

To: Economic and Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,
Economic and Development Services Department

Report Number: ED-22-217

Date of Report: November 23, 2022

Date of Meeting: November 28, 2022

Subject: City Comments on Proposed Changes to the Greenbelt Plan,
Greenbelt Area Boundary Regulation and Oak Ridges Moraine
Conservation Plan

Ward: All Wards

File: 12-03

1.0 Purpose

On November 15, 2022, the following motion was moved and carried by City Council as Item CNCL-22-80:

“Whereas, on October 25, 2022 the Province of Ontario introduced the More Homes Built Faster plan, to address the housing crisis by setting a goal to build 1.5 million homes in Ontario over the next 10 years; and,

Whereas, on November 4, 2022 the Province of Ontario took further action to accommodate growth and support the building of more homes, in a targeted manner, by launching a consultation on proposed changes to Ontario’s Greenbelt Plan (ERO 019-6216), the Greenbelt Area boundary regulation (O.Reg. 59/05) (ERO 019-6217) and the Oak Ridges Moraine Conservation Plan (O.Reg.140/02) (ERO 019-6218) in order to:

- Remove/redesignate lands from the Greenbelt Area and the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development; and,
- Add a portion of the Paris Galt Moraine to the Greenbelt Area, designated as Protected Countryside with a Natural Heritage System; and,

Whereas, the proposed changes to the Greenbelt Area boundary regulation, if adopted, will remove or redesignate a total of 15 areas along the edge of the Greenbelt Area throughout the Greater Golden Horseshoe, totaling approximately 7,400 acres, for the purpose of being developed for housing in the

near term, in exchange for adding 9,400 acres to the Greenbelt Area comprised of Urban River Valley areas and part of the Paris Galt Moraine; and,

Whereas, none of the 15 areas are located in the City of Oshawa, but do include areas in other Durham lakeshore municipalities including the City of Pickering and the Municipality of Clarington; and,

Whereas, it is the government's expectation that construction of new homes in these areas would begin no later than 2025 with proponents fully funding any necessary infrastructure upfront, and if adopted, the proposed changes would result in the construction of approximately 50,000 or more new homes in areas once protected by the Greenbelt Plan; and,

Whereas, the above noted proposed changes constitute a reversal on the part of the Province of its earlier promises to not develop any lands within the Greenbelt, which will result in irreparable damage to the environment and contribute to more urban sprawl in communities across the Greater Golden Horseshoe, and could lead to even more Greenbelt lands being opened up for development in the future with pressure from land speculators; and,

Whereas the proposal to augment the Greenbelt Area by adding, together with lands in the Paris Galt Moraine, thirteen (13) Urban River Valleys in exchange for the removal of lands currently in the Greenbelt Area to facilitate residential development is not an equivalent exchange, as urban waterways would not in any case be suitable for development; and,

Whereas, the Ministry of Municipal Affairs and Housing is seeking feedback on the above-mentioned proposed amendments, with comments due no later than December 4, 2022;

Therefore be it resolved that the City of Oshawa does not support the Province of Ontario's proposed amendments to the Greenbelt Plan, Greenbelt Area boundary regulation and the Oak Ridges Moraine Conservation Plan, and a copy of said motion be sent to the Province of Ontario, the Region of Durham, Durham area municipalities, Durham area M.P.P.'s and the City's Building Industry Liaison Team, which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association; and,

That the City of Oshawa request a 90-day extension of the deadline for comments to allow a more fulsome review by incoming municipal councils and members of the public; and,

That staff be directed to further review and comment on this Provincial proposed legislation and report back to Committee and Council."

The purpose of this Report, which follows staff's further review of the proposed legislation under Environmental Registry of Ontario ("E.R.O.") postings 019-6216, 019-6217 and 019-6218, is to obtain Council endorsement of City comments on the Province of Ontario's (the "Province") proposed amendments to the Greenbelt Plan, the Greenbelt Area boundary regulation (Ontario Regulation 59/05: "Designation of Greenbelt Area"), and the Oak Ridges Moraine Conservation Plan (Ontario Regulation 140/02: Oak Ridges Moraine Conservation Plan").

These amendments, if enacted, would:

- Remove lands from the Greenbelt Area that could be suitable for residential development in the near term;
- Add lands in the Paris Galt Moraine to the Greenbelt Area and designate those lands as Protected Countryside with a Natural Heritage System; and,
- Redesignate lands in the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term.

The Province's proposed amendments to the above-noted Plans and Regulations were posted on the E.R.O. website and Ontario's Regulatory Registry website on November 4, 2022, with comments due on December 4, 2022.

Additional information on the proposed amendments to the above-noted Plans and Regulations can be found at the following links:

- E.R.O. Posting 019-6216 – Proposed amendments to the Greenbelt Plan: <https://ero.ontario.ca/notice/019-6216>
- E.R.O. Posting 019-6217 – Proposed amendments to the Greenbelt Area boundary regulation: <https://ero.ontario.ca/notice/019-6217>
- E.R.O. Posting 019-6218 – Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan: <https://ero.ontario.ca/index.php/notice/019-6218>

Attachment 1 consists of an overview map prepared by the Province showing the location of all lands proposed to be added, removed or redesignated from the Paris Galt Moraine, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, respectively.

Attachment 2 is a site map of lands associated with the Paris Galt Moraine (shown as Area "A" on Attachment 1) proposed to be added to the Greenbelt Area.

Attachment 3 is a map of two sites (shown as Area 1 on Attachment 1) in York Region (King Township) at the northwest quadrant of Davis Drive West and Bathurst Street, one of which is in the Oak Ridges Moraine and is proposed to be redesignated as a Settlement Area, with the other proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 4 is a map of a site (shown as Area 2 on Attachment 1) in York Region (City of Vaughan) at the northwest quadrant of Pine Valley Drive and Teston Road proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 5 is a map of two sites (shown as Area 3 on Attachment 1) in York Region (City of Richmond Hill) located west of Highway 404, between Elgin Mills Road East and 19th Avenue, proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 6 is a map of three sites (shown as Area 4 on Attachment 1) in York Region (one in Markham and two in Whitchurch-Stouffville) at the northeast quadrant of McCowan Road and 19th Avenue proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 7 is a map of five sites (shown as Area 5 on Attachment 1) in York Region (Town of Markham) located east and west of McCowan Road, north of Major Mackenzie Drive East, proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 8 is a map of one site (shown as Area 6 on Attachment 1) in Durham Region (City of Pickering) at the northeast quadrant of the York-Durham town line and Finch Avenue proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 9 is a map of one site (shown as Area 7 on Attachment 1) in Durham Region (Town of Ajax) at the northwest quadrant of Highway 401 and Lakeridge Road South proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 10 is a map of one site (shown as Area 8 on Attachment 1) in Durham Region (Municipality of Clarington) at the northeast quadrant of Nash Road and Hancock Road proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 11 is a map of one site (shown as Area 9 on Attachment 1) in the City of Hamilton located north and south of Book Road East, between Fiddler's Green Road and Shaver Road, proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 12 is a map of one site (shown as Area 10 on Attachment 1) in the City of Hamilton located on the south side of White Church Road East, between Upper James Street and Ferris Road, proposed to be removed from the Greenbelt Area in order to permit residential development.

Attachment 13 is a map of two sites (shown as Area 11 on Attachment 1), one of which is in Niagara Region (Town of Grimsby), located on the north side of Main Street West, between Oakes Road North and Kelson Avenue North, and the other of which is located in the City of Hamilton at the northwest corner of 50 Road and Barton Street, which are proposed to be removed from the Greenbelt Area in order to permit residential

development, and a map of a third site (also within Area 11 on Attachment 1) at the northwest corner of Winston Road and Hunter Road proposed to be redesignated from Specialty Crop and Natural Heritage System to Town/Village.

2.0 Recommendation

The Economic and Development Services Committee recommends to City Council:

1. That Item CNCL-22-80, being a motion carried by City Council at their November 15, 2022 meeting, together with Report ED-22-217 dated November 23, 2022, be endorsed as the City's comments on the Province's proposed amendments to the Greenbelt Plan, Greenbelt Area boundary regulation O. Reg. 59/05, and the Oak Ridges Moraine Conservation Plan O. Reg. 140/02.
2. That a copy of Report ED-22-217 dated November 23, 2022, be sent to the Province of Ontario, the Region of Durham, Durham area municipalities, Durham area M.P.P.'s and the City's Building Industry Liaison Team, which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

The following have been consulted in the preparation of this Report:

- Chief Administrative Officer
- Commissioner, Community and Operations Services
- City Solicitor

5.0 Analysis

5.1 More Homes Built Faster: Ontario's Housing Supply Action Plan, 2022-2023

On October 25, 2022, the Ministry of Municipal Affairs and Housing released a bulletin on the E.R.O. website entitled "Consultations on More Homes Built Faster: Ontario's Housing Supply Action Plan, 2022-2023". The bulletin can be viewed at the following link:
<https://ero.ontario.ca/notice/019-6162>.

The More Homes Built Faster: Ontario's Housing Supply Action Plan, 2022-2023 (the "Action Plan") is intended to advance the Province's plans to address the housing crisis by setting a goal to build 1.5 million new homes in Ontario over the next ten years. To support the Action Plan, the government introduced the More Homes Built Faster Act, 2022 under Bill 23 which attempts to address the housing crisis by reducing government fees and fixing development approval delays that slow housing construction and increase costs.

City Council, at their November 21, 2022 meeting, endorsed City staff comments on Bill 23 pursuant to Report CNCL-22-80, dated November 16, 2022 and directed staff to further review and comment on the proposed legislation and report back to Committee and Council. A copy of CNCL-22-80 can be viewed at the following link:

<https://calendar.oshawa.ca/meetings/Detail/2022-11-21-0930-City-Council-Meeting/81dee1af-533d-4788-becb-af4f01580fa7>.

The Province is taking further action to support the goal of constructing 1.5 million homes over the next ten years by launching a consultation on proposed changes to the Greenbelt Plan, Greenbelt Area boundary regulation O. Reg. 59/05 and Oak Ridges Moraine Conservation Plan O. Reg. 140/02, that would open up lands for growth and development in a targeted manner.

5.2 The Greenbelt Act, 2005 and Greenbelt Plan

The Greenbelt Area includes lands covered by the policies of the Greenbelt Plan, as well as the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Collectively, these plans identify where major urbanization should not occur. The plans purport to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions within the Greater Golden Horseshoe and beyond.

The Greenbelt Plan contains lands under two designations apart from those portions of the Greenbelt Area designated as the Oak Ridges Moraine Area and the Niagara Escarpment Plan Area. Those two designations are as follows:

1. **Protected Countryside** – comprises the majority of the area covered by the Greenbelt Plan that is not contained within the Oak Ridges Moraine Area and the Niagara Escarpment Plan Area. In addition to general policies that apply across the Greenbelt, there are three geographic-specific policy areas:
 - Agricultural System;
 - Natural System; and,
 - Settlement Areas.
2. **Urban River Valleys (“U.R.V.s”)** – The Greenbelt Plan recognizes the importance of U.R.V.s in connecting the Greenbelt to the Great Lakes and inland lakes. Policies apply only to publicly owned lands in the U.R.V.s.

In the Province’s 2020 and 2021 budgets, commitments were made to protect the Greenbelt for future generations by expanding its quantity of land and quality. To deliver on that commitment, in February 2021 the Province launched a consultation to grow the Greenbelt with a study area focused on the Paris Galt Moraine as well as existing U.R.V.s such as the Oshawa Creek U.R.V. and the Harmony Creek U.R.V.

City Council, at their April 26, 2021 meeting, endorsed City staff comments on the Province’s consultation on growing the size of the Greenbelt pursuant to Report DS-21-72, dated April 12, 2021, in support of the Province’s proposal to grow the Greenbelt and expand the existing U.R.V.s in Oshawa. A copy of Report DS-21-72 can be viewed at the

following link: http://app.oshawa.ca/agendas/Development_Services/2021/04-12/REPORT_DS-21-72.pdf.

The Greenbelt Act, 2005 sets out the legislated public process that applies to any proposed Greenbelt Plan amendments. Under the Greenbelt Act, 2005, amendments cannot reduce the total land area covered by the Greenbelt Plan.

Section 5.6 of the Greenbelt Plan provides that amendments to the Greenbelt Plan could be considered outside of the 10-year review in the event of major new Provincial policy, legislation, or regulation that creates the need for an amendment. The proposed legislative changes to the Greenbelt Plan, the Greenbelt Area boundary regulation (O. Reg. 59/05) and the Oak Ridges Moraine Conservation Plan (O. Reg. 140/02) constitute just such amendments. It also contemplates amendments that are made for the purpose of extending Greenbelt Plan policy coverage to lands which may be added to the Greenbelt, such as the proposed addition of part of the Paris Galt Moraine.

5.3 Oak Ridges Moraine Conservation Act, 2001 and Oak Ridges Moraine Conservation Plan

The Oak Ridges Moraine Conservation Plan was approved as a Minister's regulation (O. Reg. 140/02) under the Oak Ridges Moraine Conservation Act, 2001. The Oak Ridges Moraine Conservation Plan is an ecologically-based plan that provides land use and resource management direction for the 190,000 hectares of land and water within the Moraine. Together with the area covered by the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan Area is part of the Greenbelt Area which identifies where urbanization should not occur in south-central Ontario in order to provide protection to environmental and agricultural lands.

There are four land use designations under the Oak Ridges Moraine Conservation Plan. In addition to policies for each of the designations, the Plan also includes specific-land use policies, general policies that apply across the Plan area, and policies intended to protect ecological and hydrological integrity.

The four land use designations are:

Natural Core: Areas with a high concentration of key natural heritage features, key hydrologic features, ecological functions or landform conservation areas.

Natural Linkage: Areas forming part of a central corridor system that support or have the potential to support movement of plants and animals among the Natural Core areas, Natural Linkage areas, river valleys, and stream corridors.

Countryside Areas: Areas of rural land use such as agriculture, recreational, rural settlements, residential development, mineral aggregate operations, and parks and open space.

Settlement Areas: Areas designated for urban development, permitting a range of residential, commercial, industrial, and institutional uses.

The Oak Ridges Moraine Conservation Plan does not permit the expansion of Settlement Area boundaries into Natural Core areas or Natural Linkage areas. Land also cannot be removed from these designations through the 10-year review process.

5.4 Proposed Amendments

The following sections outline the Province's proposed changes to the Greenbelt Plan, Greenbelt Area boundary regulation O. Reg. 59/05 and the Oak Ridges Moraine Conservation Plan O. Reg. 140/02.

5.4.1 Proposed Amendments to the Greenbelt Plan and Greenbelt Area Boundary Regulation O. Reg. 59/05

The proposed amendments to the Greenbelt Plan and Greenbelt Area boundary regulation O. Reg. 59/05, if implemented, would result in:

- the removal or redesignation of fifteen (15) areas of land from the edge of the Greenbelt Area totaling approximately 7,400 acres, that are serviced or adjacent to services, and are intended to be used to build housing in the near-term (see Attachments 1 to 13);
- the construction of approximately 50,000 or more new homes in the Greater Golden Horseshoe;
- the addition of approximately 9,400 acres of land to the Greenbelt Area, comprised of a portion of the Paris Galt Moraine and thirteen (13) U.R.V.s, and the designation of said lands as Protected Countryside with a Natural Heritage System;
- the redesignation of certain lands located in the Town of Grimsby from Specialty Crop and Natural Heritage System to Town/Village; and,
- targeted policy changes to the Greenbelt Plan in support of the additional lands being added to the Greenbelt Area (e.g. existing uses), and transition provisions that would address decisions on applications related to previous site-specific approvals in the Paris Galt Moraine area.

The Province describes the fifteen (15) areas of land proposed to be removed or redesignated as follows:

Lands proposed for removal from the Greenbelt Area:

1. Land located in the Township of King east of Dufferin Street, south of Miller's Sideroad and west of Bathurst Street (see Attachment 3)
2. Land located in the City of Vaughan north and east of Teston Road and Pine Valley Drive (see Attachment 4)
3. Land located in the City of Richmond Hill east of Leslie Street, north of Elgin Mills Road East, west of Highway 404 (see Attachment 5)

4. Land located in the Town of Whitchurch-Stouffville at 11861 and 12045 McCowan Road (see Attachment 6)
5. Land located in the City of Markham at 5474 19th Avenue at the northeast corner of 19th Avenue and McCowan Road (see Attachment 6)
6. Land located in the City of Markham at 10235, 10378 and 10541 Highway 48 (see Attachment 7)
7. Land located in the City of Markham at 10379 Kennedy Road (see Attachment 7)
8. Land located in the City of Pickering south of Highway 407, west of West Duffins Creek and north of the Canadian Pacific Belleville rail line (see Attachment 8)
9. Land located in the Town of Ajax located at 765 and 775 Kingston Road East (see Attachment 9)
10. Land located in the Municipality of Clarington at the northeast corner of Nash Road and Hancock Road (see Attachment 10)
11. Land located in the City of Hamilton south of Garner Road West, west of Fiddlers Green Road, east of Shaver Road in the vicinity of Book Road (see Attachment 11)
12. Land located in the City of Hamilton south of White Church Road East, west of Miles Road, north of Chippewa Road East, east of Upper James Street (see Attachment 12)
13. Land located in the Town of Grimsby south of the GO rail line, west of Oakes Road North, north of Main Street West, east of Kelson Avenue North (see Attachment 13)
14. Land located in the City of Hamilton at 331 and 339 Fifty Road (see Attachment 13)

Lands in the Greenbelt Area proposed for redesignation:

15. Land located in the Town of Grimsby at 502 Winston Road currently designated as Specialty Crop (Niagara Peninsula Tender Fruit and Grape Area) and Natural Heritage System in the Greenbelt, which would be redesignated to Town/Village (see Attachment 13)

Should these lands be redesignated or removed from the Greenbelt, it is the Province's expectation that landowners/proponents would:

- Develop detailed plans to build housing and move forward with the project quickly;
- Begin construction of these new homes by no later than 2025, with significant progress on approvals and implementation by the end of 2023; and,
- Fully fund all necessary infrastructure upfront.

If the above conditions are not met, the Province would begin the process to return the properties back to the Greenbelt.

The above-noted fifteen (15) candidate sites proposed to be redesignated or removed from the Greenbelt Area were chosen by the Province for future and near-term housing against criteria that included:

- The requirement that a land area offset greater than 1:1 be achieved in order to ensure overall Greenbelt expansion.
- The requirement that the lands be adjacent to existing settlement areas.
- The requirement that the lands be adjacent to the edge of the Greenbelt Area boundary.
- The requirement that the lands have the potential ability to be serviced in the near-term, with local infrastructure upgrades to be entirely funded by proponents.
- The requirement that the lands proposed for removal have the characteristics necessary to enable housing to be built in the near-term.

According to the Province, the redesignation or removal of the fifteen (15) areas of land (as shown on Attachments 1 and 3 to 11) and the addition of lands in the Paris Galt Moraine (as shown on Attachment 2) is intended to remove regulatory burdens for municipalities in order to effectively direct growth, optimize investments in infrastructure and support needed housing.

If approved, municipalities would be required to update their official plans to reflect the new boundaries of the Greenbelt Area. Lands removed would no longer need to comply with the prohibitions and requirements of the Greenbelt Plan.

