

Report To:	Regional Chair and Members of Regional Council
From:	Bob Gray, Commissioner, Legislative and Planning Services and Corporate Counsel
Date:	June 15, 2022
Report No:	LPS42-22
Re:	Recommendation Report – Regional Official Plan Amendment No. 51 – “Milton Education Village Complementary Greenbelt Lands Policy Area”

RECOMMENDATION

1. THAT pursuant to the *Planning Act*, Regional Council adopt Regional Official Plan Amendment No. 51 – “Milton Education Village Complementary Greenbelt Lands Policy Area”, being Attachment #1 to Report No. LPS42-22.
2. THAT the Director of Legal Services prepare the necessary By-laws to give effect to Recommendation No.1 above.
3. THAT the Regional Clerk give notice of the adoption of Regional Official Plan Amendment No. 51 in accordance with the provisions of the *Planning Act* and its regulations.
4. THAT the Regional Clerk forward a copy of Report No. LPS42-22 to the Ministry of Municipal Affairs and Housing, Ministry of Northern Development, Mines, Natural Resources and Forestry, the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, and Conservation Halton for their information.

REPORT

Executive Summary

- The purpose of this report is to recommend Regional Council adopt Regional Official Plan Amendment (ROPA) No. 51 (File No. RQ62A) – “Milton Education Village Complementary Greenbelt Lands Policy Area”, as modified by the Region (Attachment #1 to this report).

- Under section 22 of the *Planning Act*, an application for a Regional Official Plan amendment 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 Regional Official Plan to add a stormwater management research facility, green infrastructure and related ancillary uses to lands located west of the Milton Education Village Secondary Plan in the Town of Milton. These lands are identified as Protected Countryside and Greenbelt Natural Heritage System in the Greenbelt Plan and are referred to in the application as the MEV ROPA lands and shown in Attachment #2 to this report. The effect of proposed ROPA 51 would be to create a special policy area, “Milton Education Village Complementary Greenbelt Lands Policy Area”, within the Regional Official Plan for lands within the Agricultural Area, the Greenbelt Plan Protected Countryside and in part subject to the Regional Natural Heritage System and Greenbelt Natural Heritage System overlay. The special policy area would permit stormwater management facilities which represent green infrastructure that support the Milton Education Village’s scientific research goals, uses directly associated with a stormwater management facility as well as non-intensive uses related to scientific study, education and research to be permitted subject to specific criteria.
- The statutory meeting required under the Planning Act was held on February 9, 2022.
- This report provides Regional Council with information related to the ROPA application, comments received at the public meeting and the assessment completed by Regional staff against relevant Provincial and Regional Planning policies. The comments received and input from the public through the circulation and at the public meeting are summarized in Attachment #3 to this report.
- For the reasons outlined in this report, staff recommend ROPA 51 be adopted by Regional Council.

Background

This section of the report provides a summary of the proposed MEV ROPA application, identifies information that has been submitted in support of the application and where it can be accessed, speaks to the relationship of the application to the Milton Education Secondary Plan, and outlines the consultation undertaken on the application.

Overview of the Application

- **Location**

The subject lands are located in the Town of Milton west of Tremaine Road generally between Derry Road and Britannia Road adjacent to the Milton Education Village Secondary Plan lands within the Protected Countryside area of the Provincial Greenbelt Plan. More specifically, the lands subject to the ROPA are outside of the Region’s Urban Area and are bound by Bell School Line and The Town of Milton

municipal boundary to the west, the utility corridor to the north, the Urban boundary and MEV Secondary Plan lands to the east and the property known municipally as 6321 Bell School Line to the south. Throughout this report these lands are referred to as the MEV ROPA lands, they are approximately 80 hectares in size and are shown in Attachment #2 to this report.

- ***Submitted Application***

The application submitted by the Town of Milton proposed to permit non agricultural uses on lands designated as Prime Agricultural Lands within the Region's Official Plan and partially located within the Greenbelt Natural Heritage System. These uses included stormwater management infrastructure and uses to support infrastructure or in relation to the research and education functions of the university within the Greenbelt Protected Countryside, Greenbelt Natural Heritage System and prime agricultural areas. Initial proposed permitted uses included educational programming, research, recreation, and outdoor classrooms/gathering and indigenous place making (including lodging facilities etc.).

A number of studies and materials were provided by the applicant in November 2020 in support of the application. These include, among other things, a draft Regional Official Plan Amendment and a Planning Justification Report. In response to comments from Regional staff through the review of the application, additional information was provided, including an Agricultural Impact Assessment, a Stormwater Management Design Brief and a Supplementary Information package in October 2021 as well as a planning rationale package in May 2022. Details of how this information informed Regional staff's assessment of the application is provided later in this report. The current concept for the proposed facility is shown on Attachment #4 to this report and is subject to refinement as technical work will be finalized through the local planning process.

- ***Relationship to the Milton Education Village Secondary Plan, Minister's Zoning Order and ROPA 49***

The MEV Secondary Plan lands were added to the Urban Area through the Sustainable Halton process and ROPA 38 adopted by Regional Council in 2009 and approved by the Ontario Municipal Board in October of 2013. The Secondary Plan establishes a vision for a complete community and mixed-use innovation district anchored by post-secondary education uses.

In June of 2021 a Minister's Zoning Order (MZO) was issued for the lands by the Province permitting as-of-right development permissions to implement uses which are consistent with the Town's Secondary Plan. Through Halton's Regional Urban Structure (ROPA 48), approved by the province in November 2021, the remaining lands that formed a part of the Region's Employment Area Overlay were removed to implement the Secondary Plan vision. Attachment #2 to this report depicts both the current employment boundaries as approved by ROPA 48 as well as the boundaries

of the MZO lands. This ROPA represents another step forward in achieving the ultimate vision for the MEV lands.

- ***Relationship to Future Local Planning Applications***

The ROPA application is required to identify the range of permitted uses not otherwise permitted in the Regional Official Plan. Wilfrid Laurier has participated in a pre-consultation process for a subdivision application for the development of the campus lands as well as the Greenbelt lands. In addition to the ROPA application, to enable the development of the stormwater management research facility outside of the Urban Area, local planning applications are also required. Town staff have indicated to the Region that they intend to implement the development of these lands through the draft plan of subdivision process.

Public Consultation

A statutory meeting of Regional Council was held on February 9, 2022, and information and materials related to the application posted online at **halton.ca**. A summary of the comments received on the application and Regional staff's responses to these comments is discussed later in this report.

Discussion

This section of the report provides an overview of ROPA 51, outlines the planning context for the subject lands and identifies the various designations which apply to the lands. It details Regional staff's analysis of the application as it relates to the applicable Provincial and Regional planning policies noting there are many overlapping policies within the Provincial Policy Statement, Greenbelt Plan and Regional Official Plan. Finally, it summarizes the public and agency feedback received on the application and how this informed the recommendation that Regional Council adopt ROPA 51.

ROPA 51

The Region recognizes the importance and value of the Milton Education Village and its institutional anchors of Wilfrid Laurier University and Conestoga College in supporting the vision of the Town of Milton in developing a complete and thriving community developed around these institutions and how this amendment contributes to realizing that vision. The unique location of these institutions in relation to the natural heritage features located beyond the settlement area boundary and that there is an opportunity to develop and implement specific research activities related to stormwater management in a manner that is isolated from any other material urban developments. The effectiveness of this research is dependent upon having sufficient stormwater flow inputs and close access to natural heritage features for discharge of flow outputs. Further, that proximity to research and laboratory facilities is necessary for robust examination, and that consideration of this amendment provides a unique opportunity to address all of these requirements. ROPA 51 must also conform with the Provincial policy framework which exists for the subject lands.

Regional staff have proposed modifications to the draft amendment submitted by the Town of Milton. Instead of amendments to the policies of the Region's Agricultural and Natural Heritage Systems, ROPA 51 creates a special policy area within the Regional Official Plan to address the goals and objectives provided by the Town in their application. The policy is referred to as the Milton Education Village Complimentary Greenbelt Lands Policy Area. In addition to the existing uses permitted within the Regional Official Plan, the policies contained within this special policy area permit the following:

- stormwater management facilities, subject to specific criteria;
- uses associated with stormwater management facilities are necessary to support their installation, access, operation and maintenance – only in certain locations; and,
- non-intensive uses related to scientific study and research that are directly related to post secondary institutions within the MEV.

The special policy area responds to the feedback and comments received through the Region's review and requires the additional permitted uses to be in accordance with the applicable policies of the Regional Plan, Greenbelt Plan, Local Official Plan, Zoning By-laws and any applicable Conservation Authority regulatory requirements.

The special policy area also identifies the specific studies and impact assessments required prior to development or site alteration occurring within the limits of the special policy area and include an Agricultural Impact Assessment, Environmental Impact Assessment and Stormwater Management Plan. The special policy area carries forward the specific criteria of the Greenbelt Plan with respect to disturbed area, impervious surfaces and natural self sustaining vegetation in addition to applicable objectives and targets and other requirements related to infrastructure identified in the Growth Plan and Greenbelt Plan.

Policy Analysis

Provincial Policy Statement 2020

The Provincial Policy Statement ("PPS") provides policy direction on matters of provincial interest including Infrastructure (Section 1.6), Natural Heritage (Section 2.1) and Agriculture (Section 2.3).

The PPS states that infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs and directs planning authorities to promote green infrastructure to complement infrastructure. With respect to natural heritage the PPS states that natural features and areas shall be protected for the long term and does not permit development or site alteration within significant features unless it can be demonstrated that there will be no negative impacts on natural features and their ecological functions. A portion of the lands are designated as prime agricultural areas in the Provincial mapping of the agricultural land base and regarding Agriculture, the PPS states that prime agricultural areas shall be protected for long-term use for agriculture and provides criteria for considering non agricultural uses within prime agricultural areas.

In relation to these matters, the policies of the Greenbelt Plan, the Growth Plan and the Regional Plan largely reflect the direction provided within the PPS and are discussed in detail below. It is Regional staff's opinion that ROPA 51 is consistent with the policies and direction provided within the PPS 2020.

The Growth Plan

Section 3.2 of the Growth Plan provides policies for infrastructure to support growth and among other things includes direction that municipalities will assess infrastructure risks and vulnerabilities, including those caused by the impacts of a changing climate, and identify actions and investments to address these challenges, which could be identified as part of municipal asset management planning. It also provides specific criteria related to Stormwater Management which requires municipalities to develop master plans or their equivalent for services settlement areas.

In Halton Region, local municipalities are primarily responsible for stormwater management planning. However, ROPA 51 requires the submission of a stormwater management plan that addresses the applicable policies, targets and objectives of the Growth Plan in addition to other specific locational, planning and design criteria.

Greenbelt Plan 2017

The subject lands are within the Greenbelt protected Countryside and the Greenbelt Natural Heritage System, they contain key natural and key hydrologic features associated with, among other things, wetlands, watercourses and woodlands.

The most relevant policies of the Greenbelt Plan are the specific policies and objectives that guide how proposals for infrastructure in the Protected Countryside should be assessed. The General Infrastructure policies of Section 4.2.1 identify specific objectives to be met to permit infrastructure within the protected countryside. Once these threshold policies have been addressed, Section 4.2.1.2 provides specific criteria to be addressed for any permitted infrastructure. Notwithstanding the general infrastructure policies, Section 4.2.3 of the Greenbelt Plan provides more specific policies related to Stormwater Management. Additionally, the plan contains policies for Prime Agricultural Areas in Section 3.1.3 and applicable Natural Heritage System policies in Section 3.2.2.

General Infrastructure Policies, Key Objectives

Through policy 4.2.1.1, the Greenbelt Plan 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.

Documentation provided in support of the proposal within the Greenbelt lands is included as Attachment #5 to this report and summarized below. It suggests the stormwater management research facility proposed addresses criteria (b) while also providing considerable benefits in relation to criteria (a) as it provides a unique opportunity to contribute to the future of stormwater management in Ontario because:

- the proposed green infrastructure project and research program will provide a much needed understanding and new best practices for storm water management 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.
- 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.
- the research will include minimizing and managing impacts on natural heritage resources as well as exploring efficient and effective designs for storm water management ponds.
- in addition to examining and implementing future technologies for stormwater management to address the significant growth facing 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,
- 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.

