



## MEMORANDUM

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**TO:** Mayor Lawlor and Members of Council

**FROM:** Bronwyn Parker, Director of Planning Policy

**DATE:** February 28, 2024

**MEMO NO.:** PD-2024-004

**SUBJECT:** Bill 162 – Get It Done Act, 2024

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### **PURPOSE OF THE MEMORANDUM:**

The purpose of this memorandum is to provide Council with information regarding the recently released Bill 162, the “*Get It Done Act, 2024*”, and more specifically, proposed amendments to the *Official Plan Adjustments Act, 2023* that entail further modifications to Regional Official Plan Amendment No. 49.

### **BACKGROUND:**

On February 20, 2024, the Province introduced Bill 162, the “*Get It Done Act, 2024*” in the legislature, regarding proposed amendments to Bill 150, which enacted the *Official Plan Adjustments Act, 2023*. That Act reversed the Provincial decisions on 12 Official Plans across the GTHA, including Halton Region’s Official Plan Amendment No. 49.

Bill 162 is an omnibus bill that proposes, among other matters, streamlining approval processes for key infrastructure investments, banning new tolls on provincial highways, introducing automated licence plate renewals, and making changes to the *Environmental Assessment Act*.

This memo focuses on the land use planning components of the bill, specifically the proposed amendments to the *Official Plan Adjustments Act*, as it relates to the proposed changes to the Town’s urban boundaries and planning to the 2051 horizon.

The province is seeking feedback to the proposed amendments to the *Official Plan Adjustments Act* via Environmental Registry of Ontario (ERO) Posting [No. 019-8273](#), which closes on March 21, 2024.

This memorandum has been prepared on that basis.

## COMMENTS:

### 1. Report PD-2023-080

On December 13, 2023, a Special Council Meeting was held by the Town to consider report [PD-2023-080](#) which discussed Bill 150 and the Provincial Rollback of the modifications to Regional Official Plan Amendment No. 49.

That report provided Council with a background on the Region's Municipal Comprehensive Review (MCR) process, which updated the Regional Official Plan to bring it into conformity with the Growth Plan. The report spoke to a number of factors including:

- the Regional Official Plan Amendment No. 49 (ROPA 49) process,
- the February 2022 Regional staff recommended Preferred Growth Concept,
- the Town's long established three-pronged growth strategy,
- the previous Regional Council direction regarding a freeze to the Regional urban boundaries to 2041, and,
- the November 2022 Provincial approval of ROPA 49.

Report PD-2023-080 also discussed the October 23, 2023, announcement from Minister Calandra regarding the introduction of legislation (Bill 150) reversing the decisions for Official Plans in multiple municipalities, including the Region of Halton. Lower tier municipalities were asked to provide comments to ministry staff within a 45-day period as it related to those changes and proposed legislation.

The report provided Council with two options for consideration regarding modest expansions to the Georgetown Urban Area for community area development, both of which included the proposed new Georgetown Hospital location; as well as two options for consideration regarding expansions to the Premier Gateway Employment Area for future employment development.

After much discussion and numerous delegations from interested parties, primarily representing members of the development and local agricultural communities, Council passed Resolution No. 2023-0251, attached as Appendix 1 to this memo, which identified:

- that the Town continued to support a modest expansion to the Georgetown Urban Area to accommodate future community area development along with providing opportunities for the redevelopment of the Georgetown Hospital,
- that the Minister of Municipal Affairs and Housing be requested to expand the urban boundaries of the Georgetown Community Area as set out in Option 1 (attached as Appendix 2 to this memo),
- that the Minister be requested to expand the urban boundary of the Premier Gateway Employment Area as set out in Option 1 (attached as Appendix 3 to this memo),

- that the Town and Region be requested to work with the Provincial, Regional and local farming bodies and stakeholders with a focus on maintaining and growing the viability of farming in the Region, including developing policies that recognize and enhance the role of farming within Halton, and,
- that appropriate phasing considerations be made so as not to preclude the early redevelopment of the Georgetown Hospital and health care related ancillary uses.

The resolution was forwarded to the Ministry of Municipal Affairs and Housing for consideration and represented the Town's comments on the proposed Bill 150. Bill 150 received Royal Assent on December 6, 2023, officially bringing the *Official Plan Adjustments Act* into effect, thereby repealing the original November 4, 2022, Provincial approval of ROPA 49.

## **2. Bill 162 – *Get It Done Act, 2024***

On February 20, 2024, the Provincial legislature returned to session and introduced Bill 162, the *Get It Done Act, 2024*. Bill 162 is an omnibus bill that proposes, among other matters, amendments to the *Official Plan Adjustments Act*, and in the context of Halton Hills, proposes changes to the Town's existing urban boundaries and planning to the 2051 horizon.

Effectively, Bill 162 maintains the existence of the *Official Plan Adjustments Act*, however, repeals certain amendments made to ROPA 49, further modifying policies and mapping primarily regarding the Regional urban boundaries. If Bill 162 is passed and receives Royal Assent, these proposed changes to the *Official Plan Adjustments Act* will be deemed to come into force retroactive to December 6, 2023 (the date Bill 150 received Royal Assent).

Bill 162 proposes the inclusion of the lands identified within the Regional staff Draft [Preferred Growth Concept](#) from February 9, 2022 within the Town's urban boundaries.

In the context of the Georgetown urban boundary, Bill 162 also includes the proposed hospital site and the lands located immediately to the east, as depicted in Council's endorsed Community Area Option 1 (Appendix 2) from Report PD-2023-080.

With respect to the Premier Gateway Employment Area boundary, Bill 162 again includes the lands identified within the Regional staff Draft Preferred Growth Concept, and the employment land parcels located between Sixth Line and Trafalgar Road, as shown in the Council endorsed Employment Area Option 1 (Appendix 3) from Report PD-2023-080.

As identified above, Community Area Option 1 and Employment Area Option 1 were supported by Town Council to represent the future urban boundaries of the Georgetown Community Area and Premier Gateway Employment Area to the 2051 planning horizon. Through proposed Bill 162, the Province is proposing to amend the Town's urban

boundaries to effectively mirror what Council endorsed through those two Options. The Bill 162 proposed boundaries are shown on Appendices 4 and 5 to this memo.

One minor difference between the Town's Employment Area Option 1 map and the proposed Bill 162 Employment Area is reflected in the inclusion of an additional parcel within the Premier Gateway Employment Area, located immediately west of Winston Churchill Blvd., being the most northern parcel identified in blue on Appendix 7 to this memorandum. That parcel, originally included in the Region's Draft Preferred Growth Concept is also included in the proposed Bill 162 proposed Employment Area.

### **3. Staff Comments**

Staff were invited to meet with representatives from the Ministry of Municipal Affairs and Housing on January 17, 2024. During that discussion, Ministry staff confirmed their understanding of Report PD-2023-080 and the subsequent Council Resolution, and discussed the linkages between the Regional staff Draft Preferred Growth Concept from February 2022 and Town Council's support regarding a modest expansion to the Town's Community and Employment Area boundaries.

Overall, given the lands identified for inclusion within the Town's urban boundaries in proposed Bill 162 are in keeping with the lands endorsed by Council through Resolution No. 2023-0251, staff are supportive of the proposed changes to the *Official Plan Adjustments Act* as proposed by Bill 162.

### **CONCLUSION:**

In conclusion, the proposed changes to the Official Plan Adjustments Act proposed by Bill 162 are in keeping with Council Resolution No. 2023-0251. As such, staff intend to provide comments to the Ministry of Municipal Affairs and Housing through ERO Posting No. 019-8273 advising that the Town of Halton Hills is in support of the proposed changes.

Reviewed and approved by,

John Linhardt, Acting Chief Administrative Officer and Commissioner of Planning & Development