

April 30, 2025

ATTN: Mayor Groves and Members of Council
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

c/o Harsh Padhya, Senior Planner

RE: **Response Letter**
RZ 2024-0034 and POPA 2024-0011
12489 & 12861 Dixie Rd

Armstrong Planning & Project Management acts on behalf of QuadReal Property Group, the registered owners of the lands located at 12489 and 12861 Dixie Road in the Town of Caledon. The purpose of this letter is to provide a response to the memos received from Glen Schnarr & Associates Inc (GSAI) on behalf of Anatolia Investments Inc and Broccolini, dated April 11, 2025.

Applications for Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval for 12489 and 12861 Dixie Road, have been filed with the Town and deemed complete. The proposed industrial development consists of a total of 5 buildings, car and trailer parking areas, internal drive aisles, stormwater management facilities, and the preserved natural heritage features.

It is our understanding that both Anatolia and Broccolini form part of the Mayfield Tullamore Land Owners Group, which is a group of developers located to the east of the subject property. Anatolia, who owns the Banty's Roost Golf Course at 12600 Bramalea Road, and Broccolini who's lands are located at 12282 and 12442 Bramalea Road; immediately abut the QuadReal Property Group lands to the east (**Figure 1**).

The memos provided by GSAI listed several comments relating to noise pollution and setbacks from the future residential to the east of the QuadReal lands. In response, we offer the following:

- The noise guideline limits are met at all of the existing residences. Under the MECP NPC-300 noise guidelines, lands only become noise sensitive once properties are zoned to be able to build those sensitive uses. An Official Plan or Secondary Plan by itself does not render the property noise sensitive, but instead provides criteria to follow during the application process. Mere application also certainly does not render the property noise sensitive. GSAI implies in

their memo that the onus for mitigation is entirely our Clients responsibility, where in fact each landowner has an obligation to ensure sound mitigation is achieved through the design stage.

- The Future Caledon Official Plan offers the following policies:

8.3.3 To ensure the long-term operational and economic viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment, the planning and development of any proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial land use compatibility guidelines, standards, and procedures:

- a) There is an identified need for the proposed use;*
- b) Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;*
- c) Adverse effects to the proposed sensitive land use are minimized and mitigated; and,*
- d) Potential impacts to industrial, manufacturing, or other uses are minimized and mitigated.*

The subject properties are located within an existing industrial corridor along Dixie Road. In addition, the lands are designated for employment uses in the Region of Peel Official Plan and proposed to be designated employment in the adopted Caledon Official Plan. Policy 8.3.3 acknowledges that proposed sensitive uses adjacent to employment must planned for mitigation from adverse impacts from the industrial uses.

23.1.1 The Town supports the intensification of existing employment areas with uses that are compatible with existing uses....

Policy 23.1.1 indicates that employment uses must be compatible with existing uses.

23.1.4 Buffering, landscaping and strategic site design will be required to ensure visual and physical separation between employment uses and adjacent non-employment areas to maintain land use compatibility.

The most recent landscape plans provide plantings along the eastern property line to provide a visual buffer. Additional plantings can be explored in the Site Plan Approval stage.

23.1.5 Sensitive land uses, if proposed with an employment area, will require the completion of a land use compatibility assessment, in accordance with Provincial standards, to the satisfaction of the Town and Region, to ensure that the use is appropriate, and the location and design of the use can minimize and mitigate any adverse effects on neighbouring uses particularly vulnerable to encroachment.

While the residential uses are not within the employment area, but rather adjacent, it should be noted that the onus of planning and mitigation adjacent to the industrial uses also falls within the responsibilities of both developers.

- The in effect Caledon Official Plan (March 2024 Consolidation) offers the following:
Lands with a prominent visual exposure or lands adjacent to residential uses shall be developed in a compatible manner utilizing such provisions as landscaping, berming, site design, and on-site open space and landscaping features.

As mentioned above, the requirements for mitigation measures adjacent to existing residential uses has been met.

- The PPS offers the following policy:
3.5 Land Use Compatibility
3.5.1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
3.5.2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Section 3.5 of the PPS clearly states that the long-term viability of industrial uses is a priority to the Province. Policy 3.5.2 states that planning authorities shall protect existing or planned industrial uses by ensuring that the development of adjacent sensitive land uses are mitigated and that potential impacts to industrial uses are mitigated to protect their function. From this, we would recommend the residential areas develop buffer areas through roads, open space and park design.

- Cold Storage has been approved along this stretch of Dixie Road, most recently at 12173 and 12862 Dixie Road. The Cold Storage, or in fact, any use would be required to adhere to prescribed noise mitigation.

While our Client is also not opposed to the future residential uses to the east of their property, we would like to note that all proposed mitigation measures against existing uses have been met in

accordance with municipal and provincial planning policies and noise attenuation guidelines. Based on the current policy framework, the onus of noise attenuation measures does not apply to one specific property owner, but rather applies to each property on an individual basis at the time of their application.

