

May 13, 2026

By Email: PlanningConsultation@ontario.ca

Ministry of Municipal Affairs and Housing Provincial Planning Branch
13th Floor, 777 Bay Street
Toronto, ON
M7A 2J3

**RE: ERO # 026-0229 – (further to ERO # 019-6167) concerning the
Proposed Revocation of the Parkway Belt West Plan, and
ERO # 026-0230 - Proposal to Revoke Minister's Zoning Orders**

Dear Sir or Madame:

We are Planning Consultants for Westlake Canada Inc. o/a Westlake Pipe & Fittings ('Westlake'). Westlake manufactures pipes, fittings and related building products on its employment lands located at 101, 131 and 155 Regalcrest Court, inclusive of their abutting 'Open Storage' property located within the 'Parkway Belt West Plan' ('PBWP'), City of Vaughan. Please refer to the attached Figure 1 - Location Map.

On behalf of Westlake, we respond to the Ministry of Municipal Affairs and Housing ('MMAH') initiative concerning provincial regulations per the 'Proposed Revocation of the Parkway Belt West Plan' under the *Ontario Planning and Development Act*, 1994, as amended, and the additional 'Proposal to Revoke Minister's Zoning Orders' (MZOs).

The purpose of this submission is to express our views on the above captioned provincial initiatives, or more specifically **ERO # 026-0229** (further to **ERO # 019-6167**) and **ERO # 026-0230**.

ERO # 026-0229 - 'Proposed Revocation of the Parkway Belt West Plan' ('PBWP')

As a leading manufacturer of pipes & fittings, Westlake serves the Canadian residential and ICI building products market. Located in the 'West Vaughan Employment Area', Westlake employs over 200 people at this location.

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FIGURE 1: LOCATION MAP
WESTLAKE CANADA INC. O/A WESTLAKE PIPE & FITTINGS



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G/E IMAGE2 025

Legend

- 101, 131 & 155 REGALCREST COURT & NORTHERN & SOUTHERN 'OPEN STORAGE' BLOCKS (LICENCED BY HYDRO ONE NETWORKS INC.)
- PARKWAY BELT WEST PLAN AREA

Westlake's 'Open Storage' lands are located within the 'Public Use Area' of the 'Electric Power Facility' of the PBWP, north of the Claireville Transformer Station, and are subject to a valued land lease with Hydro One Networks Inc. ('HONI'), which has been in place for many years. Being adjacent to Westlake's manufacturing and distribution operations, use of the PBWP lands provide valuable storage areas for manufactured pipes and building products.

Please refer to the attached:

- Figure 2 – Parkway Belt West Plan lands in 'Support of an Existing Employment Area Northern (Milton-Woodbridge) Link – Map 4'
- Figure 3 – Amendments to the Parkway Belt West Plan lands in 'Support of an Existing Employment Area Northern (Milton-Woodbridge) Link – Map 4'

The 'Open Storage' leased lands are an important functional element supporting Westlake's ability to conduct its business at this location, and are subject to HONI's primacy of use for electrical transmission functions. They are therefore subject to the Hydro One's technical design, functional and maintenance requirements.

As well, future use of the infrastructure and utilities corridor is not negatively affected, as Westlake's use is non-permanent in nature and does not involve any permanent built form impediments.

Further, under the City of Vaughan's Zoning By-law 001-2021, Westlake's leased lands are recorded as 'Exception Number 606' which permits 'Outside Storage' as a private user.

