



September 16, 2026

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1

Dear Premier Ford:

Re: Midtown Oakville Minister's Zoning Orders and Official Plan Amendment 70

I am writing to ask your government to reconsider its approach to Midtown Oakville, to initiate revocation of the four Minister's Zoning Orders issued for the Midtown Transit Oriented Community, and to support approval by the Minister of Municipal Affairs and Housing of Oakville's Official Plan Amendment 70, as adopted by Council.

I make this request as a long serving member of both Oakville Town and Regional Councils, and as a candidate for Mayor of Oakville.

Throughout my years of service on the Halton Police Board, including the past six years as Chair, I have seen the importance of sustained provincial investment in public safety. Safe communities are fundamental to quality of life.

Similarly, as a local councillor representing a community that depends heavily on public transit, I recognize the importance of the Province's continuing investment in transit infrastructure. Effective public transit connects people to employment and opportunity, reduces pressure on our roads and contributes significantly to quality of life.

I believe good planning belongs in that same conversation.

Over recent months, I have spoken with residents across Oakville at the doors, through telephone outreach, in our campaign polling, at community events, and in everyday conversations in coffee shops and on our streets. The message is remarkably consistent.

What is striking is the breadth of that concern. I am hearing it across neighbourhoods, generations, backgrounds and walks of life, from people who may differ on many other issues but share a deep interest in protecting Oakville's future and quality of life.

Midtown and the MZOs have become one of the most significant local concerns. That concern is also reflected in the advocacy of my Ward 3 Council colleagues, We Love Oakville, local residents' associations and other community voices who have devoted considerable time and effort to this issue. Their work reinforces what I am hearing directly from residents across Oakville.

Importantly, this concern is not opposition to growth itself.

OPA 70 was adopted by Council in February 2025 after years of professional planning work and extensive community consultation. The Town describes it as the updated planning framework for Midtown, guiding significant residential and employment growth around Oakville GO through 2051.

OPA 70 is a community supported plan. It reflects the work of Council, professional staff, residents' associations and members of the public who recognize that Oakville must accommodate significant growth, while also ensuring that growth respects the needs and expectations of the community and preserves the quality of life that makes Oakville such a desirable place to live. The Town confirms that the amendment followed several years of consultation involving Council, public agencies, landowners and the public.

Oakville has also approved significant density around Bronte GO through the normal planning process. In August 2026, Council approved zoning for four high rise towers immediately adjacent to Bronte GO, with maximum heights of 21 and 24 storeys. That too is a clear example of our willingness to support transit oriented development when it is properly planned.

At Midtown, however, there are real physical constraints.

The QEW, the rail corridor and Sixteen Mile Creek create fixed limits on connectivity. North south links are already limited and capacity challenges already exist. One only needs to travel through that area during peak rush hours to see the strain that exists today and the impact it is already having on the quality of life of residents and commuters.

Those are physical realities that planning must take into account.

Oakville GO is already the second busiest GO station in the entire network, surpassed only by Union Station. Metrolinx reports more than 10,270 customers per day at the station. Its success makes Midtown an appropriate location for significant transit oriented growth, but that success does not mean the surrounding infrastructure has unlimited capacity.

Transit oriented development still requires a transportation network that functions, local transit connections that work, sufficient water and wastewater capacity, parks, schools, emergency access, community facilities and public spaces. It also requires us to recognize that some of Midtown's infrastructure limitations are the product of geography itself and cannot simply be engineered away.

We can invest. We can improve. We can plan intelligently. But we cannot simply build past geography.

I appreciate that your government has signalled some openness to revisit the building heights originally contemplated. However, height alone does not resolve the underlying questions about total density, infrastructure, transportation capacity and long term livability.

Fortunately, current market conditions provide us with something valuable: time.

Time to get Midtown right.

Time to approve OPA 70, to align growth with infrastructure and physical capacity, and for the Province, the Town, landowners, residents' associations and community members to work together to build the housing Ontario needs in a manner that is both sustainable and livable.

Premier, public safety, effective transit and thoughtful community planning all have something important in common. Each has a profound impact on quality of life.

I am asking that this same quality of life consideration be applied to Midtown.

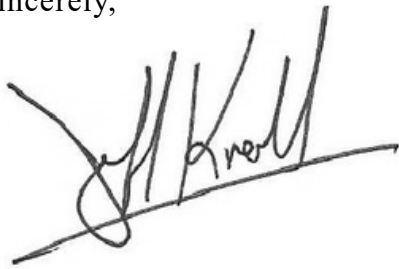
I ask your government to initiate the revocation of the four Midtown MZOs and for the Minister of Municipal Affairs and Housing to approve OPA 70 as adopted by Oakville Council.

Oakville will continue to grow. All we ask is the opportunity to do so responsibly, in a way that respects our physical realities and honours the dreams and aspirations of the people who call Oakville home.

We do not want to stop growth. We want to get it right.
We have the time.

I respectfully ask that you allow Oakville to get this right.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Knoll', written over a horizontal line.

Jeff Knoll
Regional and Town Councillor, Ward 5
Town of Oakville and Region of Halton
Candidate for Mayor of Oakville