Tables

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Chapter 1: Introduction		
	Vision Ontario is a vast, fast-growing province…More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for years to come…..Ontario's land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and transit-supportive design, where locally appropriate and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians….Above all, Ontario will continue to be a great place to live, work and visit where all Ontarians enjoy a high standard of living and exceptional quality of life."	The focus throughout the PPS starting with the Vision is on increasing "the supply and mix of housing options, addressing the full range of housing affordability needs…." At the same time, the PPS directs that consideration must be given to good planning including compact and transit supportive design to optimize investments in infrastructure and public service facilities. The proposed development intensifies existing development optimizing investments in infrastructure and public service facilities and supporting transit and active transportation while providing additional ground related housing and opportunities for ARUs.
Chapter 2: Building Homes, Sustaining Strong and Competitive Communities		
2.1	**Planning for People and Homes**	
2.1.6	Planning authorities should support the achievement of complete communities by: a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multi-modal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long terms needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.	The direction in policy 2.1.6 reinforces the need not just to provide housing but also to improve the quality of life through the creation of complete communities. The proposed provides additional ground-related housing and opportunities for ARUs in a location which is accessible to a range of facilities including employment, parks and open space and other uses to meet long term needs.
2.2 Housing		
2.2.1	Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by… b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well being	As noted above, the focus throughout the PPS starting with the Vision is on increasing "the supply and mix of housing options, addressing the full range of housing affordability needs…." Policy 2.2.1 provides specific direction in this regard including supporting all types

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	requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites ….. for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3…… c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and d) requiring transit-supportive development and prioritizing intensification…..in proximity to transit, including corridors and stations.	of residential intensification and promoting increased densities to efficiently use existing resources including infrastructure and public service facilities, while supporting transit and active transportation. The proposed development intensifies existing development, optimizing investments in infrastructure and public service facilities and supporting transit and active transportation while providing additional ground related housing and opportunities for ARUs.
2.3.1 General Policies for Settlement Areas		
2.3.1.1	Settlement areas shall be the focus of growth and development. Within settlement areas, growth shall be focused in, where applicable, strategic growth areas, including major transit station areas.	The policies in Section 2.3.1 clearly identify that growth is to be focused in settlement areas and reinforce the direction to promote increased densities and a land use mix to efficiently use existing resources including infrastructure and public service facilities, while supporting transit and active transportation. The proposed development is located in an established urban area and intensifies existing development optimizing investments in infrastructure and public service facilities and supporting transit and active transportation while providing additional ground related housing and opportunities for ARUs.
2.3.1.2	Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit supportive, as appropriate; and e) are freight-supportive.	
2.3.1.3	Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	Policy 2.3.1.3 reinforces the direction to support intensification throughout communities to allow for the achievement of complete communities. As noted, the development intensifies existing development as directed.
2.9 Energy Conservation, Air Quality and Climate Change		
2.9.1	Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:	These policies reinforce the direction which the proposed development implements, to promote increased densities and a land use mix which

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	a) support the achievement of compact, transit-supportive, and complete communities; b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities; c) support energy conservation and efficiency; d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.	ensures the efficient use of existing resources including infrastructure and public service facilities, while supporting transit and active transportation. In addition, infrastructure is to be developed which protects the environment and air quality. The EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment document how the proposed development has incorporated climate change considerations including the use of green infrastructure, climate change resilient plantings, replacement of manicured golf course holes with native plantings and stormwater modelling that incorporates climate change scenarios.
Chapter 3 Infrastructure and Facilities		
3.1.1	Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so they: a) are financially viable over their life cycle… b) leverage the capacity of development proponents, where appropriate; and c) are available to meet current and projected needs.	These general policies in conjunction with the policies regarding transportation (Section 3.2), sewage, water and stormwater (Section 3.6) promote efficiency and optimization of existing facilities which is achieved through the intensification such as is proposed in this development.
3.1.2	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized; b) opportunities for adaptive re-use should be considered, wherever feasible.	The proposed development, as intensification, will optimize the use of existing infrastructure and public service facilities. In particular, as outlined in the FSR: • Sanitary servicing will be accomplished through the construction of local sanitary sewers that connect to the existing municipal sanitary sewers; and, • Water servicing will be through connections to the existing watermain and the construction of local watermains.
3.9	Healthy, active and inclusive communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity’	The proposed intensification is consistent with this direction. It will support cost effective growth by leveraging the use of existing facilities to enhance the community. The UDB provides specific direction with respect to design that will foster active

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	b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources…..	transportation, connectivity and community safety for all residents.
Chapter 4: Wise Use and Management of Resources		
4.1 Natural Heritage		
4.1.1	Natural features and areas shall be protected for the long term.	The EER, documents how the natural features and areas of the Subject Lands will be protected for the long term. This includes specific strategies such as directing development away from natural features and naturalizing of areas of proposed grading with native, non-invasive species that are resilient to climate change. In addition, the NHS along Appleby Creek and the Appleby Creek tributary will be restored and removed from golf course use and is intended as open space.
4.1.2	The diversity and connectivity of natural features in an area, and the long term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	The EER documents how the diversity and connectivity of natural features and long term ecological function and biodiversity of the natural heritage system will be maintained, restored and improved on the Subject Lands. This includes through the restoration of the existing golf course holes in Areas F-K into naturalized valley corridors.
4.1.4	Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E; and b) significant coastal wetlands.	There are no significant wetlands or significant coastal wetlands on the Subject Lands or within 120 m of the Subject Lands.
4.1.5	Development and site alteration shall not be permitted in: a) …. b) significant woodlands in Ecoregions 6E and 7E….; c) significant valleylands in Ecoregions 6E and 7E….; d) significant wildlife habitat; e) significant areas of natural and scientific interest; ….. unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.	There is a significant woodland (Appleby Creek woodland) within 120 m of Area F which will be retained. There are no significant woodlands on the Subject Property. There are no significant valleylands, or areas of natural and scientific interest on the Subject Lands or within 120 m of the Subject Lands. Significant Wildlife Habitat (SWH) (i.e. habitat of Nutall's Waterweed and turtle overwintering habitat) is present and will be retained and enhanced (as a result of the restoration of riparian corridors) through the proposed development. The EER demonstrates that there will be no

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		negative impact to the significant woodland or SWH.
4.1.6	Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	Through the background analysis it has been indicated that Appleby Creek, Appleby Creek tributary and the online ponds support fish habitat. All fish habitat will be protected in accordance with provincial and federal requirements within the refined NHS and be improved post-development through the implementation of the creek restoration and natural heritage restoration plan and proposed improvements to Appleby Creek near Area G. Potential indirect impacts to fish habitat will be mitigated by implementing a range of measures, including, but not limited to: • improved water quality through the removal of manicured golf course lands to be replaced with naturalized plantings. In addition, within the developed areas, CB shields and isolator rows to achieve enhanced water quality controls will be provided in accordance with the SWS recommendations; • provision of minimum 15 m riparian buffers, but much greater in many locations; and, • implementation of best management practices during removal of the weir and concrete blocks at the downstream and upstream limit of the online pond near Area G and construction as well as removal of stormwater outfalls near Areas F, H, and pedestrian crossings in Flood Plain Area 2.
4.1.7	Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	General habitat of endangered and threatened species (i.e. endangered bat species and Cucumber Tree) is present within and adjacent to the Subject Lands. Of this habitat, the only habitat within the meaning of the *Species Conservation Act* is that of Cucumber Tree, with notable exemptions for planted species provided under O. Reg. 61/26. Endangered species habitat will be protected in accordance with provincial and federal requirements and, in the case of bats, improved through the

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		implementation of the natural heritage restoration plan. Opportunities to improve habitat for Cucumber Tree are not applicable.
4.1.8	Development and site alteration shall not be permitted in adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.	Development has been directed away from natural heritage features and proposed works related to endangered species and fish habitat will be addressed through the appropriate processes with the MECP and DFO, respectively. As demonstrated through the EER, the proposed development and site alteration will not negatively impact adjacent natural heritage features. Furthermore, the proposed restoration of the former golf course within the adjacent lands will result in positive impacts to fish habitat, the significant woodland, SWH and endangered species.
4.2 Water		
4.2.1	Planning authorities shall protect, improve or restore the quality and quantity of water by: a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be the foundation of considering cumulative impacts of development; b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts; c) identifying water resource systems; d) maintaining linkages and functions of water resource systems; e) implementing necessary restrictions on development and site alteration to: 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions; f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and g) ensuring consideration of environmental lake capacity, where applicable.	a) A SWS (Urbantech, 2025) was prepared that builds upon the findings of the Scoped Subwatershed Study that was prepared for the Phase 1 development. b) There are no cross jurisdictional or cross watershed impacts as a result of the proposed development. c) Surface and ground water resource systems are discussed in the SWS and the Hydrogeological Assessment (RJB, 2025). d) Linkages and functions associated with Appleby Creek are retained and enhanced as a result of the proposed development. d) Not applicable. f) Stormwater management is provided in each proposed development area and has been designed to meet the required stormwater quality criteria. g) Not applicable to the site

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4.2.2	Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alterative development approaches.	The Hydrogeological Assessment did not identify any sensitive surface or ground water features.
4.6 Cultural Heritage and Archaeology		
4.6.2	Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.	An Archaeological Assessment has been carried out. It is recommended that a Stage 2 archaeological assessment of all areas retaining archaeological potential within the study area be required. This study will be carried out as a condition of development.
Chapter 5: Protecting Public Health and Safety		
5.1.1	Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.	Development within all six Areas require alterations to the Regional Storm flood plain, an area regulated by CH pursuant to Ontario Regulation 41/24. The Benefit Analysis Report (BAR) provides a summary of the findings and conclusions in the EER, SWS, FSR, Fluvial Report, and Hydrogeological Assessment. These reports have been prepared in support of the planning applications. The BAR concludes that these reports have demonstrated that the proposed flood plain alterations have been designed to address all of the CH's Board approved regulatory policies (See Table 5 to this report). Further, in addition to the policy requirements, it is concluded that the restoration of those portions of the valley system subject to flood plain alterations with plantings and habitat creation, additional restoration plantings within the existing golf course lands (Flood Plain Areas 1 and 2), the removal of interlocking brick and artificial material within the low flow channel of Appleby Creek in Area G, the removal of two pedestrian crossings in Flood Plain Area 2 and the intent that the remaining golf course lands be protected as open space, will result in significant benefits to the Appleby Creek system, the Millcroft community and the City of Burlington.
5.2.2	Development shall generally be directed to areas outside of…. b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards….	

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		The report concludes that the flood plain alterations also represent efficient use of land that would be in the public interest, similar to flood plain alterations that are permitted elsewhere in CH's watershed to maximize developable land while ensuring that the natural heritage and natural hazard management are properly addressed. The report further concludes that based on the analysis, it has been demonstrated that, in addition to CH's policy requirements, the proposed flood plain alterations: • will not increase the risk to life or property upstream or downstream; • provide a benefit to the overall system through the restoration of 6.95 ha of valleyland and the protection of those lands not intended for development as public open space; and, • is in the public interest.

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Halton's Planning Vision		
26.	*Halton* recognizes its strategic location within the Greater Toronto and Hamilton Area and the importance of population and employment growth to the social and economic life of its residents. *Halton* expects further urbanization and changes to its landscape within the planning period between now and 2051. In this regard, *Halton* will undertake the necessary steps to ensure that growth will be accommodated in a fashion that is orderly, manageable, yet sensitive to its *natural environment*, heritage and culture. To maintain *Halton* as a desirable and identifiable place for this and future generations, certain landscapes within *Halton* must be preserved permanently. This concept of "landscape permanence" represents *Halton*'s fundamental value in land use planning and will guide its decisions and actions on proposed land use changes accordingly.	The HROP policy framework reflects the recognition that there will be further urbanization and changes to the landscape through to 2051. Urbanization will primarily occur in settlement areas but outside of the NHS. The NHS will "preserve and enhance the biological diversity and *ecological functions* of *Halton."* The proposed development reflects this direction including the restoration of the existing golf course lands in the NHS along Appleby Creek and the Appleby Creek tributary as open space.
27.	In *Halton*'s vision, its future landscape will always consist of three principal categories of land uses in large measures: (1) *settlement areas* with identifiable communities, (2) a rural countryside where *agriculture* is the preferred and predominant activity, and (3) a natural heritage system that is integrated within *settlement areas* and the rural countryside, to preserve and enhance the biological diversity and *ecological functions* of *Halton.* The land uses in these categories are complementary to each other and will together move *Halton* towards the goal of sustainability. Each will always exist in large measures over time, both during and beyond the planning period.	
30.	Although the best means of preserving landscapes is by public ownership, the Region believes this is impractical or unnecessary in most cases. Instead, the preservation should be a	Currently the lands proposed for development are part of a private golf course and consist of manicured golf course holes within the flood plain of

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	shared value among Halton's residents, land owners, business sector, development industry, agricultural community and government agencies. Regional Council therefore advocates the principle of "land stewardship"--that all land owners are entitled to reasonable use and enjoyment of their land but they are also stewards of the land and should give proper regard to the long term environmental interests in proposing any land use change to their land…..In its approach to making planning decisions, Council will refer to the concept of sustainable development and the principles of sustainability, i.e. seeking a balance among the environmental, economic and social interests.	Appleby Creek and the Appleby Creek Tributary. As such these lands do not contribute to the preservation and enhancement of biological diversity and ecological function. The proposed development will result in the redesign of this area to maximize the preservation and enhancement of the NHS. The proposed intensification of those remaining golf course lands appropriate for development will be balanced with the preservation and enhancement of the lands in the NHS. This significant landscape will be enhanced through a variety of mechanisms including restoration plantings along almost the entirety of Appleby Creek and the Appleby Creek tributary that flow through the golf course lands. In addition, the protection of the remaining golf course lands as open space will potentially provide opportunities for the City to allow public access to these lands for trail and parkland purposes. The potential protection of those lands in the NHS as public open space as the HROP indicates is "the best means of preserving landscapes".
Halton's Regional Structure		
50.	The Regional Structure, as shown on Map 1, represents *Halton*'s basic position on the use of land and natural resources within its planning area and is the framework within which Local Official Plans, amendments and by-laws shall be prepared.	The Subject Lands are designated "Urban Area" with the exception of small areas in the Regional Natural Heritage System the limits of which have been refined based on detailed technical studies including the EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment.
50.2	The Regional Structure implements *Halton*'s planning vision of its future landscape as described in Section 27 by organizing land uses into the following broad categories: (1) *Settlement Areas*, consisting of the Urban Areas within the Regional Urban Boundary as well as *Hamlets* and *Rural Clusters*, as shown on Map 1. In addition, Map 1h identifies the Regional Urban Structure including Primary and Secondary Regional Nodes and the Built Boundary; (2) Agricultural System, consisting of the Agricultural Area and those parts of the Natural Heritage System outside the *Key*	As noted, the HROP policy framework reflects the recognition that there will be further urbanization and changes to the landscape through to 2051. Urbanization will primarily occur in settlement areas particularly the Urban Area but outside of the NHS. It should be noted that the Subject Lands are designated "Urban Area" and they are also located in the "Built Boundary". Further, the Subject Lands, and the Millcroft Community in its entirety, are located adjacent to a "Secondary Regional Node" at Appleby Line and

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	Features or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, as shown on Map 1E; and (3) Natural Heritage System, consisting of the Regional Natural Heritage System and the Greenbelt Natural Heritage System, as shown on Map 1G.	Upper Middle Road, as well as Regional Intensification Corridors on Dundas Street and Appleby Line (See Map 1H Figure 6B to this report). The NHS will "preserve and enhance the biological diversity and *ecological functions* of *Halton."* The proposed development reflects this direction including the preservation and restoration of lands in the NHS which currently form part of the golf course as per the natural heritage restoration plan.
51.3	Within the Urban Area designation as shown on Map 1, this Plan defines a Regional Urban Structure consisting of the following: (1) *Strategic Growth Areas* …..which are identified below and shown on Map 1H…… (2) Regional *Employment Areas* …..which are shown on Map 1H. (3) The *Built-Up Area* as shown on Map 1H and the *Designated Greenfield Area*, consisting of lands within the Urban Area outside of the *Built-Up Area*, which are subject to specific targets and *policies* of this Plan.	
55.	The Regional Structure is accompanied by a growth strategy for *Halton* based on the distribution of population and employment as contained in Table 1, which has been updated to the planning horizon year of 2051 through the *municipal comprehensive review*, and in accordance with the Regional phasing outlined on Map 5, as well as by other *infrastructure* elements such as transportation systems and *urban services* and other *policies* of this Plan.	The growth strategy provides specific parameters regarding the continuing urbanization of the settlement areas in the Region, including recognition of the significance of intensification as an important component of that direction. The proposed development represents a component of the proposed intensification.
55.1	The Regional Structure also sets out targets for *intensification* within the *Built-Up Area* and for the density of *Designated Greenfield Areas* and *Employment Areas*, as contained in Table 2. (Target for Burlington is 20.500 units in Built-Up Area between 2022 and 2041)	
55.4	The Regional Structure is based on a strategy to accommodate population and employment growth in Halton to 2051 by directing growth to the Urban Areas within the Regional Urban Boundary as shown on Map 1 and in accordance with the distribution of population and employment in Table 1.	
PART III LAND STEWARDSHP		
57	*Development* is directed to environmentally	

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	suitable areas with the appropriate land use designation in accordance with the *goals, objectives* and *policies* of this Plan.	As demonstrated through the background analysis, development is proposed in areas which are environmentally suitable with appropriate services as required in policy 57. Further, the proposed single detached and townhouse dwellings are compatible with the surrounding residential development as regulated through the proposed zoning regulations. Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial Report. As outlined in the BAR, these reports have demonstrated that the proposed flood plain alterations have been designed to address all of the CH's Board approved regulatory policies (See Table 5 to this report). All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards. The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands.
58	Uses are permitted as specified for each land use designation provided that: (1) the site is not considered hazardous to life or property due to conditions such as soil contamination, unstable ground or soil, erosion, or possible flooding; (1.1) adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the *Region*; and (2) *development* meets all applicable statutory requirements, including regulations, Official Plan *policies*, zoning by-laws, and municipal by-laws.	
Urban Area and the Regional Urban Structure		
72 **221.2**	The *goal* of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters *complete communities*, enhances mobility across *Halton*, addresses climate change, and improves housing affordability, sustainability and economic prosperity. COMPLETE COMMUNITIES means communities that meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including *Affordable Housing*, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.	The Millcroft Community is part of a complete community including the Secondary Regional Node at Appleby Line and Upper Middle Road and the intensification corridors along Appleby and Dundas. When this area is considered as a whole it provides appropriate access to a mix of jobs, local services, a full range of housing and community infrastructure as well as access to public transportation and non-motorized travel. The proposed intensification will enhance the housing options in this area and support public transportation and non-motorized travel facilities. In addition, the dedication of what is now private open space to the public will enhance the existing community infrastructure. Further, with respect to climate change mitigation, the EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment document how the proposed development has incorporated climate change considerations including the use

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		of green infrastructure, climate change resilient plantings, replacement of manicured golf course holes with native plantings and stormwater modelling that incorporates climate change scenarios.
72.1	The *objectives* of the Urban Area are: (1) To accommodate growth in accordance with the *Region*'s desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable *natural environment*, and preserve certain landscapes permanently. (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy. (3) To provide a range of identifiable, inter-connected and *complete communities* of various sizes, types and characters, which afford maximum choices for residence, work and leisure. (4) To ensure that growth takes place commensurately both within and outside the *Built Boundary*. (5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages *complete communities*, and is consistent with the *policies* of this Plan. (6) To identify a Regional Urban Structure that directs growth to *Strategic Growth Areas* and protects Regional *Employment Areas*. (7) To plan and invest for a balance of jobs and housing in communities across the *Region* to reduce the need for long distance commuting and to increase the modal share for transit and *active transportation*. (8) To promote the adaptive re-use of *brownfield* and *greyfield sites*. (9) To facilitate and promote *intensification* and increased densities.	The proposed development, as intensification, will contribute to the achievement of the objectives for the Urban Area and conforms with the policies of HROP including: • Accommodating proposed growth in the Built Boundary; • Providing for growth which is compact and supportive of transit and non-motorized modes of travel, as well as making efficient use of space and services; • Providing for the enhancement of an existing identifiable, inter-connected and *complete community* including maximizing choices for residence, work and leisure. • Facilitating increased densities which support cost-effective growth leveraging existing facilities and resulting in a significant enhancement of community infrastructure supporting the existing complete community (e.g. replacement of private golf course with public open space).

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	(10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs. (10.1) To direct where employment uses should be located and to protect areas designated for such uses.	
74.	The Urban Area consists of areas so designated within the Regional Urban Boundary as delineated on Map 1, where *urban services* are or will be made available to accommodate existing and future urban *development* and amenities.	The Subject Lands are part of the existing Millcroft community which is developed on full municipal services. As demonstrated by the background studies, in particular the FSR, these services can be easily extended to the Subject Lands including construction of local sanitary sewers and watermains that connect to existing municipal sewers and watermains.
75	The Urban Area is planned to accommodate the distribution of population and employment for the *Region* and the four Local Municipalities as shown in Table 1, the *intensification* and density targets as shown in Table 2, the Regional phasing as shown in Table 2a, and the targets for *Strategic Growth Areas* as shown in Table 2b.	
Regional Urban Structure		
78	Within the Urban Area, the Regional Urban Structure, as shown on Map 1H, implements Halton's planning vision and growth management strategy to ensure efficient use of land and *infrastructure* while supporting transit, and the long-term protection of lands for employment uses. The Regional Urban Structure consists of the following structural components: (1) *Strategic Growth Areas*; (2) Regional *Employment Areas*; (3) *Built-Up Areas*; and (4) Designated Greenfield Areas.	The Subject Lands are in the "Built-Up Area" (See Map 1H Figure 6B to this report). The proposed development will implement the objectives for the Regional Urban Structure as it is within the Urban Area where population growth is to be directed and supports climate change mitigation by enhancing an existing complete community and assisting to achieve the Plans minimum intensification and density target while reducing dependence on the automobile. Further, with respect to climate change mitigation, the EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment document how the proposed development has incorporated climate change considerations including the use of green infrastructure, climate change resilient plantings, replacement of manicured golf course holes with native plantings and stormwater modelling that incorporates climate change scenarios.
79	The *objectives* of the Regional Urban Structure are: (1) To provide a structure and a hierarchy in which to direct population and employment growth within the Urban Area to the planning horizon of this Plan; (2) To focus a significant proportion of population and certain types of employment growth within *Strategic Growth Areas* through mixed use *intensification* supportive of the local role and function and reflective of its place in the hierarchy of *Strategic Growth Areas*	

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	identified in this Plan; (3) To provide increased opportunities for the development of *Affordable Housing*, particularly within *Strategic Growth Areas*; (4) To identify Regional *Employment Areas* and protect them for long-term employment use, while providing flexibility to address changes in the role and function of these areas in relation to prevailing trends in the economy of the Region.1 (5) To support climate change mitigation by directing growth to areas that will support achieving *complete communities* and the minimum intensification and density target of this Plan as well as reducing dependence on the automobile and supporting existing and planned transit and *active transportation*.	
Housing		
84	The *goal* for housing is to supply the people of *Halton* with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.	The proposed development contributes to the creation of an adequate mix and variety of housing including single detached and townhouse dwellings and related ARUs. In particular, it makes more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods. It also implements good environmental practices, including energy and natural resource conservation while maintaining sound engineering and planning principles as set out in the EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment.
85	The *objectives* for housing are: (1) To establish housing targets by type and appropriate density for the Local Municipalities and the *Region* as a whole. (2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of *Affordable Housing*. (3) To coordinate, improve upon, and expedite the *development* approval process so as to reduce the overall cost of housing. (4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods. (5) To meet housing needs through the provision of *Assisted Housing*, *Affordable Housing* and *Special Needs Housing* in *Halton*. (6) To integrate *Assisted* and *Special Needs Housing* with *Market Housing*. (7) To provide and manage *Assisted*	

TABLE 2: HROP Review		
#	**Policy**	**Review**
	Housing in *Halton* through the Halton Community Housing Corporation. (8) To encourage the Local Municipalities and the building and *development* industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, *universal physical access*, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles. (9) To encourage the Local Municipalities to maintain the quality of the existing housing stock. (10) To participate in and deliver Provincial and/or Federal housing programs that are beneficial to housing *development* in *Halton*. (11) To coordinate and provide information on housing needs in *Halton* through centres that are accessible in each Local Municipality. (12) To support the use of surplus public and not-for-profit lands, where appropriate, for developing *Assisted Housing* and *Affordable Housing*. (13) To promote residential *intensification* through the *development* or redevelopment of *brownfield* and *greyfield sites*.	
Urban (Water Supply and Wastewater Treatment) Services		
87	The *goal* for *urban services* is to ensure the adequate provision of an economic level of *urban services* to achieve Regional *development objectives* while conscious of the need to protect the environment.	As demonstrated by the background studies, in particular the FSR, the proposed development will proceed on the basis of connection to Halton's municipal water and wastewater systems.
88	The *objectives* for *urban services* are: (1) To provide satisfactory levels of *urban services* in the Urban Area to meet existing and future requirements.	
89	It is the policy of the Region to: (1) Provide *urban services* only within the Regional Urban Boundary as delineated on Map 1 of this Plan, unless otherwise permitted by specific *policies* of this Plan…..	

