

Ministry of Municipal Affairs
and Housing

Municipal Services Division

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Division des services aux municipalités

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October 21, 2020

Sent via email only

Benjamin Clare, MCIP, RPP
Senior Land Use Planner
McIntosh Perry
115 Walgreen Road, R.R. 3
Carp, ON K0A 1L0
b.claire@mcintoshperry.com

Dear Benjamin Clare:

**Re: Proposed Parkway Belt West Plan (PBWP) and Minister's Zoning Order (MZO)
Removal
2175 Cornwall Road, Town of Oakville, Regional Municipality of Halton
MMAH File No.: 24-PBWP-202202 & 24-MZOA-201746**

Thank you for your two applications submitted to the Ministry of Municipal Affairs and Housing requesting removal of lands from: (1) a Minister's Zoning Order, filed as Ontario Regulation 481/73 ("MZO"); and (2) the Parkway Belt West Plan ("PBWP"), as they apply to lands locally known as 2175 Cornwall Road in the Town of Oakville.

The privately-initiated applications intend to facilitate the development of a proposed distribution centre and the addition of approximately 880 parking spaces at the north-east end of the subject lands. The applications propose to remove approximately 0.84 hectares of land identified as 'Road' and 'Electric Power Facility' from the 'Public Use Area' of the PBWP and remove the subject lands from the associated MZO that implement the PBWP designations.

Notice of both applications was posted in the Oakville Beaver newspaper on May 14, 2020 for the purpose of informing the public of the proposed amendments. The Ministry received 172 comments, the vast majority of which were from Town residents supporting a submission received from the President of the Joshua Creek Resident's Association ("JCRA"). A submission was also received from Town Councillor Janet Haslett-Theall and Halton Region and Town Councillor Dave Gittings supporting similar concerns as the JCRA. Concerns raised were with regard to negative impacts on local residents resulting from the proposed warehouse operations, including impacts on air quality, hours of operation, noise and traffic.

Because of these concerns, the Minister proposes refusing your application for a PBWP amendment. In accordance with subsection 7(2) of the *Ontario Planning and Development Act, 1994*, the Minister of Municipal Affairs and Housing is required to provide written notice to the applicant regarding the reasons he is proposing to refuse the PBWP application and provide 30 days after the day of the notice for the applicant to make written submissions to the Minister. If written submissions are not received, the PBWP application shall be deemed to be refused.

As the Assistant Deputy Minister has delegated authority, I am hereby providing notice that the Minister is proposing to refuse the PBWP application. A decision with respect to your MZO amendment application will be provided after the 30 day period for making submissions on the proposed refusal of the PBWP application.

If you would like to discuss this matter further, ministry staff would be pleased to assist. Please feel free to contact the Central Municipal Services Office: Heather Watt, Manager, Community Planning & Development (West), by phone at 437-232-9474, or by email at Heather.Watt@ontario.ca.

Sincerely,

A handwritten signature in blue ink that reads "Hannah Evans". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hannah Evans
Assistant Deputy Minister