

November 24, 2022

Via email

Mary Madeiros
Regional Clerk
City of Oshawa
50 Centre St. S.
Oshawa, ON L1H 3Z7

Dear Mary Madeiros:

**Subject: Central Lake Ontario Conservation Authority Resolution Regarding Amendments to the Greenbelt Plan
Environmental Registry of Ontario Notice Numbers 019-6216, 019-6217 and 019-6218
CLOCA File# PGDP22**

At their meeting of November 23, 2022, the Central Lake Ontario Conservation Authority (CLOCA) Board of Directors passed the following Resolution:

**Res. #66 *Moved by R. Hooper*
*Seconded by B. Nicholson***

WHEREAS The Ontario Housing Affordability Task Force's Recommended Goal of 1.5 million homes in the next 10 years explicitly excluded building on the Greenbelt Protected Countryside;

WHEREAS As Recently as March 24 of this year, the Government of Ontario Stated that "government will not consider the removal of any lands from the Greenbelt";

WHEREAS Removal Proposals Include Portions of the Greenbelt Natural Heritage System Containing Irreplaceable Provincially Significant Wetlands and Woodlands in the CLOCA Watershed;

WHEREAS CLOCA Previously Commented on Greenbelt Expansion Proposals with the Premise of Improving the Quantity and Quality of the Greenbelt for Future Generations and Not to Facilitate Future Removals;

THEREFORE BE IT RESOLVED THAT the CLOCA Board of Directors requests that the Province of Ontario withdraw the Proposed Amendments to the Greenbelt Plan;

THAT the Commentary in Staff Report #5808-22 and attachments be endorsed and submitted to the Province of Ontario and Conservation Ontario as CLOCA's comments regarding Environmental Registry Posting 019-6216, 019-6217, 019-6218;

THAT Staff Report #5808-22 be circulated to Watershed Municipalities with a request for endorsement of this resolution; and,

THAT Staff Report #5808-22, be circulated to Members of Provincial Parliament, Members of Parliament, Conservation Ontario and adjacent Conservation Authorities for their information.

CARRIED

Accordingly, please place the motion captioned above on the relevant agenda for endorsement by Regional Council.

Please contact me if you have any questions with respect to this matter.

Yours truly,



Chris Jones, MCIP, RPP

Director of Planning and Regulation

CJ/lv

Encl. CLOCA Staff Report 5808-22 and attachments

Cc: Alexander Harras clerks@durham.ca
Nicole Cooper, Town of Ajax, Nicole.Cooper@ajax.ca
June Gallagher, Municipality of Clarington, clerks@clarington.net
Debbie Shields, City of Pickering, clerks@pickering.ca
JP Newman, Township of Scugog, jnewman@scugog.ca
Debbie Leroux, Township of Uxbridge dleroux@town.uxbridge.ca
Chris Harris, Town of Whitby, harrisc@whitby.ca
Chris Darling, CLOCA, cdarling@cloca.com
Jamie Davidson, CLOCA, jdavidson@cloca.com

h:\pgdp22 cloca comments - greenbelt removals 2022 clerks letter oshawa.docx

CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY

DATE: November 22, 2022
FILE: PGDP22
S.R.: 5808-22
TO: Chair and Members, CLOCA Board of Directors
FROM: Chris Jones, Director, Planning and Regulation
SUBJECT: Provincial Consultation on Proposed Amendments to the Greenbelt Plan

APPROVED BY C.A.O. 

Purpose

The purpose of this report is to introduce a new proposal from the Province of Ontario to amend the *Greenbelt Plan* and provide commentary for submission to the province under the *Environmental Bill of Rights* Registry.

Background: Greenbelt Amendments Proposed to Remove or Redesignate 15 Areas of Land and Add Lands in the Paris Galt Moraine Area and “Urban River Valleys”

On November 4, 2022, the Ministry of Municipal Affairs and Housing (MMAH) posted notices on the *Environmental Registry of Ontario* launching a consultation on amendments to the *Greenbelt Plan* (Greenbelt) to remove or redesignate 15 areas of land totaling approximately 3,000 hectares (7,400 acres) from the Protected Countryside and Greenbelt Natural Heritage System to be used for urban development, specifically “building housing in the near term.” The province estimates that approximately 50,000 new dwelling units could be built within the Greenbelt lands subject to this proposal.

