



**DEVELOPMENT SERVICES COMMITTEE**  
**March 11<sup>TH</sup>, 2024**

**DISCUSSION ITEM: BILL 162 GET IT DONE ACT, 2024**  
**SCHEDULE 3 AMENDMENTS TO THE OFFICIAL PLAN ADJUSTMENTS ACT, 2023**

**RECOMMENDATION**

The Chief Administrative Officer recommends:

- 1. THAT PD Report No. 08-2024 be received;**
- 2. AND THAT Province be requested to adjust the Employment Area Boundary in the Highway 401 / Regional Road 97 Business Area as conceptually noted in Attachment No. 5 to this Report and specifically to include property parcel A-4.1 [13.1 ha in area] within the expanded Employment Area Boundary;**
- 3. AND THAT Staff be directed to submit PD Report No. 08-2024 along with this Resolution for submission on the Environmental Registry of Ontario and to the Ministry of Municipal Affairs & Housing as the Township's response to Schedule 3 of Bill 162 being changes to the *Official Plan Adjustments Act, 2023*;**
- 4. AND THAT a copy of PD Report No. 08-2024 along with this Resolution be forwarded through to Brian Riddell, MPP Cambridge.**

**1. PURPOSE**

The purpose of this Report is to provide an update to Township Council on:

1. Expanded employment and residential growth areas as proposed by the Province through the introduction of Bill 162 *Get It Done Act, 2024* and specifically Schedule 3 which proposes changes to the *Official Plan Adjustments Act, 2023*;

2. The alignment of proposed changes to the employment and residential growth areas with what was requested previously by Township Council through the adoption of PD Report 53-2023 on November 27<sup>th</sup>, 2023; and,
3. A framework on potential next steps with respect to providing return comments to the Province on Bill 162 *Get It Done Act, 2024* and specifically Schedule 3 which proposes changes to the *Official Plan Adjustments Act, 2023*.

## 2. BACKGROUND

On February 20, 2024, the Province posted Bill 162 *Get It Done Act, 2024*. Bill 162 represents an omnibus bill that deals with a wide range of subject matters. Specific to this Report, the discussion will narrowly focus on Schedule 3 to Bill 162 which proposes amendments to the *Official Plan Adjustments Act, 2023* and how Schedule 3 relates to the land use planning program of North Dumfries.

The Province has posted Bill 162 on the Environmental Registry of Ontario (ERO) for a thirty-day commenting period ending March 21, 2024.

On February 23<sup>rd</sup> the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, issued correspondence requesting the affected Municipalities to provide comments on Schedule 3 to Bill 162. A copy of the Minister's correspondence is included as Attachment No. 1 to this Report.

Proposed amendments to the *Official Plan Adjustments Act, 2023* as set out in Bill 162 – Schedule 3 follow earlier consultation with affected municipalities, and, if passed, would update official plans in response to municipal comments. Township Council at the meeting of November 27<sup>th</sup>, 2023 considered PD Report 53-2023 which proposed adjustments to the settlement boundaries in the Official Plan affecting Southwest Ayr and the Highway 401 / Regional Road 97 Business Area to accommodate future residential and employment development.

The proposed amendments to the *Official Plan Adjustments Act, 2023* as set out in Bill 162 – Schedule 3 largely implement the “ask” of Township Council resultant from the position undertaken by the Municipality at the November 27<sup>th</sup>, 2023 meeting.

Included as Attachment No. 2 to this Report is an extract to Bill 162 – Schedule 3, Map 349, Amendment to the Official Plan Adjustments Act, 2023. Staff have identified the three (3) districts in North Dumfries where amendments have been accounted for by the Province to accommodate additional residential and employment related uses.

Attachment Nos. 3 & 4 to this Report identify the requested settlement boundaries in Southwest Ayr and the Highway 401 / Regional Road 97 Business Area as set out in PD Report 53-2023 and adopted at the November 2023 Council Meeting.