Policies Applicable to Permitted Infrastructure & Stormwater Management:

Policy 4.2.1.2 of the Greenbelt Plan requires that the location and construction of infrastructure and expansion, extensions, operations and maintenance of infrastructure in the Protected Countryside address the following criteria. The criteria require that:

- a) through planning, design and construction, the minimization of the amount of Greenbelt, Natural Heritage and Water Resource Systems traversed or occupied by the proposed infrastructure;**
- b) through planning, design and construction, the minimization wherever possible of negative impacts on and the disturbance of the existing landscape;**

- c) the co-ordination and optimization of existing capacity and different infrastructure where possible and practical 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) criteria related to the avoidance of key features;**
- e) criteria related to minimization of negative impacts on key features;**
- f) the avoidance on specialty crop areas and other prime agricultural areas in order of priority unless it has been established that there is no reasonable alternative;**
- g) the submission of an agricultural impact assessment or equivalent analysis for infrastructure crossing prime agricultural areas; and,**
- h) criteria related to new waste disposal sites which are not applicable.**

Reports in support of the proposal including a Planning Justification Report; Stormwater Management Design Brief as well as concepts and plans have been submitted addressing the location, design and construction of the facility. Finalization of this technical and design work is ongoing and will occur through the local planning process. Together Wilfrid Laurier and the Town of Milton are exploring opportunities for co-ordinating the research and design functions of the facility to optimize the flows and water requirements and some of the infrastructure has also been incorporated with the stormwater management pond currently serving the Mattamy National Cycling Centre, as shown on Attachment #4 to this report.

ROPA 51 incorporates the policies of Section 4.2.3 of the Greenbelt Plan prohibiting stormwater management facilities within key natural heritage or key hydrologic features and their associated vegetative protection zones and also requires environmental studies to assess impacts to the natural heritage system. There is no waste disposal site included with the proposal and concerning agriculture, an Agricultural Impact Assessment, has been submitted in support of the application and is discussed in detail later in this report. In this regard, all of these criteria have been addressed by the Amendment.

In addition to the prohibitions noted above, Section 4.2.3 of the Greenbelt Plan contains policies addressing the requirement for the planning, design, construction and assessment of stormwater management facilities to be done in accordance with the applicable policies of the Growth Plan.

Prime Agricultural Area Policies

The Greenbelt Plan policy framework with respect to prime agricultural lands, only permits non-agricultural uses subject to the infrastructure policies (discussed above) and lot

creation policies within the Greenbelt Plan and must be supported by an agricultural impact assessment. The Greenbelt Plan further requires that where avoidance is not possible, the minimization and mitigation of adverse impacts on the Agricultural System, and compliance with minimum distance separation formulae for non-farm uses. As the Regional Official Plan also provides consistent and more specific direction in this regard, analysis related to prime agricultural lands and applicable policies is provided under the Regional Official Plan section of this report.

Natural Heritage System Policies

The Greenbelt Plan's natural heritage framework, only permits development or site alteration in the natural heritage system subject to specific criteria contained in Section 3.2.2(3). These include the requirement for new development and site alteration to demonstrate:

- that there will be no negative impacts on key natural heritage features or key hydrologic features and their functions;
- that connectivity along the system and between key features will be maintained and enhanced;
- the removal of features not identified as key features should be avoided and incorporated into planning and design where possible;
- that the disturbed area of the total developable area will not exceed 25 per cent;
- that the impervious surface of the total developable area will not exceed 10 percent; and,
- that 30 percent of the total developable area will remain or be returned to natural self sustaining vegetation.

The detailed analysis of the MEV ROPA lands is planned to occur through a future Subwatershed Impact Study (SIS) which is currently underway. It will be important that the study contains the requisite information for staff to assess the proposed uses and development for conformity with the policies of the Greenbelt Plan. These studies are subject to scoping and Terms of Reference accepted by the Town of Milton, Region of Halton and Conservation Authority.

Greenbelt Plan Summary

The policies in ROPA 51 have been prepared in accordance with the applicable policies of the Greenbelt Plan. In this regard, 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.

ROPA 51 carries forward the prohibitions for development and impacts on key natural and hydrologic features contained in the Greenbelt Plan and demonstration of conformity

to the policies of the Greenbelt Plan to assess the impacts and appropriateness of uses and development through the submission of various studies including Agricultural Impact Assessments, Environmental Impact Assessments and Stormwater Management Plans are required. Regional staff are satisfied that the policies contained in ROPA 51 conform to the Policies of the Greenbelt Plan.

Regional Official Plan

The Regional Official Plan identifies the subject lands within the Agricultural Area, and Regional Natural Heritage System designations and within the Greenbelt Natural Heritage System Overlay on Map 1 – Regional Structure. Portions of the subject lands are also identified as Prime Agricultural Areas within the Region’s Agricultural System shown on Map 1E. The relevant policies of the Regional Official Plan (“ROP”) are discussed below.

Agricultural Policies:

Portions of the subject lands are designated Agricultural Area in the ROP. The lands are further identified as being within the Prime Agricultural Area (areas where prime agricultural lands predominate) as they are made up of Class 1, 2 and 3 soils.