It should be noted that none of the land areas proposed to be removed from the Greenbelt Area are located in the City of Oshawa. However, they do include areas in other Durham lakeshore municipalities including the City of Pickering and the Municipality of Clarington.

5.4.2 Proposed Amendments to the Oak Ridges Moraine Conservation Plan **O. Reg. 140/02**

The proposed amendments to the Oak Ridges Moraine Conservation Plan O. Reg. 140/02, if implemented, would result in redesignation of the land located in the Township of King, east of Dufferin Street, south of Miller's Sideroad and west of Bathurst Street, from Countryside Area to Settlement Area.

Similar to the Province's proposed amendments to the Greenbelt Plan and Greenbelt Area boundary regulation O. Reg. 59/05, the proposed amendments to the Oak Ridges Moraine Conservation Plan are intended to remove regulatory burdens for municipalities in order to effectively direct growth, optimize investments in infrastructure and support needed housing.

It should be noted that the proposed lands to be redesignated to Countryside Area under the Oak Ridges Moraine Conservation Plan are not located in Oshawa.

5.5 Staff Comments

It is recommended that City Council endorse the following staff comments as City comments concerning the Province's proposed amendments to the Greenbelt Plan, Greenbelt Area boundary regulation O. Reg. 59/05 and the Oak Ridges Moraine Conservation Plan O. Reg. 140/02:

- The proposed amendments to respectively remove and redesignate lands in the Greenbelt Area and the Oak Ridges Moraine Conservation Plan Area are not supported.
- The proposed changes constitute a reversal on the part of the Province of its earlier promise to not develop any lands within the Greenbelt Area. This will potentially result in irreparable damage to the environment and prime agricultural lands, and contribute to more urban sprawl in communities across the Greater Golden Horseshoe.
- The proposal to remove lands from the Greenbelt Area could lead to even more Greenbelt lands being opened up for development in the future with pressure from land speculators.
- All upper-tier municipalities in Ontario have either recently completed, or are close to completing, their Municipal Comprehensive Reviews ("M.C.R.s") of their Official Plans in order to plan for projected population and job growth up to the year 2051 in accordance with the Provincial Growth Plan. Through these M.C.R.s, municipalities have spent considerable time identifying lands within their built up areas which are well suited for redevelopment and infill, having immediate access to servicing including public transit, and which would contribute to complete and sustainable communities. The removal of approximately 7,400 acres of land from the Greenbelt Area, without any supporting analysis and data to suggest these lands are needed to accommodate growth, is not appropriate, and directly contradicts the policy direction given by the Provincial government over the last decade to curb sprawl and promote intensification within already built up areas.
- The proposed removal of lands from the Greenbelt Area for immediate development of housing is irreversible and could have significant long lasting impacts on the environment (flora and fauna), and could result in the possible destruction of prime agricultural lands.
- The proposal to augment the Greenbelt Area by adding, together with lands in the Paris Galt Moraine, thirteen (13) U.R.V.s in exchange for the removal of lands currently in the Greenbelt Area to facilitate residential development is not an equivalent exchange, as urban waterways would not in any case be suitable for development.
- The Province's earlier consultations (in 2021 and 2022) with municipalities concerning "growing the Greenbelt" were messaged in a way to suggest that the Greenbelt was only growing in quantity and quality, not diminishing. Had the Province indicated that the end goal was to swap these "newly added lands" for the removal of other lands in the Greenbelt for new housing development, the comments made by impacted municipalities would likely have been materially different in nature.

- It is unclear whether the Province intends to permit the fifteen (15) land areas to be developed as low density neighbourhoods, featuring predominantly single detached dwellings and semi-detached dwellings, or whether landowners/proponents will be required to construct purpose built multi-unit buildings and affordable housing, so as to make the most efficient use of the lands in support of the Province's goal to build 1.5 million homes over the next ten years. Staff note that construction of new low density neighbourhoods backing onto ravines and Greenbelt lands will not result in more affordable homes.

In addition to the foregoing, it should be noted that pursuant to the motion under Item CNCL-22-80 approved by Council on November 15, 2022, the City is formally requesting that the deadline of December 4, 2022 for the submission of comments regarding E.R.O. Postings 019-6216, 019-6217 and 019-6218 be extended an additional 90 days, to allow for a more fulsome review by incoming municipal Councils and members of the public.

6.0 Financial Implications

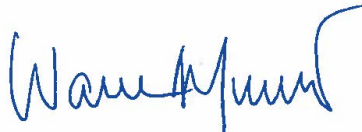
There are no financial implications associated with the recommendations in this Report.

7.0 Relationship to the Oshawa Strategic Plan

The Recommendations advance the Accountable Leadership and Environmental Responsibility goals of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



Warren Munro, HBA, RPP, Commissioner,
Economic and Development Services Department

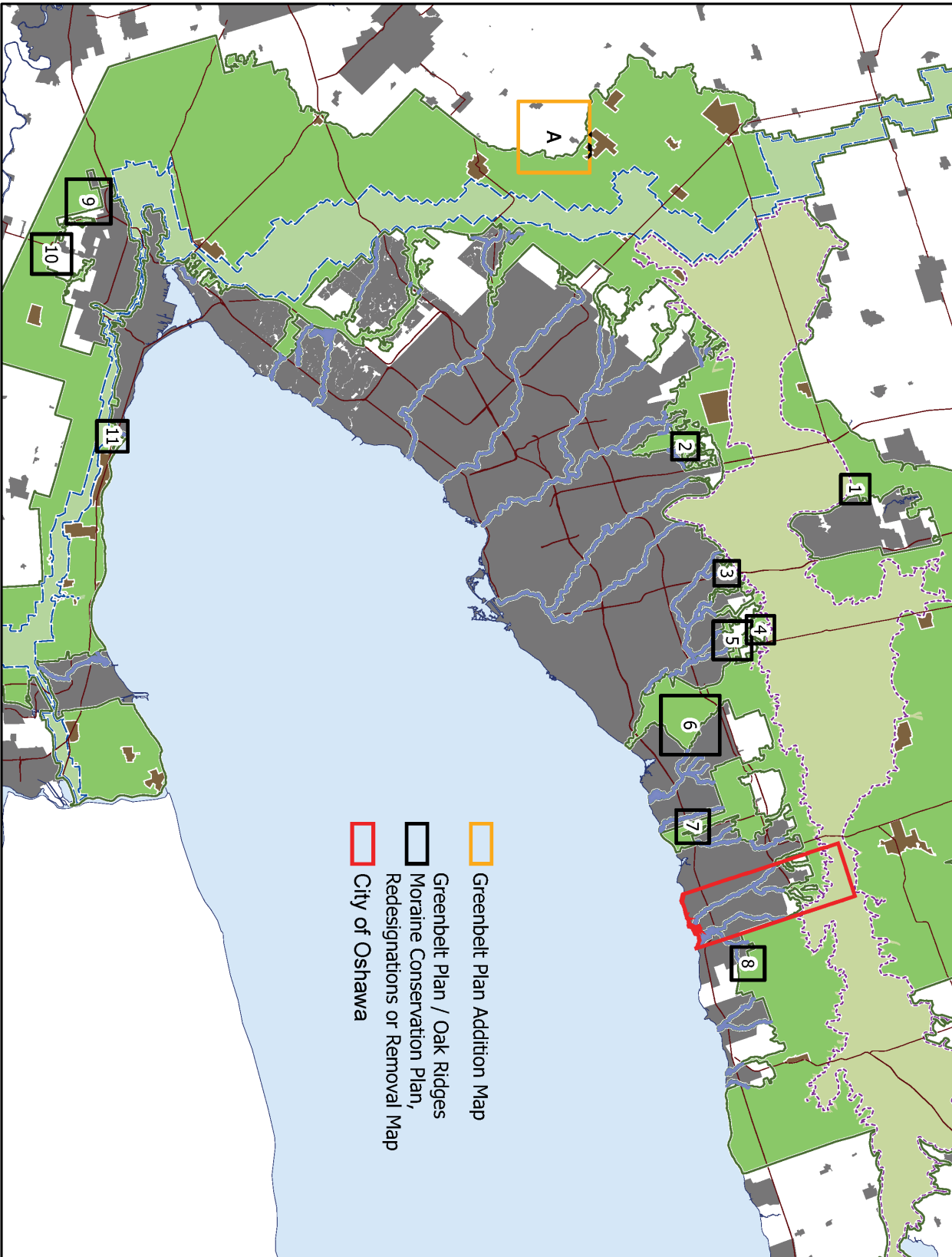
Title: Overview Site Map Prepared by the Province Showing the Location of All Lands Proposed to be Added, Removed or Redesignated from the Paris Galt Moraine, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan

Ward: All Wards

File: 12-03

City of Oshawa
Economic & Development Services



Title: Area "A" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt
Ward: All Wards
File: 12-03

Area Boundary Regulation and Oak Ridges

City of Oshawa
Economic & Development Services



Greenbelt Plan

LEGEND

- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns/Villages
- Urban River Valleys
- Settlement Areas Outside the Greenbelt
- Municipal Boundary
- Lots and Concessions
- Road or Highway

Ontario

Proposed Modifications
Greenbelt Addition



Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

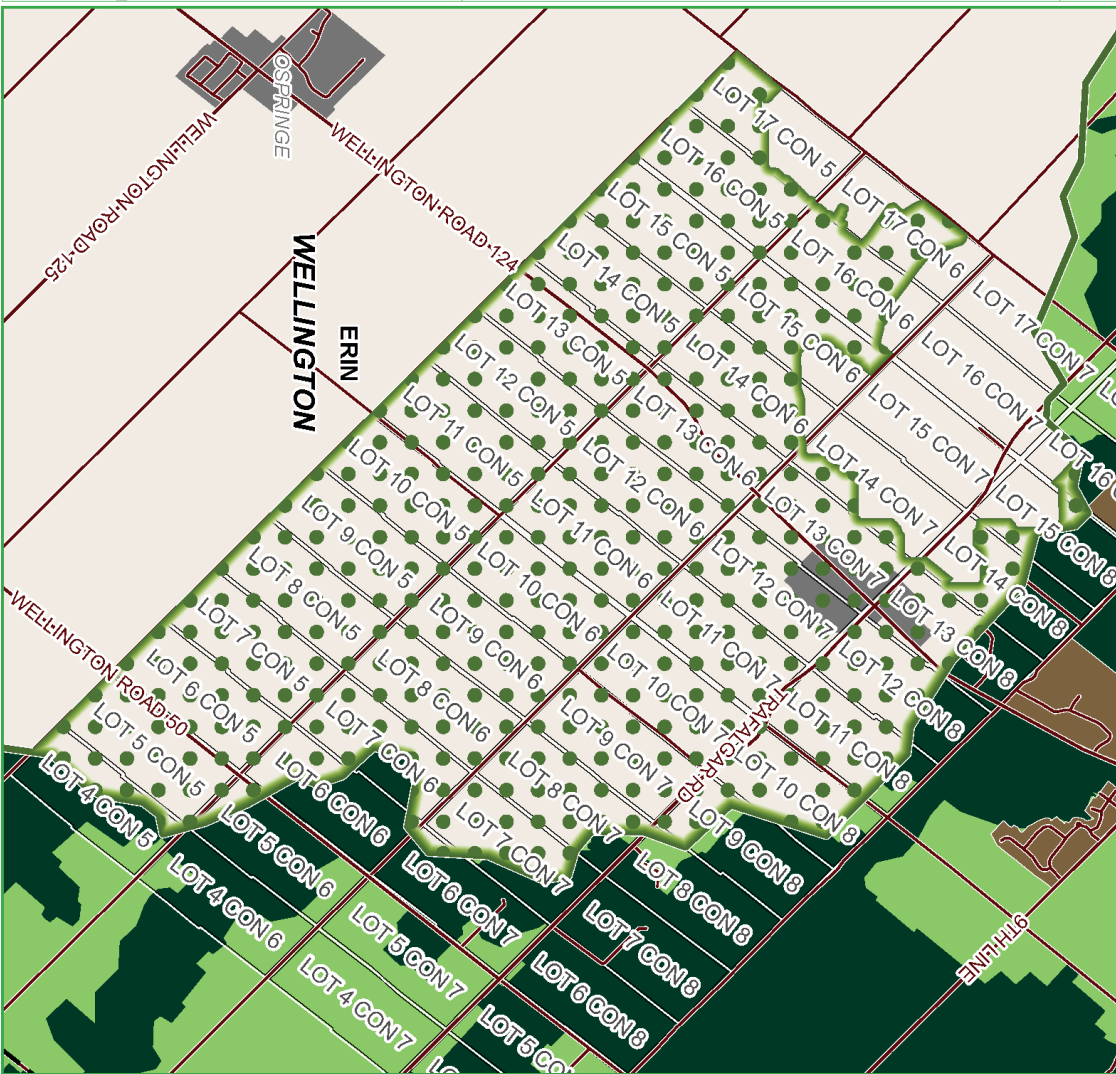
Produced by and using data sources from the: Ministry of Municipal Affairs and Housing; Ministry of Northern Development, Mines, Natural Resources and Forestry; Ministry of the Environment, Conservation and Parks; and, the Ministry of Agriculture, Food and Rural Affairs.

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* Ontario Regulation 59/05, as amended. © 2022, King's Printer for Ontario

Maps are for Consultation Purposes Only

Proposed Addition Map A



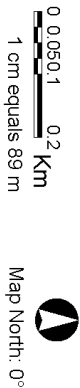
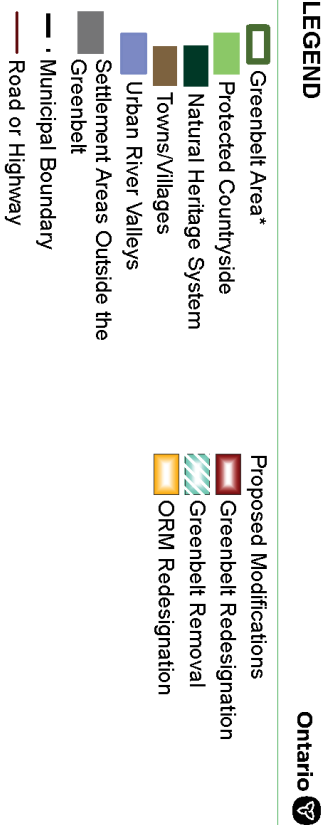
Title: Area "2" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

Maps are for Consultation Purposes Only

Proposed Modifications Map 2

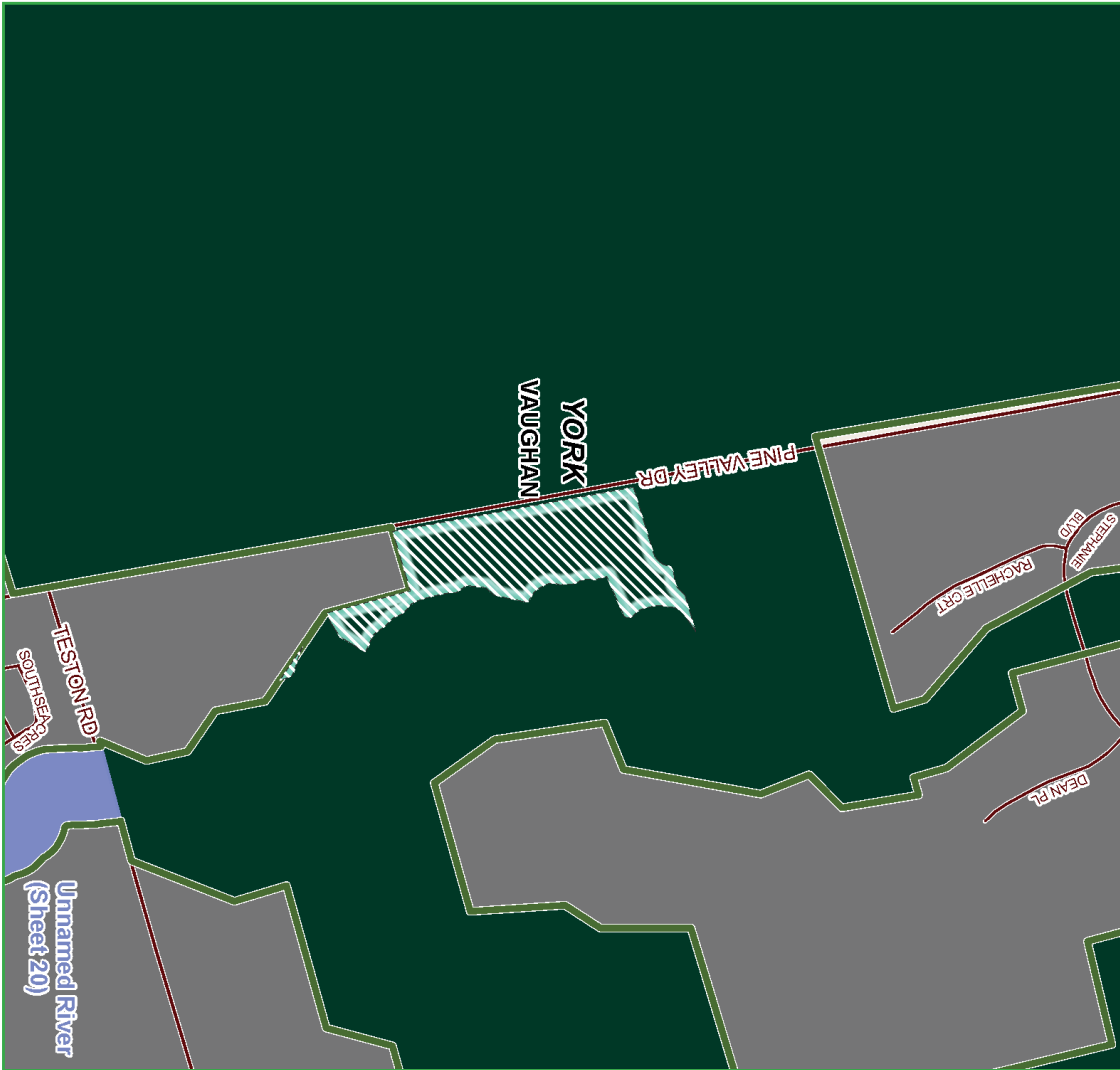


Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Townships/Villages and Hamlets, the appropriate municipalities should be consulted.

Produced by and using data sources from the: Ministry of Municipal Affairs and Housing; Ministry of Northern Development, Mines, Natural Resources and Forestry; Ministry of the Environment, Conservation and Parks; and, the Ministry of Agriculture, Food and Rural Affairs.

