

March 20, 2024

Our File: 1115-005

Ministry of Municipal Affairs and Housing
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3

Attention: Ministry of Municipal Affairs and Housing

**RE: ENVIRONMENTAL REGISTRY OF ONTARIO (ERO NO. 019-8273)
BILL 162, GET IT DONE ACT, 2024
0 EAST LOWER BASELINE, MILTON, 8305 EIGHTH LINE, 8466 TRAFALGAR
ROAD AND 8788 TRAFALGAR ROAD, HALTON HILLS**

Glen Schnarr & Associates Inc. is the planning firm representing Anatolia Capital Corp which owns four properties: 8305 Eighth Line, 8466 Trafalgar Road, 8788 Trafalgar Road in Halton Hills, and 0 Lower Baseline East in Milton referred to as the “Subject Lands” (see key maps attached). The purpose of this letter is to submit comments to the Ministry of Municipal Affairs and Housing (MMAH) regarding the Environmental Registry of Ontario (ERO) posting number 019-8273. We would like to express our support for the positive changes proposed in Bill 162, which seeks to reverse some of the decisions made under Bill 150. This bill also indicates the Province's commitment to making the necessary changes and collaborating with stakeholders to ensure that the proposed changes are effective in delivering jobs.

Who is Anatolia

Anatolia is a family-owned Canadian company and has a reputation for successfully developing mutually beneficial relationships with a diverse group of tenants across a broad range of industries. Anatolia is interested in investing in Halton Hills for the long term and to grow their business in the Town, recognizing the growth and economic potential of Halton. The lands located at 8788 Trafalgar Road are strategically located adjacent to the Premier Employment Gateway (that is already in the Town’s urban area) and are well-served by the Highway 401 & 407 corridor. Anatolia is interested in developing these lands as soon as servicing is available and has a track record of delivering completed projects in York Region, Durham Region, and internationally in Savannah, USA. Anatolia’s current project in the Vaughan Enterprise Zone is one of the largest

industrial projects in the GTA with a full build out of over 2.5 million square feet of GFA. Over 50% of this project is complete with 4 buildings leased and occupied.

Support for Bill 162

The subject lands were earmarked as components of the urban area expansion, particularly earmarked for employment utilization, under the Halton Regional Official Plan Amendment 49 (ROPA). Nevertheless, in December 2023, the Minister intervened and reversed this decision. Subsequently, Bill 162 was introduced, aiming to reintegrate these lands into the urban boundary.

This proposed reintegration is in harmony with the growth aspirations of both The Town of Halton Hills and The Town of Milton for their respective municipal areas. It reflects a strategic alignment with their vision for development and expansion. By bringing these lands back into the urban boundary, there is a contained acknowledgment of their significance in fulfilling the evolving needs and objectives of the local communities.

This legislative proposal not only highlights the importance of adaptive urban planning but also signifies a concerted effort to reconcile governmental decisions with municipal growth strategies. It demonstrates a commitment to fostering sustainable development and accommodating the changing demographic and economic landscape of the region.

The introduction of Bill 162 marks a pivotal step towards realigning the urban boundary with the growth visions of Halton Hills and Milton. It signifies a collaborative approach between regional and municipal entities to ensure coherent and strategic urban development aligned with evolving community needs and objectives.

8305 Eighth Line, 8466 Trafalgar Road, and 8788 Trafalgar Road in Halton Hills

In the Special Council meeting held on December 13, 2023, the Town of Halton Hills, a motion was successfully passed relating to expanding the urban boundary. This motion had the essential outcome of incorporating the 8788 Trafalgar Road land into the urban area, specifically earmarked for employment purposes (see attached Council Resolution).

0 East Lower Baseline in Milton

Adding depth to the need for urban expansion in Halton Region, Mayor Gord Krantz of the neighboring Town of Milton has actively voiced the town's perspective on reversing the urban boundary expansion. +Mayor Krantz's, explained through a formal letter addressed to the Regional Chair (see attached), serves to highlight the Town of Milton's stance regarding the need for additional urban land. This additional land is deemed essential to accommodate the anticipated growth and developmental requirements of the Town of Milton.

