



February 13, 2013

Andrea Smith
City of Burlington
426 Brant St. P.O. Box 5013
Burlington, Ontario L7R 3Z6

Legislative and Planning Services
Current Planning
1151 Bronte Road
Oakville ON L6M 3L1
Fax: 905-825-8822

Dear Ms. Smith:

RE: Regional Comments - Bridgeview Response

Regional staff have been requested by City of Burlington Planning staff to provide a summary of Bridgeview Area from a Regional perspective in relation to considerations in amending the existing policy framework.

Background:

Over the years there have been a number of development inquiries on various properties in the Bridgeview area in addition to the creation of a full highway interchange and the reconstruction of Plains Road West at Highway 6. As a result, City of Burlington Council requested staff to review OP policies and zoning of lands in the Bridgeview area, in the context of exploring current and future redevelopment potential of the subject area.

Regional Official Plan:

The Bridgeview Area falls within the North Aldershot Policy Area of the Region's Official Plan, with the southern portion being identified as eligible for urban servicing and the northern portion being ineligible for urban servicing (Please refer to Map 1 - Regional Structure in the Region's Official Plan). In addition to the North Aldershot Policy Area designation, this area also contains a number of environmental constraints which are contained within the Greenbelt Plan (Greenbelt Natural Heritage System). These areas, accordingly are designated Greenlands B and identified with a number of other environmental features.

Area Eligible for Urban Servicing

A portion of the Bridgeview area is currently serviced with Regional watermains and wastewater mains (sanitary sewers). The servicing occurred in the 1990's as a result of Health issues related to private services. The existing potable water servicing to the lands in Bridgeview is by way of water supply from the City of Hamilton. There is currently a water supply agreement between the City of Hamilton and the Region of Halton. This agreement covers supplying water to three areas within the City of Burlington that are known as the Bridgeview Survey, the northerly part of Snake Road and Waterdown Road between Hamilton and Highway 403. Each of these areas have a water supply from the City of Hamilton. It should be noted that any development in these areas requires looking at the agreement in detail and assessing capacity. The agreement with the City of Hamilton is reviewed every 10 years and was recently updated within the last 2 years.

The water distribution system consists primarily of a 300 mm diameter watermain on Plains Road West from Northcliffe Avenue in Hamilton to Spring Gardens Road in Burlington. As stated above, any proposed development should be reviewed on the basis of being in compliance with the City of Hamilton agreement as well as on the basis of the water capacity needs, the water flow needs and the ability of the system to provide the supply.

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The sewer system for the Bridgeview Survey is by way of Region of Halton wastewater mains (sanitary sewers). There is a 200 mm diameter wastewater main on Plains Road West from approximately 200 metres north of Edge Moor Avenue to Spring Gardens Road. There are two wastewater pumping stations, associated wastewater forcemains and downstream wastewater mains that also service the area. The Region's Sustainable Halton Water and Wastewater Master Plan forecasts some wastewater pump station upgrades and wastewater main upgrade projects that will be required for the area in the future. Any proposed development applications will be reviewed along with the Master Plan to determine whether they align with the proposed timing of the Region's projects.

The Region's Water Planning section and Wastewater Planning section monitor development applications for their impact to the water distribution and sanitary sewer collection systems. The Skyway Wastewater Treatment Plant is currently undergoing an expansion that will increase the capacity of the plant from 118 MLD to 140 MLD. The work is anticipated to be complete by 2015. Development proposals continue to be analyzed for their impact to the Skyway WWTP. The Region continues to monitor its infrastructure and continues to assess the needs into the future.

As various factors (road reconfigurations, interchanges, development in adjacent municipalities) have contributed to changes in the way the southern portion of the Bridgeview area is accessed and functions as a community it may be beneficial for the area to be looked at in a more comprehensive manner, perhaps through some form of land use study to determine an appropriate direction, if any, for the area.

Area Ineligible for Urban Servicing

The lands in the northern portion of Bridgeview (including the Wedgewood Golf Course) are not eligible for urban servicing. These lands may develop however, by way of private services, subject to a number of requirements contained in the North Aldershot Inter Agency Review including but not limited to; proven wells, hydrogeological studies, environmental constraint assessments and mapping, etc. (Please refer to NAIR policies for additional detail).

There have been a fair amount of inquiries with respect to developing these lands with full servicing. Regional staff maintain that to do so would constitute servicing lands outside of the urban area and would be subject to a Regional Official Plan Amendment. The Region will only entertain an urban boundary expansion such as this through a municipal comprehensive review, and not as a one-off ROPA or a boundary adjustment to the urban area and isn't something the Region will be supportive of at this time. Regional staff note that municipal comprehensive reviews are a required mechanism to address urban boundary expansions as they look at the Region's various land uses, servicing, transportation, growth centres, population projections, employment projections, natural heritage and constraint considerations, finance and budgets, greenfield and employment sites, transit, etc. in a comprehensive manner to determine the need for, and should a need be determined, the appropriate location for, urban boundary expansions within the Region.

I trust these comments are of assistance to you, should you require anything further or have additional questions or concerns, please do not hesitate to contact me directly.

Sincerely,



Laurielle Brooks, BES, MCIP, RPP
Acting Senior Planner
Laurielle.brooks@halton.ca
Ext. 7840

c: James Stiver, Manager, Community Planning, Halton Region via email
John Kisneris, Development Project Manager, Community Planning, Halton Region via email