In good faith, our team is happy to discuss the matter further with Town staff and the adjacent property owners to perhaps provide further mitigation measures, within reason. Our position at this time remains that all noise mitigation measures, as outlined in the Environmental Noise and Vibration Study prepared by SLR in December 2024, have been met.

Should you have any questions please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in blue ink, appearing to be 'SA', for Stephen Armstrong.

Stephen Armstrong, RPP
Principal

A handwritten signature in blue ink, appearing to be 'CPittelli', for Cesare Pittelli.

Cesare Pittelli
Senior Planner, Project Manager

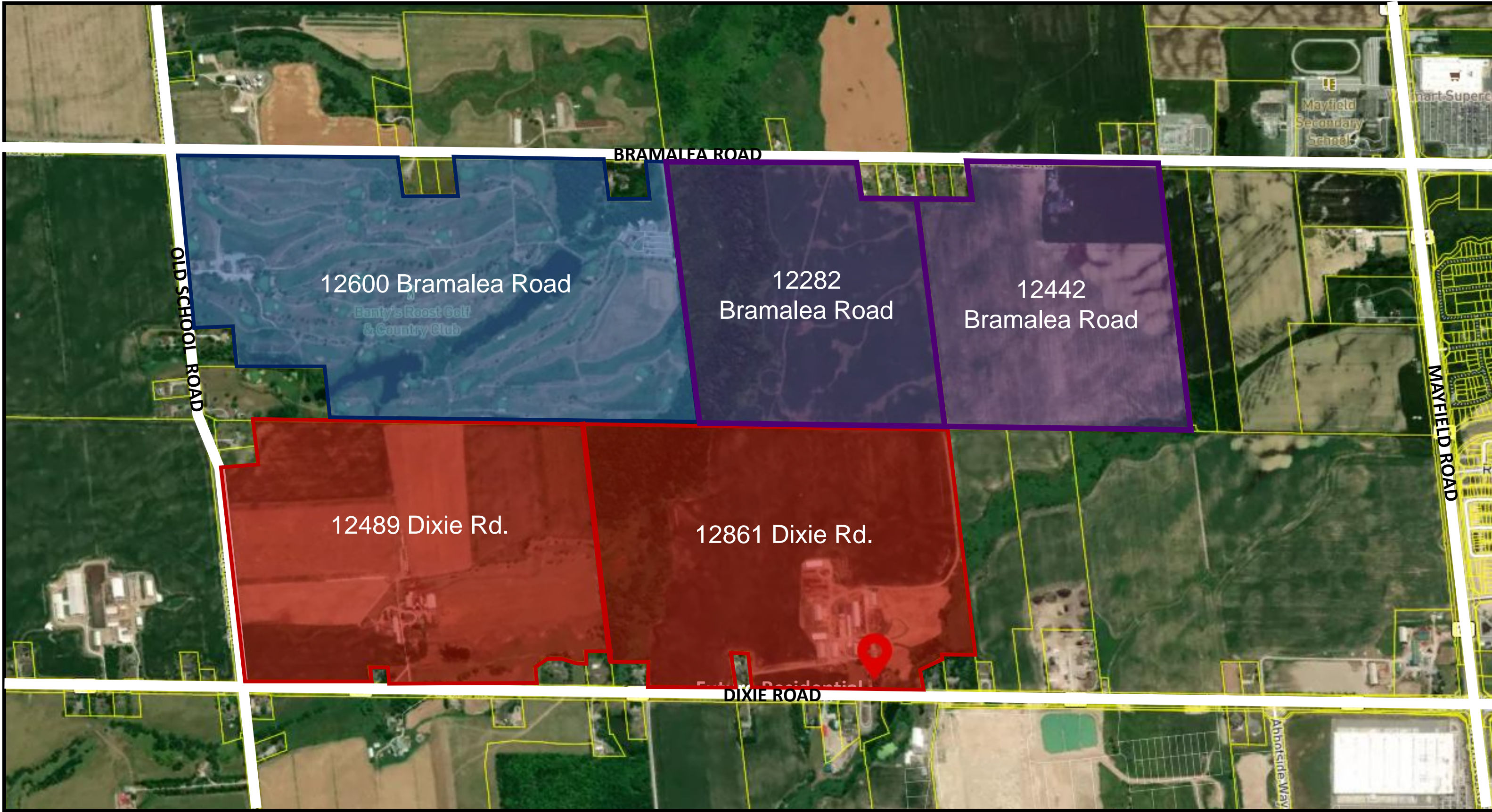





Figure 1: Site Context Map

12489 & 12861 Dixie Rd.

Source: Google Maps, Armstrong Planning & Project Management

-  QuadReal Properties
-  Anatolia Properties
-  Broccolini Properties

Date: May 01, 2025



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