

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
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**Ministère des
Affaires municipales
et du Logement**

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Tél. : 416 585-7000



FILE # 234-2022-1053

March 23, 2022

Hohahes Leroy Hill
Haudenosaunee Confederacy
1749resource@gmail.com

Dear Hohahes Hill

Re: **Town of Caledon**
Minister's Zoning Order Request (12035 Rd and 0 Dixie Rd)

Further to our ongoing engagement with the Haudenosaunee Confederacy, I am writing to notify you that on March 4, 2022, I granted the Town of Caledon's request for a Minister's Zoning Order to permit employment uses on lands known municipally as 12035 Dixie Road and 0 Dixie Road, located on the north side of Mayfield Road and east of Dixie Road.

The Ministry's engagement with Haudenosaunee Confederacy, as well as other potentially affected Indigenous communities, included written notification of the City's MZO request on December 14, 2021. The Ministry did not receive a response from Haudenosaunee Confederacy.

The zoning order will facilitate the development of a warehouse and distribution centre. Once built, the proposed facility is expected to create approximately 2,250 jobs.

Projects like these are good examples of our ongoing work to build strong communities with good local jobs here in the Town of Caledon and across the province. They are also key in helping the province recover from the impacts of COVID-19.

It's important to remember that this MZO only kick-starts the planning approvals process. For this matter, the Town of Caledon will maintain site plan approvals and other approvals, including further consultation with conservation authorities, and remains responsible for getting this project across the finish line.

The Town of Caledon is responsible for ensuring environmental and natural heritage features are considered and addressed as part of future site plan applications, prior to construction. In addition, the proponent may be required to obtain a permit from the applicable conservation authority.

Additionally, it is my expectation that when requesting an MZO, municipal Councils have done their due diligence and conducted proper consultation in their communities, including with the public and other impacted stakeholders, before the local municipal Council sends any request for an MZO to me for consideration.

To that end, I have communicated to the Town of Caledon and the proponent for the project that I expect they will engage with Indigenous communities on future planning applications, or other relevant approvals for the subject site before development proceeds.

Our government values the unique role and contributions of Indigenous communities in land use planning and development, and we welcome their perspectives and traditional knowledge as part of an ongoing discussion, with our municipal partners, to support Ontario's sustainable and responsible growth.

The zoning order for the parcel of land noted above was filed on March 4, 2022, as Ontario Regulation 157/22. This regulation came into force on the day it was filed.

Please find attached the reference map for your information.

If you have any comments or questions about this matter please contact Luke Fraser, Manager, Planning Projects Implementation at Luke.Fraser@ontario.ca or by phone at (437) 776-8447.

Sincerely,

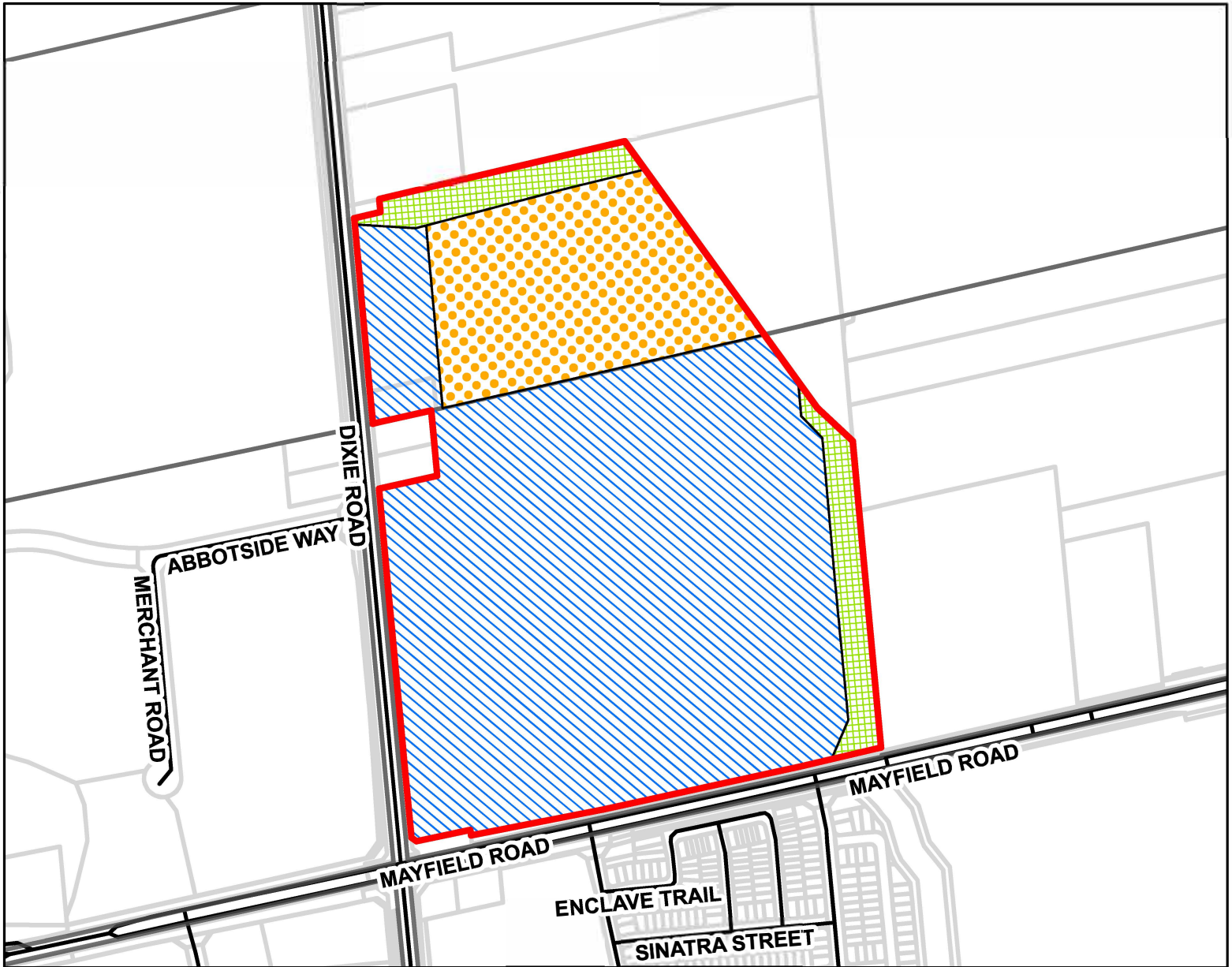


Steve Clark
Minister

Enclosure.

c. Mayor Allan Thompson, Town of Caledon

Part of Lots 18 and 19, Concession 4, East of Hurontario Street
(Chinguacousy), Town of Caledon, Regional Municipality of Peel



MAP No. 291

Map filed at the office of the
Ontario Ministry of Municipal
Affairs and Housing, 777 Bay St.,
Toronto, Ontario,

Planning Act

Ontario Regulation: 157/22

Date: March 4, 2022

Original Signed By: Minister of
Municipal Affairs and Housing

LEGEND

-  Land Subject to Zoning Order
-  Environmental Protection Zone
-  Prestige Industrial Zone
-  Serviced Industrial Zone
-  Lot & Concession
-  Roads
-  Ownership Parcel



Map North (Degrees): 40° E

0 80 160 320
Metres

1 cm equals 83 metres

Map Description:

This is map no. 291 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lots 18 and 19, Concession 4, East of Hurontario Street (Chinguacousy), Town of Caledon, Regional Municipality of Peel. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email (mininfo@ontario.ca) for regulation details.

THIS IS NOT A PLAN OF SURVEY

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Allan Thompson
Mayor

Sent via E-Mail: minister.mah@ontario.ca

October 27, 2021

Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park 17th Floor
777 Bay Street
Toronto, ON M7A 2J3

Dear Minister Clark,

**RE: REQUEST FOR A MINISTERIAL ZONING ORDER UNDER S. 47 OF THE
PLANNING ACT, OR OTHER POWER(S) AS DEEMED APPROPRIATE, FOR
12035 DIXIE ROAD AND 0 DIXIE ROAD TO IMPLEMENT POPA 2001-0005**

I am writing to advise that at the Town Council meeting held on October 26, 2021, Council adopted a resolution requesting that the Province issue a ministerial zoning order to approve and rezone the subject lands, municipally known as 12035 Dixie Road and 0 Dixie Road, to permit the development of warehousing, distribution centres and industrial uses to support the creation of 2,250 jobs in Caledon.

Due to the current state of our economy, Caledon would greatly benefit from the lands being rezoned and developed to stimulate job creation. To assist the Province in this regard, Town staff will be available to discuss the implementation of this resolution at your earliest convenience. Please direct any questions to the Town's Acting Chief Planner, Ed Sajecki who can be reached by telephone at 416-527-5916 or by e-mail to ed.sajecki@caledon.ca.

The resolution reads as follows:

That the Region of Peel is currently undertaking a Municipal Comprehensive Review of the Regional Official Plan which includes a Settlement Area Boundary Expansion Study (SABE);

That preliminary findings show that an additional population of approximately 219,000 people and 98,300 jobs are anticipated by 2051 in Caledon, requiring the Region to accommodate approximately 3,000 ha to support Community Areas and 1,400 hectares to support Employment Areas;

THE CORPORATION OF THE TOWN OF CALEDON

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That in accordance with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) it is anticipated that additional population and jobs to 2041 and 2051 will be allocated to Mayfield West and a settlement area expansion to accommodate the growth will be planned;

That the Town has received proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan applications (File No.: POPA 2021-0005, RZ 2021-0007 and SPA 2021-0013) on lands municipally known as 12035 and 0 Dixie Road, on the north-east corner of Dixie Road and Mayfield Road (Subject Lands);

That the purpose of these applications is to change the land use designation and zoning to permit the development of warehousing, distribution centres and industrial uses in four industrial buildings totaling approximately 204,386.7 m² (2,200,000 ft²);

That a Public Meeting was held on June 8, 2021 as per the Planning Act on the proposed development with comments received regarding redesignating agricultural land, protecting environmental features, traffic, dust and noise;

That the Planning Justification Report submitted in support of the applications identify that the proposed business park is projected to create a minimum of 2,250 jobs in Caledon;

That to date through the SABE, the Region has identified the Subject Lands as being an Employment Area and the owner has made a submission to the Region for the continued consideration of these lands;

That the portion of the Subject Lands within the Greenbelt Plan are not proposed to change and will continue to be protected; That the applications are under review by the Town, Region, Conservation Authority and other agencies and the owner is working closely with these agencies to ensure that the site is developed in accordance with policies, by-laws and standards, protecting Key Natural Heritage features and heritage attributes on site;

That the Subject Lands are immediately adjacent to the existing Mayfield West Secondary Plan Area and City of Brampton and are in close proximity to the existing 400-series highway, the planned GTA West corridor and the connections to the Region and the Province;

That the Region has confirmed that there are existing watermains and sanitary sewers in close proximity to the Subject Lands, with detailed analysis to occur during the ongoing processing of the applications; and

That Caledon strives to be a municipality that is ready for employers to establish themselves, creating quality jobs, attracting new residents and supporting existing communities within the Town of Caledon and Region of Peel;

That the Honourable Steve Clark, Minister of Municipal Affairs and Housing be requested to issue a ministerial zoning order (MZO) pursuant to s. 47 of the Planning Act, or other power(s) as deemed appropriate, for the development of warehousing, distribution centres and industrial uses on the Subject Lands to support the creation of 2,250 jobs in Caledon;

That should an MZO be approved for the Subject Lands, the applicant/owner would continue to work with the Town and external agencies to address all technical comments and comments received from members of the public in order to receive Site Plan Approval and Building Permit issuance; and

That a copy of this motion be provided the Honourable Sylvia Jones, Solicitor General and MPP Dufferin-Caledon, Nando Iannicca, Chair of the Regional Municipality of Peel and the TRCA.

Thank you for your attention to this matter.

Sincerely,



Allan Thompson
Mayor

Cc: Honourable Sylvia Jones, MPP Dufferin-Caledon, sylvia.jones@pc.ola.org
Nando Iannicca, Chair / Chief Executive Office, Region of Peel, nando.iannicca@peelregion.ca
Alisa Mahrova, Clerk / Manager, Policy, TRCA, alisa.mahrova@trca.ca
Ed Sajecki, Chief Planner, Town of Caledon, ed.sajecki@caledon.ca