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BEL 220262

Planning Services  
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cc: Paul Barette, Manager – Planning Services, Town of Oakville  
Michael Di Febo, Senior Planner, Region of Halton  
Sean Stewart, Environmental Planner, Conservation Halton

**Re: Proposed Official Plan Amendment in Support of Zoning By-law Amendment (Z.1531.03) and Draft Plan of Subdivision (24T-21009.1531) applications for 1300, 1316, 1326, 1342 and 1350 Bronte Road**

Beacon Environmental Limited (Beacon) was retained by Bronte River Limited Partnership to prepare a Scoped Environmental Impact Assessment (EIA) in support of DPS/ZBA applications to redevelop properties 1300, 1316, 1326, 1342 and 1350 Bronte Road in the Town of Oakville, Regional Municipality of Halton. Portions of the subject properties are located adjacent to or within areas that are currently designated as Natural Heritage System (RNHS) by the Region and zoned Greenbelt and Natural Area by the Town of Oakville. Due to the proximity of the proposed redevelopment to the RNHS, the applications for DPS/ZBA are to be supported by an EIA that demonstrates to the satisfaction of the Region and Town and agencies, that the proposed redevelopment will not negatively impact natural heritage features and functions of the RNHS.

Beacon had originally prepared an EIA in January 2022 in support of the 1<sup>st</sup> submission of the DPS/ZBA application. In response to comments from the Region, Town and CH on the 1<sup>st</sup> submission, the redevelopment plan was further modified and additional technical investigations were undertaken. In September 2022, the proponent filed an appeal to the OLT but continued to work with the parties, on a without prejudice basis to resolve issues. A Revised EIA, based on Concept Plan SK-92, was included with the 2<sup>nd</sup> submission of the DPS/ZBA application in April 2023.

Between June and August 2023, the parties participated in a series of workshops, meetings and site visits, which resulted in resolution of many of the issues, including those related to environment and the EIA report. Through these meetings, further clarification was provided on how certain elements of the development plan (i.e., LID, BCT-1 gully rehabilitation works, buffers and enhancement areas, trails, retaining walls) will be implemented and how the development plan conforms with applicable environmental policies (Greenbelt Plan, ROP, Livable Oakville) and CH regulations.

The outcome of these discussions was positive and resulted in further modifications to the development plan, which are now reflected on Concept Plan SK-97.

Key clarifications and changes to the development proposal resulting from the without prejudice meetings are as follows:

- Mapping showing the Greenbelt Plan boundary relative to Key Features and LID has been provided;
- LID no longer included as a component of the RNHS;
- LID is now part of private condominium block;
- LID block boundaries have been adjusted to include the full extents of all civil components to distinguish this infrastructure from the proposed restoration works along the BCT-1 gully;
- Commitment provided to landscape the slopes of the LID facility using similar plantings to those that will be provided within the adjacent woodland buffer;
- The development plan now accommodates trails (Woodland Loop, Western Trail associated with Bronte Creek valley, and across LID) as per Town's request. A Trail Strategy & Design Brief shall be provided at detailed design as a Condition of Draft Plan Approval; and
- A Final EIA, inclusive of the items noted in the Comment Response Matrix, shall be provided as a Condition of Draft Plan Approval.

As it relates to the OPA submission, Beacon can confirm that, with the exception of the LID block which is to be retained as part of the condominium block, the limits of proposed development that are reflected on Concept Plan SK-97 are identical to those on Concept Plan SK-92 upon which the April 2023 Revised EIA was based, and therefore the findings, conclusions and recommendations of the EIA remain applicable and can be relied upon to support the OPA submission.

Thank you for receiving this submission and we look forward to your responses.

Yours truly,  
**Beacon Environmental**



Ken Ursic, M.Sc.  
Principal