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File: P-3515

April 16, 2026

Municipal Services Office - Central Ontario (Priority Projects)
777 Bay Street, 12th Floor
Toronto, ON
M7A 2J3
Email: mmahzoningorders@ontario.ca

Attention: **Municipal Services Office - Central Ontario**
Priority Projects

Re: **Request for a Minister's Zoning Order for Employment Uses in the Town of Caledon**
ERO Number: 026-0184
Comments from Anatolia Investments Corp.
12600 Bramalea Road
Town of Caledon, Region of Peel

To Whom it may concern,

KLM Planning Partners Inc. is the land use planning consultant acting on behalf of Anatolia Investments Corp. ("**Anatolia**"), with respect to their lands at 12600 Bramalea Road and 4755 Old School Road, Caledon (the "**Subject Lands**"). The Subject Lands have an area of approximately 75.09 hectares (185.55 acres) and are legally described as Part Lots 21 and 22, Concession 4, in the Town of Caledon (the "**Town**"), in the Region of Peel (the "**Region**"). On April 9, 2026, we provided comments to the province outlining Anatolia's comments with respect to the above noted Request for a Minister's Zoning Order for Employment Uses in the Town of Caledon (the "**MZO Request**"), identified as ERO Number 026-0184, filed by QuadReal Property Group ('**QuadReal**') for their lands located at 12489 and 12861 Dixie Road. The intent of this letter is to supplement our original letter, such that our comments herein are to be considered in addition to comments in our letter dated April 9, 2026 (Comment ID: 184120).

Comments from Anatolia Investments Corp.

Anatolia is not opposed to the development of employment lands on the QuadReal lands; however, it is critical that appropriate compatibility and implementation measures are secured.

Request for Exemption from Site Plan Control

It is our understanding that an exemption from site plan control has been sought as part of the QuadReal MZO Request. Under the *Planning Act*, Site plan control is a critical implementation tool available to municipalities to secure various site specific details, including but not limited to building and site

orientation, and noise attenuation requirements deemed necessary based on the nature of the proposed use and identified through the submission of technical studies. Removing the requirement for site plan control would undermine the Town's ability to implement any necessary mitigation measure through this process.

Section 47 (4.3) of the *Planning Act* provides that the Minister may, in an order made under clause (1) (a) that applies to specified land, in addition to prescribing that Section 41 does not apply, require that a person who owns all or any part of the specified land described in the order enter into one or more agreements with a municipality in which all or part of the specified land is situate dealing with some or all of the matters listed in subsection (4.4).

Section 47 (4.4) goes on to specify a series of matters that can be addressed in said agreement. Notably, Section 47 (4.4) provides the authority to require plans showing the locations of all buildings, structures and related facilities and works as may be imposed under subsection 41(7) of the Planning Act. This includes plans showing walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or **the protection of adjoining lands** (emphasis added).

As identified in our April 9, 2026 letter (Comment ID: 184120), Anatolia has significant concerns with respect to the uses proposed, the arrangement of the uses on the QuadReal lands and the proposed maximum building heights, particularly from a noise attenuation perspective. In this respect, should the MZO Request be approved as proposed, there will be significant noise attenuation requirements and no measure for implementation of same on the QuadReal lands. Even in the scenario where another (non-cold storage) employment use with a height permitted by the Town's current zoning by-law were proposed, it is conceivable that these uses would require some form of noise attenuation requirement given the proposed adjacent residential land uses, which the Town would then have no mechanism to implement. In the absence of Site Plan Control, these matters must be addressed directly through the MZO.

In summary, Anatolia provide the following revised comments:

1. Prohibit Cold Storage / temperature-controlled warehouses as a permitted use. Due to the proximity of planned residential lands, and based on the applicable noise mitigation requirements, it is our opinion that this is not an appropriate area for a Cold Storage Use;
2. Limit the maximum height of the proposed industrial buildings to 18 metres, as permitted in the Town's Prestige Industrial ('MP') Zone;
3. Prohibit Trailer Parking and Loading Areas along the common property line between the QuadReal lands and the Subject Lands; and,
4. Continue to require that Section 41 of the Act applies; alternatively, where Site Plan Control is not maintained, ensure that appropriate noise attenuation and compatibility measures are secured directly through the MZO.

As previously noted, Anatolia is not opposed to the development of employment uses on the QuadReal lands in general. Anatolia's concerns relate to the specific issues noted above that if not addressed will result in adverse impacts on the viability of the planned residential community.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.





Ryan Virtanen BES, MCIP, RPP
Partner

Tim Schilling BES, MCIP, RPP
Associate

cc. Josh Berry, Anatolia Investments Corp.