

## Allan Elgar

---

**From:** Allan Elgar <elgar@sympatico.ca>  
**Sent:** Friday, August 26, 2016 9:36 PM  
**To:** Members Of Council  
**Subject:** Fwd: clarification

Everyone

I am forwarding this to all members of council since only Natalia and Mayor Burton attended the meeting with Minister Mauro.

Cheers

Allan

Sent from my iPad

Begin forwarded message:

**From:** "Wallace, Marcia (MAH)" <Marcia.Wallace@ontario.ca>  
**Date:** August 26, 2016 at 11:57:18 AM EDT  
**To:** Allan Elgar <elgar@sympatico.ca>, Mayor Rob Burton <Mayor@oakville.ca>  
**Cc:** "Glenn, Ron" <Ron.Glenn@halton.ca>, "mark.simeoni@oakville.ca" <mark.simeoni@oakville.ca>, "LeBlanc, Laurie (MAH)" <Laurie.LeBlanc@ontario.ca>, "Clay, Larry (MAH)" <Larry.Clay@ontario.ca>, "Harding, Liz (MAH)" <Liz.Harding@ontario.ca>  
**Subject:** RE: clarification

Hello Allan.

Thank you for the email seeking clarification from the discussion at the AMO delegation, my apologies in the delay in getting back to you. I've taken the liberty of also including Mayor Burton on my reply (and those from the Ministry that were in the room) as you were both very engaged in the discussion with Minister Mauro.

The forecasts set out in Schedule 3 of the Growth Plan apply to the upper-tier municipalities. It is the upper-tier municipality (in this case, the Region of Halton) who then allocates to the lower-tier municipalities, such as Oakville.

Municipalities are required to plan to meet the population and employment forecasts they have been allocated under the Growth Plan. In some municipalities, the intensification achieved may exceed what was planned for based on the forecasts; in other cases the growth planned for may not be achieved. Regardless of whether the growth is achieved in the way it was planned for, what actually gets built needs to be considered in the next municipal comprehensive review planning exercise to accommodate the next round of forecasted growth.

How the Growth Plan is implemented with regard to a site specific decision for a particular development proposal is a matter to be interpreted by the municipality, because the determination of where growth is expected to go is the by-product of the municipality's comprehensive review of its Official Plan. Any municipal site specific decision regarding a development proposal would apply all the policies of the Official Plan (including where forecasted growth was planned for, servicing capacity, compatibility, etc.) in evaluating the merits of the individual application for development.

Having said this, should the municipality refuse an application then the proponent could appeal the matter to the OMB in accordance with the provisions of the Planning Act and the municipality would need to determine its involvement.

We encourage you to get advice from your local and regional staff on this matter.

Marcia

---

Marcia Wallace, Ph.D, MCIP, RPP | Regional Director, Municipal Services Office – Central Ontario | Ministry of Municipal Affairs / Ministry of Housing  
777 Bay Street, 13th Floor, Toronto, Ontario, M5G 2E5  
Ph:416-585-7264 | Toll Free: 1-800-668-0230 | Cell: 647-269-0877 | [marcia.wallace@ontario.ca](mailto:marcia.wallace@ontario.ca)  
think green before you print

-----Original Message-----

From: Allan Elgar [<mailto:elgar@sympatico.ca>]  
Sent: August 17, 2016 11:08 AM  
To: Wallace, Marcia (MAH)  
Cc: Allan Elgar  
Subject: clarification

Marcia

It was fantastic to finally meet you.

Can you pls confirm what I think I heard you say.

If we have designated enough land to meet the approved OP Schedule 3#s that we could deny the application however the developer can take the Municipality to the OMB. It would be up to the Municipality to defend the approved OP since enough land was already designated to meet the forecast to 2031.

Thanks

Allan

Sent from my iPad