

North Oakville Community Builders Inc.

VIA E-MAIL AND REGULAR MAIL

December 14, 2011

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay St, 2nd Floor
Toronto ON M5G 2E5

Attention: Andrew Doersam, Senior Planner

RECEIVED
MUNICIPAL SERVICES OFFICE

DEC 14 2011

CENTRAL REGION
MINISTRY OF MUNICIPAL AFFAIRS
AND HOUSING

Re: Regional Municipality of Halton
ROPA #38 – Appeal

Dear Mr. Doersam:


We are writing to you as Group Managers on behalf of North Oakville Community Builders Inc. (NOCBI) which is made up of landowners representing 843 ha of developable land within the North Oakville East Secondary Plan Area (Secondary Plan). We are writing you further to the recently released Decision by the Minister of Municipal Affairs and Housing pertaining to the Region of Halton's Regional Official Plan Amendment #38 (ROPA#38).

We are appealing the Minister's Decision in this regard, for the reasons as outlined in our letters attached hereto. We understand that some of the issues enclosed in our letter may have been addressed; however other issues may not have been addressed through the Minister's Decision

Please find enclosed Appellant Form A1 attached here to, and cheque in the amount of \$125.00 as payment for the filing fee.

Yours truly,

Original signed by


From: Myron Pestaluky, P. Eng.
On Behalf of North Oakville Community Builders Inc.

Encl: Appellant Form A1 – Appeal to ROPA #38
Certified Cheque - \$125.00 - Fee
Letter from Sorenson Gravely Lowes Planning Associates Inc. – Dec 1, 2009
Letter from Davies Howe Partners – February 9, 2011

8800 Dufferin St, Vaughan, ON L4K 0C5

Tel: (905) 660 – 7667

Fax: (905) 660 – 7076

Email: myronp@deltaurban.com



Environment and Land Tribunals Ontario
Ontario Municipal Board
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248
 FAX: (416) 326-5370
 www.elto.gov.on.ca

**APPELLANT FORM (A1)
 PLANNING ACT**

**SUBMIT COMPLETED FORM
 TO MUNICIPALITY/APPROVAL AUTHORITY**

Date Stamp - Appeal Received by Municipality

Receipt Number (OMB Office Use Only)

Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input checked="" type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information

Address and/or Legal Description of property subject to the appeal: various North Oakville

Municipality/Upper tier: Regional Municipality of Halton

Part 3: Appellant Information

First Name: Andrew Last Name: Orr

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)
North Oakville Community Builders Inc.

Professional Title (if applicable): _____

E-mail Address: palddev@rogers.com
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 905-792-3864 Alternate Telephone #: 416-460-1352

Fax #: 905-458-9480

Mailing Address: 30 Madras Place Brampton
Street Address Apt/Suite/Unit# City/Town
ON Mississauga L6S 2Z2
Province Country (if not Canada) Postal Code

* Signature of Appellant: Original signed by _____ Date: Dec 13, 2011
(If the signature is not handwritten, an appeal is submitted by a law office.)

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

Part 4: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: _____ Last Name: _____

Company Name: _____

Professional Title: _____

E-mail Address: _____
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____
Street Address Apt/Suite/Unit# City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: _____

Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 5: Language and Accessibility

Please choose preferred language: English French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

Part 6: Appeal Specific Information

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print) ROPA38, Region of Halton.
See enclosed

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.

(Please print) See enclosed

THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE PLANNING ACT.

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: _____
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:
**If more space is required, please continue in Part 9 or attach a separate page.

Part 7: Related Matters (if known)

Are there other appeals not yet filed with the Municipality? YES NO

Are there other planning matters related to this appeal? YES NO

(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print) ROPRA #37 (24-OP-0027-037)

Part 8: Scheduling Information

How many days do you estimate are needed for hearing this appeal? half day 1 day 2 days 3 days
 4 days 1 week More than 1 week – please specify number of days: TBD.

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?
TBD

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):
TBD

Do you believe this matter would benefit from mediation? YES NO
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES NO
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? SCOPE ISSUES & POTENTIALLY RESOLVE OUR CONCERNS :

Part 9: Other Applicable Information ** Attach a separate page if more space is required.

Part 10: Required Fee

Total Fee Submitted: \$ 125.00

Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque

- The payment must be in Canadian funds, payable to the Minister of Finance.
- Do not send cash.
- PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORDER TO THE FRONT OF THIS FORM.

1738673



Ministry of
Consumer and
Ontario Business Services
CERTIFICATE
This is to certify that these articles
are effective on

Ministère des Services
aux consommateurs
et aux entreprises
CERTIFICAT
Ceci certifie que les présents statuts
entrent en vigueur le

JUNE 22 2007
JUIN, 2007

CERTIFIED TO BE
A TRUE COPY
13 DECEMBER
2011

Business Corporation
Société par actions

Original signed by

Original signed by

Form 1
Business
Corporations
Act

Formule 1
Loi sur les
sociétés par
actions

**ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS**

1. The name of the corporation is: (Set out in BLOCK CAPITAL LETTERS)
Dénomination sociale de la société : (Écrire en LETTRES MAJUSCULES SEULEMENT)

N	O	R	T	H	O	A	K	V	I	L	L	E	C	O	M	M	U	N	I	T	Y
B	U	I	L	D	E	R	S		I	N	C	.									

