



Legislative & Planning Services

MEMORANDUM

Office of the Commissioner

TO: Regional Chair and Members of Regional Council

FROM: Bob Gray, Commissioner, Legislative and Planning Services

DATE: November 9, 2022

RE: **Updates on ROPA 49 Decision and Proposed Changes to the Boundary of the Greenbelt Plan**

On Friday November 4, 2022, the Minister of Municipal Affairs and Housing (MMAH) released its decision to modify and approve Regional Official Plan Amendment (ROPA) No. 49. On the same day the Province introduced proposals to amend the boundary of the Greenbelt Plan. The purpose of this memo is to share this new information with Council and offer suggestions relating to next steps.

Minister's Decision to approve Halton Regional Official Plan Amendment No. 49 with modifications

The Minister's decision on ROPA 49 contains forty-five (45) modifications that alter the Council-adopted ROPA 49. Some of the more notable modifications include:

- expanding the Regional Urban Boundary to add approximately 3,350 net hectares of new urban lands, with approximately 1,940 hectares identified as new Community Area and approximately 1,410 hectares as new Employment Areas, which removes approximately 3,200 hectares of Prime Agricultural Area;
- deleting the framework for planning for growth from 2041 to 2051 and updating Table 1 to identify a new distribution of population and employment growth to 2051;
- Converting additional Employment Areas in the City of Burlington and the Town of Oakville;
- Combining the "Primary Corridor Protection Area" and "Secondary Corridor Protection Area" as adopted in ROPA 49 to a broader "Corridor Protection Area" as a Highway 413 Corridor Protection Area; and
- Exempting certain specific sites in the City of Burlington from requiring adoption of an Area Specific Plan prior to facilitate development applications.

More information on the Minister's decision, MMAH approved ROPA 49 can be accessed on the Environmental Registry of Ontario (ERO) website:

- [ERO 019-5684](#): Regional Municipality of Halton

In accordance with the *Planning Act*, the Minister's decision on ROPA 49 is final and is not subject to appeal. Regional Staff will provide an overview of the decision at Council on November 9, 2022.

Proposed Amendments to the Greenbelt Plan and Greenbelt Boundary Regulation

On November 4, MMAH introduced proposals on the ERO to amend the Greenbelt Plan boundary outside of Halton Region to remove 7,400 acres of protected land to facilitate residential development by 2025, as well as add lands associated with the Paris Galt Moraine. The proposals also add certain Urban River Valleys to the Greenbelt Plan, including the Fourteen Mile Creek Urban Valley in the Town of Oakville.

More information on the proposals can be accessed on the ERO website:

- [ERO 019-6216](#): Proposed amendments to the Greenbelt Plan
- [ERO 019-6217](#): Proposed amendments to the Greenbelt Area boundary regulation O. Reg. 59/05

The commenting period for the proposals close on December 4, 2022. Staff will prepare a response to the proposals that indicates support adding the Fourteen Mile Creek Urban Valley to the Greenbelt Plan, consistent with Council's previous comments related to expanding the Greenbelt.

<Bob Gray SIGNATURE>

Bob Gray

Commissioner, Legislative and Planning Services

Attachment: Provincial Decision on ROPA 49 containing list of modifications

DECISION

With respect to Amendment No. 49 to the Halton Regional Official Plan Subsection 17(34) of the *Planning Act*

I hereby amend the Halton Regional Official Plan Amendment 49 as adopted by By-law 35-22 to the Halton Region Official Plan as approved by the Ministry of Municipal Affairs and Housing on November 27, 1995. Furthermore, I hereby approve, as modified, Halton Regional Official Plan Amendment 49 as adopted by By-law 35-22, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Section 7(8) to be modified to read as follows:

“2014-2022 – A major review, including extensive public and agency consultation, of this Plan undertaken to achieve conformity with Provincial plans and legislation in accordance with Section 26 of the Planning Act, and implemented to date through separate amendments addressing ~~a Regional Urban Structure and a Preferred Growth Concept~~, **growth-related components**, with all other matters to be addressed through-future amendment.”

2. Section 34 to be modified to read as follows:

“For certain physical elements of this Plan for which incremental decision-making is practical and desirable, e.g. population and employment forecasts and the supply of land within settlement areas, the planning horizon is the year 2051, ~~with planning for growth to this planning horizon undertaken in two periods, being between 2022 to 2041 and 2041 to 2051 as described in Section 55.4 of this Plan.~~”

3. Section 55 to be modified to read as follows:

“The Regional Structure is accompanied by a growth strategy for Halton based on the distribution of population and employment as contained in Table 1, which ~~will be~~ **has been** updated to the planning horizon year of 2051 through the municipal comprehensive review, and in accordance with the Regional phasing outlined on Map 5, as well as by other infrastructure elements such as transportation systems and urban services and other policies of this Plan.”

4. Section 55.2 to be modified to read as follows:

“The Regional Structure also sets out the Regional phasing to be achieved every five years from 2022 to ~~2041~~ **2051** between the *Built-Up Areas* and the *Designated Greenfield Areas* in Table 2a. ~~Regional phasing for growth between 2041 and 2051 will be determined in accordance with Section 55.4 of this Plan.~~”

5. Section 55.4 to be modified to read as follows:

“The Regional Structure is based on a strategy to accommodate **population and employment** growth in Halton to 2051 **as follows:**

~~a) for population and employment growth between 2022 and 2041, by directing growth to the Urban Areas within the Regional Urban Boundary as shown on Map 1 and in accordance with the distribution of population and employment in Table 1.” ; and~~

~~b) for population and employment growth between 2041 and 2051, planning for growth by amendment to this Plan and in manner that supports the Regional Urban Structure and considers the need for additional land outside the Regional Urban Boundary in accordance with the framework set out in Sections 77(7) and 77(7.1) of this Plan.~~

6. New Section 56.1 to read as follows:

“Through a future Amendment to this Plan as part of the current municipal comprehensive review, the Region will update Table 2 and 2a, and associated table footnotes, to the planning horizon of 2051.”

7. “Table 1: Population & Employment Distribution” is deleted and replaced with a new “Table 1: Population & Employment Distribution” so that it reads as follows:

Table 1: Population and Employment

Municipality	Population			Employment		
	2021	2041	2051	2021	2041	2051
Burlington	195,000	240,050	265,160	98,340	114,330	124,390
Oakville	222,000	313,460	349,990	111,980	160,880	181,120
Milton	137,980	277,000	350,870	44,390	100,120	136,270
Halton Hills	66,010	98,890	132,050	24,510	45,900	65,460
Halton Region	620,990	929,400	1,098,070	279,220	421,230	507,240

8. “Table 1: Population & Employment Distribution” is further modified to delete the table footnote as follows:

~~****The distribution of growth between 2041 and 2051 will occur in accordance with Section 55.4 of this Plan.***~~

9. Section 77(1) to be modified to read as follows:

“c) show the annual population and employment increases between the current year and year ~~2041~~ **2051**,”

10. Policy Section 77(2.1) to be modified to read as follows:

“Direct, through Table 2 and Table 2a, to the Built-Up Area a minimum of 45 per cent of new residential development occurring annually within Halton in 2015 and every year thereafter between 2022 and ~~2044~~ 2051.”

11. Section 77(2.3) a) to be modified to read as follows:

“Through amendment to this Plan, implement, without impacting the Region’s commitments related to the financial and implementation plan under Section 77(17), a strategy to redress any significant deficits under Section 77(2.2)c) that may include one or more of the following measures:

- a) updating the assignment of housing units to the Built-Up Area under Section 77(1) e) for the period between the current year and ~~2044~~ 2051 while maintaining the intensification targets of Table 2;

12. Section 77(7) to be modified to read as follows:

“Introduce, only by amendment(s) to this Plan, an expansion to the Regional Urban Boundary based on a *municipal comprehensive review* undertaken under Section 26 of the Planning Act, provided that it can be demonstrated that:

- a) sufficient opportunities to accommodate the distribution of population and employment in Table 1, based on the minimum *intensification* and density targets in Table 2 and 2b, are not available within the Regional Urban Boundary;
- b) the expansion makes available sufficient lands to accommodate population and employment growth not exceeding the time horizon of this Plan, based on a land needs assessment, while minimizing land consumption; **and**
- c) the timing of the expansion and the phasing of development within the new *Designated Greenfield Areas* will not adversely affect the achievement of the minimum *intensification* and density targets in Table 2 and 2b, the Regional phasing in Table 2a, and other *policies* of this Plan.” ; **and,**

~~d) for population and employment growth between 2041 and 2051, the expansion addresses Section 77(7.1) of this Plan.~~

13. Section 77(7.1) is deleted in its entirety.

14. Section 77(10) is modified so that it reads as follows:

“Notwithstanding Section 77(7) of this Plan, the Region may expand the Regional Urban Boundary through an amendment to this Plan in advance of a municipal comprehensive

review provided:

a) the lands that are added to the Regional Urban Boundary are planned to achieve or exceed the minimum density target for the Designated Greenfield Area or Employment Areas as identified in Table 2, as appropriate;

b) the location of the lands that are added to the Regional Urban Boundary satisfy the applicable requirements of Section 77(8);

c) the location of any lands added to the Regional Urban Boundary is outside of the Greenbelt Plan area;

d) the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands added to the Regional Urban Boundary;

e) the additional lands added to the Regional Urban Boundary and the associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review; **and**

~~f) for population and employment growth between 2041 and 2051, the expansion addresses Section 77(7.1) of this Plan; and~~

g) f) the amount of land to be added to the Regional Urban Boundary is no larger than 40 hectares.”

15. Section 77(16) is modified to read as follows:

“Require the Local Municipalities to phase development to the year **2041 2051** in accordance with Map 5, Regional Phasing Map, Table 2a Regional phasing, and the policies of this Plan. The progression from one phase to the subsequent phase within a municipality is independent for each municipality and is also independent for employment and residential lands. The preparation, processing and approval of large-scale plans such as Area-Specific Plans and the preparation and processing of Zoning By-laws and planning applications for site-specific development, such as applications for draft plan of subdivision approval on lands in the 2022-**2041 2051** phase on Map 5 can proceed prior to 2021 but must be in accordance with Section 77(17)”.

16. Section 81 (6) is modified to read as follows:

“To protect existing employment uses within **and adjacent to** Major Transit Station Areas by ensuring land use compatibility within adjacent new development is achieved. **New developments are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.**”

17. Section 83.2 (2) is modified to read as follows:

“Plan for, protect and preserve the Employment Areas for current and future use.
Development in proximity to major facilities are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.”

18. Section 173 (1.4) is modified to read as follows:

“173 (1.4) Identify the following *planned corridors* on Map 3:

a) the Highway 413 Corridor and the Northwest GTA Transmission Corridor, consisting of:

~~[i]~~ a **primary** corridor protection area that reflects the Highway 413 **Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020) Preferred Route (2020)** and that is intended to be protected and refined **over the longterm for the *planned corridor***; and

~~[ii]~~ a **secondary** corridor protection area that reflects the Highway 413 **Focused Analysis Area (2020) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (2020) outside of the Highway 413 Preferred Route (2020)** and that **is intended to be protected only** until such time as the final locations of the Highway 413 Corridor and the Northwest GTA Transmission Corridor are confirmed **and the corridor protection areas are refined**. The final confirmed rights-of-way for the Highway 413 and Northwest GTA Transmission Corridor will be protected indefinitely with the highway lands designated under the PTHIA.”

19. Section 173 (1.6) is modified to read as follows:

173 (1.6) **Automatically u**Update the *planned corridors* and associated corridor protection areas as shown on Map 3, without amendment to this Plan as follows:

a) **automatically** where a preferred alignments **and ancillary features have has** been determined through an *Environmental Assessment Act* process **and the identified corridors have been subsequently designated as facilities under the relevant provincial Acts or policies**, at which time lands not required for the **designated corridors and ancillary features *planned corridors*** are removed from the corridor protection areas; or

b) through the phased release of lands **by the Region and Local Municipalities, in consultation with and to the satisfaction of as determined by** the Province, **and** provided that the release of lands meets the criteria under Section 173(1.5) of this Plan.

20. “Map 1- Regional Structure” is modified to include New Community Areas and New Employment Areas within the Regional Urban Boundary as shown and attached hereto in:

- Appendices 1, 5, 7 – 19, 21 - 24
21. "Map 1- Regional Structure" is further modified to redesignate lands from "North Aldershot Policy Area" to "Urban Area" and include the lands within the "Regional Urban Boundary" as shown and attached hereto in:
- Appendices 21 and 22
22. "Map 1- Regional Structure" is further modified to recognize lands known as Part of Lots 14 and 15, Concession 1, Trafalgar NS, Town of Milton with an overlay indicating "Deferred" and a footnote which reads as follows:
- "Subject lands known as Part of Lots 14 and 15, Concession 1, Trafalgar NS, Town of Milton are "Deferred" pending a final decision from the Ministry of Natural Resources and Forestry for the Niagara Escarpment Plan Area Amendment Application Urban Amendment (UA 63)", as shown in Appendix 2 and attached hereto.**
23. "Map 1B - Parkway Belt Transportation and Utility Corridors " is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:
- Appendices 1, 5, 7 – 19, 21 - 24
24. "Map 1C – Future Strategic Employment Areas" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:
- Appendices 1, 5, 7 – 19, 21 - 24
25. "Map 1C - Future Strategic Employment Areas" is modified to reflect the new Employment Areas as shown and attached hereto in:
- Appendices 1, 5, 7, 9, 10, 11, 12, 13, 14, and 17
26. "Map 1C - Future Strategic Employment Areas" is further modified to reflect the removal of Employment Areas as shown and attached hereto in:
- Appendices 3, 4, 6, 20
27. "Map 1C – Future Strategic Employment Areas" is further modified to redesignate lands from "North Aldershot Policy Area" to "Urban Area" as shown and attached hereto in:
- Appendices 21 and 22
28. "Map 1D - Municipal Wellhead Protection Zones" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:

- Appendices 1, 5, 7 – 19, 21 - 24
29. "Map 1D – Municipal Wellhead Protection Zones" is further modified to redesignate lands from "North Aldershot Policy Area" to "Urban Area" as shown and attached hereto in:
- Appendices 21 and 22
30. "Map 1E – Agricultural System and Settlement Area" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:
- Appendices 1, 5, 7 – 19, 21- 24
31. "Map 1E – Agricultural System and Settlement Area" is further modified to redesignate lands from "North Aldershot Policy Area" to "Urban Area" as shown and attached hereto in:
- Appendices 21 and 22
32. "Map 1F – Identified Mineral Resource Areas" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:
- Appendices 1, 5, 7 – 19, 21- 24
33. "Map 1F – Identified Mineral Resource Areas" is further modified to redesignate lands from "North Aldershot Policy Area" to "Urban Area" as shown and attached hereto in:
- Appendices 21 and 22
34. "Map 1G – Key Features within the Greenbelt and Regional Natural Heritage System" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:
- Appendices 1, 5, 7 – 19, 21 - 24
35. "Map 1H – Regional Urban Structure" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:
- Appendices 1, 5, 7 – 19, 21 - 24
36. "Map 1H – Regional Urban Structure" is further modified to reflect the new Employment Areas as shown and attached hereto in:
- Appendices 1, 5, 7, 9, 10, 11, 12, 13, 14, and 17

37. "Map 1H – Regional Urban Structure" is modified to reflect the removal of Employment Areas as shown and attached hereto in:

- Appendices 3, 4, 6, 20

38. "Map 3 - Functional Plan of Major Transportation Facilities" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:

- Appendices 1, 5, 7 – 19, 21- 24

39. "Map 3 - Functional Plan of Major Transportation Facilities" is further modified to combine the "Primary Corridor Protection Area" and "Secondary Corridor Protection Area" and rename it as "Corridor Protection Area".

40. "Map 4 – Right of Way Requirements" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:

- Appendices 1, 5, 7 – 19, 21 - 24

41. "Map 5 – Regional Phasing" is modified to reflect the new Urban Area within the Regional Urban Boundary as shown and attached hereto in:

- Appendices 1, 5, 7 – 19, 21 - 24

42. "Map 5 – Regional Phasing" is further modified to revise the title in the Legend from "Urban Area with Regional Phasing between 2021 and 2041" to "Urban Area with Regional Phasing between 2021 and 2051".

43. "Map 5 – Regional Phasing" is further modified to include new Urban Areas as part of the "Urban Area with Regional Phasing between 2021 and 2051" as shown and attached hereto in:

- Appendices 1, 5, 7 – 19, 21 - 24

44. New Section 81.4 (5) reads as follows:

"Notwithstanding Section 77(5), the approval of development applications within Strategic Growth Areas are not permitted prior to the adoption of an Area Specific plan, with the following exceptions:

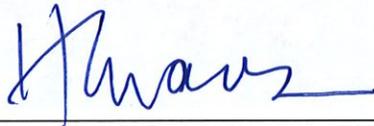
- a) **720 Oval Court, 735 Oval Court, 740 Oval Court, 5155 Fairview Street, and 5135 Fairview Street, City of Burlington.**

45. Section 143 (12) is modified to read as follows:

"Achieve land use compatibility between *sensitive land uses* and *major facilities* by:

