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Environmental Policy Office
438 University Ave, 12th Floor
Toronto, ON M7A 1N3

Attention: **Environmental Policy Office**

Re: **Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest Refinements**
ERO Number 019-9453
15145 Steeles Avenue, Town of Halton Hills, ON ("Property")

15145 Steeles Holdings Inc. is the Owner of the Property, who own approximately 99 acres of land located in the Town of Halton Hills (the "**Subject Lands**"). The Subject Lands are generally located in the northeast corner of Ninth Line and Steeles Avenue.

The Subject Lands are currently designated to permit employment uses by the City Official Plan and City Adopted Official Plan Amendment No. 50 - Premier Gateway Phase 2B Secondary Plan. The Premier Gateway Phase 2B Secondary Plan (the "**Secondary "Plan"**") was appealed by adjacent landowners to the Ontario Municipal Board. The Secondary Plan designates the Subject Lands as "Prestige Industrial" however the entirety of the Subject Lands are also designated "Highway 413 Focused Area Analysis" by the Secondary Plan. This designation prohibits the development of the Subject Lands for their intended employment use until the Province has provided formal written notice that the Subject Lands have been released from the Corridor Protection Area.

We have reviewed the proposed Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest Refinements ("FAA") and note that we do not support the refinement as it does not remove FAA hold on the Subject Lands, prohibiting development of the Subject Lands. We respectfully request that the MTO revise FAA and remove the hold from the Subject Lands to allow the lands to proceed with development for its intended and designated Employment use.

We kindly request notice of any future reports and/or public meetings or consultations regarding the enclosed. If you have any questions or comments in relation to this letter or the Subject Lands, please do not hesitate to contact the undersigned.

Yours truly,
15145 Steeles Holdings Inc.

A handwritten signature in blue ink, appearing to read "A. Konev", is written over a yellow rectangular background.

Andrew Konev
VP, Head of Development