

February 14th, 2021*Sent via email <agenda@caledon.ca>*

The Town of Caledon
c/o Town Clerk's Department
6311 Old church Road
Caledon, Ontario L7C 1j6

Attention: Mayor and Members of Council

**Re: Humber Station Village Landowners Group Inc.
Minister's Zoning Order Resolution Request
"Humber Station Village" – Option 6 Lands**

Dear Mayor Thompson and Members of Council,

We are writing to you as the Group Manager for the Humber Village Landowners Group (the "Group"), being a group of landowners who own lands within the Option 6 Lands (the "Subject Lands"), as illustrated in the attached landownership map (Schedule A). The Option 6 lands are located south of Healey Road, east of Humber Station Road, and north of Mayfield Road, and were added into the Bolton Rural Service Centre through the approval of Regional Official Plan Amendment No. 30 (ROPA 30).

The objective of this letter is to introduce our client's vision for the Subject Lands: to transform the current generally flat agricultural lands into a prestige industrial business park with robust employment and industrial uses. **In this regard, we are requesting Council's consideration for a resolution endorsing and supporting a Minister's Zoning Order ("MZO") for the implementation of our client's vision, which will serve to deliver considerable benefits to the Town of Caledon, the Region of Peel, and the province.**

The Subject Lands were designated by the province as a Provincially Significant Employment Zone, being protected employment areas due to 1) being in proximity to infrastructure for major transportation or movement of good, and 2) having strong development potential for employment uses, and 3) having a high economic impact or play an economic role to the Region. The Subject Lands are located immediately west of the existing Coleraine West Employment Area and are well serviced by transportation infrastructure, as it is bound by Local and Regional Roads to the north, west and south. The Subject Lands will have a direct connection to the Bolton Arterial Road network through the extension of George Bolton Parkway from the existing terminus to Humber Station Road. The Subject Lands will be intersected by the proposed new GTA West Corridor, a major east-west transportation corridor with an interchange on Humber Station Road immediately adjacent to the Subject Lands. The above factors signify the importance of the Subject Lands for the movement of people and good throughout the province, and for the creation of much needed jobs and boosting our economy, which the Town of Caledon has vested interest in promoting, especially in support of the post Covid-19 Pandemic Economic recovery plan.



The Provincial Policy Statement (2020) and the Growth Plan (2019) requires local and regional municipalities to plan for and protect Employment Area, to accommodate forecasted employment growth in the GTA and the province. Per the Growth Plan, the Region of Peel is forecasted to achieve 1,070,000 jobs by 2051. Therefore, the development of employment lands is required to meet the provinces short and long-term employment needs. The Growth Plan supports the integration of good land use planning in conjunction with improving the economic development goals of attracting employment and investment to Ontario and to Caledon. The subject lands will allow for the creation of important employment facilities due to its strategic location and is anticipated generate 3,400 of jobs based on the employment area density forecast for Caledon in the Region's Land Needs Assessment.

Expediting the planning process for the Subject Lands through a MZO will allow for employment infrastructure that is needed to support employment growth to happen sooner. The Region of Peel is actively working on delivering the required servicing infrastructure to the subject lands by early 2024, at its own cost. The planning for the infrastructure has already started and detail design is anticipated to commence in Q2 2022. The endorsement of MZO request will allow the owners to pursue site specific application and advance the development of their respective sites, which will allow the development of these lands to happen concurrently with delivery of the capital works by the Region.

The proposed MZO seeks to re-zone the lands from 'A1 - Agricultural' to "MP – Prestige Industrial" and "MS – Serviced Industrial". The proposed zoning is to permit warehouse and distribution, industrial uses, and accessory office use. The existing "EPA1 – environmental Policy Area 1" and "EPA2 – Environmental Policy Area 2" will remain and their boundary will only be refined through supporting Environmental Impact Studies. No buildings or structures are permitted within the EPA1/2 Zones other than for conservation or flood control projects including stormwater management facilities.

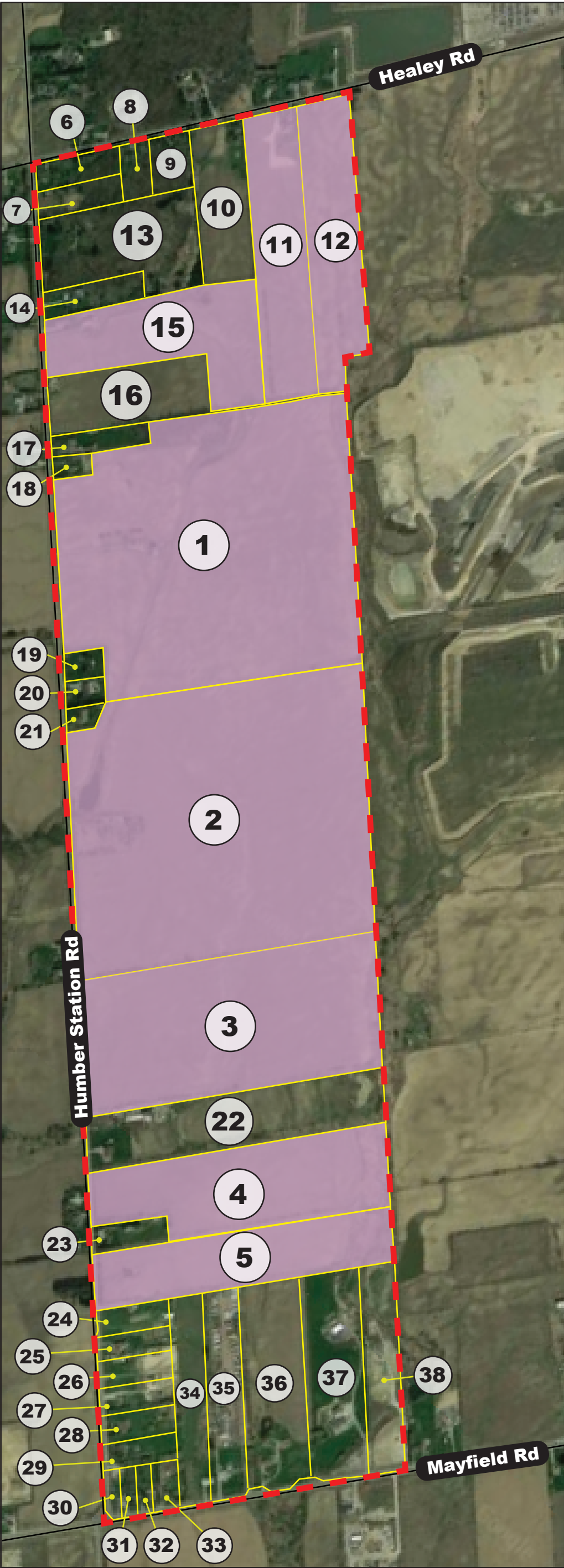
We believe that our client's proposal is a logical extension of the existing employment lands immediately to the east, as it builds on existing infrastructure put in place by the Town of Caledon and Region of Peel. We respectfully request from Council to support our client's vision and to support and request from the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, for the zoning to be in place to allow for the Subject Lands to be developed for Employment Uses, and that this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests and copied to the Regional Municipality of Peel.

We thank you for your time and consideration of our request. Should you have any questions, please don't hesitate to contact the undersigned.

Yours Very Truly,

Mustafa Ghassan
Delta Urban Inc.


cc. *Humber Station Villages LOG*
Paul Lowes, SGL Planning & Design Inc.
Enclosed. Schedule A – Land Ownership Map
Context Map






Humber Station Villages Secondary Plan Area - Ownership List

Parcel #	Ownership Name	Common Name	Gross Area (ac)	Net Dev. Area (ac)
			A	B
1	PINEHEIGHTS HOLDINGS INC.	Solmar & Royal Pine	94.91	79.63
2	PINEHEIGHTS HOLDINGS INC.	Solmar & Royal Pine	99.24	93.53
3	BALLANTRY (BOLTON 2) INC.	Ballantry Homes	49.94	46.76
4	BALLANTRY (BOLTON) INC.	Ballantry Homes	28.43	23.89
5	BALLANTRY (BOLTON) INC.	Ballantry Homes	20.92	14.61
6	VENA/ FRANCESCO COLOMBA;	Private	2.64	0.83
7	PIETRO , GRAZIA ROSA	Private	2.99	0.67
8	ADGEY, GLENN ALAN	Private	2.07	0.21
9	AGIUS, JOSEPH	Private	2.94	0.48
10	PANTERRA INC.	TBC	10.38	7.17
11	EDUARDO & PIA TATONE	Tatone	19.39	19.33
12	Longbrook Holdings Inc.	Royal Pine	18.62	18.58
13	2223789 ONTARIO INC.	TBC	16.51	0.91
14	CHLADNY, JENNIFER DAWN	Private	3.46	1.14
15	Longbrook Holdings Inc.	Royal Pine	21.01	2.61
16	EGIDIO & ANGELO CAMARDA	Private	11.79	10.64
17	DE FRANCESCO, ANGELINA	Private	2.51	2.08
18	KULDIP & RAVINDER SINGH	Private	1.00	1.00
19	BETTY & JOHN BYRNE	Private	1.33	1.33
20	MALANCA, MARY	Private	1.37	1.31
21	FIORINI, LISA; FIORINI, JERRY	Private	1.00	0.74
22	MANJIT & MOHINDER SINGH	Private	20.68	17.80
23	MICHELE COLABRESE	Private	2.48	2.48
24	MUIA, IDA	Private	2.30	2.30
25	IANNITTI, GINA; IANNITTI	Private	2.34	2.34
26	GREWAL, JASPREET	Private	2.49	2.49
27	BALJINDER KHANGURA	Private	2.49	2.49
28	CALLEGARI, EUGENIO ANTONIO	Private	2.55	2.55
29	DHALIWAL, PAWANPREET	Private	2.41	2.41
30	SCHEPISI, SARINA ANN	Private	0.90	0.90
31	MADDALENA & VITO MACIOCIO	Private	0.95	0.95
32	KHATRA, MANJIT	Private	0.93	0.93
33	PARTICIPANT INVESTORS INC	TBC	1.64	1.64
34	AURORAWOOD HOMES LTD.	Private	8.35	8.35
35	888979 ONTARIO LIMITED	TBC	9.33	8.06
36	RONNY GIUSEPPE	Private	15.83	9.04
37	ROSSI QUALITY SERVICES INC	TBC	14.79	9.79
38	2721146 ONTARIO INC.	TBC	9.48	2.24

TOTAL	512.3920	404.2126
TOTAL PARTICIPATING OWNERS' LANDS	352.4560	298.9475
TOTAL NON-PARTICIPATING OWNERS' LANDS	159.9360	105.2651

Description: Ownership Map Humber Station Villages Municipality: Bolton Region: Region of Peel	Date: November 30, 2021
	Revisions:
Source: Geowarehouse / Google Earth	
 DELTA URBAN	8800 Dufferin Street, Suite 104 Vaughan, ON L4K 0C5 (905) 660-7667

