

APPENDIX B-3

Core Delineation Correspondence

Coscorp LPA and Core 10 Staking Correspondence



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Protecting the Natural
Environment from
Lake to Escarpment

May 7, 2019

BY E-MAIL ONLY

Ms. Jennifer Lawrence, MCIP, RPP
President
Jennifer Lawrence and Associates Inc.
8 Fieldgate Street
Dundas, ON L9H 6M6

Dear Ms. Lawrence:

**Re: Conservation Halton Comments
Joshua's Creek EIR Addendum (JC9B and JC17 Subcatchments)
1086 Burnhamthorpe Road West
Town of Oakville (North Oakville)**

Thank you for the opportunity to review the following documents received on February 5, 2019 and March 13, 2019.

- *1086 Burnhamthorpe Road, Town of Oakville, Joshua's Creek EIR Addendum (JC9B and JC17 Subcatchments), Rampen Holdings Inc., prepared by Jennifer Lawrence and Associates, dated January 17, 2019; and*
- *1086 Burnhamthorpe Road, Town of Oakville, Joshua's Creek EIR Addendum (JC9B and JC17 Subcatchments), Rampen Holdings Inc., Revised Figures 2 and 3, dated February 22, 2019.*

Background

On June 27, 2017, a site visit was conducted at 1086 Burnhamthorpe Road West with yourself and your consultants along with MNR, Halton Region, Town of Oakville, and Conservation Halton staff. The purpose of the site visit was to stake the PSW's and the dripline part of the Core Preserve Area 10 and the physical top of bank of the blue/medium constraint stream (JC-7) contained on the subject site. Conservation Halton (CH) staff have reviewed the above referenced documents and provide the following comments as they relate to the staking exercise and delineation of the natural hazards and natural heritage limits as they are to be used in the preparation of the future Joshua's Creek EIR/FSS Addendum.

Detailed Comments

- 1) **Natural Hazards and Natural Heritage Limits – Wetlands and Woodlands** - CH staff are satisfied with the staked limits of the PSWs (PSW 31, 31A, 32, 33 and 60) and associated 30 m buffers. MNR should also confirm that they agree with these staked limits. We understand that Halton Region staff are satisfied with the staked dripline and associated 10 m buffer as shown in the revised Figures 2 and 3 dated February 22, 2019.

- 2) **Natural Hazards and Natural Heritage Limits – Top of Bank** – CH staff have reviewed the topographical survey provided. Based on the grade elevations, CH staff are of the opinion that JC-7 is generally confined on both the south and north sides of the property. However, on the north side of JC-7 between TOB stake 1 and TOB stake 2, it appears that a transition to an unconfined system may occur. We understand that no new development is proposed on the north side of the Creek at this time. Therefore, as part of some future development applications on the north side, staff may want to conduct an additional site visit to re-examine the top of bank and confirm if any additional slope stability assessments are required.

We note that the top of slope as staked on Mattamy's lands to the east does not align with the staked top of bank on the subject property. However, as part of the Joshua's Creek EIR/FSS Addendum in support of a future draft plan of subdivision application, movement of stakes, nor additional geotechnical studies would not be required for JC-7 as the proposed 100 m wide linkage will sufficiently span beyond the staked and stable top of bank and will be the more restrictive limit to development.

- 3) **Natural Hazards and Natural Heritage Limits – Flood Plain** – CH staff acknowledge and agree that the floodplain limits for JC-7 on the subject site and to the west will need to be assessed through the future EIR/FSS Addendum. We note that currently where the watercourse flows in a north south direction on the property to the west, the existing Joshua's Creek EIR/FSS shows the 7.5m allowance extending onto the subject property north of the severance boundary. This 7.5m allowance may not be contained within the Linkage Preserve Area. This will need to be considered if modifications are not made to JC-7 through the proposed EIR/FSS Addendum.
- 4) **Natural Heritage System Area Limits – Linkage Preserve Area**- CH staff agree with how the Linkage Preserve Area (LPA) will be defined in the future EIR/FSS Addendum and recognize that it is an Optional Linkage Preserve Area (OLPA). We understand that to coincide with what was already presented in the Joshua's Creek EIR/FSS, the linkage will continue to span the existing JC-7 creek corridor.