Greenbelt Act, 2005 Requirements

The *Greenbelt Act, 2005* (the Act) sets out a legislated public process that applies to any proposed Greenbelt amendment. This includes consultation with affected public bodies such as municipalities and conservation authorities as well as the general public and Indigenous communities.

Under the Act, amendments cannot reduce the total land area covered by the Greenbelt. The government is therefore proposing to add a portion of the Paris Galt Moraine in southwestern Ontario to the Greenbelt. To justify the removal of 3,000 hectares under the Act, the government is also including the areas covered by 13 Urban River Valley Areas previously proposed for addition earlier this year, some of which are in the CLOCA Watershed.

CLOCA previously recommended certain Urban River Valley areas for addition as expansions to the Greenbelt, not as a land exchange to meet legal requirements under the Act. Under previous proposals, the province indicated that “In Ontario’s 2020 and 2021 budgets, the government committed to protecting the Greenbelt for future generations by expanding its quantity and quality.” The first principle of the March 24, 2022 proposal from earlier this year was: “1. No removal or land exchanges proposed. This proposal is about growing the size and quality of the Greenbelt, and the government will not consider the removal of any lands from the Greenbelt.” CLOCA made good faith submissions in the context of Greenbelt protection and expansion for future generations following Board of Directors Resolution #34 associated with Staff Report 5783-22 at the April 12, 2022 meeting. **Attachment No. 1** to this Report contains Resolution #34 and associated Urban River Valley area mapping.

Two Greenbelt Removals Proposed in the CLOCA Watershed

Of the 15 areas of land proposed for removal from the Greenbelt Protected Countryside, two (2) are located in the CLOCA Watershed.

Ajax Removal

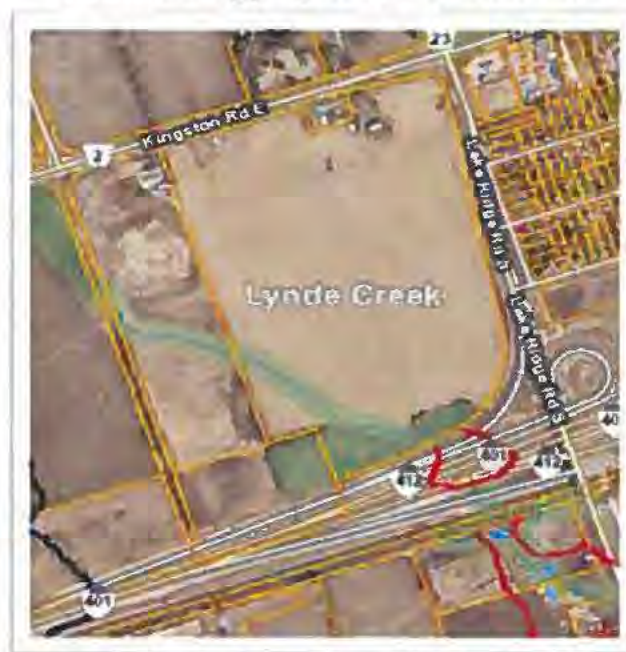
The first area of land is 42.7 hectares (105 acres) located in the Town of Ajax at the southwest corner of Kingston Road East and Lake Ridge Road South within a portion of the Greenbelt Protected Countryside that forms part of the permanent agriculture preserve of the Town of Ajax and a longstanding greenlands and open space separator between the Town of Whitby to the east and the urban portion of the Town of Ajax to the west. An excerpt of the provincial Greenbelt mapping is shown below to the left. The lands are located in the Lynde Creek watershed and contain a tributary of the Lynde Creek and a key natural heritage features in the form of woodland, watercourse and fish habitat along with agricultural lands, which are incorporated into CLOCA's watershed-scale Natural Heritage System. A map of this information is shown below to the right.

Figure 1: Lands Proposed for Removal in the Town of Ajax, Lynde Creek Watershed

Provincial Greenbelt Mapping



CLOCA Mapping of Features and Areas



LEGEND

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

- Assessment Parcel
- Riverine Floodline
- Drainage
- Natural Heritage System

Clarington Removal

The second area of land is 34.7 hectares (85.8 acres) located in the Municipality of Clarington northeast of the intersection of Hancock Road north of Nash Road within a portion of the Greenbelt Protected Countryside and Greenbelt Natural Heritage System that is intended to permanently protect the Lake Iroquois Beach physiographic region. An excerpt of the provincial Greenbelt mapping is shown below to the left. The lands are located in the Black Creek watershed. Consistent with the location of the lands upon the former Lake Iroquois Beach, the lands also contain woodlands and a large 5.4 hectare (13.2 acre) unit of the *Harmony-Farewell Iroquois Beach Provincially Significant Wetland Complex*, a tributary of the Black Creek and a key natural heritage features in the form of woodland, watercourse and fish habitat along with agricultural lands. Appropriate for a site located within the Greenbelt and a portion of the Greenbelt Natural Heritage System, The entirety of the lands are recognized within CLOCA's Wildlife Habitat Network as being either Core Habitat, Secondary Habitat and Regional Corridor for the movement of sensitive plants and animals. In addition, the majority of the site is recognized as being part of CLOCA's watershed-scale Natural Heritage System. A map of this information is shown below to the right.

Figure 2: Lands Proposed for Removal in the Municipality of Clarington, Black Creek Watershed

Provincial Greenbelt Mapping

CLOCA Mapping of Features and Areas



LEGEND

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

- Assessment Parcel
- Riverine
- Drainage
- Natural Heritage System
- Provincially Significant Wetland (PSW)

Attachment No. 2 to this Report contains the full registry posting for full details. Comments are due by December 4, 2022.

Analysis and Conclusion

Proposed Rationale is not Credible

The government justifies the proposal, which is a reversal from first-principle commitments made as recently as March 24th of this year, on the basis of a need to find land to build 1.5 million homes over the next 10 years. This housing construction goal arises from the Report of the provinces' Ontario Housing Affordability Task Force, which reported to government on February 8, 2022. In that reporting, the Task Force clearly stated that "... a shortage of land isn't the cause of the problem. Land is available, both inside the existing built-up areas and on developed land outside of the greenbelts." (p. 10, emphasis added). Further, as members are aware, through the Envision Durham process, at the direction of Regional Council, has identified a suitable land supply for the region extending up to 2051 without the need to destroy portions of the Greenbelt Protected Countryside and Greenbelt Natural Heritage System. Using the call for 1.5 million homes over the next 10 years to justify the proposed removals or the need for the Greenbelt to supply serviced urban land for housing is not credible and should be rejected.

Proposals in Durham Violate Core Greenbelt Plan, 2017 Principles

Setting aside the stated justification, the proposed removals in the CLOCA watershed still violate the Greenbelt principles for the cases where Settlement Areas may be expanded. In instances where a municipality was in a process of expanding a settlement area prior to the Greenbelt's introduction, the expansion was still required to "not extend into the Natural Heritage System" (Policy 3.4.5.1 b).

The Clarington removal is especially egregious, as the boundaries are based on one single parcel of ownership which ignores the boundaries of the Greenbelt Natural Heritage System on the parcel. The Greenbelt Natural Heritage System portion of the lands protects a significant woodland and a 5.4 hectare provincially significant wetland unit. There is no rationale in any context that would justify extending urban development permissions onto that irreplaceable portion of natural heritage in our watershed.

Further, the Greenbelt gives special attention to key natural heritage features within the Lake Iroquois Beach within Durham Region, which is the case with the Clarington Removal. Policy 3.2.6.3 of the Greenbelt notes: "... portions of the former Lake Iroquois shoreline, particularly within Durham Region, traverse existing or approved urban areas. Municipalities should consider planning, design and construction practices that maintain, or where possible, enhance the size, diversity, connectivity and functions of key natural heritage features..." (Emphasis added). The proposed Clarington removal would be in direct opposition to this Greenbelt direction.

The Ajax removal is located on lands that the Town of Ajax has set aside even prior to the establishment of the Greenbelt as a permanent agricultural preserve. It is in a location adjacent to the Highway 401 and Lake Ridge Road South with exposure to the highway corridor. To the west are prestige employment lands in the Town of Ajax. Even if it was appropriate to remove the urban separator and open space system between Ajax and Whitby, the lands are not an appropriate location for housing but rather for employment uses.

Proposal Does Not Honour Previous Commitments

As discussed above, CLOCA previously commented in good faith on several occasions in response to the government's proposals to protect the Greenbelt for future generations by expanding its quantity and quality. CLOCA's comments were not intended to facilitate a future land exchange for urban development that would undermine Greenbelt Protected Countryside in the CLOCA watershed. The current proposal does not honour previous commitments to undertake Greenbelt Expansions without removals and undermines the integrity and permanence intended for the Greenbelt and especially elements of the landscape that form part of the Greenbelt Natural Heritage System. Under the proposal the Greenbelt will not be protected for future generations and should therefore be withdrawn.

RECOMMENDATION:

WHEREAS The Ontario Housing Affordability Task Force's Recommended Goal of 1.5 million homes in the next 10 years explicitly excluded building on the Greenbelt Protected Countryside;

WHEREAS As Recently as March 24 of this year, the Government of Ontario Stated that "government will not consider the removal of any lands from the Greenbelt";

WHEREAS Removal Proposals Include Portions of the Greenbelt Natural Heritage System Containing Irreplaceable Provincially Significant Wetlands and Woodlands in the CLOCA Watershed;

WHEREAS CLOCA Previously Commented on Greenbelt Expansion Proposals with the Premise of Improving the Quantity and Quality of the Greenbelt for Future Generations and Not to Facilitate Future Removals;

THEREFORE BE IT RESOLVED THAT the CLOCA Board of Directors requests that the Province of Ontario withdraw the Proposed Amendments to the Greenbelt Plan;

THAT the Commentary in Staff Report #5808-22 and attachments be endorsed and submitted to the Province of Ontario and Conservation Ontario as CLOCA's comments regarding Environmental Registry Posting 019-6216, 019-6217, 019-6218;

THAT Staff Report #5808-22 be circulated to Watershed Municipalities with a request for endorsement of this resolution; and,

THAT Staff Report #5808-22, be circulated to Members of Provincial Parliament, Members of Parliament, Conservation Ontario and adjacent Conservation Authorities for their information.

Attachment 1 – Previous Resolution and Provincial Urban River Valleylands Mapping

Attachment 2 – ERO Posting

Attachment No. 1, April 12, 2022 CLOCA Board of Directors Resolution:

Res. #34 Moved by R. Hooper Seconded by C. Leahy

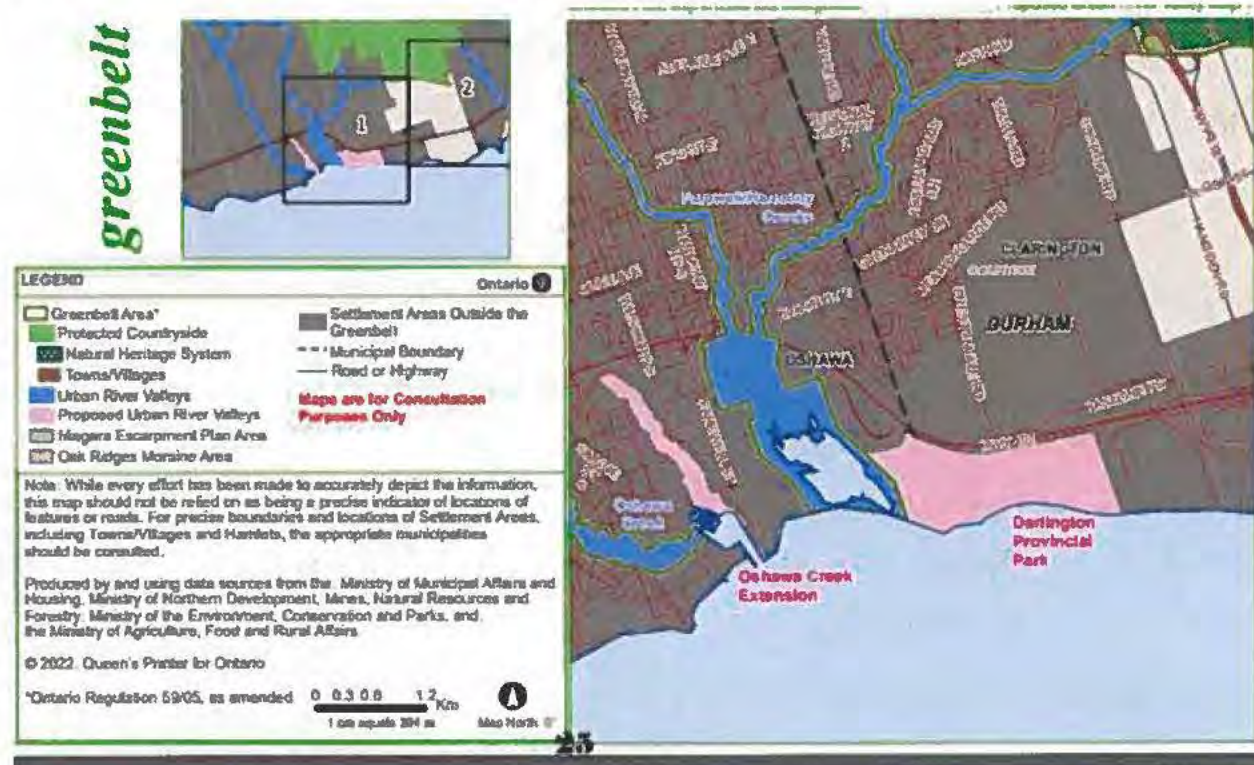
THAT CLOCA Supports the Proposed Provincial Urban River Valley Additions to the Greenbelt Plan subject to revisions to ensure the Urban River Valley Additions are revised to reflect City of Oshawa Council-endorsed boundaries, as identified in City of Oshawa Agenda Item DS-21-72 with respect to the Oshawa Harbour and Marina Lands and East Wharf;

THAT the Province of Ontario Provide Land Acquisition Funding Targeted to Greenbelt Lands to reinforce the ecological and recreational value of lands designated as Urban River Valleys;

THAT the Analysis Commentary in Staff Report #5783-22 be endorsed and submitted to the Province of Ontario and Conservation Ontario as CLOCA's comments regarding Environmental Registry Posting 019- 4803, 019-4483 and 019-4485; and,

THAT Staff Report #5783-22 be circulated to Watershed Municipalities, Members of Provincial Parliament, Members of Parliament and adjacent Conservation Authorities for their information.
CARRIED

Previous Provincial Urban River Valley Expansion Proposals in the CLOCA Watershed





Proposed Amendments to the Greenbelt Plan

ERO (Environmental Registry of Ontario) number	019-6216
Notice type	Policy
Act	Greenbelt Act, 2005
Posted by	Ministry of Municipal Affairs and Housing
Notice stage	Proposal
Proposal posted	November 4, 2022
Comment period	November 4, 2022 - December 4, 2022 (30 days) Open
Last updated	November 4, 2022

This consultation closes at 11:59 p.m. on:

December 4, 2022

Proposal summary

The Ministry of Municipal Affairs and Housing is seeking feedback on proposed changes to the Greenbelt Plan that would remove or redesignate 15 areas of land and add land in the Paris Galt Moraine area.

Proposal details

The government introduced the [More Homes Built Faster](https://www.ontario.ca/page/more-homes-built-faster) (<https://www.ontario.ca/page/more-homes-built-faster>) plan, which takes bold action to advance our plan to address the housing crisis by building 1.5 million homes over the next 10 years. The government is taking further action to support this goal by launching a consultation on proposed changes to the Greenbelt that would support our municipal partners to plan for responsible growth and help build housing faster and in a targeted manner, while leading to an overall expansion of the Greenbelt.

Ontario is expected to grow by more than two million people by 2031, with approximately 1.5 million people living in the Greater Golden Horseshoe Region. To accommodate that growth and support the building of more homes

our government is proposing to remove or redesignate 15 areas of land totaling approximately 7,400 acres from the edge of the Greenbelt Area that are serviced or adjacent to services and will be used to build housing in the near term.

Should these lands be removed from the Greenbelt, the landowners will be expected to develop detailed plans to build housing and move forward with the project quickly. It is the government's expectation that construction of these new homes will begin on these lands by no later than 2025, and that significant progress on approvals and implementation be achieved by the end of 2023. It is the government's expectation that the proponents would fully fund necessary infrastructure upfront.

If these conditions are not met, the government will begin the process to return the properties back to the Greenbelt.

If this proposal is adopted, it would result in the construction of approximately 50,000 or more new homes in the Greater Golden Horseshoe.

The Ministry of Municipal Affairs and Housing (MMAH) is seeking feedback on proposed amendments to the Greenbelt Plan (<https://www.ontario.ca/document/greenbelt-plan-2017>) Greenbelt Area boundary regulation (O. Reg. 59/05) (<https://www.ontario.ca/laws/regulation/050059>) and Oak Ridges Moraine Conservation Plan (O. Reg. 140/02) (<https://files.ontario.ca/oak-ridges-moraine-conservation-plan-2017.pdf>) that 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, designated Protected Countryside with a Natural Heritage System
- Redesignate lands in the Oak Ridges Moraine Conservation Plan Area that could be suitable for residential development in the near term

The proposed strategic removal of lands from the Greenbelt Area was considered in the context of the objectives and policies of the Greenbelt Plan (<https://www.ontario.ca/document/greenbelt-plan-2017>) and the requirement in the Greenbelt Act, 2005 (<https://www.ontario.ca/laws/statute/05g01>) that the total amount of land within the Greenbelt Area shall not be reduced (See **Amendments to the Greenbelt Plan** below).

