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January 4, 2023

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

Dear Minister Clark:

**Re: City of Guelph Official Plan Amendment 80 – Shaping Guelph**  
**ERO Number: 019-5981**  
**Ministry Reference Number: 23-OP-221935**

We are writing on behalf of Industrial Equities Guelph Corporation, the owner of the property municipally known as 384 Crawley Road (the “**Subject Lands**”) in the City of Guelph (the “**City**”). The Subject Lands are a very prominent site within Official Plan Amendment 80 (“**OPA 80**”) located in the southwestern part of the City. OPA 80 was adopted by City Council on July 11, 2022 and has been sent to the Minister of Municipal Affairs and Housing for approval pursuant to the *Planning Act*. OPA 80 is intended to comprehensively revise the City’s Official Plan in particular the vision, urban structure, population and employment figures, density and intensification targets, as well as related policies and designations.

NewCold, a multinational cold storage company and a leader in developing and operating highly automated cold stores, intends to construct its Canadian headquarters at this location. Current and future food demands in Ontario have resulted in a need for cold storage logistics and food manufacturing from multiple longstanding large food-based companies. To support its customers and this increasing demand in Ontario, NewCold has been searching for a suitable industrial location since 2017 and now has identified it at this location in the City. Overall, the full build-out of the Subject Lands will create over 570 jobs in a 1.1 million square foot state-of-the-art cold storage manufacturing and packing facility, which is expected to be of major economic benefit to the City.

Industrial Equities Guelph Corporation has been discussing an Official Plan Amendment to facilitate the construction of this facility with the City, however OPA 80 presents a timely and appropriate opportunity for the Minister to make certain straightforward modifications to the Official Plan to much more efficiently advance this important project.

## **1. Industrial Land**

### **Requested Change:**

Insert new Policy 9.5.2.14 immediately below 9.5.2.13 as: “Land within the Southgate Business Park municipally known as 384 Crawley Road and legally described as Part of Lots 13, 14 and 15, Concession 7, (Former Township of Puslinch) City of Guelph, County of Wellington as currently recorded in Property Identifier Number 71199-0115 (LT) will be subject to the following:

- i) Nothing in this Plan shall prevent the construction of industrial buildings and ancillary buildings, landscaping and any related works, including but not limited to a cold storage facility, with a maximum non-residential gross floor area of no greater than 160,000 square metres and a maximum height of no greater than 46 metres, including without limitation:
  - a. The buffer requirements specified within Table 4.1.; and
  - b. Policies 4.1.2.5, 4.1.3.3, 4.1.3.4, 4.1.3.6, 4.1.3.8, 4.1.3.9, 4.1.4.4, 4.1.6.1 and 10.19.2 ii).
- ii) The conveyance of future planned public roads may be secured in a site plan or consent agreement.”

### Rationale:

This requested change is to allow NewCold the opportunity to expeditiously locate to the City on a large and significant employment designated parcel which will directly result in the creation of a substantial number of essential jobs. Also, this requested change will allow for much needed industrial growth in the City and will support that the minimum provincial Growth Plan employment targets in OPA 80 will be met in a timely manner. Further, this requested change will ensure consistency, for example with respect to height, with other industrial land use permissions recently approved by the City in the general vicinity of the Subject Lands.

## **2. Amended Mapping**

### Requested Changes:

Modify Schedule 1a: Urban Structure by replacing it with amended mapping.

Modify Schedule 1b: Structure by replacing it with amended mapping.

Modify Schedule 2: Land Use Plan by replacing it with amended mapping.

Modify Schedule 3: Development Constraints by replacing it with amended mapping.

Modify Schedule 4: Natural Heritage System by replacing it with amended mapping.

Modify Schedule 4A: Natural Heritage System by replacing it with amended mapping.

Modify Schedule 4B: Natural Heritage System by replacing it with amended mapping.

Modify Schedule 4C: Natural Heritage System by replacing it with amended mapping.

Modify Schedule 4D: Natural Heritage System by replacing it with amended mapping.

Modify Schedule 4E: Natural Heritage System by replacing it with amended mapping.

Modify Schedule 5: Road & Rail Network by replacing it with amended mapping.

Modify Schedule 6: Open Space System by replacing it with amended mapping.

Rationale:

These requested mapping changes merely implement the requested change outlined in 1. above resulting in an appropriate site layout for the Subject Lands in OPA 80. For clarity: these amendments are merely meant to remove any policy impediments to timely approval of the proposed facility and it is our client's intention to retain most of the natural heritage features on the Subject Lands, consistent with the recommendations of its consulting expert biologists and qualified natural heritage consultants.

Thank you for your consideration of these requested changes. Should you have any questions or require any additional information, please do not hesitate to contact the writer.

Sincerely,

McCarthy Tétrault LLP

A handwritten signature in black ink, appearing to read 'M. Foderick', written in a cursive style.

Michael Foderick

cc Ryan Amato, Chief of Staff (ryan.amato@ontario.ca)