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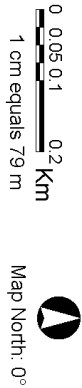
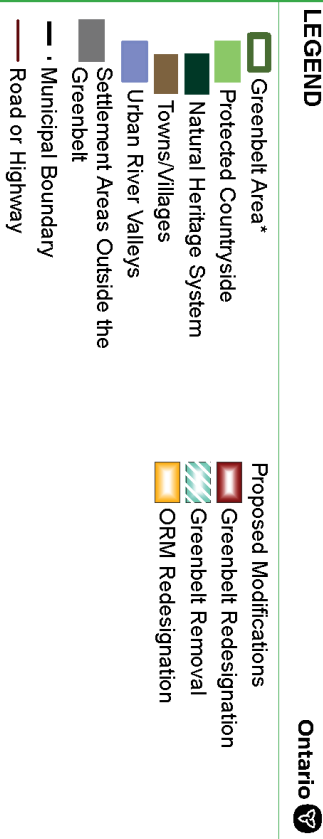
Title: Two Sites of Area "3" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges
Morraine Conservation Plan
Ward: All Wards
File: 12-03



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

Maps are for Consultation Purposes Only

Proposed Modifications Map 3

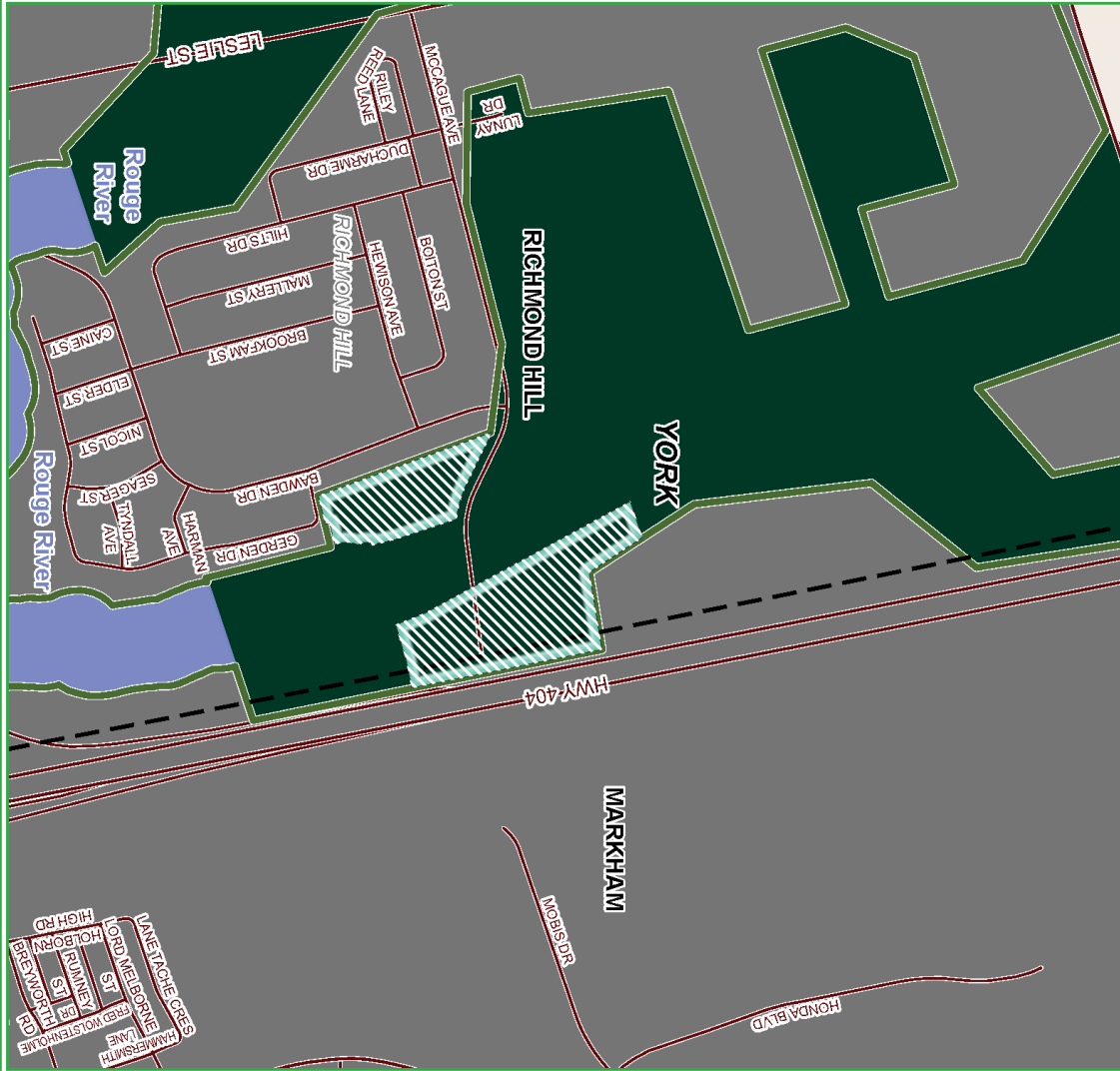


Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

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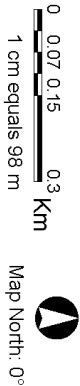
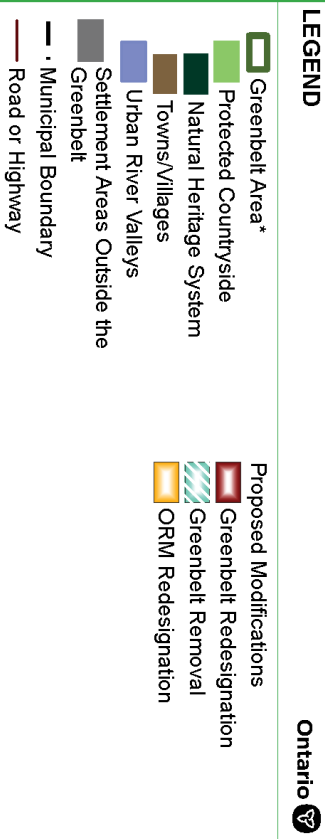
Title: Three Sites of Area "4" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

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Proposed Modifications Map 4

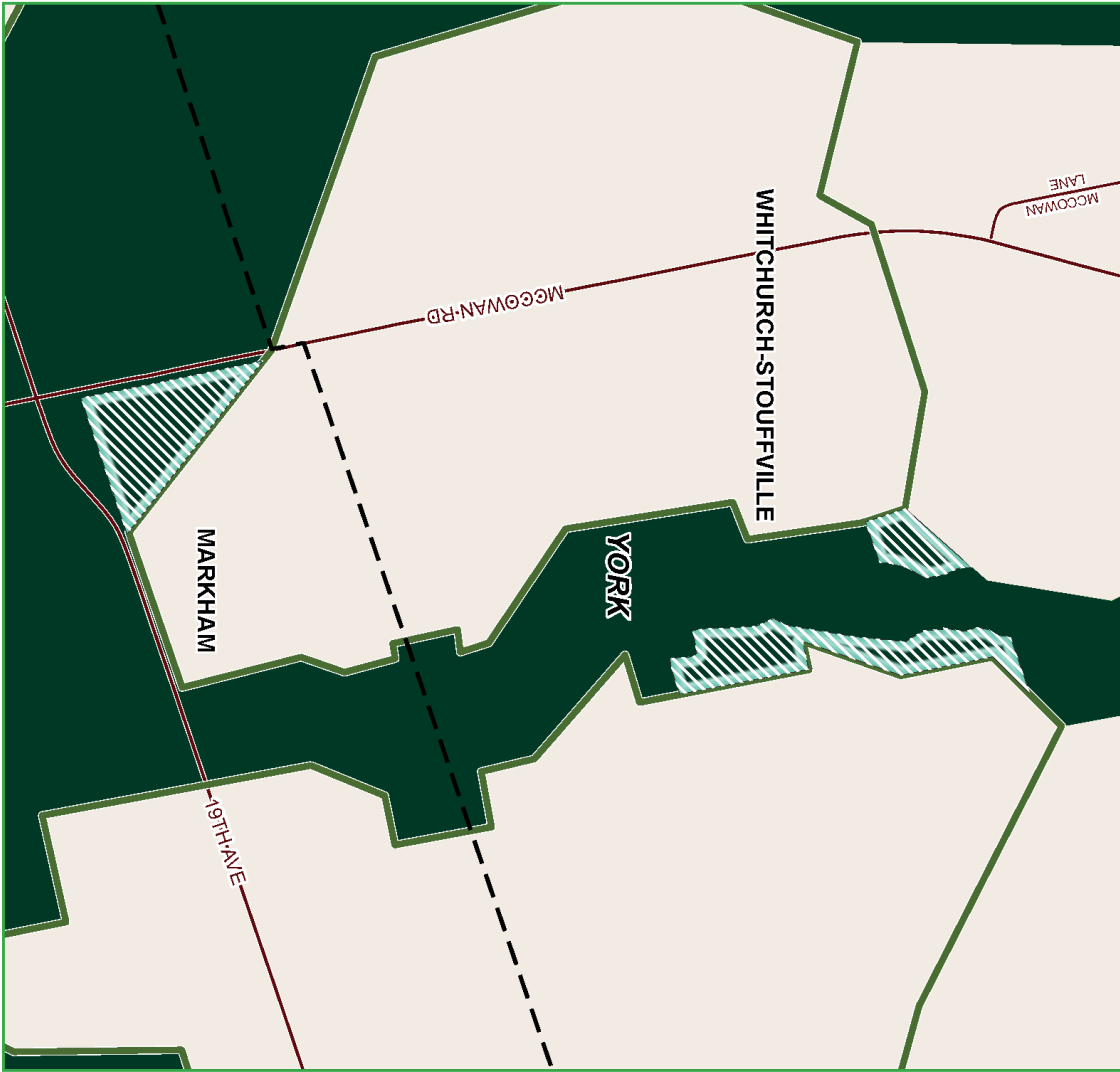


Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

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Title: Five Sites of Area "5" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03



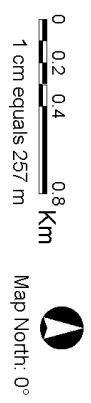
Greenbelt Plan, Oak Ridges Moraine Conservation Plan

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Proposed Modifications Map 5

LEGEND

	Greenbelt Area *		Proposed Modifications
	Protected Countryside		Greenbelt Redesignation
	Natural Heritage System		Greenbelt Removal
	Towns/Villages		ORM Redesignation
	Urban River Valleys		
	Settlement Areas Outside the Greenbelt		
	Municipal Boundary		
	Road or Highway		

