



PLANNING JUSTIFICATION REPORT

May 2025

DRAFT PLAN OF SUBDIVISION

**Milton Land Four Investments Inc., York Trafalgar
Properties Ltd., & Wilfred Laurier University**
Part of Lot 8 & 9,
Concession 7, New Survey, Town of Milton

PREPARED FOR:

*Milton Land Four Investments Inc.,
York Trafalgar Properties Ltd.,
& Wilfred Laurier University*

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1.0 INTRODUCTION

Korsiak Urban Planning has been retained by Milton Land Four Investments Inc., York Trafalgar Properties Ltd., and Wilfred Laurier University to prepare this Planning Justification Report to support Draft Plan of Subdivision and Zoning By-law Amendment applications necessary for the development of a proposed stormwater management (SWM) pond and channel, as well as buffers, trails, and open space on the property legally referred to as Parts of Lot 8 and 9, Concession 7, New Survey, Town of Milton.

Milton Land Four Investments Inc., York Trafalgar Properties Ltd., and Wilfred Laurier University have retained the assistance of additional specialized consultants. The following plans and reports have been prepared under separate cover in support of the proposed applications. The Planning Justification Report references the Subwatershed Impact Study (SIS) for the Milton Education Village (MEV) 2024, which outlines a comprehensive framework for municipal services, stormwater management, and natural heritage protection. Town staff have approved the policy analysis within the SIS. The SIS is essential for directing development in the Milton Education Village Secondary Plan Area (MEV), promoting environmentally responsible growth.

- Subwatershed Impact Study
- FSS/SWM
- Fluvial Geomorphology
- Natural Heritage (Environmental)
- Environmental Planning
- Hydrogeological Analysis
- Geotechnical Analysis
- Traffic Engineering
- DSEL
- David Schaeffer Engineering Ltd.
- GEO Morphix Ltd.
- GEI Consultants
- Jennifer Lawrence and Associates Inc.
- R. J. Burnside & Associates Ltd.
- Shad & Associates Inc.
- NexTrans Consulting Engineers

1.1 Purpose of the Report

This Planning Justification Report supports the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications for the development of a stormwater management (SWM) pond, channel, associated buffers, trail block, and open space block. The Milton Education Village (MEV), as outlined in the MEV Secondary Plan, relies on this proposed development to effectively service the area. This report evaluates the merits of the proposal in relation to relevant planning policies, including the Planning Act, the Provincial Planning Statement (2024), the Region of Halton Official Plan, ROPA 51, the Town of Milton Official Plan, and the MEV Secondary Plan (OPA 62).

1.2 Site Description and Context of the Report

The subject lands are located in Milton, Ontario, adjacent to the proposed Milton Education Village (MEV) as shown in *Figure 1 – Aerial Photo*. The total area encompasses 40.19 hectares. It is bound by:

- North: Niagara Escarpment Plan Area;
- East: Milton Education Village (MEV);
- South: Additional Lands owned by Wilfred Laurier University; and
- West: Bell School Line

Historically used for agriculture, the area features agricultural fields and a few single-detached homes to the north and west. To the south, future developable lands are designated for Wilfrid Laurier University, while to the east lie MEV and the Mattamy National Cycling Centre.

The participating landowners have developed a Contextual Plan (*Figure 2*) for the MEV lands, building upon the MEV Secondary Plan. This plan outlines the development of residential, institutional, park, natural heritage system (NHS), channel, buffer, and mixed-use blocks. It also demonstrates the O. Reg. 476/21: Ministry Zoning Order (MZO) that applies to part of the lands within the MEV Secondary Plan Area. The northern boundary of the MZO is defined by the Indian Creek watercourse corridor, as detailed in the Functional Stormwater and Environmental Management Study (FSEMS, 2023). The analysis in the SIS has reduced the extent of the watercourse corridor in this area, resulting in additional developable lands north of the MZO boundary. As noted in Policy C.12.7.3, such revisions do not require an amendment to the Secondary Plan. Please see Section 17.0 of the SIS, which are included in Appendix F for more information.

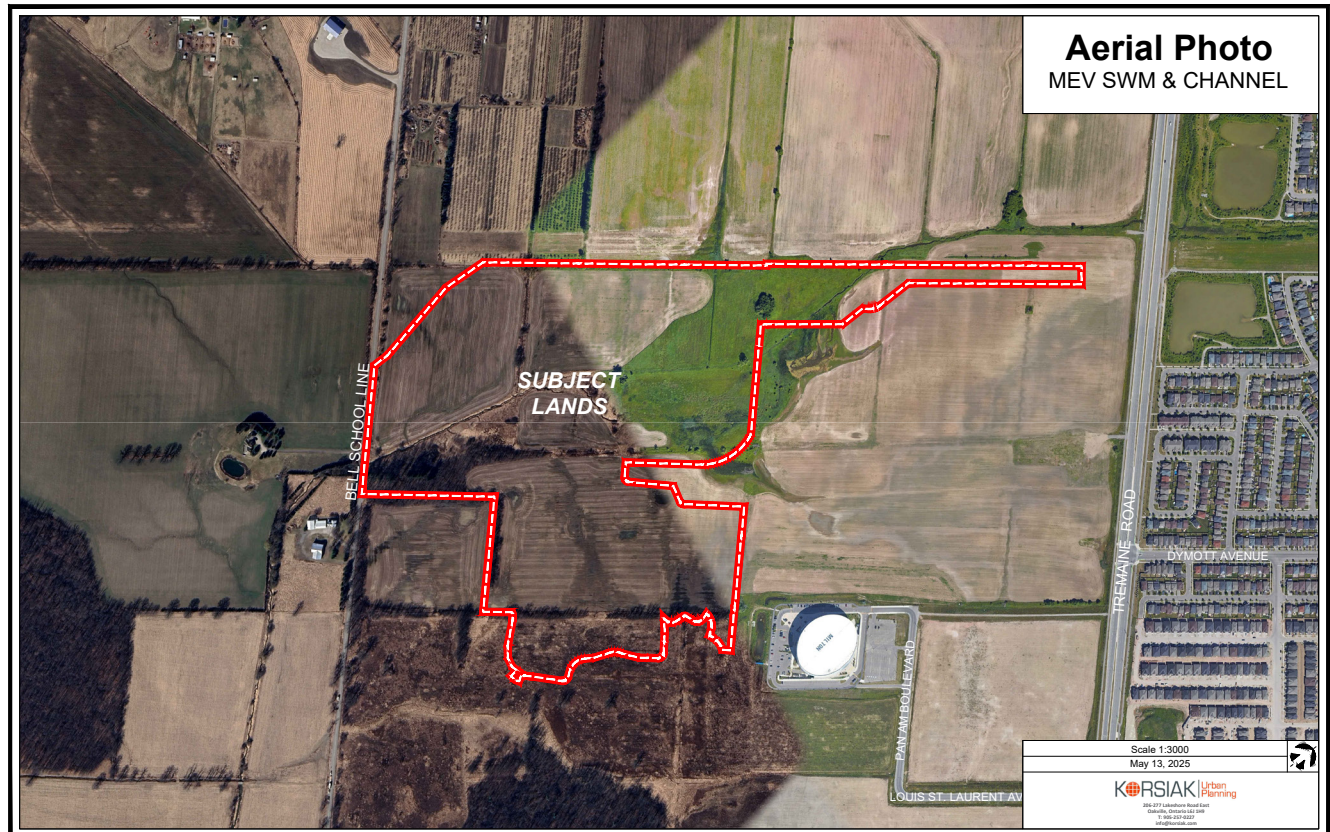


Figure 1 – Aerial Photo

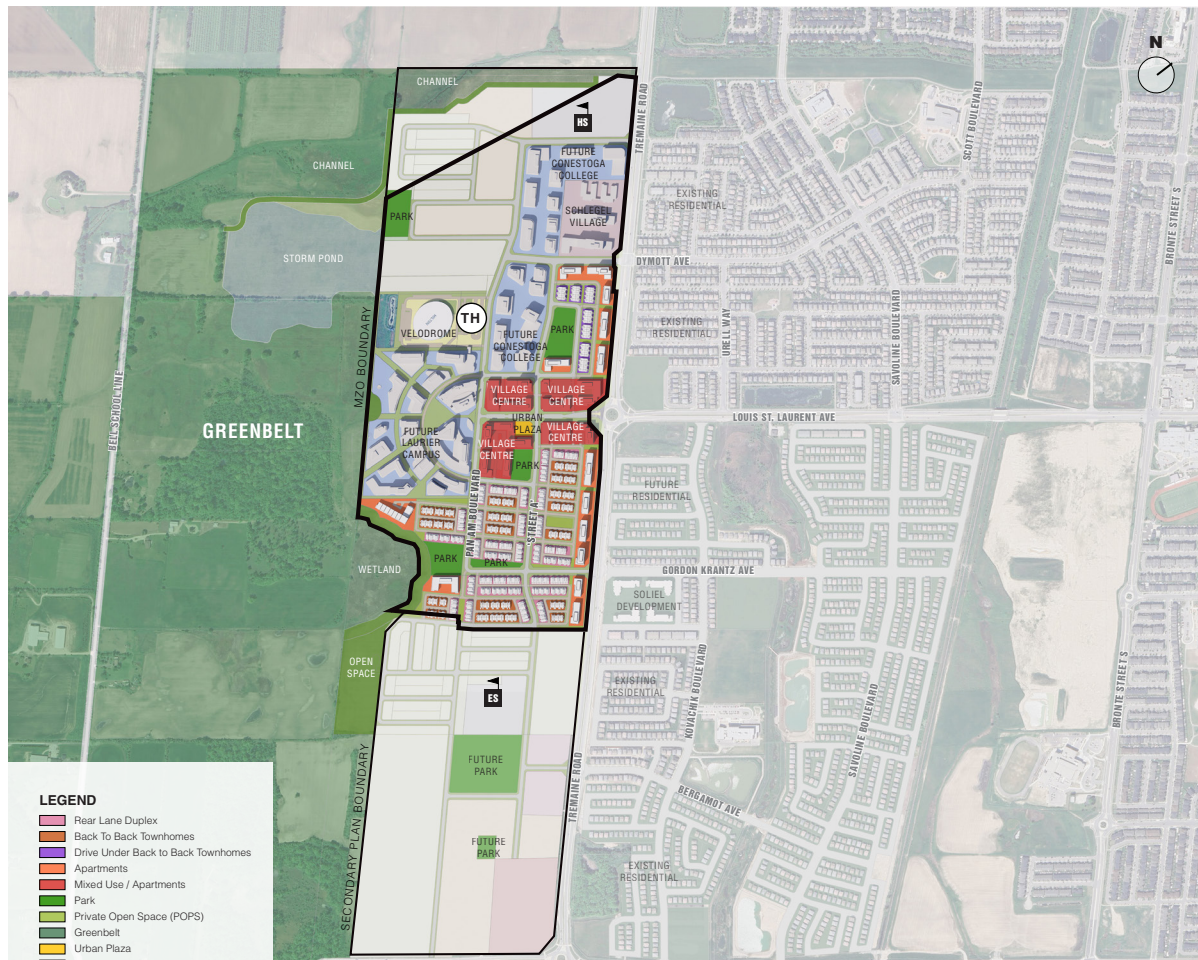


Figure 2 – Contextual Plan

2.0 PROPOSED DRAFT PLAN OF SUBDIVISION

The development includes a total of eight blocks spread across 40.19 hectares, as illustrated in *Figure 3 – Draft Plan of Subdivision*. The designated land uses are as follows:

- **Channel:** a total of 1 block on 23.81 ha;
- **Stormwater Management (SWM) Pond:** a total of 1 block on 11.73 ha;
- **Open Space:** a total of 1 block on 0.35 ha;
- **Channel Buffer Block:** a total of 2 blocks on 3.04 ha;
- **SWM Facility Buffer Block:** a total of 1 block on 0.13 ha;
- **Trail Block:** a total of 2 blocks on 0.51 ha; and
- **LID:** a total of 1 block on 0.62 ha.

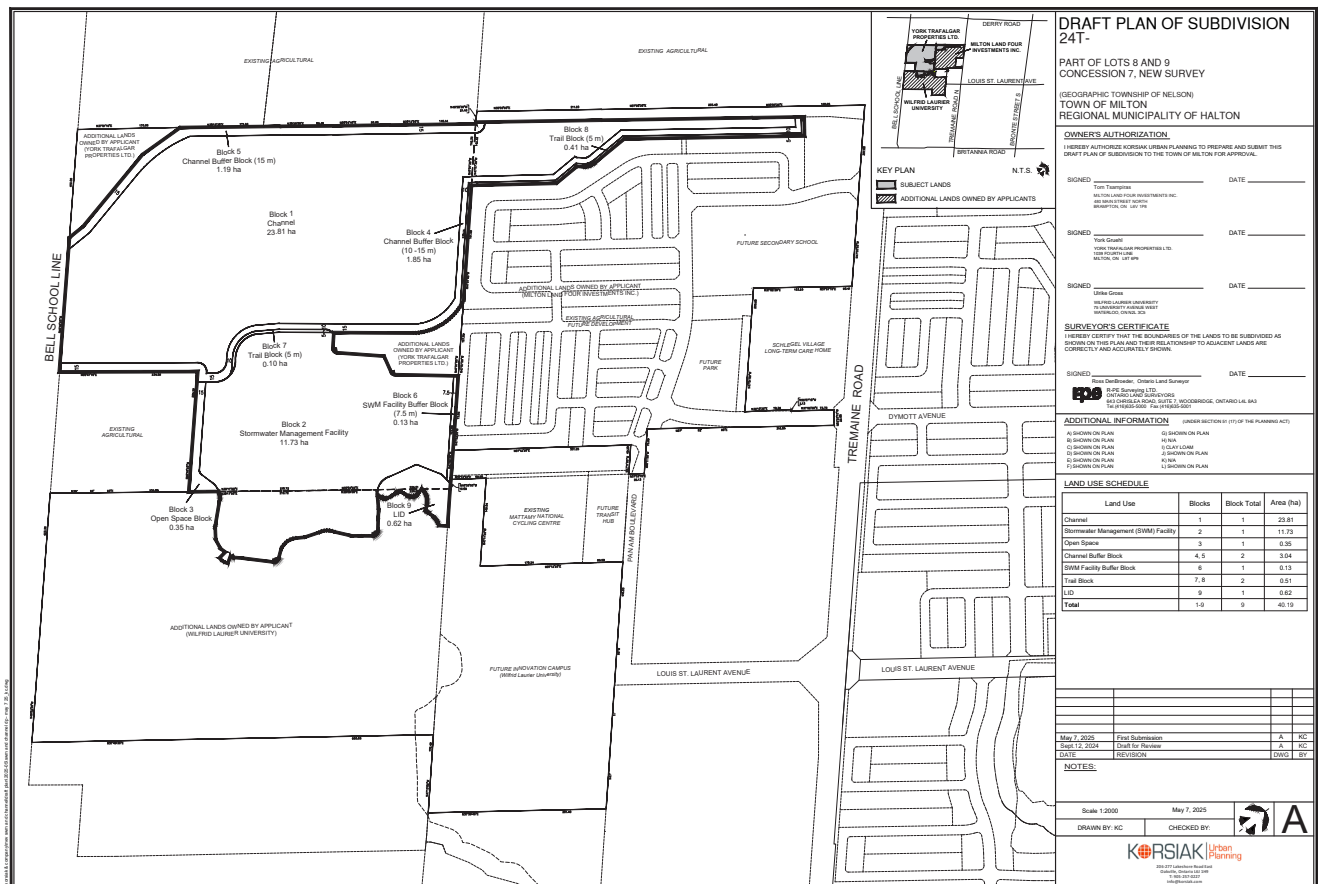


Figure 3 – Draft Plan of Subdivision

3.0 POLICY FRAMEWORK

3.1 Planning Act, R.S.O., 1990, c.P.13

The *Planning Act* is Ontario's legislation for land use planning, aimed at ensuring transparent and fair processes, promoting sustainable development, and integrating provincial interests. It establishes the framework for official plans, land use regulations, land division, and consultation, while emphasizing municipal council authority. Please see *Appendix A for applicable policies*.

3.2 Provincial Planning Statement (2024)

On August 20th, 2024, the Government of Ontario released the Provincial Planning Statement, 2024 (PPS 2024). The intent of the PPS 2024 is to consolidate and replace both the PPS 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS 2024 came into effect on October 20th, 2024, and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date.

Please refer to Section 2.1.1.5 and Section 17.0 of the SIS, which are included in Appendix B.

3.4 Greenbelt Plan, 2017

The Greenbelt Plan, 2017 seeks to safeguard agricultural lands, water resources, and natural spaces in the Greater Golden Horseshoe. It aims to permanently protect environmentally sensitive regions for their ecological importance and enhance natural landscapes by promoting the connectivity

of significant areas while minimizing landscape fragmentation. The plan also provides protection for agricultural zones to ensure the sustainability and permanence of these lands and their resources.

In the western section of the subject lands, a portion is designated as Protected Countryside under the Greenbelt Plan, with some areas falling within the Greenbelt Natural Heritage System (NHS), as per *Figure 4 – Greenbelt Plan*.

Please refer to Section 2.1.1.6 and Section 17.0 of the SIS, which are included in Appendix C.

3.5 Region of Halton Official Plan

The Region of Halton Official Plan provides direction for how development should take place in Halton Region to meet the needs of current and future residents. The Plan outlines a long-term vision for Halton's physical form and community character by setting forth goals and objectives and by providing policies to achieve an urban structure that will accommodate future growth effectively.

As illustrated on Map 1 of the Region's Official Plan, a portion of the subject lands are overlapped by the Greenbelt NHS, Regional NHS and Urban Area designations as shown on *Figure 5 – ROP Regional Structure*.

Please refer to Section 2.1.1.7 and Section 17.0 of the SIS, which are included in Appendix D.

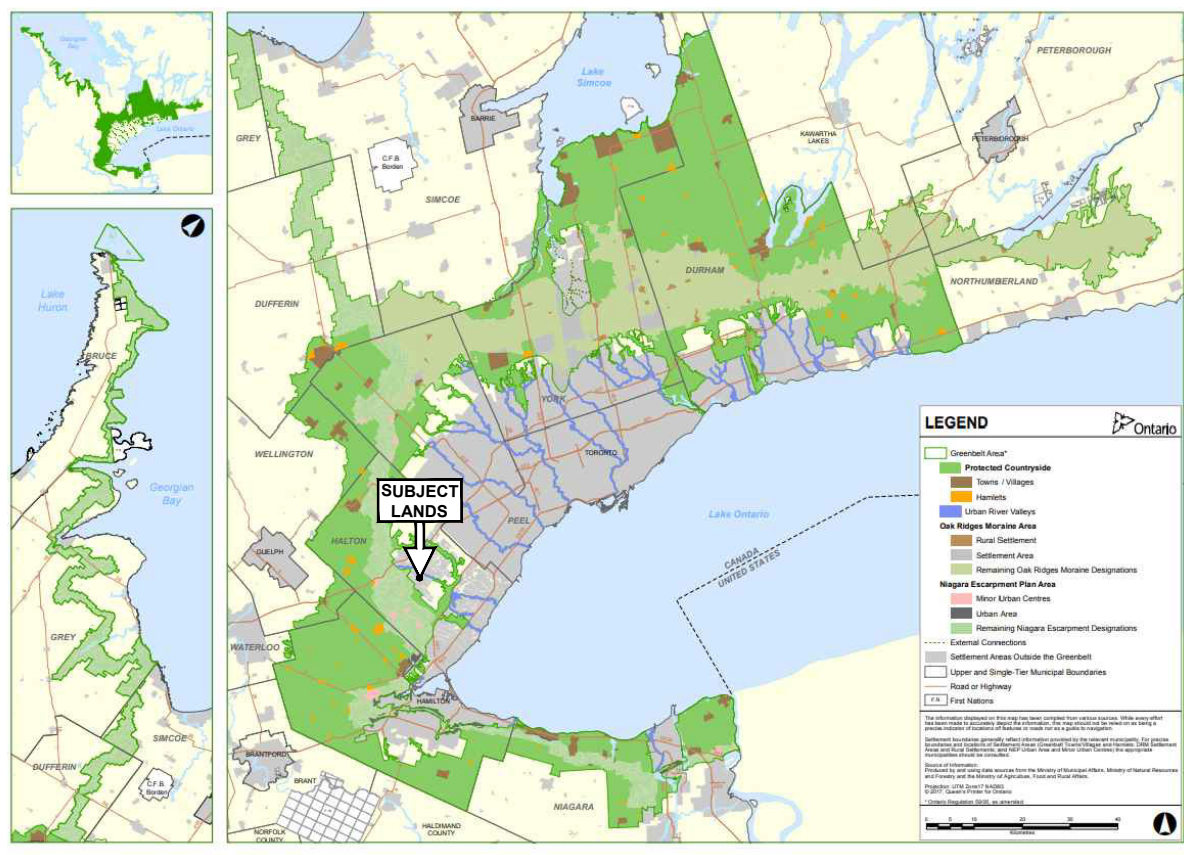


Figure 4 – Greenbelt Plan

Map 1
Regional Structure

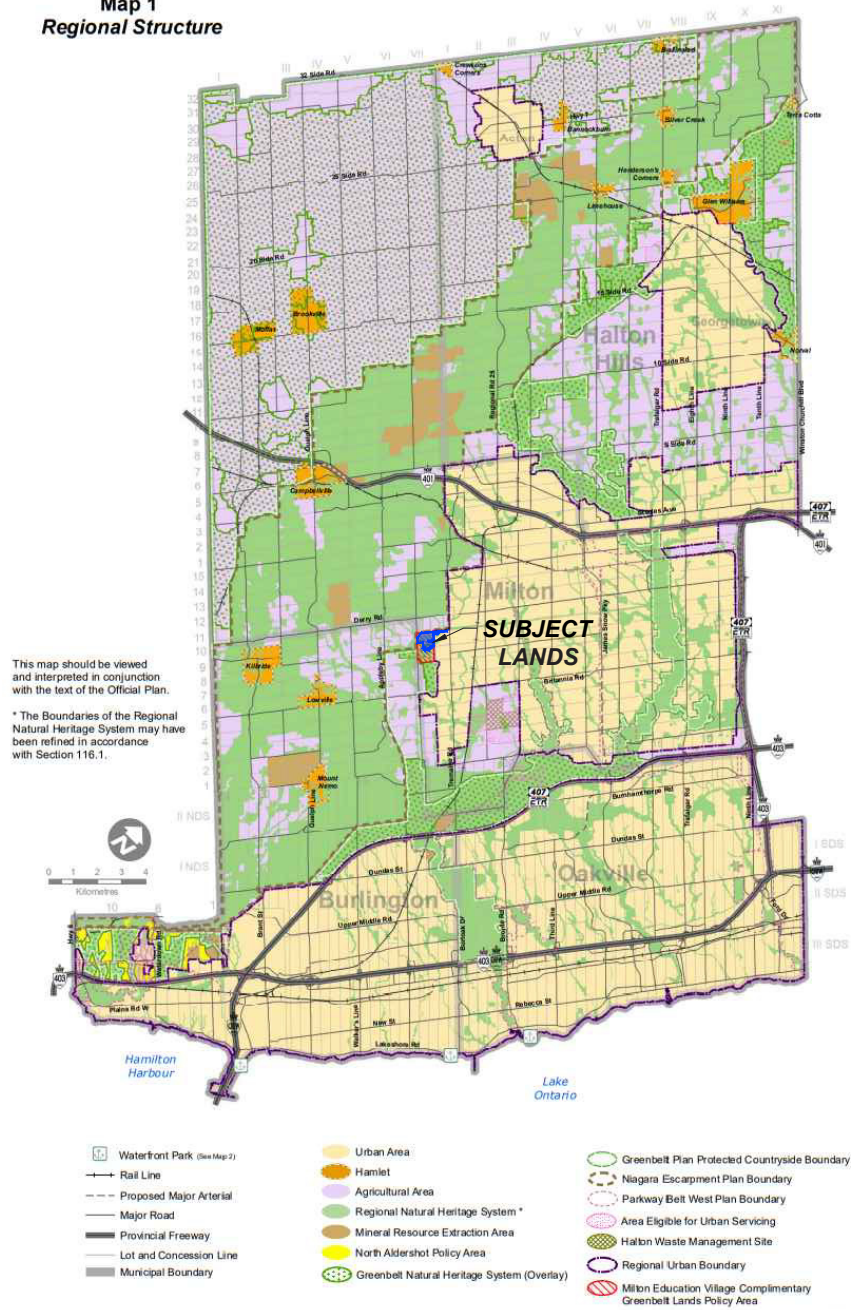


Figure 5 – ROP Regional Structure

3.5.1 REGIONAL OFFICIAL PLAN AMENDMENT 51 (ROPA 51)

The Regional Official Plan Amendment 51 (ROPA 51), titled “Milton Education Village Complementary Greenbelt Lands Policy Area,” was adopted and approved on July 20, 2022. This amendment seeks to modify the Regional Official Plan to permit, on a site-specific basis (*Figure 6 – ROPA 51: Amendment Area*), the proposed development uses, including green infrastructure and stormwater management facilities. Its main purpose is to facilitate the development of the MEV lands.

Please refer to Section 1.4.3 and Section 17.0 of the SIS, which are included in Appendix E.

3.6 Town of Milton Official Plan

As discussed in the SIS – Section 2.1.1.8, the Town of Milton Official Plan (Office Consolidation 2024) Schedule A: Rural Land Use Plan (*Figure 7*) and Schedule B: Urban Area Land Use Plan (*Figure 8*) designates the MEV Secondary Plan Area as an Urban Area, with smaller sections identified as a Natural Heritage System to account for the regional storm floodplain. In contrast, the lands to the west of the Secondary Plan Area, within the subject lands, are designated as Greenbelt Natural Heritage System, Natural Heritage System, and Agricultural Area. The Town’s Official Plan policies concerning the Natural Heritage System and Greenbelt Natural Heritage System are aligned with the policies outlined in the Regional Official Plan and the Greenbelt Plan, respectively.



Figure 6 – ROPA 51: Amendment Area

3.7 Milton Education Village Secondary Plan

The Milton Education Village Secondary Plan establishes a detailed planning framework for the MEV in support of the general policy framework provided by the Official Plan. As per the MEV Secondary Plan, a Subwatershed Impact Study (SIS) was completed as required by the MEV Functional Stormwater and Environmental Management Strategy (FSEMS). The SIS fulfills all expectations and requirements outlined in the Secondary Plan.

Please refer to Section 1.4.2 and Section 17.0 of the SIS, which are included in Appendix F.

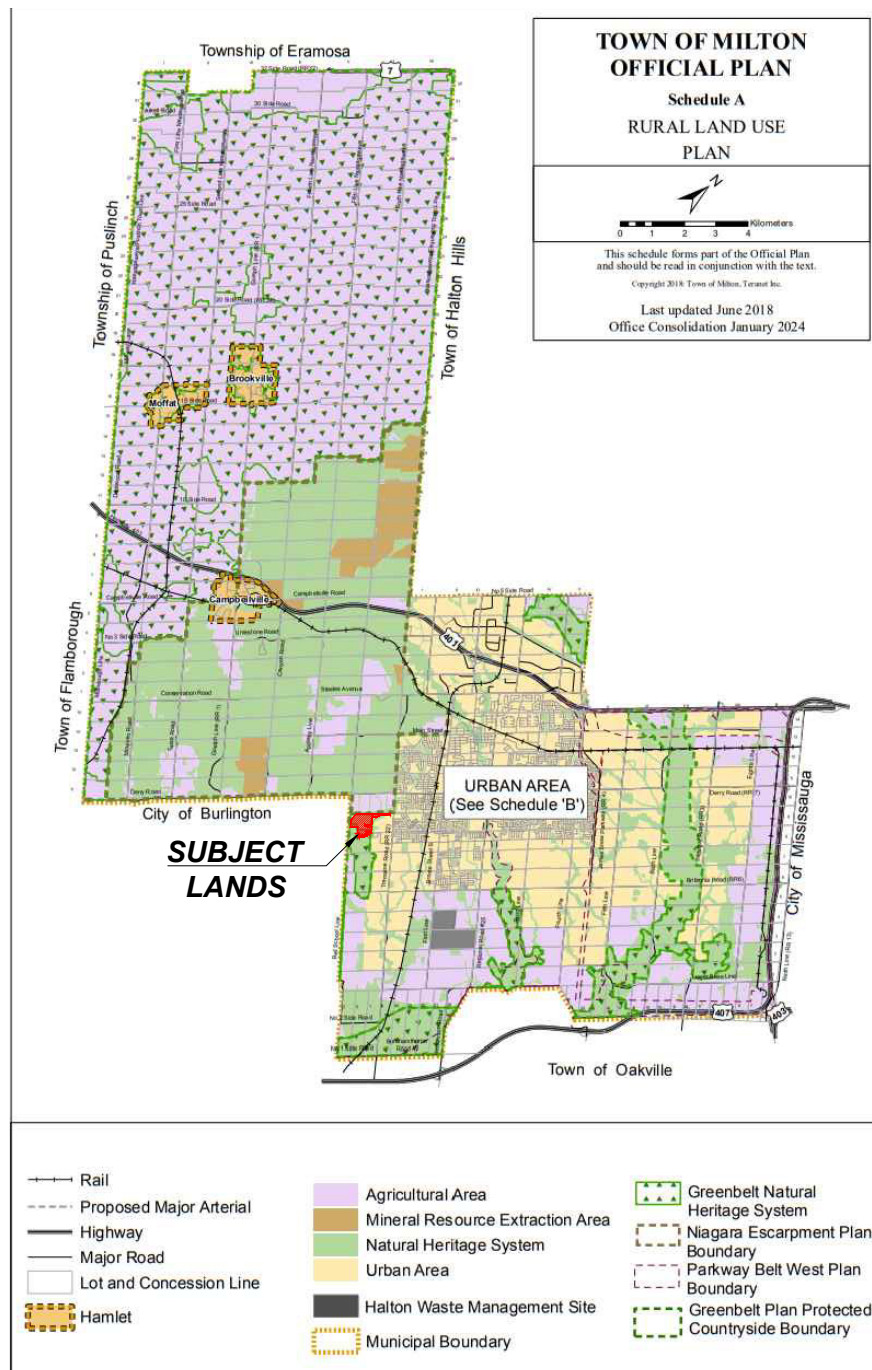


Figure 7 – Town of Milton Schedule A: Rural Land Use Plan

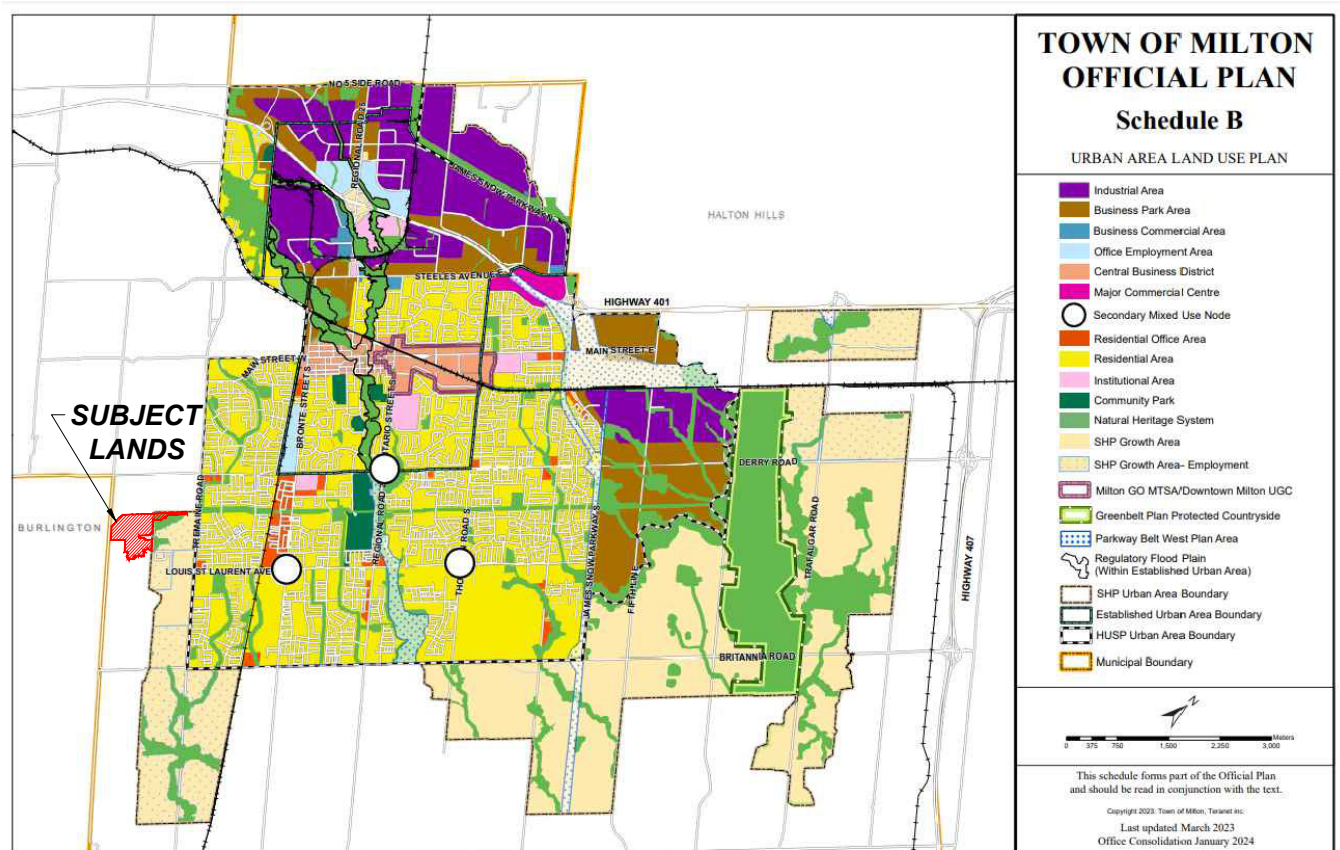


Figure 8 – Town of Milton Schedule B: Urban Area Land Use Plan

4.0 ZONING

Rural Zoning By-law 144-2003

The proposal seeks to amend Schedule A of the Comprehensive Zoning By-law 144-2003 by changing the existing Agricultural (A1) zone symbol and Greenlands A (GA) zone symbol to a site specific Greenlands A (GA*XXX) zone symbol and site-specific Open Space (OS*XA) zone symbol.

Urban Zoning By-law 016-2014

The proposal seeks to amend Schedule A of the Comprehensive Zoning By-law 016-2014 by changing the existing Future Development (FD) zone symbol to a Natural Heritage System (NHS) zone symbol.

The draft Amending Zoning By-law is appended to this as *Appendix G*.

5.0 PLANNING OPINION

The proposed Draft Plan of Subdivision and Zoning By-law Amendment is justified and aligns with sound planning principles. Town staff have approved the policy analysis within the Subwatershed Impact Study (SIS) for the Milton Education Village (MEV), confirming that ample analysis has been conducted regarding this proposed development. The development of the stormwater management pond, channel, buffers, trail block, and open space block is essential for effectively servicing the area as outlined in the MEV Secondary Plan as it addresses requirements laid out in relevant policy frameworks. Further details can be found in the Appendix to support these conclusions.

Respectfully submitted,

KORSIAK URBAN PLANNING



TERRY KORSIAK, M.A., RPP

APPENDICES

Appendix A: Planning Act, R.S.O., 1990, c.P.13

Provincial Interest

Section 2 of the *Planning Act* establishes matters of provincial interest which decision makers shall have regard to when making decision on planning applications and carrying out their responsibilities under the Act. Section 2 of the *Planning Act* states:

- (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;*
- (l) *the protection of the financial and economic well-being of the Province and its municipalities;*
- (o) *the protection of public health and safety;*
- (s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

Appendix B: Provincial Planning Statement, 2024

SIS: Section 2.1.1.5 Provincial Planning Statement, 2024

On October 20, 2024, the Provincial Planning Statement, issued under Section 3 of the Planning Act, will come into effect and replace the Provincial Policy Statement that came into effect on May 1, 2020. The first and second submission of the SIS assessed the proposed development against the Provincial Policy Statement (2020) and, while the natural heritage, natural hazard and agricultural policies are generally un-changed between the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024), this third submission of the SIS has updated to the policy analysis to reflect the new Provincial Planning Statement (2024) (**PPS**).

The Provincial Planning Statement (**PPS**) provides direction on matters of provincial interest related to land use planning and development and “...sets the policy foundation for regulating development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians”. The **PPS** is to be read in its entirety and

land use planners and decision-makers need to consider all relevant policies and how they work together when reviewing development applications.

This report addresses those policies that are specific to Natural Heritage (**Section 4.1**) with some reference to other policies with relevance to natural heritage and impact assessment considerations and areas of overlap (e.g., those related to *Building Homes, Sustaining Strong and Competitive Communities, Section 2*; *Sewage, Water and Stormwater, Section 3.6*; *Water, Section 4.2*; *Natural Hazards, Sections 5.1 and 5.2*).

Eight types of significant natural heritage features are defined in the PPS, as follows:

- Significant wetlands
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat;
- Fish habitat;
- Habitat of endangered and threatened species; and
- Significant areas of natural and scientific interest (ANSIs).

Development and site alteration shall not be permitted in significant wetlands, or in significant coastal wetlands. Development and site alteration shall not be permitted in: significant woodlands, significant valleylands, significant wildlife habitat or significant ANSIs, unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Development and site alteration shall not be permitted in the habitat of endangered and threatened species or in fish habitat, except in accordance with provincial and federal requirements.

Development and site alteration may be permitted on lands adjacent to the above features provided it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Planning documents and decisions are to be consistent with the **PPS** policies. The **SUS**, **FSEMS** and the **MEV Secondary Plan**, are consistent with the **PPS** requirements related to natural heritage and natural hazard management through the identification and protection of a natural heritage system. Through the implementation of the requirements as outlined in these documents, this **SIS** is consistent with the **PPS** natural heritage policies as it pertains to the **MEV Secondary Plan** Area.

SIS: Section 17.0 Policy Analysis

Act/Legislation	Policy Implications	Analysis
Planning Act (PPS 2024)	<ul style="list-style-type: none"> The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features (Policy 4.1.2) 	<ul style="list-style-type: none"> The FSEMS identified an NHS that included a widened and restored Indian Creek Corridor on the lands within and to the west of the MEV Secondary Plan Area. The FSEMS also recommended 30m buffers to existing Key Features within the RNHS. The NHS as identified in the FSEMS has been implemented through this SIS, albeit with a modified Indian Creek watercourse corridor width in the northern portion of the MEV Secondary Plan. In addition, a small, isolated wetland (0.019 ha) is proposed for removal and replication within the NHS, which differs slightly from the NHS as shown in the FSEMS. The proposed NHS will result in the diversity and connectivity of natural features in the area, and long-term ecological function and biodiversity of the natural heritage system being restored and improved over existing conditions (mainly agricultural within the existing Indian Creek floodplain). The proposed site alteration includes the realignment and restoration of the Indian Creek and its associated riparian corridor, as envisioned in the FSEMS, including the creation of open aquatic habitat along ICT-7 and wetland habitat within the floodplain. The Indian Creek corridor will be restored with landscaping and habitat features as documented in this SIS that are in-keeping with the goals and objectives for this corridor as outlined in the FSEMS and as agreed to in the approved Terms of Reference.
Planning Act (PPS 2024)		

Act/Legislation	Policy Implications	Analysis
Planning Act (PPS 2024)		<ul style="list-style-type: none"> Loss of existing wetland area is unavoidable due to the presence of a large wetland within the Indian Creek flood plain that is to be lowered however, this was anticipated and shown on Map 7, Appendix E of the FSEMS. A total area of approximately 7.34 ha of wetland will be removed to accommodate the Indian Creek flood plain lowering, the SWM Pond and the development within the tablelands: however, an area of 12.12 ha of wetland is proposed for creation within the corridor, in-keeping with the FSEMS strategy.
	<ul style="list-style-type: none"> Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas and prime agricultural areas (Policy 4.1.3) 	<ul style="list-style-type: none"> The limits of the NHS as identified in the FSEMS were incorporated into the MEV Secondary Plan The limits of the NHS, as identified in the Secondary Plan have been refined through the staking of wetlands with CH and woodland dripline with the Region and completion of this SIS to evaluate the presence of provincially, regionally and locally significant natural heritage features and functions. The Indian Creek watercourse corridor will be dedicated to the Town through the development approvals process. The remaining NHS is likely to remain in private ownership with WLU and Conestoga for educational uses.
	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in significant wetlands (Policy 4.1.4) 	<ul style="list-style-type: none"> No development is proposed within provincially significant wetlands.

Act/Legislation	Policy Implications	Analysis
Planning Act (PPS 2024)	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in: significant woodlands, significant valleylands, significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (Policy 4.1.5) 	<ul style="list-style-type: none"> Site alteration is proposed within one significant woodland to accommodate the flood plain lowering. Development and site alteration is proposed within SWH habitat (Monarch, Marsh Breeding Bird and Terrestrial Crayfish) however, this is within the 'kettle' wetland (Monarch and Terrestrial Crayfish) and the wetland along Indian Creek (Marsh Breeding Bird and Terrestrial Crayfish) that were previously evaluated through the FSEMS. Through the FSEMS all agencies agreed that the kettle wetland could be removed and replicated within the RNHS. In addition, through the lowering of the flood plain that was identified in the FSEMS, it was acknowledged by the agencies that any habitat that may exist within natural heritage features within that flood plain would be removed and replicated as part of the Indian Creek watercourse corridor. The SIS has demonstrated that, through the replication and enhancement of wetland habitat, there will be no negative impact on SWH. No development or site alteration is proposed within significant valleylands as there are no significant valleylands within the Study Area. With implementation of the recommended mitigation measures, no negative impacts to provincially significant features or functions are anticipated.
	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements (Policy 4.1.6) 	<ul style="list-style-type: none"> Proposed watercourse realignment (Indian Creek and ICT-9) will require consultation with DFO (see discussion above under <i>Fisheries Act</i>)

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Planning Act (PPS 2024)	<ul style="list-style-type: none"> Development and site alteration shall not be permitted in habitat of endangered and threatened species except in accordance with provincial and federal requirements (Policy 4.1.7) 	<ul style="list-style-type: none"> There is no habitat of threatened or endangered species within the portions of the Subject Lands that are proposed for development.
	<ul style="list-style-type: none"> Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5 and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Policy 4.1.8) 	<ul style="list-style-type: none"> The SIS has demonstrated that there will be no negative impacts to the adjacent natural heritage features or ecological functions as a result of the proposed development. The NHS includes the greater of: a 30m lot line setback from the staked wetland limits and a 15m lot line setback from the greatest hazard associated with the Indian Creek corridor (i.e., meander belt, floodplain or top of bank). The only proposed development within the adjacent lands will be a Naturalized Greenway (i.e., trail) within the outer 5m of the 15m watercourse corridor setback and within a portion of the outer 5m of the 30m buffer to the Indian Creek PSW Complex in two locations where the PSW buffer extends into the MEV Secondary Plan Area.
	<ul style="list-style-type: none"> Planning authorities shall protect, improve or restore the quality and quantity of water by ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces (Policy 4.2.1) 	<ul style="list-style-type: none"> The proposed SWMP 1 will provide the required quality, quantity and erosion controls as established through the FSEMS and refined through this study. Additional LID measures are proposed as part of an integrated feature-based and site wide SWM approach. An extensive NHS is protected and enhanced through naturalized buffer plantings, resulting in an overall increase in natural heritage area and function.

Act/Legislation	Policy Implications	Analysis
	<ul style="list-style-type: none"> • Planning authorities may only permit non-agricultural uses in prime agricultural areas for: <ul style="list-style-type: none"> a) Extraction of minerals... b) Limited non-residential uses, provided that all of the following are demonstrated: <ul style="list-style-type: none"> i. The land does not comprise a specialty crop area; ii. The proposed use complies with the MDS formulae; iii. There is an identified need within the planning horizon identified in the Official Plan provided for in Policy 2.1.3 for additional land to accommodate the proposed use; iv. Alternative locations have been evaluated, and <ul style="list-style-type: none"> a. There are no reasonable alternative locations which avoid prime agricultural areas b. There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands (Policy 4.3.5.1) c) Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural 	<ul style="list-style-type: none"> • The SIS and AIA have addressed the policy requirements of 4.3.5.1 and 4.3.5.2 as follows: <ul style="list-style-type: none"> a) Extraction of minerals is not proposed so this subsection is not applicable. b) (i) the land does not comprise a specialty crop area; (ii) the MDS formulae is not applicable given the proposed use is a SWM facility; (iii) the Region has agreed that need has been demonstrated through ROPA 51; (iv) alternative locations within the MEV Complementary Greenbelt Lands is limited given the extensive KNHF, associated VPZs and natural hazards. The SWM facility is proposed within the only feasible location within the MEV Complementary Greenbelt Lands located outside of existing constraints and the future watercourse corridor. c) The AIA confirmed that there are no anticipated impacts on surrounding agricultural operations within the agricultural system as a result of the proposed SWM facility.

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<p>impact assessment or equivalent analysis, based on Provincial guidance. (Policy 4.3.5.2)</p>	
	<ul style="list-style-type: none"> Development shall generally be directed away from areas of natural or human-made hazards (Policy 5.2.1). 	<ul style="list-style-type: none"> With the exception of the watercourse and floodplain alterations as well as the stormwater outfalls, which by their nature must occur within the flooding hazards, no development or site alteration is proposed within hazardous lands.
	<ul style="list-style-type: none"> Development shall generally be directed to areas outside of (b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards (Policy 5.2.2) Development and site alteration shall not be permitted within a floodway regardless of whether the area of inundation contains high points of land not subject to flooding (Policy 5.2.3) 	<ul style="list-style-type: none"> See above.
	<ul style="list-style-type: none"> Despite policy 5.2.3, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems where development is limited to uses which by their nature must locate within the floodway, including flood and /or erosion control works (Policy 5.2.5) 	<ul style="list-style-type: none"> See above.

Appendix C: Greenbelt Plan

SIS: Section 2.1.1.6 The Greenbelt Plan

The Greenbelt Plan establishes criteria for Key Natural Heritage Features (KNHF), Key Hydrologic Features (KHF) and Key Hydrologic Areas (KHA) and provides specific policy requirements pertaining to these features and areas. In general, no new development or site alteration is permitted within KNHFs or KHFs or their associated vegetation protection zones (VPZ). In those instances where development or site alteration may be permitted by the policies of the Greenbelt Plan, Section 3.2.2.3 outlines specific criteria that must be met including no negative impacts on KNHF or KHF or their functions, disturbed area not to exceed 25% of the total developable area, impervious surface not to exceed 10% of total developable area and at least 30% of the total developable area is to remain or be returned to natural self-sustaining vegetation, refer to **Figures 17.1** and **17.2**.

KHAs include the following:

- Significant groundwater recharge areas;
- Highly vulnerable aquifers; and
- Significant surface water contribution areas.

KHFs include the following:

- Permanent and intermittent streams;
- Lakes (and their littoral zones);
- Seepage areas and springs; and
- Wetlands.

KNHFs include the following:

- Habitat of Endangered and Threatened species;
- Fish habitat;
- Wetlands;
- Life science ANSIs;
- Significant valleylands;
- Significant woodlands;
- SWH (including habitat of special concern species);
- Sand barrens, savannahs and tallgrass prairies; and
- Alvars.

A large woodland (KNHF) and wetland (KNHF and KHF) are located within the Greenbelt NHS, a portion of which extends easterly into the **MEV Secondary Plan** Area. As described within Section 3.2 of the Greenbelt Plan, the Protected Countryside contains a Natural System composed of an NHS and a Water Resource System. The NHS includes core and linkage areas of the Protected Countryside with the highest concentration of sensitive and significant natural features and functions, while the Water Resource

System is made up of both ground and surface water features, areas and their associated functions. The Natural System protects natural heritage, hydrologic and/or landform features (key hydrologic areas, key hydrologic features and key natural heritage features) that contribute to conserving Ontario's biodiversity and the ecological integrity of the Greenbelt Plan lands.

As discussed in Section 4.1.1.2 of the Greenbelt Plan, proposals for non-agricultural uses must demonstrate the following:

- a) The use is appropriate for the location in a rural area;
- b) The type of water and sewer servicing proposed is appropriate for the type of use;
- c) There are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and
- d) There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.

Section 4.2.1 (General Infrastructure Policies) provides the policy requirements for new infrastructure within the Protected Countryside. Section 4.2.1.1 notes that infrastructure is permitted subject to the policies of this section and provided it meets one of the following two objectives:

- a) It supports agriculture, recreation and tourism, Towns/villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
- b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders.

A Planning Justification Report (PJR) was submitted by the Town, in support of ROPA 51. As outlined in the Region's staff report attached to ROPA 51, as it relates to the above objectives the Region stated the following:

Regional staff are of the opinion that the justification provided in support of the proposal meets the general infrastructure objectives of the Greenbelt Plan by providing a functional research facility that will serve the significant growth and economic development expected in southern Ontario beyond the Greenbelt through the contributions to stormwater management that it provides, while also serving the educational tourism and passive recreational opportunities created by the facility.

Based on the above, and discussions that took place at the December 8, 2023 agency meeting, it is the Study Team's understanding that the need for the SWM facility within the MEV Complementary Greenbelt Lands has been demonstrated to the satisfaction of the Region through the approval of ROPA 51. At the request of the Town, a policy analysis has been prepared in **Section 17**, to explain how the **SIS** addresses criteria that ROPA 51 established pertaining to green infrastructure being permitted in the Greenbelt Plan.

Section 4.2.3 (Stormwater Management and Resilient Infrastructure Policies) provides policies for stormwater management infrastructure within the Protected Countryside. Specifically, Section 4.2.3 states:

In addition to the policies of section 4.2.1, for stormwater management infrastructure in the Protected Countryside the following policies shall apply:

1. *Planning, design and construction of stormwater management infrastructure shall be carried out in accordance with the policies in subsection 3.2.7 of the Growth Plan;*
2. *Municipalities shall assess infrastructure vulnerability within Towns/Villages in accordance with policy 3.2.1.4 of the Growth Plan;*
3. *Stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones. The determination of appropriate vegetation protection zones shall be defined in accordance with sections 3.2.5.4 and 3.2.5.5 of this plan, which consider the area and nature of the feature being protected and the nature of the proposed stormwater management system.*
4. *Applications for development and site alteration in the Protected Countryside shall be accompanied by a stormwater management plan which demonstrates that:*
 - a. *Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;*
 - b. *An integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques;*
 - c. *Applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and,*
 - d. *Applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan.*
5. *The objectives of a stormwater management plan are to avoid, or if avoidance is not possible, minimize and mitigate stormwater volume, contaminant loads and impacts to receiving watercourses in order to:*
 - a. *Maintain groundwater quality and flow and stream baseflow;*
 - b. *Protect water quality;*
 - c. *Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;*
 - d. *Prevent increases in stream channel erosion;*
 - e. *Prevent any increase in flood risk; and*
 - f. *Protect aquatic species and their habitat.*

SIS: Section 17.0 Policy Analysis

Act/Legislation	Policy Implications	Analysis
Greenbelt Plan	<ul style="list-style-type: none"> A portion of the Subject Lands and the proposed works are within the Greenbelt Plan Area. While a small area of Greenbelt Plan NHS extends into the MEV Secondary Plan Area, the majority of the Greenbelt Plan NHS lands are located to the west, between the Secondary Plan Area and Bell School Line. Greenbelt Policy 3.2.5 outlines those features and functions that are considered KNHF and KHF. <p>The Greenbelt Plan NHS northern limit is generally coincident with the northern limit of the Velodrome (i.e., the NHS limit extends northerly such that it is in line with the Velodrome to the east however, the Velodrome is not within the Greenbelt Plan area). The remainder of the Greenbelt Plan Area, to the north of this limit, is within the Protected Countryside and not the NHS.</p>	<ul style="list-style-type: none"> No development is proposed within KNHFs or KHFs with the exception of: (1) watercourse realignment within fish habitat as part of the Indian Creek flood plain lowering, as per the recommendations of FSEMS; (2) riparian wetland removal associated with Indian Creek to facilitate the lowering of the floodplain, as envisioned in the FSEMS; and, (3) the removal of the 0.019 ha small isolated wetland. The removal of this small wetland is necessary to accommodate SWMP 1 and was previously discussed with and agreed to with senior staff at the Region of Halton and Conservation Halton.
Greenbelt Plan	<ul style="list-style-type: none"> Policy 3.2.2.3 notes that new development or site alteration in the NHS (as permitted by policies of the Greenbelt Plan) shall demonstrate that: 	
	<ul style="list-style-type: none"> a) There will be no negative impacts on key natural heritage features (KNHF) or key hydrologic features (KHF) or their functions 	<ul style="list-style-type: none"> The SIS has demonstrated that there will be no negative impacts to the KNHFs and KHFs of the Greenbelt NHS as a result of the grading associated with the creation of the SWM research pond (SWMP 1);
	<ul style="list-style-type: none"> b) Connectivity along the system and between key natural heritage features and key hydrologic features located within 240m of each other will be maintained or, where possible, enhanced for the movement of native 	<ul style="list-style-type: none"> Connectivity between KNHFs and KHFs is maintained within the Greenbelt Plan as the landscape will not be fenced and there will be free movement of species through this area between the Indian Creek corridor, SWMP 1 and beyond.

