



**SUBJECT: Regional modifications to the Tremaine Dundas Secondary Plan Official Plan Amendment No. 107**

**TO: Planning and Development Committee**

**FROM: Department of City Building - Planning Building and Culture**

Report Number: PB-49-19

Wards Affected: 6

File Numbers: 520-02-08

Date to Committee: May 14, 2019

Date to Council: May 27, 2019

---

**Recommendation:**

Support the proposed modifications to Official Plan Amendment No. 107 for the Tremaine Dundas Secondary Plan; and

Authorize the Director of City Building to notify the Region of Halton that Burlington City Council supports the proposed modifications.

**Purpose:**

To provide Halton Region with Burlington's support of the modifications proposed for the Tremaine Dundas Secondary Plan Official Plan Amendment No. 107.

An Engaging City

- Good Governance
  - Burlington's position is articulated to senior levels of government on pressing policy matters.

---

**Background and Discussion:**

The purpose of Official Plan Amendment No. 107 was to revise the policies and schedules of the Official Plan based the preparation of a Secondary Plan for the Tremaine Dundas Community area.

In July 2018, Council adopted the Tremaine Dundas Secondary Plan which establishes a mixed-use community for the Tremaine Dundas area and directed staff to prepare a By-law to adopt associated Official Plan Amendment No. 107 which requires approval of Halton Region.

By-law 56-2018 was adopted by Council in September 2018 and the required materials were submitted to Halton Region for approval.

### **Strategy/process**

The Region completed their review of Official Plan Amendment No. 107 (OPA107) and has forwarded their proposed modifications to OPA 107 to the City. The modifications proposed are necessary to ensure consistency with the Regional Official Plan and conformity to Provincial Plans, attached as Appendix A is a track changes version of OPA 107.

Planning staff have worked with the Region throughout their review process to ensure any proposed modifications remain consistent with Council's intent. The proposed modifications are minor in nature and do not change the designations or the intent of the Secondary Plan as adopted by Council. The proposed modifications include:

- Identification of the Protected Corridor for the Study Area of the 407 Transitway EA
  - The proposed modifications reflect the final location of the Protected Corridor for the 407 Transitway. At the time of Council adoption, the Ministry had not confirmed a final location. It was agreed that the Region, through the Ministry, would identify the ultimate location on the mapping as a modification. The Region has added policy and identified the Corridor Protection area on the schedule as a modification.
- Phasing
  - The proposed modifications reflect the Region's role in phasing implementation and the inclusion of the Secondary Plan Phasing Schedule.
- Natural Heritage System
  - It was anticipated that the City's draft new Official Plan would provide the framework for a City Natural Heritage System which would conform to the Regional Official Plan. The proposed modifications reflect text changes necessary to bring OPA 107 into conformity with the Regional Official Plan and Provincial Plans.

- Definitions
  - The Region has added several minor modifications to the definitions, so they are specific to the secondary plan area.
- Clarity/Readability
  - To reflect the regional right-of-way width for Tremaine Road
  - Text changes to include consistent italicization of defined terms, correct numbering and revised references to Parts, Sections and Subsections.

The proposed modifications are minor in nature with most changes falling under the clarity/readability issues noted above. The proposed modifications do not change the designations, or the intent of the Secondary Plan as adopted by Council and constitute very minor and subtle alterations necessary to achieve conformity with the Regional Official Plan and Provincial plans and policies.

If the modifications are supported by Council, the Region will issue its notice of decision of approval with the modifications, as proposed. Following a 20 day appeal period, if there are no appeals, staff will incorporate the approved OPA 107 into the City's Official Plan.

---

### **Connections:**

Throughout the Secondary Plan process, planning staff worked with other departments, outside agencies and the public.

---

### **Public Engagement Matters:**

Not applicable at this time, public engagement was undertaken as part of the Secondary Plan process.

---

### **Conclusion:**

The proposed modifications are minor in nature and do not change the designations or the intent of the Secondary Plan as adopted by Council and reflect conformity with the Regional Official Plan, consistency with the Provincial Policy Statement (2014) and conformity with other Provincial plans and policies.

---

Respectfully submitted,

Lola Emberson, MCIP, RPP

Senior Planner

905-335-7600 ext 7427

**Appendices:**

- A. OPA 107 with Regional modifications

**Notifications:**

Curt Benson, MCIP, RPP, Director of Planning Services and Chief Planning Official,  
Halton Region [Curt.Benson@halton.ca](mailto:Curt.Benson@halton.ca)

Kevin Singh [kevin@argoland.com](mailto:kevin@argoland.com)

**Report Approval:**

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.