

September 18, 2020

Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario

**Re: Proposed PBWP & MZO Removal 2175 Cornwall Road, Oakville
MMAH File No.: 24-PBW-202202 & 24-MZOA-201746**

Dear Minister:

I am writing on behalf of Oakville's Joshua Creek Residents Association (JCRA) with respect to the application to remove lands located at 2175 Cornwall Road, Oakville from a Minister's Zoning Order (MZO) and the Parkway Belt West Plan (PWBW) as specified in the above noted Ministry of Municipal Affairs and Housing (MMAH) files.

On June 15th, 2020, JCRA emailed the MMAH in response to your Notice of Proposed Amendments to a Minister's Zoning Order and the Parkway Belt West Plan as advertised in the Oakville Beaver newspaper on May 14, 2020.

In our June 15 email to the MMAH, JCRA expressed our strong opposition to open ended approval that would remove all restrictions on land for undefined future development of the site and facilities. We asked that the request to remove land restrictions for the purposes of undefined future development be declined.

Today I am writing to respectfully request that you decline approval of both proposed amendments to the MZO and PBWP for the purposes specified in that May 14th Notice of Proposed Amendments as they are not in the best interests of our community.

Since June 15, 2020, residents' concerns about the negative impact on our community of the proposed Amazon facility to be located at 2175 Cornwall Road have grown substantially.

Over the past two months, the property owner has released additional information requested by the Town of Oakville for its Site Plan Application (SPA) SP 1604.006/01. It has become apparent that expansion of the existing parking lot, for which the property owner is requesting relief from existing provincial regulations, is not required for the current SPA to proceed; nor does it prevent use of the site by the current owner or Amazon, their new tenant.

These proposed provincial amendments, as requested by the property owner, are permanent changes. They facilitate future development and expansion of this site, which will result in significantly greater levels of activity and intensity of use than currently experienced. The negative impacts of the site's activity will also increase to the significant detriment of the neighbouring residential community.

Residents' concerns about the negative impact on our community are compounded by the lack of available tools to mitigate material impacts that include unreasonably high traffic volumes, increased noise levels and deterioration of air quality.

Section 41 of the Provincial Planning Act does not provide for any mitigation of negative impacts resulting from current or proposed use of a site, or any consideration of intensity of use.

The absence of considerations of impact and intensity in the Planning Act means the municipal site plan application process has very limited ability to impose any conditions of approval that would mitigate negative impacts on the surrounding community. Therefore, residents have no level of protection from negative impacts, which is deeply concerning because the proposed use is best suited to an industrial area.

Accordingly, JCRA strongly opposes both proposed amendments to the MZO and PBWP for 2175 Cornwall Rd as requested by the property owner because they will facilitate future development and expansion of the property that are not in the best interest of our residents.

Declining approval of these proposed amendments does not jeopardize the current site plan application, does not prevent the permitted land use under the municipal zoning, or impede any operations of a functionally appropriate facility.

We therefore respectfully ask the MMAH to decline approval of the applicant's request to remove lands located at 2175 Cornwall Road, Oakville, from the MZO and the PWBW zoning because it is not in the best interests of our community to allow expansion and future development of this site.

Thank you for your consideration.

Best regards,

Elizabeth Chalmers

President, Joshua Creek Residents Association

CC

Stephen Crawford, MPP Oakville

Rob Burton, Mayor, Town of Oakville

Janet Haslett-Theall, Ward 3 Town Councillor, Town of Oakville

David Gittings, Ward 3 Regional Councillor, Town of Oakville

Neil Mackay, Ministry of Municipal Affairs and Housing

Loralea Tulloch, Ministry of Municipal Affairs and Housing

Heather Watt, Ministry of Municipal Affairs and Housing

Jane Clohecy, Chief Administrative Officer, Town of Oakville

Jim Barry, Acting Community Development Commissioner, Town of Oakville

Mark Simeoni, Director of Planning, Town of Oakville