

December 2, 2022

GSAI File: 1451-001

(Via Email)

Hon. Steve Clark

Ministry of Municipal Affairs and Housing

777 Bay Street, 17th Floor

Toronto, ON M5G 2E5

**RE: Greenbelt Plan Area Boundary Review
Milton Britannia Nominee Inc.
0 Britannia Road, Town of Milton**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Fengate Development/Real Estate Division who under the legal title Milton Britannia Nominee Inc. (the 'Owner'), recently purchased the lands municipally known as 0 Britannia Road and legally described as PT LT 5, CON 7 NNS, in the Town of Milton (the 'Subject Lands' or 'Site'). On behalf of the Owner who intend to develop the Subject Lands for employment uses, we are submitting this Comment Letter in relation to the ongoing Greenbelt Plan boundary review (ERO No. 019-6217).

The Subject Lands are approximately 20 hectares (50 acres) in size and are located at the southwest corner of Britannia Road and Tremaine Road (see **Aerial Context Plan**). The Subject Lands are designated within the Town of Milton and the Region of Halton 2051 Urban Boundary for future employment uses. This is strengthened by the Site's close proximity to the Town's Milton Education Village community (home of the Wilfred Laurier University satellite campus) to the north. Based on the in-effect policy framework, the Site is currently partially designated 'Protected Countryside' by the Greenbelt Plan.

We have reviewed the proposed *More Homes Built Faster Act* ('Act'), 2022, released on October 25, 2022 and we have reviewed the proposed Greenbelt Plan Boundary review, released on November 4, 2022. We support the review of the Greenbelt Plan boundaries and request that the Subject Lands be removed from the Greenbelt Plan area. As further demonstrated on the **Aerial Context Plan**, approximately 1.12 hectares (2.77 acres) of the Subject Lands are currently subject to the Greenbelt Plan, as amended.

Based on site assessment, the portion of the Subject Lands in the Greenbelt Plan is no different in topography and physical condition than the rest of the Site. We believe the Province's review of the Greenbelt Plan boundary ought to recognize that some lands were inadvertently included in the Greenbelt without any justifiable environmental rationale. The Subject Lands will create much needed employment and jobs in Ontario and to continue allowing the Greenbelt to sterilize a portion of the Subject Lands is not good planning and would be contrary to the policies set out in the 2020 Provincial Policy Statement and the 2020 Growth Plan for the Greater Golden Horseshoe Area.

As such, it is our opinion that the Subject Lands are an appropriate location for removal from the Greenbelt Plan. Removal of the Subject Lands would:

1. represent a very minor adjustment to the Greenbelt Plan boundary without adversely compromising the Greenbelt Plan's ability to protect key natural heritage features and functions;
2. support the provision of well-designed development to occur on the Site in the future;
3. support the achievement of Provincial, Regional and local employment growth objectives; and,
4. create job opportunities in an appropriate and desirable location.

Thank you for the opportunity to provide these comments. Our Client wishes to be included in the engagement for the Greenbelt Plan Amendment initiative and wishes to be informed of updates and future meetings.

We look forward to being involved. Please feel free to contact the undersigned if there are any questions.

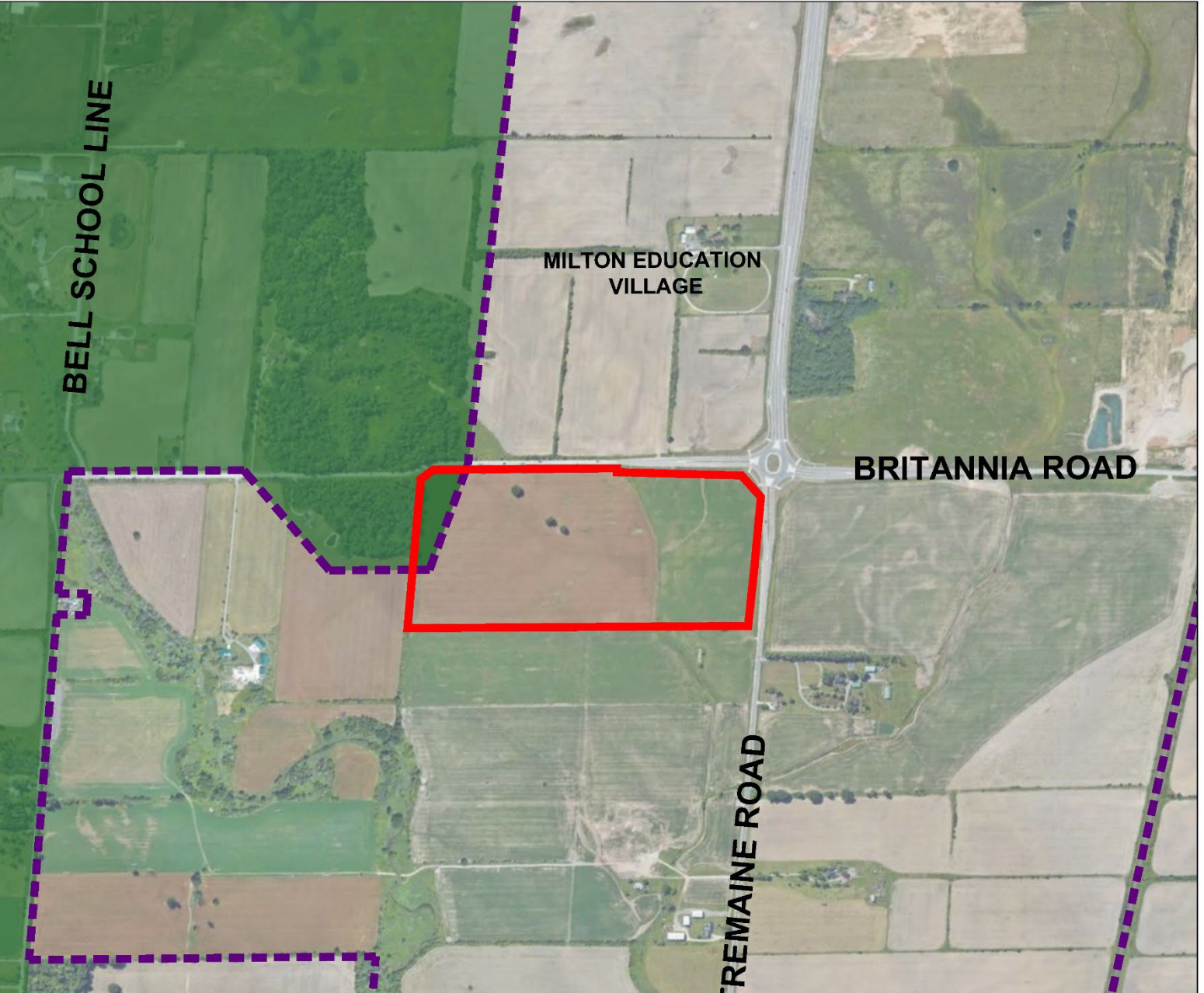
Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Colin Chung, MCIP, RPP
Managing Partner

cc. Laurie Miller, Regional Director, Municipal Services Office, Ministry of Municipal Affairs and Housing



BELL SCHOOL LINE

MILTON EDUCATION VILLAGE

BRITANNIA ROAD

REMAINE ROAD