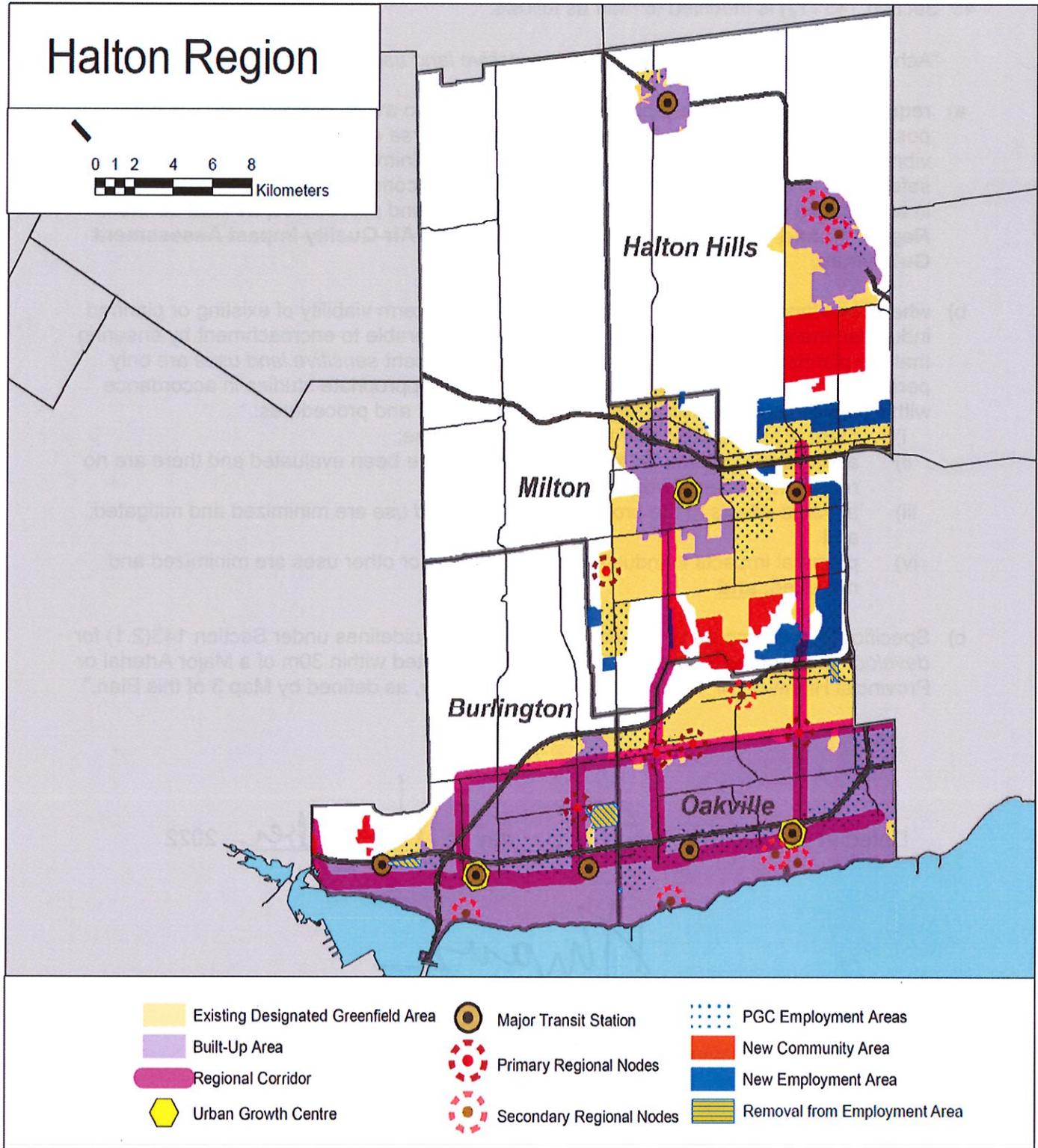
- a) requiring that such uses are planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential *adverse effects* from odour, noise, vibration, air pollutants, and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with Provincial guidelines, standards, and procedures; ~~as well as the Region's Land Use Compatibility Guidelines, and Air Quality Impact Assessment Guidelines;~~
- b) where avoidance is not possible, protecting the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated through appropriate studies in accordance with Provincial ~~and Regional~~ **G**uidelines, standards and procedures:
 - i) there is an identified need for the proposed use;
 - ii) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - iii) *adverse effects* to the proposed *sensitive land use* are minimized and mitigated; and
 - iv) potential impacts to industrial, manufacturing or other uses are minimized and mitigated; **and**
- c) Specifically, requiring an air quality study based on guidelines under Section 143(2.1) for *development* proposals with *sensitive land uses* located within 30m of a Major Arterial or Provincial Highway, or 150m of a Provincial Freeway, as defined by Map 3 of this Plan."

