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Public Works

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April 24, 2026

Hon. Rob Flack
Minister of Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
Priority Projects
777 Bay Street (12th Floor)
Toronto, ON M7A 2J3

RE: Request for Minister's Zoning Order for Employment Uses in the Town of Caledon Proposed Matthews Canada on behalf of QuadReal Property Group (ERO 026-0184)
12469 and 12861 Dixie Road,
Town of Caledon

Dear Mr. Flack,

Thank you for the opportunity to provide comments on the Minister's Zoning Order (MZO) request put forward by Matthews Cananda on behalf QuadReal Property Group (ERO 026-0184). The MZO pertains to approximately 82 ha of land across 12489 and 12861 Dixie Road (Regional Road 4). If approved, the MZO would advance the redesignation of the subject lands to permit a range of industrial and commercial uses, as well as provide relief from Town zoning bylaws to facilitate the development concept proposed through the active development applications.

These comments are being provided from the perspective of the ability of the Region of Peel to provide services to the subject lands. The Region has reviewed and provided input on the active Official Plan & Zoning By-law Amendment, and Site Plan applications which pertain to the subject lands (Region Files: OZ-24-011C, SP-25-016C, and SP-25-017C). Through review of the development applications, the Region has identified the following matters to be addressed prior to approval of site-specific applications:

- The existing water and wastewater infrastructure is insufficient for the proposed development, and it will be required to connect to the planned 400mm watermain and 600mm sanitary sewer to be constructed through capital projects #19-1189, #19-1190 and #24-2183. These projects are underway currently and are anticipated to be completed in 2027.

- The water and wastewater demand of the development proposed at 12861 Dixie Road (SP-25-016C) were modelled based on a connection to the planned infrastructure. The upgrades will provide sufficient capacity to accommodate the water and sanitary demands of the development. Completion of a hydrant flow test is required to validate the modelling results.

- The water and wastewater demand of the development proposed at 12489 Dixie Road (SP-25-017C) were modelled based on a connection to the planned infrastructure. The upgraded system will not have sufficient capacity to accommodate the fire flow demands for the proposed development and will require design measures such as firewalls to reduce demands or install a holding tank to accommodate the fire protection requirements. Completion of a hydrant flow test is required to validate the modelling results.

- The above noted capital projects must achieve substantial completion, and the Region must receive confirmation from the Town that they are satisfied with the site from a fire protection standpoint before servicing connection approval will be granted.

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Aside from the concerns outlined above, the Region is generally satisfied with the proposal as it relates to the provision of services. Revised technical studies and plans will be required as part of future applications to clarify/correct site-specific matters. Peel Region will continue to provide technical comments on the relevant applications as they progress. Should the MZO be approved, the above-noted matters must be addressed prior to the Region granting clearance for Site Plan Approval.

Sincerely,



Tara Buonpensiero, MCIP, RPP
Director, Development Services
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