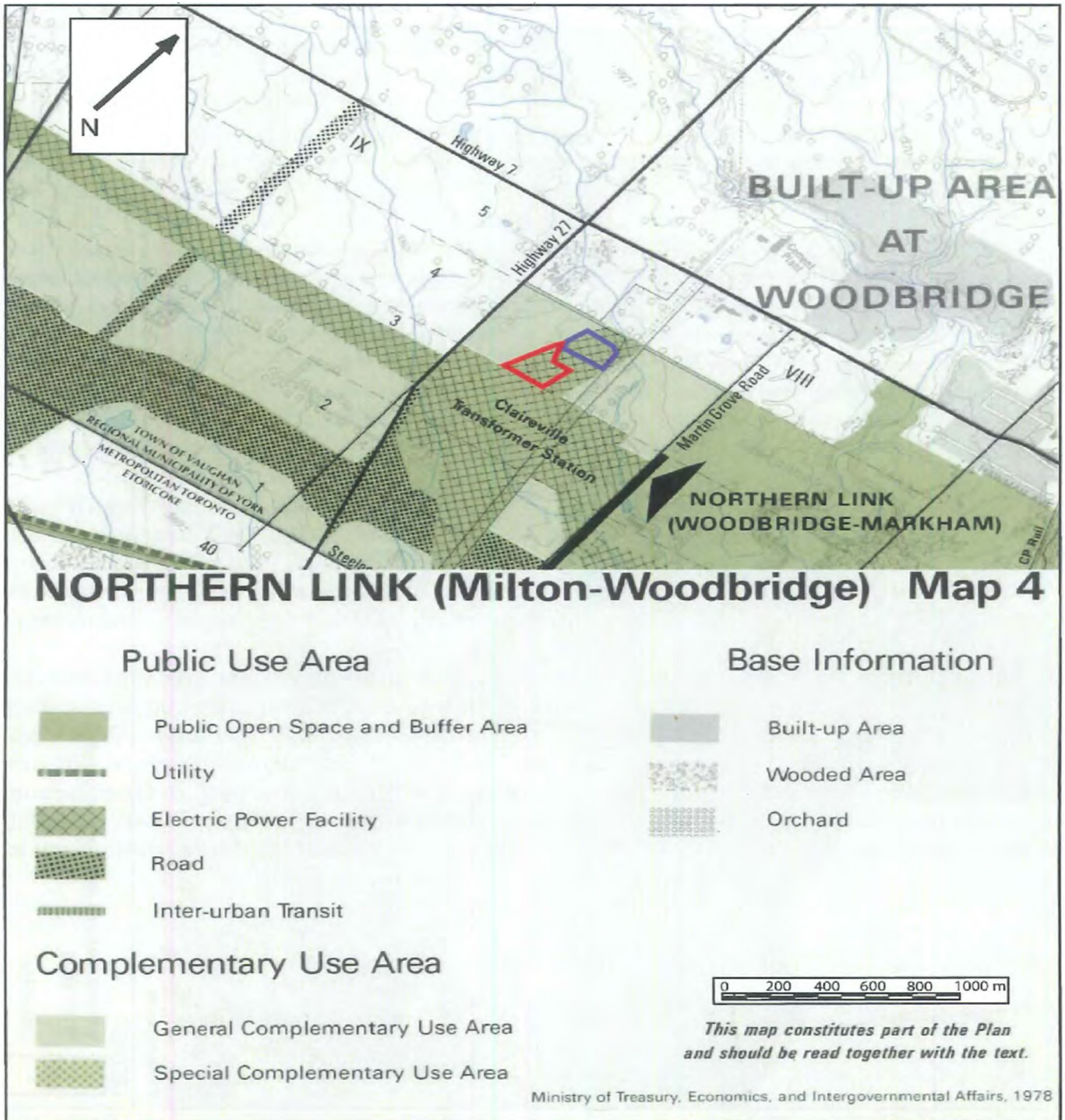
Of note, we support HONI's position on the value and purpose of maintaining the PBWP. However, should revocation of the PBWP occur, it is anticipated that there will be a need for municipal planning updates to ensure seamless land use policy and regulatory conformity with City of Vaughan per Official Plan and Zoning By-law permissions. Therefore, in order to protect Westlake's lease with HONI, should revocation of the PBWP occur, a transition period is also recommended to allow for any effective and managed provincial and/or municipal policy and regulatory updates to this effect.

Of note, the description of on-site storage, as a use, varies based on planning policy and regulatory documents. For example, the PBWP describes 'Open Storage', where in the City of Vaughan's Official Plan 'Outdoor Storage' is referenced, and in the City of Vaughan's Zoning Bylaw, 'Outside Storage' is referenced. Ultimately, there is a need for clarity and consistency, among others matters.

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**FIGURE 2: PARKWAY BELT WEST PLAN LANDS
IN SUPPORT OF AN EXISTING EMPLOYMENT AREA
NORTHERN (MILTON - WOODBRIDGE) LINK - MAP 4**



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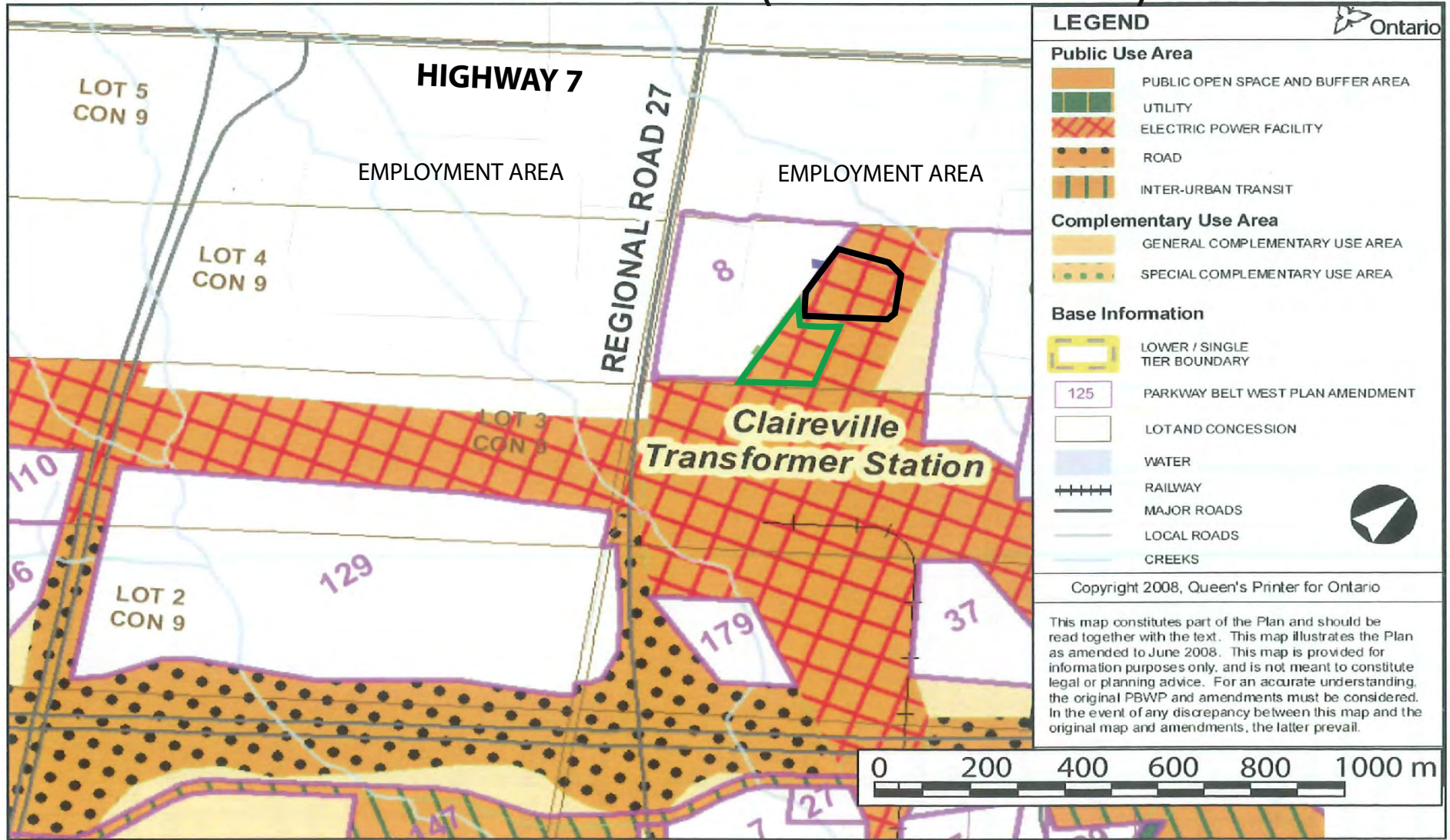
LEGEND

- NORTHERN 'OPEN STORAGE' BLOCK
- SOUTHERN 'OPEN STORAGE' BLOCK

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FIGURE 3: AMENDMENTS TO THE PARKWAY BELT WEST PLAN LANDS IN SUPPORT OF AN EXISTING EMPLOYMENT AREA NORTHERN (MILTON - WOODBRIDGE) LINK - MAP 4



1711_FIG.3_MAY13.26

Source: Parkway Belt West Plan

LEGEND

- NORTHERN 'OPEN STORAGE' BLOCK
- SOUTHERN 'OPEN STORAGE' BLOCK

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In summary, should revocation of the PBWP occur, there is a need to ensure that Westlake's current and valued lease with HONI, is subsequently protected for, and does not result in a legal non-conforming status per any provincial or municipal planning policies and regulations.

ERO # 026-0230 – Revocation of MZOs

On review, it does not appear that the revocation of the proposed and remaining portions of the five (5) associated MZOs directly affects Westlake's property interests at this location.

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In summary, use of the PBWP land supports an existing and established 'Employment Area' and assists in maintaining economic competitiveness. Further, while we support the provincial government as it continues to streamline, reduce and eliminate municipal and provincial burdens to development, we request that the province, in terms of the above captioned initiatives, protect Westlake's and HONI's land lease interests as a result of PBWP provincial regulatory initiatives.

Thank you for the opportunity to provide input regarding Ontario's evolving provincial land use planning system, and for your consideration of our submission.

Yours truly,

Pound & Stewart Associates Limited



Philip Stewart MCIP, RPP

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Attachments:

Figure 1: Location Map

Figure 2: PBWP lands - Northern (Milton-Woodbridge) Link – Map 4

Figure 3: Amendments to the PBWP lands - Northern (Milton-Woodbridge) Link – Map 4

cc. Hydro One Networks Inc.

cc. client

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