TABLE 2: HROP Review		
#	**Policy**	**Review**
	(3) Require that approvals for all new *development* within the Regional Urban Boundary as delineated on Map 1 of this Plan, be on the basis of connection to *Halton*'s municipal water and wastewater systems, unless otherwise exempt by other *policies* of this Plan.	
Natural Heritage System		
113.	The Natural Heritage System consists of the Greenbelt Natural Heritage System and the Regional Natural Heritage System.	The Subject Lands include some small areas which are designated as part of the Regional Natural Heritage System by virtue of the presence of Appleby Creek and the Appleby Creek tributary and associated regulatory flood plains.
114	The *goal* of the Natural Heritage System is to increase the certainty that the biological diversity and *ecological functions* within *Halton* will be preserved and enhanced for future generations.	The biological diversity and ecological functions of the NHS will be preserved and enhanced as part of the proposed development as demonstrated through the EER, SWS, FSR, Fluvial Report and Hydrological Assessment. This includes specific strategies such as naturalizing areas of proposed grading and through the restoration of existing manicured golf course holes into naturalized areas utilizing native, non-invasive species that are resilient to climate change.
114.1	The *objectives* of the Natural Heritage System are: (1) To maintain the most natural Escarpment features, stream valleys, *wetlands* and related *significant* natural areas and associated *Cultural Heritage Resources*. (2) To maintain and enhance the landscape quality and open space character of Escarpment features. (3) To provide a buffer to prominent Escarpment features….. (4) To direct *developments* to locations outside *hazard lands*. (5) To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant *landforms* of *Halton*. (6) To protect or enhance *Key Features*, without limiting the ability of existing *agricultural uses* to continue. (7) To protect or enhance *fish habitats*. (8) To preserve and enhance the quality and quantity of ground and surface water. (9) To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-	As demonstrated through the EER, SWS, FSR, Fluvial Report and Hydrological Assessment the applicable objectives will be achieved in particular (4), (5), (6), (7), (8), (9), (10), (12), (15), (16), (17), and (18). Specifically: • development in all six Areas requires alterations to the Regional Storm flood plain, an area regulated by CH pursuant to Ontario Regulation 41/24. The BAR concludes that the reports noted above demonstrate that the proposed flood plain alterations have been designed to address all of CH's Board approved regulatory policies (See Table 5 to this report); • development has been directed away from wetlands, flood plain, and erosion hazards; • as documented in the above reports, the diversity and connectivity of natural features and the long term ecological function and biodiversity of the natural heritage system will be maintained, restored and improved

TABLE 2: HROP Review		
#	**Policy**	**Review**
	connections between the *Key Features* and their *ecological functions*. (10) To protect significant scenic and heritage resources. (11) To protect and enhance the *Halton* waterfront as a major resource that is part of the Provincially significant Lake Ontario and Burlington Bay shoreline. (12) To preserve native species and communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment. (13) To preserve examples of the landscape that display significant earth science features and their associated processes. (14) To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface *landforms*, soils, flora and fauna, and their associated processes. (15) To preserve and enhance air quality. (16) To provide opportunities for scientific study, education and appropriate recreation. (17) To preserve the aesthetic character of *natural features*. (18) To provide opportunities, where appropriate, for passive outdoor recreational activities.	on the Subject Lands, including the restoration of existing golf course holes into naturalized riparian corridors and the protection and enhancement of Key Features; • fish habitat will be enhanced through a range of measures including improved riparian buffers (15 m but much greater in many locations) and removal of instream barriers; • surface water quality will also be improved through a range of measures including the removal of manicured golf course lands and their replacement with naturalized plantings, cessation of golf course maintenance activities, as well as in developed areas the addition of CB shields and isolator rows in accordance with the SWS recommendations; • the restored natural heritage system will contribute to a continuous public natural open space system which will also protect scenic resources; • general and protected habitat for endangered and threatened species is present within and adjacent to the Subject Lands. These species will be protected in accordance with provincial and federal requirements and, in the case of Endangered bats, improved through the implementation of the natural heritage restoration plan; • the aesthetic character of the natural system will be enhanced as a result of the replacement of golf course holes with native and non-invasive plantings which will also contribute to air quality; and, • the conversion of the private golf course to public open space will provide opportunities for passive recreation.
Regional Natural Heritage System		
115.2	The Regional Natural Heritage System consists of: (1) areas so designated on Map 1, (2) the shoreline along Lake Ontario and Burlington Bay, and (3) *significant* habitats of endangered species and threatened species not included in the designation on Map	Map 1 of the HROP identifies a portion of the Subject Lands as Regional Natural Heritage System (RNHS). Specifically, those areas in proximity to Appleby Creek and the Appleby Creek tributary have been included.

TABLE 2: HROP Review		
#	**Policy**	**Review**
	1.	
115.3	The Regional Natural Heritage System is a systems approach to protecting and enhancing *natural features* and functions and is scientifically structured on the basis of the following components: (1) *Key Features*, which include: a) *significant* habitat of endangered and threatened species, b) *significant wetlands*, c) *significant* coastal wetlands, d) significant woodlands, e) *significant* valleylands, f) *significant* wildlife habitat, g) *significant* areas of natural and scientific interest, h) fish habitat, *Key Features* that have been identified are shown on Map 1G. (2) *enhancements to the Key Features* including *Centres for Biodiversity*, (3) *linkages*, (4) *buffers*, (5) *watercourses* that are within a *Conservation Authority* Regulation Limit or that provide a *linkage* to a *wetland* or a *significant woodland*, and (6) *wetlands* other than those considered *significant* under Section 115.3(1)b).	The background studies have addressed these features and functions, in particular the EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment. See discussion under Sections 4.1 Natural Heritage and 4.2 Water of the PPS in particular Policies 4.1.4, 4.1.5, 4.2.1 and 4.2.2. In addition, see the discussion of Policies 113, 114 and 114.1 of the HROP above.
115.4	Included within the Regional Natural Heritage System are: (1) Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and (2) Regulated *Flood Plains* as determined, mapped and refined from time to time by the appropriate *Conservation Authority*. (3) Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the *Key Features* or where the only *Key Feature* is a *significant* earth science area of natural and scientific interest, where *agricultural operations* are promoted and supported as compatible and complementary uses in the protection of the Regional Natural Heritage System in accordance with *policies* of the	Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial reports. All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards. The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands. Further, the BAR concludes that the reports noted above demonstrate that the proposed flood plain alterations have been designed to address all of CH's Board approved regulatory policies (See Table 5 to this report);

TABLE 2: HROP Review		
#	**Policy**	**Review**
	Agricultural System.	
116	The designation of lands in the Regional Natural Heritage System does not imply that they are open to the public nor that they will necessarily be purchased by a *public agency*.	This direction is recognized. Those lands not planned for development are intended to be protected as open space with ownership to be determined.
116.1	The boundaries of the Regional Natural Heritage System may be refined, with additions, deletions and/or boundary adjustments, through: a) a Sub-watershed Study accepted by the *Region* and undertaken in the context of an *Area-Specific Plan*; b) an individual Environmental Impact Assessment accepted by the *Region*, as required by this Plan; or c) similar studies based on terms of reference accepted by the *Region*. Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The *Region* will maintain mapping showing such refinements and incorporate them as part of the *Region's* statutory review of its Official Plan.	The background studies have addressed the issue of boundary adjustments through the identification of Key Features and other areas including buffers, watercourses and non-significant wetlands as well as confirmation of the flooding and erosion hazards. These background studies include the EER, SWS and Fluvial reports.
118	It is the policy of the Region to….. (2) Apply a systems based approach to implementing the Regional Natural Heritage System by: a) Prohibiting *development* and *site alteration* within *significant wetlands*, *significant* coastal wetlands, *significant* habitat of endangered and threatened species and *fish habitat* except in accordance with Provincial and Federal legislation or regulations; b) Not permitting the alteration of any components of the Regional Natural Heritage System unless it has been demonstrated that there will be no *negative impacts* on the *natural features and areas* or their *ecological functions*; in applying this *policy*, *agricultural operations* are considered as compatible and complementary uses in those parts of the Regional Natural Heritage System under the Agricultural System and are supported and promoted in accordance with	The background studies and proposed plans address the requirements including the EER, SWS and Fluvial reports. In particular: a) There are no significant wetlands or significant coastal wetlands on the Subject Lands or within 120 m of the Subject Lands, and development has been directed away from the habitat of the Endangered Cucumber Tree. Development within fish habitat will be addressed accordance with applicable provincial and federal requirements in consultation with the MECP and DFO, respectively. b) Alteration is proposed to the limit of the flood plain, which is a component of the NHS. The EER has demonstrated such flood plain alterations will have no negative impacts on the natural features and areas or their ecological functions. Further, the BAR concludes that the reports noted above

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#	**Policy**	**Review**
	policies of this Plan; c) Refining the boundaries of the Regional Natural Heritage System in accordance with Section 116.1; and d) Introducing such refinements at an early stage of the *development* or *site alteration* application process and in the broadest available context so that there is greater flexibility to enhance the *ecological functions* of all components of the system and hence improve the long-term sustainability of the system as a whole. (3)Require the proponent of any *development* or *site alteration* that meets the criteria set out in Section 118(3.1) to carry out an Environmental Impact Assessment (EIA), unless:…. The purpose of an EIA is to demonstrate that the proposed *development* or *site alteration* will result in no *negative impacts* to that portion of the Regional Natural Heritage System or unmapped *Key Features* affected by the *development* or *site alteration* by identifying components of the Regional Natural Heritage System as listed in Section 115.3 and their associated *ecological functions* and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. The EIA, shall, as a first step, identify *Key Features* on or near the subject site that are not mapped on Map 1G….. (5)Ensure that the Local Municipalities will enhance, through the *development* process and where appropriate, the function of the Regional Natural Heritage System within the Urban Area by locating local open space adjacent to or near the Regional Natural Heritage System…. (7)Obtain, or encourage the Local Municipalities, *Conservation Authorities* and other *public agencies* to obtain, through the *development* approval process and as permitted by legislation, parts of the Regional Natural Heritage System. (8)Promote the concept and functions of the Regional Natural Heritage System and	demonstrate that the proposed flood plain alterations have been designed to address all of CH's Board approved regulatory policies (See Table 5 to this report). Furthermore, proposed enhancements to fish passage within the Appleby Creek channel will be completed in accordance with federal requirements in consultation with the DFO. c) The boundary of the RNHS has been refined through the proposed flood plain alterations and application of a 15m buffer to the greater of the flooding and erosion hazards; 15 m from significant woodlands, significant wildlife habitat, and fish habitat; and 30 m from non-significant wetlands. d) The proposed RNHS refinements are being undertaken at the Official Plan Amendment stage of development and in the broadest available context (i.e., subwatershed level of study). The proposed development will include restoration of lands that are currently manicured golf course, within the NHS, to naturally self-sustaining native vegetation. 3. The EER has been completed to address the requirement for an EIA. 5. As noted, those lands not proposed for development are intended to be protected for public open space. 7. Those lands not planned for development are intended to be protected as public open space. 8. This policy is direction to the City to encourage stewardship of the NHS and is not directly applicable to this application. Notwithstanding this, the EER has identified and proposes the protection of the RNHS, and includes recommendations regarding stewardship/outreach to landowners adjacent to the Area J Treed Area.

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	encourage landowners and local residents to participate in its identification, protection, enhancement, and maintenance. (9)Promote, in conjunction with other *public agencies* and through stewardship programs, the donation of privately owned lands in the Regional Natural Heritage System to *public agencies* or charitable organizations, or the transfer of the responsibilities for the protection of the *ecological functions* and features on such lands to a *public agency* or charitable organization through a conservation *easement* agreement.	9. Those lands not planned for development are intended to be protected as public open space.
Part IV Healthy Communities		
143	It is the *policy* of the *Region* to…. (2.1) Establish Air Quality Impact Assessment Guidelines to assist with the review of *development* applications to protect the health of *Halton* residents	Background studies include Compatibility Mitigation Study, Air Quality to address the requirements of the HROP.
144(9)	Require the Local Municipalities to carry out, prior to or as part of an *Area-Specific Plan* process where applicable, Sub-watershed Studies for those sub-watershed areas identified under Section 145(8) to	Background studies include SWS which builds upon the SWS that was prepared in support of the Phase 1 development.
147	(e)Support Local Municipalities in requiring all development proposals, to the maximum degree possible, preserve existing trees and plant additional trees in accordance with good forestry management practice.	The EER and Arborist Report / Tree Preservation Plan address this policy. Existing trees have been retained to the maximum degree possible. New trees are proposed to be planted in accordance with good forestry management practice.
167(6)	Prior to development occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.	This requirement is addressed through the Stage 1 Archaeological Assessment. Stage 2 Assessment will be a condition of draft plan approval
173 (22)	Require the proponent of any development considered to have a transportation impact to carry out a detailed transportation study to assess the impact of the proposal and to recommend necessary improvement to the transportation network and services consistent with the goals, objectives and policies of this Plan.	The TIS reflects the background development included in the Phase 1 TIS, as well as the Phase 1 TIS site-generated volumes. It concludes that based on the study findings, the proposed development can be supported from a traffic operations perspective as the development will not materially impact the study road network.

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PART I POLICY FRAMEWORK		
3.0	**GUIDING PRINCIPLES** a) Provided a community plan and growth strategy aimed at creating an attractive, liveable community that offers a wide range of housing, employment, transportation, and leisure opportunities for all its citizens. b) Support a healthy, clean and sustainable community based on an ecosystem approach and the implementation of the principles of Sustainable Development, by ensuring that environmental integrity and diversity, social and economic factors, and compatibility are considered in land use decisions. c) Ensure that the City's infrastructure and services are maintained or expanded at a level that is fair, realistic and affordable. d) Foster a unique, vibrant and strong community identity. e) Create a community development pattern that supports the existing business community and promotes new business development opportunities, by protecting critical areas of economic enterprise and promoting a variety of locations for economic activity. f) Support a vigorous local economy. g) Promote safety and health in the community as well as fair access to housing, municipal services, community facilities, education facilities and economic opportunity. h) Promote efficient use of land through intensification within appropriate areas of the City, in accordance with Provincial growth management objectives, while recognizing the need for balancing this objective with other planning considerations."	The Guiding Principles recognize that intensification should be promoted where appropriate with respect to other planning considerations. These would include factors such as those identified in subsection b) "environmental integrity and diversity, social and economic factors, and compatibility" The EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment document how the natural features and areas of the Subject Lands will be protected for the long term. This includes specific strategies including naturalization of areas of proposed grading with native, non-invasive species that are resilient to climate change. In addition, the NHS along Appleby Creek and the Appleby Creek tributary will be restored and removed from golf course use and is intended as public open space. Other factors including compatibility and efficient use of land have been addressed through the UDB and other background reports. In particular, the proposed housing includes single detached and townhouses which are similar to those in the surrounding community and designed to be compatible with appropriate setbacks, heights and other features.
PART II FUNCTIONAL POLICIES		
2.0 SUSTAINABILITY AND THE ENVIRONMENT		

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#	**Policy**	**Review**
2.3	**General Policies** a) *Development shall* be limited to lands that are environmentally suited for the proposed use. Suitability *shall* be assessed within the context of the safety and health of the user, and *should* avoid negative effects on the natural and social environment. New *development* and significant *re-development shall* generally be prohibited within *natural heritage features* unless it can be deemed suitable through the provisions of Part II, Section 2.5 of this Plan. New *development* and significant *re-development* is not permitted in areas of: (i) significant habitat of *endangered species* and *threatened species*; (ii) significant *wetland*s, *significant woodland*s or significant *valleylands*; (iii) *fish habitat*, except in accordance with provincial and federal requirements; (iv) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards*, *erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.	Suitability of lands proposed for development has been assessed through the EER, SWS, FSR, Fluvial Report and Hydrogeological Assessment. These studies have addressed the suitability of features and functions as discussed above in the discussion under Sections 4.1 Natural Heritage and 4.2 Water of the PPS in particular Policies 4.1.4, 4.1.5, 4.2.1 and 4.2.2. In addition, see the discussion of Policies 113, 114 and 114.1 of the HROP above. In particular: • habitat of endangered and threatened species (i.e. Cucumber Tree) will be protected in accordance with provincial and federal requirements; • there are no significant valleylands and the only significant woodland is adjacent to Area F. The woodland will be retained and its ecological function will be enhanced in accordance with the proposed natural heritage enhancement plan; • all fish habitat will be protected in accordance with provincial and federal requirements within the refined NHS and will be improved post development through channel improvements and the natural heritage enhancement plan and removal of barriers; and, • The BAR concludes that the background reports have demonstrated that proposed flood plain alterations have been designed to address all of the CH's Board approved regulatory policies (See Table 5 to this report). Development has been directed away from natural hazards (i.e., wetlands, flood plain, and erosion hazards) and their applicable setbacks.
2.4.2	**Securement of Natural Heritage Features** a) The City recognizes that *securement* of areas of significant natural heritage such as the Niagara Escarpment through public ownership or private stewardship is beneficial in ensuring their eventual	Similar to the HROP, the City recognizes that protection of significant natural heritage features is ensured if they are in public ownership. Currently the Subject Lands, including the lands proposed for development, are part of a private golf

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	enhancement and long-term protection. Where appropriate, these lands *may* also provide important recreational opportunities. A key prominent example of such an opportunity in the City is provided by the Bruce Trail. b) The City will consider all options for the *securement* of the *natural heritage features* and the Bruce Trail. These options include but are not limited to: (i) land dedication; (ii) assistance from other orders of government, agencies and charitable foundations; (iii) the community benefits provisions as outlined in Part VI, Section 2.3 of this Plan; (iv) land exchange; (v) long-term leases; (vi) easement agreements; and/or (vii) land trusts. c) The identification or designation of land as having Natural Heritage significance does not obligate the City to acquire, compensate or purchase any of these lands.	course. The proposed intensification of the remaining lands appropriate for development is balanced with regard for long term environmental interests through the preservation and enhancement of a significant landscape - including the intent that those lands not planned for development are intended to be protected as open space.
2.5	**Environmental Evaluation** a) *Environmental Evaluation* Reports *shall* be prepared by the proponent of a *development* and to the satisfaction of the City as part of the consideration of a *development application* (other than an individual consent or minor variance in the Rural Planning Area, or for a use permitted by the Official Plan and Zoning By-law in the Rural Planning Area), affecting lands found: (i) within an area designated as: i. Greenlands on Schedule B, Comprehensive Land Use Plan -Urban Planning Area; or	The required EER has been prepared by Terrastory. It concludes that the proposed development will have no negative impacts on the natural heritage features provided that the recommended technical mitigation measures are implemented. Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial Report. The BAR concludes that the background reports have demonstrated that proposed flood plain alterations have been designed to address all of the CH's Board approved regulatory policies (See Table 5 to this report).

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#	**Policy**	**Review**
	ii. Greenlands on Schedule C, Comprehensive Land Use Plan -Rural Planning Area; or iii. Environmental Protection Area on Schedule D, Comprehensive Land Use Plan – North Aldershot Planning Area; and iv. an *Environmentally Sensitive Area* on Schedule B, Comprehensive Land Use Plan - Urban Planning Area, on Schedule C, Comprehensive Land Use Plan - Rural Planning Area, or on Schedule D, Comprehensive Land Use Plan - North Aldershot Planning Area; and *Adjacent Lands* as defined by this Plan; (ii) *Adjacent Lands* of a *natural heritage feature* as defined by this Plan. b) An *Environmental Evaluation* report *may* be required for *development* proposals affecting lands other than those described in Part II, Section 2.5 a) where the City determines that the proposal has the potential to adversely affect the environment…… d) For areas regulated by Conservation Halton, such as *floodplains, wetland*s, *watercourse*s, the shoreline of Lake Ontario/Burlington Bay, or regulated *valleylands*, the *Environmental Evaluation* report *may* also be required to fulfill the requirements of the Conservation Authority's Environmental Impact Assessment.	
2.7	**Sustainable Design and Compatibility** **2.7.1 Principles** a) To the greatest extent possible, proposed *development shall* be consistent with the goals and objectives of *Sustainable Development*….	a) As demonstrated by the background technical studies, the proposed intensification is consistent with the goals and objectives of Sustainable Development as follows:

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#	**Policy**	**Review**
	2.7.3 Policies…. c) Development will be reviewed to ensure efficiency of land use in the urban community in terms of energy, travel time, intensity and diversity. d) Where appropriate, new development shall be designed to be compatible with and enhance existing natural features such as …..woodlots, watercourses and stream valleys. e) The City will encourage development that provides choices in housing, shopping, employment, and transportation. f) Energy conservation shall be encouraged through community and site planning, design, and the use of energy-efficient materials and landscaping. When development applications are reviewed, consideration shall be given to energy conservation measures such as the solar orientation of streets and buildings, increased densities, walkability and decreased automobile dependency, and the use of landscaping and building materials. g)The City will *encourage* proposals for renewable energy technologies, provided that compatibility is achieved with surrounding land uses and the environment, with respect to such matters as noise and vibration and visual impacts. Mitigation measures such as distance separations, screening and buffering, shall be encouraged. h)The City will *encourage* water conservation through the adoption of low irrigation landscaping and *may* discourage or prohibit the use of natural surface or ground water for non-*agricultural* irrigation….. k) Transportation Demand Management strategies will be used to encourage increased transit ridership, walking and bicycling in the City….. m) Practices that reduce pollution of air, soil and water and that have beneficial effects on aquatic and terrestrial ecosystems, such as the preservation and planting of trees, shall be encouraged.	c) The proposed development will provide through intensification for the enhancement of an existing identifiable, interconnected and complete community. A more efficient land use pattern reducing the use of energy and travel time. d) and m) The proposed development, as demonstrated through the EER, is compatible with the existing natural features and will enhance the natural heritage system including aquatic and terrestrial ecosystems through the restoration of lands to a natural state that are currently part of a manicured golf course including tree preservation and the planting of new trees and additional enhancement plantings. e) The development will provide additional housing options in the Millcroft community which already allows access by its residents to the full range of shopping, employment and transportation. f) The proposed intensification inherently provides for energy conservation through increased density, walkability and decreased auto dependency for residents. In particular, as outlined in the Urban Design Brief (UDB) the proposed development in keeping with the surrounding Millcroft community as a pedestrian oriented neighbourhood with an active transportation system. It also integrates a range of sustainable development practices as outlined in the UDB (e.g. Low Impact Development techniques, source local materials and manufactured components, street and block alignments that maximize overall site passive solar gain). g)No renewable energy technologies are proposed given the proximity to existing residential development. h) and m)The proposed development includes stormwater management, LID measures and restoration plantings within the NHS, all of which

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		will enhance the quality of water directed to Appleby Creek and its tributary. Existing trees are preserved, to the extent feasible, and trees are proposed for planting within the NHS Enhancement Areas. k) Increased transit use and active transportation is encouraged through the form and design of development. As outlined in the Urban Design Brief (UDB), the proposed development in keeping with the surrounding Millcroft community is a pedestrian oriented neighbourhood with an active transportation system and good access to transit. The TIS confirms that the transit service provides "quick, easily accessible, and direct transit services throughout the City." The viability of the existing transit system will be enhanced through the intensification of the existing community.
2.8	**Contaminated and Potentially Contaminated Sites** ….. The goal of the City is to utilize tools such as Phase I Environmental site assessments, Phase II Environmental site assessments, Records of Site Condition, and Risk Assessments in the planning application review process in order to: e) help ensure that development takes place on site where environmental conditions are suitable for the proposed use of the site…..	Phase One ESAs are completed to satisfy Ontario Regulation 153/04 (as amended). The objective is to identify the presence or absence of potentially contaminating activities (PCAs) on the property or in the study area and to determine if any of the PCAs identified are likely to result in an Area of Potential Environmental Concern (APEC). In all cases, the PCAs identified contributed to APEC and a Phase Two study was required. The Phase Two Assessments indicated that a Record of Site Condition (RSC) may be filed for each of the properties, with the exception of Area H. A supplementary environmental investigation is required before an RSC filing can commence.
2.10	**Watershed Management**	
2.10.3	g) *Watercourse*s, shorelines, *valleylands* and *wetland*s *shall* be kept in their natural state and restored wherever possible. The City *may* consider proposals for the relocation and reconstruction of existing *watercourse*s where it is determined to be environmentally appropriate and if approved by the regulatory agencies. It is recognized that the use of *watercourse*s for *agricultural* land drainage is a normal	The watercourses and wetlands within and adjacent to the six Areas will be retained and buffered in their existing location. No watercourse relocations are proposed however, enhancements are proposed at the upstream and downstream limit of the online pond adjacent to Area G. These enhancements are not required to facilitate the proposed development but rather, are proposed as a separate

