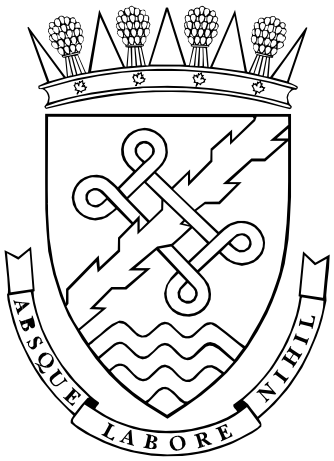


THE REGIONAL PLAN

Official Plan for the Halton Planning Area
Regional Municipality of Halton

Office Consolidation
July 31, 2026

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EXPLANATORY NOTES

This version of the Official Plan for the Regional Municipality of Halton under the *Planning Act* is based on The Regional Plan [1995], which was adopted by Council of The Regional Municipality of Halton on March 30, 1994 through By-law 49-94. It was subsequently approved, with modifications, by the Minister of Municipal Affairs and Housing on November 27, 1995. Certain parts of the Plan were referred by the Minister to the Ontario Municipal Board for a decision, and certain parts were deferred for further consideration.

The Regional Plan [1980], the predecessor to The Regional Plan [1995], adopted by Council on September 6, 1978 and approved by the Minister on August 1, 1980, was repealed by Regional Council on November 29, 1995 through By-law 233-95, but only to the extent that The Regional Plan [1995] has otherwise been approved by the Minister. In other words, for those parts of this Plan that were deferred or referred by the Minister, relevant sections of The Regional Plan [1980] continued to be in effect until such time the deferrals or referrals were resolved.

Between 2001 and 2004, a major review of The Regional Plan [1995] was undertaken in accordance with the *Planning Act*. This culminated in the adoption of Regional Official Plan Amendment (ROPA) 25 by Regional Council on June 23, 2004. The amendment was appealed and subsequently adjudicated by the Ontario Municipal Board in April-October, 2006 with the issuance of a number of decisions. The Office Consolidation prepared on the basis of these approvals was referred to as the Halton Regional Official Plan [2006].

Between 2006 and 2009, the Region undertook a planning exercise called Sustainable Halton, which led to another major review of The Regional Plan under section 26 of the *Planning Act*. This resulted in the adoption of Regional Official Plan Amendment 38 by Regional Council on December 16, 2009. The amendment was approved by the Minister of Municipal Affairs and Housing in November 2011 and subsequently appealed to and adjudicated by the Ontario Municipal Board from 2012 through 2017, with certain site-specific appeals outstanding. Two related amendments, Regional Official Plan Amendments 37 and 39, were also resolved as part of this process.

Starting in 2014, the Region began another major review of The Regional Plan under section 26 of the *Planning Act*. The purpose of the review was to update the Regional Official Plan to conform to Provincial plans and policies, to ensure it continues to meet the needs of our community and to develop a strategy to accommodate growth in Halton to 2051. Regional Council adopted two Regional Official Plan Amendments related to accommodating growth:

- The first amendment – Regional Official Plan Amendment 48 – defined a Regional Urban Structure that provides a structure and a hierarchy in which to direct population and

employment growth. This amendment was adopted by Regional Council on July 7, 2021, and approved by the Province, with modifications, on November 10, 2021.

- The second amendment – Regional Official Plan Amendment 49 – updated Halton's strategy for accommodating growth. It was adopted by Regional Council on June 15, 2022, and approved by the Province, with modifications, on November 4, 2022. In December 2023, through Bill 150, *Planning Statute Law Amendment Act, 2023*, the Province rescinded its November 2022 decision on ROPA 49. Following this, in May 2024 through Bill 162, Get *It Done Act, 2024*, the Province reinstated certain modification from its original November 2022 decision on ROPA 49 which were supported by the Local Municipalities in Halton.

Schedule 1 contains a complete list of amendments to The Regional Plan [1995] considered by Regional Council as of the Consolidation Date and their status. Only approved amendments in their entirety or the approved portions of an amendment have been incorporated into this Office Consolidation. Schedule 2 is a list of outstanding appeals on the Official Plan and its amendments as of the Consolidation Date.

In October 2022, the Province tabled Bill 23, *More Homes Built Faster Act, 2022*. This legislation identified Halton Region as an "upper-tier municipality without planning responsibilities". In April 2024, through Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, the effective date of this change to Halton Region's role in land use planning was identified as July 1, 2024.

As a result, as of July 1, 2024, the Regional Plan will no longer be an official plan for the Regional Municipality of Halton. Instead, it will be deemed an official plan of each of the Local Municipalities in Halton (the City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville) until such time as it is revoked or amended by the respective municipality. Questions regarding this Office Consolidation of the Regional Plan should therefore be directed to the City of Burlington.

Schedule 1A contains a complete list of amendments to The Regional Plan [1995] considered by Burlington City Council as of the Consolidation Date and their status. Only approved amendments in their entirety have been incorporated into this Office Consolidation. Henceforth, the City-amended version of this Plan will be referred to as the Burlington Regional Official Plan, 1995 (BROP, 1995) to distinguish from the versions being maintained by the other Local Municipalities in Halton.

This Office Consolidation of the Burlington Regional Official Plan incorporates all modifications, subsequent approvals, and approved amendments to the Plan up to and including the date shown on the cover of this document. This date is referred to as the Consolidation Date.

Office Consolidations are prepared for the purpose of convenience. For accurate reference, the reader should consult the legal documents as approved by the Minister, relevant decisions of the Ontario Municipal Board, the Local Planning Appeal Tribunal, or the Ontario Land Tribunal, and other pertinent documentation that are lodged in the Planning Services Division of the Regional Municipality of Halton. Or, for changes initiated by the City after July 1, 2024 (i.e. BROPA 1 and onwards), documentation that are lodged in the Clerks Department of the City of Burlington, located at 426 Brant Street, Burlington, Ontario, L7R 3Z6.

These Explanatory Notes do not constitute part of the Official Plan under the *Planning Act*.

SCHEDULE 1 REGIONAL MUNICIPALTY OF HALTON AMENDMENTS

No.	Title	Regional Council Adoption	Status
1	Jannock Properties Lands, West of Forestvale Drive in the City of Burlington	N/A	Approved by the OMB 1998-05-25.
2	North Aldershot Policy Area	1998-06-03	Approved by the Minister, 1998-11-17.
3	Driving Range, West Half of Lot 18, Concession XI, (Esquesing) in the Town of Halton Hills	1998-10-07	Came into force and effect 1998-10-28.
4	Zenon Environmental Inc. Town of Oakville	1998-12-09	Approved by the OMB 1999-03-09.
5	Croation Franciscan Centre Town of Halton Hills	2000-05-31	Came into force and effect 2000-07-01.
6	1097739 Ontario Ltd. Golf Course, Part Lot 7 Concession 2 (Esquesing) Town of Halton Hills	1999-05-12	Came into force and effect 1999-06-02.
7	751058 Ontario Ltd. Golf Course, East Half of Lot 10, Concession 10 Town of Halton Hills	1999-10-06	Came into force and effect 1999-10-29.
8	Halton Urban Structure Plan Region of Halton	1999-06-02	Partially came into force and effect 1999-06-22. Balance approved by the OMB, with modification, 1999-12-21.
9	Brockton Farms Sandstone Quarry Expansion – Town of Halton Hills	1999-10-06	Came into force and effect 1999-10-29.
10	Ontario Mission for the Deaf / Golf Course and Day Use Facility East Half Lot 6, Concession II Town of Halton Hills	2000-10-11	Came into force and effect 1999-11-07.
11	*[Number not used]*	*N/A*	*N/A*
12	DeGroote Property, Part of Lot 17, Concession I ND, City of Burlington	2000-07-12	Came into force and effect 2000-08-08.

No.	Title	Regional Council Adoption	Status
13	*[Number not used]*	*N/A*	*N/A*
14	Fishburn Holdings Limited Part of West ½ of Lot 1, Concession 10 (Township of Esquesing) Town of Halton Hills	2000-11-29	Came into force and effect 2000-12-30.
15	Halton Golf Course Policies	N/A	Deferred by Regional Council 2001-06-13.
16	1319536 Ontario Ltd. Lots 7 and 8, Concession VII (Trafalgar) Town of Milton	2001-01-17	Came into force and effect 2001-02-20.
17	Functional Classification and Right-of-Way Requirements for Trafalgar Road, Dundas Street and Bronte Road / Regional Road 25	2001-10-24	Came into force and effect 2001-11-23.
18	Dufferin Aggregates Milton Quarry Expansion – Town of Halton Hills and Town of Milton	2003-06-25	Appealed to the Joint Board, whose decision dated 2005-06-08, was subsequently appealed to the Lieutenant-Governor-in-Council, which issued its final decision on 2006-12-01.
19	Trafalgar Sports Park Town of Halton Hills	2002-06-19	Came into force and effect 2002-07-17.
20	Beaufort Heights Subdivision Extension of Municipal Wastewater Services City of Burlington	2002-02-13	Came into force and effect 2002-03-14.
21	Glencairn Golf Course	2003-03-05	Came into force and effect 2003-04-04.
22	Functional Plan and Right-of-Way Requirements for Bronte Road / Regional Road 25	2003-05-28	Came into force and effect 2003-06-26.
23	Functional Plan and Right-of-Way Plan of Arterial Roads	2003-12-17	Came into force and effect 2004-01-23, save and except for the right-of-way requirement for Dundas Street (Regional Road 5) in the Town of Oakville, which was subsequently amended and approved through ROPA25 as of 2006-08-17.

No.	Title	Regional Council Adoption	Status
24	Linear Strip of Land between the Eastern Limit of Proposed Niagara Escarpment Plan Amendment No. 71 and Highway 407, in the City of Burlington	2004-02-11	Appealed to the OMB, 2004-03-11 to 2004-03-15 (3 Appellants).
25	An Amendment to Incorporate Official Plan Review Directions and Related Matters	2004-06-23	Appealed to the OMB, 2004-07-15 to 2004-07-20 (26 Appellants) and adjudicated by the OMB as of 2006-10-06 through a series of decisions.
26	*[Number not used]*	*N/A*	*N/A*
27	York Trafalgar Golf Course Town of Milton	2005-10-26	Came into force and effect 2005-11-28.
28	Ninth Line Corridor Policy Area	2005-11-16	Came into force and effect 2005-12-21, save and except for one site specific appeal, which was dismissed by the OMB with modification on 2006-08-01.
29	Central Milton Holdings Ltd. Town of Milton	N/A	Denied by the OMB 2007-10-17.
30	St. Mathew's Mar Thoma Church Part Lot 7, Concession II Town of Halton Hills	2007-02-14	Came into force and effect 2007-03-13.
31	Cemetery, Part Lot 18,Concession 7 Town of Halton Hills	2007-04-18	Came into force and effect 2007-05-14.
32	Hanson Brick Ltd. Quarry Part of Lots 1 and 2, Concession 1 NDS 3488 Tremaine Road City of Burlington	2007-05-09	Came into force and effect 2007-06-08.
33	Bill 51 Implementation, Pre-Consultation and Submission Requirements	2007-09-19	Came into force and effect 2007-10-10.
34	Creekbank Developments Limited 2322 and 2332 Upper Middle Road	2007-10-10	Came into force and effect 2007-11-05.

