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File No. 033280/000001

November 26, 2018

Delivered by Email

Ms. Peggy Tollett
Interim Director of Development and Planning
Town of Caledon
6311 Old Church Rd
Caledon, ON L7C 1J6

Dear Ms. Tollett:

**Re: Objection to OPA and Zoning By-Law Amendment Application by MJJJ Developments Inc. to Town of Caledon re Asphalt Plant on 12415 Coleraine Drive
Part Lot 3, Concession 6 (Albion), East Side of Coleraine Drive, South of George Bolton Parkway and North of Parr Boulevard**

We are land use planning counsel for BoltCol Holdings North Inc., BoltCol Holdings South Inc. (together "Boltcol") and Ontari Holdings Ltd. ("Ontari"). Ontari owns approximately 52 hectares (130 acres) located on the west side of Coleraine Drive between Healey and Mayfield Road and south of the Canadian Tire lands. BoltCol owns approximately 77 hectares (190 acres) of land located directly south of and abutting the Ontari Lands.

Boltcol and Ontari have become aware that MJJJ Developments Inc. has submitted applications to the Town of Caledon for an Official Plan Amendment for a site specific exception to permit an asphalt plant in the Prestige Industrial designation, and for a rezoning for a Prestige Industrial site specific exception.

The Boltcol Lands and the Ontari Lands are located directly opposite the proposed asphalt plant on Coleraine Drive. As you know, Boltcol and Ontari have been heavily involved in all stages of the planning process for their lands, and are now at the final approvals for important employment uses for the Town.

The Town recently approved Official Plan Amendment 243, and zoning, for the Coleraine West Employment Area, following a long process to have ROPA 28 approved. The Secondary Plan designates substantial frontages along Coleraine Drive, Healey Road and the future extension of George Bolton Parkway as Prestige Industrial, and places considerable emphasis on superior urban design within this designation.

In fact, the entire Secondary Plan area is recognized as a gateway to Bolton, requiring streetscape and community design of a consistently high quality.

An asphalt production facility raises serious concerns with respect to environmental impacts including odour, noise and dust, and compatibility generally with the prestige employment uses envisioned on the west side of Coleraine Drive. A facility of this type would set an unfortunate precedent for the future direction of the employment lands in this area, particularly proximate to the Coleraine Drive frontage.

We write this letter to confirm our clients' opposition to the planning applications for the asphalt plant on 12415 Coleraine Drive. We will be providing expert reports to the Town in due course to address the planning and technical issues raised by the applications, and to provide their opinions on conformity with Provincial and municipal policy.

We request that the Town provide to the undersigned notice of any public consultations, open houses, public meetings and Council and Committee meetings, and of any decisions made, in respect of any applications or proposals for an asphalt plant for the employment area on the east side of Coleraine Drive.

We thank you for your attention to this matter.

Yours very truly,

BORDEN LADNER GERVAIS LLP



Pitman Patterson

PP/sa

cc: Mayor Allan Thompson
Regional Councillor Jennifer Innis
Area Councillor Nick deBoer
Chris Holtved / Derek Boyne, BoltCol
Minesh Dave, Ontari

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