Dated at Toronto this 4th day of November, 2022

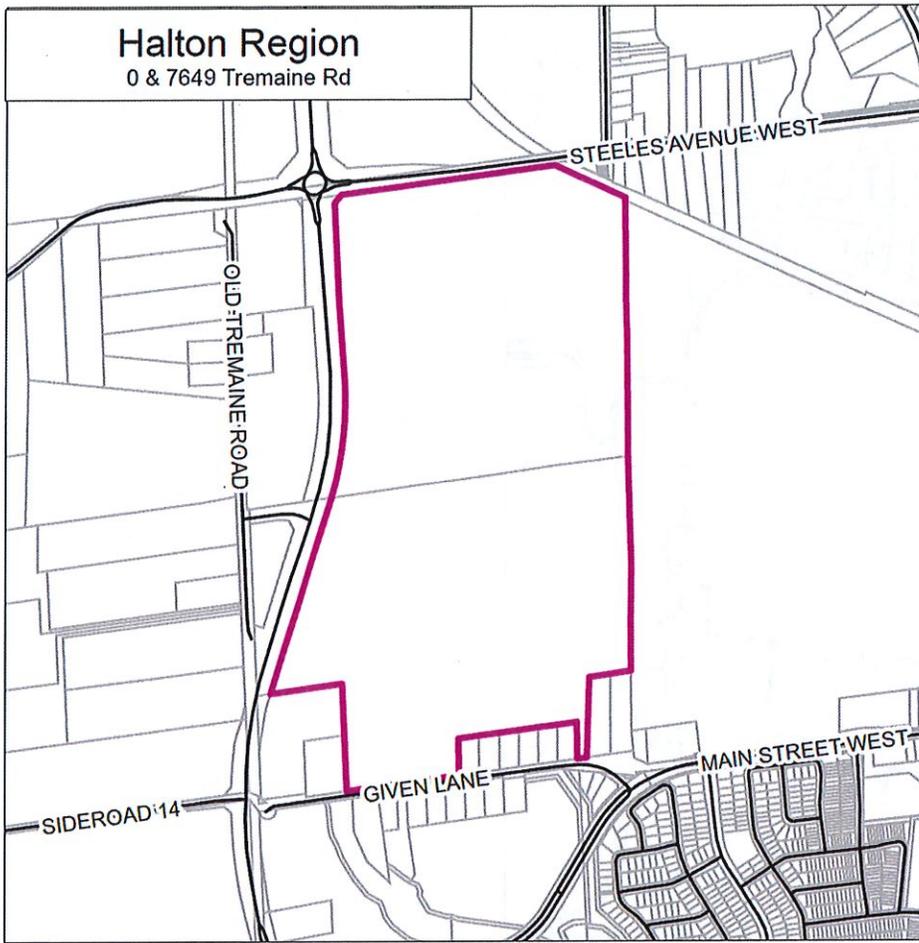


Hannah Evans, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

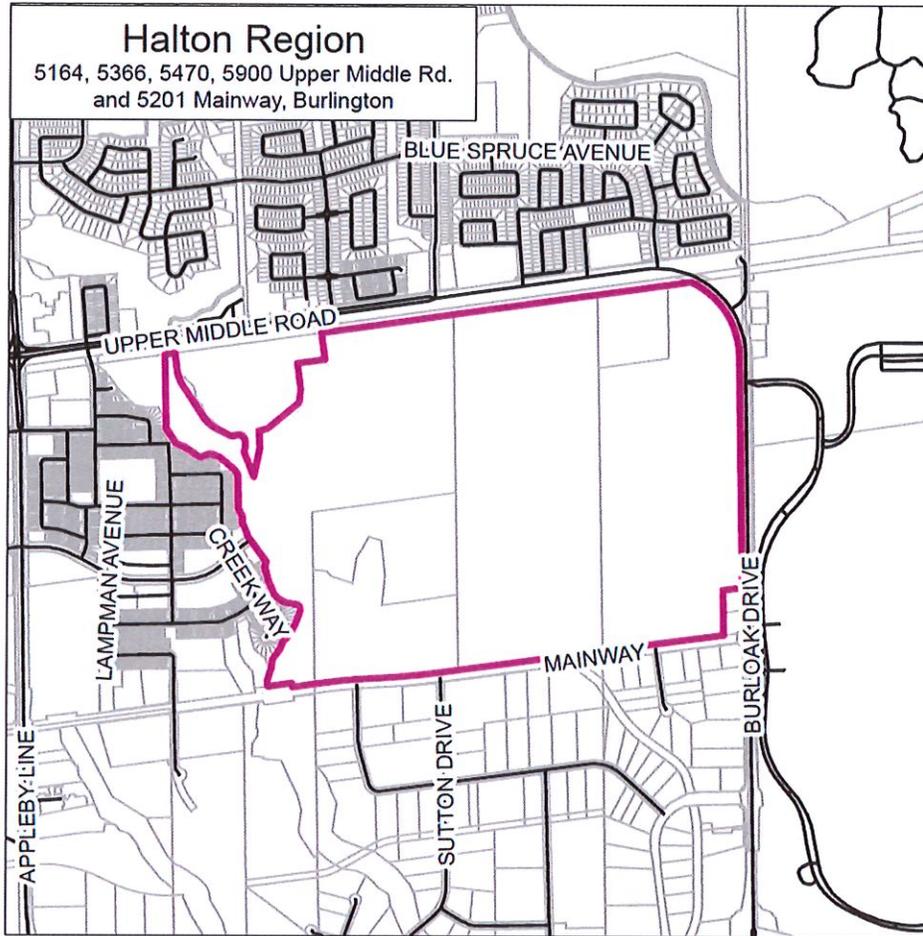
Appendix 1



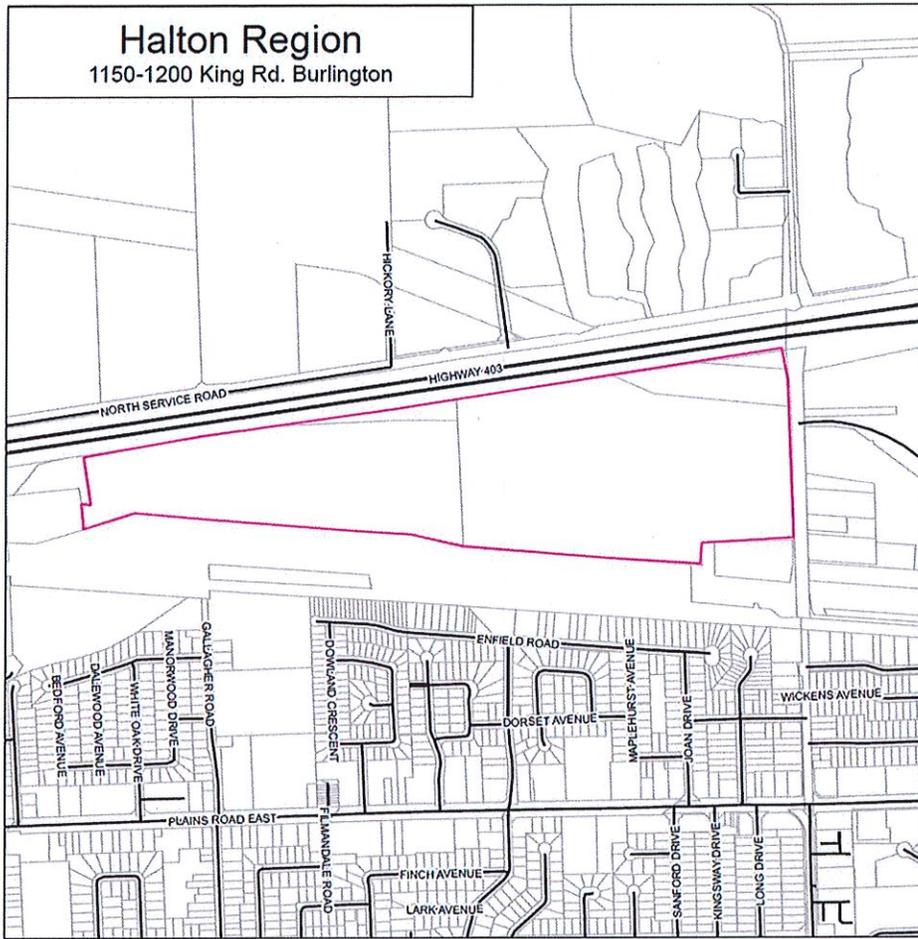
Appendix 2



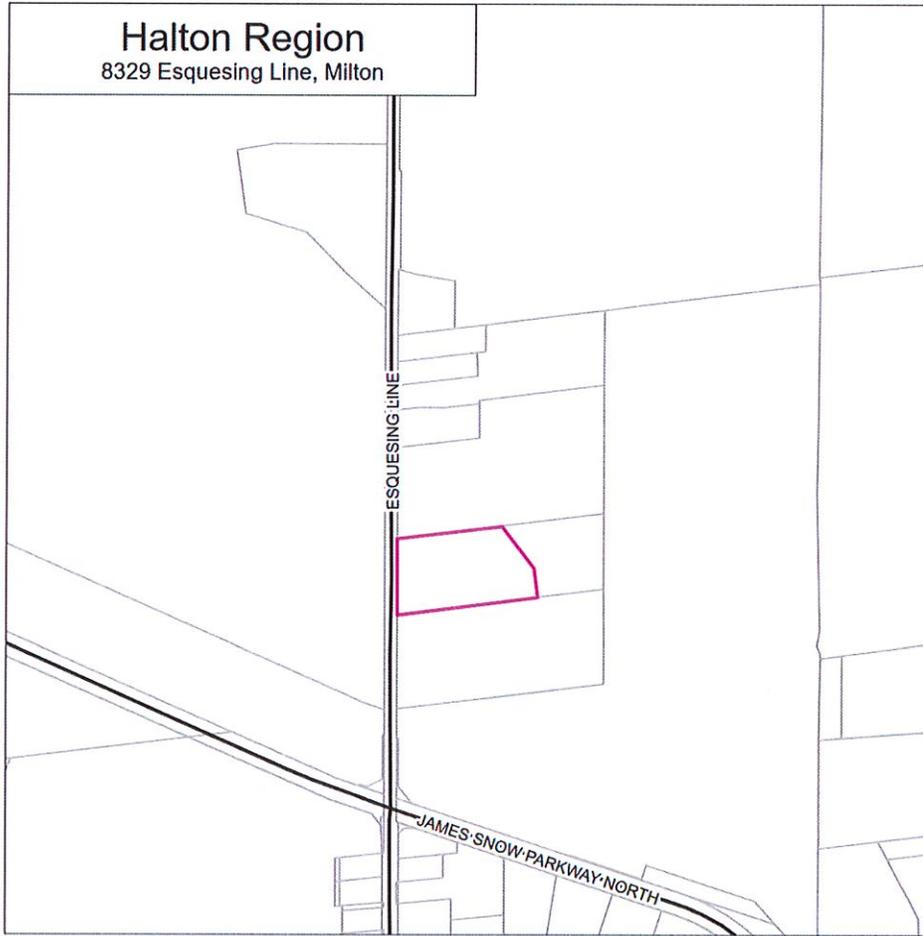
Appendix 3



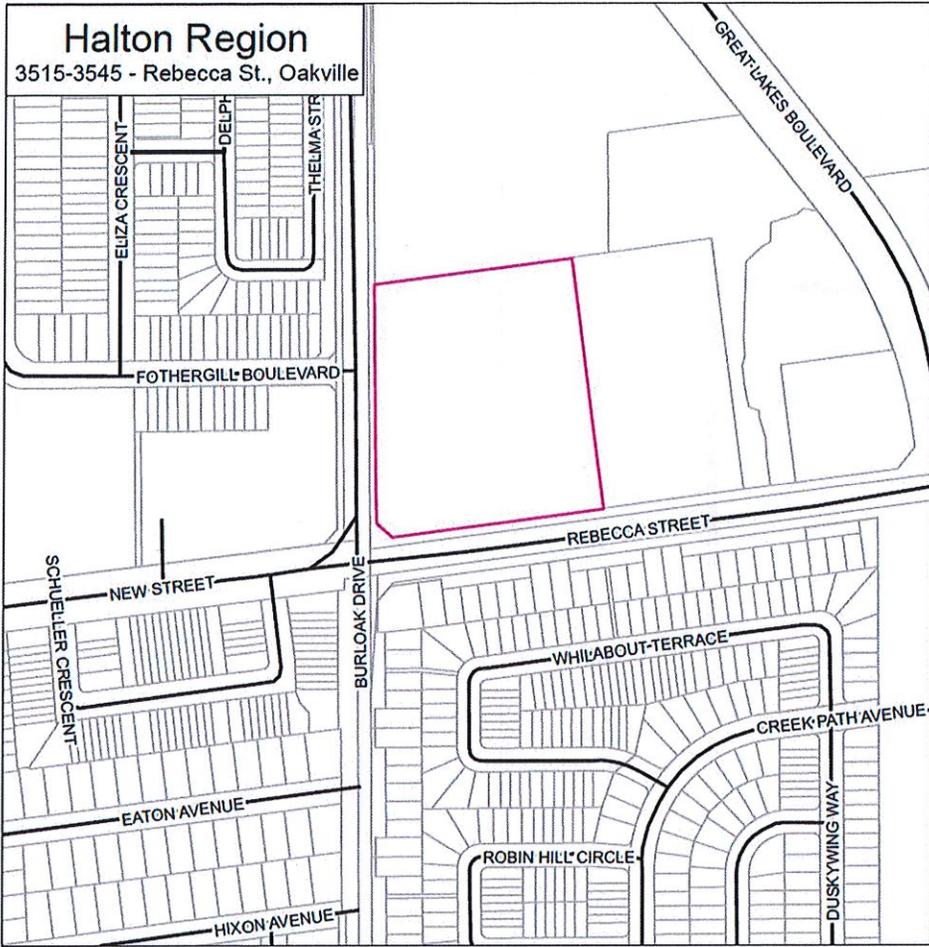
Appendix 4



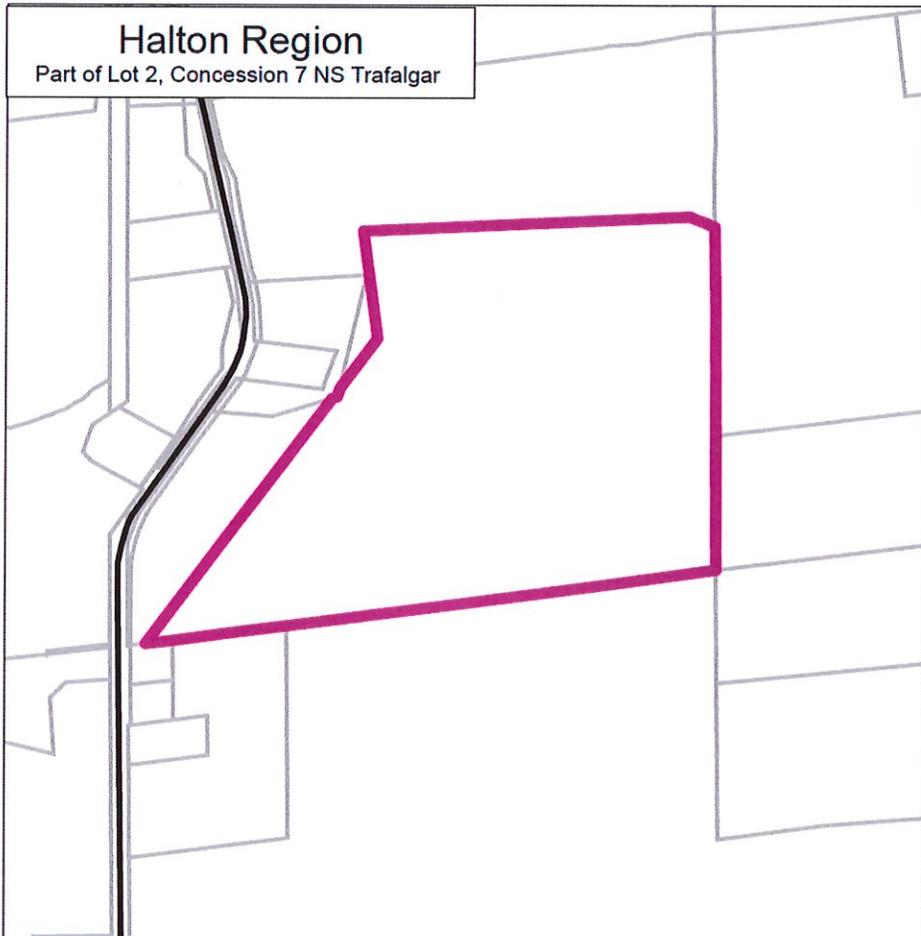
Appendix 5



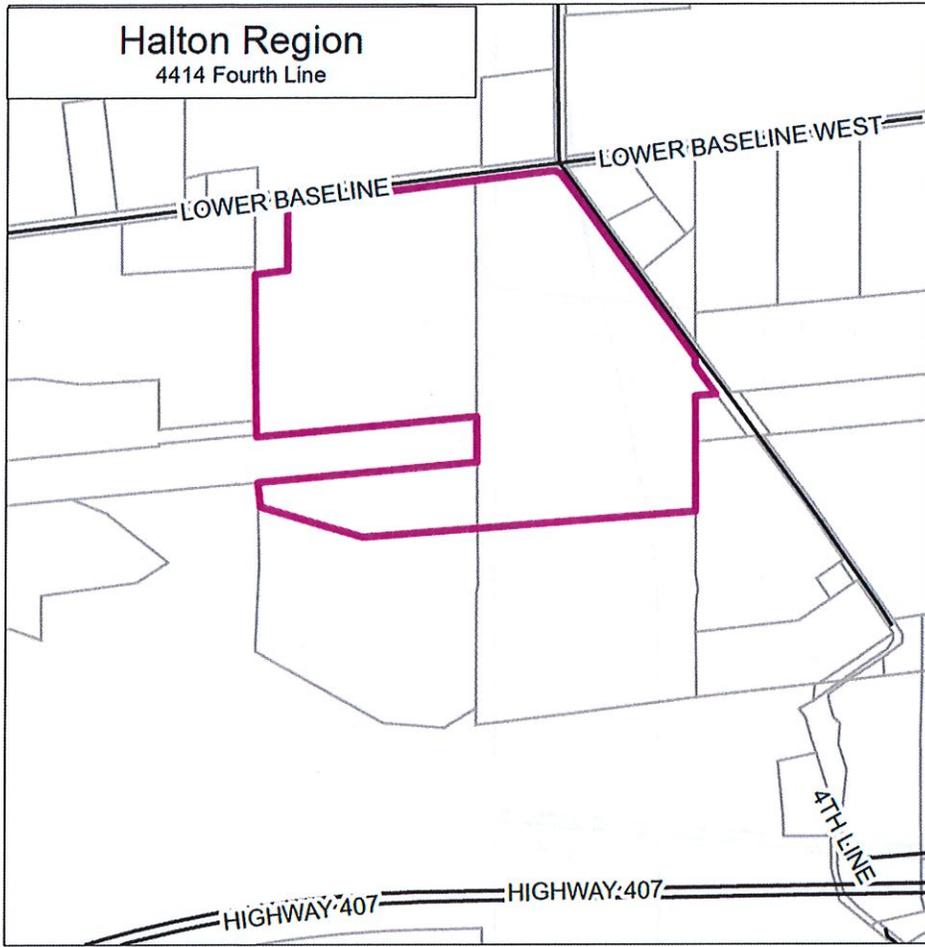
Appendix 6



