

DECISION
With respect to Official Plan Amendment No. 48
Subsection 17(34) and 26 of the Planning Act

Whereas Official Plan Amendment (“OPA”) 48 was adopted by the Region of Halton on July 7, 2021 and forwarded to the Minister of Municipal Affairs and Housing for a decision under subsection 17(34) of the Planning Act;

Now therefore, pursuant to subsection 17(34) of the Planning Act, the Minister of Municipal Affairs and Housing makes the following decision:

Except as described in the following paragraph, the adoption of OPA 48 is hereby approved, subject to modifications in Table 1.

TABLE 1		
Modification Number	Policy/Topic	Modification(s)
1	79.3(7) Protected Major Transit Station Areas	Delete the word “an” and add the words “if it is not identified as a protected major transit station area and” so that the policy reads as follows: “prohibit site-specific reductions to development density within an a <i>Strategic Growth Area</i> unless it is part of a review of the Local Official Plan or a review of the <i>Area-Specific Plan</i> for the <i>Strategic Growth Areas</i> and only <u>if it is not identified as a protected major transit station area and</u> where it is demonstrated that the change will not impact the ability to achieve the targets in Table 2b; and”
2	81.1 Protected Major Transit Station Areas	Add a title as “Protected Major Transit Station Areas and add the words “with minimum density targets as identified on Table 2b, and” so that that it reads as follows: <u>“Protected Major Transit Station Areas</u> The <i>Major Transit Station Areas</i> (including the <i>Major Transit Station Areas</i> that are also <i>Urban Growth Centres</i>), <u>with minimum density targets as identified on Table 2b,</u> <u>and</u> as delineated on Map 1H and Map 6, are identified as <i>Protected Major Transit Station</i>

		Areas in accordance with Section 16(16) of the Planning Act.”														
3	81.1(1) Protected Major Transit Station Areas	A new policy is added as policy 81.1 (1), which reads as follows: <u>“Official plans of relevant Local Municipalities are required to include policies that,</u> <ul style="list-style-type: none"> <u>a) Identify the authorized uses of land in the area and of buildings or structures on lands in the area; and</u> <u>b) Identify minimum densities that are authorized with respect to buildings and structures in the area.”</u> 														
4	81.1(2) Protected Major Transit Station Areas	A new policy is added as policy 81.1 (2), which reads as follows: <u>“The Region’s approval is required for local official plan amendments which add, amend or revoke the protected major transit station area policies under policy 81.1 (1).”</u>														
5	Table 2b Protected Major Transit Station Areas	Table 2b is modified by deleting the “****” after “120” and adding “****” after “Oakville GO”, “Burlington GO”, “Milton GO”, “Bronte GO”, “Appleby GO”, and “Aldershot GO”; and deleting “Alternative target subject to Minister’s approval” at the bottom of the table and replacing it with “Protected Major Transit Station Area”, so that it reads as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 33%;">Strategic Growth Area</th> <th rowspan="2" style="width: 33%;">Minimum Density Target* (Residents and Jobs Combined Per Hectare)</th> <th colspan="2" style="width: 34%;">General Target Proportion of Residents & Jobs **</th> </tr> <tr> <th style="width: 17%;">Residents</th> <th style="width: 17%;">Jobs</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;"><i>Urban Growth Centres / Major Transit Station Areas on a Priority Transit Corridor</i></td> </tr> <tr> <td>Midtown Oakville /</td> <td style="text-align: center;">200</td> <td style="text-align: center;">~65%</td> <td style="text-align: center;">~35%</td> </tr> </tbody> </table>	Strategic Growth Area	Minimum Density Target* (Residents and Jobs Combined Per Hectare)	General Target Proportion of Residents & Jobs **		Residents	Jobs	<i>Urban Growth Centres / Major Transit Station Areas on a Priority Transit Corridor</i>				Midtown Oakville /	200	~65%	~35%
Strategic Growth Area	Minimum Density Target* (Residents and Jobs Combined Per Hectare)	General Target Proportion of Residents & Jobs **														
		Residents	Jobs													
<i>Urban Growth Centres / Major Transit Station Areas on a Priority Transit Corridor</i>																
Midtown Oakville /	200	~65%	~35%													

		Oakville GO***			
		Downtown Burlington / Burlington GO***	200	~65%	~35%
		<i>Urban Growth Centres / Major Transit Station Areas on a Commuter Rail Corridor</i>			
		Downtown Milton / Milton GO***	200	~80%	~20%
		<i>Major Transit Station Areas on a Priority Transit Corridor</i>			
		Bronte GO***	150	~40%	~60%
		Appleby GO***	120***	~40%	~60%
		<i>Major Transit Station Areas on a Commuter Rail Corridor</i>			
		Aldershot GO***	150	~80%	~20%
		Georgetown GO****	TBD	TBD	TBD
		Acton GO****	TBD	TBD	TBD
		<i>Primary Regional Nodes</i>			
		Uptown Core, Oakville	n/a	~85%	~15%
		Hospital District, Oakville	n/a	~40%	~60%
		Milton Education Village	n/a	~55%	~45%
		Palermo Village, Oakville	n/a	~85%	~15%
		Uptown Urban	n/a	~70%	~30%

		<p>Centre, Burlington</p> <p>* For <i>Urban Growth Centres</i>, planned to be achieved by 2031; for <i>Major Transit Station Areas</i> and <i>Regional Nodes</i>, planned to be achieved beyond the 2051 planning horizon of this Plan.</p> <p>** To be planned for and achieved across the entire Strategic Growth Area over the long-term and in accordance with Section 55.3 of this Plan</p> <p>*** Alternative target subject to Ministers approval. <u>Protected Major Transit Station Area</u></p> <p>**** Targets to be determined through the <i>municipal comprehensive review</i>.</p>
6	82.2(2) Regional Nodes	<p>Delete the words “and identify a minimum density target expressed as the minimum number of residents and jobs per hectare for the delineated area” so that it reads as follows:</p> <p>“Encourage the Local Municipalities to delineate the boundaries of Regional Nodes, and identify a minimum density target expressed as the minimum number of residents and jobs per hectare for the delineated area.”</p>
7	New section 80.3	<p>A new section is added as section 80.3, which reads as follows:</p> <p>“Sections 80 to 80.2 continue to apply to applications for official plan amendments, zoning by-law amendments and draft plans of subdivision or condominium approvals made prior to the approval by the Minister of Municipal Affairs and Housing of Amendment 48 to this Plan if the lands that are the subject of the application were within an <i>Urban Growth Centre</i> prior to the Minister’s approval of Amendment 48.”</p>
8	Map 1H	The following footnote is added to Map 1H:

		“The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.”
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Dated at Toronto this 10th day of November, 2021.



Hannah Evans, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing