EAGLE HEIGHTS

PLANNING JUSTIFICATION REPORT

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1.0 INTRODUCTION

1.1 LOCATION

The subject lands are located on the west side of Waterdown Road, north and south of Flatt Road in the Central Sector of the North Aldershot Planning Area. In particular, the lands are Part of Lot 7, Concession 1, and Parts of Lots 7, 8 and 9, Concession 2 and Part of the Unopened Road Allowance between Lots 7 and 8, in the former Township of East Flamborough. The lands consist of approximately 102.21 hectares.

1.2 HISTORY OF DEVELOPMENT APPLICATIONS

1.2.1 Original Applications

In 1989, multiple landowners known as the Grindstone Settlement Area Landowners Group (GSALG) in the City of Burlington formed to initiate a "comprehensive study" called for by the Parkway Belt West Plan. In December 1991, the GSALG submitted development applications for 2,000 residential units plus 20,000 square metres of industrial/office space in the North Aldershot Central Sector, of which 1,100 units were proposed on the subject Paletta/Taylor lands, now PPI lands. The applications were denied and appealed to the Ontario Municipal Board (OMB) by the GSALG in 1992.

In response to the GSALG development applications, the North Aldershot Inter-Agency Review (NAIR) was initiated in 1993 by the Ministry of Municipal Affairs, Region of Halton and City of Burlington. The purpose of NAIR was to determine whether development was appropriate and feasible in North Aldershot, and what form any development should take. The NAIR took place in a three stage process:

1. establishment of a planning framework for the study area outlining areas of high, moderate and low constraint to development;

2. development of a land use concept for the study area which included a land use map and character plan; and,

3. development of an implementation strategy for the land use concept which included the recommendation that various technical studies, and amendments to the Official Plan and Zoning By-law be completed.

The NAIR was approved by the City and Region of Halton (Region) in June 1994.

The GSALG submitted a revised plan for 590 units in December 1994. An (8) eight week OMB hearing took place in the spring of 1995. The OMB did not have sufficient time to hear all the evidence and the Hearing was scheduled for another eight (8) weeks in 1996.

Settlement negotiations between the parties in October/November 1995 resulted in a plan for 501 units in the Central Sector. The PIC lands included 363 units with a park block and a school block, while the former “Taylor” lands included 46 units. The remaining 92 residential units were permitted on areas owned by other landowners in the Central Sector.

The settlement plan (attached as Appendix A) was approved by the OMB in October/December 1996 and resulted in the approval of Official Plan Amendment No. 197, zoning regulations and conditions of draft plan approval.

1.2.2 1998 Parkway Belt West Plan Amendment

With local Official Plan policies and zoning in place, the City applied to delete the Parkway Belt West Plan (PBWP) and Ontario Regulations from the Central Sector of the North Aldershot Planning area, which resulted in the approval of Amendment No. 141 to the PBWP on October 19, 1998. Only the portion of the PIC lands comprised of the Grindstone Creek Valley remained in the Plan, as well as the utility corridor lands.

1.2.3 Eagle Heights Applications

On July 19, 2002, PIC and Taylor submitted Official Plan Amendment, Zoning By-law Amendment draft plan of subdivision applications to the City of Burlington. There was a dispute as to the completeness of the applications and, as a result, the owners appealed the applications to the Ontario Municipal Board (OMB) in October 2002 for lack of decision.

The City refused to forward the appeals of the OMB which led to litigation. The Superior Court of Justice (2003) and the Court of Appeal (2004) ruled in the owners' favour and directed that the City forward the appeals to the OMB.

The City and PIC entered into negotiations related to multiple appeals/referrals/deferrals on lands owned by PIC within the City. As a result of those negotiations, a settlement was reached between the City and PIC relating to the subject lands and is referred to as the "2009 Minutes of Settlement" which states:

"1. The City recognizes Eagle Heights as an approved residential development and as a required component of Burlington's future housing inventory. An application has been made for a residential development for a total of up to 870 residential units. Given current provincial policies on intensification and the need to balance the scope of development and costs of services, the City supports an increase in density provided: 1) the development is confined to the land areas ("pods") as previously approved for development in Amendment No. 197 of the City of Burlington Official Plan and Regional OPA No. 2 and 2) the proposed development and the increased density comply with all applicable provincial law, policies or regulations. The City and PIC agree that any planned development must comply with the Principles of the North Aldershot Inter-Agency Review (NAIR) and that the design, configuration, density and height of all development cannot result in significant harm to the environment."

1.2.4 Eagle Heights 2010 Revised Draft Plans

In December 2010, PIC and Taylor submitted revised draft plans of subdivision to permit the development of 870 residential units (815 units on the PIC lands and 55 units on the Taylor lands) in addition to parkland, an institutional block and stormwater management/open space uses. City staff deemed these applications revisions to the applications submitted in 2004. The plans were circulated by the City for public and technical (department and agency) comment in March 2011.

Documents/Reports/Studies:

The following background documents were submitted as part of the development applications:

- Planning Justification Report by Walker, Nott, Dragecevic Associates Limited, July 2002;
- Eagle Heights Planning & Environmental Analyses by Scott Burns Planning Consultants and ENVision – The Hough Group, January 2007;
- Geotechnical Investigation by Peto MacCallum Ltd., June 16, 2003; and,
- Stable Top of Bank Assessment by Peto MacCallum Ltd., July 2006.
- Functional Servicing and Stormwater Management Report by Metropolitan Consulting Inc., June 2010;
- Environmental Impact Assessment by Savanta, December 17, 2010;
- Traffic Impact Study by Read, Voorhees & Associates, July 2009; and,
- Erosion Assessment Report by Parish Geomorphic, May 26, 2010.

These studies and reports were circulated by the City to the commenting agencies for review.

Public and Technical Comments:

On March 9, 2012, comments on the applications from the City, including a summary of key technical issues from the Region, Conservation Halton (CH), Ministry of Natural Resources (MNR) and Niagara Escarpment Commission (NEC) were provided to PIC.

In response to these comments, the following updated studies were submitted to the City in 2013:

- Traffic Impact Study by Read, Voorhees & Associates, December 2012;
- Functional Servicing and Stormwater Management Report – Addendum by Metropolitan Consulting Inc., March 2013; and,
- Environmental Impact Assessment by Savanta, March 5, 2013.

On September 27, 2013, comments on all 3 studies were received from the City while comments on the EIA and FSR were received from the NEC and Halton Region.

The following studies are being submitted with the 2018 revised draft plans of subdivision:

- Slope Stability Assessment by Soil-Mat Engineers & Consultants Ltd., March 23, 2018;
- Geomorphic Assessment by Matrix Solutions Inc., May 2018;
- Hydrological Study and Stormwater Management Report by Metropolitan Consulting Inc., May 2018;
- Functional Servicing Report by Metropolitan Consulting Inc., April 2018;
- Environmental Impact Assessment by Savanta, April 2018;
- Visual Impact Assessment by Metropolitan Consulting Inc., May 2018.

A Hydrogeology Report will be submitted in the fall of 2018 once more fieldwork has been completed.

2.0 POLICY ANALYSIS

Since the submission of the original application in the early 1990's and the submission of the revised applications in 2002, the policy framework did not change substantially. The policy environment has changed significantly since 2002, particularly at the Provincial level with the implementation of the Greenbelt Plan in 2005 and Growth Plan for the Greater Golden Horseshoe in 2006 (both updated in 2017), . This section of the report provides an overview and analysis of the policy framework in force and effect at the time the applications were submitted to the City on July 19, 2002.

2.1 THE PLANNING ACT

The Planning Act, R.S.O. 1990, as amended, provides the legal framework (rules) for land use planning throughout Ontario and describes how land uses may be controlled and by whom. Section 2 prescribes that "the Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among othger matters, matters of provincial interest 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;

(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."

Section 3.(1) states "The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest."

Based on the technical studies prepared for the proposed applications, it has been shown that the proposed development "has regard to":

"(a) the protection of ecological systems, including natural areas, features and functions;

(d) the conservation of features of significant … scientific interest;

(e) the supply, efficient use and conservation of … and water;

(f) the adequate provision and efficient use of … transportation, sewage and water services;

(h) the orderly development of safe and healthy communities;

(j) the adequate provision of a full range of housing;

(o) the protection of public health and safety; and,

(p) the appropriate location of growth and development."

The details underlying these conclusions are set out in the technical studies and below.

2.2 PROVINCIAL POLICY STATEMENT

As noted in the previous section, planning applications in the province of Ontario are processed in accordance with the Planning Act. Section 3 of the Act, enables the province to issue policy statements on matters of provincial interest. Since the submission of the original applications in the early 1990's and the processing of the current revised applications in 2002, three (3) policy statements have been issued by the Province.

2.2.1 Land Use Planning for Housing 1989

This Policy Statement was issued jointly by the Minister of Housing and Minister of Municipal Affairs, and approved by the Liutenant Governor in Council on July 13, 1989. This Policy Statement was issued to address "the relationship between housing and the land use planning process." In particular, the following issues were to be addressed:

- the supply of land for residential development;
- the land use planning approval process;
- land use standards which regulate the range of housing types which can be provided;
- the effective use of existing building stock and previously developed land for new housing.

One of the objectives of the policy was "to contribute, along with other, provincial initiatives, to the overall goal of providing a sufficient supply of a range of housing types which are accessible, affordable, adequate and appropriate to the needs of the full range of households in Ontario." To this end, the policies addressed:

- supply of land;
- streamlining the planning process;
- range of housing unit types; and,

- residential intensification.

Municipalities were to “have regard for” the Policy Statement when any planning document was being considered for approval.

This was the only applicable provincial policy in effect at the time of submission of the original applications 1991.

2.2.2 Comprehensive Set of Policy Statements 1995

This document was released by the Minister of Municipal Affairs on May 18, 1994, approved by the Lieutenant Governor in Council on February 15, 1995, and came into effect on March 28, 1995. It included the following;

- natural heritage, environmental protection and hazard policies;
- economic, community development, and infrastructure policies;
- housing policies;
- agricultural land policies;
- conservation policies; and,
- mineral aggregate, mineral and petroleum resources policies.

The policy statements were to “be implemented by municipalities and other planning jurisdictions through their decisions on official plans, subdivisions, consents, zoning by-laws, minor variances, and other planning matters.” Planning authorities “shall be consistent with” the policies when making decisions on new planning applications. However, if a complete application was submitted to the approval authority before the effective date of the policy statements, the policy environment in place at the time of application was to be used.

While a revised plan was submitted in December 1994, since it predated the effective date of the policy statements, the policies were not applicable when the OMB hearing commenced in 1995 and a final decision was issued by the Board in the Fall of 1996.

2.2.3 Provincial Policy Statement 1996 (Amended in 1997)

The first version of the current day format or style of the Provincial Policy Statement (PPS) came into effect on May 22, 1996. In accordance with the Planning Act, planning authorities "shall have regard to" policy statements when dealing with planning applications. This new PPS was to be applied to all applications submitted on or after May 22, 1996, as well as all applications which were commenced on or after March 28, 1995 for which no decision had been made by May 22, 1996.

While a decision on the revised plan submitted in December 1994 was not made until the Fall of 1996, since processing of the applications commenced prior to March 28, 1995, the policies of the PPS were not applicable to the applications. However, since the current applications were submitted on July 19, 2002, the 1996 PPS is applicable.

The PPS 1997 is organized into three categories; efficient, cost-effective development and land use patterns which includes developing strong communities, housing, and infrastructure; resources which includes agricultural policies, mineral resources, natural heritage, water quality and quantity, and cultural heritage and archaeological resources; and, public health and safety which includes natural hazards and human-made hazards. The following policies have been reviewed and considered to be applicable to the proposed development applications submitted in 2002, including the 2018 revisions.

With respect to efficient, cost-effective development and land use patterns, the following policies are considered applicable:

"1.1.1 Subject to the provisions of policy 1.1.2, cost-effective development patterns will be promoted. Accordingly:

a) Urban areas and rural settlement areas (cities, towns, villages and hamlets) will be the focus of growth;

d) Development and land use patterns that would hinder the efficient expansion of urban areas or rural settlement areas are not permitted in adjacent areas;

f) Development and land use patterns which may cause environmental or public health and safety concerns will be avoided;

1.1.2 Land requirements and land use patterns will be based on:

a) the provision of sufficient land for industrial, commercial, residential, recreational, open space and institutional uses to promote employment opportunities, and for an appropriate range and mix of housing, to accommodate growth projected for a time horizon of up to 20 years;

b) densities which:

1. efficiently use land, resources, *infrastructure* and *public service facilities*;

2. avoid the need for unnecessary and/or uneconomical expansion of *infrastructure*;

4. are appropriate to the type of *sewage and water systems* which are planned or available; and,

5. take into account the applicable policies of Section 2: Resources, and Section 3: Public Health and Safety;

c) the provision of a range of uses in areas which have existing or planned *infrastructure* to accommodate them;

d) development standards which are cost effective and which minimize land consumption and reduce servicing costs;

1.2.1 Provision will be made in all planning jurisdictions for a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the *housing market area*…;

1.3.1.1 Planning for *sewage and water systems* will recognize that:

a) *full municipal sewage and water services* are the preferred form of servicing for urban areas and rural settlement areas.

1.3.2.1 Transportation systems will be provided which are safe, environmentally sensitive, and energy efficient.

1.3.3.1 Corridors and rights-of-way for significant transportation and *infrastructure* facilities will be protected."

While not within the urban area or identified as a rural settlement area, the Central Sector of the North Aldershot Planning Area has been designated as an area for growth, initally under the Parkway Belt West Plan and more recently through the adoption of Amendment No. 2 to the Region of Halton Official Plan and Amendment No. 197 to the City of Burlington Official Plan. Development of these lands will not hinder the expansion of the City's urban boundary since the City's Official Plan, and recently adopted new Official Plan, have established a fixed urban boundary with no expansions.

The provision of aditional cluster housing results in the more efficient use of land which, in turn, results in the better utilization of the full municipal services proposed. Areas that only have water will now be provided with wastewater services. In addition, a full range of housing types (singles, townhouses and apartments) and tenures (freehold and condominium) is being provided. The new roads will be built with a rural cross-section (open ditches) which provides a stormwater management function to address the environmentally sensitive nature of the area. Finally, the two (2) hydro corridors that traverse the subject lands are protected, widenings for the expansion of Waterdown Road will be dedicated as part of the draft plan approval, and Flatt Road and Flatt Road Extension will be ugraded.

For the natural heritage features, the following policies are considered applicable:

"2.3.1 *Natural heritage features and areas* will be protected from incompatible development.

a) *Development* and *site alteration* will not be permitted in:

- *significant* portions of the habitat of *endangered and threatened species*.

b) *Development* and *site alteration* may be permitted in:

- *fish habitat*;
- *significant woodlands* south and east of the Canadian Shield;
- *significant valleylands* south and east of the Canadian Shield;
- *significant wildlife habitat*; and
- *significant areas of natural and scientific interest*

if it has been demonstrated that there will be no *negative impacts* on the natural features or the *ecological functions* for which the area is identified.

2.3.2 *Development* and *site alteration* may be permitted on *adjacent lands* to a) and b) if it has been demonstrated that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified.

2.3.3 The diversity of natural features in an area, and the natural connections between them should be maintained, and improved where possible.

2.4.1 The *quality and quantity* of ground water and surface water and the function of sensitive ground water recharge/discharge areas, aquifers and headwaters will be protected or enhanced."

Two *endangered species* (butternut and eastern flowering dogwood) and four *threatened species* (barn swallow, chimney swift, bobolink and eastern meadowlark) were recorded within the Subject Lands. The impacts on the butternut, eastern flowering dogwood and barn swallow will be addressed by the Ministry of Natural Resources and Forestry (MNRF) through the Species at Risk (SAR) Information Gathering Form (IGF) process. No nesting sites or breeding evidence for the chimney

swift were observed or recorded, and the habitat for bobolink and eastern meadowlark no longer exists on the Subject Lands.

Tributaries 4, 5 and 6 to the Grindstone Creek traverse the Subject Lands with Tributaries 4 and 6 providing indirect fish habitat, while Tributary 5 provides direct fish habitat. No development is proposed within these Tributaries and 7.5m buffers are provided from the top of bank, dripline, floodplain and/or meander belt.

No development or site alteration is proposed within *significant valleylands* (Grindstone Creek Valley) and *significant wildlife habitat* found within the Grindstone Creek Valley and unevaluated wetland on the former Taylor lands will be enhanced/protected with a 15m buffer, while *significant wildlife habitat* found within the woodland on the former Taylor lands and the retained woodland areas associated with Tributary 6 will be enhanced/protected with a 7.5m buffer.

6.68ha of *significant woodlands* is being removed, of which 3.76ha is within the NEP area which is not part of the 2018 revisions. No *negative impacts* can be achieved since 6.07ha of enhanced buffer plantings will result in additional woodland area and a potential restoration area of 0.82ha (Block I on the Eagle Heights draft plan of subdivision) will increase the enhancement to 6.89ha, resulting in a net gain of 0.21ha.

Finally, the following public health and safety policies are considered applicable:

"3.1.1 Development will generally be directed to areas outside of:

b) *hazardous lands* adjacent to *river and stream systems* which are impacted by *flooding* and/or *erosion hazards*; and

c) *hazardous sites*.

3.1.3 Except as provided in policy 3.1.2, *development* and *site alteration* may be permitted in *hazardous lands* and *hazardous sites*, provided that all of the following can be achieved:

a) the hazards can be safely addressed, and the *development* and *site alteration* is carried out in accordance with *established standards and procedures*;
b) new hazards are not created and existing hazards are not aggravated;
c) no adverse environmental impacts will result;
d) vehicles and people have a way of safely entering and existing the area during times of flooding, erosion and other emergencies; and
e) the *development* does not include *institutional uses* or *essential emergency services* or the disposal, manufacture, treatment or storage of *hazardous substances*."

The proposed revisions to the plans recognize the limits of the regulated areas established by Conservation Halton (CH) through O. Reg. 162/06 and have been designed accordingly. Where required, the necessary Permits CH will be obtained.

Based on the technical studies prepared for the proposed applications, it has been shown that the proposed development "has regard to" the PPS 1996 since:

- ***the proposed densities efficiently use land, resources, infrastructure and public service facilities and are appropriate to the type of sewage and water systems which are planned;***
- ***a range of uses is being provided in an area which has planned infrastructure to accommodate them;***
- ***development standards which are cost effective and which minimize land consumption and reduce servicing costs are proposed;***
- ***a range of housing types and densities to meet projected demographic and market requirements of current and future residents of the housing market area is being provided;***
- ***it has been demonstrated that development and site alteration will not have a negative impact on the natural heritage features or ecological functions of the area;***

- ***the diversity of natural features in an area, and the natural connections between them have been maintained, and improved where possible;***
- ***the quality and quantity of ground water and surface water and the function of headwaters will be protected or enhanced; and,***
- ***hazardous lands adjacent to river and stream systems which are impacted by flooding and/or erosion hazards have been safely addressed, and the development and site alteration will be carried out in accordance with established standards and procedures.***

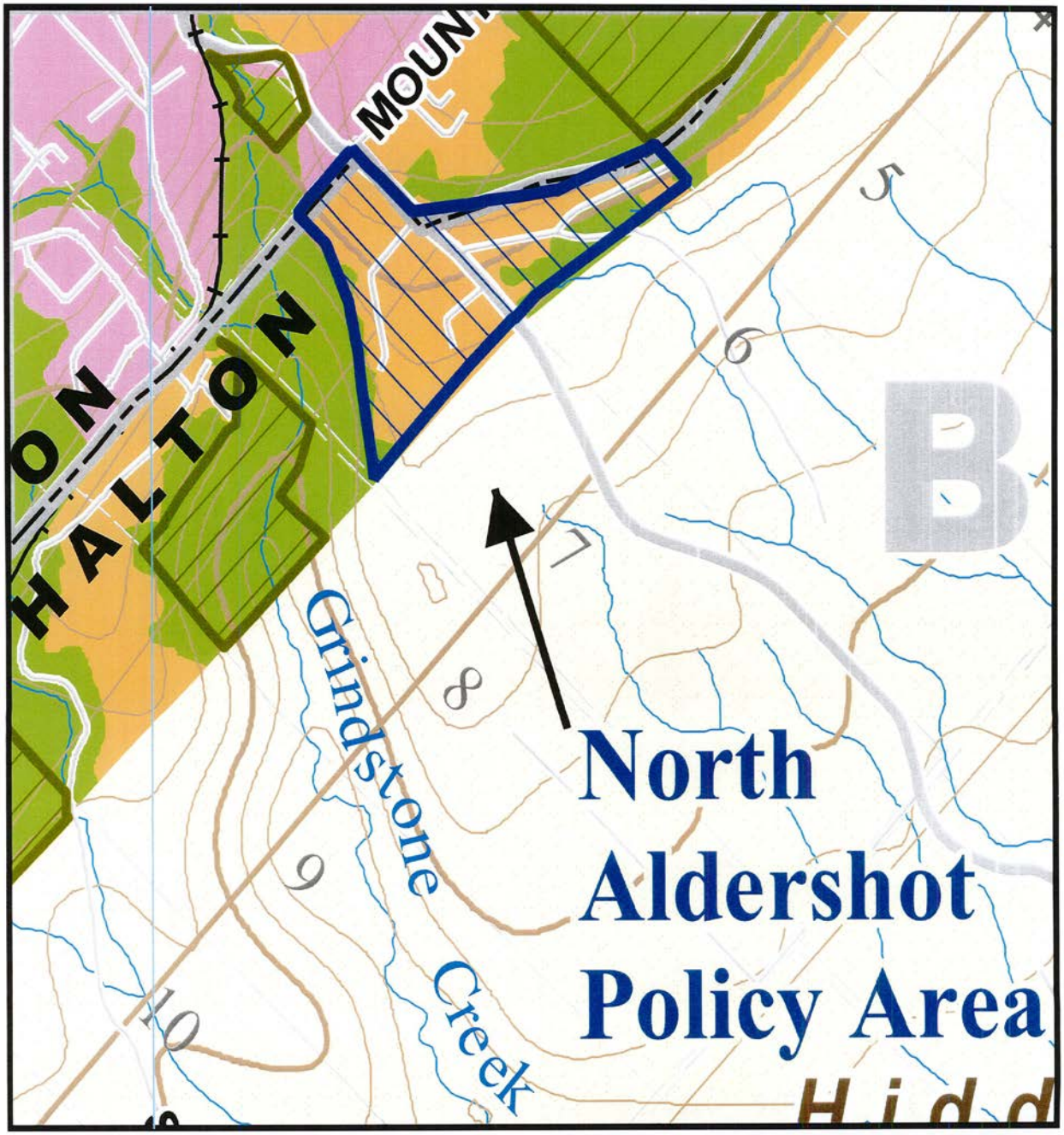
As a result, the comments and concerns raised by the various departments and agencies have been addressed (see Comments and Response Matrix included as Appendix A to the FSR prepared by MCI, dated June 2018).

2.3 NIAGARA ESCARPMENT PLAN

The northern portion of the draft plan (the Horning Road extension to the hydro corridor) is now located within the Niagara Escarpment Plan (NEP) area (see Figure 1). However, the lands were not under the NEP, rather, they were within the Parkway Belt West Plan (PBWP) area when the original applications were approved and the revised 2002 applications were submitted. These lands were incorporated into the NEP through the Greenbelt legislation in 2005 by an Order in Council. The Order was released as part of the new 2005 NEP following the 5-year review of the Plan which commenced in 1999.

While the applications submitted in July 2002 included the lands north of the hydro corridor, since the 2010 and 2018 revised submissions do not include these lands, which were approved in 1996, the policies of the NEP are not applicable. Regardless, Policy 1.1.2 of the 2017 Plan states:

Figure 1 Niagara Escarpment Plan



"**1.1.2 Special Policies**

Special policies (site specific amendments) have been incorporated into this Plan in the form in which they were originally approved. They should be interpreted having regard

for the policies of the Plan in effect when they were approved and given effect according to the original intent."

In this regard, Policy 2.2.17 of the 2017 Plan states:

"**Special Provisions for North Aldershot Policy Area**

17. Notwithstanding the policies of Part 2.2, development may occur in accordance with the land use policies set out in Amendment No. 197 to the City of Burlington Official plan in the area identified as the North Aldershot Policy Area on Map 3 to the Niagara Escarpment Plan."

As a result, the detailed policies in Amendment No. 197 are relevant and applicable. However, Policy 2.13 of the 2017 Plan also requires the preparation of a Visual Impact Assessment (VIA) where there is potential for development to have "a *visual impact* on the *scenic resources* of the *Escarpment*." A VIA has been submitted concurrently to not only address the construction of residential structures, but also the construction of a water reservoir or tower.

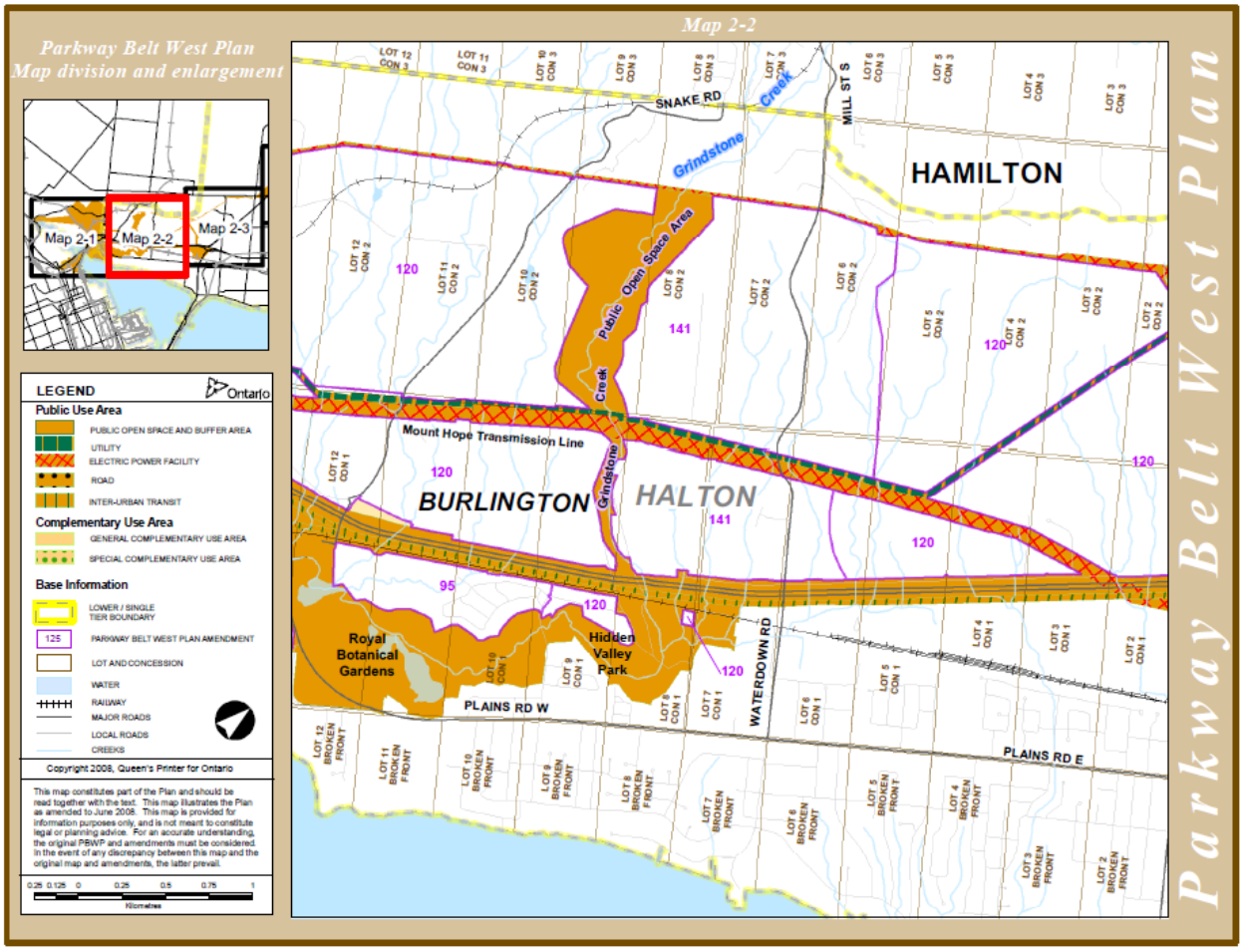
Based on the policies of Amendment No. 197 and results of the VIA, the proposed development conforms with the NEP.

2.4 PARKWAY BELT WEST PLAN

On June 4, 1973, the Parkway Belt Regulations came into effect and the Parkway Belt West Plan (PBWP) was approved by the Lieutenant Governor of Ontario through an Order in Council issued on July 19, 1978. All of the lands within the original plan of subdivision were designated "Special Complementary Use Area" on Map 2 – Escarpment Link (see Figure 2). The hydro corridors were designated "Electric Power Facility" with an "approximately 100' future utility above ground telephone cable" identified on the north side of the southerly hydro corridor. Horning Road was identified as extending southerly along the eastern top-of-bank of the Grindstone Creek Valley

and connecting with Flatt Road to the south. The Grindstone Creek Valley is designated “Public Open Space and Buffer Area.”

Figure 2 Parkway Belt West Plan



On October 19, 1998, Amendment No. 141 to the PBWP was approved by the Minister to delete the lands comprised of the Central Sector of the North Aldershot area from the PBWP. Only the Grindstone Creek Valley lands and hydro corridors remained in the Plan. As a result, the following policies of Subsection 5.4.3 are still applicable:

"**b) Public Open Space and Buffers**

i) Provision of public open space will be carried out in accordance with the Plan.

ii) Maps 2, 3, 4, 5, 6, 7, and 8 indicate the location of Public Open Space and Buffer Areas.

iii) A system of recreational trails will be developed in the Parkway Belt as part of a larger recreational trail system extending through Central Ontario. The trails will link the Urban Areas and provide trail access to other Provincial, regional, and local outdoor recreational facilities.

iv) The recreational trails in the Parkway Belt West will be established primarily on publicly owned lands, utilizing both natural features, such as river valleys, and man-made features, such as utility rights-of-way. Where the trail system crosses or follows such facilities as highways or utility rights-of-way, these facilities will be designed to provide adequate and safe access to the trails."

The proposed development preserves the Grindstone Creek Valley and provides appropriate buffers. Additional open space and buffer areas are provided which complement the existing Grindstone Creek and provide further opportunities for trail connections to the existing trail system with the Grindstone Creek Valley (i.e. Bruce Trail).

With respect to the Escarpment Link, Subsection 6.2.2 Specific Obectives includes the following:

"o) Provide for public open space at the Niagara Escarpment, Bronte Creek, Grindstone Creek, and Hopkins Creek.

s) Preserve the following prominent natural features:

iv) Grindstone Creek Valley.

t) Protect tree stands that are either significant in their own right or serve as buffers."

Based on the technical studies, in particular, the 2018 Environmental Impact Assessment prepared by Savanta, the proposed development preserves the Grindstone Creek Valley including appropriate buffers.

Subsection 6.2.3 Implementing Actions includes the following:

"f) Require that official plans, development agreements, plans of subdivision, subdivision agreements, and zoning and other by-laws be used to ensure that, in addition to achieving the provisions of Subsection 5.1.4, all development and re-development in the Link must result in:

i) Minimum damage to wooded areas, hedgerows, and orchards;
ii) Protection of slopes from major cuts, major fills, and erosion;
iii) Protection of watercourses which drain the area and of associated ravines;
iv) Location and design of buildings and structures so as to attain the maximum visual and physical harmony with the natural characteristics of major creek and stream valleys;
v) Location and design of buildings and structures so as to be visually compatible with the existing natural landscape, maintaining to the maximum possible degree an uninterrupted sight line between Highway 403 and the Niagara Escarpment;
vi) Minimum provision of public water and sewage services;
vii) Buildings and structures clustered where appropriate so as to minimize their effect on the open space character of the area."

The proposed development satisfies these policies since:

- ***only 10% of the significant woodlands is being removed, but this loss is being replaced with enhanced buffer plantings and a restoration area resulting in a marginal (0.33%) increase in woodlands;***
- ***slopes are protected since no major cuts or filling are proposed or erosion anticipated;***

- ***the Grindstone Creek Valley is protected with a 15m buffer from the staked top of bank and there will be no direct discharge of stormwater into the Valley;***
- ***the three (3) tributaries that drain into the Grindstone Creek will be protected with a 7.m buffer from the top of bank; and,***
- ***the lotting fabric has been designed to integrate with the existing topography of the area and protect existing viewsheds, and, similarly, the layout and design of buildings for the cluster blocks will integrate with the existing topography and open space character of the area, and protect the existing viewsheds.***

2.5 HALTON REGION OFFICIAL PLAN

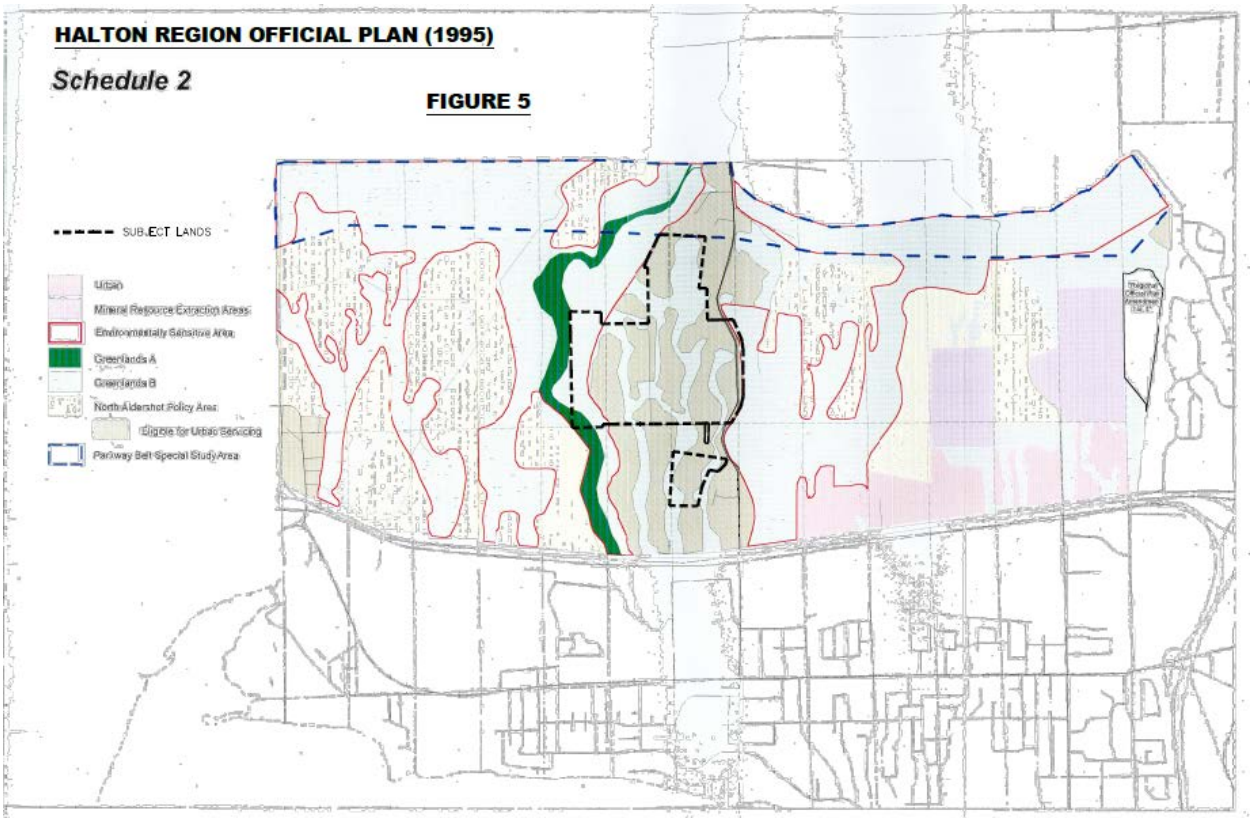
The Regional Plan [1980] was adopted by Council on September 6, 1978, and approved by the Minister of Housing on August 1, 1980.

The Regional Plan [1995] was adopted by Council on March 30, 1994, and approved by the Minister of Municipal Affairs and Housing on November 27, 1995. The 1980 Plan was repealed on November 29, 1995. Amendment No. 2 to the Plan (North Aldershot Planning Area) was adopted by Council on June 3, 1998, and approved by the Minister on November 17, 1998. The Eagle Heights and Taylor lands are designated "Environmentally Sensitive Area," "Greenlands B," "North Aldershot Policy Area," "Area Eligible for Urban Services" and "Parkway Belt West Plan Area" on Map 1 – The Regional Structure (see Figure 3).

Two major revisions (5-year reviews) of the Plan have occurred since the adoption of the 1995 Plan: Amendment 25 was adopted by Council on June 23, 2004, which was subsequently approved by the Ontario Municipal Board between April and August 2006 through the issuance of a number of decisions; and, Amendment 38 was adopted by Council on December 16, 2009, which was approved by the Minister of Municipal Affairs and Housing on November 24, 2011. Amendment 38 was appealed by PIC for these

lands and remains under appeal. This is the current and in effect version of the Plan. However, since the applications were submitted in 2002, the policies of the 1994 Plan are applicable.

Figure 3 Halton Region Official Plan



While there are policies found in Part II Basic Position, Part III Land Stewardship Policies and Part IV Healthy Communities Policies, the specific policies for North Aldershot implemented through Amendment No. 2 have been reviewed since they are the most applicable:

"E North Aldershot Policy Area

E1 The objectives of this designation are:

E1a To recognize and maintain the distinct and unique character of the North Aldershot area within the context of the surrounding built up area.

E1b To provide limited amount of development in certain locations while preserving significant natural areas and maintaining the predominantly rural and open space character of the landscape.

E2 Subject to other policies of this Plan and applicable Local Official Plan policies and Zoning By-laws, the following uses may be permitted:

E2e non-intensive recreational uses such as nature viewing and pedestrian trail activities, only if the lands are publicly owned or are part of the Bruce Trail,

E2f recreation uses including golf courses, subject to the following conditions:

E2f1 buildings and structures are minor in scale and are located in a manner that will secure an open-space character of the area;

E2f2 landscaping and berms are provided where necessary to secure an open-space character of the area;

E2f3 the impact on adjacent agricultural operations is kept to a minimum, through the preparation by the proponent of an Agricultural Impact Assessment to the satisfaction of the Region; and

E2f4 if the use involves significant taking of ground or surface water, the proponent must demonstrate, through a detailed study and to the satisfaction of the Region, that water resources in the general area will not be adverse affected,

E2g forest, wildlife and fisheries management,

E2i transportation and utility facilities,

E2j accessory buildings, structures and facilities (e.g., a garage or farm pond) and site modifications required to accommodate them,

E2k incidental uses (e.g., swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the natural environment is minimal,

E2l small scale public uses,

E2o uses permitted in Local Official Plan and Zoning Bylaws established in accordance with the planning framework set out in the *North Aldershot Inter-agency Review Final Report (May 1994)*,

E2u watershed management and flood and erosion control projects carried out or supervised by a public agency,

E3 It is the *policy* of the *Region* to:

E3a Require the City of Burlington to incorporate in their Official Plan policies to guide any development within North Aldershot Policy Area in accordance with the planning framework set out in *North Aldershot Inter-Agency Review Final Report (May 1994)*.

E3b Require that any *development* in the North Aldershot Policy Area be based on individual well and septic systems except in those locations where urban services are permitted in accordance with Section III-E3c.

E3c Permit the extension of urban services to those locations within the North Aldershot Policy Area shown as "Eligible for Urban Services" on Map 1 provided that:

E3c1 a feasibility study has been prepared to the satisfaction of the Region;

E3c2 Regional Council deems it prudent to extend services;

E3c3 the landowner/developer has met the financial obligations as specified by the Region; and

E3c4 sufficient servicing capacity is available as determined by the Region.

E3d Permit the creation of new lots in the North Aldershot Policy Area as set out in the City of Burlington Official Plan and Zoning By-law and subject to:

E3d1 the provisions of the Region's Rural Servicing Guidelines and the completion of a detailed hydrogeological study to the satisfaction of the

Region, if the subject lands are not "Eligible for Urban Services" as identified on Map 1, or

E3d2 the provisions of the Region's Urban servicing Guidelines, if the subject lands are "Eligible for Urban Services" as identified on Map 1."

Based on the technical studies submitted, the revised plans conform with the Halton Region Official Plan and, in particular, the North Aldershot Policy Area policies for the following reasons:

- ***the distinct and unique character of the North Aldershot area within the context of the surrounding built up area is maintained;***
- ***a limited amount of development in proposed in appropriate locations while preserving significant natural areas and maintaining the predominantly rural and open space character of the landscape;***
- ***permitted uses are in accordance with the planning framework set out in the North Aldershot Inter-agency Review Final Report (May 1994); and,***
- ***the extension of urban service is feasible.***

2.6 CITY OF BURLINGTON OFFICIAL PLAN

2.6.1 Burlington Official Plan 1969

The Official Plan was adopted by Council on July 14, 1969, and approved by the Minister of Municipal Affairs on June 16, 1971. Amendment No. 197 (North Aldershot Central Sector) to the Plan was approved by the Ontario Municipal Board in October/December 1996. This Plan was repealed by Council on February 24, 1997. The approved land uses are outlined on Figure 4.

2.6.2 Burlington Official Plan 1994

A new Official Plan was adopted by Council on July 11, 1994, and approved by the Regional Municipality of Halton on March 5, 1997. The Eagle Heights and Taylor lands

are designated “Land Use Designations to be Determined” on Schedule A – City Structure (see Figure 5). Presumably this was due to the fact that Amendment No. 197 had been approved by the OMB just a few months earlier.

Figure 4 Amendment No. 197 Land Use Plan

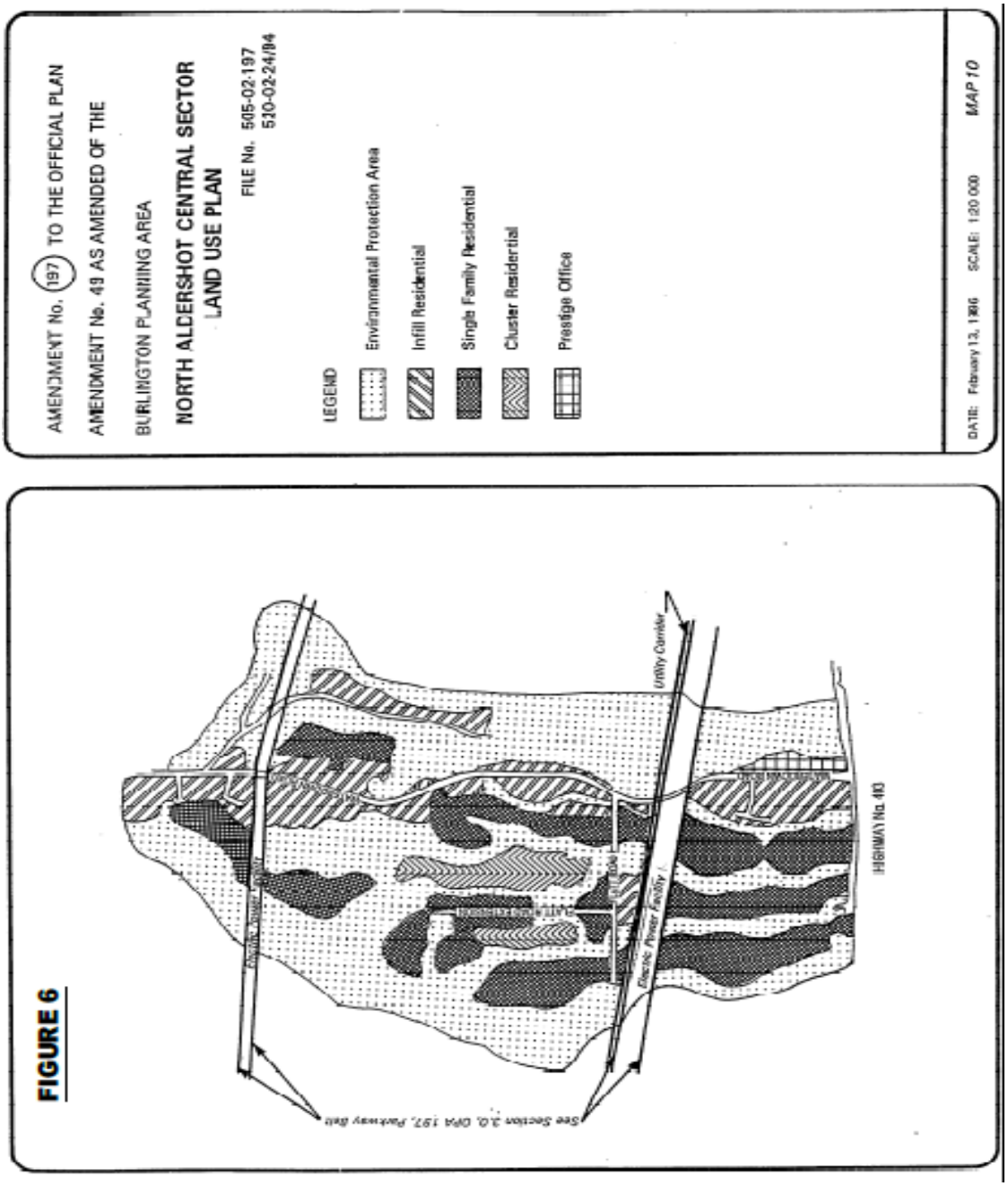
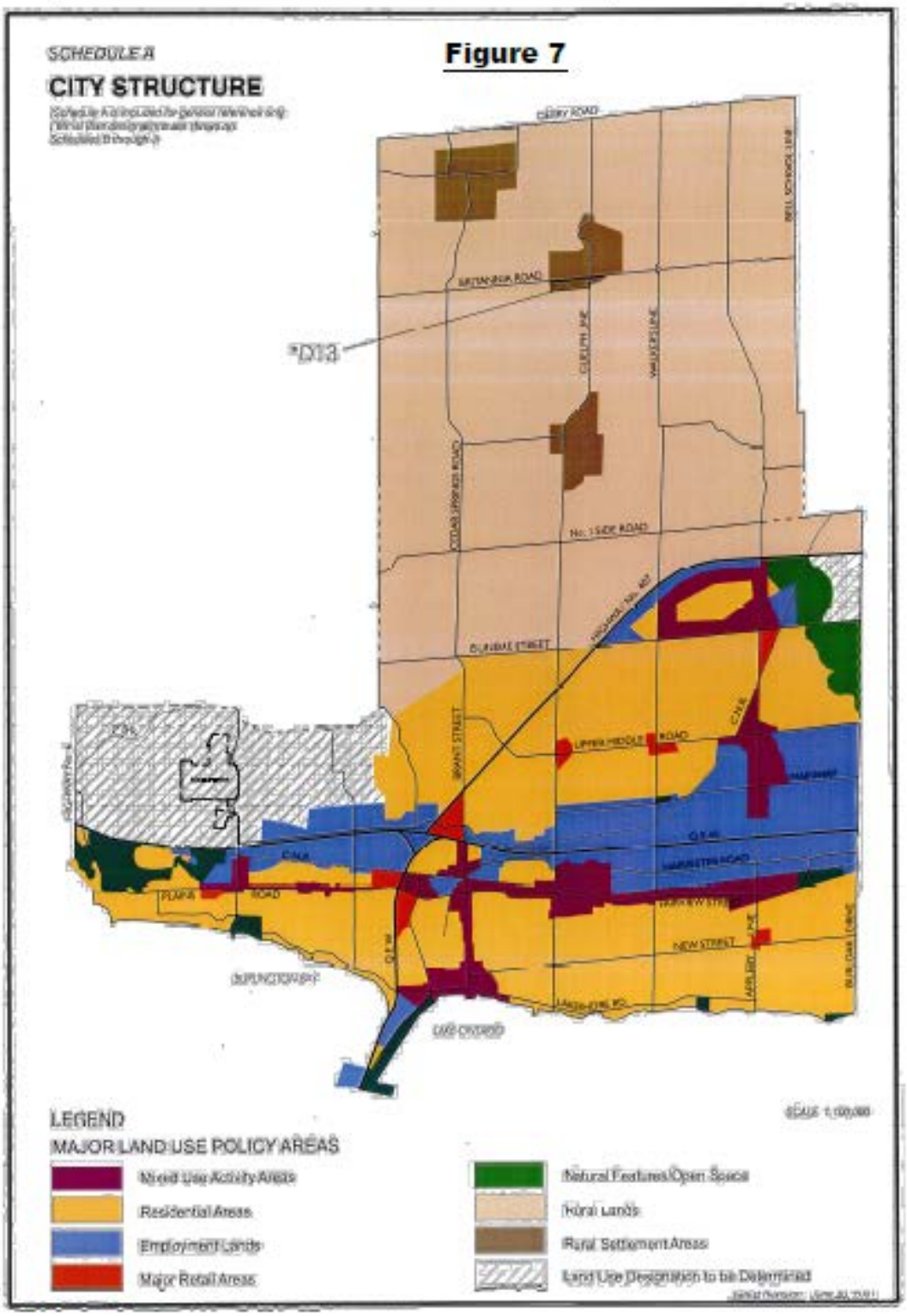


Figure 5 City of Burlington Official Plan

City of Burlington Official Plan (1994)



Since the adoption of the Plan, one major 5-year review occurred culminating in the adoption of Amendment No. 55 on October 10, 2006. This Amendment integrated Amendment No. 197 into the Official Plan and also identifies the PIC/Taylor lands as "Deferral 48" given the outstanding applications/appeals. The City initiated their next 5 year review in 2011, but in October 2016, terminated the review and started the process to approve a new OP which was adopted on April 26, 2018 and has now been forwarded to Halton Region for approval.

The policies adopted through Amendment No. 197 (attached as Appendix B) have been reviewed, particularly the Sub-Area policies, since changes are proposed for the Sub-Areas. The policies in Amendment No. 197 were based on the planning principles and evaluation criteria established through the NAIR:

"1. North Aldershot is a Distinct, Identifiable Area in the Context of Burlington and the Toronto-Hamilton Built-up Area – Keep it Distinctive;
2. Enhance Special Characteristics of the Area (Escarpment; topography; habitat; vegetation; creeks, valleys and ravines; and, settlement patterns);
3. Foster Diversity of Uses, Activities and Users;
4. Retain Urban Separator Function; and,
5. Development Must Pay for Growth-related Capital Costs."

Amendment No. 197 consists of three main Sections, as well as Introduction (goal and objectives) and Implementation (planning instruments) Sections, which are as follows:

3.1.3 Functional Policies:

- resource management
- protection/enhancement
- environmental evaluation
- stormwater management
- transportation (roads, cycling and walking, ravel demand management, noise study)
- design (site design – setting, views, settlement pattern, terrain and existing

vegetation, and built form)

- heritage
- utilities
- water and wastewater
- growth management
- environmental implementation report;

3.1.4 Land Use Policies:

- environmental protection area
- institutional
- parks and recreational uses
- infill residential
- single family residential
- cluster residential
- prestige office; and,

3.1.5 Sub-Area Policies.

The revised Plans are similar to the original 1996 Plans with respect to the Functional and Land Use policies; however, there are some significant changes to the Sub-Area policies which require the Amendments to the Official Plan. These changes are discussed further in Section 12 of this report.

Based on the technical studies completed, the proposed development, including the proposed Amendments to the Official Plan, conforms with the general intent and purpose of the Official Plan for the following reasons:

- ***the area will still be distinct and identifiable in the context of Burlington and the Toronto-Hamilton Built-up Area;***
- ***the special characteristics of the area (Escarpment; topography; habitat; vegetation; creeks, valleys and ravines; and, settlement patterns) will be enhanced;***
- ***there will be a diversity of uses, activities and users;***

- ***the Urban separator function between Burlington and the Village of Waterdown will be maintained; and,***
- ***growth-related capital costs will be covered by development.***

2.7 CITY OF BURLINGTON ZONING BY-LAW

2.7.1 Burlington Zoning By-law No. 4000-3 (1969)

The By-law was enacted by Council on August 25, 1969, and approved, in part, by the Ontario Municipal Board on October 16, 1970. The Eagle Heights and Taylor lands were rezoned from the Development "D" Zone to the Residential Parkway Belt "RPB2-686, " Holding-Residential Parkway Belt "H-RPB2-686" and Open Space "O5" Zones through the enactment of By-law 4000-841 on January 9, 1995 (see Figure 6). As noted on Figure 7, a total of 408 dwelling units comprised of 240 single family dwellings and 168 townhouse dwellings were permitted on the Eagle Heights and Taylor properties (Areas 1, 2, 5-8 and 10).

Figure 6 Zoning By-law No. 4000-3 Map

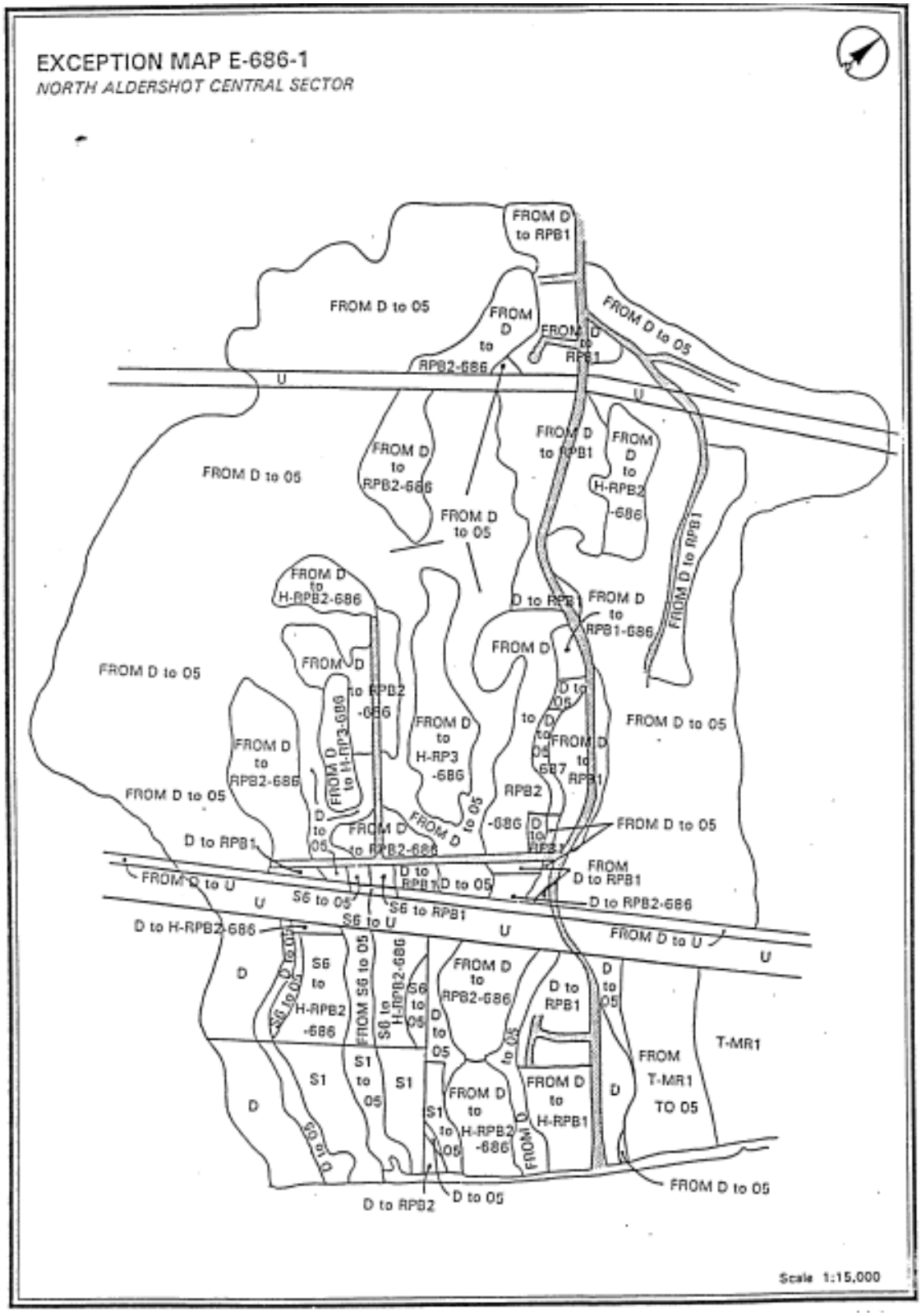
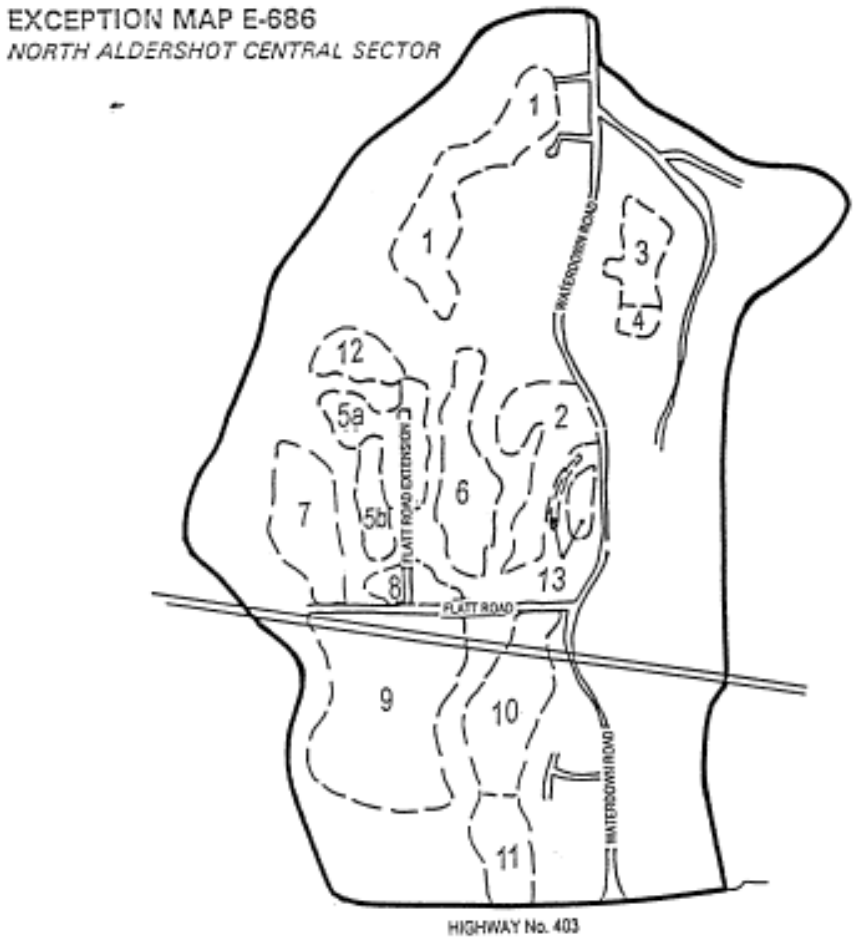


Figure 7 Zoning By-law No. 4000-3 Maximum Units & Impervious Surface



Exception No. 686

In addition to the dwelling units in existence on the day of the approval of By-law 4000-841, the maximum number of dwelling units and percent impervious surface permitted in the specified areas is:

AREA 1: 44 single family dwellings - 20%
AREA 2: 38 single family dwellings - 20%
AREA 3: 14 single family dwellings - 20%
AREA 4: 6 single family dwellings - 20%
AREA 5a: 44 single family dwellings - 20%
5b: 36 townhouse dwellings - 25%
AREA 6: 132 townhouse dwellings - 25%
AREA 7: 54 single family dwellings - 20%
AREA 8: 15 single family dwellings - 20%
AREA 9: 48 single family dwellings - 20%
AREA 10: 45 single family dwellings - 20%
AREA 11: 17 single family dwellings - 20%
AREA 12: 8 single family dwellings - 20%
AREA 13: Maximum amount of impervious surface
Elementary School - 60%
Single family dwelling - 20%
Other permitted built forms - 40%

Where calculation of percent impervious surface includes the buffer area immediately adjacent to the Sub-Area as defined in an approved Plan of Subdivision.

2.7.2 Burlington Zoning By-law No. 2020 (1999)

The City's new Comprehensive Zoning By-law was enacted on June 21, 1999. The Eagle Heights and Taylor properties were zoned Residential North Aldershot "RNA1", "RNA1-353" and "RNA2," Holding-Residential Norh Aldershot "H-RNA3-194" and Open Space "O2-195 & 196" and "O3-196" Zones (see Figure 8). The maximum number of dwelling units was maintained for the 13 Development Areas as noted in Table 1 and Figure 9.

An amendment to the By-law is required for the 2018 revisions to address the change in the distribution of land uses, as well as the zone provisions such as lot frontage, lot area, height, number of dwelling units and impervious surface cover. These changes are discussed further in Section 12 of this report.

Based on the technical studies submitted, the proposed modifications requested are considered appropriate and meet the general intent and purpose of the Burlington Official Plan, in particular, the North Aldershot Planning Area policies, and general intent and purpose of the Zoning By-law.

Table 1 Number of Units and Percent Impervious Surface Cover

Table 10.8.1

Development Area	Maximum Number Of Dwelling Units	Maximum Impervious Surface Cover Per Lot
1	44 Detached Units	20 %
2	38 Detached Units	20%
3	14 Detached Units	20%
4	6 Detached Units	20%
5 (a)	44 Detached Units	20%
5 (b)	36 Townhouse Units	25%
6	132 Townhouse Units	25%
7	54 Detached Units	20%
8	15 Detached Units	20%
9	48 Detached Units	20%
10	45 Detached Units	20%
11	17 Detached Units	20%
12	8 Detached Units	20%
13	Detached Units Other Permitted Built Forms	20% 40%

Figure 8 Zoning By-law No. 2020

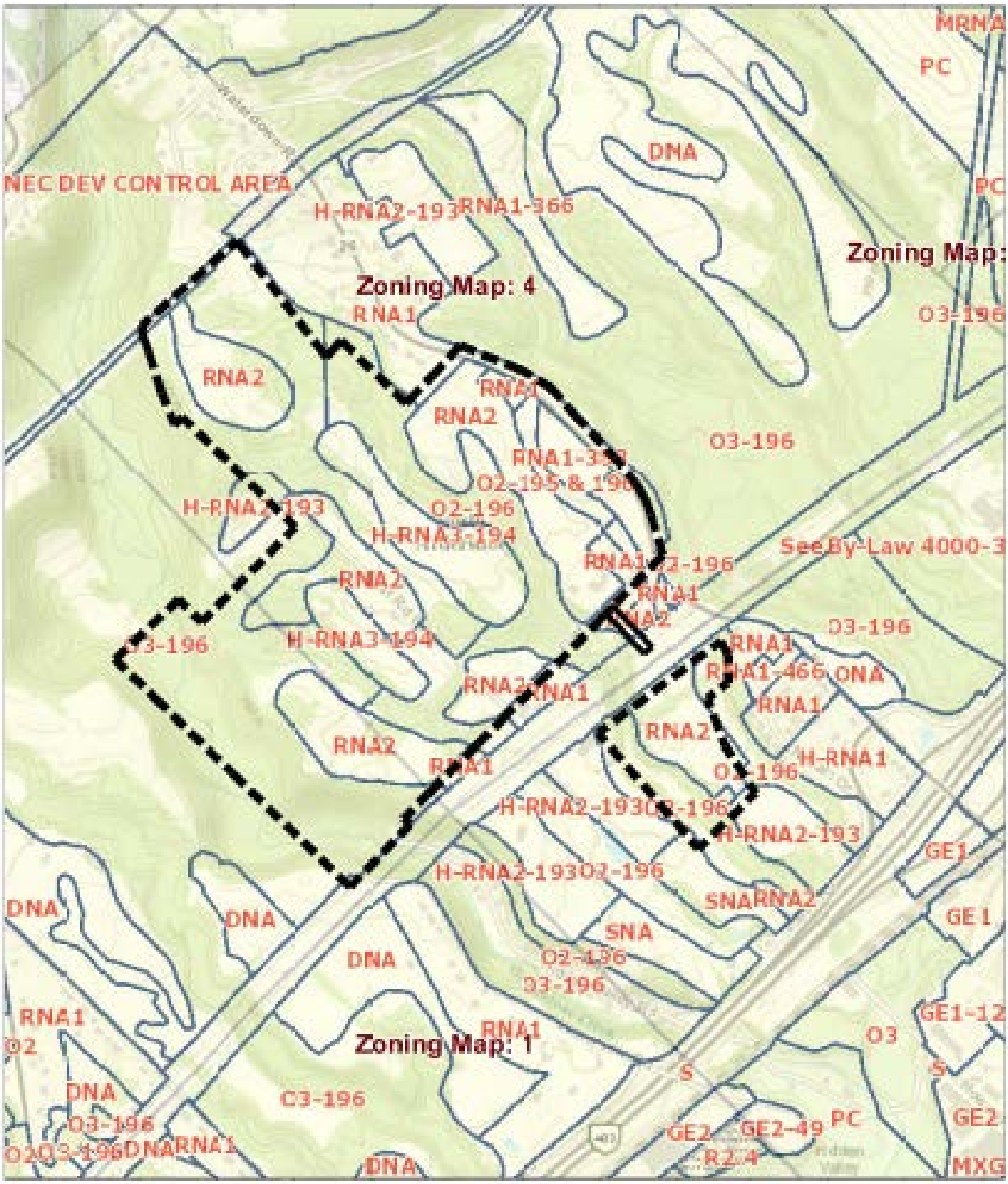
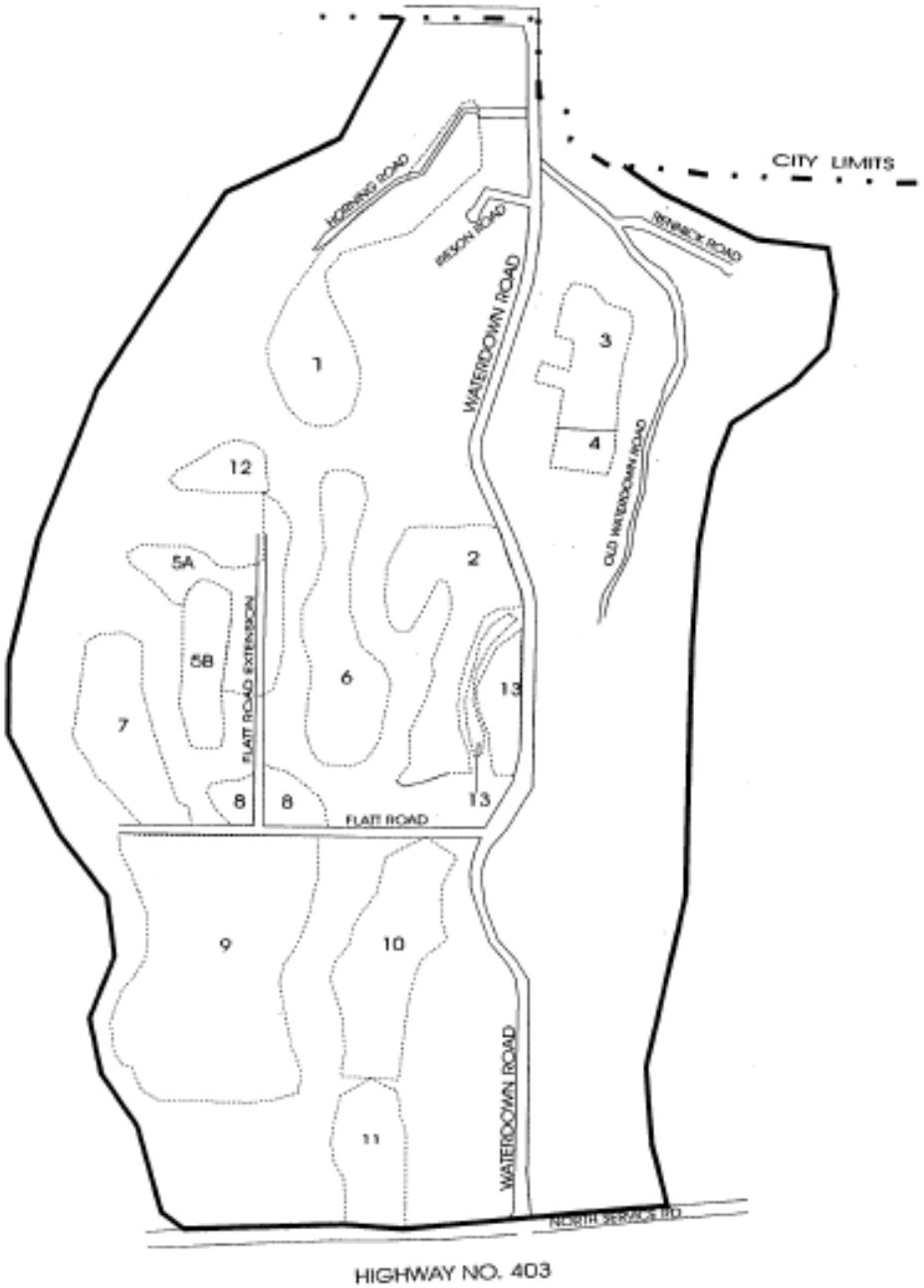


Figure 9 Zoning By-law No. 2020 North Aldershot Development Areas

DIAGRAM 1

North Aldershot Development Areas

The maximum number of dwelling units and the maximum impervious surface cover contained in Table 10.8.1shall apply to Development Areas 1 to 13 inclusive.



2.8 CONSERVATION HALTON REGULATIONS

As noted on Figure 10, portions of the Eagle Heights and Taylor properties are now regulated by Conservation Halton (CH) under Ontario Regulation 162/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. As a result, Permits from CH will be required. CH adopted their "Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document" on April 27, 2006, and this document was last updated on November 26, 2015. The Regulation states:

"Development prohibited

2. (1) Subject to section 3, no person shall undertake development or permit another person to undertake development in or on the areas within the jurisdiction of the Authority that are,

(b) river or stream valleys that have depressional features associated with a river or stream, whether or not they contain a watercourse, the limits of which are determined in accordance with the following rules:

(i) where the river or stream valley is apparent and has stable slopes, the valley extends from the stable top of bank, plus an allowance not to exceed 15 metres, to a similar point on the opposite side,

(ii) where the river or stream valley is apparent and has unstable slopes, the valley extends from the predicted long term stable slope projected from the existing stable slope or, if the toe of the slope is unstable, from the predicted location of the toe of the slope as a result of stream erosion over a projected 100-year period, plus an allowance not to exceed 15 metres, to a similar point on the opposite side,

(iii) where the river or stream valley is not apparent, the valley extends the greater of,

(A) the distance from a point outside the edge of the maximum extent of the flood plain under the applicable flood event standard, plus an allowance not to exceed 15 metres, to a similar point on the opposite side, and

(B) the distance from the predicted meander belt of a watercourse, expanded as required to convey the flood flows under the applicable flood event standard, plus an allowance not to exceed 15 metres, to a similar point on the opposite side;

(c) hazardous lands;

(d) wetlands; or

(e) other areas where development could interfere with the hydrologic function of a wetland, including areas within 120 metres of all provincially significant wetlands and wetlands greater than or equal to 2 hectares in size, and areas within 30 metres of wetlands less than 2 hectares in size. O. Reg. 162/06, s. 2 (1); O. Reg. 59/13, s. 1 (1).

(2) All areas within the jurisdiction of the Authority that are described in subsection (1) are delineated as the "Regulation Limit" shown on a series of maps filed at the head office of the Authority under the map title "Ontario Regulation 97/04: Regulation for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses". O. Reg. 59/13, s. 1 (2).

(3) If there is a conflict between the description of areas in subsection (1) and the areas as shown on the series of maps referred to in subsection (2), the description of areas in subsection (1) prevails. O. Reg. 59/13, s. 1 (2).

Permission to develop

3. (1) The Authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development. O. Reg. 162/06, s. 3 (1).

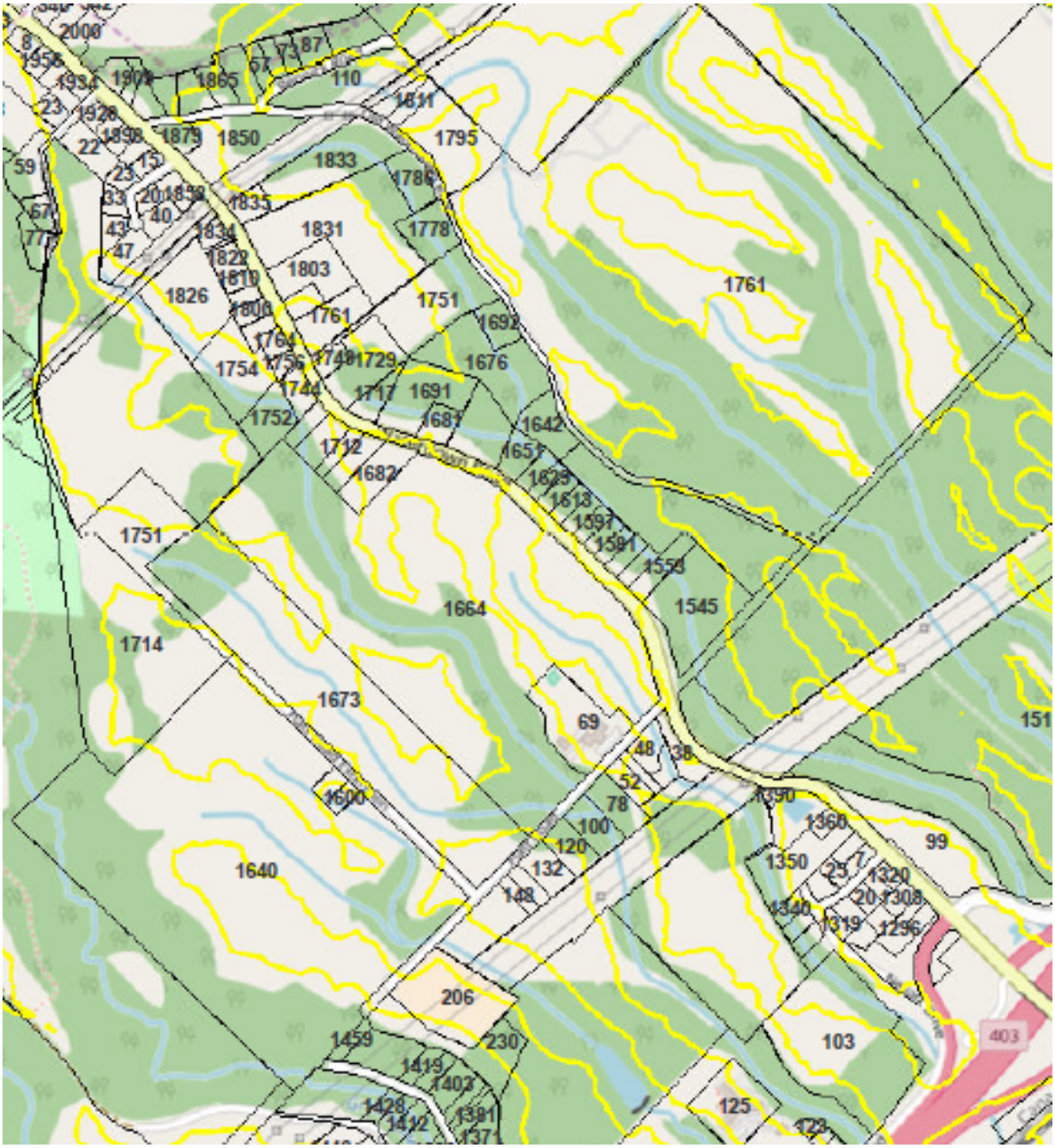
(2) The permission of the Authority shall be given in writing, with or without conditions. O. Reg. 162/06, s. 3 (2).

(3) Subject to subsection (4), the Authority's executive committee, or one or more employees of the Authority that have been designated by the Authority for the

purposes of this section, may exercise the powers and duties of the Authority under subsections (1) and (2) with respect to the granting of permissions for development in or on the areas described in subsection 2 (1). O. Reg. 59/13, s. 2."

The proposed revisions to the plans recognize the limits of the regulated areas and have been designed accordingly. Where required, the necessary Permits will be applied for.

Figure 10 Conservation Halton Regulated Areas (O.Reg. 162/06)



3.0 DETERMINATION OF CONSTRAINTS

The following constraints to development were determined:

- top of bank;
- stable top of bank;
- dripline;
- meander belt; and,
- floodplain limits.

The establishment of the constraints of the Eagle Heights lands is multi-faceted. There are varying environmental and physiological features which had to be identified and inventoried. Each of these features required assessment and study in order to determine their respective limits. The proposed development has been restricted through planning documents to the Tableland. Through various site visits/assessments a comprehensive list of the features has been derived. The following represent the features and the means with which each was determined, in order to determine the overall constraints of development.

3.1 Top of Bank Staking

The establishment of the physical top of bank was determined through site investigation. This investigation was conducted over a series of dates. The dates were as follows:

August 13, 2015
September 25, 2015
October 7, 2015
October 9, 2015
November 4, 2015

The site was walked on these dates and stakes were placed to denote the physical top of bank at these locations. The staking was conducted by CH staff, with both MCI and Savanta in attendance. City staff was present on the November 4th date. The surveying of the resultant stakes and preparation of resulting plans was done by MCI and provided to the CH for confirmation of this investigation.

The resultant Top of Bank Lines can be found on Figures 11 & 12 (included in pocket).

3.2 Stable Top of Bank

The stable top of bank was initially determined through field investigations and calculations summarized in reports by Peto MacCallum Ltd. (Peto), in June 16, 2003, and July 2006. Additional field work and calculations were then conducted by Soil-Mat Engineers (Soil-Mat) and independent field work and reporting was completed on March 2018.

The additional field work utilized the borehole information from Peto, but built upon that work. Additional boreholes were installed in order to confirm the nature of the subsoil conditions. Other works completed were the inclusion of 25 representative slope profiles to be read in conjunction with the borehole logs in order to determine the location of the stable top of bank. The stable top of bank was determined by the application of an erosion allowance at the toe and a stable slope inclination through the slope. The complete methodology can be found within the Soil-Mat report which is being submitted concurrently.

The resultant stable Top of Bank can be found on Figures 11 & 12.

3.3 Dripline Staking

Staking of the driplines to establish the limits of vegetated areas was conducted through visual means on site. The placement of stakes to denote the limits of canopy cover was performed by Savanta on the following dates:

July 31, 2015
August 4, 2015
November 4, 2015
November 6, 2015

The stakes were then surveyed by MCI and the resultant lines produced in a format presented to Regional staff for evaluation, on November 10, 2015. To date, no comments have been received from the Region.

Figures 11 & 12 show the limits of the staked driplines.

3.4 Meander Belt Assessment

A Meander Belt Assessment was conducted of the various watercourses traversing the site. Tributary 4 and 5 west were of interest beyond the other watercourses as they are located in areas of development, or within an unconfined valley respectively. This assessment investigates the erosion thresholds, and erosion hazard setbacks. It also provides recommendations for various watercourse crossings. The final Meander Belt assessment determines the setback distances between the various tributaries and the project development.

The assessment is shown in the Matrix Solutions (Matrix) Eagle Heights and Taylor Property Geomorphic Assessment report being submitted concurrently. The resultant constraints are shown on Figure 11.

3.5 Floodplain Limits

The limits of the floodplains were determined through modelling of various storm events to predict the final water elevations for the tributaries during rainfall. By using the Hydrologic Engineering Center's (CEIWR-HEC) River Analysis System (HEC-RAS) modeling software, MCI was able to determine the extent of flooding during both the 5-year and 100-year rainfall events. The greater of the two was used to determine the overall limits of the floodplains shown on Figure 11.

The analysis was carried out for all of the various tributaries, but is only shown for Tributaries 4 and 5 West. These two tributaries are unique in that they are located in non-confined valleys. As such, the limits of development can directly impact the

watercourse if not considered at these locations. The other tributaries are located in deep valleys in which the flooding will not directly impact the development.

4.0 DETERMINATION OF BUFFERS (SETBACKS)

Each constraint has a setback attributed to it. This setback forms the buffer area between the proposed development and the constraint. The width of the setbacks vary depending upon the constraint.

4.1 Top of Bank

A setback of 7.5m has been provided for minor valleys. Top of Bank features associated with the main Grindstone Creek Valley have an increased setback of 15m.

4.2 Stable Top of Bank

The stable top of bank is a calculated value, and the determination of its location varies at each location of study due to differences in soil stratification, steepness of slope and presence of erosive forces. As such part of the calculation is the inclusion of a safety factor in the determination of the point of stability. In addition, a setback from this constraint of 7.5m has been provided on the proposed plans.

4.3 Dripline

A 7.5m setback from the staked dripline has generally been used for the proposed plans. There are some locations on site where alternative setbacks are proposed. In some cases, an alternative buffer width is shown adjacent to a lot. These areas are few and are proposed to maintain continuity within the plans. In other cases, an alternative setback on the lot is proposed. In the case of lot level alternatives, lot specific zoning could be implemented to achieve these setbacks.

4.4 Meander Belt

The setback from a meander belt is a function of the belt location itself. The setback distance between the feature and the proposed development is part of the erosion hazard analysis. As such, no additional setback is required from the meander belt.

4.5 Flooplain Limits

Proposed setbacks of 7.5m from all floodplains attributed to a minor valley are shown on the proposed plans.

5.0 GOVERNING CONSTRAINTS

Each of the constraints is independent both in its physical nature and setback. The governing constraint has been determined to be the greater of any single or combined setback as measured from the hazard limit. The governing constraint line is shown on Figure 13 (included in pocket).

6.0 GEOTECHNICAL

Soil-Mat Engineers and Consultants Ltd. completed a Slope Stability Assessment. It is their opinion, based on their assessment, that all existing slopes of both the tributaries and the main creek are considered to be sufficiently stable in both the short and long-term and that the proposed development uphill of the top of stable slope locations, as determined in the assessment, would have no negative impact on the stability of the subject slopes, from a geotechnical point of view. The detailed recommendations can be found in their report which has been submitted concurrently.

7.0 GEOMORPHOLOGY

The purpose of the Geomorphic Assessment prepared by Matrix Solutions Inc. was to determine erosion thresholds, erosion hazard setbacks, and provide recommendations for watercourse crossings. The erosion threshold analysis will be used to design stormwater management (SWM) features that will discharge into the Grindstone Creek Tributaries. The erosion hazard analysis will be combined with the work of others to

determine setback distances between the tributaries and Project development. The watercourse crossing recommendations will provide guidance to help ensure that the long-term, geomorphic-function of the Tributaries are accommodated within crossing designs.

The northern end of Tributary 4 (Reach 4-6) is a poorly vegetated, ephemeral tributary that is incised into an agricultural field. Savanta (2017) assessed Reach 4-6 to be a headwater drainage feature requiring “mitigation” management. This management classification requires site development to maintain the hydrologic function of the reach and maintain or enhance the riparian corridor (TRCA, CVC 2014). To facilitate the Development plans, maintain the hydrologic function, establish a riparian corridor, and improve the geomorphic function at Reach 4-6, Matrix developed a conceptual channel realignment (Figures 4 to 6 in their report). Highlights of the conceptual channel realignment include:

- The planform of the realignment channel was developed to mimic the sinuosity typical of downstream reaches of this tributary and adjacent tributaries to Grindstone Creek.
- The bankfull channel was sized to convey the 2-year design flow. Larger flows will overtop the channel and dissipate energy into a floodplain corridor to provide stability and maintain hydrologic function. The capacity of the designed floodplain corridor is sufficient to convey the regional design flow.
- The floodplain corridor will smoothly transition into the adjacent, post-development grade. The side slopes of the floodplain corridor will be 2H:1V or flatter and may vary depending on local topographic conditions.
- The floodplain corridor will be vegetated to establish a riparian buffer between Reach 4-6 and the proposed Development.

The downstream end of the realignment channel will tie-into Reach 4-5. Savanta classified Reach 4-5 as a headwater drainage feature requiring “protection”

management. No modifications to Reach 4-5 are proposed as part of this channel realignment.

In 2010, PARISH Geomorphic (now Matrix Solutions), assessed the stability of the Grindstone Creek Tributaries and calculated erosion thresholds within the Project area and an Erosion Assessment Report was submitted. Based on the comments received, these analyses were repeated in the 2018 assessment to inform how the Tributaries are changing over time. This assessment has been submitted concurrently and the detailed recommendations can be found in the report.

8.0 HYDROGEOLOGY

The Hydrologic/Hydrogeological Assessment will be submitted at a later date, as field studies are ongoing. Appropriate adjustments will be made to the plans if required.

9.0 STORMWATER MANAGEMENT

The report prepared by MCI assessed the existing hydrolgical conditions of the proposed Eagle Heights and former Taylor property lands, and a stormwater management plan has been prepared for the plans based on the existing conditions and hydrological parameters of the Subject Lands. The report has been submitted concurrently.

The development is within the Grindstone Creek Watershed. The stormwater management plan for the development will conform to the Grindstone Creek Subwatershed Study and the updated requirements of CH. It maximizes the use of “passive” lot level and conveyance controls. These passive measures, combined with the proposed “end-of-pipe” facilities, will provide protection to the creek valley systems.

One (1) SWM pond, six (6) underground superpipes and nine (9) private underground on-site storages facilities are proposed to manage design storm events (24-hour 100-year return period storm). Each private on-site storage facility will be equipped with a an oil-grit separator before releasing the runoff from the proposed development to

receiving water bodies or creeks. In the area where underground storage (superpipes) have been proposed, surface runoff will first go through bioretention cells and then to superpipes, which will enhance the water quality of the post-development runoff.

The stormwater management plan provides the required quality, quantity and erosion control for all proposed development. The existing and proposed road crossings of the tributaries will provide safe conveyance of Regulatory Storm flood flows, provide animal passage and respect the environment.

There is only about a 9% increase in total runoff from existing conditions to post development conditions which is about a 2% increase of total runoff.

Bioretention cells are proposed as primary LID measures throughout the development. They are proposed to be constructed under the roadside ditches within the public ROW. Depending on the underlying geological conditions, two types of bioretetion cells (Type A and Type B) have been proposed. In areas with higher infiltration rates, there will be 500mm of storage (Type B) below underdrain pipes and in areas with slower infiltration rates, there will be 100 mm storage (Type A).

In the GAWSER modelling, LID measures proposed in the project area have not been incorporated. Any positive effects of LID measures, e.g. reduction in peak flow rates, increase in travel time, reduction in runoff volume or erosion, will be an additional benefit to the results included in the report.

As discussed in the SWM report, the proposed development is located in different, isolated pods and traversed by three major tributaries. Therefore, traditional SWM ponds are not feasible in all but one case as the drainage areas are less than 5 ha. According to the 2003 MOE guidelines, SWM ponds need a minimum of 5 ha of drainage to function properly.

The continuous hydrological model shows that post-development erosion increases slightly compared to pre-development conditions but the increase is not singficant and will not affect watercourses and tributatries.

10.0 FUNCTIONAL SERVICING

This report prepared by MCI demonstrates how the proposed draft plan of subdivision for Eagle Heights can be serviced, drained and graded in accordance with municipal standards and respect the goals of the NAIR and OPA 197. The report has been submitted concurrently.

The revisions to stormwater management and servicing resulting from addressing the comments received from previous FS&SWMR, will not result in significant changes to the overall development concept. Any changes are an improvement.

Development will take place within the approved tableland areas, modified where necessary by the geotechnical slope stability analysis, and will maintain the natural features identified for preservation.

Road construction will be to rural standards with open ditch drainage.

MCI has demonstrated that grading can be carried out in accordance with municipal standards and the grading principles established through NAIR and OPA 197, in particular, the 3m no grading zone in rear yards and respects existing topography. Natural features and drainage patterns will be maintained wherever feasible.

All proposed development will be serviced by municipal water supply and wastewater collection. The necessary external infrastructure is either in place or provided for in the City and Region Capital Works Forecasts. This report proposes phasing that provides orderly construction of the required water and wastewater infrastructure.

In summary, the engineering design proposed for the development concepts for the Eagle Heights and Taylor properties will be in harmony with the innovative planning approach and the unique natural features of the properties.

11.0 NATURAL ENVRIONMENT/HERITAGE SYSTEM

The 2018 EIA prepared by Savanta Inc. addresses the natural heritage features and associated functions on, and adjacent to, the Subject Lands. The proposed residential development and its potential direct and indirect impacts are identified along with recommendations regarding mitigation and enhancement measures and predicted residual effects. The report has been submitted concurrently.

The Subject Lands were investigated on various occasions by a team of ecologists between 2011 and 2017. Findings have been presented which characterize the Subject Lands in terms of ecological significance and which allow for an assessment of potential impacts in response to a detailed review of the proposed Draft Plan of Subdivision developed by Penta Properties Inc.

The majority of proposed residential development occurs in areas that are relatively open and/or have been subject to ongoing disturbance (i.e., agricultural lands). Development largely avoids areas determined to provide the greatest degree of ecological functions (i.e., Grindstone Valley, minor creek valleys, and significant wildlife habitat).

The proposed Draft Plan of Subdivision does result in encroachment into natural features on the Subject Lands. Those encroachments are predicted to affect:

- Significant Woodlands; and
- NEC key natural heritage features.

There will be no direct encroachment into the Taylor Pond unevaluated wetland and other unevaluated wetlands on the Subject Lands. However, indirect effects on these features are possible due to potential alterations in surface and groundwater flow to these features. At the time of writing of the 2018 EIA, sufficient information on surface and groundwater balance to these features was not available to support an assessment of potential impacts as a result of the proposed development. The potential impacts will need to be reviewed once detailed hydro geologic and hydrologic studies are available.

Implementation of the proposed development, as depicted on the updated 2018 Draft Plan of Subdivision (dated May, 2018) will result in the removal of 6.68ha of significant woodland, of which 3.76ha is within the NEC area. All other significant woodlands within the Subject Lands will be retained and protected with a vegetated buffer.

A number of detailed studies are being completed by other members of the applicant's consulting team related to final hydrology/Stormwater management, updated geomorphological assessments and hydrogeological assessments, and are being submitted concurrently. The impact assessment undertaken by Savanta will benefit from a review of these other studies to validate impact predictions and to supplement avoidance and mitigation measures to prevent or minimize negative impacts on the identified significant natural heritage features on or within 120 m of the Subject Lands.

The conclusions and recommendations in the 2018 EIS are based upon the conceptual level of development planning presented in the Savanta report. As development discussions proceed and as plans are developed in more detail, predicted effects and detailed mitigation measures can be further considered as well as potential mitigation/compensation measures within and outside of the Subject Lands (i.e., offsite restoration opportunities).

12.0 FINAL PLAN

Revised draft plans of subdivision have been prepared for the PIC and former Taylor lands which integrate innovative forms of development in natural settings and conform with OPA 197 and the NAIR principles. The following changes have been made:

- The inclusion of additional cluster housing blocks, including the introduction of apartment dwellings;
- The conversion of the school block to a cluster housing block;
- Increase in density;
- Dedication of additional natural features as public open space;
- Development on both sides of Tributary 4;
- Preservation of an unevaluated wetland on the former Taylor property; and,
- Provision of only one (1) SWM pond.

This report has been prepared to show how the new draft plans were developed based on the identified constraints and, in particular, how the plans can be serviced, graded and provided with stormwater management in keeping with these principles. A more detailed analysis of the changes by Sub-Area is discussed below.

As noted in Table 4, the approved draft plans include approximately 39.21 hectares of developable land and 54.91 hectares of open space/natural lands while the proposed plans consist of approximately 32.3 hectares (reduction of 6.91 hectares) for development and 60.8 hectares (an increase of 5.89 hectares) of open space/natural lands.

The proposed Draft Plan for Eagle Heights is shown on Figure 14 (included in pocket). The plan includes:

Table 2 Land Use Schedule (Eagle Heights)

EAGLE HEIGHTS		
DESCRIPTION	UNITS	AREA in ha
Single Family Freehold Units	**193**	**13.53**
Single Family Condominium	**21**	**2.13**
Cluster Housing Blocks	**566**	**12.66**
Parks		**1.34**
Valley lands		**33.78**
Creek Block		**1.12**
Buffer Areas		**9.30**
Landscaped Buffer		**0.01**
Open Space		**13.95**
Trail/Servicing Corridor		**0.52**
Stormwater Management Areas		**0.78**
Road Allowances		**3.92**
Future Road Allowance/Daylight Triangles & 0.3m reserves		**0.22**
Total	**780**	***93.26***

The development areas are denoted using the same numbering as in OPA197 as Sub-Areas 1, 2, 5, 6, 7 & 8.

The proposed Draft Plan for the Taylor property, identified as Sub-Area 10, is shown on Figure 15 (included in pocket) and includes:

Table 3 Land Use Schedule (Taylor Property)

TAYLOR PROPERTY		
DESCRIPTION	UNITS	AREA
Single Family Lots	**32**	**1.69**
Cluster Housing Blocks	**102**	**2.29**
Valley lands		**2.06**
Buffer Areas		**1.69**
Servicing Block		**0.04**
Wetlands		**0.16**
Road Allowances		**1.02**
Total	**134**	**8.95**

As with the previously approved 1996 plans, the new plans restrict development on the Eagle Heights and Taylor properties to the tableland established in the approved 1996 plans. Overall, the tableland, valley boundaries and buffer zones are similar to those approved during the previous process in 1996. Minor changes have been made as a result of the staking of physical environmental features located on site. With respect to the re-staking, one of the environmental features identified and staked was the Top of Bank (TOB) along tablelands throughout the development. The re-staking was performed on various days in the fall of 2015. The re-staking was performed by CH staff, with the locations surveyed and provided for review by MCI. At the same time, re-staking of the driplines occurred, which was completed by Savanta. The resultant lines

from this re-staking were surveyed and the information was conveyed to Halton Region staff for review/confirmation. To date no response has been received from the Region.

