



December 8, 2011

**VIA MESSENGER**

Ministry of Municipal Affairs and Housing  
Municipal Services Office-Central Ontario  
777 Bay Street, 2nd Floor  
Toronto ON M5G 2E5

Attention: Andrew Doersam  
Senior Planner

Dear Sir:

**Re: Notice of Appeal  
Official Plan Amendment No. 38  
Regional Municipality of Halton  
File No. 24-OP-0027-03  
United Parcel Services ("UPS")  
Northeast quadrant of Steeles Avenue and Trafalgar Road, Town of Halton Hills  
Regional Municipality of Halton**

Our client, United Parcel Services of Canada ("UPS") owns a parcel of land in the north east quadrant of the intersection of Steeles Avenue and Trafalgar Road in the Town of Halton Hills. The lands are approximately 28.3 hectares (70 acres) in area with frontage on Trafalgar Road, Steeles Avenue and Eighth Line.

UPS acquired these lands and has held them with the intention that they would be developed for employment and employment related uses, including a facility to be developed by UPS.

UPS is a world class provider of logistics and delivery systems. The company has considered the Halton Hills location as an important element in its Canadian and North American system. The site was selected for a "hub operation" similar to that developed in the City of Vaughan where UPS has recently completed a 250,000 square foot expansion to that facility which employs approximately 2,200 employees.

UPS is concerned with the general phasing policies of the amendment which indicate that development is to be phased to an intermediate year of 2021 and effectively exclude development of the UPS lands beyond 2021.

UPS' position is that the entirety of its lands at Steeles Avenue and Trafalgar should be included within an appropriate policy framework to allow these strategically owned lands to be designated and made available for employment and related uses prior to the 2021 time frame. These lands will contribute to the Region's inventory of employment land at an earlier point, and allow for potential employment uses appropriately sharing the transportation network and servicing which will be available in this area. As recognized in the plan, the UPS lands logically form part of the employment land inventory.

Blake, Cassels & Graydon LLP  
Barristers & Solicitors  
Patent & Trade-mark Agents  
199 Bay Street  
Suite 4000, Commerce Court West  
Toronto ON M5L 1A9 Canada  
Tel: 416-863-2400 Fax: 416-863-2653

**T. W. Bermingham**  
*Partner*  
Dir: 416-863-2946  
tim.bermingham@blakes.com

Reference: 62907/157

RECEIVED  
MUNICIPAL SERVICES OFFICE

DEC 09 2011

CENTRAL REGION  
MINISTRY OF MUNICIPAL AFFAIRS  
AND HOUSING



Map 2 Regional Phasing identifies two broad time frames for development—to 2021, and 2021 to 2031. The UPS lands are identified as Urban Area without Regional Phasing (for Development between 2021 and 2031). Areas identified for development beyond 2021 will limit, if not prohibit, area municipal plans (in this case Halton Hills) from bringing forward an amendment to the Official Plan to allow for development of the UPS lands for employment purposes prior to 2021.

Map 5 is a Phasing plan which again establishes the time frame expected for development of the lands in the 2021 to 2031 period. There are numerous policies in the Plan tied to this phasing structure but the key policies of concern are Sections 77.16 and 77.17 of ROPA 38 which will require and an amendment to the Regional Plan to advance development prior to 2021 on lands identified as 2021 to 2031.

Therefore on behalf of UPS please accept this letter as client's appeal of the Map 2, Map 5 and Policies 77.16 and 77.17 of ROPA 38, and such other policies as would preclude a decision by the local municipality designating the UPS Lands for immediate development for employment and related uses.

Enclosed is a certified cheque in the amount of \$125.00 made payable to the Minister of Finance, Province of Ontario, as required.

We note that there is a related application (24-OP-0027-037 (ROPA 37)) and we will be seeking appropriate status on this matter as the appeals are brought forward.

We trust this appeal is sufficiently detailed for the purposes of this appeal and we will reserve the right to make further submissions to the Board on these and other matters which may arise from the various other appeals to these matters.

In our view this matter is one which would benefit from mediation and we would welcome an early scheduling of a prehearing in respect to this matter.

Should you require anything further please contact me.

Yours very truly,

Original signed by

Tim Bermingham  
Encl.

c: James Lambis, UPS