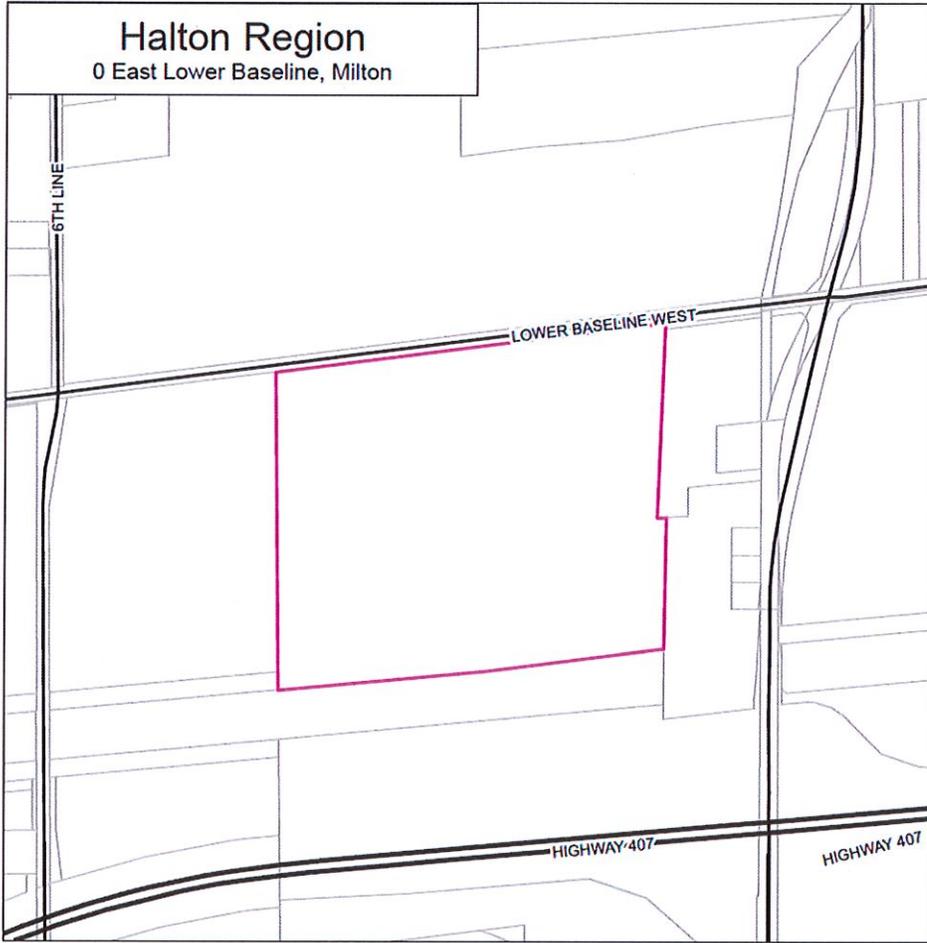
Appendix 7



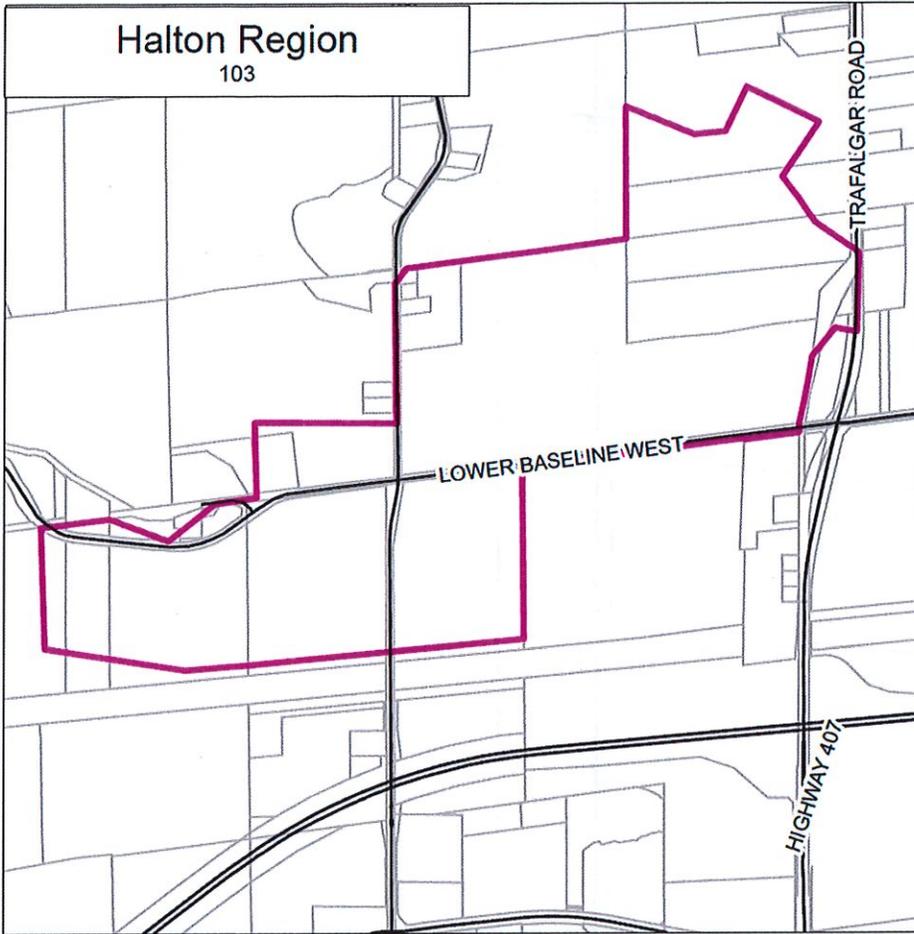
Appendix 8



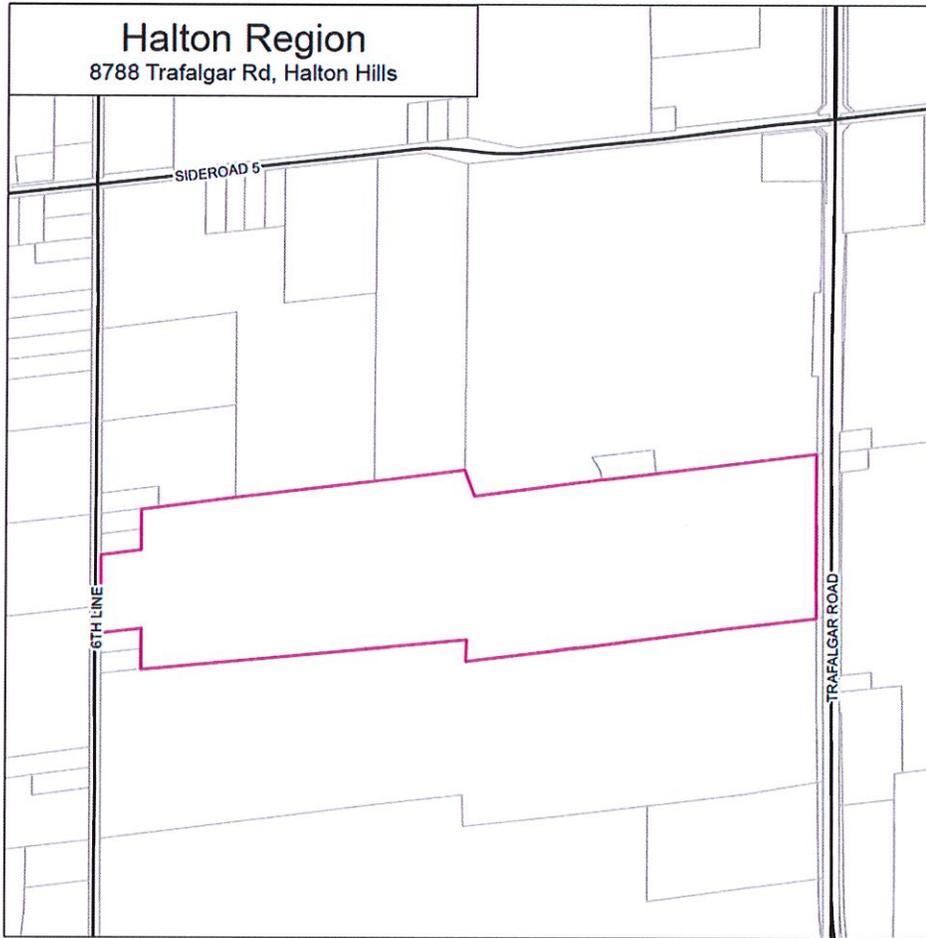
Appendix 9



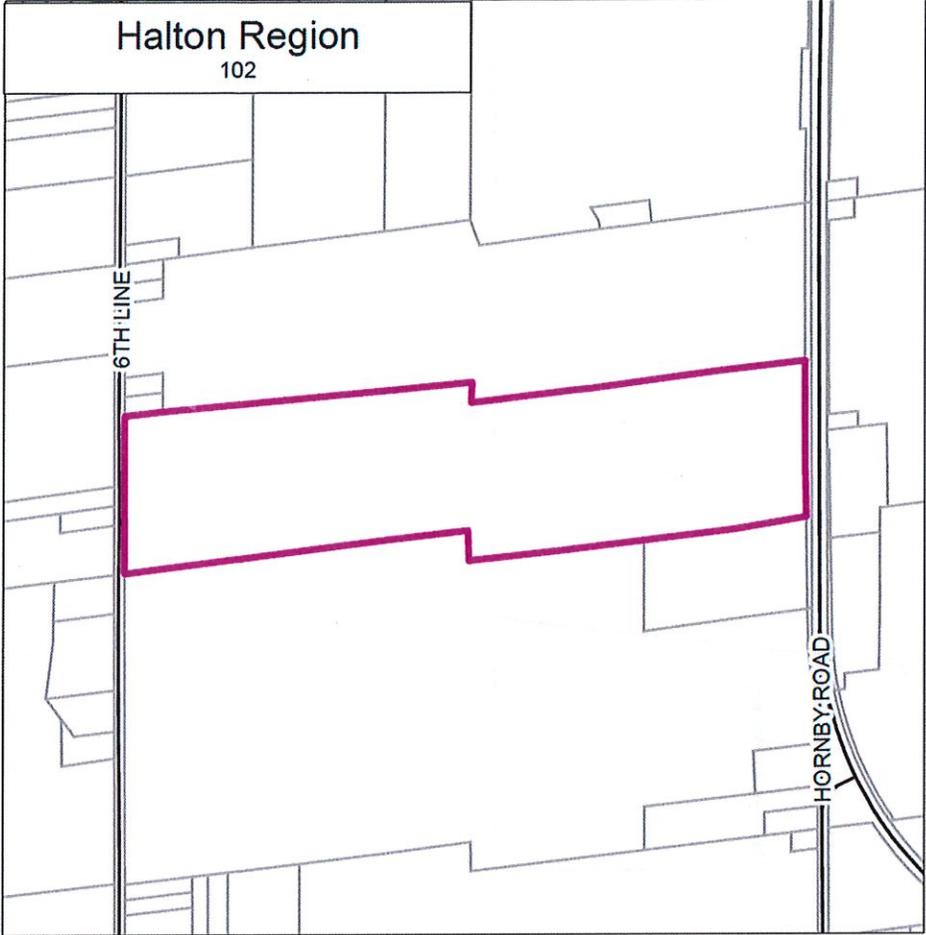
Appendix 10



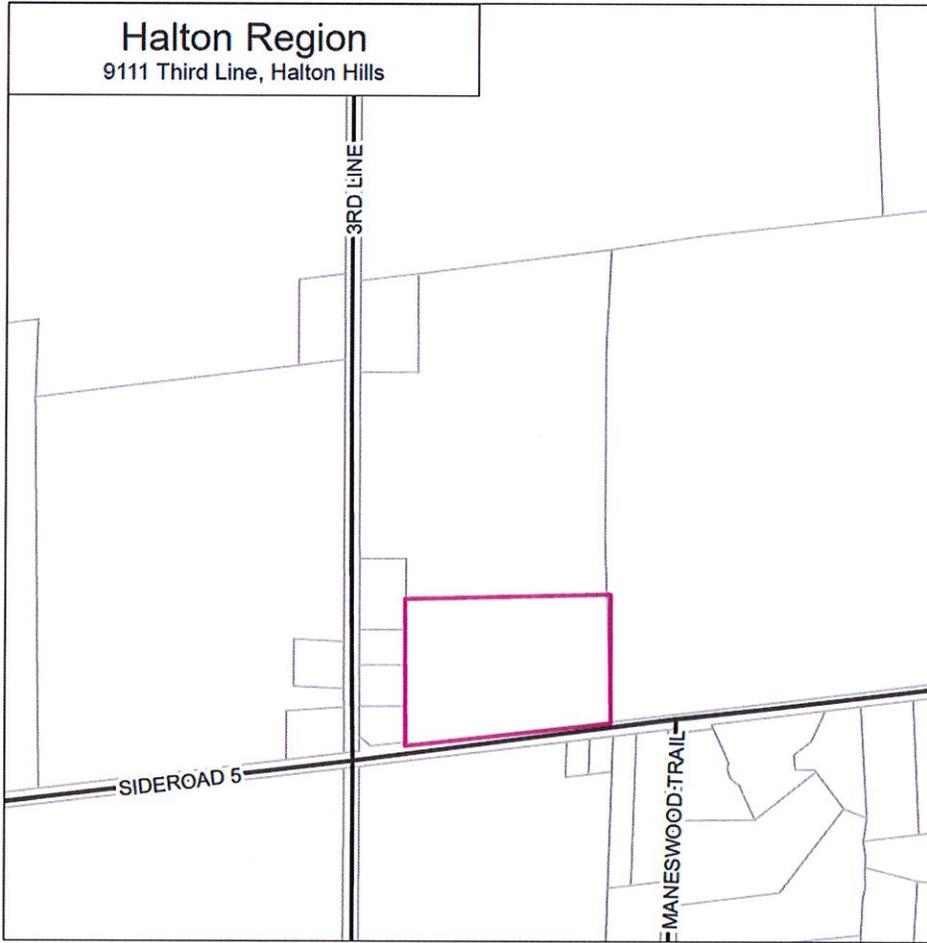
Appendix 11



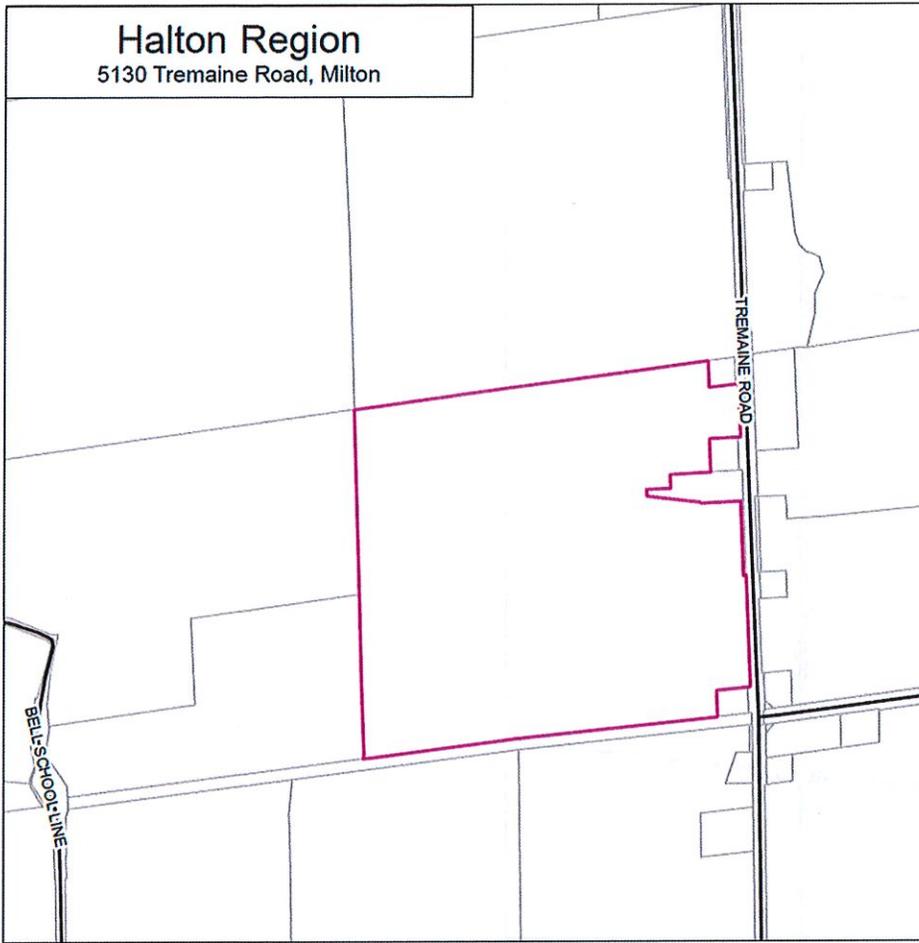
Appendix 12



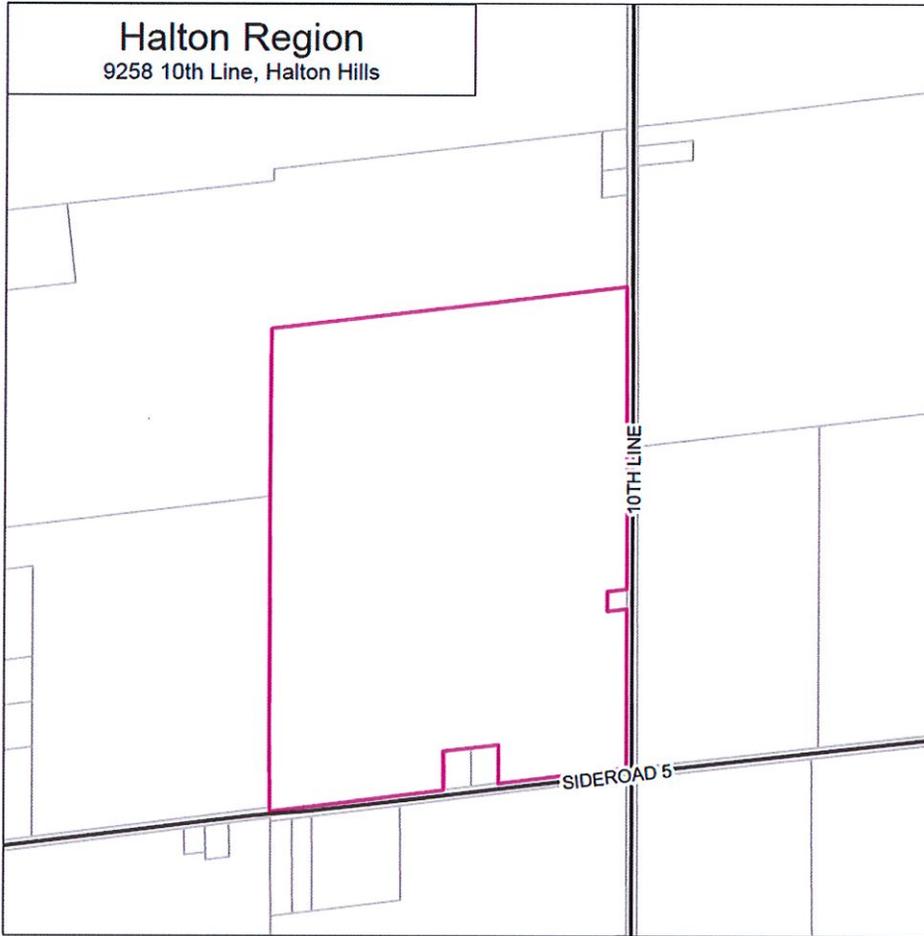
Appendix 13



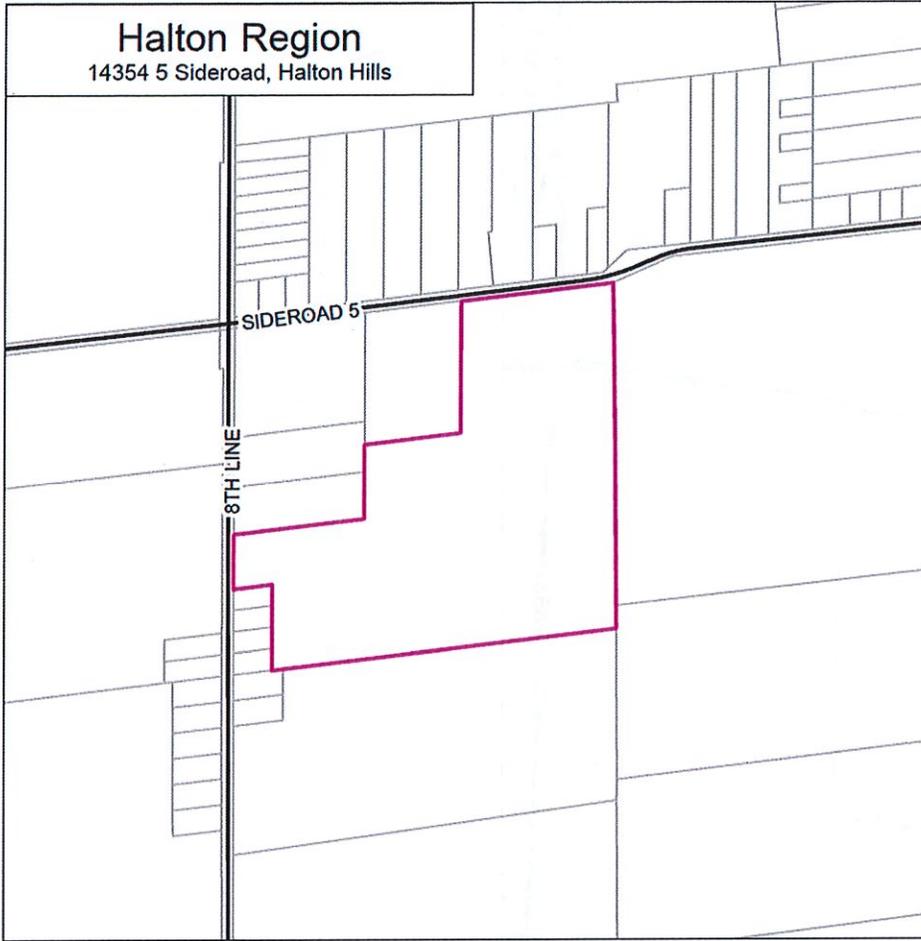
Appendix 14



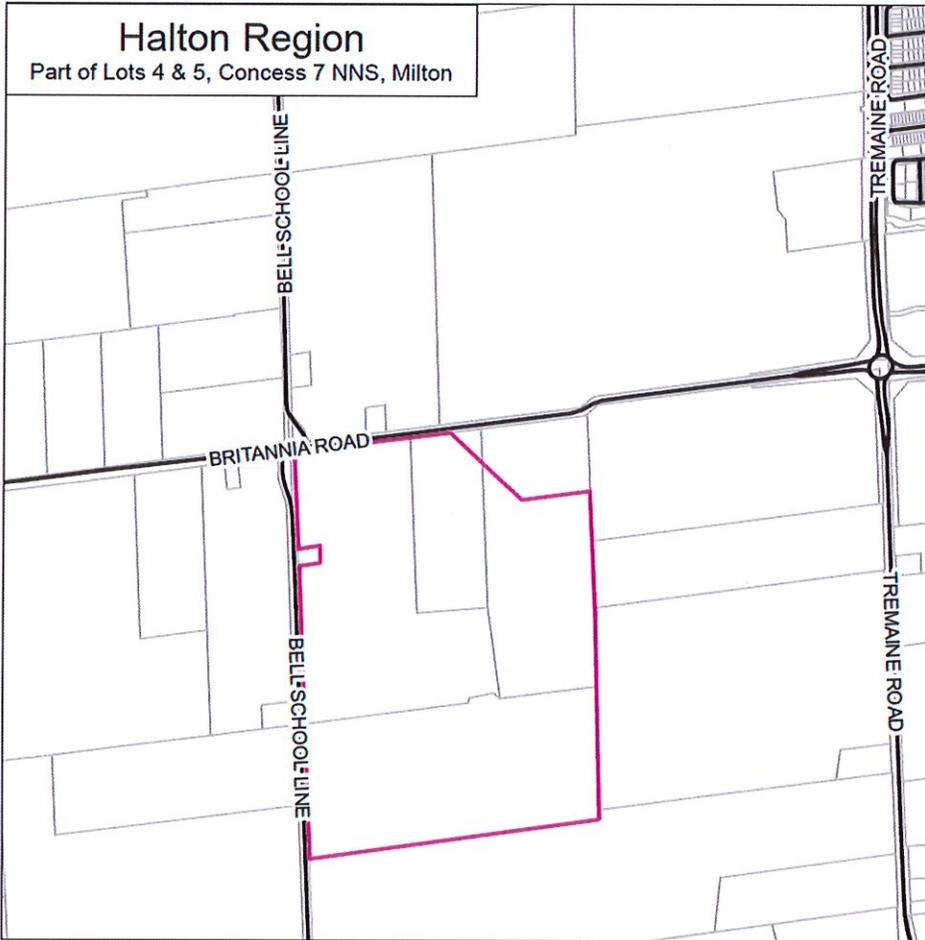
Appendix 15



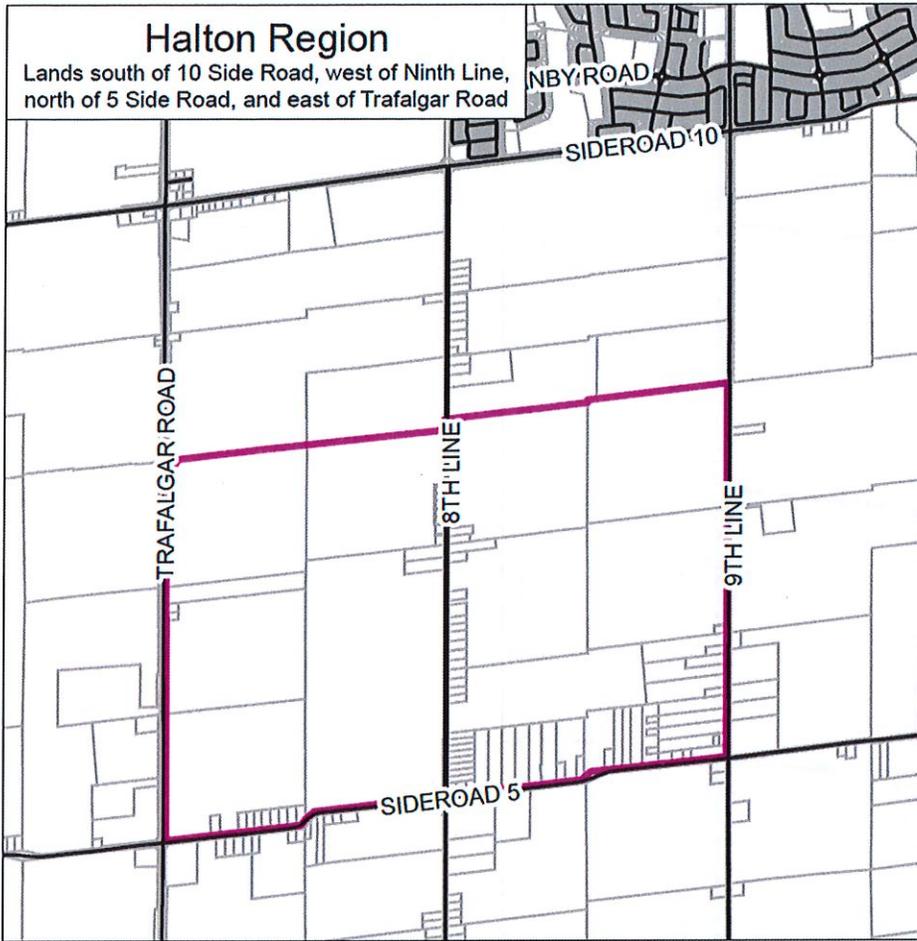
Appendix 16



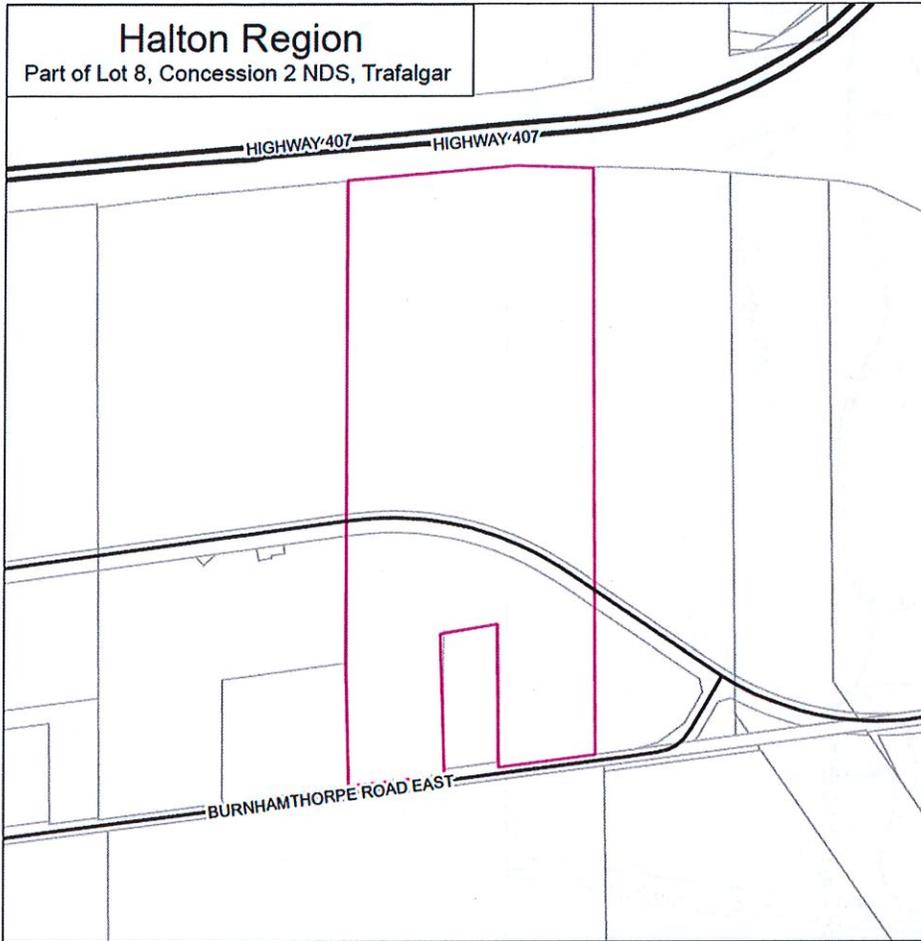
Appendix 17



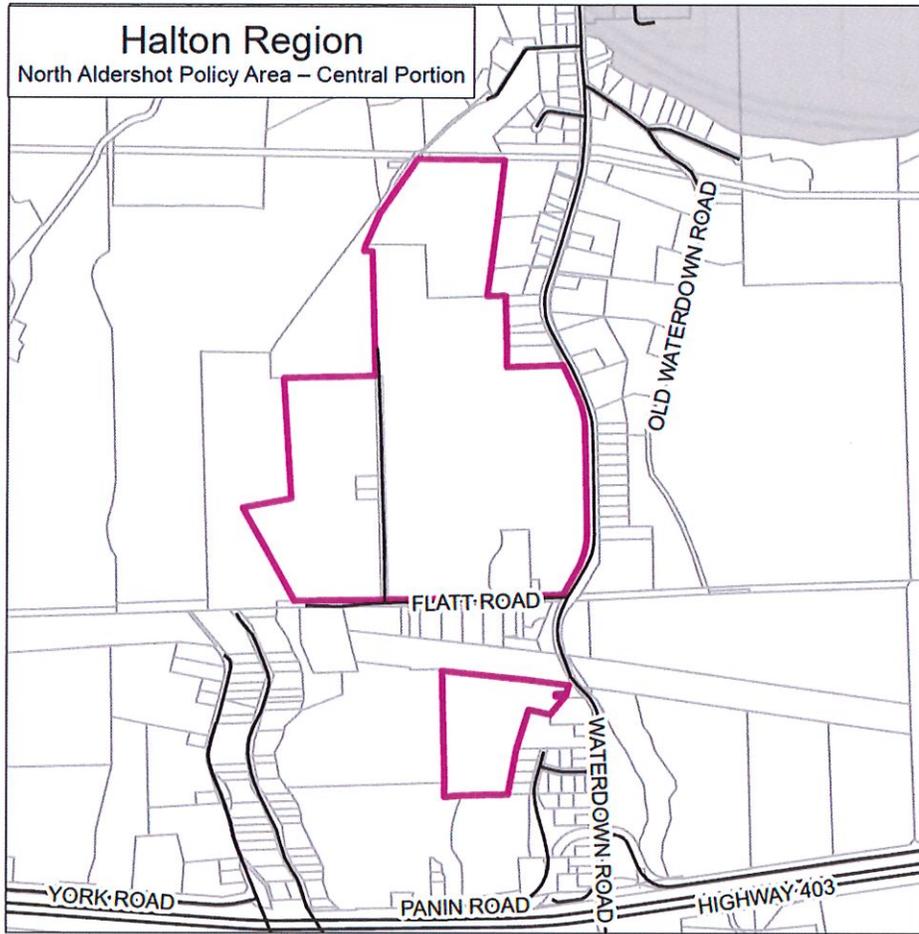
Appendix 18



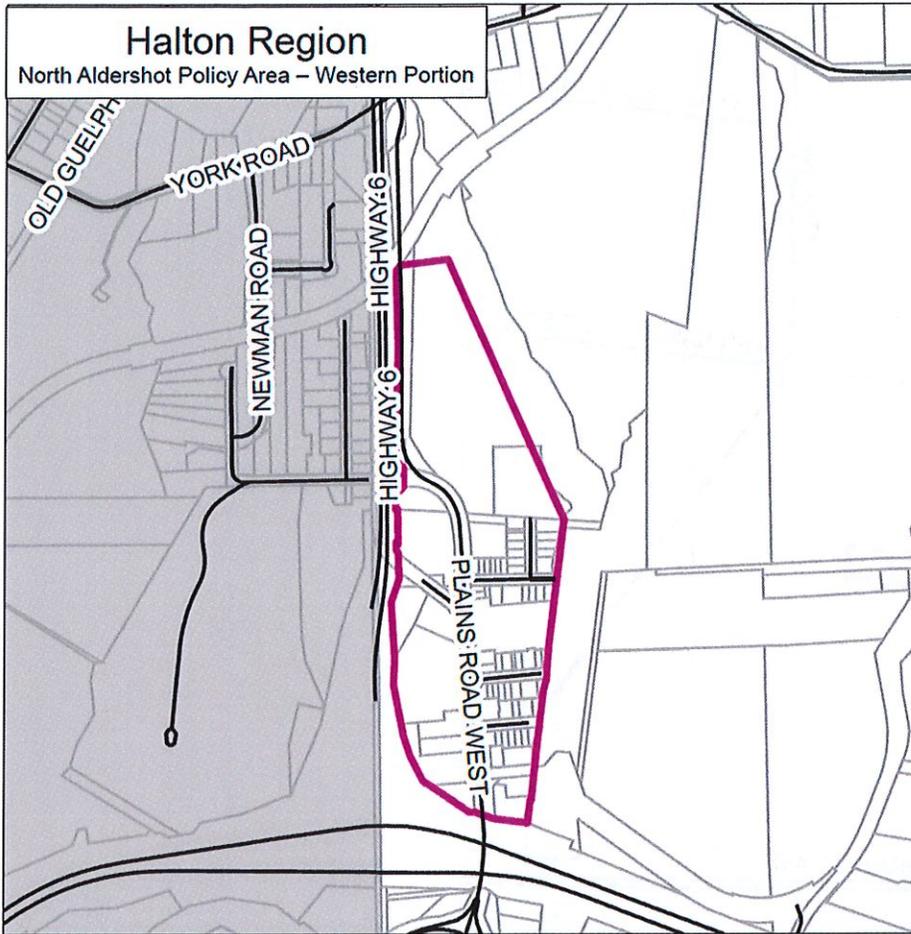
Appendix 20



Appendix 21



Appendix 22



Appendix 24