Act/Legislation	Policy Implications	Analysis
Greenbelt Plan	plants and animals across the landscape;	
	c) The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible	<ul style="list-style-type: none"> The only 'other natural feature' that is not identified as a KNHF or KHF that is proposed for removal is a cultural meadow (CUM-1) located in proximity to the existing Indian Creek. Given the need to lower the flood plain in order to contain the Regional Storm, it was not feasible to retain this feature however, the proposed Indian Creek watercourse corridor Conceptual Channel Design (Appendix G) incorporates wet meadow into the restored communities, thereby providing a similar community type within the watercourse corridor.
Greenbelt Plan	d) Except for uses described in and governed by the policies of sections 4.1.2 and 4.3.2, (i) the disturbed area, including any buildings and structures, of the total developable area will not exceed 25%; and, (ii) the impervious surface of the total developable area will not exceed 10%	<ul style="list-style-type: none"> The SIS has demonstrated that the disturbed area associated with SWMP 1, including the outfall swale, trails/greenways, and LIDs will not exceed 25% of the total developable area and the impervious surface will not exceed 10% of the total developable area. This is supported by Figure 17.1 and 17.2 Further to correspondence from the Town (May 20, 2022), it has been confirmed that the 'disturbed area' as referenced in Policy 3.2.2.3(d) is less than the 25% of the total developable area (33.4 ha total developable and the proposed disturbed area is 7.7 ha, representing a disturbed area of 23.2%)

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Greenbelt Plan		<ul style="list-style-type: none"> The proposed impervious surfaces are calculated to 1.6% of the aforementioned total developable area. All above quantities (areas and percentages) exclude the non-participating lands between York's Lands and Bell School Line which have a total area of 4.7 ha
Greenbelt Plan	e) At least 30% of the total developable area will remain or be returned to natural self-sustaining vegetation, recognizing that section 4.3.2 establishes specific standards for the uses described there	<ul style="list-style-type: none"> Existing KNHF/KHF south of the proposed SWMP 1 will remain in their existing vegetated condition and the associated VPZs will be seeded to provide for natural self-sustaining vegetation. The entire watercourse corridor and associated buffers will be landscaped and naturally self-sustaining. The outfall swale, on the south side of SWMP 1, will be planted in accordance with CH's Landscape and Restoration Guideline (2024). This swale is proposed in an area that has historically been farmed and, as such, subjected to annual plowing/grade alterations. The provision of a naturalized outfall swale in this location will be beneficial to the natural heritage system as compared to the existing agricultural use.
	<ul style="list-style-type: none"> Policy 3.2.4 establishes that key hydrologic areas include: significant groundwater recharge areas; highly vulnerable aquifers and significant surface water contribution areas. 	<ul style="list-style-type: none"> The FSEMS confirmed that there are no Key Hydrologic Areas within the MEV Secondary Plan Area. This SIS has further demonstrated that there are no Key Hydrologic Areas within the remaining Subject Lands

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Greenbelt Plan	<ul style="list-style-type: none"> Policy 3.2.5 establishes that Key Natural Heritage Features include (only those applicable to the SIS Subject Lands are listed): habitat of endangered species and threatened species; fish habitat; wetlands; significant woodlands, and significant wildlife habitat (including habitat of special concern species). Further Key Hydrologic Features include (only those applicable to the SIS Subject Lands are listed): permanent and intermittent streams and wetlands. 	<ul style="list-style-type: none"> The following KNHFs are located within the Greenbelt Plan lands: wetlands, significant woodlands, fish habitat, significant wildlife habitat. The following KHF is located within the Greenbelt Plan lands: permanent and intermittent streams and wetlands.
Greenbelt Plan	<ul style="list-style-type: none"> Policy 3.2.5.1 states that development or site alteration is not permitted in key hydrologic features or key natural heritage features within the NHS, including any associated buffers to KNHFs with the exception of: (a) forest, fish and wildlife management; (b) conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; (c) infrastructure, aggregate, recreational, shoreline and existing uses, as described by and subject to the policies of Section 4 	<ul style="list-style-type: none"> The only site alteration proposed within a KNHF or KHF is the realignment of Indian Creek and the creation of the associated watercourse corridor, resulting in the temporary removal of wetlands (KNHF). The preliminary impacts associated with this realignment were studied as part of the FSEMS and have been assessed in greater detail within the SIS. The Town has confirmed that the Indian Creek realignment is necessary and in the public interest and, as such, subsection (b) is satisfied. See additional analysis under Policy 3.2.2.3
	<ul style="list-style-type: none"> Policy 3.2.5.2 notes that, beyond the NHS within the Protected Countryside, key hydrologic features are defined by and subject to the policies of Section 3.2.5 	<ul style="list-style-type: none"> A portion of the Subject Lands within the Greenbelt Plan Area is outside of the NHS within the Protected Countryside. In general, the Indian Creek corridor is outside of the Greenbelt NHS. As such, there are two key hydrologic features within the Protected Countryside portion of the Subject Lands: (1)

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Greenbelt Plan		a permanent stream (Indian Creek) and wetlands.
	<ul style="list-style-type: none"> Policy 3.2.5.3 notes that, beyond the NHS within the Protected Countryside, key natural heritage features are not subject to the policies of Section 3.2.5 but are to be defined pursuant to, and subject to the policies of, the PPS 	<ul style="list-style-type: none"> As with the key hydrologic features noted above, there are several natural features (wetlands, fish habitat, SWH) within the Protected Countryside, outside of the Greenbelt NHS, within the Subject Lands. These features are not subject to Section 3.2.5 of the Greenbelt Plan and, instead, have been evaluated pursuant to the PPS.
Greenbelt Plan	<ul style="list-style-type: none"> In the case of wetlands, fish habitat, permanent and intermittent streams and significant woodlands, Policy 3.2.5.4 notes that the minimum buffer shall be 30m measured from the outside boundary of the KNHF or KHF 	<ul style="list-style-type: none"> A 30m buffer / VPZ has been applied to wetlands, fish habitat, permanent and intermittent streams and significant woodlands within the Greenbelt Plan Area. Two options have been provided for the ultimate location of ICT-9, one of which maintains a 30m VPZ between SWMP 1 and ICT-9 as per Policy 3.2.5.4.
	<ul style="list-style-type: none"> Policy 3.2.5.5 requires that a proposal for new development or site alteration within 120m of a KNHF within the NHS or a KHF anywhere within the Protected Countryside requires a natural heritage evaluation or a hydrologic evaluation which identified a buffer which: (a) is of sufficient width to protect the KNHF or KHF and its functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the feature and /or its function and (b) is established to 	<ul style="list-style-type: none"> The contents of the SIS serve as the natural heritage evaluation and hydrologic evaluation for development proposed within 120m of a KNHF within the NHS and a KHF anywhere within the Protected Countryside. A feature-based water balance has been prepared and mitigation measures proposed (two LID features) to maintain flows to these features post-development to ensure no negative impact. A 30m VPZ is provided to wetlands, fish habitat, permanent and intermittent streams and significant woodlands, as required by Policy 3.2.5.4 and is

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<p>achieve and be maintained as natural self-sustaining vegetation</p>	<p>of sufficient width to protect the features and functions from the impacts of the adjacent development before, during and after construction. Where development is adjacent to these buffers (i.e., along the northern and western perimeter of the MEV and between SWMP 1 and the Indian Creek PSW Complex) the buffers will be planted utilizing CH's Landscaping Guidelines (2022). In two locations a Naturalized Greenway (i.e., trail) is proposed within the outer 5m of the 30m VPZ. Greenbelt Plan Policies 3.3.2 and 3.3.3 anticipate and encourage trails within the Greenbelt Plan and require that such trails protect KNHF and KHF and functions on the landscape.</p>

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Greenbelt Plan	<ul style="list-style-type: none"> Policy 4.2.1.1 requires that for lands falling within the Protected Countryside all existing, expanded or new infrastructure must meet one of the following two objectives: a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders. ROPA 51 was adopted by the Region on June 15, 2022 to allow for SWM facilities within the Greenbelt Plan, subject to certain criteria. 	<ul style="list-style-type: none"> As supported by the Region through its adoption of the MEV ROPA (see the MEV ROPA row in this table for more details), and as detailed in the Planning Justification Reports (PJR) that accompanied ROPA 51 and the current WLU application, the proposed SWM research facility (SWMP 1) addresses criteria (b) of Policy 4.2.1.1 while also providing considerable benefits in relation to criteria (a) as it provides a unique opportunity to contribute to the future of SWM in Ontario because: (1) the proposed green infrastructure project and research program will provide a much needed understanding and new best practices for SWM facilities to support a wide range of uses permitted within the Greenbelt, including the urban uses found within Towns/ Villages and Hamlets as well as large scale agricultural and rural tourism uses contained within the Greenbelt; (2) the research programs associated with this facility are expected to provide economic and growth management benefits that will serve Halton and southern Ontario and also have applicability globally by producing research to better plan for urban infrastructure; (3) the research will include minimizing and managing impacts on natural heritage resources as well as exploring efficient and effective designs for SWM ponds; (4) in addition to examining and implementing future technologies for SWM to address the significant growth facing

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
		<p>Ontario, these technologies can be used to address the stormwater needs of large scale agricultural uses and other rural uses such as golf courses and rural industrial uses found within Halton Region and the Greenbelt; and, (5) the facility will provide educational tourism as well as passive recreational opportunities as well as broad economic and growth management benefits within the Greenbelt and beyond. (Note: text taken directly from Region of Halton Staff Report LPS42-22)</p>
	<ul style="list-style-type: none"> Greenbelt Plan Policy 4.2.1.2 notes that the location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following: <ul style="list-style-type: none"> a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the NHS and Water Resource System, traversed and/or occupied by such infrastructure; 	<ul style="list-style-type: none"> The S/S has addressed the subsection requirements of Policy 4.2.1.2 as follows: <ul style="list-style-type: none"> a) The size of the SWM pond is dictated by the Provincial, Town and CH design criteria to achieve the quality, quantity and erosion control requirements to ensure no negative impact to the downstream system. There is no ability to reduce the pond size if it means reducing the ability to achieve these required targets. The SWM pond is proposed within an area between the Indian Creek

Act/Legislation	Policy Implications	Analysis
	<ul style="list-style-type: none"> b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt; c) Where practicable, existing capacity and coordination with different infrastructure services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the GGH established by the Greenbelt Plan and the Growth Plan are supported and reinforced; d) New or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas unless need has been demonstrated and it has been established that there is no reasonable alternative; e) Where infrastructure does cross the NHS or intrude into or result in the loss of a key natural heritage feature, key hydrologic feature or key hydrologic areas, including related landform features, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions and, where 	<p>PSW to the south and the Indian Creek watercourse corridor to the north. The PSW complex and associated 30m VPZ provide a fixed southern boundary in terms of potential locations for the SWM pond within the MEV Complementary Greenbelt Lands. The lowering and realignment of Indian Creek is required to remove the flooding hazard from within the MEV Secondary Plan area. There are two fixed points associated with the watercourse re-creation/realignment that must be respected – the upstream and downstream tie-in points where the watercourse enters and exits the Subject Lands. In addition, the watercourse corridor must be designed such that it does not result in increased regulatory area on non-participating lands to the north and west. As such, there is limited ability to adjust the location of the watercourse corridor in order to provide for additional / alternative SWM pond locations. The watercourse corridor must contain the Regional Storm flood plain, which dictates the width of the corridor. As shown on Figure 7.1, the SWM pond has been designed to utilize the remaining lands between the Indian Creek PSW complex and the Indian Creek watercourse corridor while still achieving the</p>

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<p>reasonable, maintain or improve connectivity;</p> <p>f) New or expanding infrastructure shall avoid specialty crop areas and other prime agricultural areas in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative;</p> <p>g) Where infrastructure crosses prime agricultural areas, including specialty crop areas, an AIA or equivalent analysis as part of an environmental assessment shall be undertaken; and,</p> <p>h) New waste disposal sites and facilities, and organize soil conditioning sites are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones</p>	<p>required Provincial, Town and CH design criteria. As such, the planning and design of the SWM pond has minimized, where possible, the amount of Greenbelt land that is occupied by the SWM pond. In terms of construction practices, the construction of the pond will not extend beyond the pond footprint. As a result, the construction practices are also such that the amount of Greenbelt land impacted by the SWM pond has been minimized;</p> <p>b) The planning and design of the SWM facility has avoided all KNHF and the associated VPZs, thereby minimizing negative impacts on and disturbance of the existing landscape. Noise is not anticipated to be a factor associated with the SWM pond, other than temporary construction noise. If lighting is required by the Town, around the SWM pond perimeter trail, the design of this lighting can be addressed as a condition of draft plan approval and can include features such as directional lighting to avoid spillover into natural areas. Drainage into the pond will contain road salt during the winter months. At this time, there are no mechanisms available to remove road salt from stormwater.</p> <p>c) The SWM pond is the only infrastructure proposed within the Greenbelt Plan lands so there is no need to</p>

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
		<p>coordinate with different infrastructure services.</p> <p>d) All KNHFs, KHF and KHAs have been avoided by the SWM facility.</p> <p>e) With the exception of the outfall swale associated with the southern outlet of SWMP 1, no infrastructure is proposed to cross the NHS. The nature of the outfall swale (narrow, naturalized and outside of the VPZ) is such that negative impacts are not anticipated to the KNHF or KHF and there will be no impact to connectivity.</p> <p>f) There are no specialty crop areas within the MEV Complementary Greenbelt Lands. Impacts to prime agricultural areas has been addressed through an AIA prepared by DBH Soil Services (May 2022). Based on discussions that took place at the December 8, 2023 agency meeting, it has been agreed by the Region that the purpose of ROPA 51 was to permit SWM facilities within the Greenbelt and, as such, the test for the SIS to demonstrate is that, <u>within</u> the Greenbelt Plan lands there are no alternative locations for a SWM facility and to confirm whether there is any opportunity to avoid Prime Agricultural lands. All efforts have been made to minimize the size of the SWM facility however, specific Provincial, municipal and CH requirements must be met when sizing the facility. In terms of the</p>

Act/Legislation	Policy Implications	Analysis
		<p>location of the SWM facility within the Greenbelt lands, there are significant natural heritage and natural hazard constraints that must be considered when locating the SWM facility. SWM facilities are not permitted within Key Natural Heritage Features or the associated VPZ, which limits the area available for a SWM facility within the MEV Complementary Greenbelt Lands to those lands north of Feature 1 as shown on Figure 6, Appendix C1. The requirement to contain the Regional Storm, through the creation of a watercourse corridor along the northern portion of the MEV Complementary Greenbelt Lands, further restricts the area available to create a SWM facility to a pocket of land between the watercourse corridor and the KNHF / VPZ. As such, ROPA 51 demonstrated the need for the SWM facility within the Greenbelt and this SIS has demonstrated that there is no reasonable alternative location to avoid prime agricultural areas.</p> <p>g) Refer to the response to (f) above.</p> <p>h) This subsection is not applicable as it only pertains to new waste facilities.</p>
	<ul style="list-style-type: none"> Policy 4.2.3 addresses SWM and resilient infrastructure policies and requires that, in addition to the policies of section 4.2.1, for SWM infrastructure in the 	<ul style="list-style-type: none"> The SWM plan within Section 7 this SIS has been prepared to address the policy requirements of the Greenbelt Plan and has demonstrated that: the plan has

Act/Legislation	Policy Implications	Analysis
	<p>Protected Countryside the following policies shall apply: (1) planning, design and construction shall be carried out in accordance with policies 3.2.7 of the Growth Plan; (3) SWM systems are prohibited in KNHFs, KHF and their associated buffers. The determination of appropriate buffers shall be defined in accordance with sections 3.2.5.4 and 3.2.5.5 of the Greenbelt Plan, which consider the area and nature of the feature being protected and the nature of the proposed SWM system; (4) applications for development and site alteration in the Protected Countryside shall be accompanied by a SWM plan that demonstrates; (a) minimization of vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; (b) integrated treatment approach to minimize stormwater flows and mimic natural hydrology through lot level controls, LID and other conveyance techniques; (c) applicable recommendations, standards or targets within a Subwatershed plan or equivalent and water budgets will be complied with; and (d) applicable objectives, targets, and any other requirements within a SWM Mater Plan will be met in accordance with the policies of 3.2.7 of the Growth Plan; (5) the objectives of the SWM Plan are to avoid, or if avoidance is not possible, minimize and mitigate stormwater volume, contaminant loads and impacts to receiving</p>	<p>been designed and will be constructed in accordance with policies 3.2.7 of the Growth Plan. The SWM pond has been located outside of KNHFs and KHF and their associated buffers, with the exception of the removal of the small isolated 0.019 ha wetland (both a KNHF and KHF). As outlined in Section 3.1, this Tableland Wetland is identified as Feature 22.1 in the FSEMS (see Appendix C1). Through wetland staking it was found to be much smaller than previously mapped by MNRF. Staff at the Region of Halton and Conservation Halton (the delegated authorities at the time in terms of Provincial policy implementation and wetland regulation, respectively) confirmed verbally that the wetland could be removed provided the wetland is replicated elsewhere in the NHS. Subsequently, an OWES evaluation removed this isolated feature from the PSW complex. Replication of the wetland is proposed at its full original size (0.46ha) compared to the 0.019ha that currently exists on the landscape. Vegetation removal, grading and soil compaction has been minimized as has sediment, erosion and impervious surfaces. LIDs have been incorporated into the land use plan in order to demonstrate an integrated treatment approach and to address feature-based water balance requirements. The applicable quality, quantity and erosion requirements of the FSEMS have been incorporated into the SWM</p>

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<p>watercourses in order to (a) maintain groundwater quality and flow and stream baseflow; (b) protect water quality; (c) minimize the disruption of pre-existing (natural) drainage patterns wherever possible; (d) prevent increase in stream channel erosion; I prevent any increase in flood risk; and, (f) protect aquatic species and their habitat</p>	<p>design; groundwater and surface water quality and quantity, including baseflow, will be maintained; although the flood plain is required to be lowered to facilitate the removal of the flood plain from the Secondary Plan area, existing natural drainage patterns are maintained within the Indian Creek watercourse corridor and to existing natural heritage features within the Greenbelt Plan area, adjacent to the MEV Secondary Plan area; erosion threshold assessment has been completed to demonstrate no impact to stream channel erosion; watercourse corridor has been designed to ensure no increase to flood risk; and, aquatic species and their habitat will benefit from the watercourse restoration works through the removal of the bypass channel and re-created natural channel design.</p>

Appendix D: Region of Halton Official Plan

SIS: Section 2.1.1.7 Halton Region Official Plan

As briefly outlined in **Section 1.5**, the Minister of Municipal Affairs and Housing modified and approved Halton Region Official Plan Amendment No. 48 (ROPA 48) on November 10, 2021. The current Office Consolidation of the Official Plan (2022) has been used to guide this report, and the Region of Halton NHS includes the following Key Features:

- Significant habitat of endangered and threatened species;
- Significant wetlands;
- Significant coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat (SWH);
- Significant Areas of Natural and Scientific Interest; and,
- Fish habitat.

SIS: Section 17.0 Policy Analysis

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Region of Halton Official Plan	<ul style="list-style-type: none"> The RNHS consists of areas so designated on Map 1 and significant habitats of endangered and threatened species not included on Map 1 (Policy 115.2) 	<ul style="list-style-type: none"> The following Key Features of the RNHS were identified on the Subject Lands through this SIS: significant wetlands, significant woodlands, SWH and fish habitat. The following components of the RNHS are also on the Subject Lands: buffers, linkages, watercourses within a CA regulation limit, wetlands other than those considered significant and the Regional Storm floodplain.
	<ul style="list-style-type: none"> RNHS consists of: Key Features (significant habitat of endangered and threatened species, significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat); enhancements to Key Features; linkages; buffers; watercourses within a CA regulation limit or that provide a linkage to a wetland or a significant woodland; and, wetlands other than those considered significant under Section 115.3(1)(b) (Policy 115.3) 	
Region of Halton Official Plan	<ul style="list-style-type: none"> The boundaries of the RNHS may be refined through Subwatershed study accepted by the Region and undertaken in the context of an Area Specific Plan (Policy 116.1a) or similar studies based on <i>Terms of Reference</i> accepted by the Region (Policy 116.1c) 	<ul style="list-style-type: none"> The boundary of the RNHS has been refined through the completion of a wetland staking with CH plus the addition of 30m buffers from this limit as well as the completion of dripline staking with the Region plus the addition of 30m buffers. The creation of the Indian Creek watercourse corridor will also further refine the RNHS limits by confining the Regional Storm floodplain to the created valley feature.

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Region of Halton Official Plan	<ul style="list-style-type: none"> Essential transportation and utility facilities (Policy 117.1(9)); and essential watershed management and flood and erosion control projects (Policy 117.1(15) are permitted in the RNHS 	<ul style="list-style-type: none"> Through an analysis of outfall locations and construction methods, it has been demonstrated that the preferred construction method and outfall locations will minimize the impact within the RNHS and has demonstrated that the outfalls are essential (and would therefore be considered a permitted use pursuant to ROP Policy 117.1(9)) The Town has confirmed that the alternatives associated with the lowering of Indian Creek and associated watercourse corridor creation was considered as part of the FSEMS and is considered to be in the public interest. As such, this would be considered an essential watershed management project.
	<ul style="list-style-type: none"> Development and site alteration is prohibited within significant wetlands, significant habitat of endangered and threatened species and fish habitat except in accordance with Provincial and Federal legislation or regulations. The alteration of any component of the RNHS is not permitted unless it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions. (Policy 118(2)) 	<ul style="list-style-type: none"> No development or site alteration is proposed within provincially significant wetlands however, site alteration is proposed within regionally significant wetlands in order to accommodate the flood plain lowering and SWMP 1. The SIS has demonstrated that the alteration of these regionally significant wetlands will have no negative impact on the natural features and areas or their ecological functions by virtue of the re-creation and enhancement of these features within the Indian Creek watercourse corridor. No development or site alteration is proposed within significant habitat of endangered and threatened species. Site alteration is proposed within fish habitat in order to lower the flood plain, realign and restore

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Region of Halton Official Plan		<ul style="list-style-type: none"> - Proposed watercourse realignment will require consultation with DFO (see discussion above under <i>Fisheries Act</i>).
	<ul style="list-style-type: none"> · Policies 118(3) and 141(2) requires the preparation of an EIA to demonstrate that the proposed development or site alteration will result in no negative impacts to that portion of the RNHS or unmapped Key Features affected by the development or site alteration by identifying components of the RNHS as listed in Section 115.3 and their associated ecological functions and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. Such EIA is required for development and site alteration located wholly or partially inside or within 120m of the RNHS 	<ul style="list-style-type: none"> · This SIS satisfies the EIA requirements and has demonstrated that the proposed development and site alteration will result in no negative impacts to the RNHS. · From an RNHS overall benefit / enhancement perspective, the proposed development will result in: <ul style="list-style-type: none"> o The widening of riparian habitat and creation of substantial wetland habitat features and functions within the Indian Creek Corridor; o Additional native plantings within the Indian Creek corridor to replace loss and enhance vegetation density and increase biodiversity; o Naturalized 15m buffers along the Indian Creek watercourse corridor, in areas that are currently in agricultural production; o Naturalized 30m buffers adjacent to PSWs in areas that are currently in agricultural production; o Creation of wetland habitat to address the removal of the 'kettle' wetland, as required through the FSEMS, in Area D as shown on Map 5, Appendix E of the FSEMS and in the SIS on Figure 7.

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Region of Halton Official Plan	<ul style="list-style-type: none"> With respect to trails, Policy 118(6) notes that the Region encourages the development of trails within the RNHS provided that: (a) the trails are located on publicly owned lands; (b) the trails and associated activities do not impact negatively on ecologically sensitive areas or resource uses such as agricultural operations; (c) proper regard is given to the issues of trespassing on private properties; and, (d) adjacent landowners potentially affected by the trails are consulted 	<ul style="list-style-type: none"> A Naturalized Greenway (i.e., trail) is proposed within the outer 5m limit of the 30m VPZ in two locations within the Secondary Plan Area. These trails will be in a location that is currently under agricultural use and the drainage will be designed to ensure there are no anticipated negative impacts to the PSW.
	<ul style="list-style-type: none"> Policy 118(7) encourages the local municipalities, conservation authority or other public agencies to obtain the RNHS in public ownership through the development approvals process 	<ul style="list-style-type: none"> The NHS associated with the Indian Creek watercourse corridor, including the associated 15m lot line setbacks, will be dedicated to the Town of Milton through the development approvals process. The NHS on WLU and Conestoga Lands are anticipated to remain in private ownership for educational purposes, however this remains under discussion with the Town.
Region of Halton Official Plan	<ul style="list-style-type: none"> Policy 139.2.1 notes that the following additional uses may be permitted on the MEV Complementary Greenbelt Lands: <ul style="list-style-type: none"> (1) SWM facilities, provided that: <ul style="list-style-type: none"> a) such uses meet the applicable Greenbelt Plan objectives and policies for infrastructure within the Protected Countryside; b) such uses are essential, meaning that they are deemed necessary to the public interest after 	<ul style="list-style-type: none"> (1)(a) and (b) For the reasons as set out in the Greenbelt Plan section of this table, in relation to Greenbelt Plan policies 3.2.2.3, 3.2.5.1, 4.2.1.1, 4.2.1.2 and 4.2.3, these conditions have been addressed (refer to the Greenbelt Plan section of this table for further details) and that such use has been deemed essential. (c) the SWM facility is located outside of Key Features, buffers and VPZs; (d) due to the existing and future constraints within the MEV Complementary Greenbelt Plan Lands, it is not possible to avoid prime agricultural areas when

Act/Legislation	Policy Implications	Analysis
	<p>all alternatives have been considered;</p> <p>c) they are located outside of Key Features, buffers, and vegetation protection zones;</p> <p>d) they avoid prime agricultural areas, unless need has been demonstrated and it has been established that there is no reasonable alternative;</p> <p>e) they represent green infrastructure, providing ecological and hydrological functions and processes that support the Natural Heritage System;</p> <p>f) they are developed and operated as a research facility that supports the Milton Education Village and the scientific research and study undertaken at its post-secondary institutions related to watersheds, water quality and quantity, and management practices; and</p> <p>g) they address the detailed requirements and studies identified in Section 139.2.2 of this Plan.</p> <p>2) uses directly associated with a stormwater management facility and necessary to support the installation, access, operation, and maintenance of the facility, provided they are located outside of Key Features, buffers, and</p>	<p>siting the SWM facility. The SIS has demonstrated that there is no reasonable alternative location within the MEV Complementary Greenbelt Plan Lands. Additional discussion is included in the Greenbelt Plan analysis section of this table.</p> <ul style="list-style-type: none"> • (e) the proposed SWM pond is unique and different from other SWM ponds in that it is designed to provide opportunities for WLU to undertake research related to pond design and plantings that are intended to inform future policy direction with the intention of designing ponds that are more sustainable. As a result, this SWM pond represents green infrastructure that, through WLU's research, will help to inform future SWM pond designs. The SWM pond has been designed with two outlets to ensure maintenance of downstream ecological and hydrological functions that support the NHS. • (f) As outlined in the SIS, SWMP 1 will be developed and operated as a research facility that supports the MEV and its post-secondary institutions; • (g) see policy analysis below related to Section 139.2.2. • (2) only those uses directly associated with a SWM facility, necessary to support the installation, access, operation and maintenance of the facility have been proposed within the MEV Complementary Greenbelt Lands and none of those uses, with the exception of the stormwater outfall, is located within Key Features, buffers or VPZs. As noted in subsection (2)