Table 4 outlines the differences between the approved draft plans of subdivision in 1996 and 2018 revised plans by Sub-Areas. The overall settlement pattern has not changed in that the Sub-Areas are very similar in size, but each is unique in its configuration, and mix and number of units. While the unit count has more than doubled, even with the addition of the school block lands which are now proposed to be developed with cluster housing, the actual area being developed has decreased due to the increase in open space areas (open space, park, valley lands, creek, trails, buffers). Full municipal servicing is to be provided to all areas and all growth-related works have been identified in the Region's Water and Wastewater Master Plan and incorporated in the Region's Development Charges By-law.

Table 4 Comparison of Number and Types of Units and Areas

Sub-Area	Original		2018		Difference	
	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)
1						
SDD	44		28#		-16	
Cluster	0	0	70	1.57	+70	+1.57
TOTAL	**44**		**88**		**+44**	
2b						
SDD	38		70		+32	
Cluster	0	0	149	3.34	+149	+3.34
TOTAL	**38**		**219**		**+181**	
5						
SDD	44		54		+10	
Cluster	36	2.74	36	0.82	0	-1.92
TOTAL	**80**		**90**		**+10**	
6						
SDD	0	0	21	2.13	+21	+2.13
Cluster	132	8.02	141	3.22	+9	-4.8
TOTAL	**132**	**8.02**	**162**	**5.35**	**+30**	**-2.67**
7						
SDD	54		51		-3	
Cluster	0	0	100	2.26	+100	+2.26
TOTAL	**54**		**151**		**+97**	
8						
SDD	15		0	0	-15	
Cluster	0	0	70	1.58	+70	+1.58
TOTAL	**15**		**70**		**+55**	
10						
SDD	46	4.58	32	1.69	-14	-2.89
Cluster	0	0	102	2.29	+102	+2.29
TOTAL	**46**	**4.58**	**134**	**3.98**	**+88**	**-0.6**
SDD	241	28.45@	246	17.35	+15	-11.1
CLUSTER	168	10.76	668	14.95	+500	+4.19
OS*	0	54.91	0	60.80	0	+5.89
TOTAL	**409**	**94.12**	**924**	**93.10**	**+515**	**-1.02**

includes 10 lots in NEP area that are not included in the revised draft plan

@ includes existing house on Taylor lands (0.35ha) which is not included in revised 2018 draft plan

* includes open space, parks, buffers, valley lands, creeks, trails, stormwater management pond

The following is an analysis of the changes between the approved 1996 plans and the revised 2018 plans by Sub-Areas.

Sub-Area #1 – Horning Road (Map 12)

Only 28 single detached residential units are proposed which includes the 10 lots north of the hydro corridor whereas 44 units were approved in the 1996 plan. One of the 10 lots is the preferred location for the water reservoir. However, the revised plan now includes a cluster block for up to 70 units for a total of 98 units or an additional 54 units. The area for development remains the same.

Horning Road remains in the originally approved alignment which is outside of the ESA buffer area along the Grindstone Creek Valley but it is shorter to accommodate the cluster housing block at the end of the extension.

Water and sewer service will still be provided from Waterdown Road along the new Horning Road right-of-way and a servicing easement for water and wastewater service will still be extended from Sub-Area 1 to Sub-Area 6. The nature of these services shall minimize the disturbance to existing vegetation, slopes and drainage channels.

The changes to Sub-Area 1 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***the extension of Horning Road is in the same location as the approved 1996 plan and is shorter resulting in less asphalt (impervious surface);***
- ***the Grindstone Creek Valley is protected along with appropriate buffers;***
- ***the design/layout of the new cluster housing block at the south end of Horning Road respects existing environmental/natural features and integrates with the existing topography; and,***
- ***the visual impact of the cluster housing block is negligible with respect to views to the Escarpment, Burlington Bay and Lake Ontario.***

Sub-Area #2 – Waterdown Road Corridor (North of Flatt Road) (Maps 13 and 14)

The number of single family residential units increases from 38 to 70 and two cluster unit blocks have been added which include up to 149 units for a total of 219 units which represents an increase of 181 units. This significant increase is due to the conversion of the Institutional block to cluster housing (123 units) since the school board has indicated that the site is no longer required. Another change is the provision of eight (8) single family residential lots fronting directly onto Waterdown Road, whereas, only four (4) were approved in the original plan. Finally, development will be occurring on both sides of Tributary 4 due to it being realigned and extended northerly to Street D.

Street D connects with Waterdown Road in the same location but it is shorter in length to allow for the development of one of the cluster housing blocks, while Street E is longer due to the conversion of the Institutional block to cluster housing.

Full municipal servicing is still proposed with the provision of a servicing easement still from the end of Street E to Flatt Road.

The changes to Sub-Area 2 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***Tributary 4 North and Tributary 5 East are protected along with appropriate buffers;***
- ***the design/layout of the new cluster housing blocks at the west end of Street D and former Institutional blocks respect existing environmental/natural features and integrates with the existing topography; and,***
- ***there will be moderate impacts to views from Waterdown Road.***

Sub-Area #5 Flatt Road Extension (Map 17)

The number of single family residential units increases from 44 to 54 while the number of cluster units remains at 36 for a total of 90 units or an increase of 10 units. While the

number of cluster units remains the same, the area to be developed for these units is reduced significantly from 2.74 ha to only 0.82 ha due to the dedication of additional open space lands at the north end of the Sub-Area.

Street B is longer since its alignment extends southerly to provide access to the cluster housing block at its terminus (south end). Full municipal servicing is still proposed.

The changes to Sub-Area 5 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***Tributary 5 West and Tributary 6 are protected along with appropriate buffers;***
- ***the design/layout of the cluster housing block at the south end of Street B respects existing environmental/natural features and integrates with the existing topography;***
- ***the inclusion of a larger open space block at the north end and an open space/compensation block at the south end to recognize the natural features of the area; and,***
- ***the SWM pond block has been replaced as a restoration block.***

Sub-Area #6 – Central Area (Map 18)

A condominium block of 21 single family residential units is being proposed at the north end of the Sub-Area. The number of cluster housing units is increasing from 132 to 141 units for a total of 162 units or an increase of 30 units.

Street C connects with Flatt Road in the same location as the original plan but is longer since it now extends southerly to provide access to the only stormwater management pond in the plan.

Full municipal servicing is provided with a servicing easement extending southerly from the end of Street C through the stormwater management block to Flatt Road.

The changes to Sub-Area 6 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***both Tributary 5 East and West are protected along with appropriate buffers;***
- ***the design/layout of the cluster housing blocks on both the east and west sides of Street C, as well as the single family condominium block at the north end of Street C, respect existing environmental/natural features and integrate with the existing topography; and,***
- ***the visual impact of development is minimal due to the existing vegetation.***

Sub-Area #7 – Grindstone Creek Valley/Flatt Road (Map 19)

While the number of single family residential units decreases from 54 to 51units, two blocks of cluster housing units are being added consisting of 100 units for a total of 151 units or an increase of 97 units.

Street A is essentially in the same location and the same length as the original plan and full municipal servicing will be provided.

The changes to Sub-Area 7 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***the Grindstone Creek Valley and Tributary 6 are protected along with appropriate buffers;***
- ***the design/layout of the new cluster housing blocks on both the east and west sides of Street A respect existing environmental/natural features and integrate with the existing topography; and,***
- ***the visual impact of development is minimal due to the existing vegetation.***

Sub-Area #8 – Flatt Road/Flatt Road Extension Intersection (Map 20)

The 15 single family residential units in the original plan have been replaced with two

blocks of cluster housing units consisting of a total of up to 70 units which represents an increase of 55 units.

Municipal Access to the two blocks will be from Flatt Road and/or Flatt Road Extension and full servicing will be provided. A servicing easement extending from Street C in Sub-Area 6 crosses the eastern portion of the easterly cluster housing block to connect with Flatt Road.

The changes to Sub-Area 8 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***Tributary 5 West and Tributary 6 are protected along with appropriate buffers; and,***
- ***the design/layout of the cluster housing blocks B respect existing environmental/natural features and integrate with the existing topography.***

Sub-Area #10 – South of Flatt Road, East (Map22)

The number of single family residential units is reduced from 46 to 32 units; however, a cluster housing block has been added for up to 102 units for a total of 134 units or an increase of 88 units.

Street X (Street A in the original plan) provides access from Flatt Road and is shorter due to the existing pond at the south end, while Street B has been eliminated. The pond is an unevaluated wetland which is being preserved including a 15m buffer. Full municipal servicing will be provided.

The changes to Sub-Area 10 are considered appropriate since they still meet the vision and principles established through NAIR for the following reasons:

- ***Tributary 4 South and Tributary 5 South are protected along with appropriate buffers;***

- ***the design/layout of the cluster housing block on the west side of Street X respects existing environmental/natural features and integrates with the existing topography;***
- ***the protection of unevaluated wetland at the south end and inclusion of additional open space/buffer blocks along both the east and west limits of the property to recognize the natural features of the area; and,***
- ***the visual impact of development is minimal due to the existing vegetation.***

13.0 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

Official Plan Amendment

While the range of land uses is not changing, an Amendment (attached as Appendix E) to the policies is required to address the distribution of land uses within the various Sub-Areas. In particular, the following changes are required:

- to increase the maximum impervious surface for each Sub-Area from 25% to 50%;
- to permit Cluster housing in Sub-Areas 1, 2b, 7, 8 and 10;
- to include apartments in cluster housing;
- to permit single family residential in Sub-Area 6; and,
- to convert the Institutional lands to cluster housing in Sub-Area 2b.

The proposed changes are considered appropriate since they maintain the general intent and purpose of the Official Plan. The provision of additional cluster residential units and reduction in the number of large lot singles results in an increase in the amount of open space which protects the natural features/vegetation and topography of the area. In addition, the cluster housing units are being designed to integrate into the existing topography thereby reducing the visual impact on the open landscape character. Finally, stormwater and servicing can be designed and provided in an appropriate and efficient manner.

Zoning By-law Amendment

The following Zone changes are required for each Sub-Area:

Sub-Area 1

- Cluster Block P needs to be rezoned from the RNA2 Zone to a site-specific RNA3-XXX Zone to permit an apartment; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Sub- Area 2

- Cluster Block OO needs to be rezoned from the RNA2 Zone to a site-specific RNA3-XXX Zone to permit an apartment;
- Cluster Block SS needs to be rezoned from the RNA1-353 Zone to a site-specific RNA3-XXX Zone to permit townhouses and apartments;
- Lots at the end of Street E need to be rezoned from the RNA1 Zone to the RNA2 Zone; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Sub-Area 5

- Cluster Block H needs to be rezoned or modified from the H-RNA-194 to a site-specific RNA3-XXX Zone to permit an apartment;
- The single detached residential lots need to be rezoned from the H-RNA3-194 Zone to the RNA2 Zone;
- Open Space Block F needs to be rezoned from the RNA2 Zone to the O3-196 Zone; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Sub-Area 6

- The single detached condominium Block AA needs to be rezoned from the RNA2-194 Zone to a site-specific RNA3-XXX Zone to permit multiple single detached dwellings on one property; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Sub-Area 7

- Cluster Block D and E need to be rezoned from the RNA2 Zone to a site-specific RNA3-XXX Zone to permit townhouses and apartments;
- Open Space Block ZZ needs to be rezoned from the RNA2 Zone to the OS3-196 Zone; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Sub-Area 8

- Cluster Blocks K and JJ need to be rezoned from the RNA2 Zone to a site-specific RNA3-XXX Zone to permit apartments and townhouses; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Sub-Area 10

- Cluster Block G needs to be rezoned from the RNA2 Zone to a site-specific RNA3-XXX Zone to permit townhouses; and,
- Refine various RNA and OS Zone boundaries to reflect buffer areas.

Table 5 outlines the required changes modifications to the Zone regulations for each Sub-Area:

Table 5 Proposed Changes to the Zone Regulations

Sub-Area	Zone	Lot Width	Lot Area	Front Yard	Rear Yard	Side Yard	Height	Maximum Number of Dwelling Units	Maximum Impervious Surface Cover Per Lot
1	RNA2	NC	NC	NC	NC	NC	NC	28 detached	NC
	RNA3	NC	1.57ha	NC	NC	NC	4*	70 cluster	52%
2b	RNA1	28m	0.1ha	NC	NC	NC	NC	70 detached	42%
	RNA2	NC	NC	NC	NC	NC	4*		
	RNA3	NC	0.6ha	NC	NC	NC	4*	149	67%
5	RNA2	NC	NC	NC	NC	NC	NC	54 detached	50%
	RNA3	8m	0.82ha	NC	NC	NC	NC	NC	58%
6	RNA2	NC	NC	NC	NC	NC	NC	21 detached	NC
	RNA3	NC	NC	NC	NC	NC	4*	141 cluster	50%
7	RNA2	NC	NC	NC	NC	NC	NC	51 detached	34%
	RNA3	NC	0.99ha	NC	NC	NC	4*	100 cluster	50%
8	RNA3	NC	0.59ha	NC	NC	NC	4*	70 cluster	45%
10	RNA2	NC	NC	NC	NC	NC	NC	32 detached	32%
	RNA3	NC	2.29ha	NC	NC	NC	4*	102 cluster	45%

NC – no change

* storeys

A copy of the draft Amendment is attached as Appendix F.

As noted in the table, the requested changes are primarily to the regulations for the cluster housing blocks, but also the maximum number of dwelling units and maximum impervious surface cover per lot for all Sub-Areas.

The reduced lot area and increased height requests are considered to be appropriate since the shape of the Blocks and design of the buildings integrate with the topography and refelct the buffers to protect the natural features surrounding the Blocks.

The increase in the maximum number of units is consistent with the applicable policy that encourages the efficient use of lands and services. At the same time, no revisions are required to the regulations for the single detached dwellings and the increased height allows for the additional cluster units which, as noted above, integrate with the topography of the area.

Finally, the increase in impervious surface cover per lot is considered to be appropriate since, through the implementaion of appropriate Low Impact Development (LID) measures (discussed below in Section 13), only one stormwater management facility is required.

Based on the foregoing, the proposed Amendment to the Zoning By-law is considered to conform with the City of Burlington Official Plan, meets the general intent and purpose of the By-law, and is desirable and appropriate.

14.0 MITIGATION

Various mitigation measures have been identified in the technical reports/studies. With respect to the natural heritage features on and adjacent to the Subject Lands, mitigation is required and the recommended measures are outlined in detail in the Savanta EIA which has been submitted concurrently.

The approach taken for stormwater management was to have no on-line ponds and to minimize the number of ponds. To achieve this, the Hydrological Study and Stormwater Management Report prepared by MCI explored opportunities within the subject land where Low Impact Development (LID) measures can be implemented to reduce the impact of post development runoff where it is deemed beneficial and practical. LID measures will help to enhance the water quality, reduce erosion and improve water balance for post development conditions. LID measuress also significantly reduce runoff from frequent smaller events, for example 2-year and/or 5-year return period events, which results in signficant increase in water quality for post development runoff and also reduces erosion potential. In addition, the development is proposed with rural road cross-sections with 5 meter roadside ditches on either side of the roads. These roadside ditches provide excellent oppertunities to implement LID measures as they are within the municipal right of way (ROW). In this case, bioretention cells are proposed as primary LID measures throughout the development. They are proposed to be constructed under the roadside ditches within the public ROW. Further details are outlined in the report which has been submitted concurrently. LID measures will be implemented for this development at the lot level as well and are discussed in further detail in the Funcational Servicing Report prepared by MCI which has been submitted concurrently.

15.0 CONCLUSIONS AND RECOMMENDATIONS

Through the completion and submission of the various technical reports/studies, it has been demonstrated that the proposed development satisfactorily addresses the applicable policies at the provincial (Planning Act, Provincial Policy Statement, Parkway Belt West Plan and Niagara Escarpment Plan), upper tier (Halton Region Official Plan) and lower tier (City of Burlington Official Plan) levels of government, as well as other regulatory agencies (Conservation Halton).

At the provincial level, the applications “have regard for” the Planning Act and 1996 Provincial Policy Statement issued in accordance with Section 3 of the Planning Act, and conform with the policies of both the Parkway Belt West Plan and Niagara Escarpment Plan for the following reasons:

- ecological systems, including natural areas, features and functions are protected to the greatest extent possible;
- features of significant … scientific interest are conserved;
- adequate and efficient transportation, sewage and water services are provided;
- orderly development of a safe and healthy community ;
- public health and safety is protected;
- it is an appropriate location for growth and development;
- the proposed densities efficiently use land, resources, infrastructure and public service facilities and are appropriate to the type of sewage and water systems which are planned;
- a range of uses is being provided in an area which has planned infrastructure to accommodate them;
- development standards which are cost effective and which minimize land consumption and reduce servicing costs are proposed;
- a range of housing types and densities to meet projected demographic and market requirements of current and future residents of the housing market area is being provided;
- it has been demonstrated that development and site alteration will not have a negative impact on the natural heritage features or ecological functions of the area;
- the diversity of natural features in an area, and the natural connections between them have been maintained, and improved where possible;
- the quality and quantity of ground water and surface water and the function of headwaters will be protected or enhanced;
- hazardous lands adjacent to river and stream systems which are impacted by flooding and/or erosion hazards have been addressed, and the development and

site alteration will be carried out in accordance with recommended standards and procedures;

- there will be minimal visual impact on the secnic resources of the NEP; and,
- the proposed development preserves the Grindstone Creek Valley and provides appropriate buffers. Additional open space and buffer areas are provided which complement the existing Grindstone Creek and provide further opportunities for trail connections to the existing trail system with the Grindstone Creek Valley (i.e. Bruce Trail).

At the municipal level, both upper tier (Halton) and lower tier (Burlington), the applications conform with the intent of the 1995 Halton Official Plan, in particular, Amendment No. 2 to the Plan which are the North Aldershot Planning Area policies. The proposed development, including the proposed revisions to the Burlington Official Plan meet the general intent and purpose of the Plan for the following reasons:

- it is environmentally and economically sustainable;
- existing significant trees are being preserved as much as possible and additional trees are being planted to compensate for any losses;
- natural heritage features are being preserved and enhanced through dedication to the appropriate public authority including the buffers;
- stormwater management adequately controls both the quantity and quality of stormwater runoff, leaves watercourses in their natural state, where feasible, preserves the existing hydrologic cycle and water quality by promoting infiltration and retention of runoff at source, as much as possible, preserves and utilizes the natural drainage system through the use of natural swales;
- new public roads will be built with a rural cross-section with only one new public road (Street C) crossing of an Environmental Protection Area;
- the site design is compatible with the three prominent natural features of the area (Niagara Escarpment, Grindstone Creek and Sassafras Woods) and integrates with the existing topography to maximize the preservation of existing trees, steep slopes and existing drainage patterns;

- appropriate buffers have been established adjacent to the Grindstone Creek Valley ESA, as well as the tops of bank of the tributaries and will be dedicated to the appropriate public authority;
- key viewsheds are preserved;
- a variety of lot sizes and shapes are provided which are not evenly distributed throughout the Sub-Areas;
- the built form will be compatible with surrounding structures and integrated with the existing topography;
- the provision of water and wastewater services is feasible;
- a comprehensive process was undertaken to address the increased densities;
- the density and location of development is based on existing topography, respects existing adjacent uses, limits visual impact, and is sustainable;
- the maximum impervious surface restriction for each Sub-Area can still be adhered to; and,
- no grading will occur within three (3) metres of the rear property line.

Finally, the applications "address" Ontario Regulation 162/06 administered by Conservation Halton.

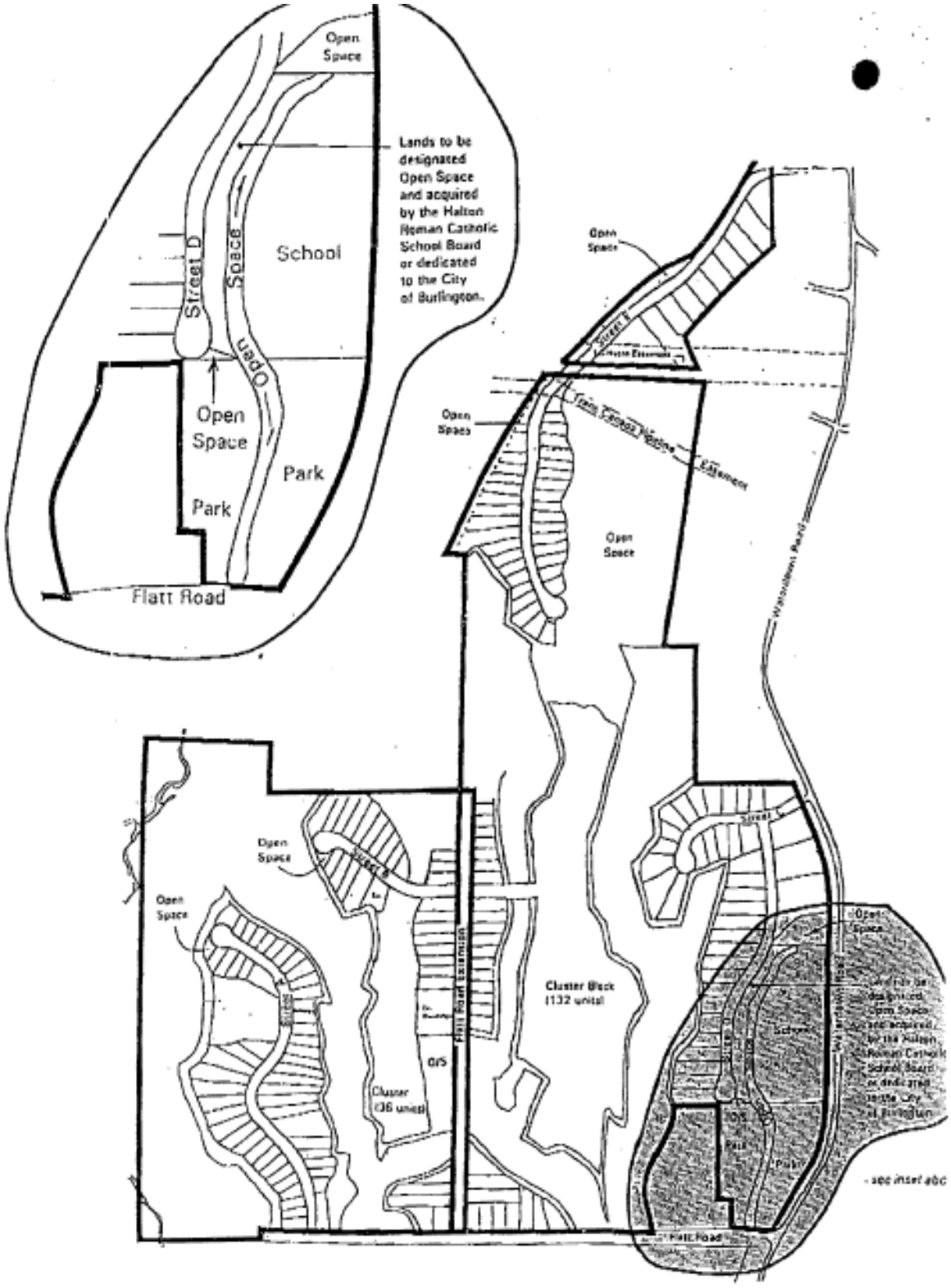


Karl Gonnsen, P.Eng., M.C.I.P., R.P.P.

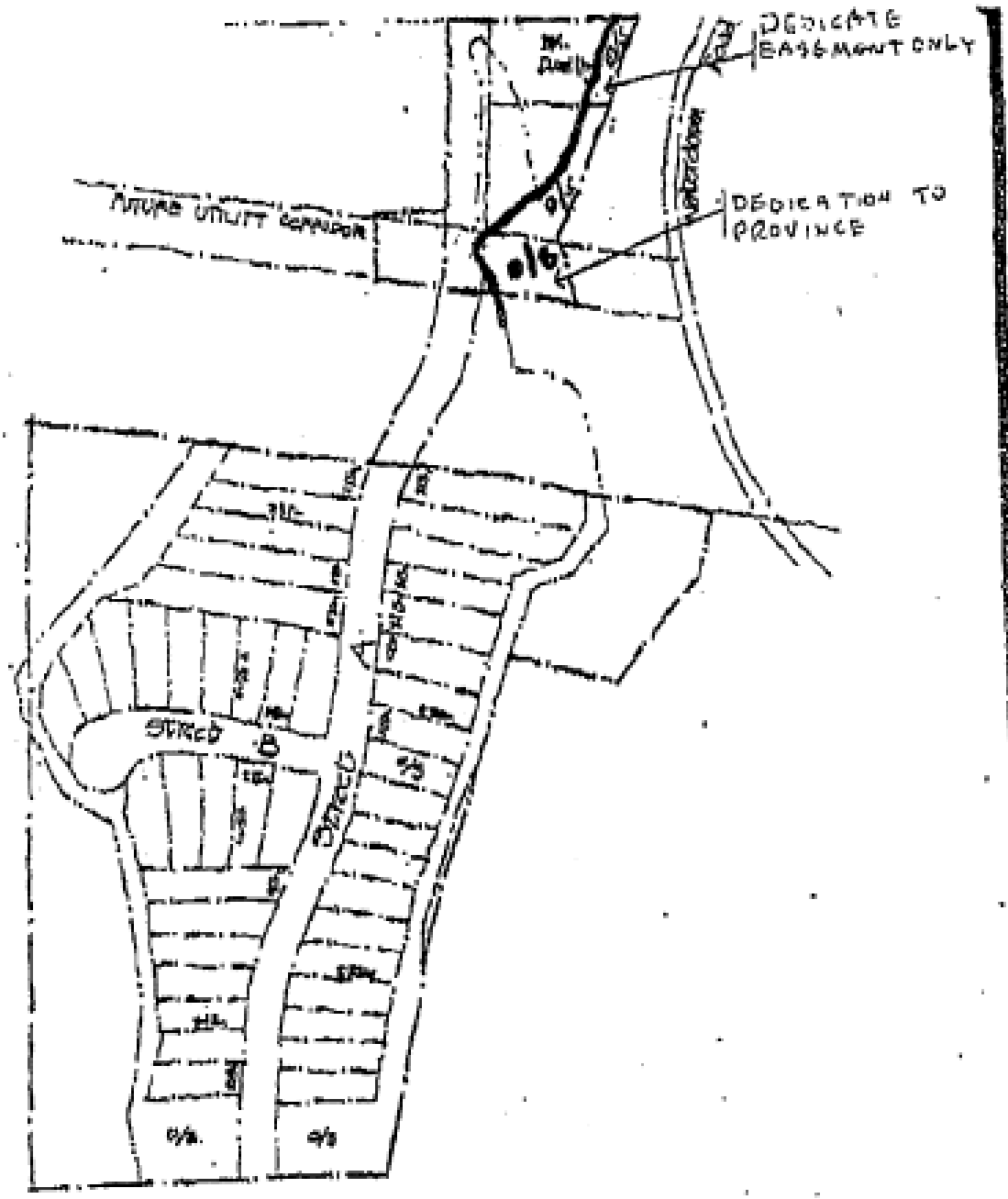
16.0 APPENDICES

APPENDIX A

1996 SETTLEMENT PLANS



DRAWING A - PALETTA LANDS



'DRAWING B' - TAYLOR LANDS

October, 1995

APPENDIX B

DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT NO. XX TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment as contained in Part B of this text constitutes Amendment No. XX to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to add site-specific policies to Part V – North Aldershot Planning Area, which were originally adopted through Official Plan Amendment No. 197 of the Burlington Planning Area, to permit additional single detached and cluster housing development on two separate properties located west of Waterdown Road, both north and south of Flatt Road.

2. SITE AND LOCATION

The subject lands are located within the North Aldershot Central Sector, on the west side of Waterdown Road, both north and south of Flatt Road.

The property north of Flatt Road is described as Parts of Lots 7, 8 and 9, Concession 2 and Part of the Unopened Road Allowance between Lots 7 and 8, formerly in the Township of East Flamborough, now in the City of Burlington. It is currently vacant and comprises about 97 hectares in area, with a frontage of about 634 metres on the west side of Waterdown Road and 684 metres on the north side of Flatt Road. The abutting properties to the north and east contain single detached residential dwellings. Grindstone Creek is located to the north and west of the property.

The property south of Flatt Road is described as Part of Lot 7, Concession 1, formerly in the Township of East Flamborough, now in the City of Burlington. It is comprised of about 8.95 hectares and is divided by a Ontario Hydro corridor with only a new road traversing the portion north of the corridor and the proposed residential development occurring south of the corridor. The abutting properties to the east contain single detached dwellings, the lands to the south are open space, and Grindstone Creek is located to the west.

3. BASIS FOR THE AMENDMENT

(a) Official Plan Amendment No. 197 states that "the location and intensity of development shall be determined by compatibility with the existing character, landscape and environment" (Section 3.1.1.3 Goal).

In the North Aldershot Central Sector, the proposed development is contained within the areas approved for residential development. It has been demonstrated that this development is compatible with the existing character, landscape and environment in the area. A marginal increase in the number of units, within the pre-approved Sub-Areas, will not adversely affect the environment and infrastructure in the area.

(b) the proposed changes within the Sub-Areas provide for an improved distribution and mix of housing types, and promotes the development of a distinct and complementary community within North Aldershot;

PART B - THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Changes:

a) Amendment 197 to the Official Plan of the Burlington Planning Area is hereby amended by the deletion and replacement of Map 10 (Schedule D), North Aldershot Central Sector Land Use Plan, which constitutes Schedule 'A' of this amendment.

b) Amendment 197 to the Official Plan of the Burlington Planning Area is hereby amended by the deletion and replacement of Map 12 (Schedule D-C1), North Aldershot Central Sector, Sub-Area 1, which constitutes Schedule 'B' of this amendment.

c) Amendment 197 to the Official Plan of the Burlington Planning Area, is hereby amended by the deletion and replacement of Map 14 (Schedule D-C2b), North Aldershot Central Sector, Sub-Area 2b, which constitutes Schedule 'C' of this amendment.

d) Amendment 197 to the Official Plan of the Burlington Planning Area, is hereby amended by the deletion and replacement of Map 17 (Schedule D-C5), North Aldershot Central Sector, Sub-Area 5, which constitutes Schedule 'D' of this amendment.

e) Amendment 197 to the Official Plan of the Burlington Planning Area, is hereby amended by the deletion and replacement of Map 18 (Schedule D-C6), North Aldershot Central Sector, Sub-Area 6, which constitutes Schedule 'E' of this amendment.

f) Amendment 197 to the Official Plan of the Burlington Planning Area, is hereby amended by the deletion and replacement of Map 19 (Schedule D-C7), North Aldershot Central Sector, Sub-Area 7 which constitutes Schedule 'F' of this amendment.

g) Amendment 197 to the Official Plan of the Burlington Planning Area, is hereby amended by the deletion and replacement of Map 20 (Schedule D-C8), North Aldershot Central Sector, Sub-Area 8, which constitutes Schedule 'G' of this amendment.

h) Amendment 197 to the Official Plan of the Burlington Planning Area, is hereby amended by the deletion and replacement of Map 22 (Schedule D-C10), Sub-Area 10, which constitutes Schedule 'H' of this amendment.

Text Changes:

The text of the Official Plan of the Burlington Planning Area, as amended, is hereby amended as follows:

a) Delete and replace the first paragraph of Subsection 3.1.4.6.1 with the following:

"**3.1.4.6.1 Uses permitted**

In addition to the uses permitted in the Single Family designation, this designation permits cluster residential development which is defined as a group of dwelling units which may be free-standing or attached to other dwelling units. The intent is to provide siting flexibility to maximize areas of open space and to take advantage of site conditions such as natural topography and existing vegetation, as well as to minimize obstruction of landscape views from public roads."

b) Delete and replace the last line of Section 3.1.5 with the following:

"Maximum impervious surface for any residential Sub-Area cannot exceed 50 per cent."

c) Delete and replace Section 3.1.5.1a) and e)iii) Sub-Area #1 - Horning Road (Map 12) with the following:

"**a) Uses**

i) A maximum of ten (10) single family residential units north and

eighteen (18) single family residential units south of the Dundas-Burlington Hydro Corridor.

ii) Cluster housing to a maximum of seventy (70) units is permitted in the southerly portion of the Sub-Area.

e) Terrain and Settlement Pattern

iii) Building Envelope Control shall be imposed on the single detached housing lots south of the TransCanada Pipeline easement in order to facilitate key views and to provide some staggering of building setbacks to achieve an improved streetscape. Site Plan Control shall be imposed on two lots on the east side of this Sub-Area and on the Cluster Housing Block to protect the existing drainage feature."

d) Delete and replace Section 3.1.5.2a), e)iv) and e)v) Sub-Area #2 - Waterdown Road Corridor (North of Flatt Road) (Maps 13 and 14) with the following:

"**a) Uses**

i) infill residential and single family residential

ii) the maximum number of single family residential in Sub-Area 2b shall not exceed 70 units

iii) Cluster housing to a maximum of 149 units

e) Terrain and Settlement Pattern

iv) Building Envelope Control shall be imposed on lots on Road 'D' to protect views.

v) Site Plan Control shall be imposed on lots at the intersection of Road 'D' and Road 'C', on the infill lots along Waterdown Road to the east of Road 'D' and the Cluster Housing Block to protect views of the ravine areas to the west and existing landscape features including vegetation."

e) Delete and replace Section 3.1.5.5a) Sub-Area #5 Flatt Road Extension

(Map 17) with the following:

"**a) Uses**

i) single family residential to a maximum of 54 units and cluster housing to a maximum of 36 units"

f) Delete 3.3.5.6e)ii), and delete and replace Section 3.1.5.6a) and d)i) Sub-Area #6 - Central Area (Map 18) with the following:

"**a) Uses**

i) Cluster housing to a maximum of 141 units

ii) Single family residential to a maximum of 21 units

d) Site Planning

i) housing clusters shall be developed in accordance with the policies of Section 3.1.4.6.1"

g) Delete and replace Section 3.1.5.7a)i) Sub-Area #7 - Grindstone Creek Valley/Flatt Road (Map 19) with the following:

"**a) Uses**

i) single family residential to a maximum of 51 units and cluster housing to a maximum of 100 units"

h) Delete and replace 3.1.5.8a)i), d)i) and d)ii) Sub-Area #8 - Flatt Road/Flatt Road Extension Intersection (Map 20) with the following:

"**a) Uses**

i) cluster housing to a maximum of 70 units

d) Site Planning

i) cluster housing shall be designed to establish a gateway to the community

ii) to accomplish this, cluster housing shall address Flatt Road Extension and Flatt Road and be designed to be compatible with and complementary to the surrounding residential development and the existing and proposed development in the CSA"

i) Delete and replace 3.1.5.10a)i) Sub-Area #10 - South of Flatt Road, East (Map 22) with the following:

"**a) Uses**

i) single family residential to a maximum of 32 units and cluster housing to a maximum of 102 units"

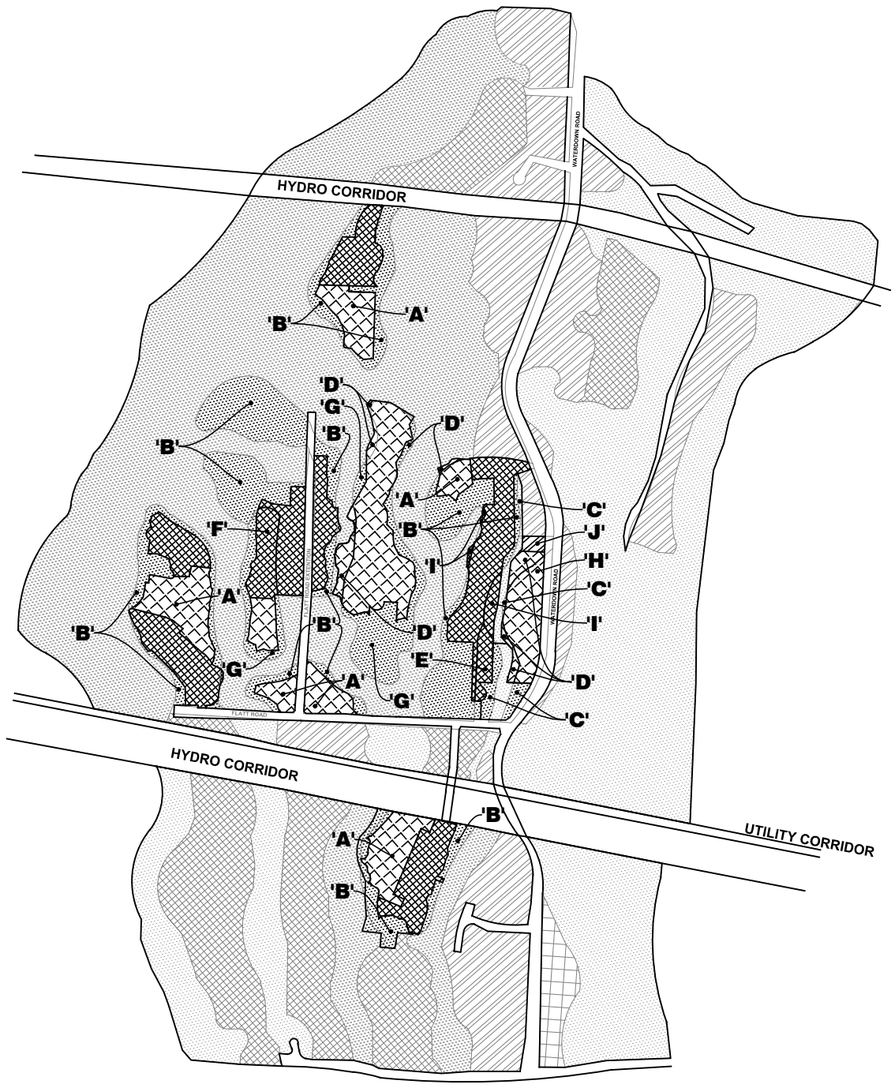
2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Section 3.0, Interpretation, of the Official Plan for the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Part V, of the Official Plan for the Burlington Planning Area.