Staff further acknowledge that as per the NOESP policies, that the repair and expansion of the existing heritage buildings on the subject lands are permitted. We note that any expansions will need to be adequately setback from the hazards associated with the watercourse and it will need to be demonstrated that there will be no negative impacts on the ecological form and function of the linkage. We understand that no expansions are currently proposed and will be outside of the scope of the EIR/FSS Addendum.

- 5) **Natural Heritage System Area Limits – Core 10** – CH staff also agree with the Core limit as shown to be modified in Figure 3 of the revised submission dated February 22, 2019.

If you require additional information, please contact me at extension 2317.

Sincerely,



Jessica Bester, BES, MCIP, RPP
Environmental Planner

Cc: Ms. Laurielle Natywary and Mr. Richard Clark, Halton Region Planning (via e-mail)
Mr. Heinz Hecht, Town of Oakville Planning (via e-mail)
Ms. Rita Juliao & Mr. Philip Kelly, Town of Oakville Engineering (via e-mail)

February 22, 2019

Mr. H. Hecht
Town of Oakville
1225 Trafalgar Rd.
Oakville, ON
L6H 0H3

Ms. J. Bester
Conservation Halton
2596 Britannia Rd. W.
Burlington, ON
L7P 0G3

Ms. Laurielle Natyway
Region of Halton
1151 Bronte Rd.
Oakville, ON
L6M 3L1



**Re: 1086 Burnhamthorpe Road
Town of Oakville
Joshua's Creek EIR Addendum (JC9B and JC17 Subcatchments)
Rampen Holdings Inc.
Revised Figures 2 and 3**

Further to our letter of January 17, 2019, it has come to our attention that there was a minor error in the limit of the 30 m setback associated with PSW 31a in the northeast corner of Core 10. The error, which occurred as a result of using straight lines at the intersection of two lines, rather than rounding the line for a more accurate representation of the 30 m limit, resulted in the 30 m limit inaccurately extending onto the Mattamy Dryland property to the east. This linework has been corrected and has resulted in revisions to Figures 2 and 3 that were originally included with the January 17, 2019 letter. As such, please remove the original Figures 2 and 3 and replace them with the two figures enclosed with this letter.

An email was received from the Region on February 19, 2019 wherein they advised that they have no concerns with the January 17, 2019 letter or the limit of development from a Regional perspective given that the woodland boundary is not the driving constraint. Given the revised development limit, as shown on the enclosed Figures 2 and 3, the 30 m wetland setback and 10 m woodland setback are now coincident at the eastern property limit. This represents the only location on the property where the 10 m woodland setback assists in establishing the development limit but does not represent a fundamental change to the information provided in the January 17, 2019 letter.

I apologize for the inconvenience. Please let me know if you have any questions or concerns related to this minor revision.

Yours truly,

Jennifer Lawrence, MCIP, RPP
President
encls. (2)

