




COMMUNICATION UPDATE

TO:	Mayor and Members City Council
DATE:	January 5, 2023
SUBJECT:	Provincial Amendments to the Greenbelt Plan (Greenbelt Plan Amendment No. 3) (City Wide)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Abdul Shaikh Acting General Manager Planning and Economic Development Department
SIGNATURE:	

The Province of Ontario has issued decisions on recently proposed amendments to the Greenbelt Plan and to the Greenbelt Area Boundary Regulation (ERO Posting 019-6216 and 019-6217). In addition to the decision on the November 4th proposals, the Province has also issued decision on postings relating to the addition of Urban River Valleys (URVs) to the Greenbelt Plan. ERO 019-4485 and 19-4483. Decisions were issued through a letter to City Council on December 16, 2022 (Appendix “A”) and through December 21, 2022, updates to the four ERO postings noted above. The location of the additions and removals from the Greenbelt Plan are shown in Appendix “B”.

Proposed Changes to the Greenbelt Plan in 2022

Removal of Lands from the Greenbelt Plan Area – November/December 2022 Initiative

On November 4, 2022, the Province requested comments on proposed changes to the Greenbelt Plan through the Environmental Registry of Ontario. The proposals included the removal of 7,400 acres (2,995 ha) of land from the Greenbelt Plan Area in Ontario to be used to build housing in the near term.

Within the City of Hamilton, approximately 795 hectares of lands were identified for potential removal at the following locations:

- Lands located south of Garner Road West, west of Fiddlers Green Road, east of Shaver Road in the vicinity of Book Road (‘Book Road Lands’) (727 ha in size);

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- Lands located south of White Church Road East, west of Miles road, north of Chippewa Road East, east of Upper James Street (“Whitechurch lands”) (64 ha in size); and,
- Lands located at 331 and 339 Fifty road, at the north west corner of Barton Street and Fifty Road (“Fifty Road Lands”) (4 ha in size).

Through the November 4, 2022 ERO posting, the Province indicated that should these lands be removed from the Greenbelt Plan, significant progress on approvals and implementation is to be achieved by the end of 2023, with construction to begin no later than 2025. The Province also expects that proponents would fully fund necessary infrastructure upfront. If these conditions are not met, the ERO posting indicates that the government will begin the process to return the properties back to the Greenbelt Plan. However, this requirement has not been enshrined in policy or legislation.

On November 30, 2022, City Council approved the following recommendations:

- “(a) That the City does not support the removal of lands from the Greenbelt Plan because removal of the lands contradicts the vision and goals of the Greenbelt Plan to provide permanent protection to the natural heritage and water resource systems that are crucial to sustain ecological and human health and build resilience to and mitigate climate change and the City has no requirement for additional lands to accommodate housing growth to 2051 given the recent expansions to the urban area approved through Official Plan Amendment No. 167, and further;
- (b) That Report PED22213 be forwarded to the Ministry of Municipal Affairs and Housing (MMAH) to be considered as part of the City of Hamilton’s comments on Environmental Registry of Ontario (ERO) Postings 019-6216 and 019-6217 respecting proposed amendments to the Greenbelt Plan.”

The Staff Report and Council-adopted recommendations were forwarded to the Province prior to the November 4th commenting deadline.

In addition to Council’s recommendations forwarded to the Province, staff comments concluded that two of the three parcels (Whitechurch and Book Road) do not meet the Province’s own criteria that the lands be serviceable and that there was no information in the proposal to understand timing of development and phasing in relation to the Urban Expansion areas and financing of development.

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Addition of Urban River Valleys (URVs) to the Greenbelt Plan – March/April 2022 Initiative

On March 24, 2022, the Province requested comments on proposed changes to add urban river valleys to the Greenbelt Plan Area including two river valleys in Hamilton (ERO Posting 019-4485 and 019-4483). Ideas for adding more URVs to the Greenbelt Plan Area were also solicited through ERO 019-4803. Together, these postings are known as the “Growing the Greenbelt” initiative.

Within the City of Hamilton, Battlefield Creek and Stoney Creek were proposed by the Province to be added to the Greenbelt Plan area.

On June 8, 2022 City Council approved the following recommendation:

- “(a) That the City of Hamilton supports the inclusion of Stoney Creek and Battlefield Creek in the Greenbelt Plan as Urban River Valleys as part of the Provincial “Growing the Greenbelt” initiative, as identified on Appendix “A” attached to Report PED21064(a);
- (b) That, in addition to Stoney Creek and Battlefield Creek, the City of Hamilton recommends the inclusion of Coldwater (Ancaster) Creek, as identified on Appendix “B” attached to Report PED21064(a), to the Greenbelt Plan as an Urban River Valley;
- (c) That Report PED21064(a) be forwarded to the Ministry of Municipal Affairs and Housing (MMAH) to be considered as part of the City of Hamilton’s comments on Environmental Registry of Ontario (ERO) Postings #019-4485, 019-4483, and 019-4803 respecting Growing the Size of the Greenbelt and Urban River Valleys.”

Staff comments were submitted prior to the April 23, 2022 commenting deadline comments. The Staff Report and Council-adopted recommendations were forwarded to the Province following Council ratification in June.

Provincial Decision on Proposed Changes to the Greenbelt Plan

Greenbelt Plan Removals

Through updates to ERO Postings 019-6216 and 019-6217 and confirmed through the December 16, 2022 letter from the Minister of Municipal Affairs and Housing (Appendix “A”), the Province has issued its decision on proposed changes to the Greenbelt Plan. In the City of Hamilton, all lands proposed for removal through the ERO postings have been removed from the Greenbelt Plan.

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The lands remain in the Rural Area of Hamilton and are designated as “Agriculture, “Rural”, or “Specialty Crop”, and are zoned to reflect the Official Plan designations.

Addition of Urban River Valleys to the Greenbelt Plan

On December 21, 2022, through updates to ERO postings 019-4843 and 019– 4845 and the November 4, 2022 postings of 019-6216 and 6217, the Province has issued its decision on the addition of urban river valleys to the Greenbelt Plan. The Province has added 13 new Urban River Valleys to the Greenbelt. In the City of Hamilton, Battlefield Creek and Stoney Creek have been added. The province did not add Coldwater Creek (Ancaster Creek) to the Greenbelt Plan as an URV as recommended by City Council.

Mapping

The updated Greenbelt Area Boundary Regulation (O.reg. 59/05) was posted and came into effect on December 14th making references to mapping. On December 21,2022 an update to ERO Posing 19-6217 provided links to Boundary Regulation mapping to show “Removals from the Protected Countryside (2022)” and “Additions to the Urban River Valleys (2022)”. The mapping in the Greenbelt Plan document is not yet available from the Province.

The Greenbelt Area Boundary Regulation mapping can be accessed through the following Links:

Removals from the Protected Countryside 2022:

<https://www.ontario.ca/page/greenbelt-maps#removals-from-protected-countryside-2022>

Additions to the Urban River Valleys:

<https://www.ontario.ca/page/greenbelt-maps#additions-to-urv-areas-2022>

Provincial Greenbelt Open Data Portal:

<https://geohub.lio.gov.on.ca/datasets/lio::greenbelt-outer-boundary/explore?location=43.171471%2C-79.872792%2C12.00>

Next Steps

Staff will be reviewing the decision in more detail over the coming weeks and considering the implications of the three former Greenbelt parcels on the City’s overall growth targets, land budget and future secondary planning needs. Furthermore, as the Rural Hamilton Official Plan mapping, designations and policy framework for these lands was predicated on the lands being within the Greenbelt Plan Area, it will be necessary to review the applicable RHOP schedules to determine what, if any,

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amendment to the RHOP are required. A report to Planning Committee will be brought forward with this analysis and recommended actions.

For further information please contact Christine Newbold, Manager of Sustainable Communities by phone at (905) 546-2424 Ext. 1279, or by email at Christine.Newbold@hamilton.ca.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" - December 16, 2022 - Letter from Steve Clark, Minister of Municipal Affairs and Housing

Appendix "B" - Greenbelt Removals and Additions, 2022

**Ministry of Municipal
Affairs and Housing**

Office of the Minister

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Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des Affaires
Municipales et du Logement**

Bureau du ministre

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Toronto ON M7A 2J3
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December 16, 2022

Dear Head of Council, Municipal Chief Executive Officer and Clerk, and AMO Staff

Re: Greenbelt Amendments and Revocation of the Central Pickering Development Plan and O. Reg. 154/03

The government is committed to taking bold action to address Ontario's housing supply crisis by building 1.5 million homes over the next 10 years.

That is why the government has taken further action to support this goal by making changes to the Greenbelt and revoking the Central Pickering Development Plan and the associated Minister's Zoning Order (O. Reg. 154/03) to help build at least 50,000 new homes, while leading to an overall expansion of the Greenbelt by approximately 2,000 acres.

Further to the letters sent on Nov 4, 2022 regarding proposed amendments to the Greenbelt and the letter on October 25, 2022 regarding the proposed revocation of the CPDP, I am writing to provide an update that the government has approved Amendment No. 3 to the Greenbelt Plan (by OIC 1745/2022), amended the Greenbelt Area boundary (O. Reg. 59/05), and revoked the Central Pickering Development Plan (by OIC 1746/2022). The amendments were approved as proposed without modifications.

As Minister, I approved the related amendments to the Oak Ridges Moraine Conservation Plan (O. Reg. 140/02) and revoked the Central Pickering Development Planning Area and the related Minister's Zoning Order (O. Reg. 154/03).

Information on the Greenbelt Area boundary regulation, and the Oak Ridges Moraine Conservation Plan, and the revocation of the Central Pickering Development Plan and Minister's Zoning Order can be found at:

- Designation of Greenbelt Area (O. Reg. 567/22) - <https://www.ontario.ca/laws/regulation/r22567>
- Oak Ridges Moraine Conservation Plan (O. Reg. 568/22) - <https://www.ontario.ca/laws/regulation/r22568>
- Zoning Area - Regional Municipality of Durham, Part of The City of Pickering (O. Reg. 566/22) - <https://www.ontario.ca/laws/regulation/r22566>

Further details on these changes, including updated mapping, will be available online soon.

Thank you to those municipalities who provided feedback. The province looks forward to continued collaboration with municipal partners to get more homes built faster.