Sections 91 and 139.9,1 state that the goals of the Agricultural System and Prime Agricultural Areas is to maintain a permanently secure, economically viable agricultural industry and to preserve the open-space character and landscape of Halton’s non-urbanized areas. To this end, the Regional plan requires the proponent of any non-farm land use that is permitted by specific policies of this Plan but has a potential impact on adjacent agricultural operations to carry out an Agricultural Impact Assessment based on guidelines adopted by Regional Council. The Region’s Agricultural Impact Assessment Guidelines require that all applicable provincial directives and policies including the PPS, Greenbelt Plan and Growth Plan be addressed as part of the submitted study.

In this regard, some of the main items to be addressed in the AIA include the demonstration that:

- the land does not comprise a specialty crop area;
- the proposed use complies with the minimum distance separation (MDS) formulae;
- there is an identified need within the planning horizon for additional land to accommodate the proposed use;
- alternative locations have been evaluated, for which there are no reasonable alternative locations which avoid prime agricultural areas; and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands; and,
- impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

The submitted Agricultural Impact Assessment (AIA) (October 2021) provided in support of the proposal was reviewed by Regional staff and also assessed by an independent

Peer review consultant hired by the Region. The peer review identified some deficiencies in the report related to the criteria noted above, however, provided key findings which assisted staff in the review and policy creation associated with this amendment.

In particular, the peer review concluded that the AIA is comprehensive and uses appropriate data sources, but any consideration of lodging facilities triggers the need for a specific Minimum Distance Separation formulae analysis and further analysis reflecting the full range of uses contemplated by the applicants is required. On concept plans, components of the campus associated with the potential for lodging facilities have been relocated to the main campus within the Urban Area, and will not be included as a permitted use within ROPA 51.

While the peer review concludes that additional analysis is required to address the evaluation of alternatives and mitigation related to the stormwater management infrastructure, ROPA 51 contains policies that require mitigation and alternatives being provided through updated reports and planning applications. ROPA 51 also requires all proposed uses to demonstrate consistency with all applicable provincial and Regional policy prior to development being permitted. Accordingly, prior to approval of the local development applications, there will be a requirement to update the submitted reports to address the deficiencies and make any additional adjustments to the concept to ensure the above noted policies are adequately addressed.

Natural Heritage System Policies

The Regional Official Plan contains policies that support a systems-based approach to natural heritage and prohibit or restrict development and site alteration within the Regional Natural Heritage System and only permits alteration of any components of the Regional Natural Heritage System if it has been demonstrated that there will be no negative impacts on the features or their ecological functions. In this regard, proponents of development or site alteration within the Natural Heritage System are required to submit an Environmental Impact Assessment.

The Regional Official Plan also contains direction related to infrastructure within the Regional Natural Heritage System. Only 'essential' transportation and utility facilities are permitted and the ROP defines essential as "that which is deemed necessary to the public interest after all alternatives have been considered and it has been demonstrated that there will be no negative impacts to the natural features and areas or their functions".

Two key documents were submitted in May 2022 in this regard, a planning brief provided by Ruth Victor and Associates and a professional analysis related to the stormwater management concept by Crozier and Associates Inc. and are included as Attachment #5 to this report. These submissions identify, among other things, that the proximity of the lands to natural heritage features within the Greenbelt lands is critical for the success of the research program as the location provides an opportunity for research activities on the effects of urban development and associated stormwater practices in a location somewhat isolated from other direct urban influences. They conclude that the research

program requires a location with this combination of natural heritage and open space resources while being proximate to the urban area to achieve the required base flow levels to supply the pond and therefore meets the definition of essential and is appropriate for the Region to identify this research stormwater management facility as a permitted use on a site specific basis.

The Regional plan permits non-intensive recreational uses within the natural heritage system subject to the demonstration of no negative impacts only if they are on publically owned lands or on the Bruce Trail. Natural heritage considerations are discussed in detail elsewhere in this report, and in addition to the policies identified above, ROPA 51 permits non intensive uses related to scientific study, education and research, that are directly related to a post secondary institution in the Milton Education Village. As mentioned elsewhere, detailed analysis of the MEV ROPA lands is planned to occur through a future Subwatershed Impact Study (SIS) which is currently underway. ROPA 51 requires that the applicable policies of the Regional plan with respect to natural heritage are addressed through the submission of an appropriate study that confirms no negative impacts on key features and their ecological functions, addresses connectivity and all other applicable policies of the Greenbelt and Regional Natural Heritage System.