No.	Title	Regional Council Adoption	Status
	West (Regional Road 38) Town of Oakville		
35	Nelson Aggregate Co., Burlington Quarry	*N/A*	Appealed 2006-06-18 with a decision rendered by Joint Board 2012-10-11.
36	Keswick Sutherland School Town of Halton Hills	*N/A*	Decision rendered by OMB 2009-07-24.
37	An Amendment to Incorporate the Basic Requirements of the Places to Grow Plan	2009-06-03	Approved by the Minister on 2009-11-24 and subsequently appealed to and adjudicated by the OMB and approved as of 2014-02-04.
38	An Amendment to Incorporate the Results of Sustainable Halton, Official Plan Review Directions and Other Matters	2009-12-16	Approved by the Minister on 2011-11-24 and subsequently appealed to and adjudicated by the OMB and approved through a series of decisions from 2014-02-04 to 2017-04-13. Certain site specific appeals remain – refer to Schedule 2.
39	Regional Development Phasing to 2031	2011-07-13	Appealed to and adjudicated by the OMB and approved as of 2014-02-04.
40	Servicing Public Uses Outside the Urban Area	2010-07-14	Came into force and effect 2010-08-05.
41	Town of Milton 2015 Pan / Parapan American Games Velodrome	2012-10-03	Came into force and effect 2012-10-26.
42	Catholic Cemeteries of the Diocese of Hamilton – Milton, Part Lot 1, Concession II NS	2013-04-13	Came into force and effect 2013-05-14.
43	Halton Peel Boundary Area Transportation Study / Greater Toronto Area West Corridor Protection	2014-06-18	Appealed to the OMB and partially approved on 2017-01-13 with certain matters remaining under appeal – refer to Schedule 2.
44	Acton Quarry Extensions	2015-07-15	Appealed to the Environmental Review Tribunal and approved as of 2016-10-11.

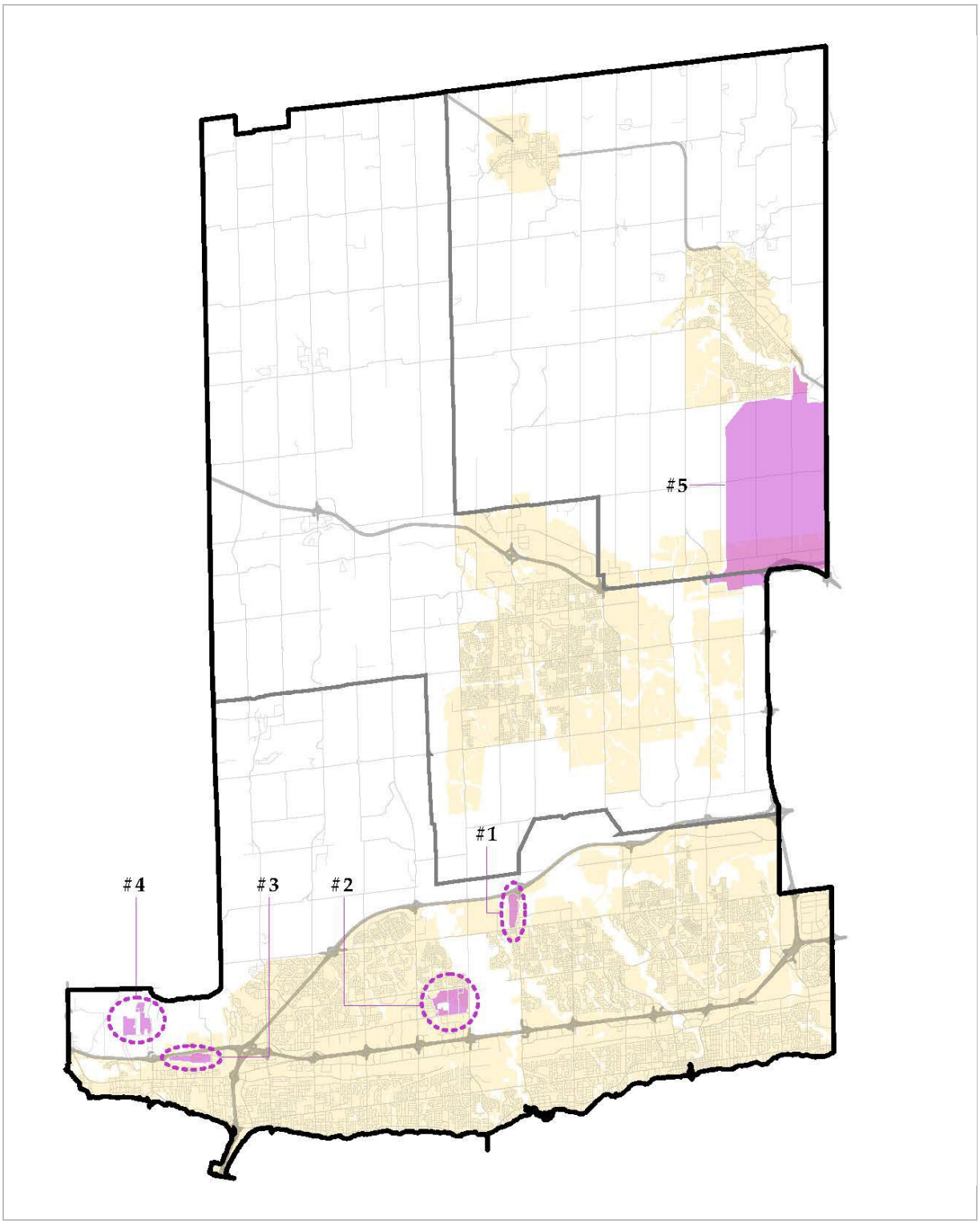
No.	Title	Regional Council Adoption	Status
45	Re-designation of Formerly Licenced Aggregate Extraction Lands at 12519 Eighth Line, Halton Hills	2015-09-09	Appealed to and approved by the Local Planning Appeal Tribunal as of 2020-10-02.
46	An Amendment to Introduce Lot Creation Policy to Permit Surplus Farm Dwelling Severances	2018-01-17	Came into force and effect 2018-02-16.
47	An Amendment to Address a Shortfall of Employment Lands in the Town of Halton Hills' Premier Gateway Employment Area	2018-04-18	Appealed to and approved by the Local Planning Appeal Tribunal as of 2019-12-13.
48	An Amendment to Define a Regional Urban Structure	2021-07-07	Approved by the Minister of Municipal Affairs and Housing with modification on 2021-11-10.
49	An Amendment to Implement the Integrated Growth Management Strategy	2022-06-15	Approved by the Minister of Municipal Affairs and Housing, with modifications, on 2022-11-04. The Minister's Decision was rescinded on 2023-12-06 via Bill 150. Aspects of the Minister's Decision were then reinstated via Bill 162 on 2024-05-16.
51	Milton Education Village Complementary Greenbelt Lands Policy Area	2022-06-15	Came into force and effect 2022-07-20.
52	An Amendment to Address the Addition of Employment Lands to the Urban Area and to the Town of Milton's '401 Industrial/Business Park Secondary Plan	2022-06-15	Came into force and effect 2022-07-20.
100	Garden Trail Developments Incorporated Property, Part of Lot 11, Concession I, Township of East Flamborough, City of Burlington	*N/A*	Approved by the OMB 2001-05-01.
n/a	James and Helle Fisher Property, Part Lot 8, Concession I, NDS, City of Burlington (Kilbride)	*N/A*	Approved by the Minister of Natural Resources Order 2000-05-15.

