

July 3, 2025

GSAI File: 1451-001B

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, Ontario
M7A 2J3

Attention: Kylie Li
Municipal Services Office – Central Ontario

**Re: OPA No. 92 (Town of Milton Official Plan Phase 1)
Adopted March 2025 by Town of Milton Council
Comments for Provincial Consideration Under ERO #025-0557
Ministry Reference Number 24-OP-242706
Town of Milton, Regional Municipality of Halton
Submitted on behalf of Tremaine Employment Corridor Landowners Group Inc.**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants representing the ‘Tremaine Employment Corridor Landowners Group Inc.’, (herein referred to as the “LOG”), the owners of the site known as the future Tremaine Corridor Employment Area (herein referred to as the ‘subject property’ or ‘site’).

The LOG has interest in/own lands generally located between Bell School Line and Tremaine Road, with Britannia Road to the north and Lower Base Line to the south (herein referred to as the “site”). GSAI has been working with the LOG, preparing background work for the site in order to prepare for the advancement of a Town-led Secondary Plan which would permit for employment uses on the lands participating in the LOG. The overall Secondary Plan Area is 287.08ha (709.40ac), while the participating LOG members own 170.18ha (420.50ac) within the Secondary Plan Area.

On behalf of the LOG, GSAI is pleased to provide this letter to the Province in relation to the Town of Milton Official Plan Review – the ‘We Make Milton’ initiative. We have reviewed the Town of Milton Official Plan Amendment No. 92 (‘OPA 92’), as adopted by Town Council in March 2025.

We request that staff finesse the policy references and schedules contained in Bundle 1 so that their application and interpretation are clear. We also request that staff correct the inaccuracies with the delineation of the Urban Area on the various Official Plan schedules.

Per our review, we note that all of the Schedules in Section 13 – Part 2 are dated March 2025. However, some schedules have not been updated to reflect key changes which have been included in Town’s new MOP and therefore, do not present accurate or up to date information. We find this generally problematic for implementation purposes, but in the interest of the LOG, we are particularly concerned about the inaccuracies presented in some of the Schedules related to the latest expansion of the Town’s Urban

Boundary (2051). In short, some of the Schedules in Section 13 – Part 2 have been updated to reflect the most recent changes to the 2051 Urban Boundary (which is entirely appropriate), however, other schedules are carried over from the current in-effect Milton Official Plan with no updates to reflect the new Urban Boundary expansion, which directly impacts some key LOG lands.

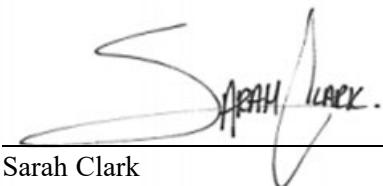
Additionally, via Bill 97, the definition of Employment Area and the range of permitted uses within such areas was modified to remove permission for uses such as standalone office, retail and service commercial. In response to the restrictive nature of this amendment, we request that staff **provide flexibility in the Official Plan policies which would allow standalone office uses and ancillary commercial uses to serve the industry** in the Tremaine Employment Precinct west of Tremaine Road. Language could be introduced to allow the uses permitted in this Employment Precinct to be vetted through the forthcoming Secondary Planning process. We do not feel this type of language or flexibility would challenge or frustrate the general intent of Bill 97 and rather, would provide for uses that could mutually benefit from each other or serve each other, providing for a logical mix of uses.

Conclusion

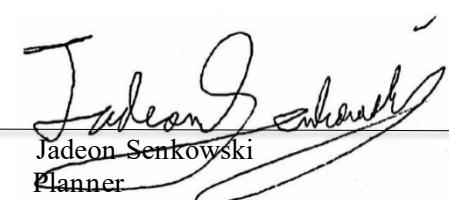
We appreciate the opportunity to review the Draft Official Plan. GSAI on behalf of the Tremaine LOG wishes to be included in the engagement for the Town of Milton Official Plan Review initiative and requests to be informed of updates and future meetings. We look forward to a continued review of the final Official Plan and providing new or updated comments on same, prior to adoption. We look forward to being involved.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Sarah Clark
Associate, MCIP, RPP



Jadeon Senkowski
Planner