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	farming practice.	enhancement to the watercourse system. This is supported through the detailed background studies prepared in support of the applications including the EER, SWS, FSR and Fluvial Report.
2.11	**Storm Water Management**	
2.11.3	a) Storm water management techniques *shall* be used in the design and construction of all new *developments* to control both the quantity and quality of storm water runoff. The degree of control and techniques used will depend on the conditions in the downstream receiving water bodies. The adverse effects of *development* on the downstream aquatic environment and *adjacent lands shall* be avoided or kept to a minimum. b) The provision of storm water drainage facilities *shall* be in accordance with existing master plans established through *watershed* and sub- *watershed* studies, the criteria established in the City's Storm Water Drainage Criteria Manual and the Region of Halton's Guidelines for Pools, Ponds And Standing Water on Public Land. The City *shall* require, wherever possible, the consolidation of storm water management facilities in order to make efficient use of land and to minimize future maintenance costs to the City….. d) Sub-*watershed* master plans, in accordance with Provincial policy requirements, *shall* be prepared in support of major *development* proposals at the Official Plan amendment or *secondary planning* stage in the Urban and North Aldershot Planning Areas to assess the methods and costs of providing and monitoring the required storm water management methods both on and off the site. e) Functional drainage designs *shall* be prepared at the draft plan of subdivision or zoning stage in accordance with the requirements of the City's Storm Drainage Criteria Manual…. g) As a condition of *development* approval, the City will normally require the dedication of the greater of the *regulatory floodplain*, or the valley through which the *watercourse* flows including a conservation setback from top of bank, *regulatory floodplain*, or meander belt width. Dedication of these lands *shall* not be considered part of parkland dedication	a)/b)The SWS and FSR document the proposed stormwater quality and quantity controls for the proposed development. Quality controls will achieve 80% TSS removal (enhanced level of treatment) which exceeds the level of stormwater quality treatment that the existing Millcroft Community provides. c) In addition to the above, the stormwater management measures are on private lands (condo) which results in no future maintenance costs to the City. d) See response to (b). f) See response to (b). g) The NHS within each development area, including the regulatory flood plain, are intended to be protected as public open space. h) Development is setback the greater of the following: 30m from wetlands; 15m from flood plain; 15m from meander belt; 15m from fish habitat; 15 m from SWH (turtle overwintering habitat) and 15 m from significant woodlands. i) The SWS and FSR will be reviewed through the OPA/ZBLA/DPOS process. j) Appleby Creek and the Appleby Creek tributary will be left in their current states however, enhancements are proposed to Appleby Creek, using natural channel design, at the upstream and downstream limit of the online pond adjacent to Area G. k) There are no enclosed watercourses. As such, this policy is not applicable.

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	requirements of The Planning Act, unless the dedicated lands provide needed public recreational opportunities as identified by the City. If any such land remains in private ownership, it will be protected by zoning, agreement or easement to protect the ecologic and *floodplain* function of such land. h) The conservation setback referred to in Part II, Subsection 2.11.3 g) *shall* be required in the Urban Planning Area, Rural Settlement Areas of the Rural Planning Area and the North Aldershot Planning Area, and *shall* be reviewed in the remainder of the Rural Planning Area on a case-by-case basis. i) All *watershed* and sub-*watershed* studies, functional drainage designs, storm water management techniques and drainage facilities *shall* be completed with appropriate consultation with residents and property owners, Conservation Halton, the Region of Halton, the Ministry of Natural Resources and where appropriate, the Niagara Escarpment Commission. These studies will consider: maintenance of natural *watercourse*s, control of discharges to surface and groundwater, water quality and quantity targets and the identification and protection of significant hydrogeological areas. j) Watercourses should be left in their natural state. The City may consider proposals to construct new watercourse, provided natural channel design is used if such proposals are approved by the regulatory agencies. The enclosure of open watercourses is generally not permitted. k) Wherever feasible, watercourses that have been enclosed should be restored to an open water course.	
3.0 TRANSPORTATION		
3.2.1	**Objectives**	
	a) To develop a transportation system consisting of local, Regional and Provincial roads, walkways/sidewalks, rail lines, local and Provincial transit services and private carriers that offers safe, convenient and efficient movement for people and goods within the City and to adjacent	As outlined in the Urban Design Brief (UDB) the proposed development is in keeping with the surrounding Millcroft community as a pedestrian oriented neighbourhood with an active transportation system. In addition, it has good access to transit. As such the transportation system offers safe,

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	municipalities. b) To develop a transportation system that supports and complements the City's urban *development* plans and rural community and provides mobility alternatives for persons who do not or cannot use an automobile.	convenient and efficient movement of people and good and supports and complements the City's urban development plans in keeping with its transportation objectives.
	c) To provide facilities to serve existing and future pedestrians, cyclists, transit riders and automobile users. d) To *encourage* alternative travel by creating an urban environment that *encourage*s walking, cycling and transit use and increases opportunities to live close to work and satisfy day-to-day needs locally without relying on the automobile. e) To maximize existing infrastructure to ensure that optimal benefit is obtained from the transportation system. f) To consider all environmental factors in evaluating improvements to the transportation system with emphasis on public safety, quality of life, such as noise and air pollution levels, health effects, and maintenance of the natural environment…. h) "Context Sensitive Design" is an emerging approach for the design of roadways so that mobility and safety issues are addressed while also assessing natural and human environmental issues. The concept of context Sensitive Design may be considered for road and intersection designs, particularly where serious constraints, such as environmental impacts, property impacts and cost require flexibility in design guidelines and creative design in order to achieve an optimal solution.	
3.2.2	**Policies**	
	d) A transportation study to assess the impact of a proposed *development* on current travel patterns and/or future transportation requirements *may* be required before Official Plan amendments, subdivision approvals,	C.F. Crozier & Associates completed a Transportation Impact Study (TIS) to support the proposed residential development. It concluded that the development can be supported from a traffic operations perspective as the

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	rezonings, site plan approvals or other *development* proposals are allowed.	development will not materially impact the road network.
	e) The City will *encourage* opportunities for developing *travel demand management (TDM)* measures to reduce single occupancy automobile use, especially during peak travel periods, such as car pooling programs, transit passes, preferential parking for carpool members, telecommuting, flex hours, intranet carpooling and fare incentives.	As outlined in the UDB the proposed development in keeping with the surrounding Millcroft community is a pedestrian oriented neighbourhood with an active transportation system and good access to transit.
	g) The enhancement of roadways, sidewalks and transit facilities to maximize mobility and access for the physically challenged *shall* be required, including during construction and reconstruction projects.	Any public roads and sidewalks and transit facilities will be developed in conformity with City standards.
	j) Reduced parking ratios and/or standards and/or on-street parking ratios and/or standards *may* be permitted subject to evaluation by the City of the appropriateness of such standards, and implemented through the approval of *development applications* or other City initiatives.	City parking standards will be adhered to too.
3.3	**Roads**	
3.3.3	**Policies**	
	x) *Infill* or *intensification development* proposals within the City *shall* be required to take place on public roads, unless it can be demonstrated by the proponent that a private road is equally desirable from the standpoints of functionality, community safety, efficiency, servicing, neighbourhood connectivity, ease of land assembly for future *development*, environmental impacts, adequacy of parking and financial impacts to the City.	The proposed infill development, similar to, and compatible with, surrounding development is proposed on private roads. As demonstrated by TIS, the development can be supported from a traffic operations perspective as it will not materially impact the road network. In addition, as outlined in the UDB the proposed development in keeping with the surrounding Millcroft community is a pedestrian oriented neighbourhood with an active transportation system and good access to transit. This ensures neighbourhood connectivity and community safety. Further, as demonstrated through the FSR, an efficient servicing system has been developed.
3.4	**Transit Service**	
3.4.2	**Policies**	
	e) Development applications shall be reviewed to ensure that, where feasible, proposed land *developments encourage* the efficient and	The community is well served by transit, and the intensification of development

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	effective use of transit services.	will provide additional support for existing services.
3.6	**Walking**	
3.6.2	**Policies**	
	a) Transportation facilities, including the reconstruction of existing roads and the construction of new roads, *shall* include safe, convenient and attractive pedestrian facilities such as sidewalks, multi-use pathways, corner ramps and pedestrian signals. On some low-volume roads, pedestrian facilities *may* not be needed.	As outlined in the UDB the proposed development in keeping with the surrounding Millcroft community is a pedestrian oriented neighbourhood with an active transportation system and good access to transit.
	e) City consideration of *development applications* will include a determination of whether sidewalks *shall* be required on both sides of any street. In certain instances, approval *may* be given to requiring sidewalks on only one side of a street.	Development is proposed on private roads.
6.0 DESIGN		
6.5	**Design Guidelines Policies**	
	a) The density, form, bulk, height, setbacks, spacing and materials of *development* are to be *compatible* with its surrounding area…. c) The design of all buildings must recognize pedestrian scale, safety and the perception of safety and access and the preservation public vistas and views. d) The creation of a continuous and harmonious streetscape environment shall be encouraged with emphasis on maintaining the continuity of grade-related activity areas, both inside and outside of buildings. e) All developments shall be designed to have regard for public transit accessibility in the Urban Planning Area…. f) City Council shall require that design plans promote public safety and security, with adequate visibility and lighting and avoidance of secluded areas…… l) Residential neighbourhoods shall be designed to allow freedom of public access and the development of 'gated' communities ……should be avoided. m) All development shall be designed having regard for Sustainable Development	As outlined in the UDB, the proposed urban design guidelines are intended to provide direction to ensure the development meets the Official Plan criteria and the additional direction in the UDB objectives including: • Establishment of a positive visual character that appropriately fits into the established built form context of the community; • Provision of attractive streets with well-designed and pedestrian-oriented streetscapes and a significant tree canopy; • Promotion of a variety of building designs with an established vocabulary of architectural syles, forms, materials and details; and, • Promotion of the principles of Crime Prevention Through Environmental Design.

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	considerations as set out in Part II, Subsection 2.7.3 of this Plan.	
PART III LAND USE POLICIES – URBAN PLANNING AREA		
2.0	**RESIDENTIAL AREAS** The lands identified as "Residential Areas" on Schedule A, Settlement Pattern provide for housing and other land uses that are part of a residential environment. Housing *may* take many forms ranging from detached homes to high-rise apartment structures. To provide opportunities for the broad range of residential uses that will satisfy the City's housing requirements, and provide for *compatibility* issues to be suitably addressed, three categories of residential land use have been identified on Schedule B, Comprehensive Land Use Plan - Urban Planning Area. These categories are based on the function, permitted uses, location, density and scale of *development*. The following principles, objectives and policies provide a framework that will guide future *development* decisions for Residential Areas:	Residential development is proposed which is compatible with the existing community which is largely comprised of single detached and town house dwellings. Further, as noted, a key objective in the UDB is the promotion of the principles of Crime Prevention Through Environmental Design. The proposed infill development will also utilize existing resources and community infrastructure.
2.1	**Principles** a) Housing in Burlington *shall* be safe and secure for all residents. b) To the extent to which land is available in the Urban Planning Area, a sufficient supply of owner occupied and rental housing *shall* be maintained to meet existing and future needs. c) To the extent to which land is available in the Urban Planning Area, a broad, diverse range of housing types *shall* be provided including housing which is affordable and accessible for all residents. d) The City *shall* address new housing demands, through the best use of existing resources and community *infrastructure*, and through new community development.	
2.2	**General**	
2.2.1	**Objectives** a) To *encourage* new residential *development* and residential *intensification* within the Urban Planning Area in accordance with Provincial growth management objectives, while recognizing that the amount and form of *intensification* must be balanced with other planning considerations, such as	The proposed residential intensification as demonstrated by the technical background studies is balanced with infrastructure capacity, compatibility and integrates with the surrounding neighbourhood. Further, it will:

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	infrastructure capacity, *compatibility* and integration with existing *residential neighbourhood*s. b) To provide housing opportunities that are *compatible* with the protection of the *natural environment*. c) To provide housing opportunities to encourage usage of public transit, pedestrian and bicycle transportation networks and decrease dependence on the car. d) To *encourage* a strong *live/work relationship* in the City by providing a variety of housing that reflects the existing and future socio-economic and demographic characteristics of local residents and job opportunities. e) To provide, where *compatible*, housing opportunities in proximity to *employment* areas and residential support uses such as shopping and recreational areas to create opportunities to reduce travel times. f) To *encourage* the integration of a wide range of housing types and tenure and discourage large concentrations of higher density residential blocks. g) To require new residential *development* to be *compatible* with surrounding properties.	• result in the protection and enhancement of the natural environment; • support the transit system and add to and enhance the active transportation system; and, • support existing shopping and recreational areas and employment uses.
2.2.2	**General Policies** a) Within Residential Areas, a broad range of residential dwelling types *shall* be permitted, including *assisted* and *special needs housing* such as *group homes*, rest/retirement homes and *long-term care facilities*, as well as uses *compatible* with, complementary to and serving the primary residential use of the land, such as *home occupations* and *cottage industries*, neighbourhood parks, and offices. b) Land use in Residential Areas *shall* comply with the land use designations contained on Schedule B, Comprehensive Land Use Plan- Urban Planning Area. c) In Residential-Low Density areas, single-detached and semi-detached housing units with a density to a maximum of 25 units per *net* hectare *shall* be permitted. In addition, other forms of *ground oriented* housing units with a density to a maximum of 25 units per *net* hectare *may* be permitted, provided that these forms are *compatible* with the scale, urban design and community features of the neighbourhood.	The proposed residential uses conform with the Residential – Low Density Area designation policies including single-detached and semi-detached housing units with a density to a maximum of 25 units per *net* hectare. In addition, similar to other areas in the community, two Residential-Medium Density area are proposed including townhouses with a density ranging between 26 and 50 units per *net* hectare. This development is compatible with existing surrounding adjacent development with respect to density and built form.

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	d) In Residential-Medium Density areas, either *ground or non-ground- oriented* housing units with a density ranging between 26 and 50 units per *net* hectare *shall* be permitted… g) The following building forms for residential *development shall* be permitted: (i) detached and semi-detached homes *shall* be permitted in Residential-Low Density areas. Other forms of *ground oriented*, attached housing *may* be permitted, provided that these forms meet the density as specified in Part III, Subsection 2.2.2 c) for these areas and provided that these forms are *compatible* with the scale, urban design and community features of the neighbourhood; (ii)detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments *shall* be permitted in Residential-Medium Density areas, provided that these forms meet the density as specified in Part III, Subsection 2.2.2 d), for these areas; …..	
2.3	**Housing Supply**	
2.3.2	Policies a) To the extent to which land is available in the Urban Planning Area, City Council *shall* maintain its fair share of land within the *regional market area* with servicing capacity sufficient to provide a three year supply of residential units, available through lands suitably zoned to facilitate residential *intensification* and *re-development*, as well as land in draft approved and registered plans, in order to meet anticipated short term housing needs. b) To the extent to which land is available in the Urban Planning Area, City Council *shall* maintain the ability to accommodate its fair share of residential growth within the *regional market area* for a minimum of 10 years through residential *intensification* and re-*development* and, if necessary, lands which are designated and available for residential *development*, in order to meet anticipated long term housing demands…. g) City Council *shall* consider the provision of innovative forms of housing tenure, such as	The proposed development will contribute to maintenance of a three-year supply of serviced residential units. It will provide options in terms of tenure.

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	common element, phased and vacant land condominiums, as a means of increasing housing diversity, choice and supply in the City.	
2.5	**Housing Intensification**	
2.5.1	**Objectives** a) To *encourage* residential *intensification* as a means of increasing the amount of available housing stock including rooming, boarding and lodging houses, *accessory dwelling units*, *infill*, *re-development* and conversions within existing neighbourhoods, provided the additional housing is compatible with the scale, urban design and community features of the neighbourhood. b) To encourage re-development of underutilized residential lands where appropriate at the periphery of existing neighbourhoods for non-ground-oriented housing purposes.	The proposed development assists in meeting the City's objective to encourage residential intensification to increase available housing stock in existing neighbourhoods with housing with is compatible in terms of scale, urban design and community features.
2.5.2	**General Policies** a) The following criteria *shall* be considered when evaluating proposals for housing *intensification* within established neighbourhoods: (i) adequate municipal services to accommodate the increased demands are provided, including such services as water, wastewater and storm sewers, school accommodation and parkland; (ii) off-street parking is adequate; (iii) the capacity of the municipal transportation system can accommodate any increased traffic flows, and the orientation of ingress and egress and potential increased traffic volumes to multi-purpose, minor and major arterial roads and collector streets rather than local residential streets; (iv) the proposal is in proximity to existing or future transit facilities; (v) *compatibility* is achieved with the existing neighbourhood character in terms of scale, *massing*, height, siting, setbacks, coverage, parking and *amenity area* so that a	As demonstrated through the technical background studies: (i)the proposed development as outlined in the FSR will have adequate municipal services; (ii) development will be on private roads and off-street parking has been established in keeping with City standards as provided in the proposed zoning regulations; (iii) the TIS establishes that the proposed development can be supported from a traffic operations perspective; (iv)the development is well served by transit as established in the TIS; (v)the development is compatible with existing adjacent development in terms of character, scale, coverage, parking and amenity area based on the type of housing and the directions in the UDB; (v))effects on existing vegetation are minimized and the EER concludes that the proposed development will have no negative impact on the natural heritage features;

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	transition between existing and proposed buildings is provided; (vi) effects on existing vegetation are minimized, and appropriate compensation is provided for significant loss of vegetation, if necessary to assist in maintaining neighbourhood character; (vii) significant sun-shadowing for extended periods on adjacent properties, particularly outdoor *amenity areas*, is at an acceptable level; (viii) accessibility exists to community services and other neighbourhood conveniences such as community centres, neighbourhood shopping centres and health care; (ix) capability exists to provide adequate buffering and other measures to minimize any identified impacts; (x) where *intensification* potential exists on more than one adjacent property, any *re-development* proposals on an individual property *shall* demonstrate that future *re-development* on adjacent properties will not be compromised, and this *may* require the submission of a *tertiary plan*, where appropriate; (xi) natural and *cultural heritage* features and areas of natural hazard are protected; (xii) where applicable, there is consideration of the policies of Part II,Subsection 2.11.3, g) and m); and (xiii) proposals for non-ground oriented housing *intensification shall* be permitted only at the periphery of existing *residential neighbourhood*s on properties abutting, and having direct vehicular access to, major arterial,	(vii)given the siting of the proposed dwellings and the permitted height no sun -shadow impacts are anticipated; (viii)location in an existing community ensures easy access to existing community services and other neighbourhood conveniences; (ix) location and design of proposed development ensures adequate buffering from existing development. As noted in the UDB Phase 2 will interface with the rear and side yards of the existing residential properties within the Millcroft Community. Development Areas F, H, I, and J will utilize lot widths and single detached housing forms that are compatible with the existing low rise neighbourhood Development G will utilize standard front loaded townhouses which are compatible with the existing adjacent common element townhouse developments to the south and west. Area K which is comprised of townhouses is also partially adjacent to another area of townhouses; (x) careful evaluation of the proposed existing golf course as part of the various technical studies has identified the Subject Lands as the remaining developable lands with other areas intended to be protected as public open space; (xi) as outlined in the technical background studies, in particular the EER, SWS and Archaeological Assessment all natural and *cultural heritage* features and areas of natural hazard are intended to be protected; (xii) as noted, the remaining lands are intended to be protected as public open space including lands in the regulatory flood plain in conformity with Subsection 2.11.3 g). Subsection 2.11.3 m is not applicable to the Subject Lands; and, (xiii) not applicable.

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	minor arterial or multi-purpose arterial roads and only provided that the built form, scale and profile of *development* is well integrated with the existing neighbourhood so that a transition between existing and proposed residential buildings is provided.	
	b) where a proposal for residential *intensification* is deemed to have potentially significant adverse impacts, Council *shall* require a planning justification report by a *Qualified Person*, outlining how the proposed *development* will be *compatible* with the existing neighbourhood. The report *shall* include, but *shall* not be limited to the criteria listed in Part III, Subsection 2.5.2 a) above. The report *shall* determine whether these impacts can be reduced to acceptable levels and *shall* recommend any measures required to mitigate or reduce the adverse impacts to acceptable levels. c) where a proposal for residential *intensification* is deemed to have potentially significant adverse impacts, Council *may* require an expanded public consultation process, including additional neighbourhood meeting(s). d) Council *may* adopt guidelines for maximum building heights to be used in the consideration of applications for residential *intensification*, in order to ensure *compatibility* of proposed building heights with the height of existing buildings in the neighbourhood, giving consideration to existing City regulations and guidelines.	The proposal for residential intensification as demonstrated through the PJR will not have any adverse impacts particularly with respect to the NHS or with respect to building heights.
2.5.4	**Infill Development** a) *Ground-oriented* residential *infilling* within existing neighbourhoods *shall* be *encouraged*. b) New *infill development shall* be *compatible* with the surrounding *development* in terms of height, scale, *massing*, siting, setbacks, coverage and amount of open space; and in the case of individual applications for consent, the	The proposed infilling is encouraged and as noted above is compatible in terms of height, scale, massing, siting, setbacks, coverage and amount of open space as per the UDB.

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	additional policies of Part VI, Subsection 4.4 of this Plan apply. c) The creation of new housing that is *compatible* with existing neighbourhoods, *shall* be *encouraged*. d) Where a proposal for residential *infill* is deemed to have potentially significant adverse impacts, Council *may* require a planning justification report by a *Qualified Person*, outlining how the proposed *development* will be *compatible* with the existing neighbourhood. This report *shall* include, but *shall* not be limited to, the criteria listed in Part III, Subsection 2.5.2 a), above. The report *shall* determine whether these impacts can be reduced to acceptable levels and *shall* recommend any measures required to mitigate the adverse impacts to acceptable levels. e) Where a proposal for residential *infill* is deemed to have potentially significant adverse impacts, Council *may* require an expanded public consultation process, including additional neighbourhood meeting(s).	
6.0 NATURAL FEATURES AND OPEN SPACE		
	The most significant natural features in the City's Urban Planning Area are identified under three separate land use designations on Schedule B, Comprehensive Land Use Plan - Urban Planning Area. The "Greenlands" designation identifies those lands which together form a permanent natural resource base consisting of natural features and open space areas which are ecologically sensitive. This land use designation also applies to lands in the Rural Planning Area. The "Major Parks and Open Space" designation is intended for community- and city-wide parks and other public and private open space lands. The "Watercourse" designation pertains to the majority of creeks and drainage channels. The "*Natural Heritage System*" designation pertains to the natural heritage system identified through the Tremaine Dundas Community Secondary Plan. The wise management and conservation of natural features, major park and open space lands, and *watercourses shall* be based on the following principles, objectives and policies:	The areas proposed for development are designated Major Parks and Open Space. Appleby Creek, and the Appleby Creek tributary, are designated Watercourses. There are no Greenlands on the areas proposed for development.

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6.1	**Principles** a) The long-term preservation and protection of significant natural features is a responsibility of local residents, property owners, government agencies and the private sector. b) Parks and open space lands are valuable resources to the community and play an important role in defining the character and lifestyle of the City's residents. c) *Watercourses* with their associated valleys and *floodplain*s provide a source of natural habitat and wildlife corridors and are *essential* to the movement of storm water run-off.	a) The EER has identified the significant natural features. These features are within the NHS and are proposed to be conserved, enhanced/restored and buffered as part of the proposed development. b) The lands which are not proposed for development are intended to be protected as public open space. c) Appleby Creek and the Appleby Creek tributary are adjacent to the six Areas of proposed development. Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial reports. All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards. The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands.
6.3	**Major Parks and Open Space Designation**	
6.3.1	**Objectives** a) To recognize parks and open space lands as valuable resources to the community that play an important role in defining the character and lifestyle of the City's residents. b) To ensure an adequate and equitable supply of parks and open space, and the full range of leisure opportunities are available throughout the City. c) To *encourage* the joint use of parks and other recreation and leisure facilities with other agencies such as the school boards, Conservation Halton and the Region of Halton. d) To establish a park classification in order to effectively address the parks and recreation needs of City residents.	The golf course is designated Major Parks and Open Space on Schedule B. Those lands which are not proposed for development will remain designated as "Major Parks and Open Space". Previously these lands were a private golf course but area now intended to be protected as public open space.
6.3.2	**Policies** a) The municipal parks system *shall* consist of Parkettes, Neighbourhood Parks, Community Parks, City Wide Parks and Special Resource Areas. The function of	The golf course is designated Major Parks and Open Space on Schedule B. Those lands which are not proposed for development will remain designated as "Major Parks and Open Space". Previously these lands were a private

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	each type of park is defined in the Parks and Recreation Department Parks Master Plan, as amended from time to time. The main function of each park type is as follows: (i) a Parkette consists of a small land area that is designed to provide a variety of passive and visual benefits for the surrounding area; (ii) a Neighbourhood Park is designed and located to serve the recreational needs of a neighbourhood; (iii) a Community Park is designed and located to serve several neighbourhoods; (iv) a City Park is designed to serve the leisure needs of all the residents of the City; and (v) a Special Resource Area is an area of parkland in its natural state used for conservation and/or preservation. b) All City Parks and Community Parks are designated as Major Parks and Open Space on Schedule B, Comprehensive Land use Plan - Urban Planning Area. Parkettes, Neighbourhood Parks and Special Resource Areas are not identified under a separate land use designation in the Urban Planning Area.... d)Uses permitted within the Major Parks and Open Space designation *may* include: municipal parks and related *community facilities*, *golf courses* and related facilities, and outdoor *recreation use*s…../ i) Parks *shall* be located, designed and maintained to enhance the local neighbourhood or community.	golf course but area now intended to be protected as public open space.
6.4	**Watercourses**	

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6.4.1	**Objectives** a) To ensure the protection of life and property in the *floodplain* areas of *watercourses.* b) To minimize the threat of injury, loss of life, property damage and economic and social disruptions caused by flooding. c) To promote the net gain of *fish habitat* as per applicable legislation	a) Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial Report. All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards. The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands. b) See above. c) Appleby Creek, the Appleby Creek tributary, and the online ponds represent fish habitat. All fish habitat will be protected within the refined RNHS and be improved post-development by implementing a range of measures, including, but not limited to: • improved water quality through enhanced restoration plantings within areas that are currently manicured golf course holes, CB shields and isolator rows; • provision of minimum 15 m riparian buffers but much greater in many locations; and, • removal of the weir and concrete blocks at the downstream and upstream limit of the online pond in Area G and pedestrian crossings in Flood Plain Area 2.
6.4.2	**Policies** a) The policies of this section are to be read in conjunction with the Storm Water Management principles, objectives and policies of Part II, Section 2.11. b) Development on lands designated Watercourse on Schedule B, Comprehensive Land Use Plan - Urban Planning Area *shall* be prohibited. c) Uses permitted on lands designated Watercourse *may* include: non- intensive outdoor *recreation use*s; *essential* public *utilities* and services, flood and erosion control facilities; and watershed management works. d) The precise limits of the Watercourse	a) The policies have been read in conjunction with the SWM principles, objectives and policies of Part II, Section 2.11. b) While the Watercourse designation is not visible, due to the Major Parks and Open Space designation, it is assumed that the Appleby Creek and the Appleby Creek tributary are designated Watercourse, by virtue of this designation upstream and downstream of the Major Parks and Open Space designation. No development is proposed on lands designated Watercourse.

TABLE 3: OP 1997 Review		
#	**Policy**	**Review**
	designation *shall* be determined by the City, in conjunction with Conservation Halton, based on mapping of the Regulatory *Floodplain*s as prepared by Conservation Halton, where applicable. Where Regulatory *Floodplain* mapping exists for *watercourses* in the City, mapping showing the extent of the regulatory *floodplain*s is contained in Appendix G to this Plan. This mapping is provided for information and advisory purposes only and is subject to change from time to time without requiring a further amendment to this Plan. It is noted that all *watercourses* have a natural *floodplain* associated with them; however, certain *watercourses* do not have *floodplain* mapping completed at this time. Any works within or near a *watercourse shall* be reviewed by the City and Conservation Halton for *floodplain* implications. Landowners are advised to contact Conservation Halton for more accurate determination of the precise limits of the areas subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulations and for more detailed information concerning the administration of these regulations. e) New *development* adjacent to *watercourses shall* be subject to a setback from the *stable top of bank*, the *regulatory floodplain* and meander belt width (whichever is the greater) that are associated with the *watercourse.* The location of the *stable top of bank*, *regulatory floodplain* and meander belt width *shall* be determined by the City, in conjunction with Conservation Halton. f) *Development* or alteration of lands designated as Watercourse *shall* be subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses regulation administered by Conservation Halton. g) As part of the *development* approval process, the zoning of Watercourse lands to an appropriate open space zoning category *shall* be required. h) As part of the *development* approval process, the dedication of Watercourse	c) The only works proposed within watercourses include the removal of the concrete blocks and weir at the upstream and downstream extent of the online pond adjacent to Area G. Furthermore, the removal of pedestrian crossings in various locations Appleby Creek and the Appleby Creek tributary are also proposedin Flood Plain Area 2. These are considered enhancements to the watercourse and would be considered watershed management works. d) The flood plain limits have been confirmed through the SWS. All proposed works within CH's regulated area will require a Permit. The BAR has confirmed that the proposed works are consistent with CH's regulatory policies. e) The proposed development is setback the greater of 15m from the flooding and erosion hazards and 30m from wetlands. As a result, all proposed development is outside of CH's regulated area. f) As noted above, all works within CH's regulated area will require a Permit from CH. This is acknowledged in the BAR and the EER. g) Zoning is proposed in conformity with this policy direction. h) Those portions of the NHS that are within the proposed development Areas will be dedicated to the City through the DPOS process. i) See response above.

TABLE 3: OP 1997 Review		
#	**Policy**	**Review**
	lands to the City *shall* be required in accordance with the requirements of Part II, Subsection 2.11.3 g). i) It is not intended that all lands designated Watercourse *shall* be acquired by the City, if the policies of this Plan can be achieved by other means.	
PART VI IMPLEMENTATION TOOLS		
1.3	**General Policies** a) The Plan *shall* be implemented by both public and private *development* in accordance with policies of this Plan and other regulatory mechanisms. All applicable municipal by-laws and capital works programs *shall* implement the Plan. b) Land *may* be acquired and/or held by the City for the purposes of implementing any part of the Plan. c) City Council *shall* ensure that *development* and agreements regarding subdivision, condominiums, site plans and building conform with the Plan.	An Official Plan Amendment and Draft Plan of Subdivision, as well a zoning regulations proposed through an application for a Minister's Zoning Order, have been proposed in accordance with the policies of this Plan. Lands not proposed for development are intended to be protected as public open space.

Table 4: Draft Plan of Subdivision *Planning Act* Section 51(24) Review	
Section	**Evaluation**
In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility of persons with disabilities and welfare of the present and future inhabitants of the municipality and to,	The proposed plan of subdivision is intended to implement Provincial and City directions which promote residential intensification where appropriate with respect to other planning considerations.
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; Section 2 identifies matters of provincial interest which the council of a municipality "shall have regard to" such as: (a) the protection of ecological systems, including natural areas, features and functions; (b) the protection of the agricultural resources of the Province; (c) the conservation and management of natural resources and the mineral resource base; (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; (e) the supply, efficient use and conservation of energy and water; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; (g) the minimization of waste; (h) the orderly development of safe and healthy communities; (h.1)the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; (j) the adequate provision of a full range of housing, including affordable housing; (k) the adequate provision of employment opportunities; (l) the protection of the financial and economic well-being of the Province and its municipalities; (m) the co-ordination of planning activities of public bodies; (n) the resolution of planning conflicts involving public and private interests; (o) the protection of public health and safety; (p) the appropriate location of growth and development; and (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians. (r) the promotion of built form that,	The effect of the development of the proposed plan of subdivision with respect to matters of provincial interest is summarized as follows and discussed in greater detail in the Planning Justification Report: (a) As demonstrated through the technical background studies the proposed plan of subdivision will protect and enhance ecological systems including natural areas and functions. (b) No agricultural resources have been identified on the subject lands. (c) No mineral resources have been identified on the subject lands. Natural resources, within the RNHS, will be protected and enhanced; (d) The initial archaeological work identified no features of significant interest; however this will be confirmed through additional study as a condition of draft plan approval; (e) The proposed development inherently provides for energy conservation through increased density, walkability and decreased auto dependency of residents. Further, the proposed development includes stormwater management, LID measures and enhancement plantings within the NHS which will assist with the conservation of water. (f) Communication, transportation, sewage and water services and waste management systems will be provided in accordance with FSR, TIS and other technical background studies. The comprehensive basis for these studies will ensure adequate provision and efficient use of services. (g) The municipal recycling program will ensure the minimization of waste. In addition, roads will be designed to Region of Halton standards accommodate municipal waste and recycling collection. (h) The proposed development is compatible with the surrounding community and will develop in accordance with the detailed plans established based on the technical background work in an orderly manner which will ensure the safety and health of residents. (h.1) Accessibility is primarily implemented through the design of the buildings and structures which will be required to meet Provincial legislation in that regard.

Table 4: Draft Plan of Subdivision *Planning Act* Section 51(24) Review	
Section	**Evaluation**
(i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are high quality, safe, accessible, attractive and vibrant. (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	(i) A significant public open space system will be created as a result of the proposed development. No issues with capacity of existing schools have been identified and available health, social and cultural facilities will serve the community. (j) The housing mix proposed includes townhouse dwellings which will provide for the necessary range and mix of unit types and densities to provide for more affordable housing in addition to provision of ARUs. (k) The location of the proposed subdivision is intended to be a residential area. However, employment opportunities suitable for the area will be provided including home occupations and the location is accessible to employment areas in the City. (l) The comprehensive planning process -(p) undertaken as a basis for the development has been designed to ensure the financial and economic well-being of the Province, the Region and the City; the co-ordination of planning activities of public bodies; the resolution of planning conflicts between public and private interests; the protection of public health and safety; and, the appropriate location of growth and development. (o) public health and safety is protected through the delineation of the natural hazards (flooding and erosion) and confirmation that the proposed development does not increase hazards upstream or downstream of the Subject Lands; (q) and (s) Development has been designed to be inherently sustainable reflecting the City's leadership in sustainable development and in conformity with the directions in OP 1997 with respect to sustainable development. In particular, the transportation system has been designed to provide for a range of travel options emphasizing walking and cycling and transit as viable and attractive alternatives to the automobile. (r) The plan of subdivision and development will be designed in accordance with the UDB which provides direction with respect to matters such as building placement and orientation; setbacks; height, massing and transition; and façade design and treatment. (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate is addressed in the EER, FSR and Fluvial report. Each report has demonstrated how the

Table 4: Draft Plan of Subdivision *Planning Act* Section 51(24) Review	
Section	**Evaluation**
	proposed development has considered climate change in the analysis and design.
(b)whether the proposed subdivision is premature or in the public interest;	The proposed plan of subdivision is intended to implement Provincial and City directions which promote residential intensification where appropriate with respect to other planning considerations. It represents the results of a detailed technical analysis to ensure that reflects good planning at all levels.
(c)whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed plan of subdivision requires an official plan amendment but it implements a key direction of the plan which promotes intensification. Development of the plan of subdivision has been coordinated with the proposed adjacent plans of subdivision in Phase 1 of the development.
(d)the suitability of the land for the purpose for which it is to be subdivided;	Based on the detailed technical analysis the development the land is suitable for the proposed subdivision.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	A number of housing options are being proposed including more affordable townhouse units. These are similar to existing adjacent development and are suitable for the proposed development. Provision is also made for ARUs.
(e)the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The TIS and FSR has confirmed that adequacy of the transportation system.
(f)the dimensions and shapes of the proposed lots;	The dimensions and shapes of the proposed lots have been carefully assessed and generally reflect the standards required to accommodate the proposed housing units and services.
(g)the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	The proposed plan of subdivision has been planned in accordance with existing Millcroft Community and involves a careful evaluation of the areas appropriate for development and the conversion of the private golf course to a public open space system.
(h)conservation of natural resources and flood control;	Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial Report. All development is proposed outside flooding and erosion hazards and the CHs 15 m regulatory allowance adjacent to those hazards. Natural resources, within the RNHS, will be protected and enhanced;
(i)the adequacy of utilities and municipal services;	Development has been planned in conformity with the FSR for the plan of subdivision to ensure the adequacy of utilities and municipal services.

Table 4: Draft Plan of Subdivision *Planning Act* Section 51(24) Review	
Section	**Evaluation**
(j)the adequacy of school sites;	Existing schools will service the subject lands. No issues with capacity of existing schools have been identified based on the development in Phase 1 and other infill projects in the area.
(k)the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The remaining lands which currently form part of the private golf course are intended as public open space.
(l)the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Development has been designed to be inherently sustainable reflecting the City's leadership in sustainable development and in conformity with the directions in OP 1997 with respect to sustainable development. In particular, the transportation system has been designed to provide for a range of travel options emphasizing walking and cycling and transit as viable and attractive alternatives to the automobile.
(m)the interrelationship between the design of the proposed plan of subdivision and site control matters relating to any development on the land, if the land is also located in a site control area designated under subsection 41(2) of this Act. …..	The City does not require site plan control for single-detached dwellings even if the units form part of a condominium development with a private road. Other forms of residential such as townhouses would require site plan approval which will be a condition of approval for the two areas where such development is proposed.

Conservation Halton
Table 5: Policies and Guidelines for the Administration of Part IV of the Conservation Authorities Act and Ontario Regulation 41/24
And Land Use Planning Policy Document (April 17, 2025)
Source: Jennifer Lawrence and Associates

#	Policy	Review
Section 2 – Regulatory Policies		
2.1	Activities to straighten, change, divert, or interfere with a watercourse, activities to change or interfere with a wetland, and development activities within river or stream valleys, hazardous lands, wetlands and lands adjacent or close to the shoreline of Lake Ontario and Hamilton Harbour or to inland lakes that may be affected by flooding, erosion or dynamic beaches, are prohibited except where allowed under Policies 2.4-2.46 (inclusive) and where: a) The activity is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock; b) The activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and, c) Any other requirements that may be prescribed by the regulations are met	The proposed development includes alterations to the flood plain, grading within and adjacent to the meander belt, grading within 30m of a wetland and alterations to a watercourse. Policies 2.4 – 2.46 have been reviewed and the proposed activities are permitted by those policies. The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands.
2.2	Development activities are prohibited within 15 m of the stable top of bank where a valley is apparent, within 15 m from the greater of the limit of the flood plain or the predicted meander belt width of a watercourse where a valley is not apparent, within 15 m of the furthest landward extent of the aggregate of the flooding, erosion and dynamic beach hazards along the Lake Ontario and Hamilton Harbour shorelines, as well as within 30 m from a wetland, except where allowed under Policies 2.4-2.46 (inclusive) and where: a) The activity is not likely to affect the control of flooding, erosion, dynamic beaches, unstable soil or bedrock; b) The activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property; and, c) Any other requirements that may be prescribed by the regulations are met. Refer to Section 6, Appendices 1-10 for figures that illustrate the stable top of bank, flood plain, meander belt widths and shoreline hazards.	All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards and 30m from wetlands.
2.4.4	The stream banks of watercourses constantly change and meander. To ensure any development	Flooding and erosion hazards have been addressed through the SWS,

Conservation Halton Table 5: Policies and Guidelines for the Administration of Part IV of the Conservation Authorities Act and Ontario Regulation 41/24 And Land Use Planning Policy Document (April 17, 2025) Source: Jennifer Lawrence and Associates		
#	**Policy**	**Review**
	activity is not placed in harm's way and to ensure that the flow of water and its associated natural processes, including erosion, are maintained, development activity should be located outside of the maximum extent that a water channel migrates.	FSR and Fluvial reports. All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards except for essential stormwater infrastructure (i.e. stormwater outfalls). The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands.
2.4.5	For unconfined systems, any works being proposed within the flood plain or the setback from the flood plain and permitted under Policies 2.17, and 2.19, must also be reviewed under the meander belt allowance Policies 2.18 19 and 2.19. In areas of legally existing development, in existence prior to April 27, 2006, where the meander belt encompasses existing buildings and structures, applications may be evaluated to ensure that any new development activity is not within the erosion hazard, based on the actual channel location and the anticipated movement of the channel due to long term erosion, rather than strict application of the meander belt criteria.	Flooding and erosion hazards have been addressed through the SWS, FSR and Fluvial reports. All development is proposed outside of flooding and erosion hazards and CH's 15m regulatory allowance adjacent to those hazards. The SWS has also demonstrated that the proposed flood plain alterations will have no negative impact to flooding upstream or downstream of the Subject Lands.
2.5	The wetland limit is to be established in the field in conjunction with CH staff, staff from the local municipality (if necessary) and the applicant. If the applicant is other than the landowner, permission must be received from the landowner prior to staking the wetland. When staking the limit of the wetland, staff of CH will require that the applicant's surveyor be in attendance during the site walk	The wetlands have been staked on a preliminary basis by Terrastory. A formal wetland survey can be organized with CH and the City if necessary.
2.6	Flood hazard mapping (possibly including modeling) and/or an elevation survey may need to be prepared by the applicant to verify the limit of the flooding hazard.	The SWS includes flood hazard mapping to verify the limit of the flooding hazard.
2.7	Vegetation Protection in the Regulatory Allowance and Other Areas Adjacent to Wetlands - An area of permanent self-sustaining vegetation should be established within the regulatory allowance and within other areas adjacent to wetlands to mitigate flooding and erosion impacts by stabilizing soils, maintaining hydrologic conditions, and supporting the hydrologic function of wetlands. While the establishment of natural self-sustaining vegetation is preferred, it is not required, if the land is, and will continue to be, used for agricultural purposes, where policies permit development activity within	CH's regulatory allowance and other areas adjacent to wetlands is proposed to be planted in permanent self-sustaining vegetation within and adjacent to the six Areas.

Conservation Halton Table 5: Policies and Guidelines for the Administration of Part IV of the Conservation Authorities Act and Ontario Regulation 41/24 And Land Use Planning Policy Document (April 17, 2025) Source: Jennifer Lawrence and Associates		
#	**Policy**	**Review**
	the allowance, or where an unobstructed shoreline or erosion access allowance is required.	
2.14.1	**Alteration to Watercourses and Flood Plains -** Major flood plain alterations (including placement of fill to create, or enlarge, a building lot) and major watercourse alterations (including enclosures and diversions from one watershed to another) are not permitted unless justification is provided through a SWS, an EA or similar comprehensive study and subject to conformity with municipal planning documents. The applicable study or assessment must be current (generally within 5 years) and must be supported by CH.	The BAR has addressed the requirement of Policies 2.14.1 and 2.14.2 through the preparation of a similar comprehensive study.
2.14.2	Flood plain and watercourse alterations, that are minor in nature or have been justified under Policy 2.14.1 will be evaluated on an individual basis having consideration for the following: a) Maintenance of, flood conveyance (no increase in off-site flood elevations and on-site increases will only be permitted where it has been shown that it will not result in an increased risk to life or property) and flood storage (maintenance of stage- storage-discharge relationships for a range of rainfall conditions); b) No adverse impacts on fluvial processes (including the 1:100-year meander belt width); and, c) Geotechnical (e.g. slope stability) issues are adequately addressed	See above.
2.14.3	Any watercourse alterations will be required to use natural channel design, to the maximum extent possible (see Section 4).	The design of the proposed watercourse alterations at the upstream and downstream limit of the online pond near Area G have used natural channel design.
2.32	**Non-structural Development and Grading -** Non-structural development activity, such as grading works, may be permitted within 15 m of any riverine flooding or erosion hazard, subject to the following: a) The non-structural development activity and site grading are designed to mitigate hazard risks and do not create new hazards or aggravate existing hazards on neighbouring properties.	Grading is proposed within 15m of flooding and erosion hazards and has been designed to mitigate hazard risks and do not create new hazards or aggravate existing hazards on neighbouring properties. This has been demonstrated in the SWS.
2.36.5	**Between 15 metres and 30 metres -** Any development activities, other than those outlined in Policy 2.36.4, proposed within 15 m to 30 m of a wetland less than 2 ha in size, will need to be supported by a hydrological evaluation, prepared by professional hydrological and hydrogeological engineers (or qualified hydrogeologist), that meets the requirements outlined in Section 5.	Although grading changes are proposed within 30m of the wetlands, the majority of these wetlands are riparian and tolerant in nature and are sustained by the upstream catchment area. In most cases, the pre-to-post catchment areas to the wetlands are

Conservation Halton
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#	Policy	Review
		either unchanged or only have minor (less than 0.5ha) refinements.
Section 3 – Planning Policies		
3.1.1	CH will work with municipal watershed partners to include natural hazards within appropriate Official Plan and zoning by-law designations to ensure no new development or site alteration occurs that would be contrary to Provincial or CH policy**.**	The OPA and zoning regulations proposed through an application for a Minister's Zoning Order provide for the appropriate designation and zoning for the natural hazards.
3.2	Flooding and Erosion Hazard Limits Conservation Halton's flooding and erosion hazard policies are described within Section 2 of this document. These reflect the policies contained in the PPS, the Conservation Authorities Act and Ontario Regulation 41/24 related to hazardous lands adjacent to river and stream systems and the Lake Ontario shoreline.	See responses to CH's regulatory flooding and erosion hazard policies.
3.2.1	With the exception of Policies 2.21 – 2.22, CH utilizes the One Zone Concept for flood plain management wherein the entire flood plain is considered the floodway	The One Zone Concept has been applied. No development is proposed within the flooding hazard.
3.2.2	Through the review of planning applications, CH will generally recommend a lot line setback of 15 m from the greater of the limit of the floodplain, stable top of bank and meander belt allowance limit, or lot line setbacks in keeping with approved Secondary Plans. Municipalities may have additional requirements related to the protection of the natural heritage system.	All development is proposed outside of CH's 15m regulatory allowance.
3.2.3	CH will recommend to municipalities, through the provision of conditions of draft plan approval, that applications for a plan of subdivision adjacent to flooding and erosion hazards, include protection of the flooding and erosion hazards and adjacent tableland in perpetuity through dedication to a public agency. However, there may be other acceptable methods to ensure that these areas are protected by a public agency.	The flooding and erosion hazards within each of the six Areas will be dedicated to the City through the DPOS process.
3.4	Conservation Halton's wetlands policies are described within Section 2 of this document. These reflect the policies contained in the Conservation Authorities Act and Ontario Regulation 41/24 related to wetlands and change or interference with wetlands.	See responses to CH's regulatory policies regarding wetlands.
3.4.1	As per Policies 2.35.3 and 2.36.3, development activities must be located a minimum of 30 m from the limit of a PSW or a wetland greater than or equal to 2 ha in size and 15 m from the limit of a wetland less than 2 ha in size is required. A	All development is setback 30 m from the wetlands.

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	hydrologic evaluation may be required as part of a Permit application to determine whether the minimum setback is sufficient. No buildings, structures or septic systems are permitted within this setback, except as outlined in Policies 2.35.1, 2.35.2, 2.36.1 and 2.36.2. It is the intention that this setback be left in a natural self sustaining vegetated state, in public ownership wherever possible..	
3.4.2	Through the review of planning applications staff will work with the applicant and watershed municipalities to ensure no new development activities, are permitted within or adjacent to wetlands that would be contrary to CH's regulatory policies. CH will generally recommend a lot line setback of 30 metres from the limit of a wetland. Greater setbacks may be required as per Provincial or municipal policy.	Lot line setbacks of 30m from the wetlands have been provided.
3.4.3	CH will recommend to municipalities, through the provision of conditions of draft plan approval, that applications for a plan of subdivision adjacent to wetland areas, include protection of the wetland and adjacent tableland in perpetuity by a public agency. However, there may be other acceptable methods to ensure that these areas are protected by a public agency.	The wetland and 30m regulatory allowance are included in the lands to be dedicated to the City in the six Areas.