

Conditions for, and restrictions when, expanding urban lands into the Greenbelt Area

Can only expand Towns and Villages into the protected countryside by a 5% increase in land area to a maximum of 10 hectares (subject to additional restrictions). There is no provision to extend settlement areas outside of the provincial plan areas, into a provincial plan protected countryside area

Note: When doing so there are additional conditions and restrictions not summarized in this document.

This conclusion is based on the following policies and definitions of the Growth Plan, the interpretation of which has been confirmed (verbally) by Provincial staff.

Growth Plan Policies:

2.2.8.2 A *settlement area* boundary expansion may only occur through a *municipal comprehensive review* where it is demonstrated that:

- a) (paraphrased) sufficient land is not available through intensification and in the designated greenfield area
- b) (paraphrased) proposed expansion sufficient to meet but not exceed planning horizon
- c) (paraphrased) timing and phasing will not adversely impact achieving targets and policies of the Growth Plan

2.2.8.3 Where the need for a *settlement area* boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policy in this Plan, including the following:

- k) within the Protected Countryside in the *Greenbelt Area*:
 - i. the *settlement area* to be expanded is identified in the Greenbelt Plan as a Town/Village;
 - ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the *settlement area* based on the *settlement area* boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential *development* would not be permitted on more than 50 per cent of the lands that would be added to the *settlement area*;
 - iv. the proposed uses cannot reasonably be accommodated within the existing *settlement area* boundary;

Definitions:

Development

The creation of a new lot, a change in land use, or the construction of buildings and structure requiring approval under the Planning Act, but does not include:

- a) Activities that create or maintain infrastructure authorized under an environmental assessment process; or
- b) Works subject to the Drainage Act.

Greenbelt Area

The geographic areas identified as the Greenbelt Area in Ontario Regulation 59/05 under the Greenbelt Act, 2005.

NTD: Ontario Regulation 59/05 indicates that the Greenbelt Area includes:

1. (paraphrased) The Oak Ridges Moraine Area per Ontario Regulation 1/02 less the lands removed in 2017
3. (paraphrased) The Plan of the Boundary of the Protected Countryside of the Greenbelt plan area, again as modified in 2017 (minor additions and deletions)

Municipal Comprehensive Review

A new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan.

Settlement Areas

Urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:

- a) Built up areas where development is concentrated and which have a mix of land uses: and
- b) Lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated.