



March 12, 2024

Ministry of Municipal Affairs and Housing
Province of Ontario
College Park 17th Floor
777 Bay Street
Toronto, ON M7A 2J3

**Re: Comments on Bill 162, Get It Done Act, 2024 – Schedule 3
Halton Region Official Plan Modifications
ERO Number 019-8273; Tracking Number 24-MMAH002**

We are a Land Use Planning Consultancy who has been retained by 1000595804 Ontario Ltd., the owners of 9111 3rd Line in the Town of Halton Hills, Regional Municipality of Halton (PIN 250220075).

A portion of this property was previously identified in Appendix 13 in the approval, with modifications, of Halton Regional Official Plan Amendment 49 (ROPA 49) dated November 4, 2022. At that time, the identified portion of the Subject Property was designated as Employment Area in accordance with Paragraph 36 of the November 4, 2022 Decision.

Subsequent to the Ministry's approval of ROPA 49, Bill 150 was introduced and approved as the Official Plan Adjustments Act, 2023 and received Royal Assent on December 6, 2023. The Official Plan Adjustments Act, 2023 had the effect of erasing most of the Ministry's modifications to ROPA 49 including the one that would have designated the Subject Property as Employment Area within the Settlement Boundary of the Town of Halton Hills.

With the passage of the Official Plan Adjustments Act, 2023, the Subject Property reverted to the previous Agricultural Area designation with a Future Strategic Employment Area Overlay.

The Owners are requesting that the MMAH revise the proposed Schedule 3 to the Get It Done Act, 2024, to reflect the November 4, 2022 decision to include these lands within the Settlement Area Boundary and designate them as Employment Area.

It is evident, based on the Region of Halton's adopted ROPA 49, that the Region considers these lands appropriate for employment uses, given the Future Strategic Employment Area Overlay. It is merely the matter of timing that would be affected by the Ministry's position on this request.

The Subject Property is situated between the currently designated Employment Lands immediately to the south in the Town of Milton and the Greenbelt. The Greenbelt is associated with a watercourse that bisects the north half of the property. As such, the lands that are shown in Appendix 13 of the Ministry's decision to approval ROPA 49 with modifications would serve to round out the Settlement Area of the Town of Milton.

It is our position that the Subject Property should be designated as Employment Area now, to ensure development can proceed in an orderly and timely fashion. With the exception of one parcel, all of the surrounding lands within the Town of Milton that are currently designated for Employment uses are either already developed, under construction, or have development applications submitted and being processed by the Town of Milton. As such, there are no other lands in this section of the Region of Halton that are within the Settlement Area Boundary and available for development. Enclosed with this submission is an aerial photograph showing the relationship between the Greenbelt, existing developed Employment Areas and lands that currently subject to Development Applications. The thin green lines on this map represent the Greenbelt Boundary as downloaded from Land Information Ontario.

These lands were previously owned by Ranbir and Jasbir Dhaliwal who had retained Glen Schnarr & Associates Inc. to make submissions to the Ministry of Municipal Affairs and Housing and the Region of Halton to request their inclusion in the Employment Area. We have reviewed these submissions as available through the Environmental Registry Portal for ERO number 019-5684 and concur with the Land Use Planning Opinion provided therein.

For the reasons set out in this submission, along with those reasons, by others, provided in previous submissions related to ERO number 019-5684 we are of the opinion that the inclusion of the Subject Property within the Settlement Boundary of the Region of Halton, and the designation of the Subject Property as Employment Area represents good and sound Planning.

If you should have any comments or questions, please feel free to contact me at your convenience.

Yours Truly,

ROBERT RUSSELL PLANNING CONSULTANTS INC.

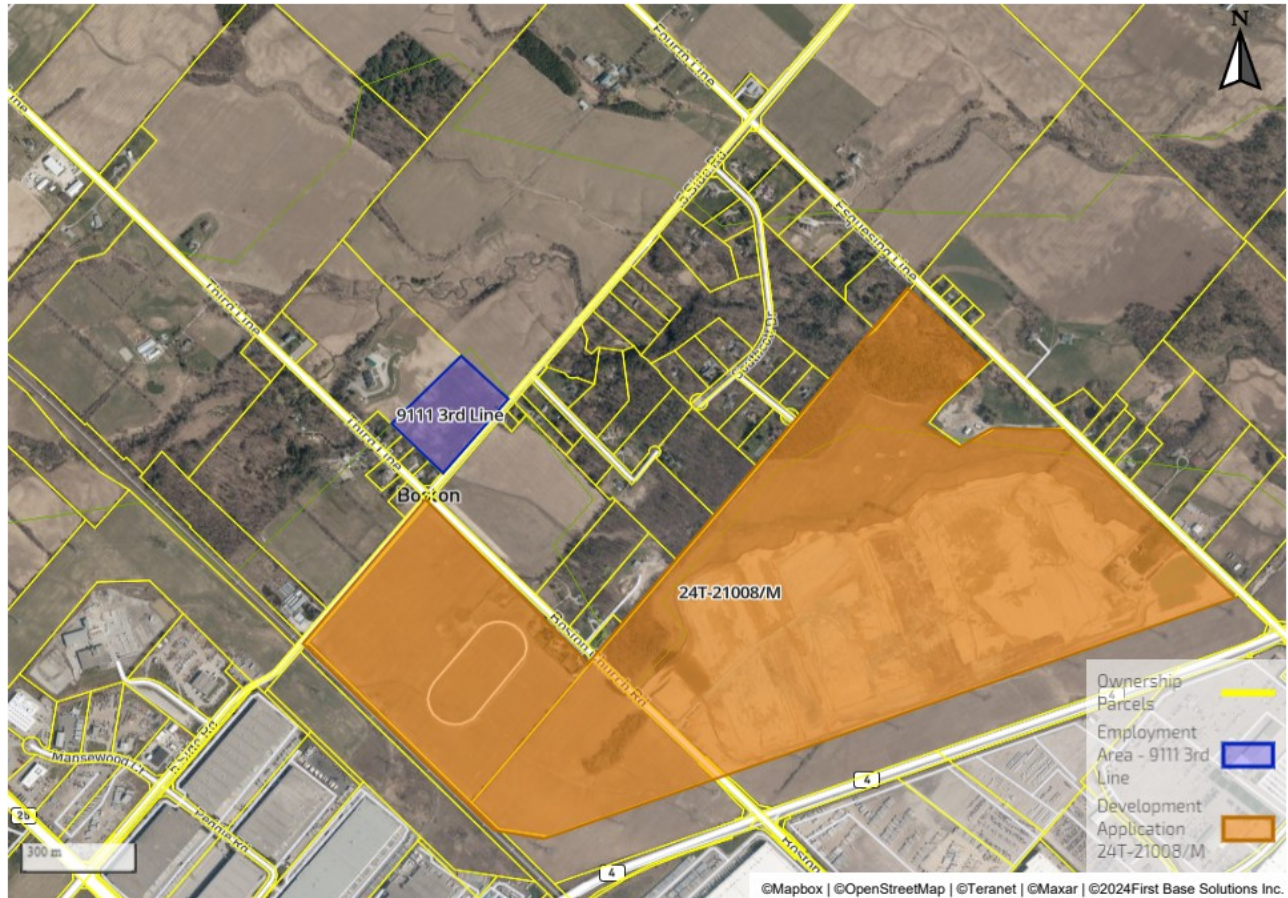


Rob Russell, MCIP, RPP
President

APPENDIX 1

Context Map

Milton - 401 Business Park



Illustrating lack of designated lands for future development.