cc: Ms. R. Juliao, Town of Oakville

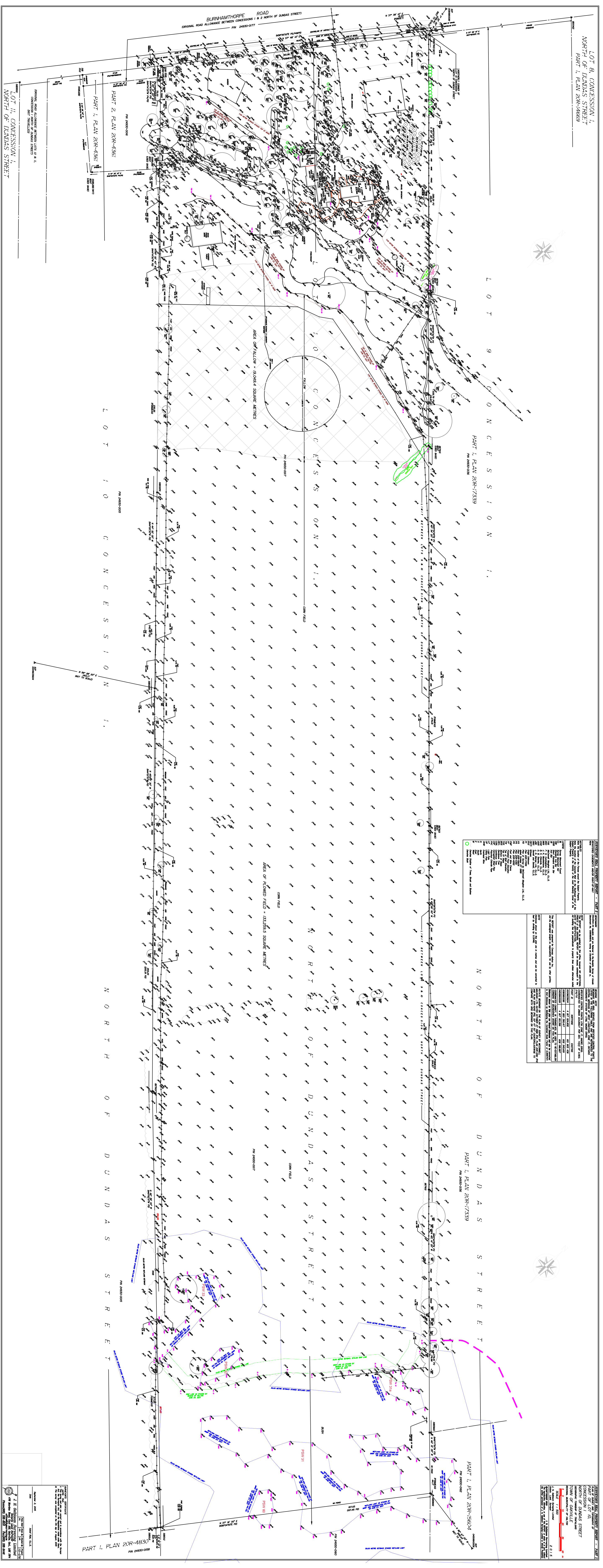
