

**WESTON
CONSULTING**

planning + urban design

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

December 4, 2022
File 10621

Via email greenbeltconsultation@ontario.ca

**RE: Proposed Amendment to the Greenbelt Area Boundary Regulation
Environmental Registry of Ontario ERO No. 019-6217
9104 Dublin Line, Town of Halton Hills**

Weston Consulting is the Planning consultant for the registered owner of the property located at 9104 Dublin Line in the Town of Halton Hills, Regional Municipality of Halton (herein referred to as the 'subject lands'). We have been monitoring the proposed mapping changes to the Greenbelt Plan (*Ontario Regulation 59/05*) that would have the effect of swapping lands in the Greenbelt. We understand that the government is now proposing to add 9,400 acres to the Greenbelt elsewhere, including a portion of the Paris Galt Moraine and 13 urban river valleys in the Greater Golden Horseshoe. When factoring in the land that would be removed, the Greenbelt would grow in size by 2,000 acres moving about 7,400 acres in 15 different areas from the Greenbelt, which was created to protect environmentally sensitive regions from development. We also understand the 1:1 offset must be achieved to ensure overall Greenbelt expansion. Therefore, we would like to request that the subject lands be considered for removal from the Greenbelt Plan Area. Removal of the subject lands could be suitable for residential development in the near term. The lands are identified on the Protected Countryside Greenbelt Plan Land Use schedule. The Greenbelt Protected Countryside designation permits commercial, industrial, and institutional uses serving the rural and agricultural sectors, as well as recreation and tourism uses and others. Severances are permitted within the Greenbelt Protected Countryside subject to conditions.



Figure 1 – Aerial Image

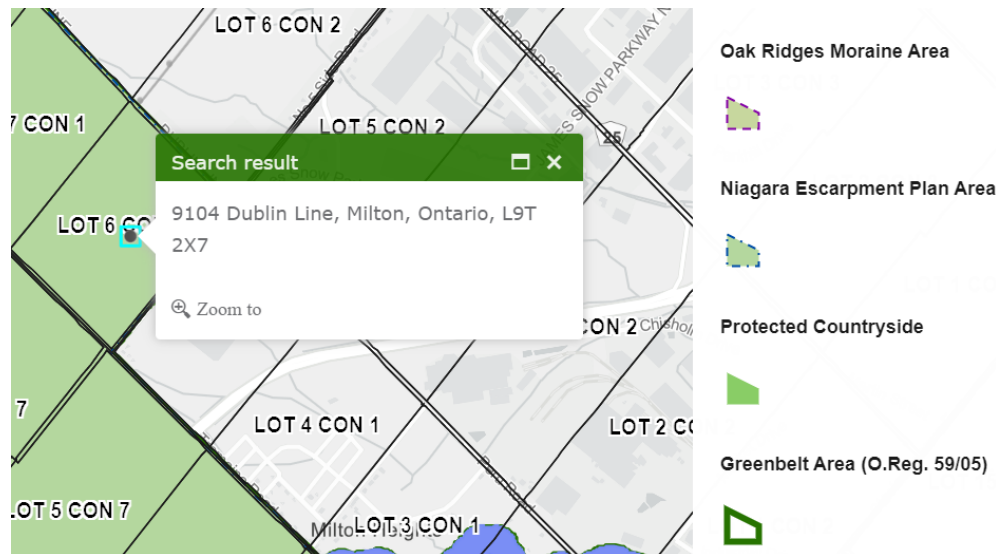


Figure 2 - Greenbelt Plan Land Use schedule (Ontario Regulation 59/05)

Description of the Subject Property

The Subject Lands are located on the east side of Tremaine Road, the west side of Dublin Line, and north of Campbellville Road in the Town of Halton Hills. The subject property has three frontages, an approximate frontage of 477.28 metres along Tremaine Road, 804.66 metres along Campbellville Road, and 470.86 metres along Dublin Line. The subject lands have an approximate area of 78.04 hectares (98.3 acres).

The land uses surrounding the subject property are as follows:

North: Agricultural and vacant lands

East: Agricultural uses, and single detached dwellings which have been included in Future Strategic Employment Area of Halton Region Official Plan.

South: Vacant lands which are designated as Urban Area of Regional Official Plan of Halton.

West: Agricultural uses, and single detached dwellings.

The Protected Countryside is comprised of the 3 geographic specific policy areas:

- Agricultural System
- Natural System
- Settlement Area

The property is located within Agricultural Areas.



Figure 3 – Conservation Halton, Highly Vulnerable

Aquifer Mapping and Halton Official Plan, Future Strategic Employment Areas, Map1C

Request for Removal

It is our opinion that the removal of these lands, which are adjacent to the Urban Boundary with municipal services and is being used for residential use, will help create more new housing to address the Province's housing crisis. The Subject Lands are located in proximity (30- minute walk) to soft infrastructures such as a shopping store, School, place of worship, and recreational golf course. In our planning opinion, the Subject Land is currently underutilized. The subject lands, at 93.8 acres, are sized to accommodate more housing. Subject Lands are located outside of Halton Region Conservation regulated area. The property includes a treed area on the northern portion that would be avoided and well-buffered for future development. Residential development can be accommodated sensitively to not impact natural features on the property.

Weston Consulting has assessed the Province's criteria for removal which include:

1. Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion;
2. Affected areas must have the potential for homes to be built in the near future;
3. Affected areas must be adjacent to the existing Greenbelt boundaries;
4. Affected areas must be adjacent to an existing urban area; and
5. Affected areas must be on or near readily serviceable land, with local infrastructure upgrades needed to service the projects to be funded entirely by the proponents.

In response to these criteria, we note the following:

1. The total removal within the Greenbelt Area, targeted at 7,400 acres will be offset by the addition of 9,400 acres which results in a net positive increase of 2,000 acres. The subject property can be removed as part of this 2000 acres.
2. The landowner is committed to the development of the site as soon as the property are removed from the Greenbelt area. Given the great location of the property, within less than one kilometre from community services and retails, the development of the subject lands would be consistent with what is already occurring.
3. The subject lands are close to the edge of the Greenbelt boundary and removing the lands from the Greenbelt area will not create fragmentation in the Greenbelt area.
4. The subject property is adjacent to the Town of Milton Urban Area on two sides with frontage on three public roads.

Summary

Based on the planning analysis conducted and the comments provided above, we ask that the following summarized points to be considered:

- The property is already being used for residential use, and removal of the property from Green Belt designation would not impact the compatibility of future uses with the neighbourhood.
- The Subject Lands are not within Significant Groundwater Recharge Area (SGRA) nor Water Resource Protection Area;
- The subject lands are not within Municipal Wellhead Protection Zones;
- The subject lands are not within Identified Mineral Resource Area
- The subject land has frontage along Campbellville Road, which is a Minor Arterial;
- The subject Property is in close proximity to high order transit road (Highway 401) which is classified as a Provincial Highway;
- The subject property is **in close proximity to community services and facilities** as noted above.
- The subject area property is also fairly flat and is **not within Specialty Crop Area**.
- The property has frontages alone on two public roads.
- **This letter is to provide comments requesting that the lands be removed from Greenbelt Area** to support residential development in the near future, as the character of the area is suitable and would provide adequate access to major roads.

Based on the planning analysis provided above, our position is supportive of the removal of 9104 Dublin Line, Halton Hills from the Greenbelt boundary. Considering the size of the property area, natural features and their buffers could be avoided for the development of the property. The proposed removal meets the criteria outlined for lands to be considered. It is our opinion that the property will accommodate new housing that in the short term to lessen the impact of Ontario's Housing Crisis.

Thank you for the opportunity to share our comments. We are open to future discussions regarding this matter. If you have any questions, please contact Katie Pandey at ext. 335.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate