



Legislative & Planning Services

MEMORANDUM

Office of the Commissioner

TO: Regional Chair and Members of Regional Council

FROM: Bob Gray, Commissioner, Legislative and Planning Services and Corporate Counsel

DATE: December 14, 2022

RE: **Supplementary Information on the Minister's Decision on ROPA 49**

At its meeting on Wednesday November 9, 2022, Regional Council received an overview of the Minister of Municipal Affairs and Housing's decision to approve ROPA 49 with a number of significant modifications. At the meeting, Regional Council requested the following supplementary information from Regional staff:

- A. a comparison of lands added to the Regional Urban Boundary through the Minister's decision against the Growth Concepts developed and evaluated through the Regional Official Plan Review (ROPR) process;
- B. information on the ownership of lands added to the Regional Urban Boundary or removed from Regional Employment Areas through the Minister's decision;
- C. mapping that shows a complete context for the revised corridor protection areas in Halton Hills; and
- D. mapping that shows the Natural Heritage System within the lands added to the Regional Urban Boundary through the Minister's decision.

This memo provides Regional Council with this supplementary information.

A. Comparison of Minister's Decision & Growth Options Evaluated by Halton

A comparison of the total amount of land added to the Regional Urban Boundary through the Minister's decision against the range of growth options evaluated through Halton's Integrated Growth Management Strategy is outlined in the table below. This includes information on the five Growth Concepts developed and evaluated in 2021, the Draft Preferred Growth Concept presented in February 2022, and the Modified Preferred Growth Concept implemented through Regional Council's adoption of ROPA 49 in June 2022. All land area figures in the table are provided as net hectares (i.e. net of the Regional Natural Heritage System).

Halton Growth Option	Description	Halton Total Expansion Areas Evaluated	MMAH Total Expansion Areas Added	MMAH Decision vs. Growth Option
Concept 1	60% Densification / Moderate Greenfield Expansion	2,630 ha	3,350 ha	+720 ha
Concept 2	70% Densification / Limited Greenfield Expansion	1,830 ha	3,350 ha	+1,520 ha
Concept 3	80% Densification / Employment Only Greenfield Expansion	980 ha	3,350 ha	+2,370 ha
Concept 3B	80% Densification / No Greenfield Expansion	0 ha	3,350 ha	+3,350 ha
Concept 4	50% Intensification / Greatest Greenfield Expansion	3,300 ha	3,350 ha	+150 ha
Draft PGC	Draft Preferred Growth Concept (February 2022)	2,190 ha	3,350 ha	+1,160 ha
ROPA 49	Modified Preferred Growth Concept (June 2022)	30 ha	3,350 ha	+3,320 ha

The Minister's decision adds more new urban lands to the Regional Urban Boundary than contemplated by any of the growth options developed in accordance with the Provincial Land Needs Assessment Methodology and assessed as part of the ROPR.

Regional staff have also provided two maps (provided as Attachment #1 to this Memo) that illustrate the lands added to the Regional Urban Boundary through the Minister's decision (and how these areas compare to the lands assessed and evaluated through the ROPR process).

The first map (Map 1A) compares the lands added by the Minister with the lands identified as part of the Draft Preferred Growth Concept in February 2022. As noted in the table above, the Minister's decision added an additional 1,160 hectares beyond those areas evaluated as part of the Draft Preferred Growth Concept.

The second map (Map 1B) compares the lands added by the Minister with all of the lands identified and evaluated across the various growth options assessed through the ROPR process. As shown on the map, the Minister's decision adds lands to the Regional Urban Boundary that were not evaluated in detail through the Region's technical studies.

B. Land Ownership Information for New Urban Lands & Employment Conversions

Following the adoption of ROPA 49, it is normal practice for the Province of Ontario (ERO) to post the Amendment on the Environmental Registry of Ontario for an opportunity for members of the public to review and comment before a decision is issued. A summary

of submissions made to the Province on ROPA 49 through the ERO is provided as Attachment #2 to this Memo. The attachment consists of a map that identifies the ERO submissions associated with areas added to the Regional Urban Boundary and/or removed from the Regional Employment Areas through the Minister's decision. A general assessment of the ERO submissions is included along with the Minister's decision relating to the property.

Additional information relating to the lands will be shared with Council through a separate confidential memorandum. Although the information is available to the public through MPAC itself, the Region's obligations pursuant to the Municipal Freedom of Information and Protection of Privacy Act do not permit public distribution of the associated personal information.

C. Revised Corridor Protection Areas in Halton Hills

A map comparing the ROPA 43 corridor protection areas and the corridor protection areas approved through the Minister's decision on ROPA 49 is provided as Attachment #3 to this Memo.

As shown on the map, a significant amount of land has been removed from corridor protection. In total, approximately 270 hectares of land that were prohibited from development through ROPA 43 are no longer subject to any corridor protection mapping or policies as a result of the Minister's decision on ROPA 49. However, corridor protection for Highway 413 and the Northwest GTA Transmission Corridor remains in place and continues to have an impact on the availability of employment lands within the Premier Gateway Employment Area in Halton Hills. Regional staff will continue to work with the Province to narrow the corridor protection area to support employment growth in this area.

D. The Natural Heritage System

A map showing the Natural Heritage System (NHS) with the lands added to the Regional Urban boundary through the Minister's modification is provided as Attachment #4 to this Memo. The NHS shown on the map is based on the draft Natural Heritage System as presented to Regional Council as part of the Draft Preferred Growth Concept in February 2022. Regional Staff is continuing to review and update the Natural Heritage System mapping through the on-going Regional Official Plan Review process.

A handwritten signature in black ink, appearing to be 'Bob Gray', with a stylized, sweeping flourish extending to the right.

Bob Gray
Commissioner, Legislative and Planning Services
and Corporate Counsel

Attachment #1 – Comparison of Minister's Decision & Halton Growth Options

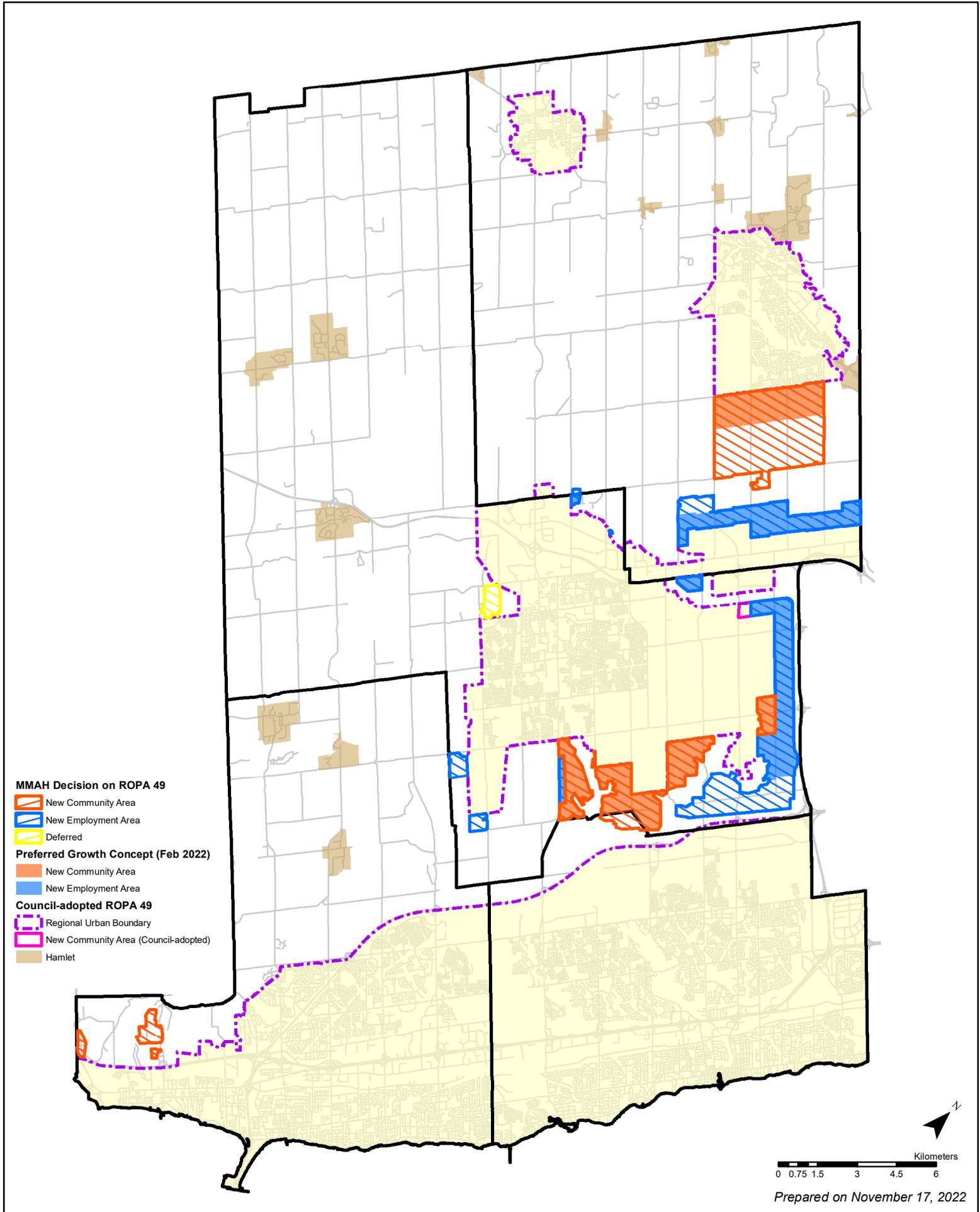
Attachment #2 – Subject lands related to ERO submissions on ROPA 49

Attachment #3 – Corridor Protection Area (Highway 413) Mapping

Attachment #4 – New Urban Areas and Draft NHS Mapping

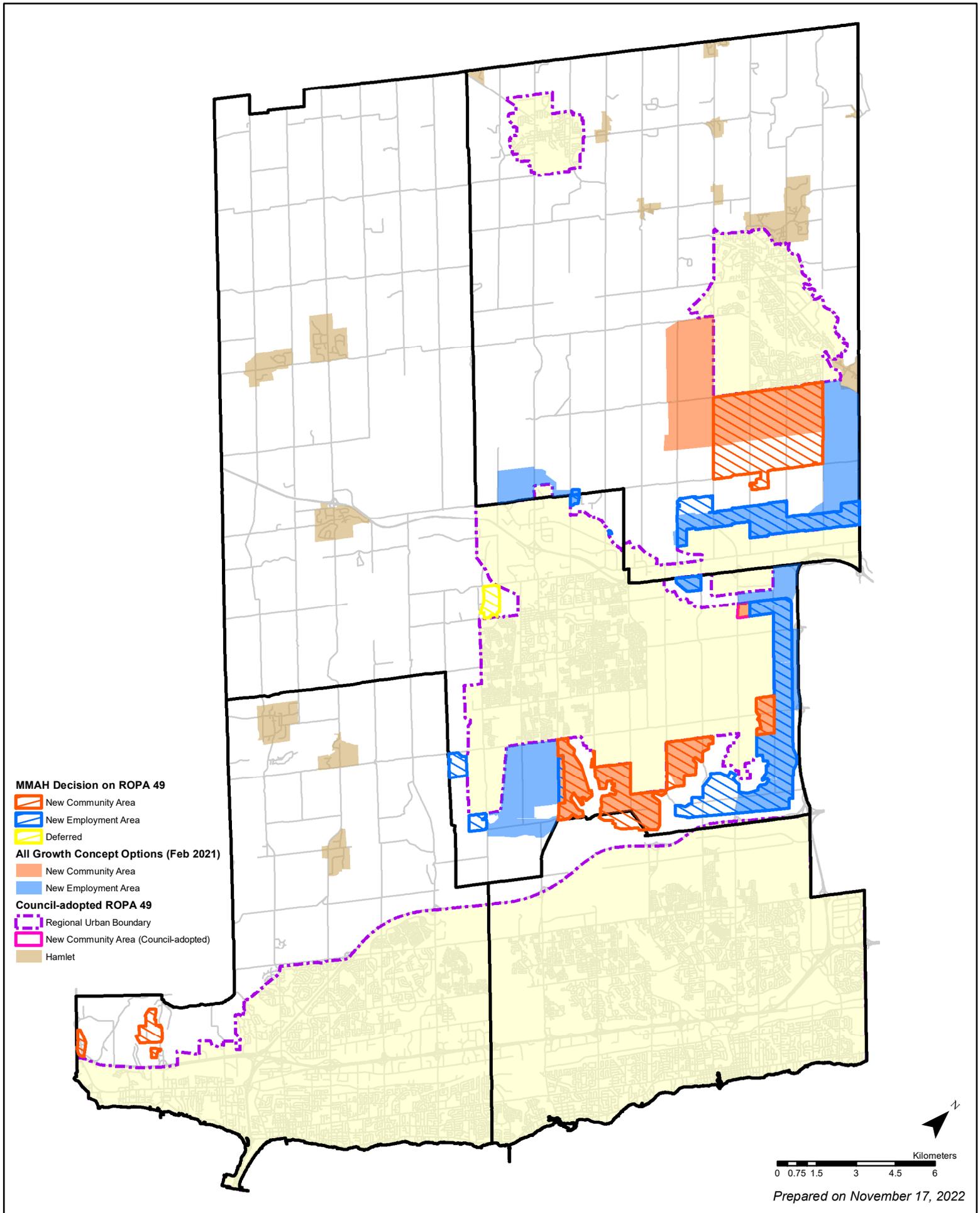
Map 1A: MMAH Modification to the Regional Urban Boundary

With reference to lands identified and evaluated as part of the Draft Preferred Growth Concept (Feb 2022)

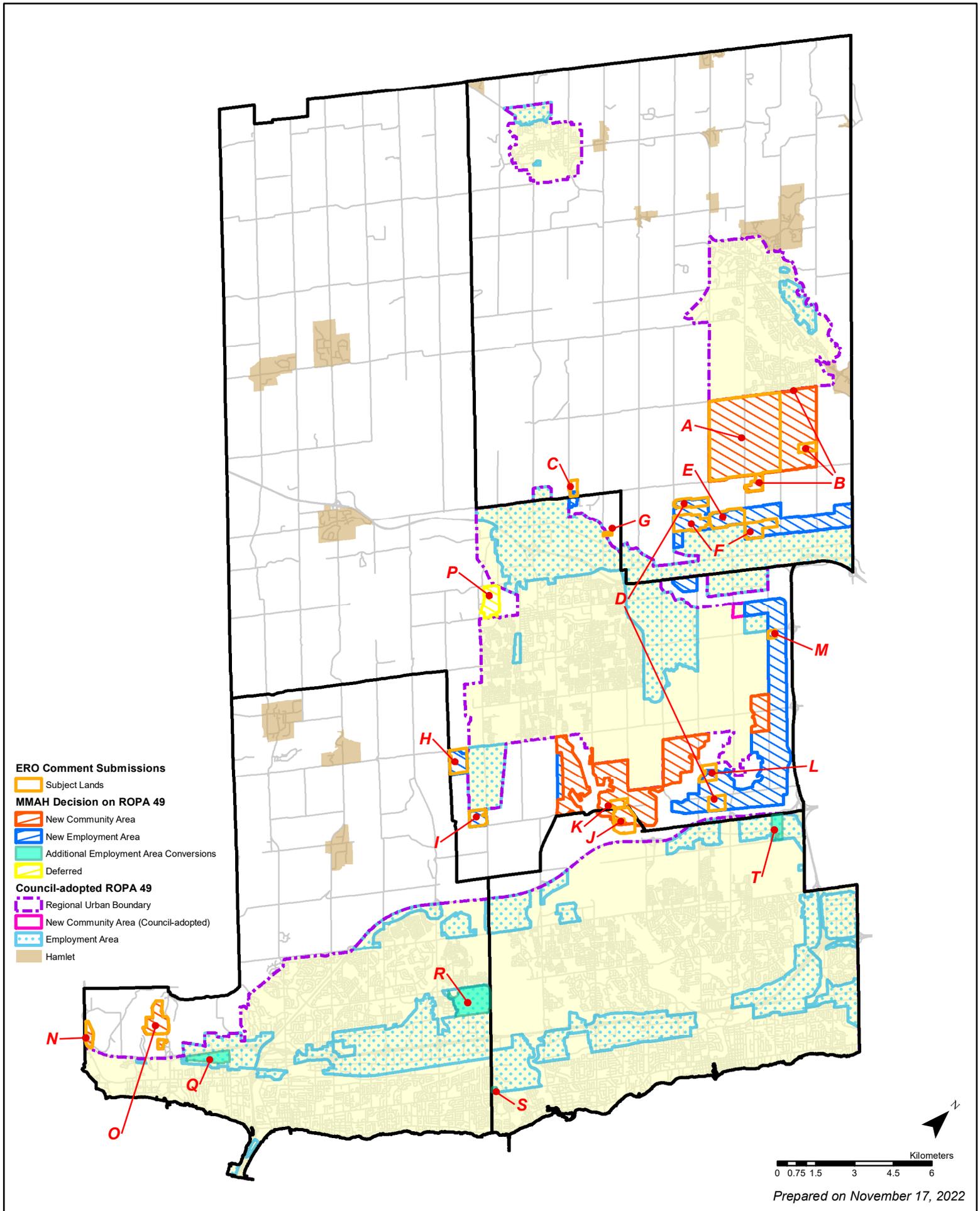


Map 1B: MMAH Modification to the Regional Urban Boundary

With reference to all lands identified and evaluated as part of Growth Concept options (Feb 2021)



With reference to requests advanced by the Minister (See list attached to this map for more information)



Map 2: Subject Lands Related to ERO Submissions on ROPA 49*Environmental Registry of Ontario (ERO) Submission Summary & Analysis*

On September 8, 2022, Regional Official Plan Amendment (ROPA) No. 49 was posted to the Environmental Registry of Ontario (ERO) for a consultation period of 30 days concluding on October 8, 2022. Following the Minister's decision to approve ROPA 49 with modifications, the comments received through the ERO were made available for review here:

<https://ero.ontario.ca/notice/019-5684/comments>.

The table below summarizes the comments received by the Ministry of Municipal Affairs and Housing through the ERO, which corresponds with the areas labelled on Map 2B to the Memo. The table is organized based on the 'Comment ID' assigned by the ERO, with each ID in the table below providing a link to the comment and submission materials. Based on the information available on the ERO and within the submission materials, the table identifies:

- the person or body that made the submission;
- the subject lands the submission applies to;
- the relevant local municipality;
- a general summary of the submission; and,
- a general statement on the impact of the submission on the Minister's decision on ROPA 49.

For general reference purposes, submissions where the Minister's decision aligns with or implements the specific request made are highlighted in green; submissions where the Minister's decision did not implement or address the specific request made are highlighted in orange; submission that were of a general nature (e.g., indicating either general support for ROPA 49 or the Preferred Growth Concept) are shown in grey. The table also identifies whether there is previous participation in the Region's Integrated Growth Management Strategy (IGMS) process associated with the ERO submission, and, for urban boundary expansion requests, whether the lands were identified in the February 2022 Draft Preferred Growth Concept (PGC).

ERO submissions corresponding with the areas identified on Map 2B are as follows:

A – South Georgetown Landowners (Halton Hills).....	2
B – Romano-Franco Georgetown Inc. (Halton Hills)	2
C – Dhaliwal (Halton Hills)	2
D – Anatolia Capital Corp. (Halton Hills / Milton)	2
E – 8469 & 8493 Trafalgar Road (Halton Hills)	2
F – Anatolia Capital Corp. (Halton Hills)	2
G – 2369219 Ontario Inc. (Milton)	3
H – Snow & Scott (Milton).....	3
I – Harold Patterson (Milton)	3
J – Argo River View Ltd. (Oakville).....	3
K – Argo Valley View Ltd. (Milton)	3
L – Argo Developments (6 th Line) Ltd. (Milton)	3
M – Derry Eight Line Holdings (Milton)	3
N – New Horizon Development Group (Burlington)	4
O – Penta Properties (Burlington).....	4
P – 1265488 / 1652157 Ontario Inc. (Milton)	4
Q – Penta Properties (Burlington).....	4
R – Penta Properties (Burlington)	4
S – Penta Properties (Oakville).....	4
T – TLMPT Ontario Ltd. (Oakville)	4
Not Mapped – Other ERO Comment Submissions.....	5

A – South Georgetown Landowners (Halton Hills)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61530 61639	South Georgetown Landowners	Lands South of Georgetown	Halton Hills	Urban Boundary Expansion	Lands Added	Yes	Partial

B – Romano-Franco Georgetown Inc. (Halton Hills)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61524	Romano-Franco Georgetown Inc.	15392 Ten Side Road	Halton Hills	Urban Boundary Expansion	Lands Added	No	Yes
		9258 Tenth Line	Halton Hills	Urban Boundary Expansion	Lands Added	Yes	No
		14354 Fifth Side Road	Halton Hills	Urban Boundary Expansion	Lands Added	No	No

C – Dhaliwal (Halton Hills)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61497	Dhaliwal	9111 Third Line	Halton Hills	Urban Boundary Expansion	Lands Added	Yes	No

D – Anatolia Capital Corp. (Halton Hills / Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61543	Anatolia Capital Corp.	0 East Lower Baseline	Milton	Urban Boundary Expansion	Lands Added	Yes	No
		8788 Trafalgar Road	Halton Hills	Urban Boundary Expansion	Lands Added	Yes	No

E – 8469 & 8493 Trafalgar Road (Halton Hills)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61643	8469 & 8493 Trafalgar Road	8469 & 8493 Trafalgar Road	Halton Hills	Urban Boundary Expansion	Lands Added		

F – Anatolia Capital Corp. (Halton Hills)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61515	Anatolia Capital Corp.	8223 Eighth Line	Halton Hills	Urban Boundary Expansion	Lands Added	Yes	Yes
		8466 Trafalgar Road	Halton Hills	Urban Boundary Expansion	Lands Added	Yes	Yes

G – 2369219 Ontario Inc. (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61499	2369219 Ontario Inc.	8329 Esquesing Line	Milton	Urban Boundary Expansion	Lands Added	Yes	No

H – Snow & Scott (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61498	Snow & Scott	Lands West of SW Milton EA	Milton	Urban Boundary Expansion	Lands Added	Yes	No

I – Harold Patterson (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61501	Harold Patterson	5130 Tremaine Road	Milton	Urban Boundary Expansion	Lands Added	Yes	No

J – Argo River View Ltd. (Oakville)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61684 61718 61719	Argo River View Ltd.	4414 Fourth Line	Oakville	Urban Boundary Expansion	Lands Added	Yes	No

K – Argo Valley View Ltd. (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61686 61717 61719	Argo Valley View Ltd.	Fourth Line / Lower Base Line	Milton	Urban Boundary Expansion	Lands Added	Yes	Yes

L – Argo Developments (6th Line) Ltd. (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61654	Argo Developments (6 th Line) Ltd.	PT LT 2, CON 7 NS Trafalgar	Milton	Urban Boundary Expansion	Lands Added	Yes	No

M – Derry Eight Line Holdings (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61500	Derry Eighth Line Holdings	SE Derry Road / Eighth Line	Milton	Urban Boundary Expansion	Lands Added	Yes	Yes

N – New Horizon Development Group (Burlington)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61644	New Horizon Development Group	Bridgeview Lands	Burlington	Urban Boundary Expansion	Lands Added	Yes	No

O – Penta Properties (Burlington)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61511	Penta Properties	Eagle Heights Lands	Burlington	Urban Boundary Expansion	Lands Added	Yes	No

P – 1265488 / 1652157 Ontario Inc. (Milton)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61674	1625488 / 1652157 Ontario Inc.	0 & 7649 Tremaine Road	Milton	Deferral Request	Additions Made	Yes	No

Q – Penta Properties (Burlington)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61570 61580	Penta Properties	1150 / 1200 King Road	Burlington	Employment Conversion	Lands Converted	Yes	-

R – Penta Properties (Burlington)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61521	Penta Properties	Bronte Creek Meadows	Burlington	Employment Conversion	Lands Converted	Yes	-

S – Penta Properties (Oakville)

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61508	Burloak Marketplace	3515-3545 Rebecca Street	Oakville	Employment Conversion	Lands Converted	Yes	-

T – TLMPT Ontario Ltd. (Oakville)

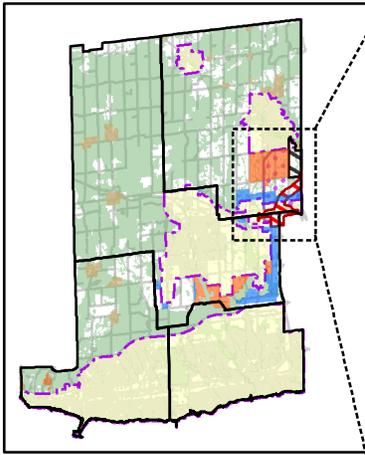
ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61685	TLMPT Ontario Ltd.	PT LT 9 CON 2 Oakville	Oakville	Employment Conversion	Lands Converted	Yes	-

Not Mapped – Other ERO Comment Submissions

ERO Comment ID	Submission	Subject Lands / Address (if applicable)	Municipality	General Summary of Submission	Impact on MMAH Decision on ROPA 49	IGMS Submission	PGC
61507	Frank Varga	-	-	General Support for PGC	-	Yes	-
61518	Remington Group	-	-	General Support for PGC	-	Yes	-
61528	9104 Dublin Line	9104 Dublin Line	Halton Hills	Urban Boundary Expansion	Lands <u>Not</u> Added		No
61535	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61538	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61540	Unknown Individual	-	-	Position Unclear	-	-	-
61546	Town of Milton	-	-	General Support for PGC	-	Yes	Yes
61549	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61554	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61555	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61557	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61567	TransCanada Pipelines	-	-	Utility Policies	Not Addressed	Yes	-
61572	Voice of the Whitebelt	-	-	General Support for PGC	-	Yes	-
61603	850 Brant Properties Inc.	850 Brant Street	Burlington	MTSA Density Target Increase	Not Addressed	No	-
61606	Unknown Individual	-	-	General Support for ROPA 49	-	-	-
61651	Anatolia Capital Corp	8846 Tenth Line	Halton Hills	Urban Boundary Expansion	Lands <u>Not</u> Added	Yes	No
61661	Muslim Association of Milton	-	Milton	Employment Policies	Not Addressed	Yes	-
61697	Mattamy Homes Canada	-	Halton Hills	General Support for PGC	-	Yes	-
61716	Unknown Individual	-	-	General Support for PGC	-	-	-
61724	OHBA	Burlington Urban Growth Centre	Burlington	UGC Boundary Adjustment	Not Addressed	Yes	-

Map 3: Corridor Protection Area (Highway 413)

With reference to areas no longer under corridor protection



ROPA 43 Corridor Protection

Areas No Longer Under Corridor Protection

MMAH Decision on ROPA 49

New Community Area

New Employment Area

Corridor Protection Area

HBPATS Corridor Protection Area

Council-adopted ROPA 49

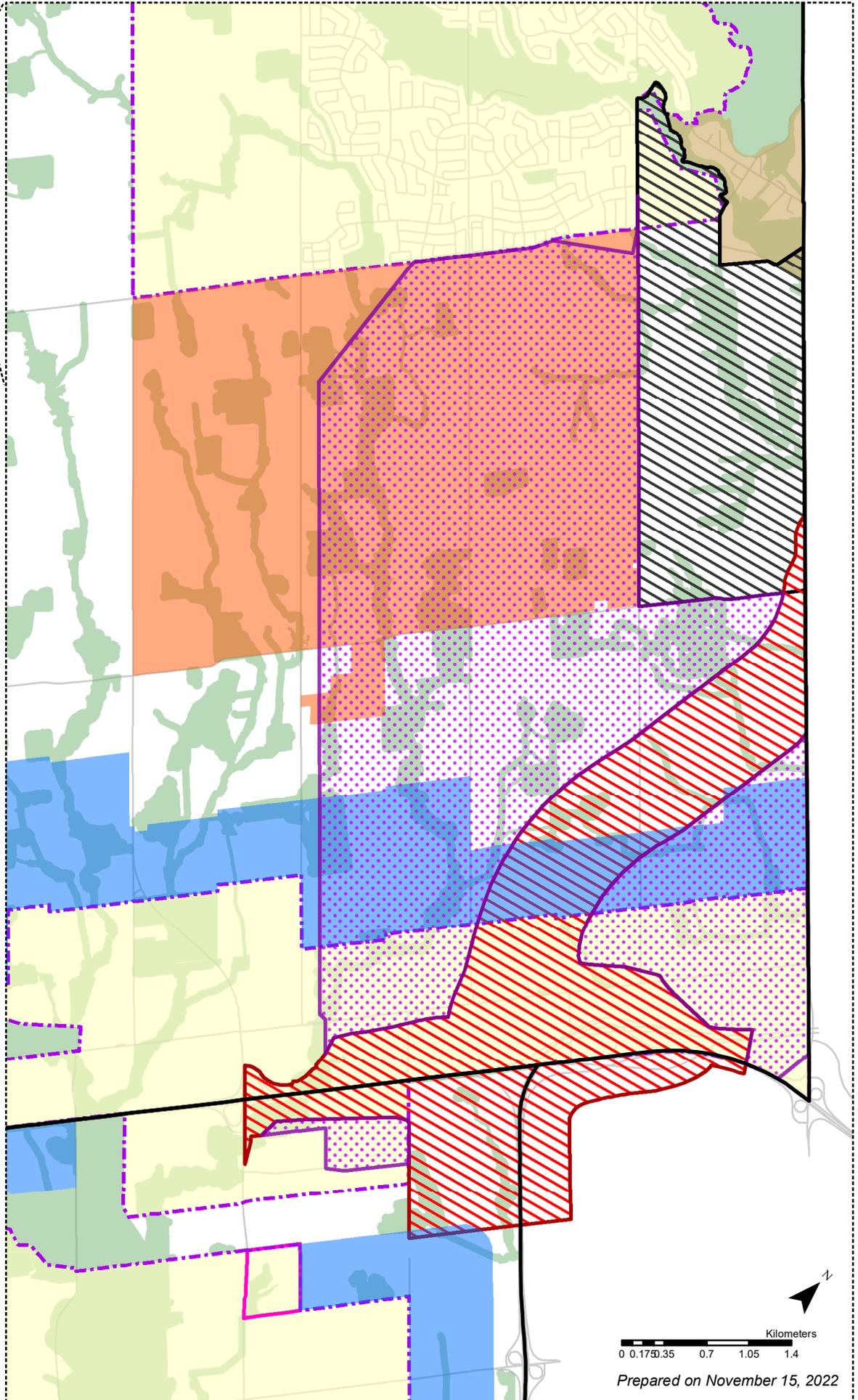
Regional Urban Boundary

New Community Area (Council-adopted)

Hamlet

Proposed Draft Natural Heritage System

Draft NHS (As presented in Feb 2022 PGC)

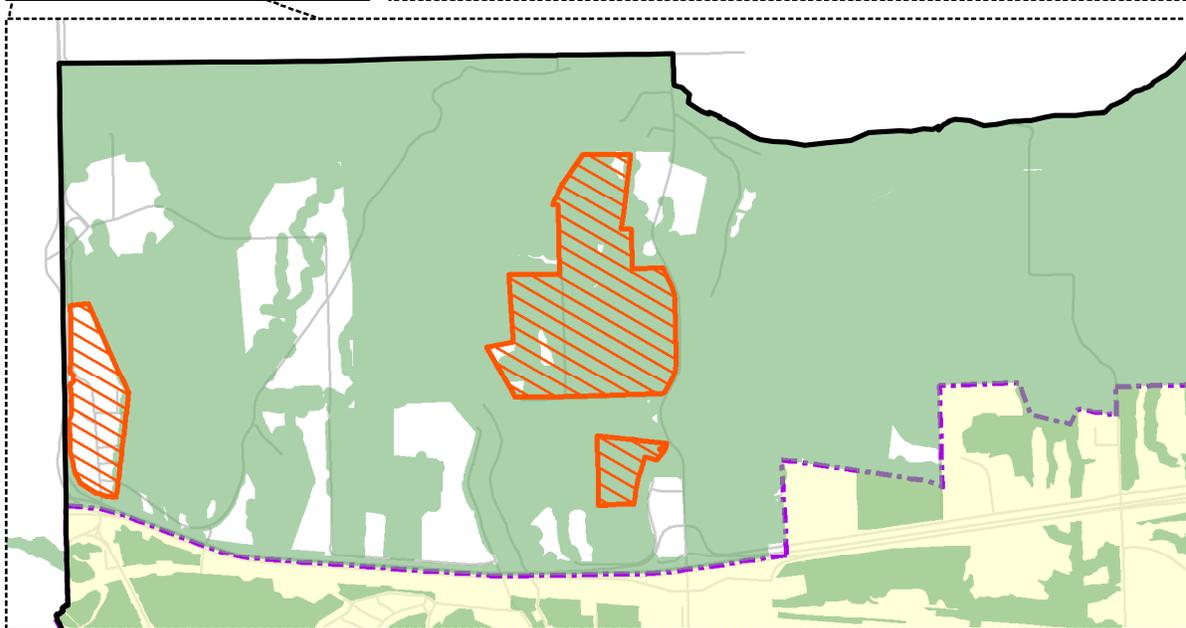
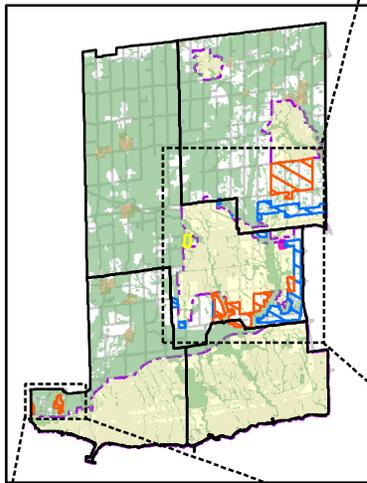
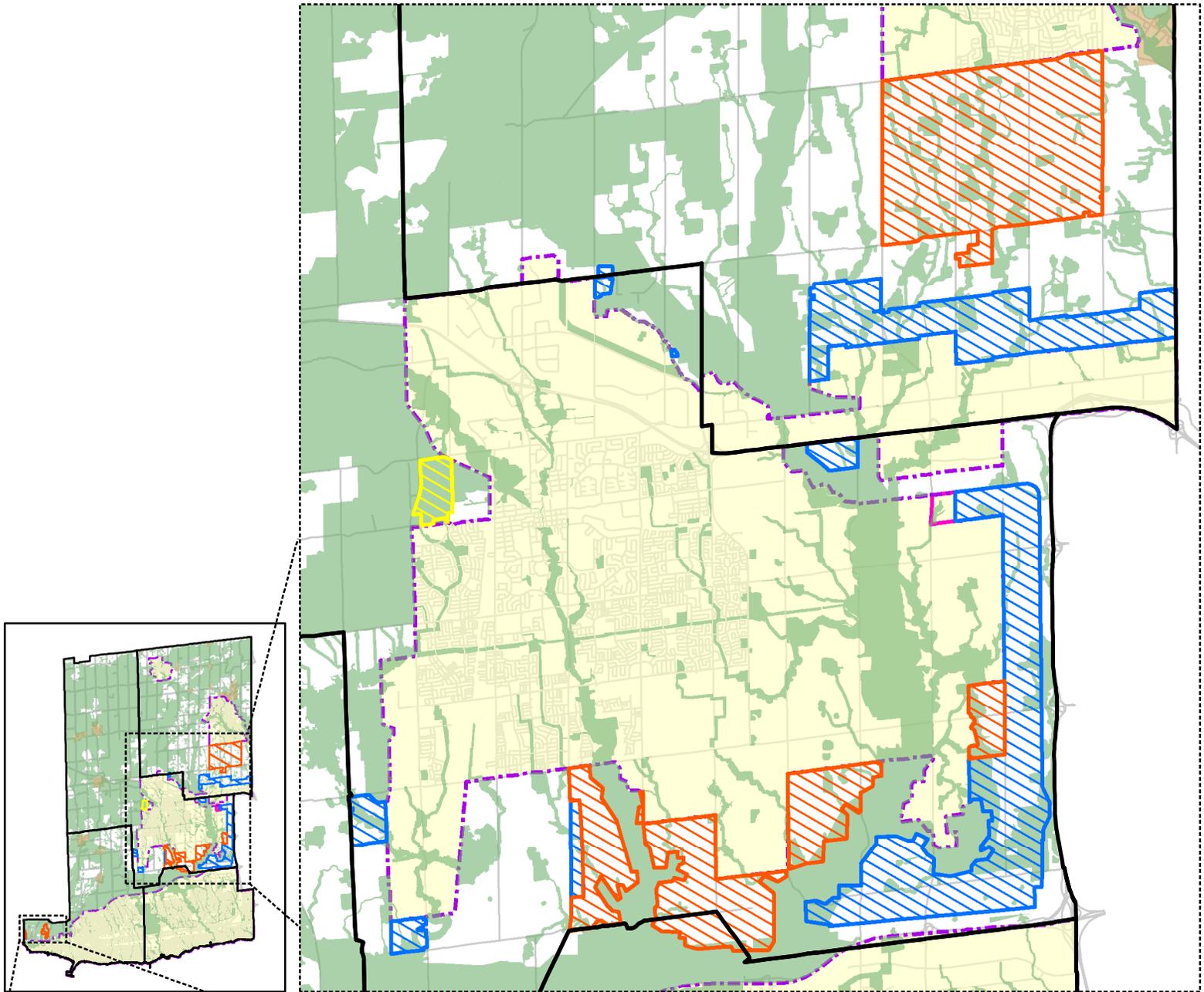


Kilometers
0 0.17 0.35 0.7 1.05 1.4

Prepared on November 15, 2022

Map 4: MMAH Modification to the Regional Urban Boundary

With reference to the Draft Natural Heritage System (as presented in the Draft Preferred Growth Concept in Feb 2022)



- MMAH Decision on ROPA 49**
 - New Community Area
 - New Employment Area
 - Deferred
- Council-adopted ROPA 49**
 - Regional Urban Boundary
 - New Community Area (Council-adopted)
- Proposed Draft Natural Heritage System**
 - Hamlet
 - Draft NHS (As presented in Feb 2022 PGC)