MMAH previously consulted on adding 13 Urban River Valley (URV) areas to the Greenbelt in April 2022 (see [ERO Posting 019-4485: Growing the size of the Greenbelt \(https://ero.ontario.ca/notice/019-4485\)](https://ero.ontario.ca/notice/019-4485)). The area of the proposed Paris Galt Moraine lands would be in addition to these URV areas, totalling 9,400 acres for an overall expansion to the Greenbelt of approximately 2000 acres. The total lands proposed to be added would be greater than or equal to the area of the lands proposed for removal from the [Greenbelt Plan \(https://www.ontario.ca/document/greenbelt-plan-2017\)](https://www.ontario.ca/document/greenbelt-plan-2017) under this proposal (see **Amendments to the Greenbelt Plan** below).

While this ERO posting relates specifically to the proposed amendment to the [Greenbelt Plan \(https://www.ontario.ca/document/greenbelt-plan-2017\)](https://www.ontario.ca/document/greenbelt-plan-2017), there are two related ERO postings regarding the proposed adjustments to the Greenbelt Area boundary and Oak Ridges Moraine Conservation Plan regulations:

- [ERO 019-6217: Proposed amendments to the Greenbelt Area boundary regulation O. Reg. 59/05 \(https://ero.ontario.ca/notice/019-6217\)](https://ero.ontario.ca/notice/019-6217)
- [ERO 019-6218: Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan O. Reg. 140/02 \(https://ero.ontario.ca/notice/019-6218\)](https://ero.ontario.ca/notice/019-6218)

The maps available for this consultation are posted in supporting materials below and outline:

- **15 areas proposed for strategic removal/redesignation (Redesignations/Removal Maps 1-11)**
- **Lands in the Paris Galt Moraine proposed to be added to the Greenbelt (Addition Map A)**
- **A contextual map of the geography (Overview Map)**

Policy proposal

The [Greenbelt Act, 2005 \(https://www.ontario.ca/laws/statute/05g01\)](https://www.ontario.ca/laws/statute/05g01) requires consultation with affected municipalities, public bodies, and the public on any proposed [Greenbelt Plan \(https://www.ontario.ca/document/greenbelt-plan-2017\)](https://www.ontario.ca/document/greenbelt-plan-2017) amendments.

Lands proposed for removal:

MMAH is proposing to remove the following lands from the Greenbelt Area to support the plan to build 1.5 million homes while also taking a balanced approach to smart growth (See corresponding Redesignation/Removal Maps 11 in supporting materials below):

Area/Location	Map Number
Land located in the Township of King east of Dufferin Street, south of Miller's Sideroad and west of Bathurst Street	Map 1
Land located in City of Vaughan north and east of Teston Road and Pine Valley Drive	Map 2
Land located in City of Richmond Hill east of Leslie Street, north of Elgin Mills Road East, west of Highway 404	Map 3
Land located in the Town of Whitchurch-Stouffville at 11861 and 12045 McCowan Road	Map 4
Land located in City of Markham at 5474 19th Ave. at the northwest corner of 19th Ave. and McCowan Road	Map 4
Land located in City of Markham at 10235, 10378 and 10541 Hwy 48	Map 5
Land located in the City of Markham at 10379 Kennedy Road	Map 5
Land located in the City of Pickering south of Highway 407, west of West Duffins Creek and north of the CP Belleville rail line	Map 6
Land located in Town of Ajax located at 765 and 775 Kingston Road East	Map
Land located in Clarington at the northeast corner of Nash Road and Hancock Road	Map 8
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	Map 9

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 Map 10

Land in the Town of Grimsby south of the GO rail line, west of Oakes Road North, north of Main Street West, east of Kelson Ave North Map 11

Land located in the City of Hamilton at 331 and 339 Fifty Road Map 11

Some of the lands listed above are also subject to policies under the Oak Ridges Moraine Conservation Plan - please see **ERO 019-6218** (<https://ero.ontario.ca/notice/019-6218>) for more details on proposed amendments.

Lands proposed for redesignation:

MMAH is also proposing to amend the designation of lands located in the Town of Grimsby at 502 Winston Road. These lands are currently designated as Specialty Crop (Niagara Peninsula Tender Fruit and Grape Area) and Natural Heritage System in the Greenbelt and would be redesignated to Town/Village under this proposal. See **Map 11** in supporting materials below.

Lands proposed to be added:

MMAH is proposing to add lands in the Paris Galt Moraine to the Greenbelt Area, which would be designated as Protected Countryside with a Natural Heritage System. See Proposed Addition Map A in **supporting materials** for a map of the proposed lands to be added to the Greenbelt.

The proposal would capture one settlement area, which would be designated as a Hamlet under the Greenbelt Plan's settlement hierarchy.

MMAH is also considering targeted policy changes to the **Greenbelt Plan** (<https://www.ontario.ca/document/greenbelt-plan-2017>) to support the implementation of the proposed addition (e.g. existing uses). Section 4.5 and other provisions of the Greenbelt Plan would apply to existing uses (as defined in section 7 of the Greenbelt Plan) in the Paris Galt Moraine area. Additionally transition provisions are proposed to be added that would address decisions on applications related to previous site-specific approvals in the Paris Galt

Moraine area, similar to the existing provision in section 5.2.1 of the Greenbelt Plan. See **supporting materials** for more information on Greenbelt Plan policies.

An amendment to the Greenbelt Area boundary regulation (O. Reg. 59/05) has been proposed to facilitate these changes. See **Proposed Amendment to the Greenbelt Area Boundary Regulation at [ERO 019-6217]** (<https://ero.ontario.ca/notice/019-6217>) and in Related ERO notices below

Context: The Greenbelt Plan

The Greenbelt Area includes lands covered by the policies of the **Greenbelt Plan** (<https://www.ontario.ca/document/greenbelt-plan-2017>), as well as the **Oak Ridges Moraine Conservation Plan** (<https://files.ontario.ca/oak-ridges-moraine-conservation-plan-2017.pdf>) and the **Niagara Escarpment Plan** (<https://escarpment.org/land-use-planning/niagara-escarpment-plan/>). Collectively, these plans identify where major urbanization should not occur. The plans 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 has two designations:

1. **Protected Countryside** – comprises most of the area covered by the Greenbelt Plan. In addition to general policies that apply across the Greenbelt, there are three geographic specific policy areas:
 - Agricultural System
 - Natural System
 - Settlement Area
2. **Urban River Valleys (URVs)** -- The Greenbelt Plan recognizes the importance of URVs in connecting the Greenbelt to the Great Lakes and inland lakes. Policies apply to publicly owned lands only in the URVs.

Amendments to the Greenbelt Plan

The **Greenbelt Act, 2005** (<https://www.ontario.ca/laws/statute/05g01>) sets out the legislated public process that applies to any proposed **Greenbelt Plan** (<https://www.ontario.ca/document/greenbelt-plan-2017>) amendments. This would include requiring consultation with affected public bodies such as the Greenbelt Council, municipalities and conservation authorities in the Greenbelt Area, an opportunity for consultation with the general public, as well as

ensuring any proposed amendment does not reduce the total land area within the Greenbelt Plan. Engaging with Indigenous communities would also occur before any amendments are made.

Under the Greenbelt Act, 2005, amendments cannot reduce the total land area covered by the Greenbelt Plan. The proposed Paris Galt Moraine area, in addition to the 13 Urban River Valley areas that were previously consulted on in March 2022 would be greater than or equal to the land area removed from the Greenbelt Plan under this proposal. See **ERO 019-4485** (<https://ero.ontario.ca/notice/019-4485>) for more information on past proposals on new and expanded Urban River Valleys.

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. 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.

Context: Policy Proposal

Strategic Removals

The government considered properties within the Greenbelt as candidate sites for future and near-term housing development against criteria that included:

- Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion
- The lands are adjacent to existing settlement areas
- The lands are adjacent to the edge of the Greenbelt area boundary
- The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents
- The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

The Paris Galt Moraine

The Paris Galt Moraine is an area of rolling, hilly terrain which is significant because its high ground forms the headwaters for many rivers and streams. With its hummocky surface enhancing infiltration, and sand and gravel deposits

facilitating groundwater flow, the Paris Galt Moraine helps to promote recharge to the groundwater aquifers that support drinking water supply, local ecosystems, agriculture, growth management, and more.

MMAH consulted on ways to grow the Greenbelt in February 2021, which included a study area focused on the Paris Galt Moraine as a priority. Following further analysis, the Ministry identified a need to further understand how the addition of the Paris Galt Moraine could impact the priority to create housing and jobs. See [ERO 019-3136 \(https://ero.ontario.ca/notice/019-3136\)](https://ero.ontario.ca/notice/019-3136) for more information on the Growing the Greenbelt initiative.