Sincerely,



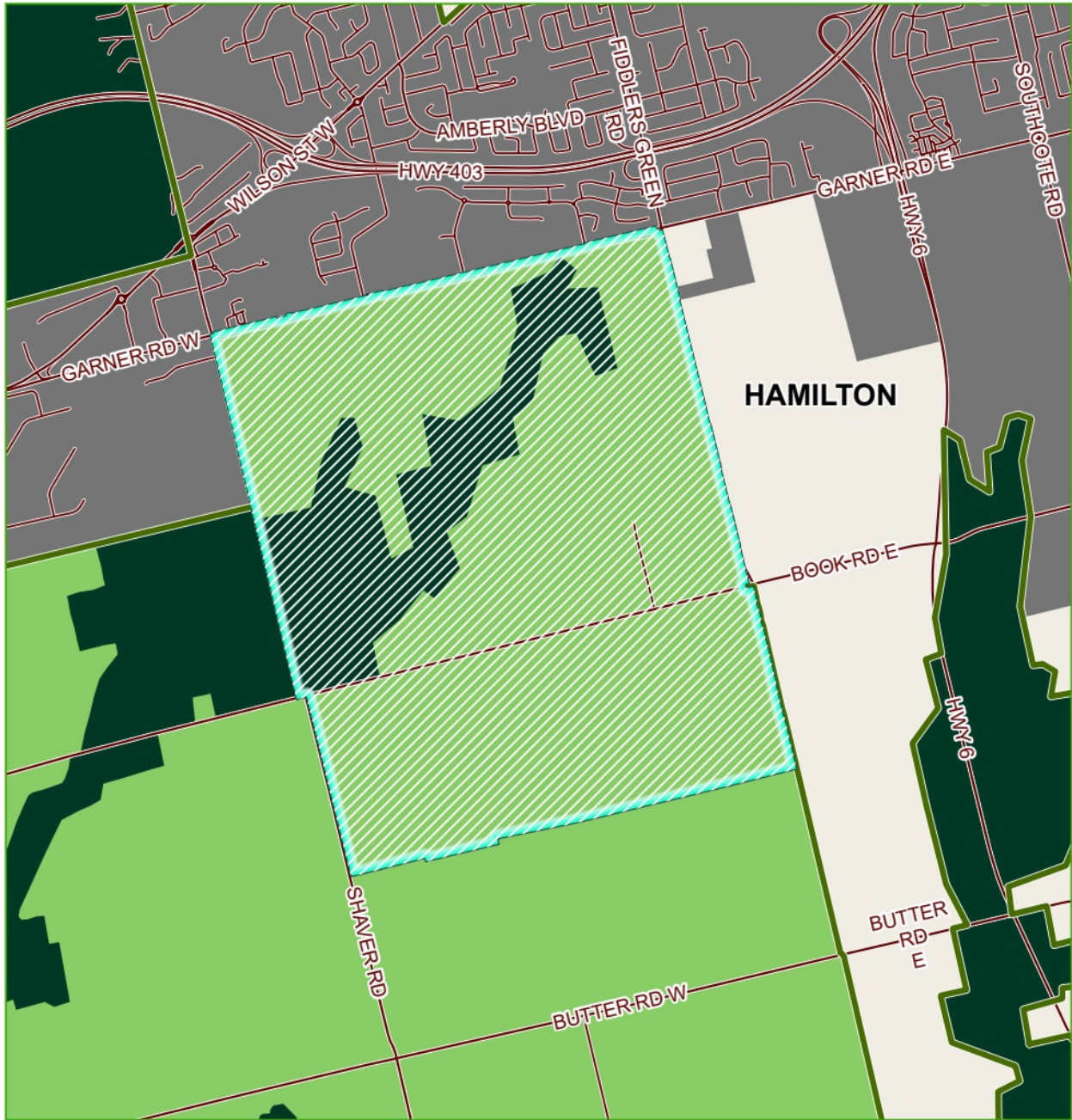
Steve Clark

Minister

- c. Kate Manson-Smith, Deputy Minister, Municipal Affairs and Housing
Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing, Planning and Growth Division
Hannah Evans, Assistant Deputy Minister, Municipal Services Division

Attachment 2 – Greenbelt Removals and Additions, 2022

Map 1 - Lands Removed from Greenbelt Plan – (Map 9 – ERO Postings 19-6216 and 19-6217)

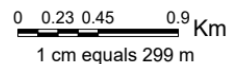


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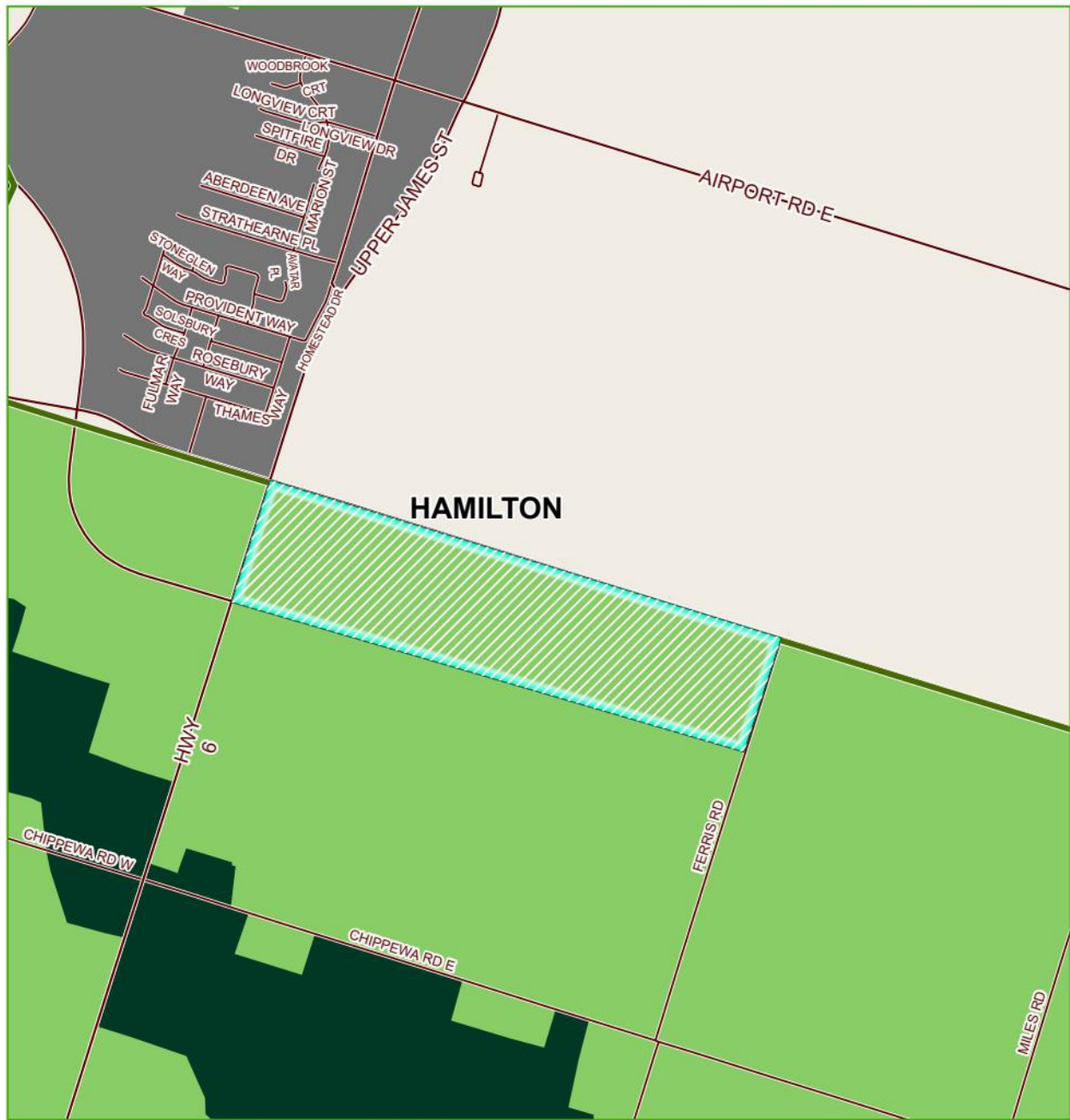
- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns/Villages
- Urban River Valleys
- Settlement Areas Outside the Greenbelt
- Municipal Boundary
- Road or Highway

- Proposed Modifications**
- Greenbelt Redesignation
 - Greenbelt Removal
 - ORM Redesignation



Attachment 2 – Greenbelt Removals and Additions, 2022

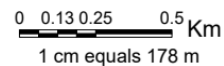
Map 2 - Lands Removed from Greenbelt Plan – (Map 10 – ERO Postings 19-6216 and 19-6217)



LEGEND

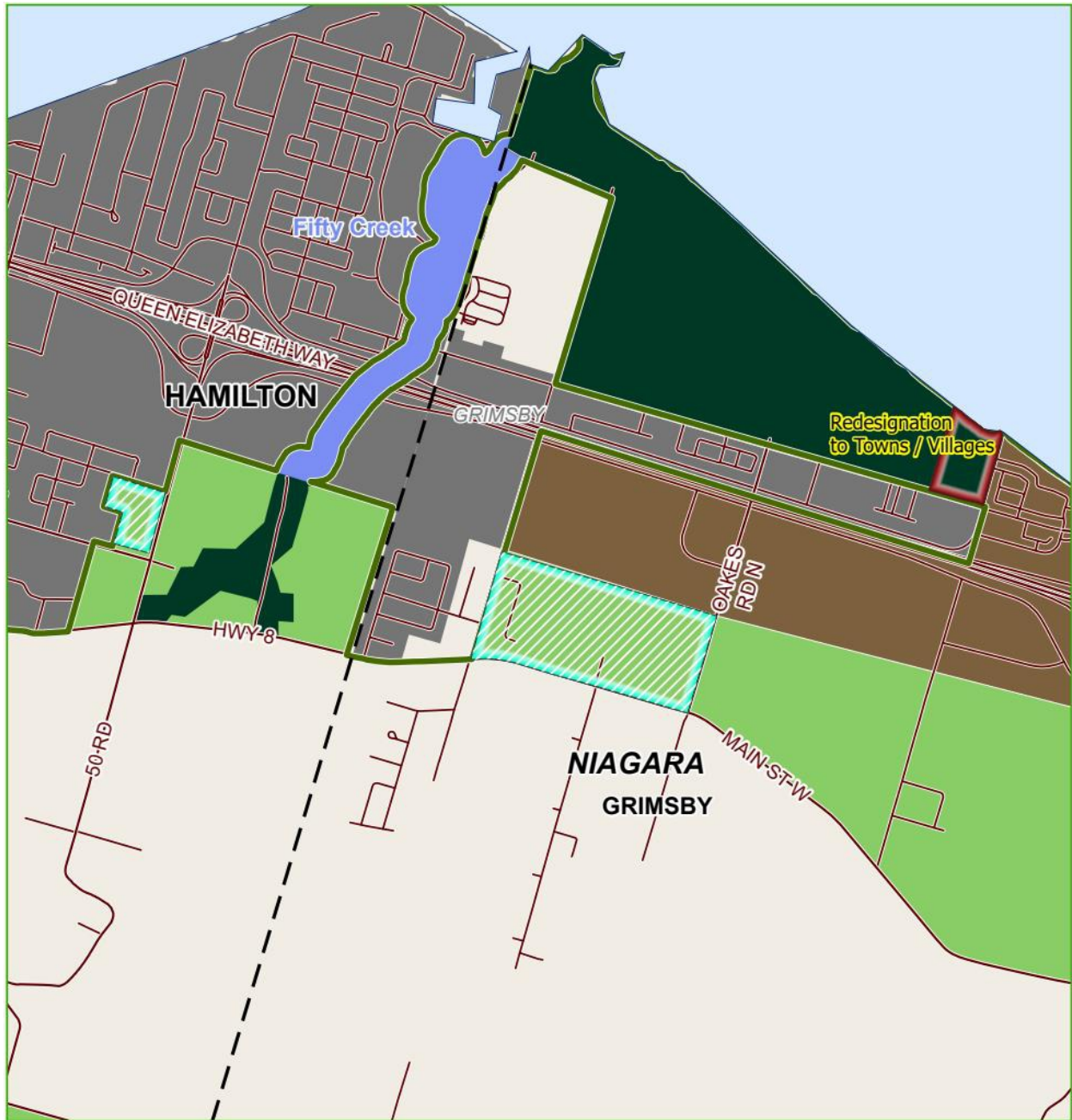


- | | |
|--|-------------------------------|
| Greenbelt Area* | Proposed Modifications |
| Protected Countryside | Greenbelt Redesignation |
| Natural Heritage System | Greenbelt Removal |
| Towns/Villages | ORM Redesignation |
| Urban River Valleys | |
| Settlement Areas Outside the Greenbelt | |
|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



Attachment 2 – Greenbelt Removals and Additions, 2022

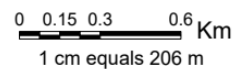
Map 3 - Lands Removed from Greenbelt Plan – (Map 11 – ERO Postings 19-6216 and 19-6217)



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 | |
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Attachment 2 – Greenbelt Removals and Additions, 2022

Map 4 – Urban River Valley Addition to the Greenbelt (Sheet 2 – Province of Ontario – Greenbelt Maps, Urban River Valley Area Additions, 2022



Ontario Ministry of Municipal Affairs and Housing
Ministère des Affaires municipales et du Logement

THE GREENBELT
Plan of the Boundary of the 2022 Urban River Valley Area Additions

IN THE GEOGRAPHIC TOWNSHIPS OF CLARKE, DARLINGTON, ETOBICOKE, MARKHAM, SALTLEET, SCARBOROUGH, TRAFALGAR, WHITEY AND YORK

LA CEINTURE DE VERDURE
Plan des limites aux ajouts à la zone des vallées fluviales urbaines - 2022

DANS LES CANTONS GÉOGRAPHIQUES DE CLARKE, DARLINGTON, ÉTOBICOKE, MARKHAM, SALTLEET, SCARBOROUGH, TRAFALGAR, WHITEY ET YORK

Sheet 2 of 13
Feuille 2 de 13

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Bureau de l'arpenteur général
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Legend / Le gende

Regulated Limit - limite réglementée

2017 Urban River Valley Area Additions - ajouts à la zone des vallées fluviales urbaines 2017

Niagara Escarpment Plan Area - zone visée par le plan d'aménagement de l'éscarpement du Niagara

Protected Countryside - campagne protégée

Provincial Park - parc provincial

Geographic Township - canton géographique

Geographic Lot Fabric - composition du lot géographique

Upper-Tier Municipality - municipalité de palier supérieur

Lower-Tier/Tier-2 Municipality - municipalité de palier inférieur/palier unique

Ownership Parcel - parcelle de propriété

Plan Boundary - territoire visé par le plan

Road - route

Watercourse - cours d'eau

Waterbody - plan d'eau

Waterfront - front d'eau

Abbreviations / Abréviations

Centreline - CL - ligne médiane

Extension - EXT - prolonge

Highway - HWY - route

Intersection - INT - intersection

Limit - LIM - limite

North/South/East/West - N/S/E/W - nord/sud/est/ouest

See Note 8 - N.E.P.A. - voir note 8

Part - PART - partie

Centreline - CL - ligne médiane

Extension - EXT - prolonge

Highway - HWY - route

Intersection - INT - intersection

Limit - LIM - limite

North/South/East/West - N/S/E/W - nord/sud/est/ouest

See Note 8 - N.E.P.A. - voir note 8

Part - PART - partie

Water's Edge - WE - ligne des eaux

NOTES:

1. Survey instructions from the Surveyor General of Ontario must be obtained prior to establishing any of the boundaries on the ground.

2. This Plan has been prepared from the best available information but without the benefit of survey. The absolute and relative positional accuracy of the data shown here has not been verified. This Plan should not be relied upon for the location of legal boundaries, including parcel limits and areas, or as a guide for navigation.

3. Portions of the land described herein may be subject to concurrent planning policies, regulations or standards as amended from time to time. Where necessary, consult the conflict provisions within the applicable governing legislation.

4. "50m FROM WE" means a fixed (non-ambulatory) boundary as determined from a perpendicular offset from water's edge (or the confluence thereof) of the identified subject waterbody as at date of regulation.

5. A coordinate prefixed by "TP" denotes a turning point or vertex on a boundary segment.

6. A coordinate prefixed by "PP" denotes a production point on a boundary segment that is to be produced as an intersection.

7. The area of land designated as Parts 1 to 34, both inclusive, on a plan entitled "Plan of the Boundary of the 2017 Urban River Valley Area Additions" dated May 4, 2017 and filed on that date with the Office of the Surveyor General of Ontario in the Ministry of Natural Resources and Forestry, O. Reg. 140/17, s. 1 (2).

8. The Niagara Escarpment Plan Area shown on Niagara Escarpment Plan Maps 1 to 8, which are all dated April 12, 2017 and filed on that date in the offices of the Niagara Escarpment Commission, O. Reg. 140/17.

NOTES:

1. Il faut obtenir les instructions relatives à l'arpentage du Bureau de l'arpenteur général de l'Ontario avant de déterminer quelque limite que ce soit au sol.

2. Ce plan a été élaboré en se fondant sur les meilleurs renseignements disponibles, mais sans avoir effectué de levés. La précision de la localisation absolue et relative des données indiquées ici n'a pas été vérifiée. Il ne faut pas se fier à ce plan pour l'emplacement des limites légales, y compris les limites de parcelles et les superficies, ni comme guide pour la navigation.

3. Des parties des terrains décrits ici peuvent être assujetties à des politiques, règlements ou normes de planification concourants, tels que modifiés de temps à autre. Si nécessaire, consulter les dispositions relatives aux conflits dans la législation applicable.

4. « 50m FROM WE » signifie une limite fixe (qui ne change pas), telle que déterminée par une ligne décalée perpendiculaire au bord de l'eau (ou la confluence) du plan d'eau identifié à la date du règlement.

5. Une coordonnée précédée du préfixe « TP » indique un point d'effacement d'un segment de limite qui doit être produit jusqu'à une intersection.

6. Une coordonnée précédée du préfixe « PP » indique un point de production sur un segment de limite qui doit être produit jusqu'à une intersection.

7. Le territoire désigné comme les Parties 1 à 34, inclusivement, sur un plan intitulé « Plan des limites aux ajouts à la zone des vallées fluviales urbaines - 2017 », en date du 4 mai 2017 et déposé à cette date au Bureau de l'arpenteur général de l'Ontario au ministère des Richesses naturelles et des Forêts, Règl. de l'Ont. 140/17, par. 1(2).

8. La zone visée par le plan d'aménagement de l'éscarpement du Niagara indiquée sur les cartes 1 à 8 du plan d'aménagement de l'éscarpement du Niagara, en date du 12 avril 2017 et déposée à cette date au bureau de la Commission de l'éscarpement du Niagara, Règl. de l'Ont. 140/17.

PROJECTION: NAD 1983 CSRS UTM Zone 17N