



February 27, 2019

Ontario Growth Secretariat, Ministry of Municipal Affairs  
777 Bay Street  
c/o Business Management Division, 17th floor  
Toronto ON M5G 2E5  
Canada

**Attention: Charles O'Hara**

**Subject: Provincially Significant Employment Zones (ERO# 013-4506) and Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (ERO# 013-4504)**

On behalf of Shell Canada Limited (Shell), WSP Canada Group Limited (WSP), would like to provide feedback on the Proposed Framework for Provincially Signification Employment Zones (PSEZ) and the Proposed Amendment to the Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) as it pertains to the development, redevelopment, or modification of ancillary commercial uses.

## CONTEXT

Shell currently operates a number of gas stations within the proposed PSEZs and is also pursuing the development of new gas stations which are currently going through the Planning Approval process.

Shell has long term plans to redevelop many of their existing sites in southern Ontario. This scope can range between updating the building facades and signage, to completely demolishing and rebuilding the site to better serve the changing needs of the public. These changes typically include the creation of a larger convenience stores which includes a deli-café, or a clip-in quick service restaurant. This change not only offers local and passer-by travelers with a place to refuel their vehicles, but also offers needed amenities for surrounding homes and businesses.

## COMMENTS

The proposed changes to the PSEZs and the Growth Plan may have an impact on the future development, redevelopment, or modification of Shell gas stations across southern Ontario.

Our concern with the Proposed Framework for PSEZs and the Proposed Amendment to the Growth Plan is that the draft policy wording does not clearly permit commercial uses such as motor vehicle, convenience retail and their ancillary uses.

It is our planning opinion that it would be appropriate to have these uses permitted and formally defined within these areas. We would like to note that the definition should consider the following activities:

- Gas bar;



- Service Stations;
- Convenience store;
- Car washes; and
- Quick service restaurant.

Should you have any questions, comments or concerns, please contact Chad John-Baptiste at (289) 982-4013 or via email [Chad.John-Baptiste@wsp.com](mailto:Chad.John-Baptiste@wsp.com).

Yours sincerely,

A handwritten signature in black ink that reads "C. B. John-Baptiste".

Chad B. John-Baptiste, MCIP, RPP  
Director, Planning - Ontario

EM/cjb

cc: Lino Paoloni, Shell Canada, Real Estate