

Attachment #2 – Proposed Regional Official Plan Amendment (RQ62A – January 2022)

DECLARATION

IN THE MATTER OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER xx

IN THE REGIONAL MUNICIPALITY OF HALTON

I, _____, in my capacity as Regional Clerk for the Regional Municipality of Halton, hereby declare that notice of adoption by Council for the Regional Municipality of Halton was given under Section 17(23) of the Planning Act, R.S.O., 1990, c.P.13.

There were no appeals to ROPA xx within the time allowed for appeal. Under Section 17(27) of the Planning Act, R.S.O. 1990, c.P.13, Regional Official Plan Amendment Number xx came into force and effect on _____, being the day following the last day for filing a notice of appeal.

Signed Date

Regional Clerk

Regional Municipality of Halton

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THE CONSTITUTIONAL STATEMENT

Part A, The Preamble, does not constitute part of this Amendment.

Part B, The Amendment, consisting of 4 items, to add policies constituting Amendment No. xx to the Regional Plan, the Official Plan for Halton Planning Area, Regional Municipality of Halton. The title of Amendment No. xx is “Milton Education Village and associated Protected Countryside lands in the Greenbelt”.

Part C, The Appendices, does not constitute part of this Amendment.

PART A THE PREAMBLE

Purpose

The purpose of this Amendment is to facilitate development of the Milton Education Village (“MEV”) lands as a complete, mixed-use and integrated community and ‘innovation district’ anchored by a post-secondary education campus.

Location

The amendment applies to the MEV Protected Countryside lands in the Greenbelt, which are shown on Schedule “A” attached hereto as “The Amendment Area”.

The subject lands are located west of Tremaine Road (Regional Road 22), north of Britannia Road (Regional Road 6), south of the Union Gas pipeline corridor, which is approximately 600 m south of Derry Road (Regional Road 7), and are generally east of Bell School Line.

Basis

The Region of Halton Official Plan provides for Urban Areas that are planned to accommodate the distribution of population and employment in the Region and the four Local Municipalities. The MEV includes lands within the Region’s Urban Area. It is the proposed site for a new post-secondary education campus.

The Town of Milton recognizes the unique opportunity for the development of the MEV lands as a complete mixed-use community and ‘innovation district’ anchored by the post-secondary education campus. The ‘innovation district’ will provide economic opportunities for knowledge-based employment focussed on science, technology, engineering, arts and mathematics (STEAM).

Approximately two thirds of the proposed post-secondary education campus are within lands designated Protected Countryside in the Greenbelt Plan. These lands are designated as prime agricultural areas in the “Protected Countryside”. They also include some lands with the overlay “Natural Heritage System” designation.

In the Region of Halton Official Plan, the overarching goal of the Natural Heritage System is to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations. The Region of Halton Official Plan states that the *objectives* for the Natural Heritage System including the Greenbelt Natural Heritage System are, among other things, to “provide opportunities for scientific study, education and appropriate recreation” and “to provide opportunities, where appropriate, for passive outdoor recreational activities”. Being at the intersection of the urban area and the natural environment, there is a clear opportunity to develop a “living lab” approach to on-site teaching and research, and supporting social, economic and cultural well-being of all communities. Essential utility facilities may be permitted in the Natural Heritage System, subject to policies in the Greenbelt Plan.

For the Agricultural System, the stated goals of the Regional Official Plan are to maintain a permanently secure, economically viable *agricultural industry* and to preserve the open-space character and landscape of *Halton’s* non-urbanized areas. Subject to the policies of the Greenbelt Plan and other applicable policies, regulations and guidance, the proposed ROPA promotes the best environmental stewardship and

use of these lands, while conserving and where possible restoring or enhancing protected features and their functions.

Green infrastructure, including but not limited to storm water management systems, and a broad range of activities related to the use of renewable resources may be permitted within lands designated Protected Countryside in the Greenbelt Plan. Storm water management facilities including storm water management best practices within the Greenbelt lands adjacent to the MEV will serve the surrounding public and private urban areas such as the MEV, public roads, and the Mattamy National Cycling Centre lands. The function of the storm water management facilities within the Greenbelt lands adjacent to the MEV will serve the surrounding urban area, to provide opportunities for academic research, and support the recommended strategies of the Bronte Creek Watershed Plan. As such, the storm water management facilities will serve the public interest. By enabling consideration of educational programming and green infrastructure projects, including storm water management systems on these lands, subject to appropriate policy checks and balances, the ROPA will support and complement the optimal use of the MEV lands. Flexibility to consider innovative and creative storm water management systems in the Protected Countryside will also serve provincial, regional and local interests, including the efficient delivery of the post-secondary education campus.