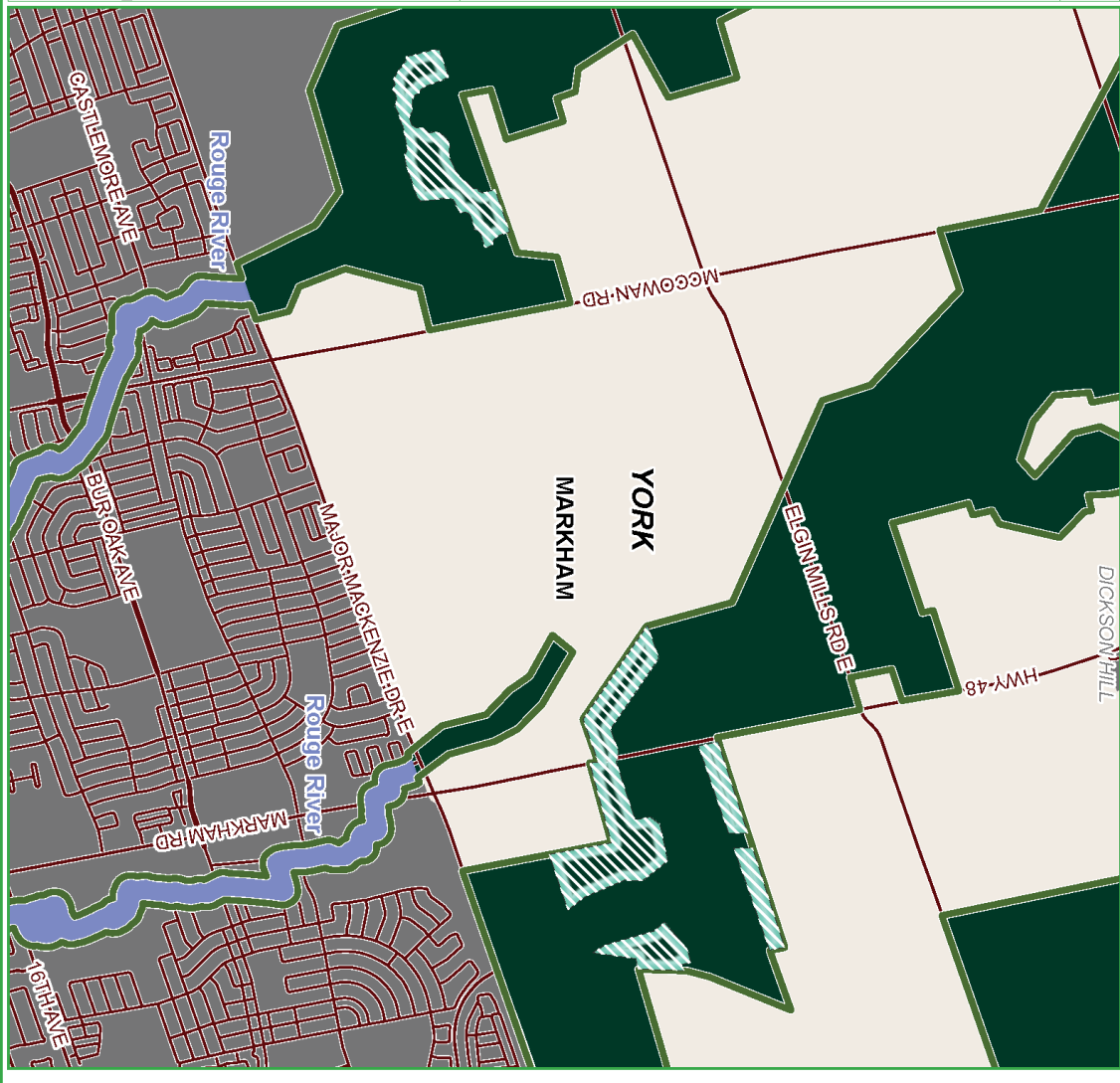


Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

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Title: Area "6" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03

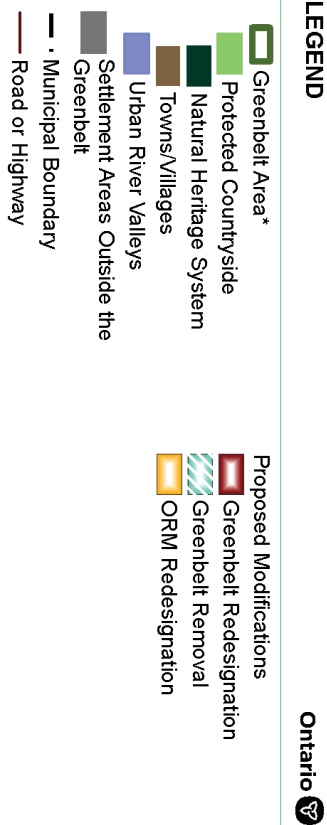
City of Oshawa
Economic & Development Services

City of Oshawa
Economic & Development Services

Greenbelt Plan, Oak Ridges Moraine Conservation Plan

Maps are for Consultation Purposes Only

Proposed Modifications Map 6

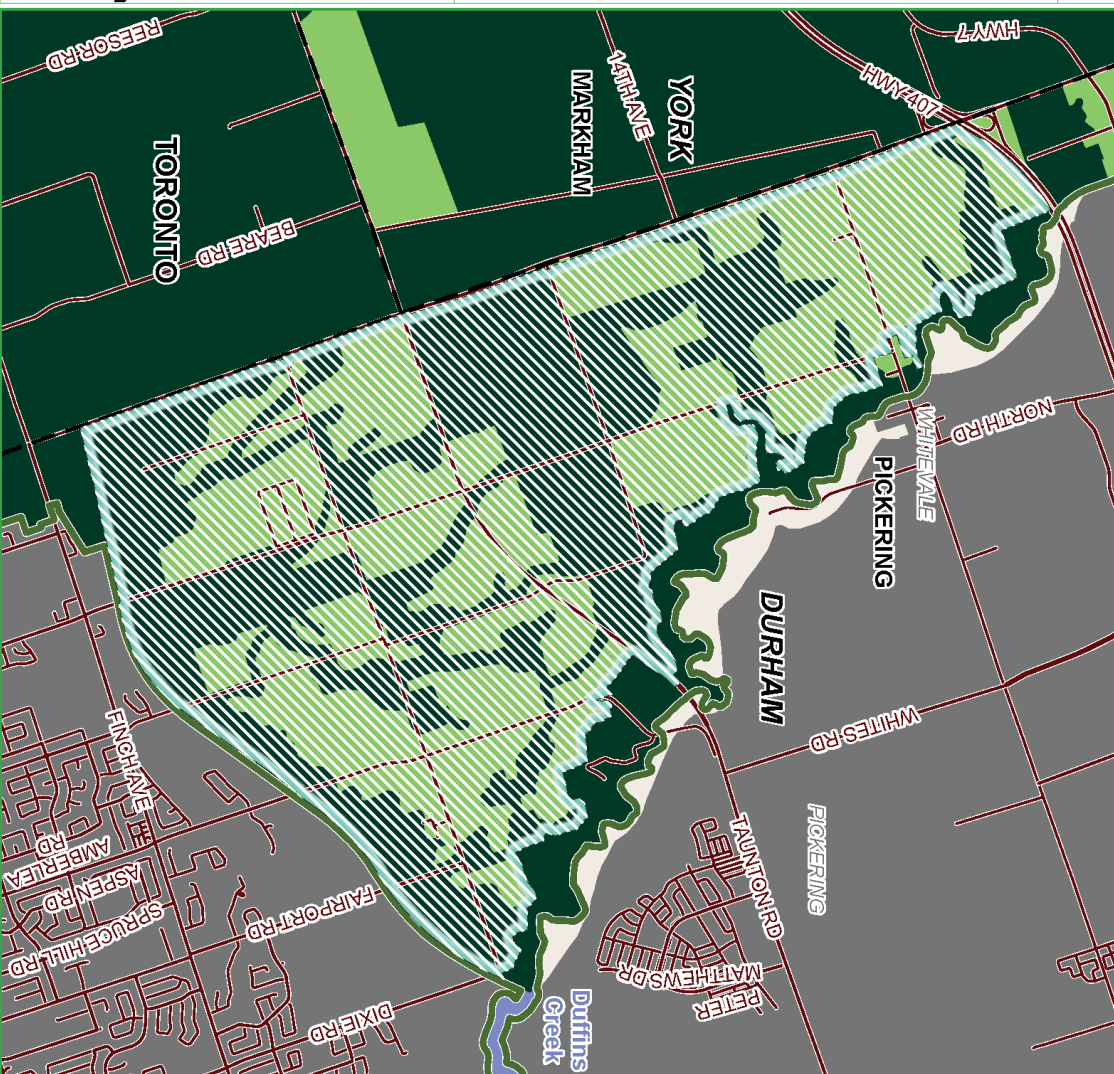


Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

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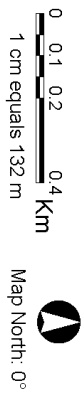
<https://www.ontario.ca/page/accessible-customer-service-policy>
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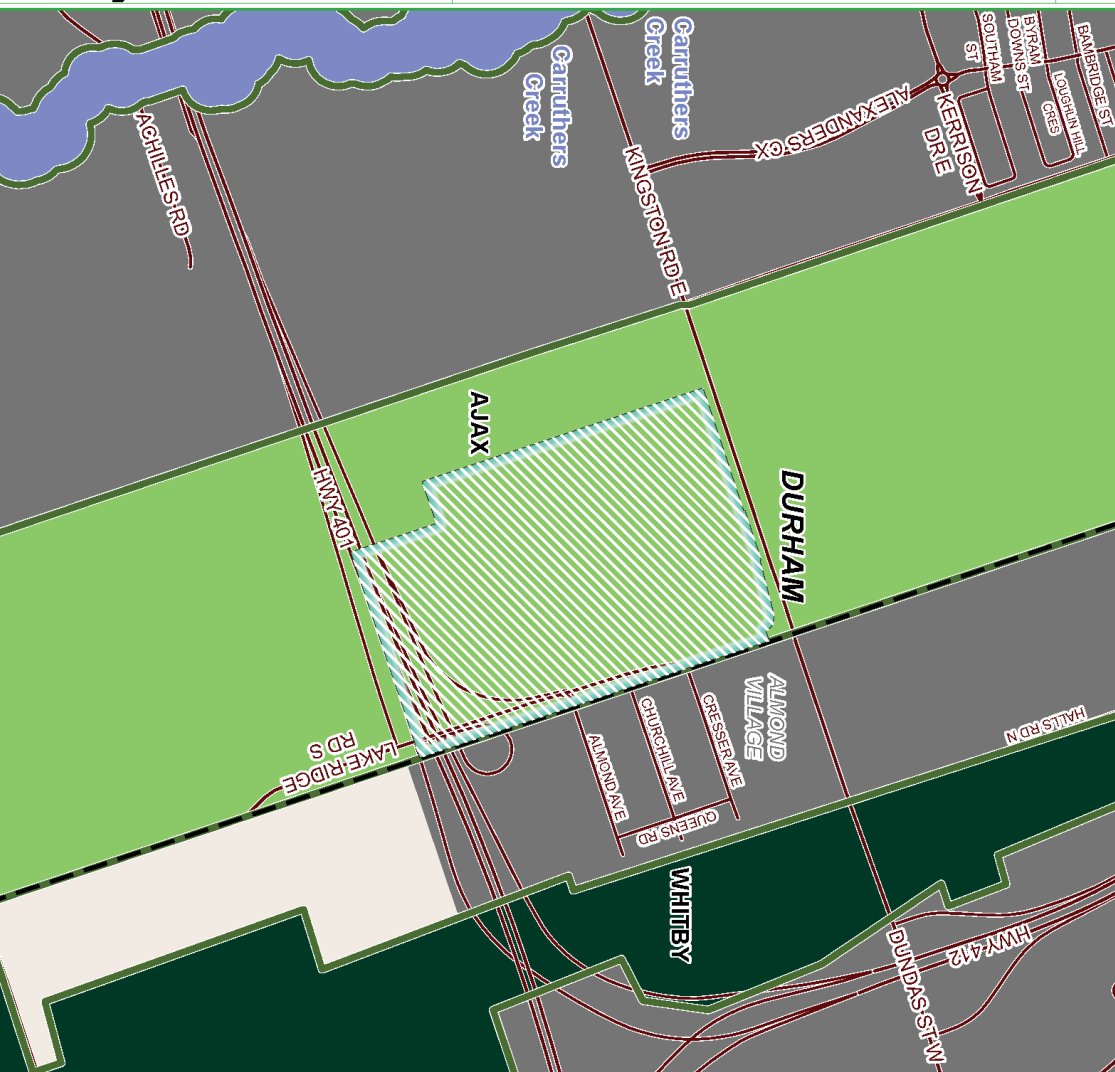
Proposed Modifications Map 7

Ontario



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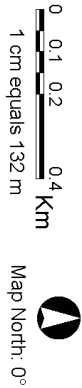
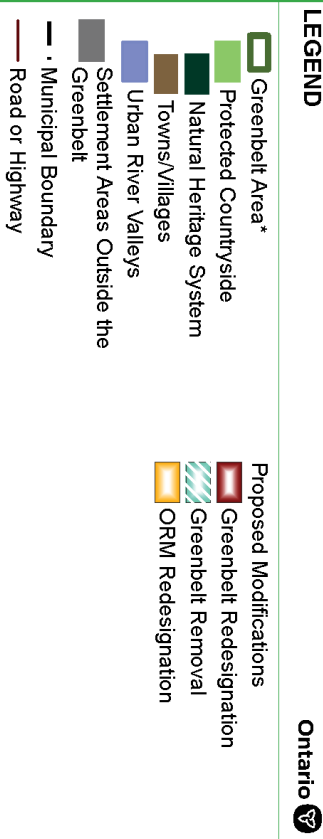
Title: Area "8" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

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Proposed Modifications Map 8

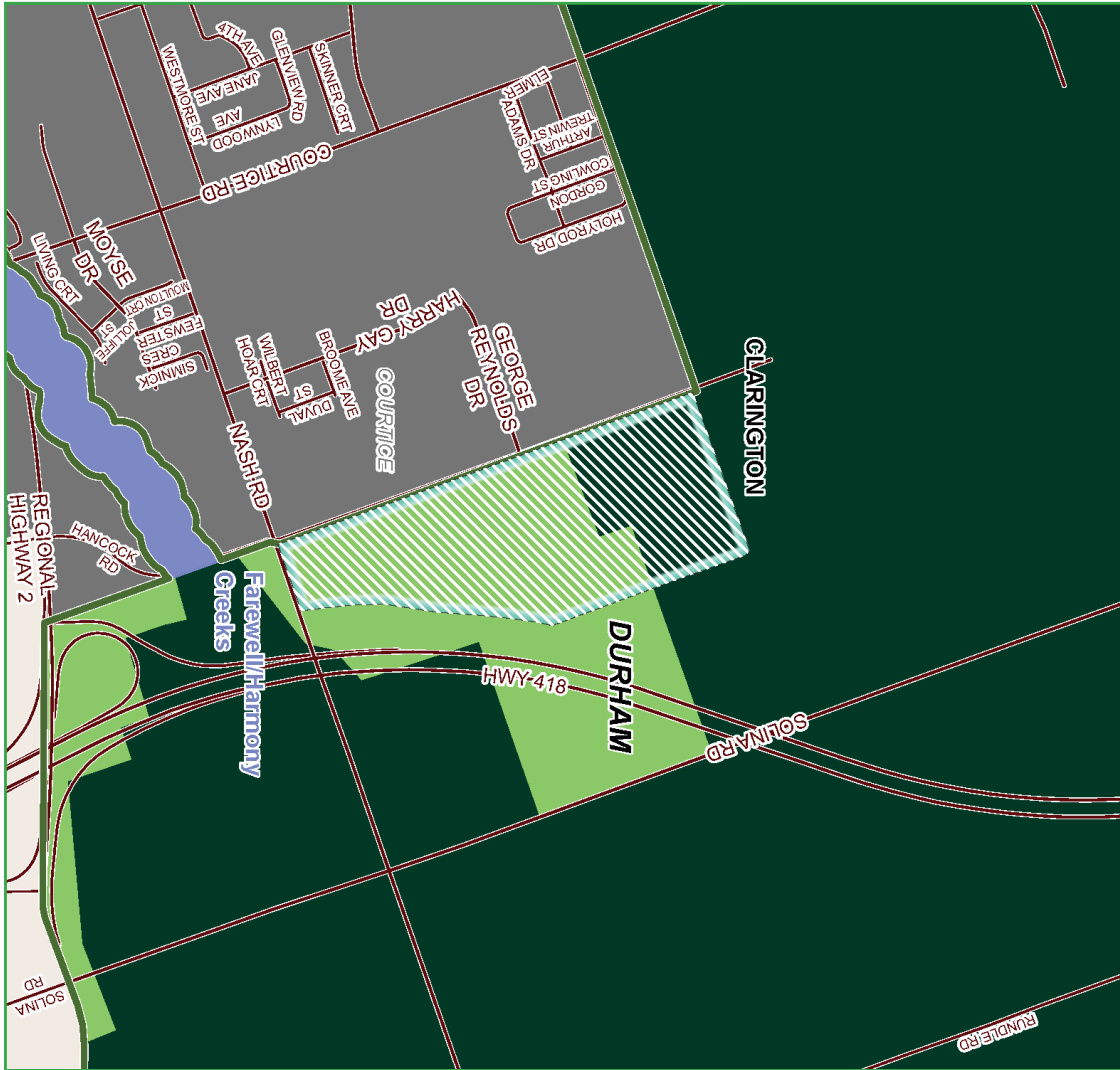


Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

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Title: Area "9" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03

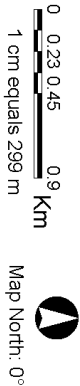
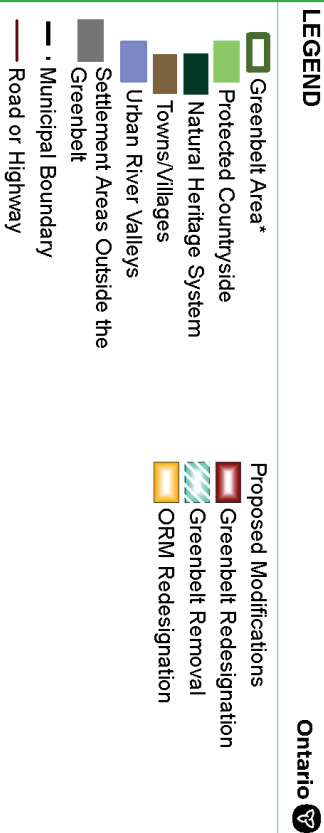
City of Oshawa
Economic & Development Services



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

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Proposed Modifications Map 9

