



October 6th, 2022

Municipal Services Office - Central Ontario
16th floor
777 Bay Street
Toronto, ON
M7A 2J3
Canada

Attention: Mrs. Jennifer Le

**RE: New Peel Region Official 2051 (under review) MMHA
13921 Airport Road – Town of Caledon ON (47.97) acres
Con, 1, ALB PT Lot 7 RP
43R1991 Part 1, RP 43R21376
(Owner): Giampaolo Investments Limited**

Dear Ms. Le,

I am writing to you on behalf of (Giampaolo Investments Limited) owners of the lands located at 13921 Airport Road within the Town of Caledon ON.

The subject lands are designated "*General Agricultural Area*" under the Town of Caledon's Current Official Plan and A1 – Agricultural under the Town's zoning by-law.

The new proposed Region of Peel Official Plan 2051 contemplates the lands as Future Strategic Employment Area under Schedule 'E-4' – Employment Areas. Schedules 'F-1' & 'F-2' Rapid Transit Corridors & Major Road Network and identify our lands outside of the GTA West Transportation Corridor (Hwy 413) location & alignment area. Given the lands location along Airport Road and the proximity to the new proposed Hwy 413 future goods movement transportation corridor, the lands are ideally located within an area that warrants consideration for future employment uses.

We are therefore seeking a request to have our subject lands designated as Employment.

Caledon is part of Ontario's largest logistics network due to its proximity to Canada's commercial airport – Toronto Pearson International – and multimodal railway networks combined with easy access to major road networks and its location at the centre of the GTA. Companies such as Amazon, Canadian Tire and UPS have recently located massive distribution warehouse facilities in Caledon. As a result of these businesses choosing Caledon, a number of new business have

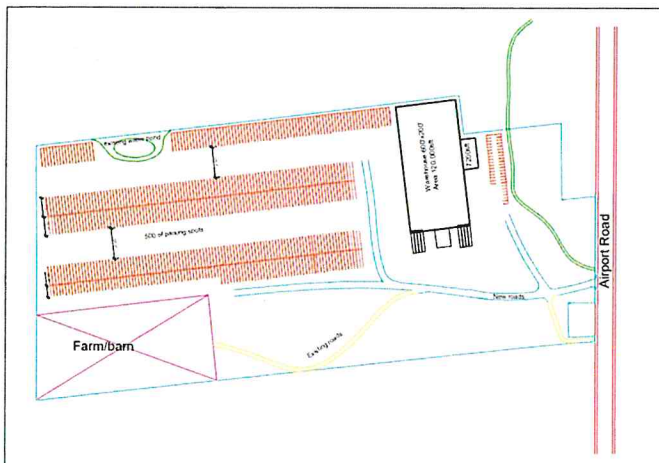
started to emerge such as trucking depots, support activities for transportation and warehousing and storage.

We have prepared a concept plan attached with this letter, which shows conceptually how these lands could be developed for industrial purposes. The proposal contemplates a 120,000SF industrial building fronting onto Airport Road, with approximately 400-500 truck and trailer parking located at the rear of the property.

Aerial Subject Lands:



Proposed Concept Plan:





I would like to thank you in advance for your consideration and review of this request.

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Mark De Souza', is positioned below the closing salutation.

Mark De Souza, MCIP RPP
Director – Real Estate
Giampaolo Investments Limited