



**PALETTA INTERNATIONAL  
CORPORATION**

November 30, 2023

Ministry of Municipal Affairs & Housing  
Provincial Land Use Plans Branch  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, ON  
M7A 2J3

**Re: ERO: 019-7739**

We submit the following comments in regards to ERO 019-7739 – Proposal to return lands to the Greenbelt.

Our company owns property within one of the areas that had previously been the subject of Greenbelt designation removals, namely the area on the south side of White Church Road in Hamilton.

Our original expression of interest to have this property removed from the Greenbelt was done via public written submissions, in accordance with all rules and regulations, and based on solid best planning principles. The Government's decision to remove these lands from the Greenbelt was similarly based on best planning, and with the understanding that in order to meet the ever-increasing housing demands, some areas of the Greenbelt had to be opened up in order to allow new residential development in a variety of forms beyond simply highrise apartment/condo buildings which for the most part is now all that is possible to accommodate growth pressures within existing urban areas. Not everyone wants to live in a highrise building. It was the right decision.

Sometimes the correct decisions aren't always the easiest ones to make, and we understand the intense political and media scrutiny you are presently facing, but for the good of the people of Ontario, and the 500,000+ new residents that we must accommodate annually and for the most part within the Greater Toronto Area, we request that you maintain the decision to remove these lands from the Greenbelt.

Additionally, we own a small portion of land on the north side of Parkside Drive in Waterdown, in between the Waterdown North Secondary Plan and Highway 6, right where the future East-

West bypass road is proposed. This area was in our opinion mistakenly designated Greenbelt, and should instead be placed into the Hamilton urban boundary. It is a natural continuation of the Waterdown South Secondary Plan, is known to be poor quality agricultural land, will have a major road constructed directly through it, and is surrounded on two sides by residential and employment uses. We request that this oversight be corrected, and the Greenbelt designation removed from this small area.

We are available to meet in person or virtually at your convenience to discuss these comments, and remain committed to helping the Province achieve its ambitious and desperately needed housing targets.

Regards,

**PALETTA INTERNATIONAL CORPORATION**



Dave Pitblado  
Director, Real Estate Development