SCHEDULE 'A'



AMENDMENT No. (197) TO THE OFFICIAL PLAN

AMENDMENT No. 49 AS AMENDED OF THE

BURLINGTON PLANNING AREA

NORTH ALDERSHOT CENTRAL SECTOR LAND USE PLAN

FILE No. 505-02-197
520-02-24/94

LEGEND

- Environmental Protection Area
- Infill Residential
- Single Family Residential
- Cluster Residential
- Prestige Office

AREA 'A' - Change from Single Family Residential to Cluster Residential

AREA 'B' - Change from Single Family Residential to Environmental Protection Area

AREA 'C' - Change from Infill Residential to Environmental Protection Area

AREA 'D' - Change from Environmental Protection Area to Cluster Residential

AREA 'E' - Change from Infill Residential to Single Family Residential

AREA 'F' - Change from Cluster Residential to Single Family Residential

AREA 'G' - Change from Cluster Residential to Environmental Protection Area

AREA 'H' - Change from Infill Residential to Cluster Residential

AREA 'I' - Change from Environmental Protection Area to Single Family Residential

AREA 'J' - Change from Environmental Protection Area to Infill Residential

DATE: August 22, 2018 SCALE: 1:15,000

APPENDIX C

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

A By-law to amend By-law 2020, as amended, to facilitate the development of the Eagle Heights draft plans of subdivision.
File No: /16 (PB-XX-18)

WHEREAS Section 34(1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved the recommendations of staff report PB-XX-18 on XXXX, XX, 2018, to amend the City's existing Zoning By-law 2020, as amended, to permit the development of the Eagle Heights draft plans of subdivision;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Part 9 of By-law 2020, as amended, North Aldershot Zones, is hereby amended by amending Table 9.8.1 as follows:

Development Area	Maximum Number of Dwelling Units	Maximum Impervious Surface Cover Per Lot
1	28 Detached Units 70 Cluster Units	20% 52%
2	70 Detached Units 26 Cluster Units	42% 44%
3	14 Detached Units	20%
4	6 Detached Units	20%
5 (a)	39 Detached Units	50%
5 (b)	15 Detached Units 36 Cluster Units	50% 58%
6	21 Detached Units 141 Cluster units	20% 50%
7	51 Detached Units 100 Cluster Units	34% 50%
8	70 Cluster Units	45%
9	48 Detached Units	20%
10	32 Detached Units 102 Cluster Units	32% 45%
11	17 detached Units	20%
12	8 Detached Units	20%
13	123 Cluster Units	67%

2. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is hereby amended by adding Exception XXX below:

Exception	**Zone**	**Map**	**Amendment**	**Enacted**
XXX	**RNA1**	**4W**	**2020.XXX**	
Lot Width		28m		
Lot Area		0.1ha		
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				
Exception	**Zone**	**Map**	**Amendment**	**Enacted**
XXX	**RNA3**	**4W**	**2020.XXX**	
21 single detached dwellings are permitted in accordance with the provisions of the RNA3-194 Zone.				
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

3. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is hereby amended by modifying Exception 194 as follows:

Exception	**Zone**	**Map**	**Amendment**	**Enacted**
194	**RNA3**	**2E, 3W & 4W**	**2020.XXX**	
Cluster housing shall be defined as a multiple-unit residential development on a single lot, comprised of one or more buildings with a minimum of four dwelling units.				
Lot Width	8m			
Lot Area	0.59ha			
Height	4 storeys			
Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

4. Zoning Map Numbers 2E of Part 15 to By-law 2020, as amended, is hereby amended as shown on Schedule “A” attached to this By-law.

   a) The lands designated as Area “A” on Schedule “A” attached hereto are hereby rezoned from RNA2 to O3-196.

   b) The lands designated as Area “B” on Schedule “A” attached hereto are hereby rezoned from H-RNA3-194 to O3-196.

   c) The lands designated as Area “C” on Schedule “A” attached hereto are hereby rezoned from O3-196 to RNA2.

   d) The lands designated as Area “D” on Schedule “A” attached hereto are hereby rezoned from RNA2 to RNA3-194.

   e) The lands designated as Area “E” on Schedule “A” attached hereto are hereby rezoned from RNA2 to O2-196.

5. Zoning Map Numbers 3W of Part 15 to By-law 2020, as amended, is hereby amended as shown on Schedule “A” attached to this By-law.

    a) The lands designated as Area “A” on Schedule “B” attached hereto are hereby rezoned from RNA2 to RNA3-194.

    b) The lands designated as Area “B” on Schedule “B” attached hereto are hereby rezoned from RNA2 to O2-196.

6. Zoning Map Numbers 4W of Part 15 to By-law 2020, as amended, is hereby amended as shown on Schedule “B” attached to this By-law.

    a) The lands designated as Area “A” on Schedule “C” attached hereto are hereby rezoned from RNA2 to RNA3-194.

    b) The lands designated as Area “B” on Schedule “C” attached hereto are hereby rezoned from RNA2 to O3-196.

    c) The lands designated as Area “C” on Schedule “C” attached hereto are hereby rezoned from O3-196 to RNA2.

    d) The lands designated as Area “D” on Schedule “C” attached hereto are hereby rezoned from O3-196 to RNA3-194.

    e) The lands designated as Area “E” on Schedule “C” attached hereto are hereby rezoned from RNA2 to O2-196.

    f) The lands designated as Area “F” on Schedule “C” attached hereto are hereby rezoned from RNA2 to RNA1.

    g) The lands designated as Area “F” on Schedule “C” attached hereto are hereby rezoned from RNA1 to RNA1-XXX.

    h) The lands designated as Area “H” on Schedule “C” attached hereto are hereby rezoned from O2-196 to RNA1-XXX.

    i) The lands designated as Area “I” on Schedule “C” attached hereto are hereby rezoned from O2-196 to RNA3-194.

    j) The lands designated as Area “J” on Schedule “C” attached hereto are hereby rezoned from RNA1-353 to O2-196.

    k) The lands designated as Area “K” on Schedule “C” attached hereto are hereby rezoned from RNA1-353 to RNA3-194.

    l) The lands designated as Area “L” on Schedule “C” attached hereto are hereby rezoned from O2-196 to RNA2.

    m) The lands designated as Area “M” on Schedule “C” attached hereto are hereby rezoned from RNA1 to RNA3-194.

n) The lands designated as Area “N” on Schedule “C” attached hereto are hereby rezoned from RNA1 to RNA2.

o) The lands designated as Area “O” on Schedule “C” attached hereto are hereby rezoned from H-RNA3-194 to O3-196.

p) The lands designated as Area “P” on Schedule “C” attached hereto are hereby rezoned from H-RNA3-194 to O2-196.

q) The lands designated as Area “Q” on Schedule “C” attached hereto are hereby rezoned from O2-196 to H-RNA3-194.

r) The lands designated as Area “R” on Schedule “C” attached hereto are hereby rezoned from H-RNA3-194 to RNA2.

s) The lands designated as Area “S” on Schedule “C” attached hereto are hereby rezoned from O3-196 to H-RNA3-194.

t) The lands designated as Area “T” on Schedule “C” attached hereto are hereby rezoned from H-RNA3-194 to H-RNA3-XXX.

7. a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed.

b) If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this XX day of XXXX, 2018.

_____MAYOR
Rick Goldring

_____DEPUTY CLERK
Danielle Pitoscia



SCHEDULE 'A'

LEGEND

AREA 'A'
to be rezoned from RNA2 to O3-196

AREA 'B'
to be rezoned from H-RNA3-194 to O3-196

AREA 'C'
to be rezoned from O3-196 to RNA2

AREA 'D'
to be rezoned from RNA2 to RNA3-194

AREA 'E'
to be rezoned from RNA2 to O2-196

AREA 'F'
to be rezoned from O3-196 to RNA3-194

AREA 'G'
to be rezoned from H-RNA3-194 to O2-196

AREA 'H'
to be rezoned from O2-196 to RNA3-194

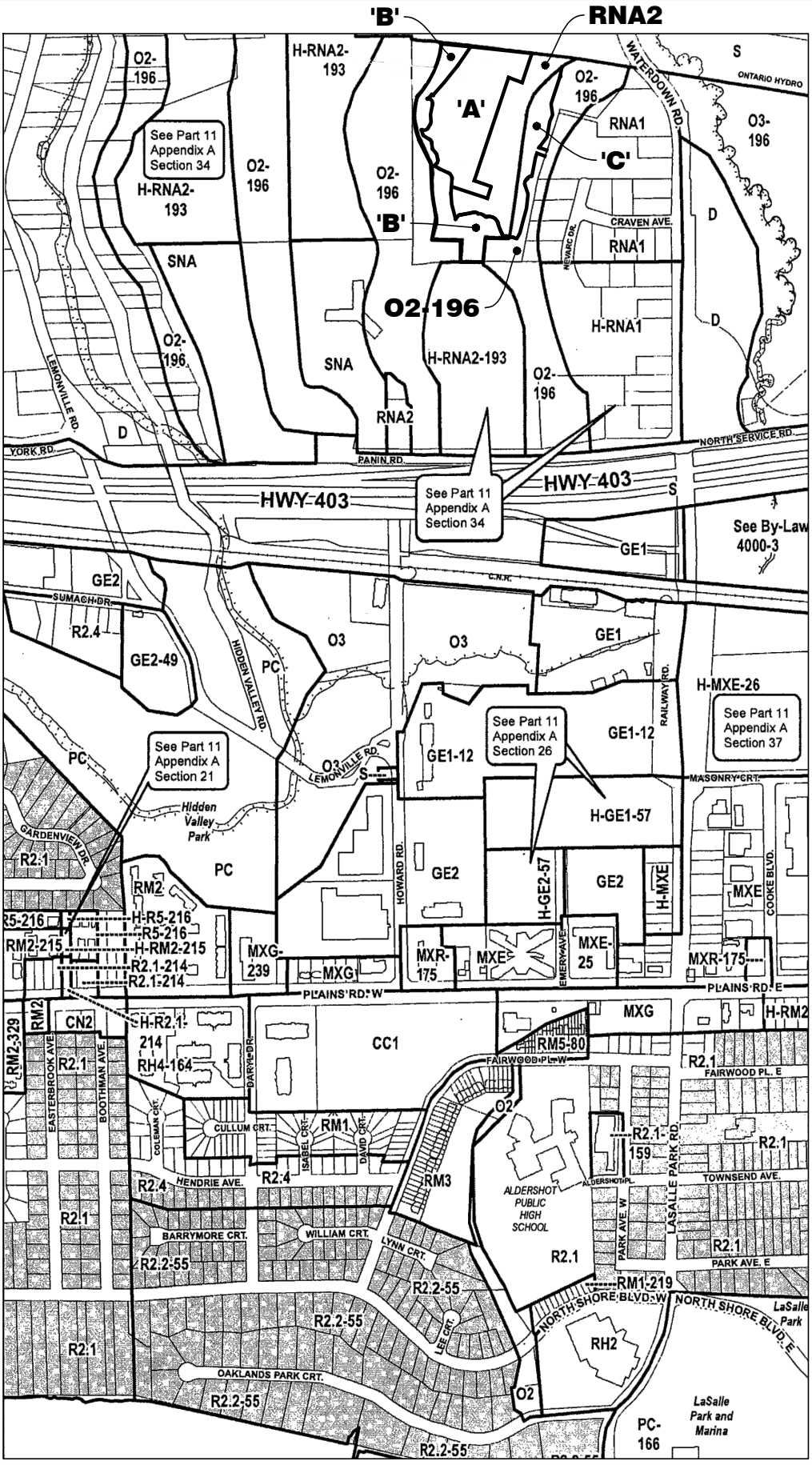
Regulatory Flood Plain (see Part I, 2.30.1)

SCHEDULE 'A' TO BY-LAW 2020.205 AMENDING MAP NO.4W PART 16, BY-LAW 2020 AS AMENDED PASSED THE DAY OF .

MAYOR

CITY CLERK

CITY OF Burlington



SCHEDULE 'B'

LEGEND

AREA 'A'
to be rezoned from RNA2 to RNA3-194

AREA 'B'
to be rezoned from RNA2 to O2-196

AREA 'C'
to be rezoned from O2-196 to RNA2

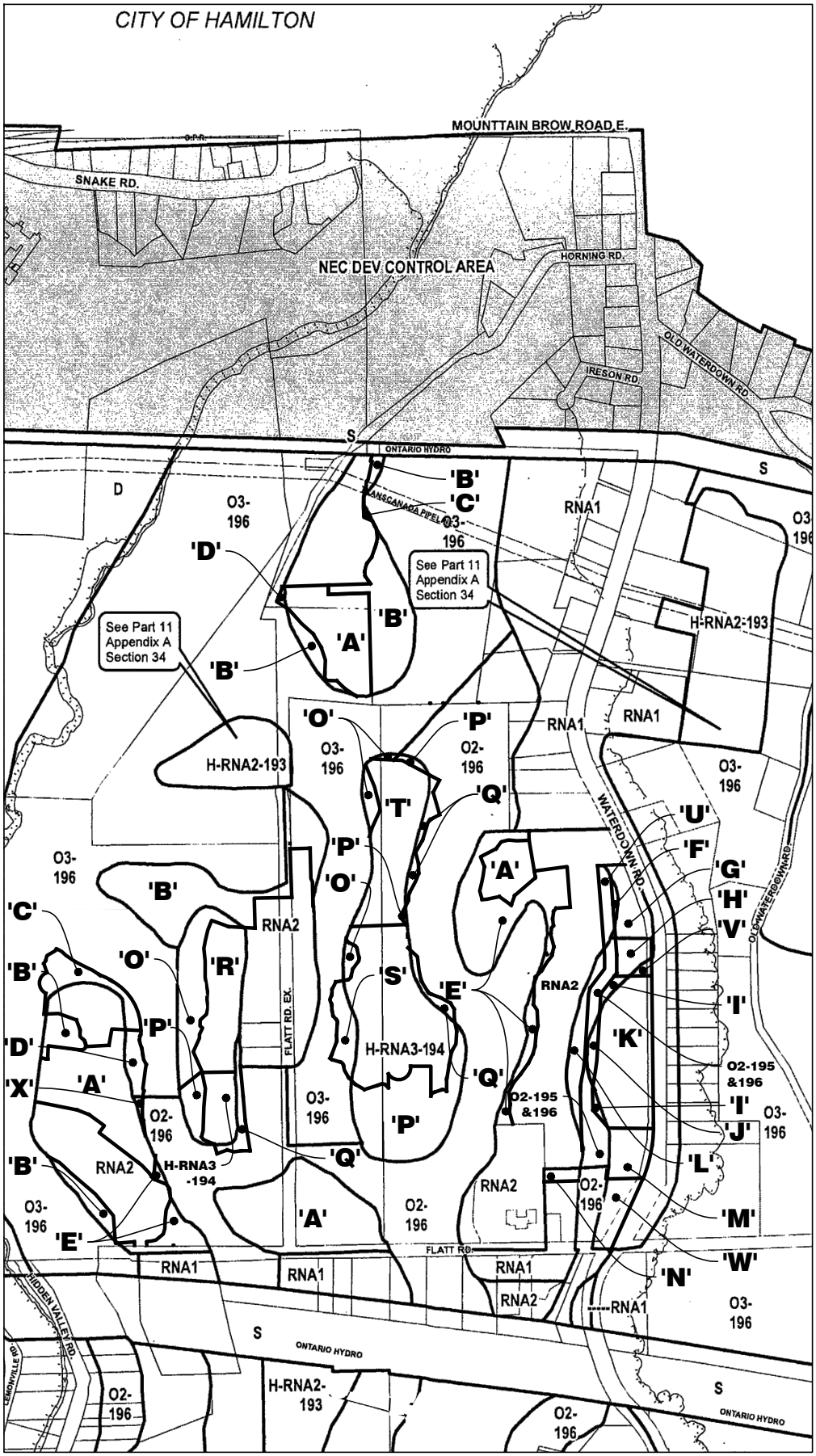
Regulatory
Flood Plain
(see Part I, 2.30.1)

SCHEDULE 'A' TO BY–LAW 2020.205 AMENDING MAP NO.4W PART 16, BY–LAW 2020 AS AMENDED
PASSED THE DAY OF .

MAYOR

CITY CLERK

CITY OF Burlington



SCHEDULE 'C'

LEGEND

AREA 'A'
to be rezoned from RNA2 to RNA3-194

AREA 'B'
to be rezoned from RNA2 to O3-196

AREA 'C'
to be rezoned from O3-196 to RNA2

AREA 'D'
to be rezoned from O3-196 to RNA3-194

AREA 'E'
to be rezoned from RNA2 to O2-196

AREA 'F'
to be rezoned from RNA2 to RNA1-XXX

AREA 'G'
to be rezoned from RNA1 to RNA1-XXX

AREA 'H'
to be rezoned from O2-195 & 196 to RNA1-XXX

AREA 'I'
to be rezoned from O2-195 & 196 to RNA3-194

AREA 'J'
to be rezoned from RNA1-353 to 02-195 & 196

AREA 'K'
to be rezoned from RNA1-353 to RNA3-194

AREA 'L'
to be rezoned from O2-195 & 196 to RNA2

AREA 'M'
to be rezoned from RNA1 to RNA3-194

AREA 'N'
to be rezoned from RNA1 to RNA2

AREA 'O'
to be rezoned from H-RNA3-194 to O3-196

AREA 'P'
to be rezoned from H-RNA3-194 to O2-196

AREA 'Q'
to be rezoned from O2-196 to H-RNA3-194

AREA 'R'
to be rezoned from H-RNA3-194 to RNA2

AREA 'S'
to be rezoned from O3-196 to H-RNA3-194

AREA 'T'
to be rezoned from H-RNA3-194 to H-RNA3-XXX

AREA 'U'
to be rezoned from RNA2 to O2-195 & 196

AREA 'V'
to be rezoned from RNA1-353 to RNA1-XXX

AREA 'W'
to be rezoned from RNA1 to O2-196

AREA 'X'
to be rezoned from O2-196 to RNA3-194

Regulatory
Flood Plain
(see Part I, 2.30.1)

SCHEDULE 'A' TO BY–LAW 2020.205 AMENDING MAP NO.4W PART 16, BY–LAW 2020 AS AMENDED
PASSED THE DAY OF .

MAYOR

CITY CLERK

CITY OF Burlington