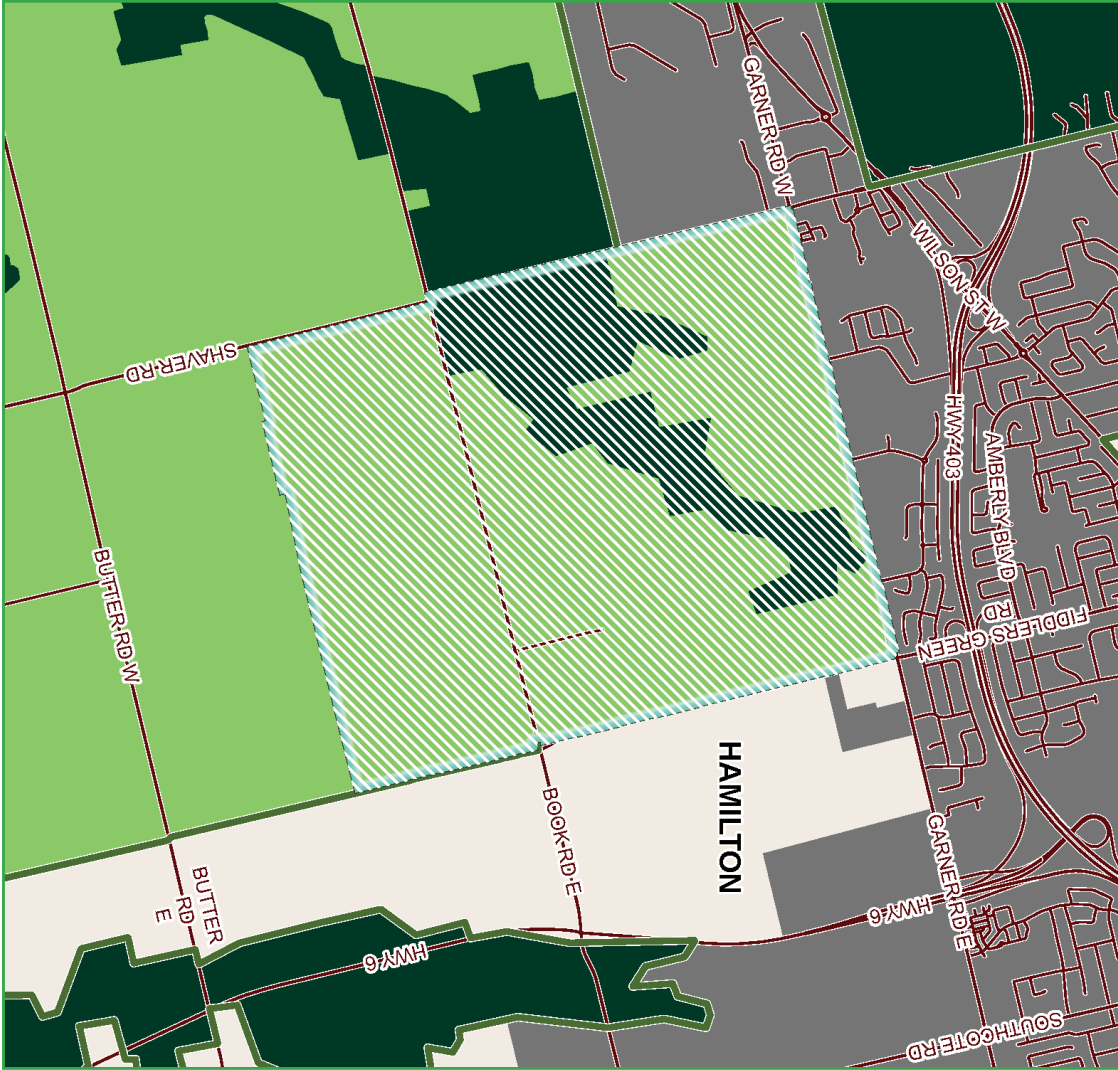


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Title: Area "10" as Shown on Overview Site Map (Attachment 1)

Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan

Ward: All Wards
File: 12-03

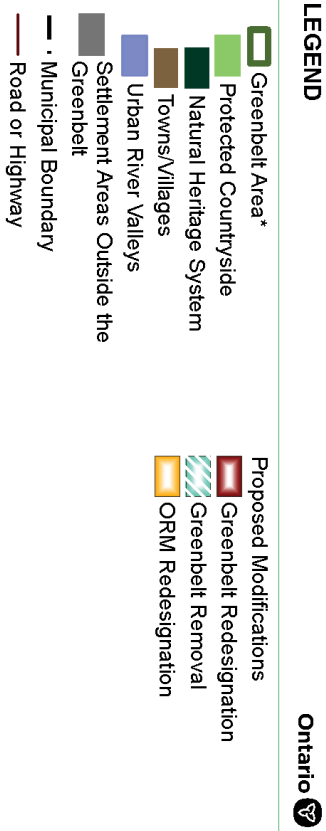
City of Oshawa
Economic & Development Services



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

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Proposed Modifications Map 10



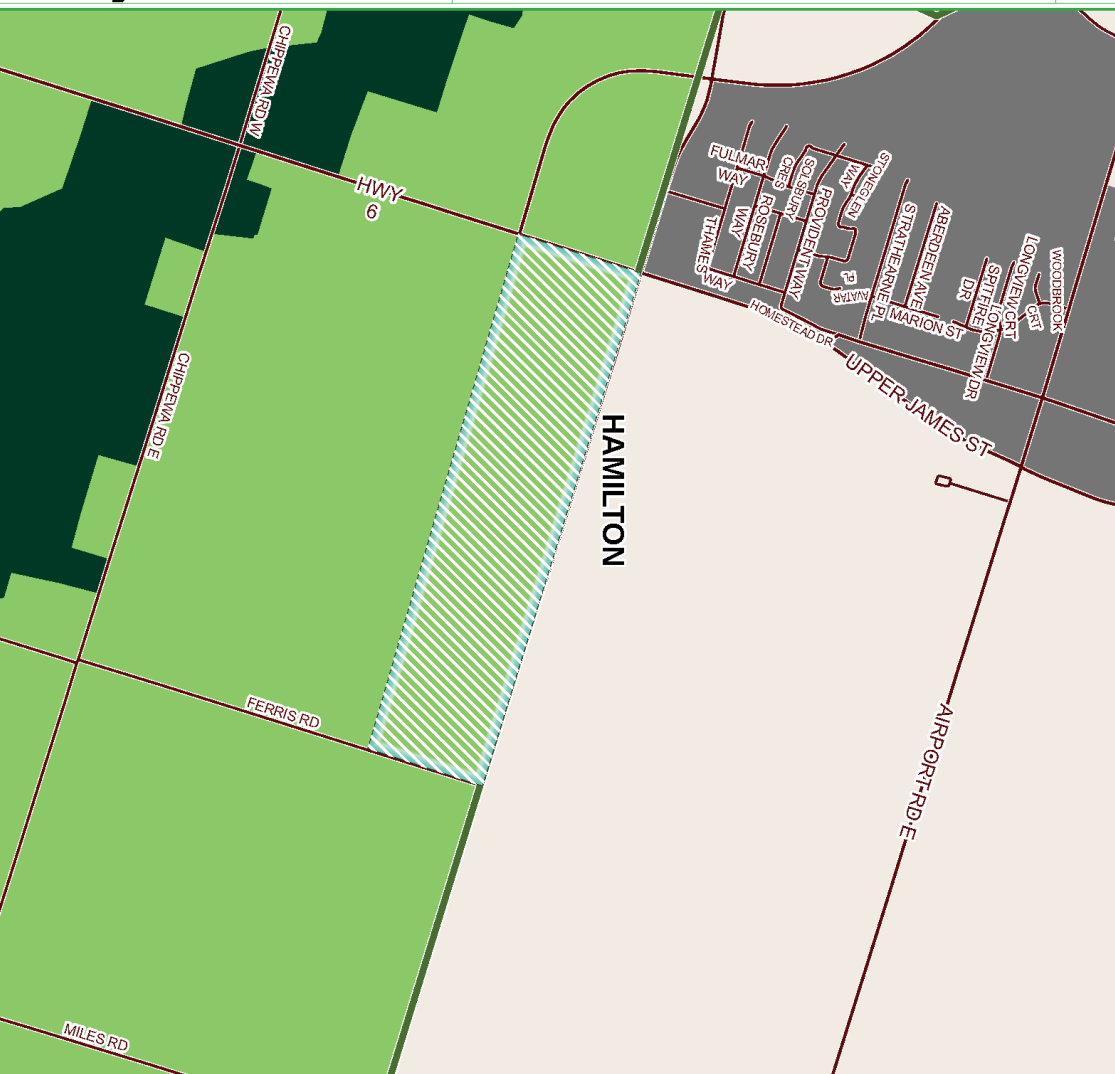
Map North: 0°

Note: While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads. For precise boundaries and locations of Settlement Areas, including Towns/Villages and Hamlets, the appropriate municipalities should be consulted.

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Title: Three Sites of Area "11" as Shown on Overview Site Map (Attachment 1)
Subject: City Comments on Proposed Changes to the Greenbelt Plan, Greenbelt Area Boundary Regulation and Oak Ridges Moraine Conservation Plan
Ward: All Wards
File: 12-03

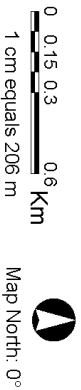
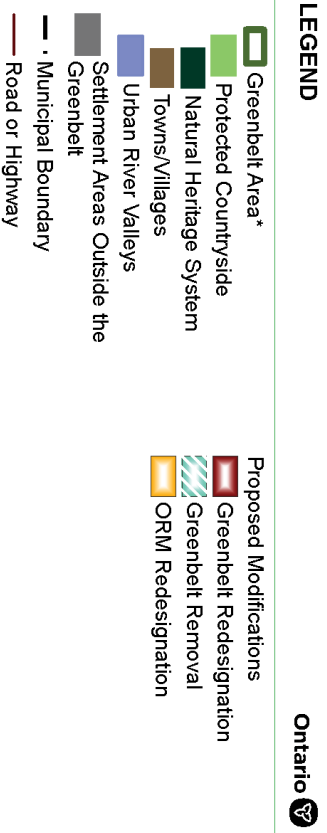
City of Oshawa
Economic & Development Services



Greenbelt Plan, Oak Ridges Moraine Conservation Plan

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Proposed Modifications Map 11



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