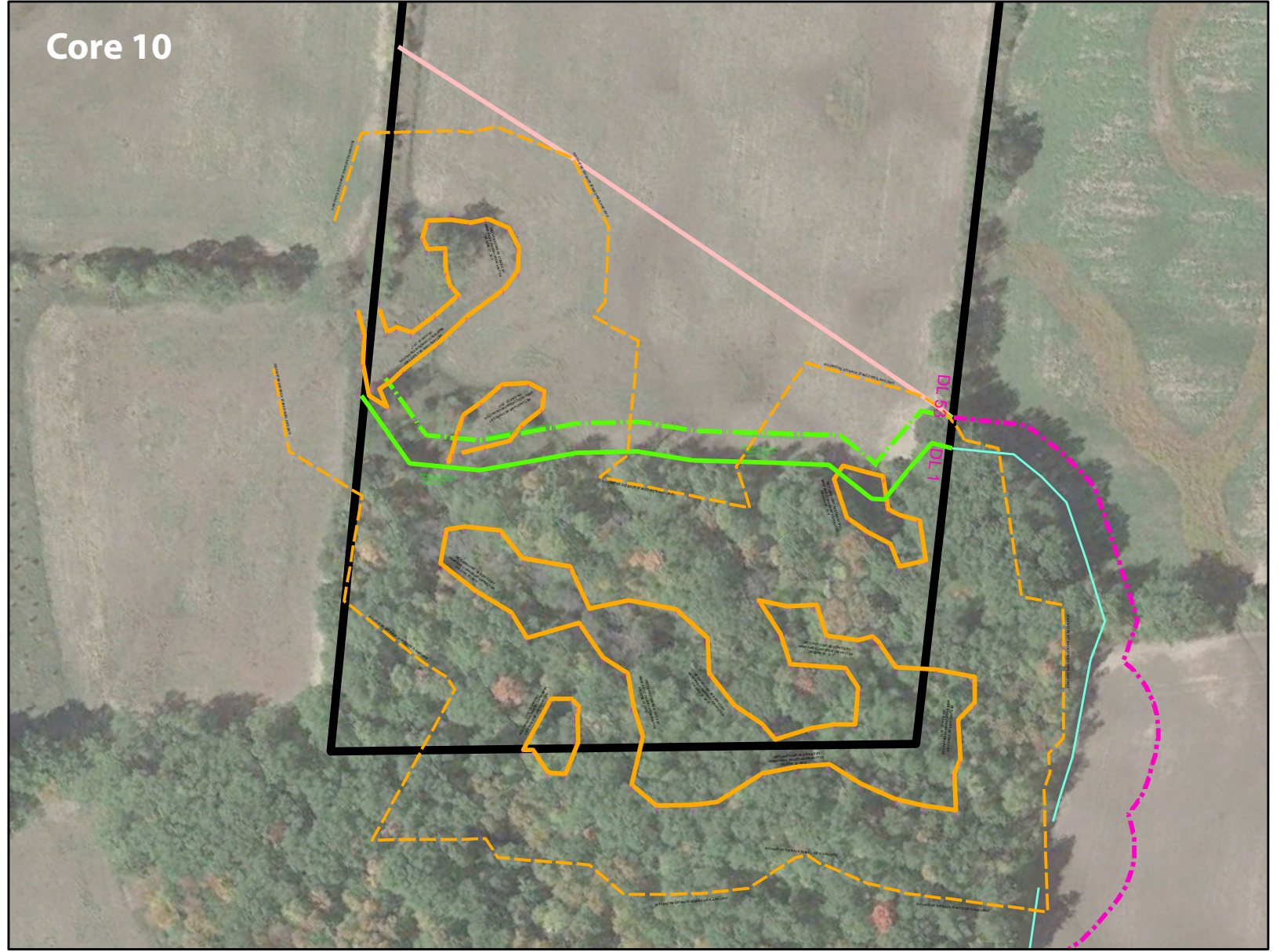
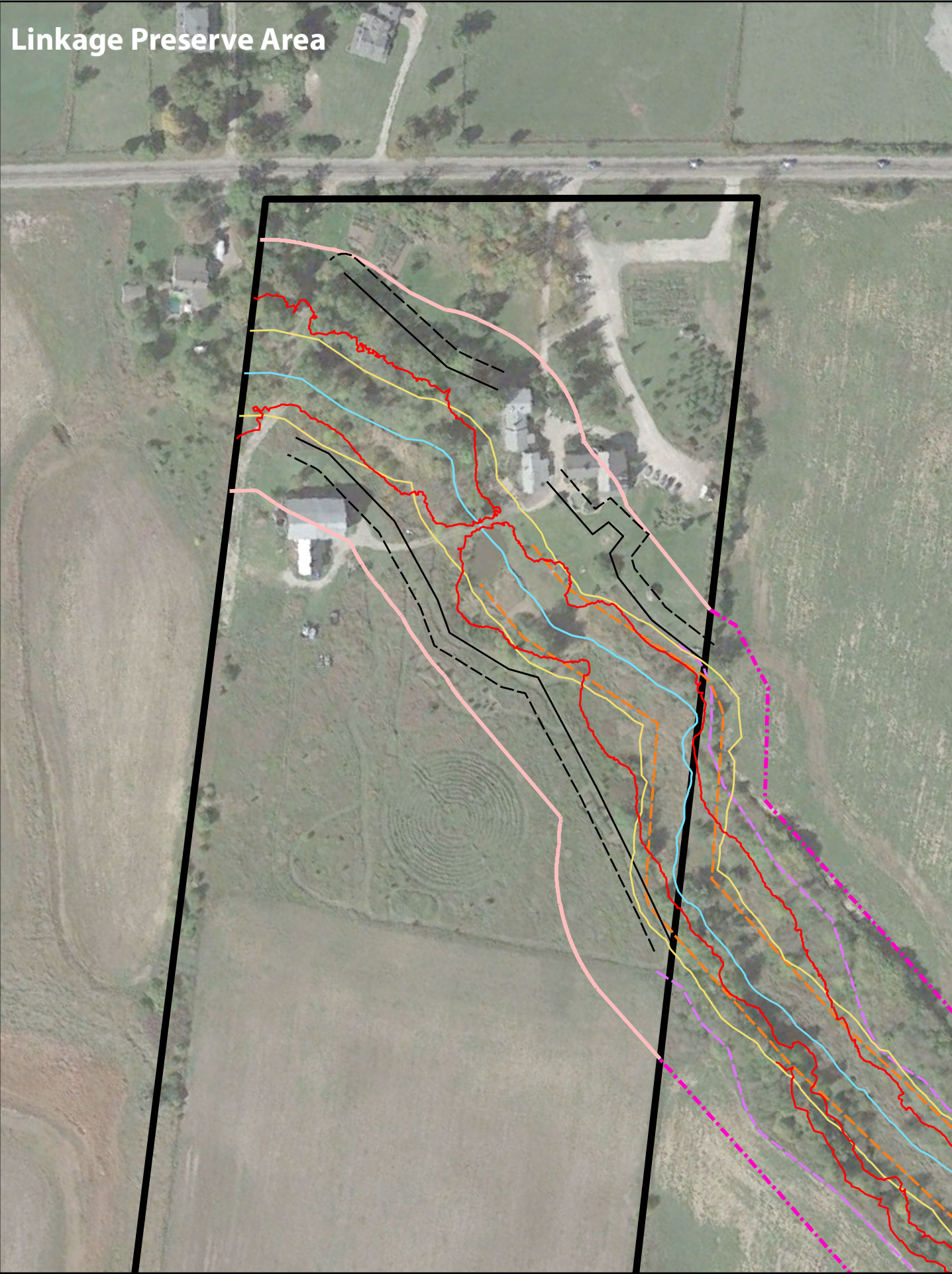


