



Legislative & Planning Services
Planning Services
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February 24, 2014

John Ariens, Associate Director
IBI Group
Suite 200, East Wing
360 James Street North
Hamilton, ON L8L 1H5

Dear Mr. Ariens:

RE: Proposed Regional Official Plan Amendment - North Portion of Bridgeview Neighbourhood, being Wedgewood Golf Centre 1535 Plains Road West, Burlington

Halton Region is in receipt of your request on behalf of your client, New Horizon Homes, for a formal preconsultation meeting for the above noted property. It is the Region's understanding that your client proposes to make a formal application to amend the Regional Official Plan so as to extend the "Area Eligible for Urban Services" designation onto its lands.

Since our meeting on January 24th, 2014, Staff at the Region have had the opportunity to discuss your proposal in more detail and maintain the previous position put forward that your client's proposal would constitute a form of an expansion to a settlement area boundary and is therefore subject to Municipal Comprehensive Review as per the policies of the Provincial Growth Plan (Section 2.2.8).

An application for a Regional Official Plan Amendment (ROPA), as your client proposes for the Wedgewood Golf Centre lands, would not be supported by Regional staff given the Growth Plan policy noted above. Furthermore, the policies of the Regional Official Plan do not support the extension of urban services beyond the urban area (Section 89(21)), and do not support expansions to Urban Areas outside of being undertaken as part of a 5 year review (Section 77(7)).

Your client's proposal has considerable implications for the Region as a whole, and more specifically the natural environment within the North Aldershot Area and the Cootes to Escarpment EcoPark System, as well as servicing and infrastructure requirements, among other things. It is most appropriately dealt with through a comprehensive review.

Regional staff will be undertaking a five year review of the Regional Official Plan which is expected to commence in 2014. Through that review, the Region will be considering policy

The Regional Municipality of Halton

updates to the North Aldershot area as a whole, including your client's lands. We encourage your participation in that review.

Should you wish to discuss the contents of this letter further, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laurielle Brooks', written in a cursive style.

Laurielle Brooks, BES, MCIP, RPP,
Intermediate Planner
ext. 7840
laurielle.brooks@halton.ca

- c. Jeff Pakin, New Horizon Homes, via email
Ron Glenn, Director of Planning Services and Chief Planning Official, Halton Region
James Stiver, Manager, Community Planning, Halton Region
Bruce Krushelnicki, Director of Planning, City of Burlington
Andrea Smith, Manager of Policy Planning, City of Burlington
Rosalind Minaji, Coordinator of Development Review, City of Burlington