



***SORA DEVELOPMENTS CORP.***

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October 15, 2018

Delivered Via E-mail

Ms. Mary Nordstrom  
Senior Development Planner  
Town of Caledon  
6311 Old Church Rd  
Caledon, ON  
L7C 1J6

RE: 12415 Coleraine Drive  
Proposed Asphalt Plant  
File # POPA 18-2 & RZ 18-04

Dear Ms. Nordstrom,

It is our understanding that applications have been made to the Town of Caledon to permit the construction of a hot-mix asphalt plant at 12415 Coleraine Dr in Bolton. We are the owners of a property within a close proximity to the proposed development, at 8771 George Bolton Pkwy.

As owners and landlord to our tenant, SEWS, we have serious reservations regarding the contemplated changes to the zoning as well the approval of the asphalt plant. We believe an asphalt plant will not be a positive addition to the Coleraine West Employment Area. Furthermore, we are concerned about the environmental as well as traffic impact from an asphalt plant daily operations. Not only would there be a substantial increase in truck traffic in the area, but also a significant increase in noise and pollutants within the plant's vicinity.

This area has been designated in the Secondary Plan as Prestige Industrial; and we believe an asphalt plant does not fit in within this designation. Furthermore, we have received strong indications from our tenant, who currently occupy a 200,000SF facility, that they will not stay in Bolton should the asphalt plant be constructed. Caledon has attracted prestige industrial tenants such as Amazon and Mars across the street. However, these tenants along with ours did not come to Bolton to be beside an asphalt plant. We believe an approval of this asphalt plant will not only negatively impact the growth of this Prestige Industrial area, but also drive existing tenants away from the Town of Caledon.

Therefore, we are requesting to be added to the contact list for any future public consultation regarding this development, including any public notifications of the status of the applications, public consultation meetings, and official Town of Caledon meetings related to this proposed development.

Thank you for your assistance with this matter. We hope to hear back from you for any future developments and updates.

Sincerely yours,

SORA DEVELOPMENTS INC.

A handwritten signature in blue ink, appearing to read 'Joe Hamadi', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.

Joe Hamadi, P. Eng.  
President

Cc: Mayor Allan Thompson, Town of Caledon  
Mike Galloway, Chief Administrative Officer, Town of Caledon  
Ben Roberts, Manager of Business Development, Town of Caledon  
Casey Blakely, Manager of Development – East, Town of Caledon  
Herbert Lozano, Sora Developments Corp.