

December 11, 2024

ATTN: Harsh Padhya, Senior Planner - Development
Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

RE: Public Engagement Strategy
12489 & 12861 Dixie Road, Town of Caledon

Armstrong Planning & Project Management acts on behalf of QuadReal Property Group, the owner of the properties municipally known as 12489 & 12861 Dixie Road in the Town of Caledon and Region of Peel. On behalf of our Client, we are pleased to provide the following Public Engagement Strategy in support of our applications for Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA). These applications are required to facilitate the redevelopment of the subject properties with three, one-storey industrial buildings consisting of 134,565.32m² (1,448,447.62 square feet) of employment area at 12489 Dixie Road; and two, one-storey industrial buildings consisting of 188,718.37m² (2,031,346 square feet) of employment area at 12861 Dixie Road; and

A Pre-Application Meeting (PARC) occurred on December 8, 2022 and included representatives from the Town of Caledon, Region of Peel, TRCA, QuadReal Property Group, and Armstrong Planning & Project Management who were present at the meeting. General feedback and submission requirements were provided by the Planning Department following the meeting.

Following the formal submission of the OPA and ZBA applications, the following opportunities are available for public engagement:

- Stakeholders, members of the public, and Town departments/agencies will be notified of the complete application through various methods including a notice sign posted to the site and online through the Town's website (if applicable);
- If submission materials are not available online, detailed designs and supporting materials can be made available to stakeholders and the general public upon request;
- Residents and stakeholders can direct comments and questions to the Town Planner throughout the development process;
- A meeting with the local and Regional Councillors will be scheduled following a formal application submission in order to provide an overview of the proposal;

- A developer-led Open House with stakeholders and residents in the area can be organized following a formal submission to the Town. This meeting can be held in person and/or virtually in order to provide accessibility for all who wish to attend;
- A statutory Public Meeting is expected to be organized by Town Planning staff in consultation with the local and Regional Councillors' office. This meeting can be held in person and/or virtually in order to provide accessibility for all those who wish to attend. Following this meeting, all interested parties can request to be contacted for further consultation;
- Comments provided by stakeholders and residents at the Open House and Public Meeting will be considered by the design team. Revisions may be made to the plans as part of a formal resubmission; and,
- A preliminary servicing strategy will be provided to stakeholders and Town Staff as part of the information package.

Once a formal submission is made, Town staff will serve as the main contact for inquiries relating to the OPA and ZBA applications. However, we are also happy to serve as a resource for any stakeholders or members of the public who have questions or require information about the applications.

We trust that the information provided in this Public Engagement Strategy is satisfactory. However, should you require any further information, please contact the undersigned at cesare@armstrongplan.ca or at extension 3004.

Regards,



Cesare Pittelli
Senior Planner, Project Manager

cc. John Marotta, QuadReal Property Group
Vincent Raso, QuadReal Property Group