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Town of Halton Hills
Office of the Mayor

March 25, 2020

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario
M7A 2J3

RE: IESO Transmission Corridor

Dear Minister Clark,

The Town of Halton Hills continues to take action to remain open for business and to support our business community. With convenient access to Highways 401 and 407, proximity to major shipping hubs, and easy access to the GTA and US markets, the Town's Premier Gateway Employment Area enjoys a strategic location in the GTA.

About 90% of future employment growth projected for Halton Hills is anticipated to occur in the Premier Gateway. Halton Hills' economic prosperity, and by extension that of the Region and Province, is heavily dependent on the timely and efficient development of this area.

The Gateway is already home to millions of square feet of industrial and commercial development, thousands of jobs, and a mix of thriving businesses. Another 5 million square feet of non-residential development is in various stages of being constructed, undergoing review, and/or being contemplated for potential construction sometime in the near future. This represents significant investment, non-residential assessment and, most importantly, the creation of much needed jobs. This is especially true today in the environment of uncertainty created by COVID-19.

As an example of potential major investment, the Town has been approached by Conestoga Cold Storage. The company is looking to expand their current operations into Halton Hills. Conestoga is a major owner and operator of state-of-the-art cold storage warehouses and distribution centres - delivering frozen food products from coast to coast. Conestoga currently owns and operates facilities in Mississauga, Kitchener, Calgary, Montreal and Dorval. As their business continues to expand, the company would like to expand into our Premier Gateway. This includes the construction of a \$250 million state-of-the-art cold storage facility and the

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creation of up to 250 new manufacturing jobs (at full build-out). Conestoga has set their current timeframe to be fully operational in the new building in 3-5 years.

The subject property is located at 7869 Tenth Line. This location has been deemed by the proponent to be optimal due to its access to major 400-series highways; close proximity to their current operation in Mississauga; ideal parcel size (approximately 21 acres); and shape to accommodate their expansion. Conestoga must make a decision on whether they move forward on purchasing the subject property by mid-April. The situation is urgent.

The issue with the subject property is that it is currently in the vicinity of the GTA West and IESO Transmission Corridors. In reviewing the latest mapping issued by the Province, it looks like the property is outside the Focused Analysis Area (FAA) provided by the MTO in 2019; see SCHEDULE 1. Town staff awaits confirmation from MTO staff.

Unfortunately, the subject property falls within the protected IESO Transmission Narrowed Area of Interest; see SCHEDULE 1. Although it was understood that the two corridors were to co-locate on the same lands, the subject property is included in one of two areas outside of the FAA that according to Ministry of Energy, Northern Development and Mines (ENDM) staff, is important to accommodate transmission infrastructure connection points.

Based on the uncertainty surrounding the timing of a decision being made on the final corridor alignments, Conestoga Cold Storage's major investment is at tremendous risk.

With the uncertainty surrounding the economy due to COVID-19, and in an effort to cut red tape for economic development, we are requesting your assistance on this matter. Specifically, can a more definite timeframe be provided as to when the final Transmission Corridor will be determined? Further, can there be some flexibility incorporated into the protected lands outside the GTA West FAA so that development of these properties can be allowed to move forward while the study is being completed?

We have expressed the need to free-up important employment land in the Town's Premier Gateway in the past and continue to do so through this letter. Delays in planning for both corridors continues to undermine Halton Hills' ability to attract investment and jobs. This will translate into a considerable loss to the Regional, broader GTA, and Provincial economies. Addressing this situation is crucial, especially in the current environment.

I trust that you will recognize the untapped economic development opportunities such as the one offered by Conestoga Cold Storage. These can be realized by expeditiously reducing the timelines for completion of both corridor studies.

I look forward to discussing this with you in more detail.

Sincerely,



Rick Bonnette, Mayor
Town of Halton Hills

cc.:

The Honourable Greg Rickford, Minister of Energy, Northern Development and Mines, ENDM

The Honourable Caroline Mulroney, Minister of Transportation, MTO

Brent Marshall, CAO, Town of Halton Hills

Damian Szybalski, Director of Economic Development, Innovation and Culture

Tony Boutassis, Expeditor and Business Development Portfolio Manager

SCHEDULE 1 – MTO 2019 FOCUSED ANALYSIS AREA VS PROPOSED TRANSMISSION NARROWED AREA OF INTEREST

