geotechnical Report	WSP Canada Inc.	February 23, 2024
Preliminary Grading Plan	WSP Canada Inc.	February 2024
Preliminary Site Servicing Plan	WSP Canada Inc.	February 2024
Arborist's Report and Tree Management Plan	Canopy Consulting Inc.	March 14, 2024
Landscape Plans	Alexander Budrevics and Associates	March 12, 2024
Feature-Based Water Balance Assessment	WSP Canada Inc.	March 28, 2024

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. The proposed uses are for e-commerce, technology and innovation, warehouse, and logistic type development. End users are ready to begin construction immediately upon receiving planning approvals.

The Conceptual Site Plan has been thoughtfully designed in order to accommodate large scale and land-expansive employment uses that create a significant number of jobs, while protecting the natural and cultural heritage features on site. Changes have also been made which reflect Town of Caledon comments including those made during the 'Enhanced Planning Review' process. A Draft Plan of Subdivision Application is not being submitted with this application. Justification for its exclusion is included in the Planning Rationale Report Addendum. Additionally, it is noted that Cultural Heritage staff confirmed that the Heritage Conservation Plan isn't required at this stage as a Draft Plan of

Subdivision Application is not being pursued. A Heritage Conservation Plan will be provided with the Site Plan resubmission.

We are looking forward to working with the Town of Caledon on this important file. We would like to target a late spring (May) public meeting in order to ensure the file advances in a timely manner.

Should you have any questions please do not hesitate to contact me further at extension 3003 or at scott@armstrongplan.ca.

Regards,

A handwritten signature in black ink, appearing to read 'SB' followed by a stylized flourish.

Scott Borden, RPP