Staff is appreciative that the Minister of Municipal Affairs & Housing has provided the opportunity for the Township to present its longstanding vision for the community directly to the Province. Staff is also pleased to advise that Bill 162 – Schedule 3 adopts most of the Township's recommended community area boundary adjustments arising from the November 2023 Report to Council.

This is certainly a significant step forward in supporting the ability to fully plan for the future growth through to 2051 and to assist with providing more housing and employment opportunities in the Township.

### 3. OPTIONS AND ANALYSIS

As noted in the preceding paragraph, Schedule 3 to Bill 162 and in particular Map 349, amendments to the *Official Plan Adjustments Act, 2023* adopts most of the Township's recommended community area boundaries consistent with the November 2023 resolution of Council.

The parcel of land not captured on Map 349 and previously requested by Council to be included in an expanded settlement boundary relates to a 13.1 ha (32 acre) property in the Highway 401 / Regional Road 97 Business Area. The parcel is situated on the west side of Reidsville Road, south of Highway 401. The subject lands are conceptually identified on Attachment No. 5 to this Report.

Parcels A-4 and A-4.1 as shown on Attachment No. 5 represent two landholdings owned by the Province. Parcel A-4 has been included in Map 349 of Schedule 3 to Bill 162 to be included within the adjusted settlement boundary of the Highway 401 / Regional Road 97 Business Area. Parcel A-4.1 has not been included in Map 349.

It is Staff's recommendation to Council that Parcel A-4.1 as shown on Attachment No. 5 be included within the settlement boundaries of the Highway 401 / Regional Road 97 Business Area consistent with the earlier position undertaken by the Municipality in November 2023.

The two parcels are contiguous and are controlled by the same landowner, namely the Province. The integration of these two parcels for employment related uses leverages the proximity to the Highway 401 / Cedar Creek interchange and enhances the attractiveness for development. These two parcels in combination are attractive to support logistics and advanced manufacturing opportunities that can operate for

extended hours without impacting adjacent residential neighbourhoods. The inclusion of these employment lands serves to facilitate a balanced approach to community growth, remains consistent with the Township's vision for developing an employment hub adjacent the Highway 401 corridor, and ultimately assists with filling a void in readily available employment lands within the greater Waterloo region.

The 13.1 ha (32 acre) parcel identified as parcel A-4.1 would project to accommodate an additional 327 employees based upon the premise of 25 employees per ha as modeled in the Township's lands needs assessment.

It is the recommendation of Staff to Council that reply comments be provided to the Province during the 30 day commenting period on Bill 162 and specifically as it pertains to Schedule 3, amendments to the Official Plan Adjustments Act, 2023 related to North Dumfries. Staff seek the support of Council to include Parcel A-4.1 (as conceptually illustrated on Attachment No. 5) within the expanded settlement boundaries of the Highway 401 / Regional Road 97 Business Area.

The establishment of the revised settlement boundaries as established in Bill 162 Schedule 3 will allow the Township to effectively develop forward-looking land use strategies to accommodate residential and employment related uses to 2051.

The Township's next step, upon Proclamation of Bill 23 *Build More Homes Faster Act, 2022* and the amendments to the *Official Plan Adjustments Act, 2023* will be to embark upon the preparation of a new Official Plan for the Municipality with a land use vision to 2051.

#### **4. FINANCIAL IMPLICATIONS**

The consideration of this Report does not affect the 2024 Budget.

#### **5. ATTACHMENTS**

1. Correspondence, Honourable Paul Calandra, Minister of Municipal Affairs & Housing, dated February 23, 2024
2. Extract Schedule 3 to Bill 162, Map 349 – Amendment to the Official Plan Adjustments Act, 2023
3. Requested Urban Expansion Area – Southwest Ayr, November 2023 [PD Report 53-2023]
4. Requested Employment Expansion Area – Highway 401/Regional Road 97 Business Area, November 2023 [PD Report 53-2023]
5. Additional Lands to be Included in Highway 401 / Regional Road 97 Business Area – Amendment to the Official Plan Adjustments Act, 2023 Map 349

Development Services Committee  
PD Report No. 08-2024  
March 11<sup>th</sup>, 2024

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**For further information on the contents of this Report, please contact Andrew McNeely, Chief Administrative Officer, at (519) 632-8800 or via email at [amcneely@northdumfries.ca](mailto:amcneely@northdumfries.ca)**

Report Prepared & Respectfully Submitted By:



Andrew McNeely,  
Chief Administrative Officer

**Ministry of  
Municipal Affairs  
and Housing**

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234-2024-695

February 23, 2024

**Subject: Proposed Amendments to the Official Plan Adjustments Act, 2023 –  
Legislation to Reinstate Municipally Requested Modifications to Official  
Plans (Bill 162)**

Dear Sir, Madam

Further to my letters in November 2023 regarding proposed legislation to reverse official plan decisions, I am writing to advise you that on February 20, 2024, the government introduced proposed changes to the legislatively approved official plans of some of the province's fastest-growing municipalities to address local needs while continuing to support the government's goal of building at least 1.5 million new homes by 2031.

The proposed Get it Done Act, 2024, introduced on February 20, 2024, includes amendments to the *Official Plan Adjustments Act, 2023*.

Proposed amendments to the *Official Plan Adjustments Act, 2023* would, if passed, update official plans in response to municipal feedback while protecting the Greenbelt, and safeguarding public health and safety.

The proposed amendments follow recent consultation with the affected municipalities, and where appropriate, respond to the feedback from these municipalities, which are the cities of Barrie, Belleville, Guelph, Hamilton, Ottawa, Peterborough, Wellington County and the regions of Halton, Peel, Waterloo and York. Modifications maintained through Bill 150 impacting these municipalities and the Region of Niagara would continue to apply.

**Request for Feedback**

The ministry is currently seeking feedback on the proposed amendments to the *Official Plans Adjustments Act, 2023* as introduced through the proposed Get It Done Act, 2024. The proposed legislation is posted on the Environment Registry of Ontario and the Regulatory Registry for 30 days, until March 21, 2024.

Comments can be sent through the Environmental Registry of Ontario or the Regulatory Registry postings or by email to [mmahofficialplans@ontario.ca](mailto:mmahofficialplans@ontario.ca).

More information on the legislative proposal can be found on the Environmental Registry of Ontario and the Regulatory Registry at:

- [Environmental Registry of Ontario: Bill 1, Get it Done Act, 2024](#)
- [Regulatory Registry: Bill 1, Get it Done Act, 2024](#)

I look forward to receiving your feedback on this proposal.





Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Calandra", with a stylized flourish at the end.

Hon. Paul Calandra  
Minister of Municipal Affairs and Housing

**MAP 3**





**EMPLOYMENT AREA**

-  Employment Area
-  Provincially Significant Employment Zone
-  Urban Area / Township Urban Area
-  Rural Settlement Areas

**Municipal Boundaries**

-  Regional Municipal Boundary
-  Area Municipal Boundary

**Transportation**

-  Region of Waterloo International Airport
-  Provincial Highways
-  Regional Roads
-  Areas that remain subject to the ROPA 2 appeal.

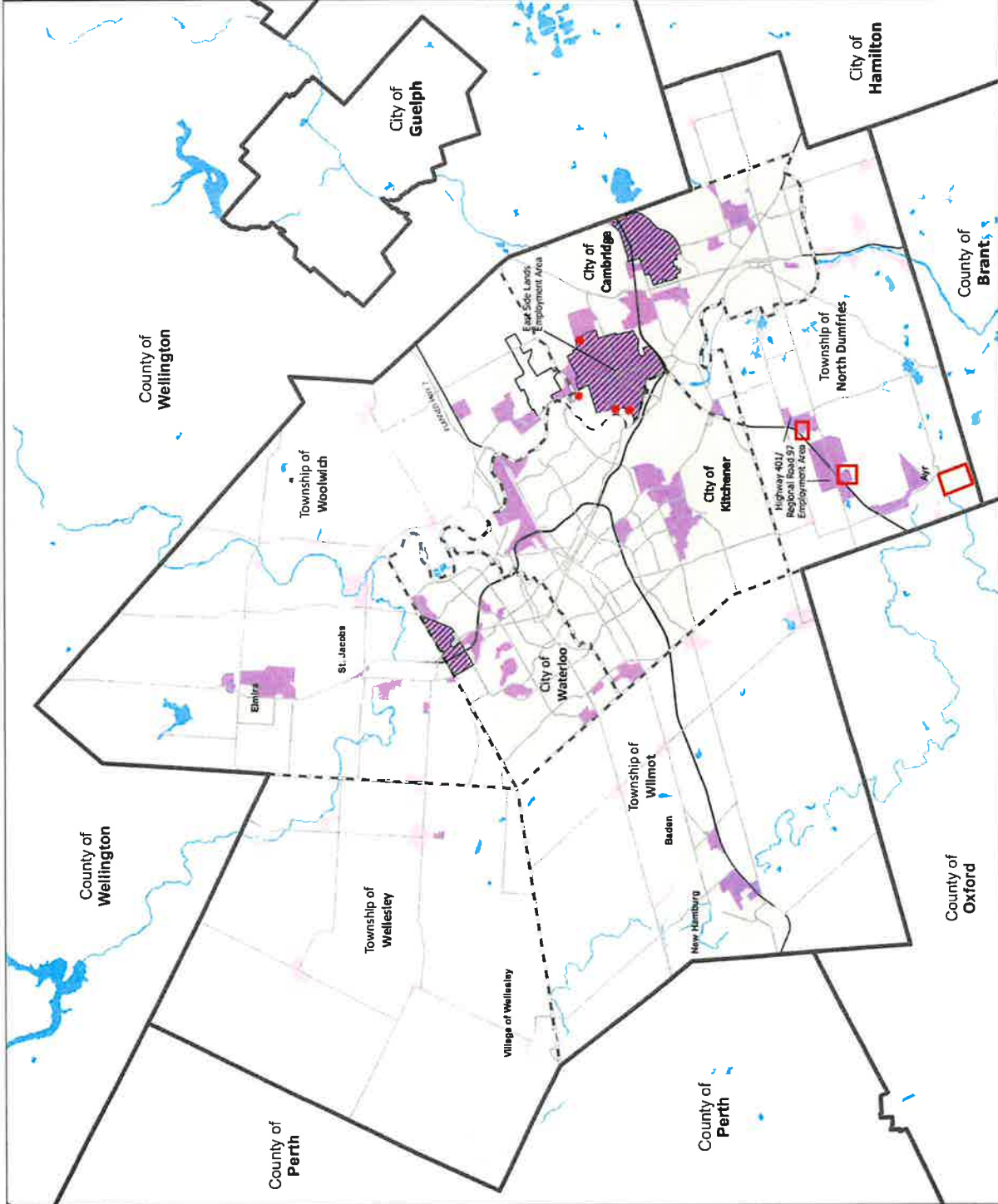
**MAP No. 349**

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Official Plan Adjustments Act, 2023

Date:



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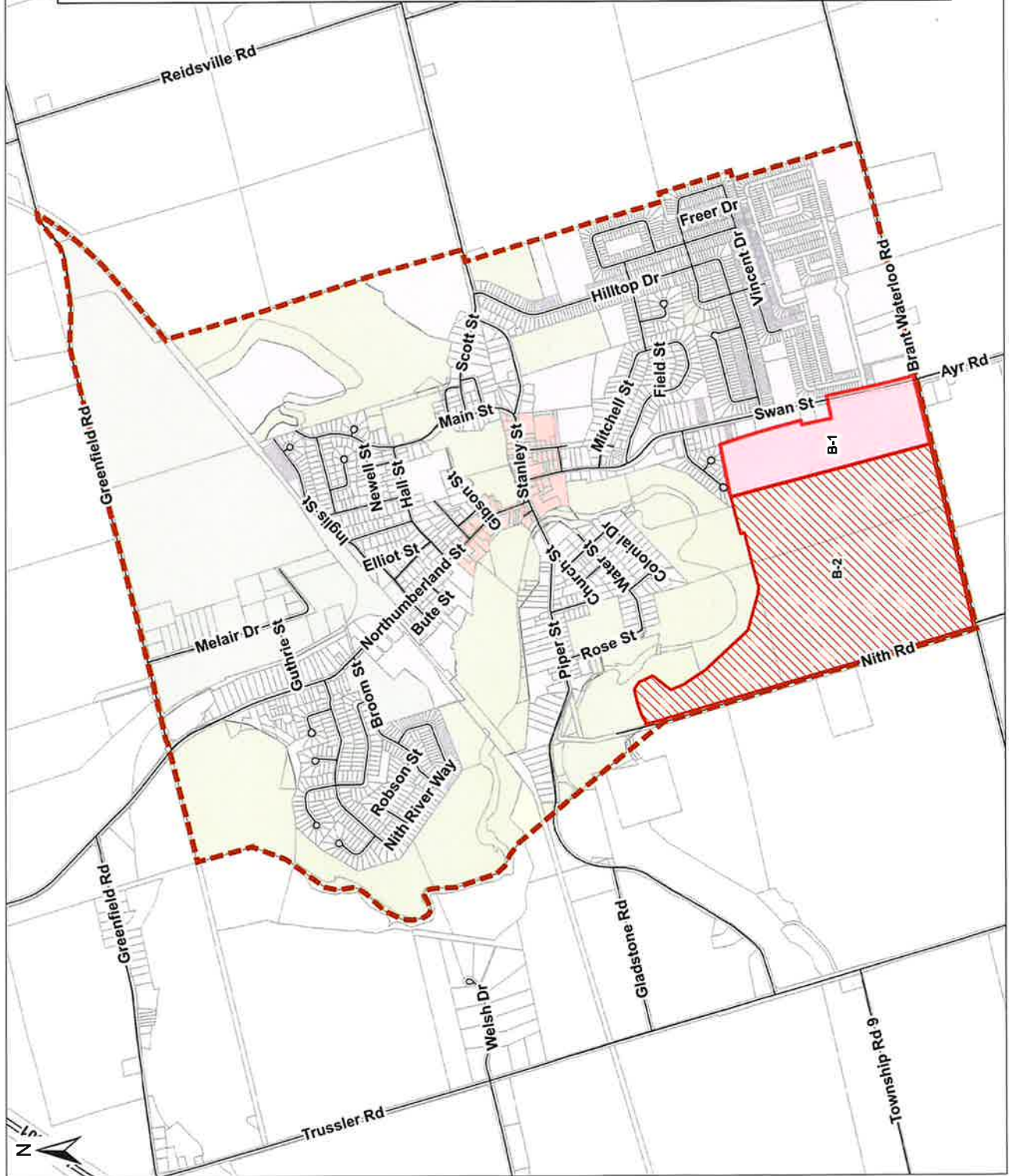


Amendments to the Settlement Boundaries in North Dumfries






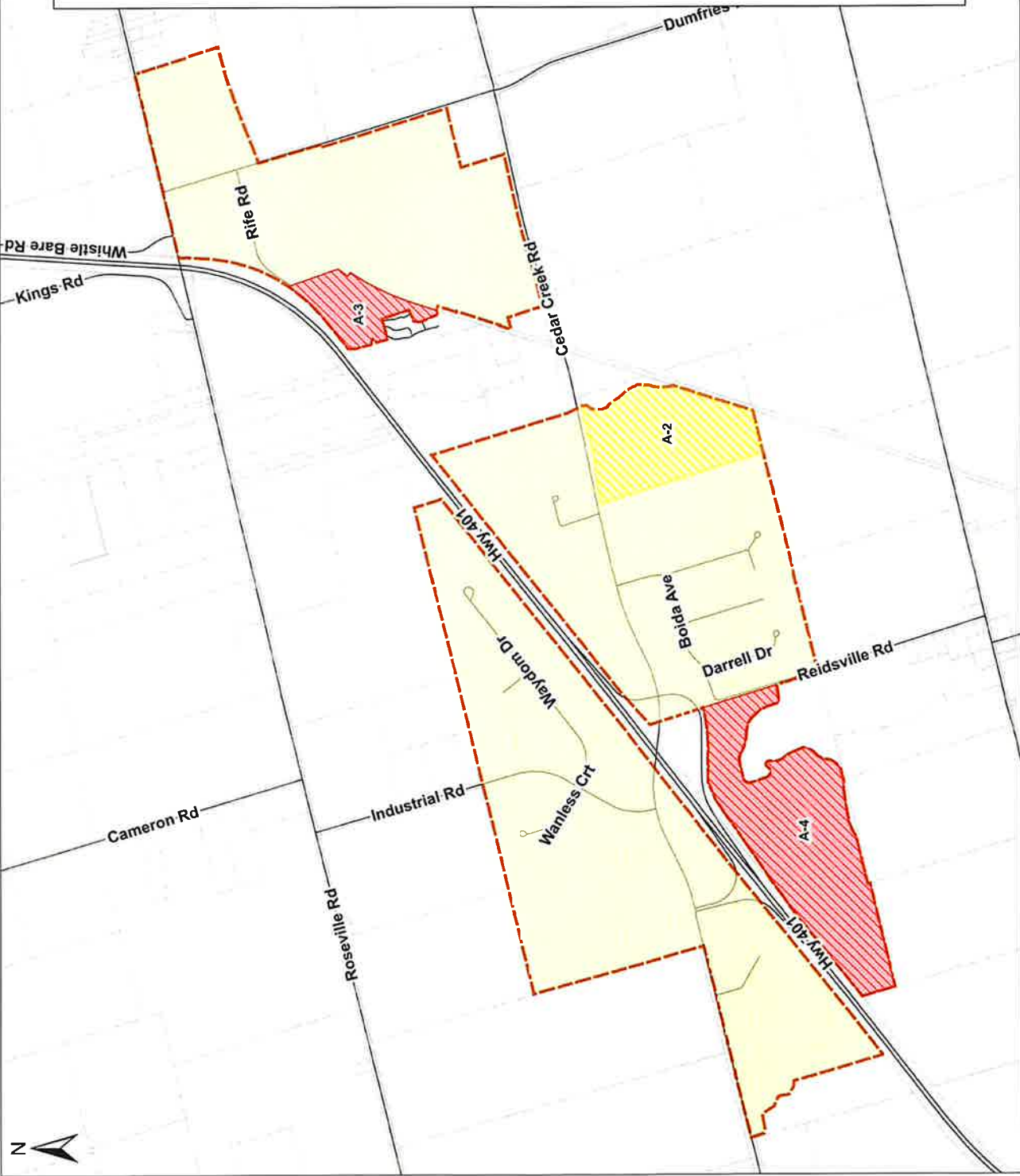
# Southwest Quadrant Community of Ayr

-  Ayr Urban Area
-  Ayr Urban Area as per Adopted ROPA 6
-  Requested Lands to be Included in Ayr Urban Area as per MMAH Decision April 2023



# Highway 401 / Regional Road 97 Business Area

-  Employment Area as per Adopted ROPA 6
-  Designated Employment Area
-  Requested Lands to be Included as Employment Area as per MMAH Decision April 2023



# Township of North Dumfries Highway 401 / Regional Road 97 Business Area

Lands Requested but Omitted by Province in Map 349, Official Plan Adjustments Act 2023, Map 3 Employment Area, Schedule 3 to Bill 162 Get It Done Act 2024 (13.1 Ha)



Lands Requested and Adopted by Province



Designated Employment Area