SCHEDULE 1A CITY OF BURLINGTON AMENDMENTS

No.	Title	City Council Adoption	Status
1	Inactive	-	-
2	Delegated Authority re: Minor Technical Changes	2026-03-10	Came into force and effect 2026-04-02.

SCHEDULE 2 OUTSTANDING APPEALS

Appellant	Map No.	Location Description	Appeal
Newmark Developments Ltd. and Rosko Investment and Development Ltd.	1	3069 Dundas Street West	Site-specific appeal of ROPA 38 (see PL110857).
Paletta International Corporation and P&L Livestock Ltd.	2	"Bronte Creek Meadows" - 5164 Upper Middle Road - 5366 Upper Middle Road - 5900 Upper Middle Road - 5470 Upper Middle Road - 5201 Mainway	Site-specific appeal of ROPA 38 (see PL110857).
	3	1200 King Road	Site-specific appeal of ROPA 38 (see PL110857).
	4	"Eagle Heights" - 1640 Flatt Road Extension - 1751 Flatt Road Extension - 1664 Waterdown Road - 66 Horning Road	Site-specific appeal of ROPA 38 (see PL110857).
Halton Region, Town of Halton Hills, Maple Lodge Farms Ltd., South Georgetown Landowners Group.	5	As depicted on Schedule 2.	Appeals of ROPA 43 and transportation matters (see PL140744 and refer to Section 173(5.1)c)). *Note: certain aspects of ROPA 43 related to corridor protection are now superseded by the Provincial decision on ROPA 49.*


#5
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PART I INTRODUCTION

PURPOSE

1. This Regional Official Plan, or commonly referred to as The Regional Plan, is adopted by the Council of the Regional Municipality of Halton to solidify decisions taken in the past and to give clear direction as to how physical development should take place in Halton to meet the current and future needs of its people. It is also intended to reflect their collective aims and aspirations, as to the character of the landscape and the quality of life to be preserved and fostered within Halton. Finally, the Plan clarifies and assists in the delivery of Regional services and responsibilities as set out in the Planning Act, the Municipal Act, and other pertinent Provincial legislation.

2. This Plan outlines a long term vision for *Halton*'s physical form and community character. To pursue that vision, it sets forth *goals* and *objectives*, describes an urban structure for accommodating growth, states the *policies* to be followed, and outlines the means for implementing the *policies* within its property tax base and other financial resources.

3. *Policies* of this Plan indicate positions to which Regional Council is committed or which Council will work towards attaining. They also describe processes to be followed in arriving at decisions, changes to be sought in Provincial legislation, and *policy* positions to be required in the Official Plans and Zoning By-laws of Burlington, Oakville, Milton and Halton Hills.

4. For the purpose of the Planning Act and the Municipal Act, Parts I to VI of this Plan, inclusive of maps, figures and tables, shall be considered the Official Plan of the Regional Municipality of Halton.

5. The short title of this Plan is Halton Region Official Plan followed by the year in which the Plan was approved in parentheses.

APPROACH

6. This Plan is preceded by an earlier version that was adopted by Regional Council in September 1978 and approved, except for certain parts, by the Minister of Housing in August 1980, and which has been amended from time to time since then. This earlier version will hereafter be referred to as the 1980 Regional Plan.

7. To arrive at this new version of The Regional Plan, the following major steps were taken:

(1) 1989—A comprehensive review of the effectiveness of existing *policies* in the 1980 Plan.

(2) 1990—A public and agency consultation program on planning issues and concerns as they affect *Halton*; analysis of the comments received; and direction by Council as to the general thrust to revise the Plan.

(3) 1991—Publication of a vision document under the title Report B4: Land Stewardship and Healthy Communities, A Vision for the 90's and Beyond (Draft); a public and agency consultation program on Report B4; analysis of the comments received; and Council adoption of Report B4—with minor modifications—as the basis for rewriting The Regional Plan.

(4) 1992—Preparation of a draft of the new Plan.

(5) 1993—A public and agency consultation program on the draft Plan; analysis of the comments received; and adoption by Council of this Plan.

(6) 2001-2004—A major review, including an extensive public and agency consultation program, of this Plan as required by the Planning Act.

(7) 2009—A major review, including an extensive public and agency consultation program, of this Plan undertaken as part of a planning process called Sustainable Halton and also as required under Section 26 of the Planning Act.

(8) 2014-2022 – A major review, including extensive public and agency consultation, of this Plan undertaken to achieve conformity with Provincial plans and legislation in accordance with Section 26 of the Planning Act, and implemented to date through separate amendments addressing growth-related components, with all other matters to be addressed through future amendment.

8. This Plan has included the provisions of the Parkway Belt West Plan, the Niagara Escarpment Plan, the Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Plan as they affect *Halton* and in a manner as Regional Council considers appropriate for *Halton*.

9. [Section number not in use.]

LEGAL STATUS

10. The official portion of this Plan has been prepared and adopted pursuant to the Planning Act and other pertinent Provincial legislation. These provide, among other things, that no public work be undertaken and no municipal by-law be passed which does not conform to The Regional Plan and, furthermore, that all Official Plans and Zoning By-laws of the Local Municipalities be amended to conform.

11. Where parts of this Plan are pending approval by the Minister of Municipal Affairs and Housing or the Ontario Municipal Board, those relevant parts of the 1980 Regional Plan and its amendments will remain in full force and effect.

REVIEW AND AMENDMENT

12. This Plan will be reviewed and amended as required in the opinion of Regional Council to meet the changing needs of the people of *Halton*, and to reflect responses prompted by new issues, information and societal values.

13. Amendments to this Plan can be initiated by Regional Council, or in response to an application by an individual, the Council of a Local Municipality, or any other *public body*.

14. As Part VII, the Appendix, is not an official part of this Plan, any modifications to the Appendix by Regional Council will not require an amendment to the Plan.

15. The process for amending this Plan will be in accordance with the provisions of the Planning Act and generally consists of the following steps:

(1) An application is made to Regional Council that is deemed to be complete with the necessary supporting information for the amendment.

(2) Council may refuse to process the application, upon which the applicant may refer the matter to the Ontario Municipal Board, or Council may prepare an amendment document and circulate it to *public agencies* and interested parties for comment.

(3) Council will provide the public with the necessary information on the proposed amendment and hold a public meeting, with at least 20 days of advance notice, to receive comments on the proposed amendment.

(4) After considering all comments received, Council will adopt, with the necessary modifications, or refuse to adopt the proposed amendment.

(5) If adopted, the amendment will come into effect provided that the amendment is not appealed within 20 days of Council giving notice of its adoption of the amendment.

(6) The applicant or any other qualified party may, within 20 days after Council giving notice of its adoption of the amendment, or upon Council's refusal to process the application under Section 15(2), or failure to make a decision within 180 days from the date of the application, or refusal to adopt the amendment under Section 15(4), make a request to the Ontario Municipal Board for a hearing and decision.

USES

16. This Plan will be used:

(1) By Regional Council as the basis for decisions and actions on municipal projects, facilities and programs, on proposals submitted for approval or comment, and in the formulation of recommendations to the Provincial and Federal governments,

(2) By the four Local Municipalities in the preparation of their own Official Plans, amendments, and Zoning By-laws,

(3) By other government agencies and departments in preparing plans and programs affecting *Halton*, and

(4) By business, industry and private citizens in considering and preparing their own plans and programs.

GUIDE TO THE PLAN

17. Part II explains the general philosophy and planning vision of the Plan, leading to the two planning concepts of "land stewardship" and "healthy communities." These concepts form the basis for the development of *policies* in this Plan. Part II also describes how *Halton* relates to other planning jurisdictions and introduces the Regional Structure map showing different land use designations in *Halton*.

18. Part III describes *policies* that promote "land stewardship", including *goals*, *objectives*, permitted uses, and general *policies* for each land use designation on the Regional Structure map.

19. Part IV details *policies* contributing to "healthy communities", which may apply to any land use designation.

20. Part V indicates how the Plan is intended to be carried out to achieve the overall planning vision.

21. Part VI is a glossary of terms used by this Plan. Certain terms are used in this Plan for the purpose of achieving conformity with Provincial Plans and policies. For definition of these terms not defined in Part VI, the reader is referred to the Provincial Policy Statement, other relevant Provincial Plans or legislation or the general dictionary definition.

22. Part VII does not form part of this Plan but provides accessory information to assist in understanding this Plan. In the event of conflict between the Appendix and the Plan proper, the latter shall prevail.

23. For users interested in what *policies* govern a specific parcel of land, they should review in detail the relevant parts of Part III and the whole of Part IV. They are also encouraged to refer to Part II to understand the basis for the *policies* and to Part V to see how the *policies* will be applied.

24. Throughout this Plan, a notation such as "Section 65(3)a)" is used to refer to "Section 65, Subsection (3) a)" of the Plan. Terms that are used in accordance with the definitions in Part VI of the Plan are italicised.

24.1 Authority is delegated to staff to make technical changes, without a Plan amendment, that do not alter intent, meaning, or substance, as follows:

(i) alteration of the numbering, arrangement and cross-referencing of provisions;

(ii) correction of clerical, grammatical, and spelling errors

(iii) updating of address references;

(iv) updating of agency and/or *public authority* names;

(v) removal of obsolete and/or redundant policies;

(vi) updating of schedules, tables or graphics; and

(vii) alteration of format or presentation.

24.2 The auxiliary verbs “may”, “should” and “shall” are used throughout this Plan in the following context:

(1) “may” implies that the *policy* is permissive and not mandatory or obligatory;

(2) “should” implies that the *policy* is directive and demands compliance unless proven otherwise on good planning grounds; and

(3) “shall” implies that the *policy* is mandatory and requires full compliance.

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