The rationale behind the urban boundary expansion is rooted in the requirement to address the projected growth in both housing and job opportunities. By incorporating the subject lands into the urban area, there is a tangible effort to create a beneficial environment for development, ensuring that the evolving needs, including housing and employment, are adequately met.

Conclusion

The decisions made in the Town of Halton Hills' Special Council meeting and the endorsement from Mayor Gord Krantz of the Town of Milton collectively emphasize the strategic significance in response to projected growth. The urban boundary expansion, as indicated, stands as a proactive measure to facilitate housing and job provisions in alignment with the evolving developmental landscape of the region.


Our client is firmly committed to collaborating with Town and Regional staff, to expedite the development of the subject lands. The intended development holds the potential to generate additional employment and housing opportunities, thereby contributing positively to the local economy.

We express our appreciation and support for the ongoing efforts in formulating policy and ensuring growth and development happen where there is a need and appetite.

Should there be any queries or a need for additional information, please do not hesitate to contact the undersigned. Our client looks forward to contributing meaningfully to the collaborative dialogue that will shape the future of this development.

Yours truly,

GLEN SCHNARR & ASSOCIATES INC.




Colin Chung, MCIP, RPP
Managing Partner



HALTON HILLS AND MILTON

REGION OF HALTON

LEGEND

 SUBJECT LANDS



SCALE: NTS
MARCH 2024



MINUTES**SPECIAL COUNCIL MEETING**

WEDNESDAY DECEMBER 13, 2023

The Town of Halton Hills Council met this 13th day of December, 2023 in the Council Chambers, Halton Hills Town Hall and Via Zoom, commencing at 3:00 p.m.

MEMBERS PRESENT Mayor A. Lawlor, Councillor C. Somerville, Councillor J. Fogal, (EP-Electronic Participation) Councillor M. Albano, Councillor A. Hilson, Councillor J. Racinsky, Councillor C. Garneau (3:04 p.m.), Councillor R. Norris, Councillor B. Inglis (until 3:45 p.m.), Councillor D. Keene, Councillor J. Brass

STAFF PRESENT (Open Session) (E – Electronically Present) C. Mills, Chief Administrative Officer, J. Linhardt, Commissioner of Planning & Development, B. Andrews, Commissioner of Transportation & Public Works, V. Petryniak, Town Clerk & Director of Legislative Services, D. Szybalski, Commissioner of Business, Environment & Culture, B. Morrison, Acting Commissioner & Fire Chief, P. Damaso, Commissioner of Recreation & Parks, M.J. Leighton, Director of Finance and Town Treasurer (E)

1. OPENING OF THE COUNCIL MEETING

Mayor A. Lawlor called the meeting to order at 3:00 p.m. in the Council Chambers.

2. LAND ACKNOWLEDGEMENT

We would like to begin by acknowledging that the land on which we gather is part of the Treaty lands and Territory of the Mississaugas of the Credit.

3. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

There were no disclosures of pecuniary/conflict of interest.

4. COUNCIL DELEGATIONS/PRESENTATIONS**1. John Corbett, Corbett Land Strategies Inc.**

J. Corbett delegated to Council regarding Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications.

(Refer to Item No. 5.1, Report No. PD-2023-080)

2. Frank Varga, VOW

F. Varga delegated to Council regarding Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications.

(Refer to Item No. 5.1, Report No. PD-2023-080. Presentation available on the [Town's Municipal Calendar page](#).)

3. Jennifer Staden, Glen Schnarr & Associates

J. Staden delegated to Council regarding Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications.

(Refer to Item No. 5.1, Report No. PD-2023-080. Presentation available on the [Town's Municipal Calendar page](#).)

4. Colin Chung, Glen Schnarr & Associates

C. Chung delegated to Council regarding Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications.

(Refer to Item No. 5.1, Report No. PD-2023-080. Presentation available on the [Town's Municipal Calendar page](#).)

5. Robert McClure

R. McClure delegated to Council regarding Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications.

(Refer to Item No. 5.1, Report No. PD-2023-080.)

5. MUNICIPAL OFFICERS REPORTS TO BE CONSIDERED

1. REPORT NO. PD-2023-080

Resolution No. 2023-0251

Moved By: Councillor C. Somerville

Seconded By: Councillor M. Albano

THAT Report No. PD-2023-080, dated December 7, 2023, regarding the Provincial Rollback of the Regional Official Plan Amendment No. 49 Modifications, be received;

AND FURTHER THAT the Minister of Municipal Affairs and Housing be advised that the Town of Halton Hills continues to support a modest expansion to the Georgetown Urban Area to accommodate future community area development along with providing opportunities for the proposed redevelopment of the Georgetown Hospital;

AND FURTHER THAT the Minister of Municipal Affairs and Housing be advised that the Town of Halton Hills continues to support an expansion to the Premier Gateway Employment Area to accommodate future employment area development;

AND FURTHER THAT the Minister be advised that the Town of Halton Hills requests that the Georgetown Urban Boundary be expanded as set out in Community Area Option 1, attached as Appendix 4 to this report;

AND FURTHER THAT the Minister be advised that the Town of Halton Hills requests that the Premier Gateway Employment Area be expanded as set out in Employment Area Option 1, attached as Appendix 6 to this report;

AND FURTHER THAT the Town of Halton Hills in consultation with the Region of Halton as appropriate, be requested to work with the Ontario Ministry of Agriculture, Food and Rural Affairs, Halton Region Federation of Agriculture, the farming community and other key rural stakeholders to review and develop policies that recognize and enhance the role of the farming community in maintaining key natural heritage features and the broader Natural Heritage System, as well as good farming practices and the contribution it can have on reducing the effects of climate change;

AND FURTHER THAT the Region of Halton be requested to work with the Town of Halton Hills and the farming community and other rural stakeholders on maintaining and growing the viability of farming in Halton Region, especially in near urban areas on a variety of issues including potable water supply, farm equipment traffic movement, runoff and drainage, and other farming conflicts;

AND FURTHER THAT any phasing provisions do not preclude the early redevelopment of the Georgetown Hospital and other health care ancillary uses;

AND FURTHER THAT the Region of Halton be requested to work with the Town of Halton Hills, Halton Healthcare, Ministry of Health and Long Term Care, the Ministry of Municipal Affairs and Housing and other stakeholders to expedite the proposed redevelopment of the Georgetown Hospital;

AND FURTHER THAT Report PD-2023-080 and the accompanying Council Resolution be submitted to the Province as the Town's response to ERO Posting No. 019-7885 regarding Bill 150;

AND FURTHER THAT the Town Clerk forward a copy of Report PD-2023-080 to the Honorable Paul Calandra, Minister of Municipal Affairs and Housing and the Clerks of the Region of Halton, City of Burlington, Town of Milton and Town of Oakville.

CARRIED

6. CLOSED SESSION

NIL

7. RECONVENE INTO OPEN SESSION

NIL

8. MOTION TO ADOPT CLOSED SESSION ITEMS

NIL

9. CONSIDERATION OF BYLAWS

Resolution No. 2023-0252

Moved By: Councillor J. Brass

Seconded By: Councillor M. Albano

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

BY-LAW NO. 2023-0122

A by-law to adopt the proceedings of the Special Council meeting held on the 13th day of December, 2023 and to authorize its execution.

CARRIED

10. ADJOURNMENT

Resolution No. 2023-0253

Moved By: Councillor C. Somerville

Seconded By: Councillor J. Brass

THAT this Council meeting do now adjourn at 5:20 p.m.

CARRIED

Ann Lawlor, MAYOR

Valerie Petryniak, TOWN CLERK



G.A. (GORD) KRANTZ
Mayor

THE CORPORATION OF
THE TOWN OF MILTON

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Gary Carr
Regional Chair
1151 Bronte Road,
Oakville, ON L6M 3L1

RE: Provincial Government rescinding Halton Region ROPA 49 decision

Dear Chair Carr,

On behalf of the Town of Milton, I am writing in response to the Hon. Minister Calandra, Minister of Municipal Affairs and Housing, recent statement indicating his intention to introduce legislation that would reverse the official plan decisions previously approved by the Ministry of Municipal Affairs and Housing, including Halton Region ROPA 49.

I would like to ensure you are aware of the Town's position with respect to the November 2022 approved ROPA 49 and its critical importance to enable Milton to strategically and appropriately manage its projected growth until 2051. Milton's strategic growth plan, endorsed by Milton Council, including critical secondary plan areas, underwent significant public consultation in addition to ROPA 49 consultation, and was developed using sound planning principles and aligned with provincial growth principles that will result in well-planned, transit-oriented communities supported by sustainable local infrastructure.

The November 2022 ROPA 49 Minister's decision:

- Adheres to the intent of Ontario Government's Bill 23, that focuses responsibility for land use policies and approvals in the local, lower-tier municipality
- Enables Milton to achieve housing targets set forth by the Province
- Supports the original 'Preferred Growth Concept' (PCG) recommended by Halton Region staff that was diligently prepared and supported by extensive consultation and in-depth research
- Respects Milton Council's endorsement of the original recommended PCG to meet Milton's local planning requirements, as passed at its January 17, 2022 meeting;
- Aligns and supports Milton's technical planning recommendations that were put forth to Halton Regional Council in February 2022;
- Enables Milton to conform to the Province's Growth Plan which requires that all land must be identified now in order to accommodate population and employment projections to 2051;
- Closes the 10-year gap that the Region's Growth Concept restricted in our available employment lands as our current supply would have been at capacity by 2031;
- That is, supports Milton Council's request for the inclusion of the concurrent delivery of existing designated greenfield areas (Agerton/Trafalgar/Britannia/Milton Education Village) to pre-2031 that ensures Milton has shovel-ready land for innovation/knowledge based job creation in complete community areas, as Milton's main planned employment area (Derry Green) will be built out by 2031
- Addresses phasing of new designated greenfield areas to ensure a continuous supply of market-based housing beyond 2031; and,
- Achieves the appropriate balance between residential intensification and new greenfield development to 2051.

The Growth Plan for the Greater Golden Horseshoe provides that the applicable time horizon for land use planning is 2051, including settlement boundary expansions and the land designated as employment areas. The approved ROPA 49 plans for the quantity of land required to accommodate forecasted growth to 2051, and thereby ensures the availability of



sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth.

The forecasted population and employment growth through 2051 cannot be reasonably accommodated within the existing settlement area boundary. The urban boundary expansion within ROPA 49 ensures Milton's ability to strategically manage population and employment growth and accommodate sufficient housing supply that reflects market demand and what is needed in the local community. Milton has continually put forth a vision that enables building in the right place at the right time to manage growth effectively. Reversal of such designations risks urban sprawl (conflicting land uses), a planning outcome that Milton does not support.

Furthermore, to allow housing and employment growth, the required infrastructure, both new and sustained, must be delivered on a timely basis. Milton is committed to the continued collaboration in the development of the Region's Allocation Program, that at a minimum, should facilitate infrastructure delivery to bring forward Milton's Sustainable Halton lands by 2031 in order to achieve the Region's planned and detailed Integrated Growth Strategy.

If changes are introduced to the approved ROPA 49 that revert Milton's land-use designations or phasing, ROPA 49 will jeopardize Milton's long-term residential and employment growth.

I would welcome an opportunity to discuss this matter with you, your staff, as well as with the Hon. Parm Gill, Milton's Member of Provincial Parliament to ensure that Milton's position on ROPA 49 is clear. As well, I have directed Town planning staff to submit their sound, comprehensive technical planning work that supports the Minister's November 2022 decision, and Milton Council's endorsement, to the Ministry of Municipal Affairs and Housing prior to the December 2023 deadline.

Thank you in advance for your understanding on this matter. If you or your staff have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "G. A. Krantz". The signature is stylized with a long horizontal stroke extending to the right.

Gord Krantz
Mayor, Town of Milton

Cc: The Hon. Doug Ford, Premier of Ontario
The Hon. Parm Gill, Member of Provincial Parliament, Milton
The Hon. Paul Calandra, Ministry of Municipal Affairs and Housing
Halton Regional Council
Town of Milton Council