The proposed amendment to extend [Greenbelt Plan \(https://www.ontario.ca/document/greenbelt-plan-2017\)](https://www.ontario.ca/document/greenbelt-plan-2017) policy coverage to a portion of the Paris Galt Moraine uses an incremental and measured approach so municipalities can plan for the right mix of homes faster and in a targeted manner. The proposed Paris Galt Moraine area captures one (1) settlement area, which is proposed to be designated as a Hamlet to reflect the Greenbelt Plan's settlement hierarchy and approach to settlement areas.

Brisbane: Hamlet

See supporting materials below for more information on the settlement areas in the Greenbelt.

The proposed Paris Galt Moraine boundary was mapped using both natural (e.g. natural features, natural heritage system) and surveyable (e.g. lot and concession lines, roads) boundaries to support implementation.

Should the Greenbelt Area be amended to include the Paris Galt Moraine area it would be designated as Protected Countryside and would, in some areas, be subject to more specific direction under the Greenbelt Plan than policies that currently exist in A Place to Grow (e.g. more restrictive settlement expansion policies, municipal official plan policies cannot be more restrictive than the Greenbelt Plan on mineral aggregate resources and agricultural uses) or the Provincial Policy Statement. **Please see supporting materials for more information on Greenbelt Plan policies.**

Analysis of Regulatory Impact:

The anticipated regulatory impacts of the proposal are positive. The proposed removal or redesignation of 15 areas of land and adding lands in the Paris Galt Moraine area is intended to remove regulatory burdens for municipalities in

order to effectively direct growth, optimize investments in infrastructure and support needed housing. Lands to be removed would no longer need to comply with the prohibitions and requirements of the Greenbelt Plan. There would be some additional burden placed on the lands proposed to be added, though some of these lands are already constrained by existing requirements. While there are no direct administrative costs associated with this proposal there would be a small burden on municipalities to update their official plans to reflect the new boundaries of the Greenbelt Plan.

Supporting materials

Related files

Redesignations/Removal Maps 1-11(<https://prod-environmental-registry.s3.amazonaws.com/2022-11/Redesignations or Removals Map 1 to 11.pdf>) pdf.(Portable.Document.Format.file) 3.7 MB

Supporting Document: Summary of Greenbelt Plan Policies
(<https://prod-environmental-registry.s3.amazonaws.com/2022-11/ERO 019-6216 Supporting document summary of GB policies.pdf>) pdf.(Portable.Document.Format.file) 112.76 KB

Addition Map A(<https://prod-environmental-registry.s3.amazonaws.com/2022-11/Addition Map A.pdf>) pdf.(Portable.Document.Format.file) 1.2 MB

Overview Map(<https://prod-environmental-registry.s3.amazonaws.com/2022-11/Overview Map.pdf>) pdf.(Portable.Document.Format.file) 970.33 KB

Related links

The Greenbelt Area boundary regulation, O. Reg. 59/05, as amended in 2017 (<https://www.ontario.ca/laws/regulation/050059>)

Related ERO (Environmental Registry of Ontario) notices

[Proposed Revocation of the Central Pickering Development Plan \(/notice/019-6174\)](#)

[Review of A Place to Grow and Provincial Policy Statement\(/notice/019-6177\)](#)

[Consultation on growing the size of the Greenbelt\(/notice/019-3136\)](#)

[Proposed Amendment to the Greenbelt Plan - Growing the size of the Greenbelt\(/notice/019-4485\)](#)

[Proposed amendments to the Greenbelt Area boundary regulation \(/notice/019-6217\)](#)

[Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan\(/notice/019-6218\)](#)

[Notice of Proposed Revocation: Minister's Zoning Order – Ontario Regulation 154/03\(/notice/019-6238\)](#)

View materials in person

Some supporting materials may not be available online. If this is the case, you can request to view the materials in person.

Get in touch with the office listed below to find out if materials are available.

Comment

Let us know what you think of our proposal.

Have questions? Get in touch with the contact person below. Please include the ERO (Environmental Registry of Ontario) number for this notice in your email letter to the contact.

[Read our commenting and privacy policies\(/page/commenting-privacy\)](#)

Submit by mail

Connect with

JS

Contact

greenbeltconsultation@ontario.ca



greenbeltconsultation@ontario.ca