Regional Official Plan Summary

The policies contained in the Milton Education Complimentary Greenbelt Lands Policy Area (ROPA 51), appropriately respond to the Region's Official Plan. They maintain the goals, objectives and requirements of the Regional Official Plan by requiring proponents of development within the special policy area to assess, justify and address impacts associated with new uses and development through the submission of studies related to agricultural impacts and natural heritage matters. The policies require appropriate revisions and refinements to any proposals in accordance with requirements of the studies and ensure that all other applicable policies of the ROP are addressed. Staff are satisfied ROPA 51 conforms to the Regional Official Plan.

Additional Considerations

Through the future local planning applications required for the lands, the requisite information will be sought to review and evaluate the proposal in accordance with provincial and Regional requirements. For example, studies to evaluate and address impacts related to agriculture, natural heritage and stormwater management are specified in ROPA 51 and standard study and submission requirements will be applied to the local planning process. These may include requirements to address items including but not limited to transportation impacts, archaeological investigations, potential for contamination on the lands, waste management and private servicing.

The Region has worked closely with the Town of Milton and Conservation Halton staff to develop and refine the policies contained in ROPA 51 and their comments in support of the amendment have been included in Attachment #3 to this report. Regional staff have also consulted and met with Provincial staff throughout the review process. Written

comments were not provided by the Province, however, through verbal discussions Provincial staff reiterated the need for conformity with Provincial policy and objectives. Regional staff have structured ROPA 51 to respect the applicable provincial planning documents and are of the opinion that it fully conforms to all applicable provincial policies and legislation.

Public Input

Halton Region has received a limited number of comments from members of the public regarding the proposed additional land use permissions within the Regional Official Plan. These comments, along with responses from Regional staff as to how they have informed a recommendation on the application are provided in Attachment #3 to this report.

Most comments which have been raised by individuals living close to the subject lands include the potential impacts to private well services as well as for information regarding the future applications and planning process for the lands. To address the concerns related to well impacts the Region will implement its standard requirements through the future local development applications which will require studies to assess the hydrogeological and well impacts associated with the proposal and the requirement for the proponent to address claims for well interruption caused by site grading, road and building construction and submit well surveys and monitoring reports to the Region for review on the expected area of influence.

Conclusion

The Town of Milton in support of Wilfrid Laurier University have applied to amend the Regional Official Plan to allow for research and functional stormwater management and green infrastructure uses outside of the urban area. This proposal represents a unique opportunity to support the vision for the Milton Education Village by providing a centre for research and urban watershed management which will allow for the development and implementation of research activities regarding the effects of urban development and associated stormwater management practices on the natural environment and ultimately contribute to the future of stormwater management in Ontario.

The policies contained in ROPA 51 allow for the development, planning, design and assessment of impacts of such a facility to move forward. It requires that local planning applications comply with all applicable provincial and regional policy and be approved by the Town of Milton.

The statutory public meeting for this proposal has been held at the Region of Halton and will be required for the local applications that are submitted to Town of Milton. The applicant provided a number of studies, policy documents and justification in support of the Regional Official Plan Amendment. In Regional staff's opinion, ROPA 51 is consistent with the Growth Plan and the Provincial Policy Statement and conforms to the Greenbelt Plan. Regional staff recommend approval of ROPA 51 and will continue to work with the

Town and Wilfrid Laurier University providing detailed input during the local planning applications and any required permit approvals processes.

Once a notice of decision is issued the ROPA may be subject to appeal to the Ontario Land Tribunal.

FINANCIAL/PROGRAM IMPLICATIONS

The cost of reviewing the Regional Official Plan amendment is funded from the Planning Services Operational Budget.

Respectfully submitted,



Curt Benson
Director, Planning Services and Chief
Planning Official



Bob Gray
Commissioner, Legislative and Planning
Services and Corporate Counsel

Approved by



Jane MacCaskill
Chief Administrative Officer

If you have any questions on the content of this report,
please contact:

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Attachments: Attachment #1 – ROPA 51
Attachment #2 – MEV Context Map
Attachment #3 – Comment Response Document
Attachment #4 – Current Wilfrid Laurier Concept
Attachment #5 – Planning & Scientific Research Explanation Submission