LEGEND

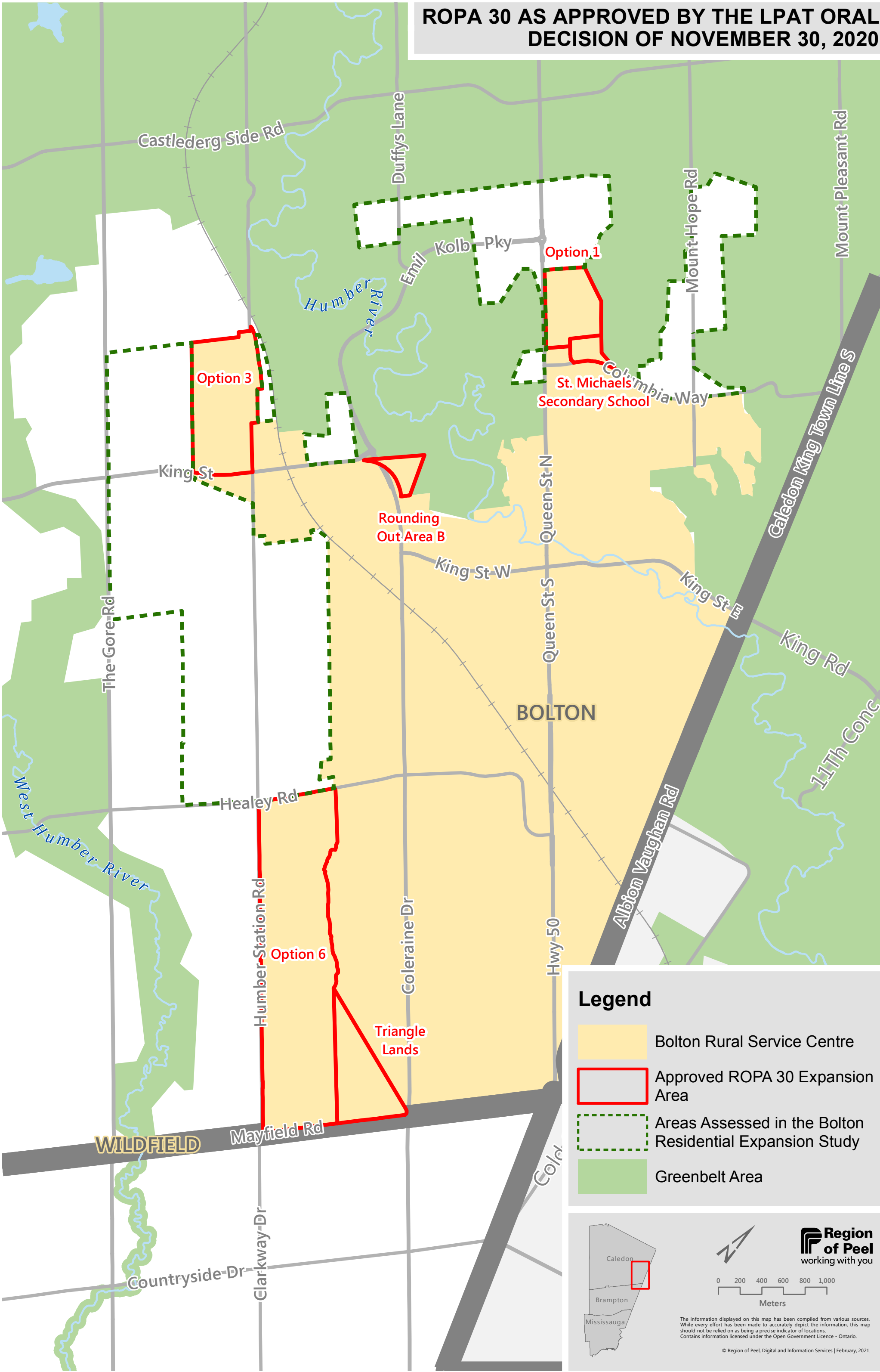
-  Humber Station Villages Secondary Plan Boundary
-  Parcel Boundary
-  Participating Landowner



Map Scale: NTS

Humber Station Villages Secondary Plan Area Landownership Map

ROPA 30 AS APPROVED BY THE LPAT ORAL
DECISION OF NOVEMBER 30, 2020



Legend

- Bolton Rural Service Centre
- Approved ROPA 30 Expansion Area
- Areas Assessed in the Bolton Residential Expansion Study
- Greenbelt Area

Region of Peel
working with you

0 200 400 600 800 1,000
Meters

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