PART B THE AMENDMENT

Introductory Statement

All of this part constitutes Amendment No. xx to the Regional Plan, the Official Plan for Halton Planning Area, Regional Municipality of Halton.

Details of the Amendment

The Regional Plan is amended as follows:

Item 1 Part III, Land Use Designations, Agricultural System and Agricultural Area, is amended to include a new subsection **100 (22) (x)**, which will state:

100 (22) (x) green infrastructure and activities related to the use of renewable resources, on lands legally described as [.....]

Green infrastructure may include natural and human-made elements that provide ecological and hydrological functions and processes, including but not limited to storm water management systems, storm water management best practices, such as storm water attenuation and re-use, water conservation and efficiency, and low impact development, and activities related to the installation of and access to such facilities.

Activities related to the use of renewable resources may include non-intensive activities related to cultural heritage, scientific study or education and research uses, greenhouses associated with agricultural operations or scientific study, education and research purposes and movable buildings and structures that may provide temporary lodging and board for the provision of programs and services of Indigenous place-making and culture camps.

Infrastructure and activities related to the use of renewable resources will only be permitted in *Prime Agricultural Areas* subject to the satisfactory completion of an Agricultural Impact Assessment demonstrating the following:

- i. there is an identified need to use additional land for the proposed use and it is demonstrated that there are no reasonable alternatives that avoid prime agricultural land; and
- ii. where adverse impacts on the agricultural system are unavoidable, measures will be required to minimize or mitigate the impacts as far as possible;
- iii. the proposed use complies with the *minimum distance separation formulae*;

Lot creation in the *Prime Agricultural Areas* will only be permitted for infrastructure, where the facility or corridor cannot be accommodated by using easements or rights-of-way. Severances that do not result in the creation of a new lot in the prime agricultural areas will only be permitted for easements, corrections of deeds, quit claims, and minor boundary adjustments.

Item 2 Part III, Land Use Designations, Regional Natural Heritage System, is amended to include a new subsection **117.1 (21)**, which will state:

117.1 (21) green infrastructure and activities related to the use of renewable resources, on lands legally described as [.....]

Green infrastructure may include natural and human-made elements that provide ecological and hydrological functions and processes, including but not limited to storm water management systems, storm water management best practices, such as storm water attenuation and re-use, water conservation and efficiency, and low impact development, and activities related to the installation of and access to such facilities.

Activities related to the use of renewable resources may include non-intensive activities related to cultural heritage, scientific study or education and research uses, greenhouses associated with agricultural operations or scientific study, education and research purposes and movable buildings and structures that may provide temporary lodging and board for the provision of programs and services of Indigenous place-making and culture camps.

Development or site alteration permitted by this subsection will be required to demonstrate the following:

- i. No negative impacts on *key features* or their ecological functions;
- ii. Maintenance or enhancement of connectivity along the system and between key feature and areas;
- iii. Avoidance of the removal of natural features not identified as key features and key hydrologic features and incorporation of such features into the planning and design of the proposed uses, wherever possible;
- iv. Restriction of the disturbed area to less than 25% of the total developable area of the property;
- v. No impervious areas;
- vi. Maintenance or restoration of a least 30% of the total developable area of the property to natural self-sustaining vegetation.

Notwithstanding 139.3.7(4), within 120 metres of a *key feature*, proposals for *development* and *site alteration* will be supported by a study that establishes a *vegetation protection zone* of at least 30 metres (measured from the outside boundary of the feature) and is of sufficient width to protect, and where possible restore or enhance, the feature and its ecological functions. The *vegetation protection zone* shall be established to achieve and be maintained as natural self-sustaining vegetation.

Storm water management systems are prohibited in key features of the natural heritage system and their associated vegetation protection zones.

Good environmental stewardship practices and the development of a connected system of publicly accessible open space and trails will be encouraged to support recreational enjoyment and study of the Greenbelt Natural Heritage System. Activity will be directed away from sensitive landscapes through clear demarcation of where public access will be permitted.

Item 3

Part III, Land Use Designations, is amended to include a new section **139.1**, Milton Education Village, which will state:

139.1 It is the policy of the Region to:

- (1) Require the Town of Milton to include policies in an area specific plan for the Milton Education Village with the objective of achieving a minimum target of 3,659 jobs by 2031.
- (2) Require the Town of Milton to include policies in an area specific plan for the Milton Education Village for the phasing of development and requirements to be met for each phase of development.

Item 4

Notwithstanding Section 139.3.7(3), new *agricultural uses*, and uses for scientific study or education and research are permitted.