

# DAVID FAYE & Associates Inc.

Land  
Management  
Group

December 21, 2022

Mr. Steve Clark,  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, Ontario  
M7A 2J3

**RE: Proposed Revocation of the Parkway Belt West Plan 1978  
ERO Number 019-6167**

Dear Minister Clark:

I am writing on behalf of my client, Star Oak Developments Limited ("Star Oak"), the owner of lands in Oakville, Ontario located south of Highway 407 and west of Trafalgar Road fronting on William Halton Parkway, a newly constructed Region of Halton major arterial/transit corridor.

The lands are designated Employment District and Natural Heritage System Area in the North Oakville East Secondary Plan (OPA No. 272) and are zoned Light Employment (LE), Natural Heritage System (NHS) and Stormwater Management Facility (SMF) by Zoning By-law 2009-189. The lands are part of an approved plan of subdivision 24T-13002 which was registered as Plan 20M-1243 on April 20, 2022. The lands are fully serviced.

An application for site plan approval for Block 6, Plan 20M-1243 was submitted by Star Oak to the Town of Oakville on April 28, 2022. This application will see the construction of 360,000 square feet of leasable industrial space. Submissions for site plan approval for other Employment Blocks are planned in 2023/24.

My client learned in June, 2022 that a majority of the employment lands on Plan 20M-1243 are still within the boundary of the Parkway Belt West Plan 1978 which was not properly removed from these lands by the Province of Ontario prior to the February, 2008 OMB approval of the North Oakville East Secondary Plan.

Consequently, site plan approval cannot be granted by the Town of Oakville for Block 6, 20M-1243 and other Blocks to be submitted for site plan approval in 2023/24. Many millions of dollars of investment are currently stranded.

Star Oak fully supports the immediate revocation of the Parkway Belt West Plan.

Yours truly,  
**David Faye & Associates Inc.**

*David Faye*  
David Faye, MCIP, RPP

cc. Star Oak Developments Limited

# DRAFT PLAN OF SUBDIVISION PART OF LOTS 14 & 15, CONCESSION 2 NORTH OF DUNDAS STREET ( FORMERLY TOWNSHIP OF TRAFALGAR ) TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON

## SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. AS SHOWN ON DRAFT PLAN
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: JULY 22, 2013

*[Signature]*  
C.P. EDWARD O.S.

Sound Robotics, Inc.  
Celia Clarke, M.Sc., P.Eng.  
Director of Planning Services  
(By-Law 1998-275, as amended)

### OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

OWNER:  
**STAR OAK DEVELOPMENTS LIMITED**

140 REYNOLDS STREET  
SUITE 400  
OAKVILLE, ONTARIO  
L6J 0G7

*[Signature]*  
SERVO GURLETTI A.S.O.

SCHEDULE OF LAND USE  
TOTAL AREA OF LAND TO BE SUBDIVIDED=68,849±Ha. (170,130±Acres)

PHASE 1:			
BLOCKS	LOTS	UNITS	AREA
<b>SINGLE DETACHED DWELLINGS</b>			
LOTS 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75-79, 80-84, 85-89, 90-94, 95-99, 100-104, 105-109, 110-114, 115-119, 120-124, 125-129, 130-134, 135-139, 140-144, 145-149, 150-154, 155-159, 160-164, 165-169, 170-174, 175-179, 180-184, 185-189, 190-194, 195-199, 200-204, 205-209, 210-214, 215-219, 220-224, 225-229, 230-234, 235-239, 240-244, 245-249, 250-254, 255-259, 260-264, 265-269, 270-274, 275-279, 280-284, 285-289, 290-294, 295-299, 300-304, 305-309, 310-314, 315-319, 320-324, 325-329, 330-334, 335-339, 340-344, 345-349, 350-354, 355-359, 360-364, 365-369, 370-374, 375-379, 380-384, 385-389, 390-394, 395-399, 400-404, 405-409, 410-414, 415-419, 420-424, 425-429, 430-434, 435-439, 440-444, 445-449, 450-454, 455-459, 460-464, 465-469, 470-474, 475-479, 480-484, 485-489, 490-494, 495-499, 500-504, 505-509, 510-514, 515-519, 520-524, 525-529, 530-534, 535-539, 540-544, 545-549, 550-554, 555-559, 560-564, 565-569, 570-574, 575-579, 580-584, 585-589, 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