



November 28th, 2022

Environmental Registry of Ontario
Ministry of Municipal Affairs & Housing
Amendments to the Greenbelt Plan and
Ontario Regulation 59/05

To whom it may concern

**Re: *Proposed Amendments to the Greenbelt Plan (Greenbelt Act 2005)
and Greenbelt Area boundary Regulation (O. Reg. 59/05)
G8 Oshawa Investments Limited***

Bousfields are planning consultants to G8 Oshawa Investments Limited, the owner of the property located at 305 Columbus Road West in the City of Oshawa ("the Owner"), as shown on **Attachment 1** (legally described as Part of Lots 14, 15 and 16, and Part of the Road Allowance between Lots 14 and 15, Concession 6, hereinafter referred to as the "subject lands"). On their behalf we are pleased to submit comments with respect to the proposed amendments to the Greenbelt Plan ("the Plan") and to Regulation 59/05 ("the Regulation") in accordance with the procedure set out on the Environmental Registry of Ontario which is seeking comments by December 4th, 2022.

The subject lands are entirely located within the Region of Durham Urban Boundary with the exception of a small area on the south side of Columbus Road, as shown on **Attachment 2**.¹ The subject lands also are included within the draft Columbus Part II Secondary Plan ("the Secondary Plan") which is expected to be approved by the City of Oshawa in the first quarter of 2023. The Secondary Plan includes over 1,000 ha of developable lands and has policies designed to provide for the construction of over 11,000 units. The Secondary Plan area is adjacent to services and its approval will allow the units in the community to be brought "on-stream" in order to help meet the provincial housing target of 1.5 million new homes by 2031 in the Greater Golden Horseshoe.

With respect to the proposed amendments to the Greenbelt Plan, in support of the anticipated growth, the Province is proposing to remove or redesignate 15 areas of land totaling approximately 7,400 acres from the edge of the Greenbelt Area that are serviced or adjacent to services and will be used to build housing in the near term. If the lands are deleted from the Greenbelt, the landowners will be expected to develop detailed plans to build housing and move forward with their projects quickly. It is the government's expectation that construction of these new homes would begin on these lands by no later

¹ The Region has recently recommended that all the lands on the south side of Columbus Road be included within the urban boundary as they can be readily serviced and represent a logical extension of the Columbus community. The boundary expansion will be included in the Durham Official Plan which is expected to be adopted in April 2023.

than 2025, and that significant progress on approvals and implementation be achieved by the end of 2023.

The subject site is traversed by the Greenbelt Plan (“the Plan”) as shown on **Attachment 3**. The Plan generally follows the valley lands of tributaries of the Oshawa Creek and its associated woodlands. The Owner fully recognizes the importance of protecting the Creek and maintaining the Greenbelt on its lands and is not seeking any significant changes to the Plan which would affect these important features. However, the Plan in this location follows a very generalized boundary, which in certain cases does not reflect the actual natural features which are worthy of protection. The areas without any significant features or their buffers have been identified by Stantec, based on a detailed evaluation in the field, as part of Stantec’s role in preparing a subwatershed study for the Columbus Planning Area on behalf of the City of Oshawa. These are shown on **Attachment 4**. Redefining the Plan’s boundary to exclude these lands would result in an additional 7.75 ha being included in the Columbus Community, which would allow additional housing to be built in an area where services are readily available and development can be initiated as soon as the Secondary Plan is approved.

Therefore, we would ask that the Province amend the boundary of the Plan, as shown on **Attachment 5**. This amendment would help the province to meet its housing target by 2031, fully respects the intent and purpose of Bill 23 and fully respects the Province’s vision for the protection of the Greenbelt.

We would be pleased to provide you with additional information with respect to these comments.

Yours truly,

Bousfields Inc.



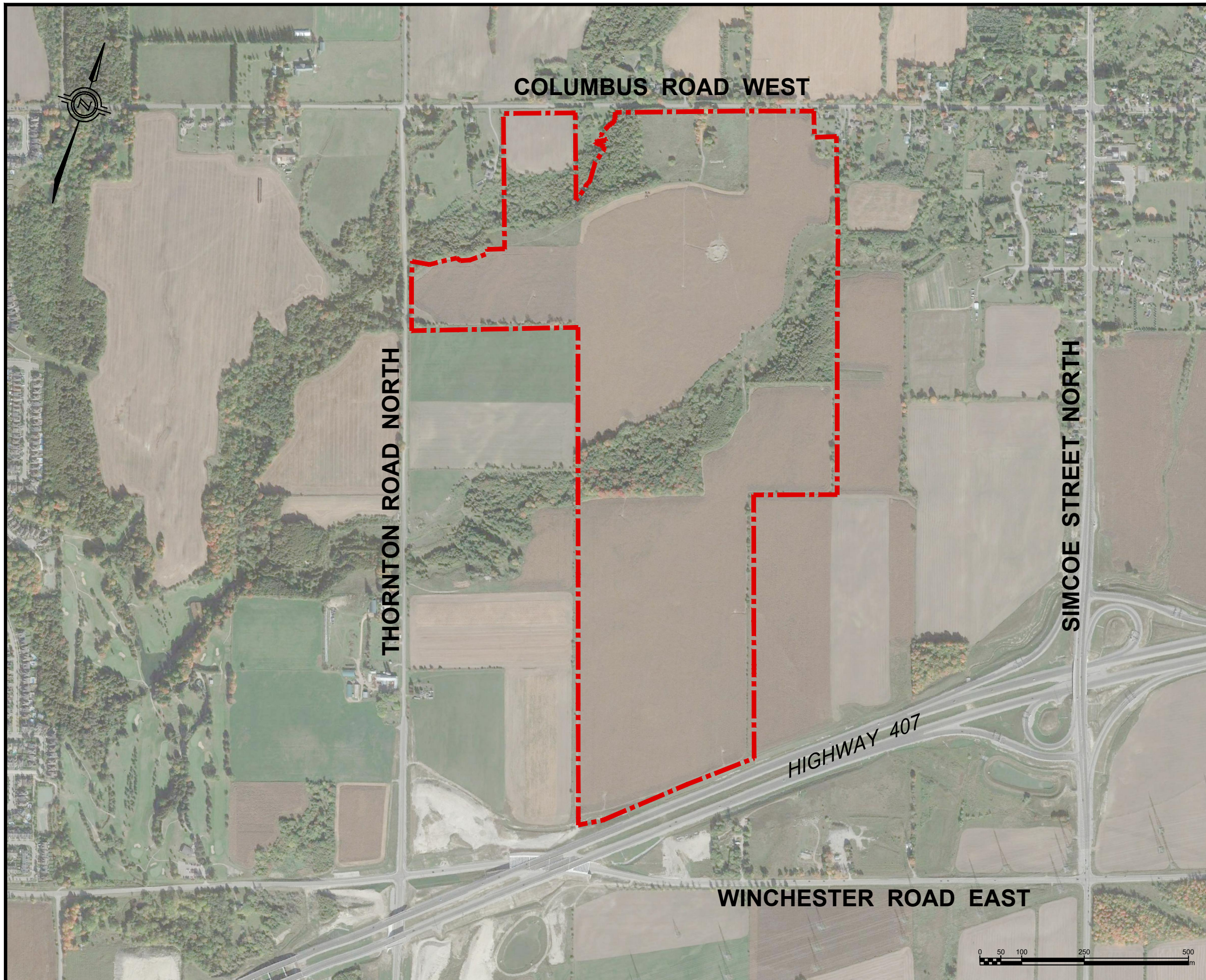
Lindsay Dale-Harris M.SC.(PI) FCIP, RPP

c.c. Robert Yanowski. G8 Oshawa Investments Limited

ATTACHMENT #1

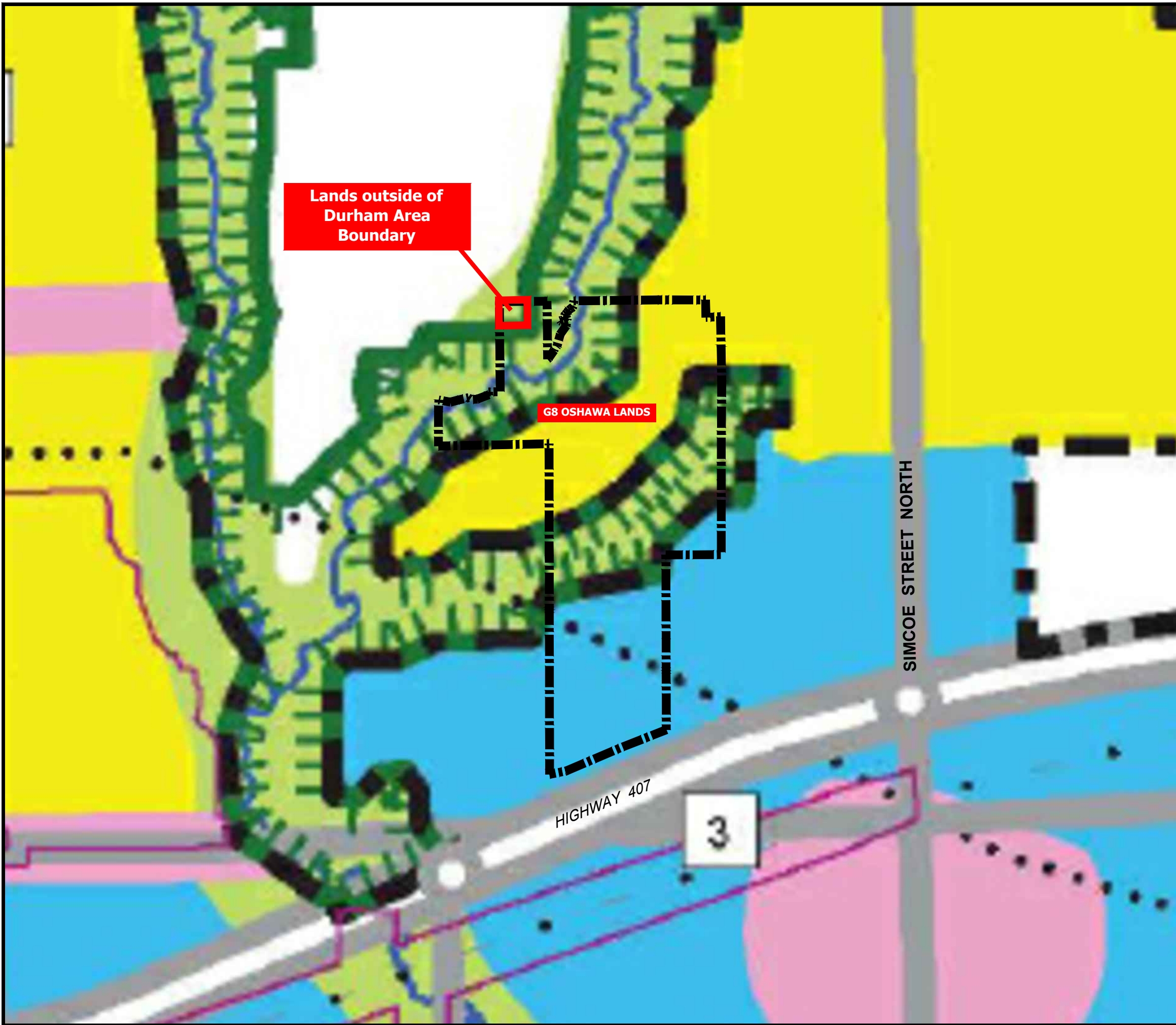
Thornton Rd & Columbus Rd W
(Oshawa G8)
OWNERSHIP PLAN

<u>Land Use</u>	<u>Area (ha.)</u>
Developable Area	= 61.61
Environmental Lands	= 37.36
--- TOTAL	= 98.97



**Thornton Rd & Columbus Rd W
(Oshawa G8)**

**REGION OF DURHAM OFFICIAL PLAN
SCHEDULE 'A' - MAP A4
REGIONAL STRUCTURE**



LEGEND

URBAN SYSTEM

- URBAN AREA BOUNDARY
- * URBAN GROWTH CENTRE
- LIVING AREAS
- ▨ AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES
- ▧ AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS
- S MUNICIPAL SERVICE
- REGIONAL CENTRE
- REGIONAL CORRIDOR
- EMPLOYMENT AREAS
- ▨ AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
- ▧ AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
- BUILT BOUNDARY

RURAL SYSTEM

- PRIME AGRICULTURAL AREAS
- HAMLET
- ⬡ RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)
- ⚠ REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)
- ⬡ AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)
- ⊙ COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E2 FOR DESCRIPTION)
- SHORELINE RESIDENTIAL

GREENLANDS SYSTEM

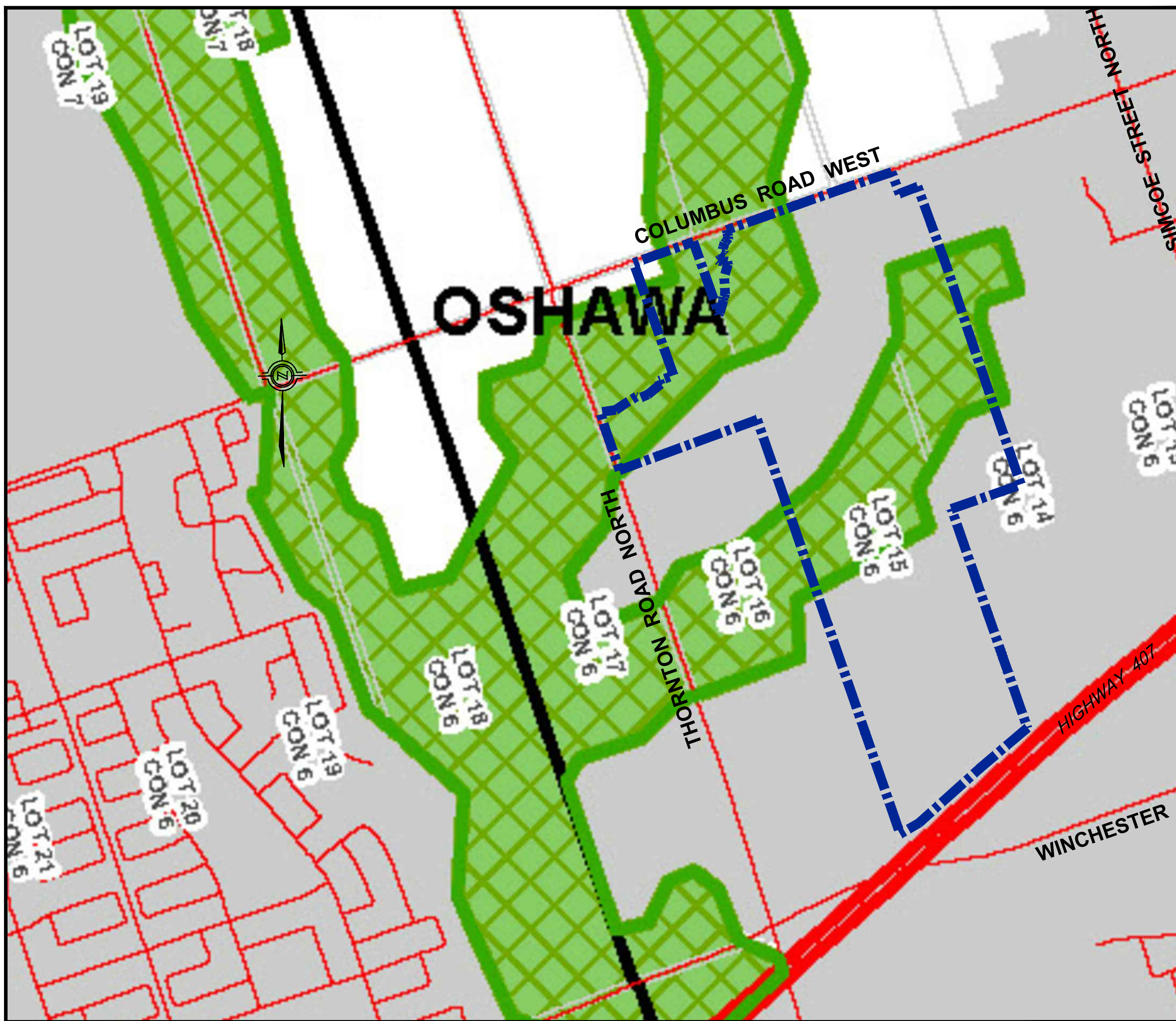
- MAJOR OPEN SPACE AREAS
- WATERFRONT AREAS
- OAK RIDGES MORAIN BOUNDARY
- ▲ TOURIST ACTIVITY/ RECREATIONAL NODE
- OPEN SPACE LINKAGE
- OAK RIDGES MORAIN AREAS
- ▨ GREENBELT BOUNDARY
- ▲ WATERFRONT PLACE
- WATERFRONT LINKS

TRANSPORTATION SYSTEM

- SEE SCHEDULE C FOR DESIGNATIONS
- THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.
- | | | | |
|-----------------|---------------|---------------|--|
| EXISTING | | FUTURE | |
| ▬ | ARTERIAL ROAD | ▬ | |
| ▬ | FREEWAY | ▬ | |
| ▬ | INTERCHANGE | ▬ | |
| ▬ | GO RAIL | ▬ | |
| ● | GO STATION | ● | |

**Thornton Rd & Columbus Rd W
(Oshawa G8)**

**GREENBELT PLAN
LAND USE DESIGNATIONS**



■ ■ ■ SUBJECT LANDS

- Greenbelt Area*
- Protected Countryside
- Natural Heritage System
- Towns / Villages
- Urban River Valleys
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper Tier Municipal Boundaries
- Lower & Single Tier Municipal Boundaries
- Lots and Concessions
- Major Road or Highway
- Minor Road
- First Nations

ATTACHMENT #4

Thornton Rd & Columbus Rd W (Oshawa G8)

STANTEC - GEO MORPHIX NATURAL HERITAGE SYSTEM AND HAZARD MAPPING

 Lands to be removed from within the 'Greenbelt Protected Countryside Area Boundary' = 7.75 ha

Legend

- | | |
|--|---|
|  Boundary Area |  Floodline (Stantec) |
|  Study Area |  Historical Woodland (2008) |
|  Top of Slope (Stantec) |  Historical Wetland (2008) |
|  Top of Bank (Stantec) |  Meander Belt Width |
|  Sign Woodland (Stantec) |  Significant Woodlands |
|  Sign Woodland and Top of Bank (Stantec) |  Wetlands |
|  Watercourse / Drainage Feature (CSWS) | Greenbelt Natural Heritage System |
|  Highway |  Protected Countryside |
|  Major Road | Recommended Minimum Vegetation Protection Zones (MVPZ): |
|  Minor Road |  Riparian Corridors - 30 m MVPZ on both sides of the watercourse |
|  Vegetation Protection Zone (Phase I) |  Floodline Buffer 15m |
|  CLOCA Top-of-Bank (Significant Valleylands) |  Meander Belt Widths 15m Buffer |
|  Palmer - Drip Line |  Significant Valleylands Buffer 30m |
|  Palmer - Top of Bank |  Significant Woodlands Buffer 30m |
|  Stantec Field Staked Significant Woodland / Significant Valleyland |  Top of Slope Buffer 15m |
|  Stantec Field Staked Top of Slope |  Wetland Buffer 15m |
|  Stantec Desktop Derived Top-of-Bank | |

LANDS RECENTLY APPROVED TO BE BROUGHT INTO THE URBAN BOUNDARY THROUGH THE DURHAM MCR.

AREA 1 = 0.90 ha

AREA 2 = 4.62 ha

AREA 3 = 2.23 ha

THORNTON RD N

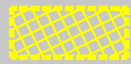
COLUMBUS RD





























SIMCOE ST N

ATTACHMENT #5

Thornton Rd & Columbus Rd W (Oshawa G8)

CITY OF OSHAWA - OFFICIAL PLAN SCHEDULE 'A' - LAND USE

 Lands to be removed from within the 'Greenbelt Protected Countryside Area Boundary' = 7.75 ha

- Urban Areas**
-  Residential
 -  Downtown Oshawa Urban Growth Centre
 -  Planned Commercial Centre
 -  Planned Commercial Strip
 -  Special Purpose Commercial
 -  Institutional
 -  Industrial
 -  Regeneration Area
 -  Airport
 -  Special Waterfront Area
 -  Utilities
 -  Deferred by Regional Council
 -  Local Central Area
 -  Boundary of Major Urban Area
 -  Built Boundary
 -  Special Development Area
 -  Main Central Area Boundary
 -  Sub-Central Area Boundary
 -  Community Central Area Boundary
 -  Marina Node
 -  Recreational Node
 -  Tourist Node
- Rural Areas**
-  Estate Residential (refer to section 2.7.3.1)
 -  Prime Agricultural
 -  Oak Ridges Moraine
 -  Limits of Approved Highway 407 Corridor
 -  Greenbelt Protected Countryside Area Boundary
- Greenland Areas**
-  Open Space and Recreation

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AREA 1 =
0.90 ha

AREA 2 =
4.62 ha

AREA 3 =
2.23 ha

THORNTON RD N

COLUMBUS RD

SIMCOE ST N

TRINITY-GANAGA PIPELINE