



Zelinka Priamo Ltd.

LAND USE PLANNERS

November 6, 2025

Ministry of Energy and Mines
77 Grenville Street
Toronto, ON
M7A 2C1

Attention: Callee Robinson, Senior Policy Advisor

**Re: Comments and Request for Modification of the NAI
Refining a Protected Corridor of Land for Future Electricity
Transmission Infrastructure in the Northwest Greater Toronto Area
ERO # 025-1133
Preliminary Comments on Behalf of BoltCol Holdings North Inc. and
BoltCol Holdings South Inc.**

Our File: BCL/BOL/22-01

We are the planning consultants for BoltCol Holdings North Inc. and BoltCol Holdings South Inc. ("BoltCol"), owned by the Healthcare of Ontario Pension Plan, for the Northwest GTA Transmission Corridor Identification Study. BoltCol are the owners of approximately 100 ha (249 ac) of lands within the Town of Caledon (the "BoltCol Lands") to the west of Coleraine Drive, between Mayfield Road and George Bolton Parkway, as well as additional lands at the northwest quadrant of Coleraine Drive and George Bolton Parkway (see full list of municipal addresses for the BoltCol Lands in Appendix A).

BoltCol has participated in the Northwest GTA Transmission Corridor Identification Study and met with Study Staff on January 11, 2024. Based upon our review of the refined Narrowed Area of Interest (NAI) for the northwest Greater Toronto Area, on behalf of BoltCol, we have the comments and a request for modification of the NAI as outlined below.

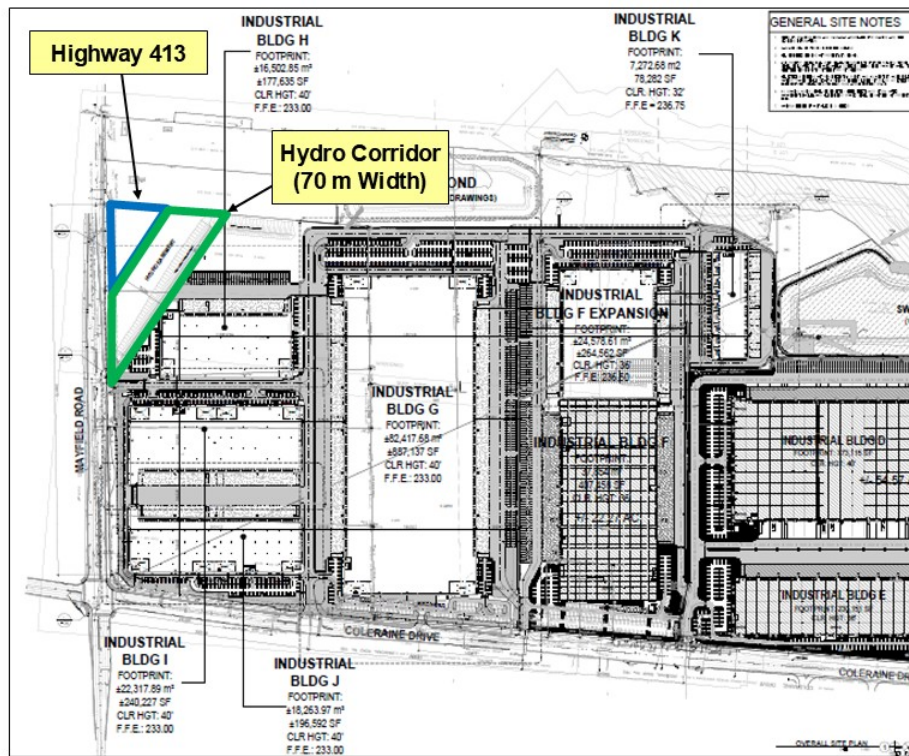
BACKGROUND

The BoltCol Lands are at various stages of approval for employment uses as part of the iPort Caledon Business Park, which is a tier-1 logistics campus. With the completion of approvals for Phase 1 with six buildings to the north and south of the extension of George Bolton Parkway with tenants including Mars Canada, WORLDPAAC, DSV Global Transport and Logistics and The Beer Store, for a total of approximately 2.7 million sq. ft, the focus has turned to the southern portion of the BoltCol Lands down to Mayfield Road, including the approximately 32.3 ha (79.8 ac) vacant portion of the BoltCol Lands.

An application for Site Plan Approval submitted to the Town of Caledon on August 6, 2024 for Phase 2, with approximately 1.8 million sq. ft. of employment uses, is currently under review. **Upon build-out, iPort Caledon will be developed with employment uses of approximately 4.5 million sq. ft., with a total investment of approximately \$2.0 billion, representing a significant employment generator with considerable economic importance for the Town, Region and Province.**

The Phase 2 Site Plan provided with the application for Site Plan Approval includes a 70 m wide “Hydro Corridor” of approximately 1.5 ha (3.6 ac) in the southwest corner of the BoltCol Lands to the north of the assumed Highway 413 corridor (see Figure 1), which is intended to accommodate the Northwest GTA Transmission Corridor.

Figure 1
BoltCol Lands – Phase 2 Development Site Plan and Hydro Corridor



Note: Location and boundary are approximate.

