

March 20, 2013

Mr. Mike Crough, MCIP, RPP
Planner
Planning and Building Department
City of Burlington
City Hall
426 Brant Street,
P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Mr. Crough:

**Re: Traffic Impact Study Eagle Heights Paletta/Taylor
Draft Plans of Subdivision 24T-04006, 24T-04007B**

Staff of the Niagara Escarpment Commission (NEC) has reviewed the Traffic Impact Study for the Eagle Heights/Taylor Draft Plans of Subdivision dated December 2012 by Reed, Vorhees & Associates from a planning perspective.

The "proposed realignment" of Horning Road, an extension of the existing Horning Road, is depicted on Figure 2 of the report as part of the Eagle Heights (Paletta) development. The proposed road extension would provide road access to proposed Lots 96 to 113 and the cluster housing on Block X.

The portion of the proposed Horning Road extension from the Hydro Corridor northerly to its existing terminus is within the Niagara Escarpment Plan (NEP) area and within the area of Development Control. A Development Permit from the NEC would be required for the proposed road prior to any other development approvals. An application for a Development Permit has not been received by the NEC.

As noted in our previous comments on these applications, the proposed extension of Horning Road is within and adjacent to lands designated Escarpment Natural Area and Escarpment Protection Area. Only "essential transportation and utility facilities" are permitted within the Escarpment Natural Area. Essential is defined in the NEP as "that which is deemed necessary to the public interest after all alternatives have been considered". The applicant must demonstrate that either the proposed road extension is outside the Escarpment Natural Area or that it is essential. The applicant must also demonstrate that the proposed road satisfies the Development Criteria in Part 2.15 of the NEP.

We appreciate the opportunity to comment on the traffic impact study and would be pleased to have further discussions with the City, the proponent and other agencies regarding these issues.

Yours truly,

A handwritten signature in black ink that reads "N. Mott-Allen". The signature is written in a cursive, flowing style.

Nancy Mott-Allen, MCIP, RPP
Senior Strategic Advisor

cc. Elizabeth Kerr, Counsel, MNR
Jennifer Lawrence, Conservation Halton
Laurielle Brooks, Region of Halton