2. The address of the registered office is:
Adresse du siège social :

5TH FLOOR, 99 SPADINA AVENUE

(Street and Number or R.R. Number and if Multi-Office Building give Room Number)
(Rue et numéro ou numéro de la R.R. et, s'il s'agit d'un édifice à bureaux, numéro du bureau)

TORONTO

ONTARIO M5V3P8

(Name of Municipality or Post Office)
(Nom de la municipalité ou du bureau de poste)

(Postal Code)
(Code postal)

3. Number (or minimum and maximum number) of directors is/are:
Nombre (ou nombres minimal et maximal) d'administrateurs :

minimum/minimal

maximum/maximal

ONE (1)

TEN (10)

4. The first director(s) is/are:
Premier(s) administrateur(s) :

First name, middle names and surname
Prénom, autres Prénoms et nom de famille

Address for service, giving Street and Number or R.R.
Number, Municipality, Province, Country and Postal Code
Domicile élu, y compris la rue et le numéro ou le numéro de
la R.R., le nom de la municipalité, la province, le pays et le
code postal

Resident Canadian?
Yes or No

Résident canadien?
Oui/Non

SUSAN ROSENTHAL

**42 BAMBOO GROVE
TORONTO, ONTARIO
M3B 2C7**

YES

Form 1
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sociétés par
actions

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise:
Limites, s'il y a lieu, imposées aux activités commerciales ou aux pouvoirs de la société :

5.01 There are no restrictions on the business the Corporation may carry on or on the powers the Corporation may exercise.

6. The classes and any maximum number of shares that the corporation is authorized to issue:
Catégories et nombre maximal, s'il y a lieu, d'actions que la société est autorisée à émettre :

6.01 The Corporation is authorized to issue an unlimited number of one class of shares designated as Common shares without nominal or par value.

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Quantum Merak
Toronto, Ontario

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Form 1
Business
Corporations
Act

Formule 1
Loi sur les
sociétés par
actions

7. Rights, privileges, restrictions and conditions (if any) attaching to each class of shares and directors authority with respect to any class of shares which may be issued in series:
Droits, privilèges, restrictions et conditions, s'il y a lieu, rattachés à chaque catégorie d'actions et pouvoirs des administrateurs relatifs à chaque catégorie d'actions qui peut être émise en série :

- 7.01 The rights, privileges, restrictions and conditions attaching to the Common shares without nominal or par value (the "Common shares") of the Corporation are:

7.01.01 The holders of the Common shares shall be entitled to receive dividends if, as and when declared by the board of directors of the Corporation out of the assets of the Corporation properly applicable to the payment of dividends in such amount and payable at such times and at such place or places in Canada as the board of directors may from time to time determine. Subject to the rights of the holders of any other class of shares of the Corporation entitled to receive dividends in priority to the Common shares, the board of directors may in their sole discretion declare dividends on the Common shares to the exclusion of any other class of shares of the Corporation.

7.01.02 In the event of the liquidation, dissolution or winding up of the Corporation or other distribution of assets or property of the Corporation among its shareholders for the purpose of winding up its affairs, the holders of the Common shares shall, subject to the rights of the holders of any other class of shares of the Corporation entitled to receive the assets or property of the Corporation upon such a distribution in priority to the Common shares, be entitled to receive the remaining property of the Corporation upon its dissolution.

7.01.03 The holders of the Common shares shall be entitled to receive notice of and to attend all meetings of shareholders of the Corporation, and shall be entitled to one (1) vote in respect of each Common share without nominal or par value held at all such meetings.

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Corporations
Act

Formule 1
Loi sur les
sociétés par
actions

8. The issue, transfer or ownership of shares is / is not restricted and the restrictions (if any) are as follows:
L'émission, le transfert ou la propriété d'actions est / n'est pas restreint. Les restrictions, s'il y a lieu, sont les suivantes :

8.01 The issue or ownership of shares in the capital of the Corporation is restricted, and, subject to the by-laws and any unanimous shareholder agreement, no share in the capital of the Corporation shall at any time be issued without the previous express sanction of the board of directors of the Corporation expressed by a resolution passed by the board of directors of the Corporation or by an instrument or instruments in writing signed by such directors.

8.02 The transfer of shares in the capital of the Corporation is restricted, and no share in the capital of the Corporation shall at any time be transferred without either:-

(a) the previous express sanction of the board of directors of the Corporation expressed by a resolution passed by the board of directors of the Corporation or by an instrument or instruments in writing signed by such directors; or

(b) the previous express sanction of the holder or holders of at least fifty-one per cent (51%) of the Common shares of the Corporation for the time being outstanding expressed by a resolution passed at a meeting of such shareholders or by an instrument or instruments in writing signed by the holder or holders of at least fifty-one per cent (51%) of such shares;

provided that no such approval shall be required in the case of a transmission from a deceased shareholder to his executors or administrators.

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Toronto, Ontario

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9. Other provisions, if any:
Autres dispositions, s'il y a lieu :

9.01 The Corporation is a non-offering corporation, and any invitation to the public to subscribe for securities of the Corporation is prohibited.

9.02 The number of shareholders of the Corporation, exclusive of persons who are in its employment and exclusive of persons who, having been formerly in the employment of the Corporation, were, while in that employment and have continued after the termination of that employment to be, shareholders of the Corporation, is limited to not more than fifty (50), two (2) or more persons who are the joint registered owners of one (1) or more shares being counted as one (1) shareholder.

9.03 The Corporation may purchase or otherwise acquire any of its issued shares or warrants.

9.04 The Corporation shall have a lien on a share registered in the name of a shareholder or his legal representative for a debt of that shareholder to the Corporation, and such lien may be enforced in accordance with the provisions of the Corporation's by-laws.

9.05 Without in any way limiting the powers the Corporation may exercise, the directors of the Corporation may, without authorization of the shareholders:

- (a) borrow money upon the credit of the Corporation;
- (b) issue, reissue, sell or pledge debt obligations of the Corporation;
- (c) subject to the provisions of section 20 of the Business Corporations Act, give a guarantee on behalf of the Corporation to secure performance of an obligation of any person; and
- (d) mortgage, hypothecate, pledge or otherwise create a security interest in all or any property of the Corporation, owned or subsequently acquired, to secure any obligation of the Corporation.

9.06 The holders of shares of any class or series of the Corporation shall not be entitled to dissent pursuant to section 185 of the Business Corporations Act with respect to amendments referred to in clauses 170(1)(a), (b) or (e) of the said Act as the same may hereafter from time to time be amended.

Form 1
Business
Corporations
Act

Formule 1
Loi sur les
sociétés par
actions

10. The names and addresses of the incorporators are:
Noms et adresses des fondateurs :

First name, middle names and surname or corporate name

Prénom, autre prénoms et nom de famille ou dénomination sociale

Full address for service or address of registered office or of principal place of business giving street and number or R.R. number, municipality and postal code

Domicile élu au complet, adresse du siège social ou adresse de l'établissement principal, y compris la rue et le numéro ou le numéro de la R.R., le nom de la municipalité et le code postal

SUSAN ROSENTHAL

42 BAMBOO GROVE
TORONTO, ONTARIO
M3B 2C7

These articles are signed in duplicate.
Les présents statuts sont signés en double exemplaire.

Signatures of incorporator(s) /
Signatures des fondateurs



Original signed by

SUSAN ROSENTHAL

Document prepared by
Quantum Mutual
Toronto, Ontario

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Toronto, Canada.

OSCA Form 1 2/2005

Form 1 – Ontario Corporation
 Formule 1 – Personnes morales de l'Ontario

Initial Return/Notice of Change/
 Rapport Initial/Avs de modification
 Corporations Information Act/Loi sur les
 renseignements exigés des personnes morales

1.	Business Corporation/ Société par actions	Initial Return/ Rapport initial	Notice of Change/ Avs de modification
	Not-For-Profit Corporation/ Personne morale sans but lucratif	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Please type, or print legibly in capital letters using dark ink.
 Prière de dactylographier les renseignements ou de les écrire en caractères d'imprimerie à l'encre noire.

2.	Ontario Corporation Number/ Numéro matricule de la personne morale en Ontario	3.	Date of Incorporation or Amalgamation/ Date de constitution ou fusion	For Ministry Use Only / À l'usage du ministère seulement
	1738673		Year/Année: 2007 Month/Mois: 06 Day/Jour: 22	

4. Corporation Name Including Punctuation/Raison sociale de la personne morale, y compris la ponctuation
NORTH OAKVILLE COMMUNITY BUILDERS INC.

5. Address of Registered or Head Office/Adresse du siège social

C/O KIMBERLY L. BECKMAN

Street No./N° civique: 99 Street Name/Nom de la rue: SPADINA AVENUE Suite/Bureau: 500

Municipality/Nom de la municipalité: TORONTO ONTARIO, CANADA

Postal Code/Code postal: M5V 3P8

6. Mailing Address/Adresse postale

Street No./N° civique: Suite/Bureau: X Same as Registered or Head Office/ Même que siège social

Street Name (continued)/Nom de la rue (suite): Not Applicable/ Ne s'applique pas

Municipality/Nom de la municipalité:

Province (State)/Province (Etat): Country/Pays: Postal Code/Code postal:

7. Language of Preference/Langue préférée

English/Anglais: French/Français:

8. Information on Directors/Officers must be completed on Schedule A as requested./ Les renseignements sur les administrateurs ou les dirigeants doivent être fournis dans l'Annexe A, tel que demandé.

If additional space is required, photocopy Schedule A./ Si vous avez besoin de plus d'espace, vous pouvez photocopier l'Annexe A.

Number of Schedule A(s) submitted/Nombre d'Annexes A présentées: 1 (At least one Schedule A must be submitted/ Au moins une Annexe A doit être présentée)

9. (Print or type name, in full, of the person authorizing filing./ Dactylographier ou inscrire le prénom et le nom en caractères d'imprimerie de la personne qui autorise l'enregistrement.)

I/Je: KIMBERLY L. BECKMAN

certify that the information set out herein, is true and correct./ atteste que les renseignements précités sont véridiques et exacts.

Check appropriate box./ Cocher la case pertinente.

D) Director/Administrateur

O) Officer/Dirigeant

P) Other individual having knowledge of the affairs of the Corporation/ Autre personne ayant connaissance des activités de la personne morale

NOTE/REMARQUE: Sections 13 and 14 of the Corporations Information Act provide penalties for making false or misleading statements or omissions./ Les articles 13 et 14 de la Loi sur les renseignements exigés des personnes morales prévoient des peines en cas de déclaration fautive ou trompeuse, ou d'omission.

Please type, or print legibly in capital letters using dark ink.
Prière de dactylographier les renseignements ou de les écrire en caractères d'imprimerie à l'encre
noire

Ontario Corporation Number/
Numéro matricule de la
personne morale en Ontario

1738673

Date of Incorporation or
Amalgamation/
Date de constitution ou fusion
Year/Année Month/Mois Day/Jour

2007 06 22

DIRECTOR/OFFICER INFORMATION – RENSEIGNEMENTS RELATIFS AUX ADMINISTRATEURS/DIRIGEANTS

Full Name and Address for Service/Nom et domicile élu

Last Name/Nom de famille: **ROSENTHAL** First Name/Prénom: **SUSAN** Middle Names/Autres prénoms:

Street No./N° civique: **42** Street Name/Nom de la rue: **BAMBOO GROVE** Suite/Bureau:

Street Name (continued)/Nom de la rue (suite):

Municipality/Nom de la municipalité: **TORONTO**

Province (State)/Province (État): **ONTARIO** Country/Pays: **CANADA**

Postal Code/Code postal: **M3B 2C7**

*OTHER TITLES (Please Specify) *AUTRES TITRES (Veuillez préciser)
Chair / Président du conseil
Chair Person / Président du conseil
Chairman / Président du conseil
Chairwoman / Présidente du conseil
Vice-Chair / Vice-président du conseil
Vice-President / Vice-président
Assistant Secretary / Secrétaire adjoint
Assistant Treasurer / Trésorier adjoint
Chief Manager / Directeur exécutif
Executive Director / Directeur administratif
Managing Director / Administrateur délégué
Chief Executive Officer / Directeur général
Chief Financial Officer / Agent en chef des finances
Chief Information Officer / Directeur général de l'information
Chief Operating Officer / Administrateur en chef des opérations
Chief Administrative Officer / Directeur général de l'administration
Comptroller / Contrôleur
Authorized Signing Officer / Signataire autorisé
Other (Unfilled) / Autre (sans titre)

Director Information/Renseignements relatifs aux administrateurs

Resident Canadian/
Résident canadien Yes/Oui No/Non (Resident Canadian information applies only to directors of a corporation with share capital.)
(Résident canadien ne s'applique qu'aux administrateurs d'une personne morale avec capital-actions.)

Date Elected/
Date d'élection: Year/Année Month/Mois Day/Jour: **2007 06 22** Date Ceased/
Date de cessation: Year/Année Month/Mois Day/Jour: **2007 06 22**

Officer Information/Renseignements relatifs aux dirigeants

Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour
PRESIDENT/PRÉSIDENT			SECRETARY/SECRÉTAIRE			TREASURER/TRÉSORIER			GENERAL MANAGER/ DIRECTEUR GÉNÉRAL			*OTHER/AUTRE					
2007	06	22															
Date Ceased/ Date de cessation			Date Ceased/ Date de cessation			Date Ceased/ Date de cessation			Date Ceased/ Date de cessation			Date Ceased/ Date de cessation					

DIRECTOR/OFFICER INFORMATION – RENSEIGNEMENTS RELATIFS AUX ADMINISTRATEURS/DIRIGEANTS

Full Name and Address for Service/Nom et domicile élu

Last Name/Nom de famille: **ORR** First Name/Prénom: **ANDREW** Middle Names/Autres prénoms:

Street No./N° civique: **30** Street Name/Nom de la rue: **MADRAS PLACE** Suite/Bureau:

Street Name (continued)/Nom de la rue (suite):

Municipality/Nom de la municipalité: **BRAMPTON**

Province (State)/Province (État): **ONTARIO** Country/Pays: **CANADA**

Postal Code/Code postal: **L6S 2Z2**

*OTHER TITLES (Please Specify) *AUTRES TITRES (Veuillez préciser)
Chair / Président du conseil
Chair Person / Président du conseil
Chairman / Président du conseil
Chairwoman / Présidente du conseil
Vice-Chair / Vice-président du conseil
Vice-President / Vice-président
Assistant Secretary / Secrétaire adjoint
Assistant Treasurer / Trésorier adjoint
Chief Manager / Directeur exécutif
Executive Director / Directeur administratif
Managing Director / Administrateur délégué
Chief Executive Officer / Directeur général
Chief Financial Officer / Agent en chef des finances
Chief Information Officer / Directeur général de l'information
Chief Operating Officer / Administrateur en chef des opérations
Chief Administrative Officer / Directeur général de l'administration
Comptroller / Contrôleur
Authorized Signing Officer / Signataire autorisé
Other (Unfilled) / Autre (sans titre)

Director Information/Renseignements relatifs aux administrateurs

Resident Canadian/
Résident canadien Yes/Oui No/Non (Resident Canadian information applies only to directors of a corporation with share capital.)
(Résident canadien ne s'applique qu'aux administrateurs d'une personne morale avec capital-actions.)

Date Elected/
Date d'élection: Year/Année Month/Mois Day/Jour: **2007 06 22** Date Ceased/
Date de cessation: Year/Année Month/Mois Day/Jour:

Officer Information/Renseignements relatifs aux dirigeants

Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour	Year/Année	Month/Mois	Day/Jour
PRESIDENT/PRÉSIDENT			SECRETARY/SECRÉTAIRE			TREASURER/TRÉSORIER			GENERAL MANAGER/ DIRECTEUR GÉNÉRAL			*OTHER/AUTRE					
2007	06	22	2007	06	22												
Date Ceased/ Date de nomination			Date Ceased/ Date de nomination			Date Ceased/ Date de nomination			Date Ceased/ Date de nomination			Date Ceased/ Date de nomination					
Date Ceased/ Date de cessation			Date Ceased/ Date de cessation			Date Ceased/ Date de cessation			Date Ceased/ Date de cessation			Date Ceased/ Date de cessation					



Services
ServiceOntario
Companies and Personal Property
Security Branch
P.O. Box 1018 Stn B
Toronto ON M5T 3E6

Gouvernementaux
ServiceOntario
Direction des compagnies et des
sûretés mobilières
C.P. 1018 Succ B Toronto
ON M5T 3E6

ANNUAL RETURN CORRECTION REQUEST
Corporations Information Act
AR YEAR 2009
DEMANDE DE CORRECTION - RAPPORT ANNUEL
Loi sur les renseignements exigés des personnes morales
ANNÉE RA 2009

- Print all information clearly in CAPITAL LETTERS using black ink.
- Complete all sections of the form. Incomplete forms will be returned.
- Return completed forms to the above address.
- Inscrivez les renseignements clairement en LETTRES MAJUSCULES à l'encre noire.
- Remplissez toutes les sections de la formule. Les formules incomplètes seront retournées.
- Retournez les formules remplies à l'adresse ci-dessus.

Corporation Name/Raison sociale de la personne morale NORTH OAKVILLE COMMUNITY BUILDERS INC.	Corporation Name/Raison sociale de la personne morale
-------------------------------------------------------------------------------------------------	-------------------------------------------------------

Ontario Corporation No. Numéro matricule de la personne morale en Ontario 001738673	Date of Incorporation/Amalgamation Date de constitution ou fusion year/année month/mois day/jour 2007 06 22	Ontario Corporation No. Numéro matricule de la personne morale en Ontario	Date of Incorporation/Amalgamation year/année month/mois day/jour
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Address of Registered or Head Office Adresse du siège social		Address of Registered or Head Office/Adresse du siège social Address C/O, if applicable / Adresse a/s, selon le cas	
30 MADRAS PLACE		Street no./N° civique Street name/Nom de la rue Suite/Bureau	
BRAMPTON ON CANADA L6S 2Z2		Street address (cont'd)/Nom de la rue (suite)	
		Municipality (city, town, etc.) / Municipalité (ville, village, etc.)	Province, State/Province, État
		Country/Pays	Postal code/Code postal

Mailing Address/Adresse postale	<input checked="" type="checkbox"/> Same as Registered or Head Office/ Même que celle du siège social	<input type="checkbox"/> Show no mailing address on the public record. N'indiquez pas d'adresse postale au dossier public
	Street no./N° civique Street name/Nom de la rue Suite/Bureau	
	Street address (cont'd)/Nom de la rue (suite)	
	Municipality (city, town, etc.) / Municipalité (ville, village, etc.)	Province Country/Pays Postal code/Code postal

Address of principal office in Ontario (foreign extra-provincial corporations only)/ Adresse du bureau d'affaires principal en Ontario (sociétés extraprovinciales étrangères seulement)	<input type="checkbox"/> Show no address of principal office on the public record. N'indiquez pas d'adresse du bureau principal au dossier public.			
	Street no./N° civique Street name/Nom de la rue Suite/Bureau			
	Street address (cont'd)/Nom de la rue (suite)			
	Municipality (city, town, etc.) / Municipalité (ville, village, etc.)	Province Ontario	Country/Pays Canada	Postal code/Code postal

Date commenced business activity in Ontario Date de début des activités en Ontario	Date commenced business activity in Ontario Date de début des activités en Ontario	For ministry use only À l'usage du ministère seulement January 04, 2010
Date ceased carrying on business activity in Ontario Date de cessation des activités en Ontario	Date ceased carrying on business activity in Ontario, if applicable. Date de cessation des activités en Ontario, selon le cas.	

Language of preference/Langue préférée	Language of preference/Langue préférée <input checked="" type="checkbox"/> English Anglais <input type="checkbox"/> French Français
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JURISDICTION/RESSORT ONTARIO	JURISDICTION/RESSORT
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Information on Directors/Officers/Administrators must be completed on schedule A or K as appropriate. If additional space is required for Schedule A, this schedule only may be photocopied. Les renseignements relatifs aux administrateurs, dirigeants ou gestionnaires doivent être indiqués sur l'Annexe A ou K, selon le cas. Seule l'Annexe A peut être photocopiée en cas de manque d'espace.

Number of Schedule(s) submitted/Nombre d'annexes soumisees

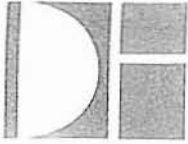
ORR ANDREW	Certification		
	I certify that all information set out in this Ontario Corporations Information Act Annual Return is true, correct, and complete. J'atteste que tous les renseignements indiqués dans cette déclaration annuelle des sociétés de l'Ontario relativement à la Loi sur les renseignements exigés des personnes morales est vraie, exacte et complète.		
	<u>ORR</u> Last name / Nom de famille	<u>ANDREW</u> First name / Prénom	 Middle name / Second Prénom
I am a: (check the appropriate box below) / Je suis le: (cocher la case appropriée)			
D) <input checked="" type="checkbox"/> Director/ Administrateur	O) <input type="checkbox"/> Officer/ Dirigeant	P) <input type="checkbox"/> Other/ Autre	D) <input checked="" type="checkbox"/> Director/ Administrateur
			O) <input type="checkbox"/> Officer/ Dirigeant
			P) <input type="checkbox"/> Other individual having knowledge of the affairs of the Corporation/Autre personne ayant connaissance des activités de la personne morale

NOTE/REMARQUE: Sections 13 and 14 of the Ontario Corporations Information Act provide penalties for making false or misleading statements or omissions. / Les articles 13 et 14 de la Loi sur les renseignements exigés des personnes morales prévoient des pénalités en cas de déclaration faussée, d'assertion trompeuse ou d'omission.

Schedule A / Annexe A

Page of/de

<p>Information As Filed On Your Annual Return/Renseignements Apparaissant Sur Le Rapport Annuel</p>	<p>Ontario Corporation No. Numéro matricule de la personne morale en Ontario</p> <p style="text-align: center;">001738673</p>	
<p style="text-align: center;"><i>Please make changes to the pre-printed information as required Veuillez apporter les changements nécessaires aux renseignements déjà imprimés</i></p>		
<p>Director/Officer information Renseignements relatifs aux administrateurs/dirigeants</p>	<p>Director/Officer information/Renseignements relatifs aux administrateurs/dirigeants</p> <p>Full Name and Address for Service/Nom et domicile élu</p> <p>Last name/Nom de famille: ORR First name/Prénom: ANDREW Middle name/Autres prénoms:</p> <p>Street no./N° civique: 30 Street name/Nom de la rue: MADERS PLACE Suite/Bureau:</p> <p>Street address (cont'd)/Nom de la rue (suite):</p> <p>Municipality (city, town, etc.) / Municipalité (ville, village, etc.): BRAMPTON</p> <p>Province, State/Province, État: ONTARIO</p> <p>Country/Pays: CANADA</p> <p>Postal code/Code postal: L6S 2E2</p>	<p>* OTHER TITLES (Please Specify) * Chair Chair Person Chairman Chairwoman Vice-Chair Vice-President Assistant Secretary Assistant Treasurer Chief Manager Executive Director Managing Director Chief Executive Officer Officer Chief Financial Officer Chief Information Officer Chief Operating Officer Chief Administrative Officer Comptroller Authorized Signing Officer Other (Untitled)</p> <p>* AUTRE(S) (Veuillez préciser) * <input type="checkbox"/> Président du conseil <input type="checkbox"/> Président du conseil <input type="checkbox"/> Président du conseil <input type="checkbox"/> Présidente du conseil <input type="checkbox"/> Vice-président du conseil <input type="checkbox"/> Vice-président <input type="checkbox"/> Secrétaire adjoint <input type="checkbox"/> Trésorier adjoint <input type="checkbox"/> Directeur exécutif <input type="checkbox"/> Directeur <input type="checkbox"/> Administratif <input type="checkbox"/> Administrateur <input type="checkbox"/> Délégué <input type="checkbox"/> Directeur <input type="checkbox"/> Général <input type="checkbox"/> Agent en chef des finances <input type="checkbox"/> Directeur général de l'information <input type="checkbox"/> Administrateur en chef des opérations <input type="checkbox"/> Directeur général de l'administration <input type="checkbox"/> Contrôleur <input type="checkbox"/> Signataire autorisé <input type="checkbox"/> Autorisé <input type="checkbox"/> Autre (sans titre)</p> <p>Other: y/a m/m d/j</p>
<p>Director information/Renseignements relatifs aux administrateurs</p> <p>Resident Canadian/Résident canadien</p> <p>Date elected/Date d'élection</p> <p>Date ceased/Date de cessation</p>	<p>Director information/Renseignements relatifs aux administrateurs</p> <p>Resident Canadian/Résident canadien <input checked="" type="checkbox"/> yes/oui <input type="checkbox"/> no/non</p> <p>Date elected/Date d'élection: y/a m/m d/j 07/06/22 Date ceased, if applicable/Date de cessation, selon le cas: y/a m/m d/j</p>	
<p>Officer information/Renseignements relatifs aux dirigeants</p> <p>Date appointed/Date de nomination</p> <p>Date ceased/Date de cessation</p>	<p>Officer information/Renseignements relatifs aux dirigeants</p> <p>Date appointed/Date de nomination</p> <p>President/Président: y/a m/m d/j 07/06/22 Secretary/Secrétaire: y/a m/m d/j 07/06/22 Treasurer/Trésorier: y/a m/m d/j Gen. Mgr./Directeur Gén.: y/a m/m d/j</p> <p>Date ceased, if applicable / Date de cessation, selon le cas</p> <p>President/Président: y/a m/m d/j Secretary/Secrétaire: y/a m/m d/j Treasurer/Trésorier: y/a m/m d/j Gen. Mgr./Directeur Gén.: y/a m/m d/j</p>	<p>Other: y/a m/m d/j</p> <p>Autre: y/a m/m d/j</p>
<p>Director/Officer information Renseignements relatifs aux administrateurs/dirigeants</p>	<p>Director/Officer information/Renseignements relatifs aux administrateurs/dirigeants</p> <p>Full Name and Address for Service/Nom et domicile élu</p> <p>Last name/Nom de famille: [Blank] First name/Prénom: [Blank] Middle name/Autres prénoms:</p> <p>Street no./N° civique: [Blank] Street name/Nom de la rue: [Blank] Suite/Bureau:</p> <p>Street address (cont'd)/Nom de la rue (suite):</p> <p>Municipality (city, town, etc.) / Municipalité (ville, village, etc.): [Blank]</p> <p>Province, State/Province, État: [Blank]</p> <p>Country/Pays: [Blank]</p> <p>Postal code/Code postal: [Blank]</p>	<p>* OTHER TITLES (Please Specify) * Chair Chair Person Chairman Chairwoman Vice-Chair Vice-President Assistant Secretary Assistant Treasurer Chief Manager Executive Director Managing Director Chief Executive Officer Officer Chief Financial Officer Chief Information Officer Chief Operating Officer Chief Administrative Officer Comptroller Authorized Signing Officer Other (Untitled)</p> <p>* AUTRE(S) (Veuillez préciser) * <input type="checkbox"/> Président du conseil <input type="checkbox"/> Président du conseil <input type="checkbox"/> Président du conseil <input type="checkbox"/> Présidente du conseil <input type="checkbox"/> Vice-président du conseil <input type="checkbox"/> Vice-président <input type="checkbox"/> Secrétaire adjoint <input type="checkbox"/> Trésorier adjoint <input type="checkbox"/> Directeur exécutif <input type="checkbox"/> Directeur <input type="checkbox"/> Administratif <input type="checkbox"/> Administrateur <input type="checkbox"/> Délégué <input type="checkbox"/> Directeur <input type="checkbox"/> Général <input type="checkbox"/> Agent en chef des finances <input type="checkbox"/> Directeur général de l'information <input type="checkbox"/> Administrateur en chef des opérations <input type="checkbox"/> Directeur général de l'administration <input type="checkbox"/> Contrôleur <input type="checkbox"/> Signataire autorisé <input type="checkbox"/> Autorisé <input type="checkbox"/> Autre (sans titre)</p> <p>Other: y/a m/m d/j</p> <p>Autre: y/a m/m d/j</p>



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Please refer to: **Kimberly L. Beckman**
e-mail: kimb@davieshowe.com

February 9, 2011

By Courier

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 2nd Floor
Toronto, Ontario
M5G 2E5

Attention: Honourable Rick Bartolucci

Dear Minister Bartolucci:

**Re: Proposed Draft Decision on
Regional Official Plan Amendment No. 38
MMAH File No.: 24-0P-0027-038
North Oakville Community Builders Inc.**

We are counsel to North Oakville Community Builders Inc. ("NOCBI"). NOCBI is trustee to the North Oakville East Developers Group (the "NOCBI Group"), which is comprised of a number of landowners within the area known as "North Oakville East" in the area of the Town of Oakville Official Plan Amendment No. 272 ("OPA 272"), being the North Oakville East Secondary Plan area.

On December 16, 2009, Halton Regional Council adopted Regional Official Plan Amendment No. 38 ("ROPA 38"), which was then forwarded to the Ministry of Municipal Affairs and Housing (the "MMAH") for approval. On October 27, 2010, the MMAH issued a partial Draft Decision, which modified some ROPA 38 provisions.

The NOCBI Group actively participated in the planning process leading to Regional Council's adoption of ROPA 38, which included the filing of written submissions.

The purpose of this letter is to confirm the NOCBI Group's request that ROPA 38 be further amended by exempting North Oakville East from the density requirements outlined in ROPA 38. This exemption is appropriate given the extensive Natural Heritage System that is required pursuant to OPA 272 (and the Town of Oakville Official Plan Amendment No. 289). Lands with a Natural



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Heritage System cannot be developed and, as such, would have a significant impact on density calculations. While OPA 272 provides for densities that would meet or exceed the density targets in ROPA 38 as a whole, the density calculations within individual blocks would be skewed by including the Natural Heritage System. This could result in some development blocks exceeding ROPA 38's density targets while other areas such as Employment Areas would not achieve the designated targets. While ROPA 38 includes language which clarifies that the densities within a planning area must "contribute towards achieving" overall density targets, those targets will not be achievable in many circumstances where the area that is the subject of the calculation includes the Natural Heritage System or a portion of it. Given these circumstances, it is appropriate for North Oakville East to be exempt from satisfying the density requirements contained in ROPA 38.

In the alternative, the NOCBI Group requests that ROPA 38 be amended to specifically exclude the Natural Heritage System from the Designated Greenfield Density calculations outlined in Section 77(2.4) of ROPA 38. The Policies of OPA 272 do not permit any development within the Natural Heritage System Area Designation within North Oakville except for those uses normally associated with and permitted within natural features as set out in Section 7.4.7.3 of OPA 272. On that basis, the Natural Heritage System Area should be treated as per Section 2.2.7.3 of the Act and be excluded from the Designated Greenfield Area.

Should you require any further clarification in relation to this request, please contact the undersigned.

Yours truly,

DAVIES HOWE PARTNERS LLP

Original signed by

Kimberly L. Beckman

cc. Clients
Paul Lowes, Sorensen, Gravely, Lowes
Larry Clay, MMAH Regional Director
Mark Christie, MMAH Municipal Services, Central Region



Sorensen Gravely Lowes
Planning Associates Inc.

509 Davenport Road
Toronto, Ontario M4V 1B8
Telephone (416) 923-6630
Facsimile (416) 923-6916

Principals: Warren Sorensen, P.Eng, MCIP, RPP
Catherine Gravely, MES, MCIP, RPP
Paul Lowes, MES, MCIP, RPP
Senior Associate: Carol-Anne Munroe, MCIP, RPP

December 1, 2009

Project: NS2.OA

Sue Lathan, Regional Clerk
The Regional Municipality of Halton
1151 Bronte Road,
Oakville, ON
L6M 3L1

Dear Ms. Lathan:

Re: ROPA 38

We represent the North Oakville Community Builders Inc. ("NOCBI") who own or manage large portions of North Oakville. The North Oakville East Secondary Plan (OPA 272) was approved by the Ontario Municipal Board in January 2008 after extensive negotiations and settlement discussions.

We continue to have five main areas of concern. These concerns have been raised previously with the Region through submissions by Stonybrook Consulting Inc. (Nov 12, 2009) on behalf of NOCBI, by Bousfield Inc. (Nov 12, 2009) on behalf of Trinison Management Corp. one of the land managers in North Oakville East and by the Remington Group (Nov 20, 2009) one of the landowners in North Oakville East.

Recognizing the Natural Heritage System in North Oakville

Our first area of concern has to deal with deletion of Section 115.1 in the current Region Official Plan. This policy was inserted through an Ontario Municipal Board settlement of the ROPA 25 appeals by the NOCBI landowners. The intent was to recognize the extensive work done through Oakville's OPA 272 including the subwatershed study and through the very lengthy settlement discussions that established a natural heritage system along with policies that govern the system, its boundaries, study requirements and its permitted uses including policies governing Optional Linkages. The NOCBI concern is detailed in the previous submissions as noted above.

The response from Regional staff has been that they have modified Section 116.1 to recognize the previous commitment under the old Section 115 and that the mapping delineates the North Oakville Natural Heritage System. Although we agree that Map 1 reflects the agreed upon Natural Heritage System, we do not agree that Section 116.1 addresses our client's concerns. Section 116.1 is a forward looking policy. It does not explicitly recognize previous work done in approved subwatershed studies or area specific plans. As well, Section 116.1 only discusses boundaries not permitted uses nor does it recognize that some of the Natural Heritage System shown on Map 1 is in fact Optional Linkages and may not form part of the final Natural Heritage System.



Our clients are concerned that the permitted uses of ROPA 38 and subsequent natural heritage planning could affect the agreed to boundaries and permitted uses in OPA 272. OPA 272 was intended to be a long term planning document to be implemented over a 20 year planning horizon. ROPA 38 needs to explicitly recognize that fact.

We propose that the Region incorporate a new policy 116.2 that states:

“The boundaries and permitted uses within the Natural Heritage System in North Oakville between Dundas Street and Highway 407 is set out in the Town of Oakville Official Plan Amendments 272 and 289. Where there is a conflict, the mapping and policies of Official Plan Amendments 272 and 289 shall prevail.”

Linkage of Intensification to development in Designated Greenfield Areas

Our second area of concern is with respect to Section 77 (2.3) b & c. These policies could potentially significantly curtail designated greenfield area development if a deficit arises in achieving intensification in the built up area. Considering Oakville’s significant allocation of intensification in Table 2 and the history of achieving intensification in Oakville, this policy raises significant concerns.

The policy calling for “joint application for development” is also potentially problematic for a number of reasons. First, there is no legislative basis under the Planning Act for requiring a “joint application for development”.

Second, how is a “joint application for development” submitted when it is potentially separated by many kilometres, and what happens when the portion of the application within the built up area is appealed by residents groups or turned down by the municipality? These scenarios are not discussed in the policies.

Third, this policy could have a chilling effect on achieving the significant residential densities contemplated in North Oakville in the Trafalgar, Dundas and Neyagawa Urban Cores if landowners are forced to develop in the built up area concurrently with development in the designated greenfield areas.

We urge the Region and the Town of Oakville to consider other alternatives to encourage intensification within the built-up area.

Achieving the Designated Greenfield Density Target

Our third area of concern is with respect to Section 77(2.4) which “requires development occurring in Designated Greenfield Areas to: a) achieve the development density target of Table 2.” The North Oakville East Secondary Plan was developed to meet and exceed the density target set out in Table 2 as a whole. It is planned to contain areas of differing densities including Sub Urban areas, General Urban Areas, Urban Core Areas, Transitional Area, and Neighbourhood Centre Areas. Some of these residential designations will not achieve the density target for Oakville in Table 2; others will significantly exceed it. As well, some of the Employment Area designated lands are anticipated to be at lower densities.



However, the policy as written requires “development” to achieve the density target. Development as defined would include any plan of subdivision or site plan. As a result, a plan of subdivision within the lower density Sub Urban area would now need to achieve the density target of 46 persons and jobs per hectare; so would an application within the Employment Area. That is not how OPA 272 was developed. It is not the intent of the Growth Plan, and it is unachievable in some designations.

We note that Section 77(5) g) dealing with Area Specific Plans requires the Plans to demonstrate how the density will contribute towards achieving the minimum overall development density for Designated Greenfield Area. In our opinion, this is a more appropriate policy approach and similar wording should be added to Section 77 (2.4) a.

Requiring the development industry to absorb its share of the cost of human services.

Our final area of concern is with regard to Section 77(12), (13), (14) and (17) and inclusion of “human services” but in particular the latter two policies which explicitly requires “the development industry to absorb its share of the cost of the provision of infrastructure and human services.”

The concerns of the NOCBI landowners on this policy have previously been raised. The response from staff is that, “there is no suggestion to impose these new requirements on the industry, unless so permitted by the DC Act.” If that is the case, this matter should be left to the DC Act and the reference to “human services” should be struck from Section 77 (15) and (17).

Right of way for Dundas Street

The right of way width for Dundas Street in the Current Official Plan is 47 metres. This is reflected in the OMB approved OPA 272 for North Oakville East. We note however that ROPA 38 has changed the right of way width to 50 metres in Table A2 but with no explanation give with respect to the change.

We would welcome the opportunity to further discuss our concerns with staff.

Yours very truly,

SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC.

Original signed by

Paul Lowes, M.E.S., MCIP, RPP
Principal

Copy Perry Vagnini, Region of Halton
Ron Glenn, Region of Halton
Jane Clohecy, Town of Oakville
Dana Anderson, Town of Oakville
NOCBI