THE REFINED NARROWED AREA OF INTEREST AND THE BOLTCOL LANDS

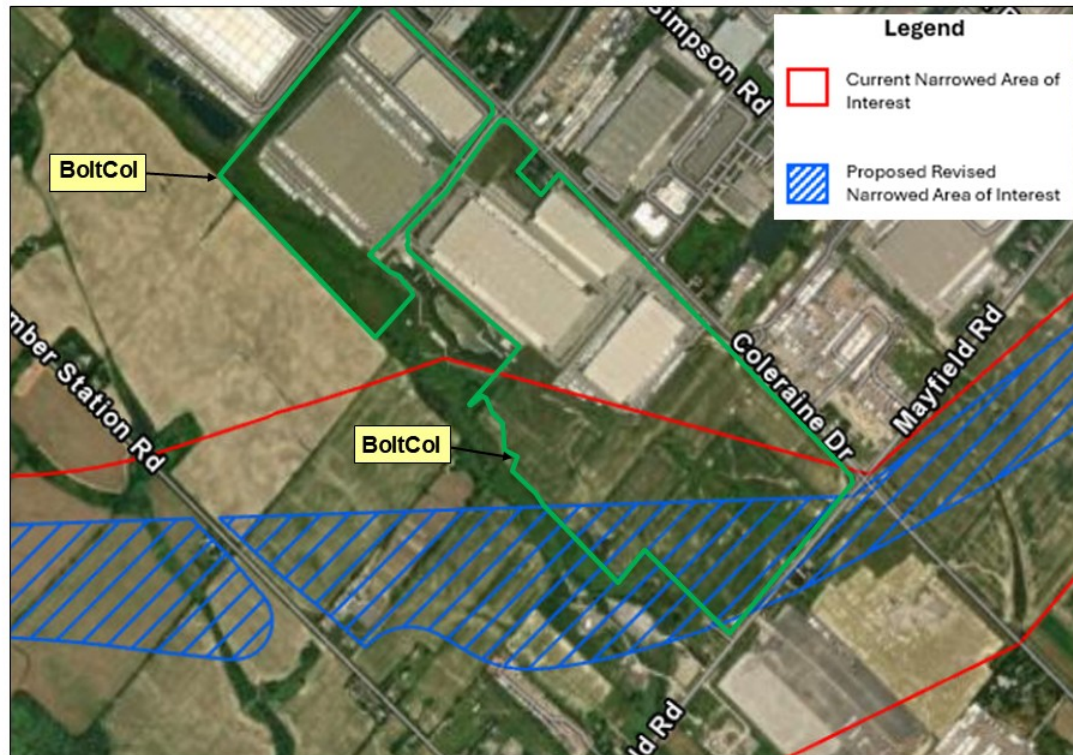
It is our understanding from the Proposal Details that the Ministry of Energy and Mines (MEM) and the Independent Electricity System Operator (IESO) are proposing to revise the protected corridor of land, called the Narrowed Area of Interest (NAI), which is based upon updated design work for Highway 413 and updated electricity demand forecasts. It is also our understanding that the revised NAI will remain protected from development under the Provincial Planning Statement until the construction of transmission infrastructure and that further portions of land may be released if not needed. Lastly, it is our understanding that the Ministry of Transportation (MTO) is preparing to finalize the route alignment for Highway 413 and designate the properties needed for the highway under the Public Transportation Highway and Improvement Act, whereby MEM and MTO plan to coordinate the release of their respective land-use plans and protections, likely in December.

As shown on Figure 2, a triangular portion of the BoltCol Lands fronting onto Mayfield Road is located within the Current Narrowed Area of Interest. While the Proposed Revised Narrowed Area of Interest will free up a portion of the BoltCol Lands for development of

approximately 18.2 ha (44.9 ac), a significant portion of the BoltCol Lands of approximately 13.7 ha (33.9 ac) would remain within the Revised NAI, well beyond the 70 m wide Hydro Corridor that is being held on the Site Plan.

Figure 2

Northwest GTA Transmission Corridor Identification Study – BoltCol Lands



Note: Location and boundary are approximate.

COMMENTS AND REQUEST FOR MODIFICATION OF THE NAI

We have the following comments based upon our review of the refined Narrowed Area of Interest in the context of the BoltCol Lands:

- We request that the Narrowed Area of Interest be reviewed for further refinement to release a greater portion of the BoltCol Lands from the NAI at the earliest opportunity, in order to facilitate the proposed approximately 1.8 million sq. ft. of employment uses under the application for Site Plan Approval currently under review by the Town;
- We request that once the Ministry of Transportation finalizes their preferred route for Highway 413 and/or unlocks additional lands, that the Ministry of Energy and Mines proceed thereafter at the earliest opportunity and within 30 days, if feasible, to unlock lands to the extent possible as well for development; and
- We request that the Ministry of Energy and Mines confirm that the transmission corridor will abut Highway 413 and will not exceed 60m or 70m in width for the BoltCol Lands, to the north of Highway 413.

Please kindly ensure that the undersigned is notified of any further studies, modifications, approvals and/or notices with respect to this posting. We reserve the opportunity to provide further comments in the event that additional information becomes available.

Should you have any questions, or require further information, please do not hesitate to contact us.

Sincerely,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Principal Planner

cc. BoltCol Holdings North Inc. and BoltCol Holdings South Inc. (Via Email)
Pitman Patterson, Borden Ladner Gervais LLP (Via Email)

Appendix A – Municipal Addresses for the BoltCol Lands

- 8399 George Bolton Parkway;
- 8400 George Bolton Parkway;
- 0 Coleraine Drive;
- 0 Coleraine Drive;
- 0 Coleraine Drive;
- 0 Coleraine Drive;
- 0 Coleraine Drive;
- 12210 Coleraine Drive;
- 12226 Coleraine Drive;
- 12258 Coleraine Drive;
- 12300 Coleraine Drive;
- 12366 Coleraine Drive;
- 12400 Coleraine Drive
- 12480 Coleraine Drive;
- 12490 Coleraine Drive;
- 12592 Coleraine Drive;
- 0 Mayfield Road;
- 0 Mayfield Road;
- 0 Mayfield Road;
- 8410 Mayfield Road; and
- 8424 Mayfield Road.