Act/Legislation	Policy Implications	Analysis
	<p>vegetation protection zones, with the exception of those components of the facility that are essential for conveying stormwater to the receiving Key Feature;</p> <p>3) non-intensive uses related to scientific study, education, and research, that are directly related to a post-secondary institution in the Milton Education Village.</p>	<p>stormwater outfalls are an exception to the prohibition since it is essential for conveying stormwater to the receiving watercourse.</p> <ul style="list-style-type: none"> • (3) only non-intensive uses related to scientific study, education and research, directly related to a post-secondary institution in the MEV are proposed.
	<ul style="list-style-type: none"> • Policy 139.2.2 was also added to the ROP which requires the submission of: <ul style="list-style-type: none"> (1) an AIA; (2) an EIA; and, (3) a SWM Plan in support of uses outlined in Section 139.2.1 <p>Section 139.2.2 outlines the general content requirements for each of these studies.</p> <ul style="list-style-type: none"> • For (2) EIA: Policy 139.2.2(2)(c) requires that new development and site alteration in the 	<p>1. An AIA was prepared by DBH Soil Services (DBH) and submitted in support of ROPA 51. Caldwell Consulting (Caldwell) was retained by the Region to review the AIA. Caldwell's comments were included in Attachment 3 to ROPA 51. The comments, for the most part, identified concerns pertaining to the additional uses (beyond a SWM facility) that were mentioned in the AIA including greenhouses, lodging, etc. The AIA was updated on May 20, 2022 and a response letter, dated October 31, 2022, was provided from DBH to address Caldwell's comments. The updated 2022 AIA confirmed that the only proposed use was a SWM facility thereby addressing the majority of the concerns raised by Caldwell. The two remaining concerns pertained to a request for a more detailed history of agriculture on the subject property and Greenbelt Plan criteria for locating and constructing infrastructure in the Protected Countryside (specifically Policy 4.2.1.2f/g are mentioned). The 2022 AIA and October 2022 response letter</p>

Act/Legislation	Policy Implications	Analysis
	<p>Greenbelt NHS will occur in accordance with the following:</p> <ul style="list-style-type: none"> [i] the disturbed area will not exceed 25 per cent of the total developable area, being the areas of the Milton Education Village Complementary Greenbelt Lands outside of Key Features and any related vegetation protection zones; [ii] the impervious surface is minimized and will not exceed 10 per cent of the total developable area; and, [iii] natural self-sustaining vegetation is maintained or restored to at least 30 per cent of the total developable area. 	<p>provided additional information pertaining to the history of agriculture on the subject lands and it is understood that this has addressed the Region's comment in that regard. With respect to Greenbelt Plan policies for locating and constructing infrastructure within the Protected Countryside (Policy 4.2.1.2(f) and (g)) please refer to the Greenbelt Plan section of this table for additional policy analysis. It was agreed at the December 8, 2023 agency meeting that an update to the 2022 AIA was not required. Correspondence has been included in Appendix Q7.</p> <p>2. This SIS is considered to fulfill the requirement of an EIA as it has demonstrated:</p> <ul style="list-style-type: none"> (a) there are no negative impacts on Key Features or their ecological functions; (b) connectivity across the NHS and between Key Features and other natural heritage features and areas is maintained along the Indian Creek watercourse corridor, as required through the FSEMS; (c) the disturbed area does not exceed 25% of the total developable area outside of Key Features and VPZs, the impervious surface is minimized and will not exceed 10% of the total developable area, natural self-sustaining vegetation is maintained and restored to at least 30% of the total developable area. The swale associated with the southern SWMP 1 outfall was included in the disturbed area calculation found in Figure 17.1 and 17.2.

Act/Legislation	Policy Implications	Analysis
		<p>However, the outfall swale will be only a temporary disturbance, such grading will take place within lands that have historically been farmed and subject to annual ploughing/tilling. The provision of a small swale to convey stormwater flows, that will be naturalized post-construction, could be considered less of a disturbance on the landscape than annual ploughing/tilling.</p> <p>(d) All other applicable Regional policies and requirements related to the Greenbelt and RNHS are met.</p> <p>3. This SIS is considered to fulfill the requirement for a SWM Plan as outlined in ROP Policy 139.2.2. This SIS has demonstrated that: (a) planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces and additional details will be provided ; (b) an integrated treatment approach is proposed to minimize stormwater flows and mimic natural hydrology through the use of lot level controls and LID measures; (c) the applicable recommendations, standards and targets as established in the FSEMS are complied with; and, (d) the stormwater management will be managed in a manner that is in accordance with Policy 3.2.7 of the Growth Plan and Policy 4.2.3.5 of the Greenbelt Plan. Please refer to the respective components of this table for further details regarding these two policies.</p>

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<ul style="list-style-type: none"> · Policies 144(3), (4) and (5) state that it is the Region's objective to: maintain, protect and enhance the quality and quantity of groundwater and surface water; support the protection of water quality and quantity in accordance with the objectives of SWSs where they exist; and, to maintain and enhance fish habitat in Halton 	<ul style="list-style-type: none"> · This SIS has demonstrated that groundwater and surface water quality and quantity will be maintained, protected and enhanced in accordance with the FSEMS objectives · The watercourse and floodplain alterations, including the creation of riparian habitat and removal of the by-pass channel, will enhance fish habitat.
	<ul style="list-style-type: none"> · Policy 145(17) requires development to consider the impact of development on fish habitat and ensure compliance with the Federal <i>Fisheries Act</i>. 	<ul style="list-style-type: none"> · Proposed watercourse realignment will require consultation with DFO (see discussion above under the <i>Fisheries Act</i>).

Appendix E: Region of Halton Official Plan Amendment (ROPA) 51

SIS: Section 1.4.3 BY-LAW No. 36-22; Amendment No.51 to Regional Official Plan: MEV

The **MEV ROPA** was initiated by the Town to amend the ROP to add new permitted uses within the Greenbelt Plan and Regional Natural Heritage System (RNHS) including green infrastructure such as a stormwater management (SWM) research facility, as well as related ancillary uses to lands located west of the **MEV Secondary Plan**. These lands are identified as Protected Countryside and Greenbelt Natural Heritage System (NHS) in the Greenbelt Plan. The effect of the **MEV ROPA** was the creation a special policy area, “Milton Education Village Complementary Greenbelt Lands Policy Area”, within the ROP for lands within the Agricultural Area, the Greenbelt Plan Protected Countryside and in part subject to the Regional NHS and Greenbelt NHS overlay. The special policy area permits SWM facilities that represent green infrastructure in support of the **MEV**’s scientific research goals, uses directly associated with a SWM facility as well as non-intensive uses related to scientific study, education and research subject to specific criteria.

Section 139.2.1 was added to the ROP and states the following:

Subject to other policies of this Plan, applicable policies of the Greenbelt Plan, applicable Local Official Plan policies and Zoning By-laws, and applicable Conservation Authority regulatory requirements, the following additional uses may be permitted on the Milton Education Village Complementary Greenbelt Lands:

- (1) stormwater management facilities, provided that:*
 - a) such uses meet the applicable Greenbelt Plan objectives and policies for infrastructure within the Protected Countryside;*
 - b) such uses are essential, meaning that they are deemed necessary to the public interest after all alternatives have been considered;*
 - c) they are located outside of Key Features, buffers, and vegetation protection zones;*
 - d) they avoid prime agricultural areas, unless need has been demonstrated and it has been established that there is no reasonable alternative;*
 - e) they represent green infrastructure, providing ecological and hydrological functions and processes that support the Natural Heritage System;*
 - f) they are developed and operated as a research facility that supports the Milton Education Village and the scientific research and study undertaken at its post-secondary institutions related to watersheds, water quality and quantity, and management practices; and*
 - g) they address the detailed requirements and studies identified in Section 139.2.2 of this Plan.*
- 2) uses directly associated with a stormwater management facility and necessary to support the installation, access, operation, and maintenance of the facility, provided they are located outside of Key Features, buffers, and vegetation protection zones, with the exception of those components of the facility that are essential for conveying stormwater to the receiving Key Feature;*
- 3) non-intensive uses related to scientific study, education, and research, that are directly related to a post-secondary institution in the Milton Education Village.*

Section 139.2.2 was also added to the ROP which requires the submission of an Agricultural Impact Assessment (AIA), Environmental Impact Assessment (EIA) and a SWM Plan in support of uses outlined in Section 139.2.1. Section 139.2.2 outlines the general content requirements for each of these studies. An AIA prepared by DBH Soil Services, dated October 22, 2021, was submitted in support of ROPA 51. Upon receipt of the Region’s comments, an updated AIA was pre-

pared (DBH, May 2022) along with a response letter (October 2022) to address the comments contained in Attachment 3 to ROPA 51. Based on the December 8, 2023 agency meeting, and follow-up correspondence with Regional staff, it is the Study Team's understanding that the AIA is considered complete, correspondence on the matter with the Town and Region is included in **Ap-**

SIS: Section 17.0 Policy Analysis

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Regional Official Plan Amendment (ROPA) 51	<ul style="list-style-type: none"> Under section 22 of the <i>Planning Act</i>, an application for a ROPA was filed by the Town of Milton on November 11, 2020 and deemed complete by Regional staff on December 16, 2020. The application proposed to amend the ROP to add a SWM research facility, green infrastructure and related ancillary uses to lands located west of the MEV Secondary Plan Area. These lands are identified as Protected Countryside and Greenbelt Natural Heritage System in the Greenbelt Plan. 	<ul style="list-style-type: none"> A research SWM facility (SWMP 1) is proposed by WLU within the Greenbelt Plan Protected Countryside and NHS, outside of KNHFs and KHF's (except for the small isolated 0.019 ha wetland). In addition, a 30m buffer is provided between the KNHFs/KHF's (i.e., wetlands). For additional Greenbelt Plan policy analysis, please see the Greenbelt Plan row in this table.
	<ul style="list-style-type: none"> ROPA 51 created a special policy area, "Milton Education Village Complementary Greenbelt Lands Policy Area", within the ROP for lands within the Agricultural Area, the Greenbelt Plan Protected Countryside and in part subject to the RNHS and Greenbelt NHS overlay. The special policy area permits SWM facilities which represent green infrastructure that support the MEV's scientific research goals, uses directly associated with a SWM facility as well as non-intensive uses related to scientific study, education and research subject to specific criteria. ROPA 51 was adopted by the Region on June 15, 2022 and has been approved by the Province. 	

Appendix F: Town of Milton Official Plan – MEV Secondary Plan (OPA 31)

SIS: Section 1.4.2 Amendment No. 62 to Town Official Plan: MEV Secondary Plan

The Town approved the **MEV Secondary Plan** at their December 2020 Council meeting, which was supported at that time by the draft **FSEMS** and **SCBI** prepared by Wood plc. (now WSP) and their respective study team. The **MEV Secondary Plan** identifies that the MEV lands are located within the Sustainable Halton Urban Area, and the vision is to create a dynamic urban village where innovation meets natural wonder.

The **MEV Secondary Plan** received Council Approval by the Region on June 26, 2024. The Region's approval of the Secondary Plan was required for development in areas outside of the **MZO**; such as the portions of the Southern SIS Area (Phase 3), and Northern SIS Area and Indian Creek Watercourse (Phase 1A / 1B) as shown on **Figure 1.6**. As noted in the Town's report to Council and approved in the Region Official Plan (ROP) Amendment 48, the 'Employment Area' designations were removed for the MEV.

SIS: Section 17.0 Policy Analysis

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Town of Milton MEV Secondary Plan	<ul style="list-style-type: none"> The Secondary Plan is located west of Tremaine Road, east of the Greenbelt Plan boundary, south of the gas pipeline and north of Britannia Road. The northern portion of the Secondary Plan Area is traversed by the Indian Creek and its associated future reconstructed floodplain corridor is identified as NHS in the Land Use Plan. There are no other areas identified as NHS in the Secondary Plan Area. 	<ul style="list-style-type: none"> This SIS has demonstrated conformity to the FSEMS recommendations and the Greenbelt Plan policies
Town of Milton MEV Secondary Plan	<ul style="list-style-type: none"> Policy C.12.7.2 requires that all new development within the MEV, and any off-site improvements and related stormwater infrastructure, shall comply with the functional recommendations as outlined in the MEV FSEMS. No amendments to the Plan shall be required to implement the recommendations of the FSEMS. In particular, where the FSEMS supports the improvements or other modifications of the Indian Creek, or the location of SWM facilities, including outside the boundary of the Secondary Plan, no amendment shall be required to the Plan provided that such works conform to the policies of the Greenbelt Plan. 	<ul style="list-style-type: none"> As noted above, the SIS has implemented the recommendations of the FSEMS. With respect to the Indian Creek watercourse corridor, the proposed width of the corridor within the Greenbelt Plan lands is generally in-keeping with the size as envisioned through the FSEMS, with some modifications necessary to accommodate the riparian storage requirements. The width of the watercourse corridor, and corresponding NHS designation within the MEV Secondary Plan Area has been reduced as compared to the preliminary corridor presented in the FSEMS. <p>SWMP 1 has been proposed within the Greenbelt, as anticipated through ROPA 51. As outlined in the Greenbelt Plan section of this table, the proposed watercourse corridor and SWM facility conforms to the policies of the Greenbelt Plan.</p>

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
Town of Milton MEV Secondary Plan	<ul style="list-style-type: none"> Policy C.12.7.3 notes that the MEV is located within the Indian Creek Subwatershed. As a basis for the Secondary Plan an FSEMS, as well as a Scoped Updated Characterization, were prepared to provide guidance on environmental and water management. A focus of the work included design and management approaches for restoring Indian Creek and related floodplain improvements in the MEV, based on off-site enhancements for lands to the west towards Bell School Line. The limits of the NHS associated with the Indian Creek floodplain, as depicted on the Secondary Plan schedules, may be refined through the Subwatershed Study and related FSEMS and SIS. Furthermore, the final limits of the NHS will be determined through the SIS and should the NHS area be reduced due to off-site enhancements, the abutting land use designations will apply without amendment to the Secondary Plan 	<ul style="list-style-type: none"> As noted above, the limits of the Indian Creek corridor have been refined based on more detailed analysis and modelling as part of the SIS. This has resulted in a narrower watercourse corridor within the MEV Secondary Plan Area. As such, the abutting residential land use designations on the ML4 Lands apply to that portion of the Secondary Plan that was originally designated as NHS. As noted in Policy C.12.7.3, such revisions do not require an amendment to the Secondary Plan.
Town of Milton MEV Secondary Plan	<ul style="list-style-type: none"> Policy C.12.7.4 requires that a SIS is a requirement for a complete application. The SIS Subject Lands can be modified or consolidated subject to the approval of the Town, in consultation with CH. The goal of the SIS will be to achieve a greater level of detail in the integration of land use, servicing and SWM. The objectives of the studies will be: a) identification of a preferred servicing plan (including public/private utilities); b) identification of a preferred road layout; c) integration of SWM facilities; d) exploration of 	<ul style="list-style-type: none"> This SIS satisfies the requirements of Policy C.12.7.4. <ol style="list-style-type: none"> Preferred Servicing Plan – Sections 5, 7, and 8 Road Layout – Figure 1.2 and Section 9.2 Integration of SWM facilities – Sections 7, and 10.3 Recreation integration – Sections 7.4.6, and 9.1 Phasing and Cost Sharing – Sections 13, and 16 <p>The SIS has also provided:</p> <ol style="list-style-type: none"> Assessment of terrestrial and aquatic resource – Section 2.3

Act/Legislation	Policy Implications	Analysis
Town of Milton MEV Secondary Plan	<p>opportunities to integrate recreation opportunities with SWM; and, e) phasing and cost sharing in areas of multiple ownership. Further, the SIS will also provide: a) a detailed assessment of terrestrial and aquatic resources and associated ecological functions; b) conceptual plan demonstrating how a net gain in habitat and/or ecological functions can be achieved; c) preliminary environmental protection plan demonstrating how high constraint terrestrial features (core areas), linkages and heritage trees will be protected and enhanced using buffers and tree preservation measures; and, d) conceptual plan outlining how the suggested NHS in the Management Plan or equivalent alternative will be implemented. However, if an alternative is developed, its effectiveness must be related to the policies, objectives and targets in the Management Plan and it must clearly demonstrate compatibility with the NHSs developed in adjacent Subwatershed Impact Areas</p>	<p>b) Net Gain Calculation – Sections 11.0 c) Impact Assessment – Sections 11.1 – 11.7 d) Implementation Plan – Sections 3, 6 (Appendix G), and 14</p>
	<ul style="list-style-type: none"> Policy C.12.7.5 notes that SWM facilities and LIDs are permitted in all land use designations. This includes the Greenbelt Plan Area to the west, subject to the policies of the Greenbelt Plan and where it is demonstrated through the SIS that there are no negative impacts on natural features and areas and their ecological functions. To promote transit supportive densities, particularly in mixed-use designations, SWM facilities that 	<ul style="list-style-type: none"> This SIS has demonstrated that SWMP 1 and the two LIDs within the Greenbelt Plan will have no negative impacts on natural features and areas or their ecological functions. The SIS, along with ROPA 51, has demonstrated that the proposed SWM facilities in the Greenbelt Plan conforms to the Greenbelt Plan policies.

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<p>are integrated into the development (e.g. underground storage tanks) or which are incorporated in the landscape design of open amenity areas to serve more than one development (e.g. rain gardens and water features), may be considered, where feasible.</p>	
	<ul style="list-style-type: none"> Policy C.12.8.10 notes that the Natural Heritage System designation is applicable to lands adjacent to the Indian Creek and shall be subject to the policies of Section B.4.8 of the Plan. However, it should be noted that the boundaries of the NHS designation have been designated in a conceptual manner based on the functional recommendations of the FSEMS. These boundaries, which would include any required buffers, apply subject to verification as part of the completion of the SIS, and in accordance with the policies of CH. In particular, where the FSEMS permits streams to be realigned or otherwise modified, and off-site works carried out, no amendment shall be required to this Plan where such works are undertaken in accordance with an approved SIS 	<ul style="list-style-type: none"> The boundaries of the NHS have been refined through the completion of this SIS. This includes field staking of wetlands and woodlands with CH and the Region as well as detailed field surveys by the Study Team.

<u>Act/Legislation</u>	<u>Policy Implications</u>	<u>Analysis</u>
	<p>Policy C.12.8.12 provides that SWM facilities and LIDs may be permitted in all land use designations on Schedule "C.12.A". The Stormwater Management Facility designation on Schedule "C.12.A" represents a general location for these facilities. The location and configuration of the stormwater management facilities will be further refined through the SIS and through SWM Plans prepared in support of individual development applications, and where applicable shall conform to the policies of the Greenbelt Plan. Through these studies and plans careful consideration shall also be given to the use of LID best management practices for SWM including the design of impervious surfaces and other factors that impact on SWM. Where possible, LID techniques, such as permeable paving, infiltration trenches, rain gardens, and other stormwater management techniques, shall be considered in the design of new development and implemented to the extent feasible, as determined by the Town in consultation with CH. Consideration shall also be given to account for stormwater management as it pertains to drainage from public property, including Regional roadways.</p>	<p>The location of the SWM facilities was refined through the SIS and conform to the policies of the Greenbelt Plan. Two LID facilities are proposed to address feature-based water balance requirements for the PSW Complex and ICT-9. Enhanced topsoil depths will be provided within the development lands to assist with site wide water balance. Specific LID measures such as infiltration trenches, green roofs, etc., can be explored at site plan stage. To the extent feasible, Tremaine Road drainage has been accounted for in SWMPs 1 and 3.</p>

Appendix G: Amending Zoning By-law (Zoning By-law 016-2014 & 144-2003)

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW XXX-2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 144-2003, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF THE LANDS DESCRIBED AS PARTS OF LOT 8 AND 9, CONCESSION 7, FORMER GEOGRAPHIC TOWNSHIP OF NELSON, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (YORK TRAFALGAR PROPERTIES LTD. & WILFRED LAURIER UNIVERSITY) - FILE: Z-XX/25

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 144-2003, as amended;

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by changing the existing Agricultural (A1) zone symbol and Greenlands A (GA) zone symbol to a site specific Greenlands A (GA*XXX) Zone symbol, site specific Open Space (OS*XA) Zone symbol, Zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Greenlands A (GA*XXX), the following standards and provisions shall apply:

- a. Notwithstanding Section 11 - Table 11A Permitted Uses, the following shall be the only permitted uses:
 - i. Conservation Uses
 - ii. Existing Use
 - iii. Public Use
- b. Site Specific Provisions:
 - i. For the purposes of this By-law, Section 4.18.4 shall not apply.
3. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 144-2003, as amended, is hereby further amended by adding Section 13.1.1.XXX to read as follows:

Notwithstanding any provisions of the By-law to the contrary, for lands zoned site-specific Open Space (OS*XA), the following standards and provisions shall apply:

- a. The following uses shall be the only permitted uses:
 - i. Conservation Use
 - ii. Education Programming and Academic Research
 - iii. Existing Use
 - iv. Passive Outdoor Recreation
 - v. Public Use
 - vi. Stormwater Management Facilities
- b. For lands zoned site specific Stormwater Management (OS*XA), the following definitions shall apply:
 - i. "CONSERVATION USE shall mean uses dedicated to the protection of natural hazards and natural heritage features, and their functions including woodlot management and flood/erosion controls. This use shall not include administration and/or operational facilities."
 - ii. "EDUCATIONAL PROGRAMMING AND ACADEMIC RESEARCH shall mean non-intensive uses related to scientific study, education, and research, which are directly related to a post-secondary institution in the Milton Education Village, or municipal, and/or provincial partners."
 - iii. "PASSIVE OUTDOOR RECREATION shall mean a trail system, nature appreciation or educational activity and may include minor structures such as boardwalks, interpretative signage, open-side shelters and picnic areas which are small-scale and open-concept in nature."
 - iv. "STORMWATER MANAGEMENT FACILITIES shall mean a stormwater management pond or green infrastructure, along with uses directly associated with and necessary to support the installation, access, operation, and maintenance of such facilities."
- c. Site Specific Provisions:
 - i. For the purposes of this By-law, Section 4.6 shall not apply.

4. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the *Planning Act*, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

** DAY OF *****, 2025

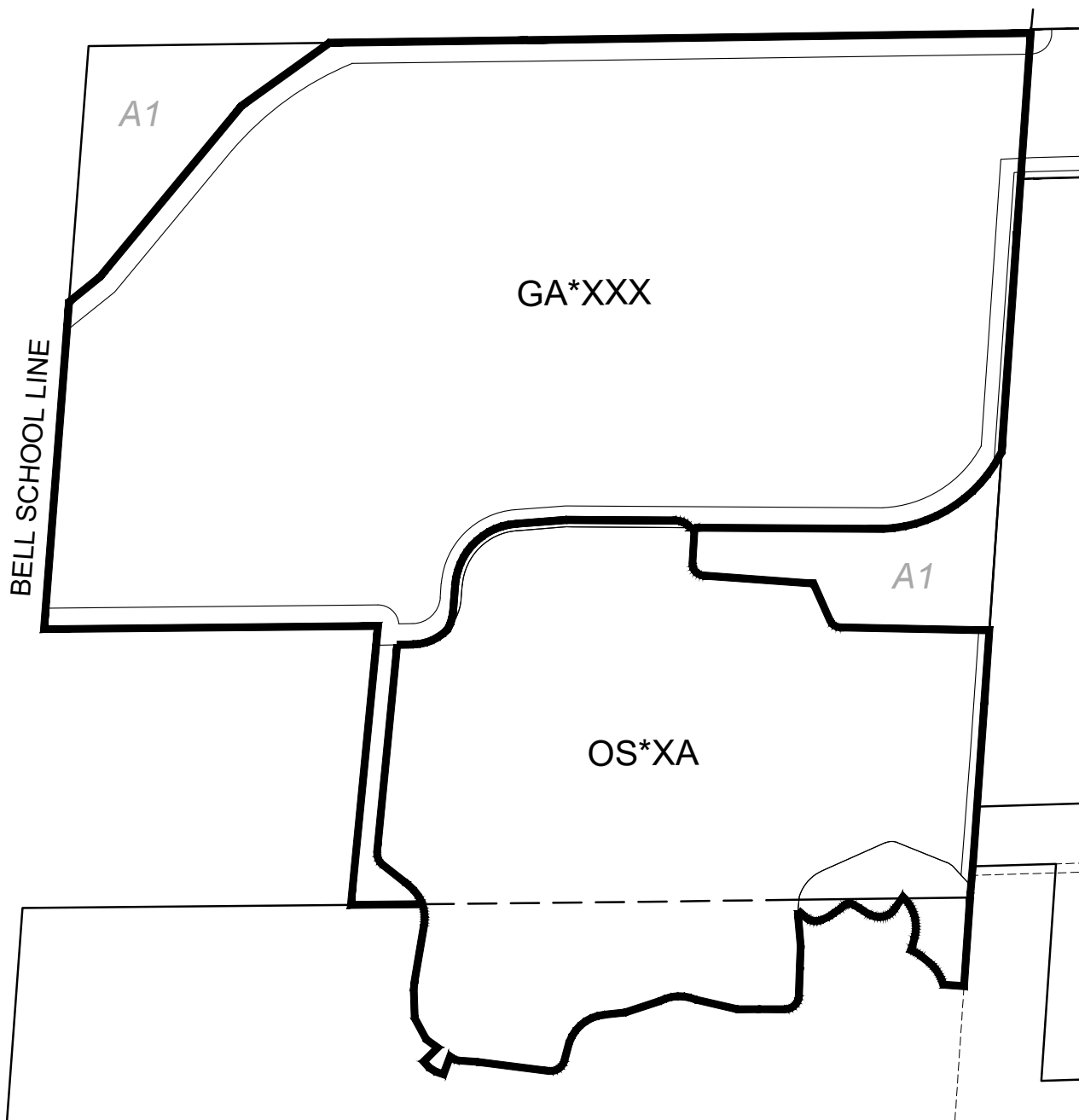
Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Z-_____
May 8, 2025

SCHEDULE A
TO BY-LAW No. ***-2025
TOWN OF MILTON BY-LAW No. 144-2003

PART OF LOTS 8 & 9, CONCESSION 7 (NELSON)
TOWN OF MILTON



CORPORATION OF THE TOWN OF MILTON

BY-LAW NUMBER XXX-2025

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW NO. 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE PLANNING ACT IN RESPECT OF LANDS DESCRIBED AS PART OF LOTS 8 & 9, CONCESSION 7, N.S., (NELSON), TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON, MILTON LAND FOUR INVESTMENTS INC. FILE Z-XX-25

WHEREAS the Council of the Town of Milton deems it appropriate to amend the Comprehensive Zoning By-law 016-2014,

AND WHEREAS the Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set further in this by-law,

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. **THAT** Schedule A to By-law is further amended by re-designating the subject lands from the Future Development (FD) zone symbol to Natural Heritage System (NHS) on this property as shown on Schedule A hereto.
2. **THAT** notwithstanding Sections 1 and 2 of this By-law, this By-law shall expire on Month, Day, Year unless the Council of the Corporation of the Town of Milton has provided an extension by amendment to this By-law prior to expiry. THAT if no appeal is filed pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this by-law shall come into force on the day of its passing. If the Ontario Land Tribunal amends the by-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day the Tribunal's Order is issued directing the amendment or amendments.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS

** DAY OF *****, 2025

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

Z-_____
May 9, 2025

SCHEDULE A
TO BY-LAW No. ***-2025
TOWN OF MILTON BY-LAW No. 016-2014

PART OF LOTS 8 & 9, CONCESSION 7 (NELSON)
TOWN OF MILTON