Figure 2 (revised Feb 2019)

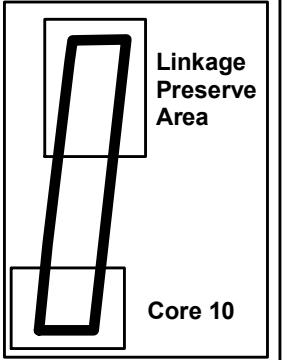


Legend - Linkage Preserve Area

- Subject Lands
- Fisheries Setback (15m)
- Creek Centerline
- Limit Floodline
- Staked Top of Bank (Mattamy)
- Staked Top of Bank (Rampen) June 27, 2017
- 7.5 m Setback from Staked Top of Bank (Rampen)
- Meander Belt Widths (GEOmorphix)
- Linkage Preserve Area Limit (Mattamy Dryland)
- Linkage Preserve Area Limit (Rampen)

Legend - Core 10

- Staked Dripline (Mattamy Dryland)
- Core 10 Limit (Mattamy Dryland)
- Core 10 Limit (Rampen)
- Staked Dripline (Rampen) - June 28, 2017
- 10 m Setback from Staked Dripline (Rampen) - June 28, 2017
- Staked Wetland - June 27, 2017
- 30 m Setback from Staked Wetland (June 27, 2017)



1086 Burnhamthorpe Road - Rampen Holdings Inc.

Figure 3
Limits of Linkage Preserve
Area and Core 10



Air photo: Google Earth, October 2016.



Jennifer Lawrence

From: Jennifer Lawrence
Sent: Thursday, May 9, 2019 2:18 PM
To: Varga, Steve (MNRF)
Cc: Jessica Bester
Subject: 1086 Burnhamthorpe Road Oakville
Attachments: 15-076-4 (wetland only)_email_may9-2019.dwg; 15-076-4 (wetland only)_email_may9-2019.pdf

Hi Steve,

On June 27, 2017, you attended on-site at the above noted address to stake the limit of PSWs 31, 32, 33 and 60 within the North Oakville Milton East Wetland Complex. I thought that I had provided you with a CAD file of that staking in 2017 however, I have recently reviewed my files and could not find a copy of an email to you. I apologize for the delay in getting this information to you. Please find attached a copy of the survey for your files.

Please let me know if you have any questions.

Thanks,

Jennifer

Jennifer Lawrence, MCIP, RPP

President

Jennifer Lawrence and Associates Inc.

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January 17, 2019

Mr. H. Hecht
Town of Oakville
1225 Trafalgar Rd.
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L6H 0H3

Ms. J. Bester
Conservation Halton
2596 Britannia Rd. W.
Burlington, ON
L7P 0G3

Ms. Laurielle Natywary
Region of Halton
1151 Bronte Rd.
Oakville, ON
L6M 3L1



**Re: 1086 Burnhamthorpe Road
Town of Oakville
Joshua's Creek EIR Addendum (JC9B and JC17 Subcatchments)
Rampen Holdings Inc.**

The purpose of this letter is to summarize the top of bank, woodland and wetland limits, as staked in the field by Conservation Halton (CH), Region of Halton and Ministry of Natural Resources and Forestry (MNR) staff on June 28, 2017 and to outline the proposed approach to the Linkage Preserve Area (LPA) associated with Joshua's Creek as well as to finalize the limits of Core 10 on the Subject Property. This information will be used as the basis for the LPA and Core 10 limits within the Joshua's Creek EIR/FSS Addendum to be prepared for the above noted property.

Rampen Holdings Inc. (Coscorp) is proposing to develop a portion of 1086 Burnhamthorpe Road (Part 3 on 20R-21170 provided as **Figure 1**) for residential uses. The remainder of the property, fronting Burnhamthorpe Road, would remain under the ownership of the Rampen family (retained parcel). At this time, the Rampen family intends to maintain the art studio and other uses on the retained parcel. As outlined below, there are provisions in the North Oakville East Secondary Plan (NOESP) which allow for these uses to continue, and potentially expand, within the LPA however, any proposed expansion may need to be accompanied by a separate EIR/FSS and is beyond the scope of the Joshua's Creek EIR Addendum being undertaken by Coscorp. For the purpose of this letter, the term 'Subject Property' refers to both the retained parcel and the future Coscorp parcel.

Natural Hazards and Natural Heritage Limits

Below is a description of the wetland, woodland and top of bank staking exercises that took place on June 28, 2017 with the agencies.

Wetlands

There are four Provincially Significant Wetlands (PSWs) on the Subject Property, identified as PSWs 31, 32, 33 and 60 in the North Oakville Milton East Wetland Complex. PSWs 31 and 60 are contained entirely within the wooded portion of Core 10 whereas PSWs 32 and 33 are located within the agricultural field north of the woodland. MNR (S. Varga) and CH (L. Matich) staff attended on-site with representatives

of the EIR/FSS study team to stake the limit of the PSWs. While on-site, MNRF staff identified one small wetland pocket, within the woodland, that was not previously identified in NOCSS. This feature is identified as PSW 31a on **Figure 2**. A 30 m buffer has been applied to each wetland, including PSW 31a, as shown on **Figure 3**, as per NOCSS.

Given that PSW31a was not previously identified when the Core 10 limits were staked for the Mattamy Dryland property to the east, the staked wetland limits have been shared with Mattamy so that they are aware of the very minor revision that this will cause to their Limit of Development, at the very western limit of their property, north of the woodland, once the 30m buffer is added to PSW31a.

Woodland

The dripline was pre-staked by Savanta and reviewed by Region of Halton staff (J. Elliott). Regional staff agreed with most of the pre-staked limit however, they shifted one stake (Pre-Stake DL4) approximately 1m north (re-labelled DL50) and added three stakes (DL51-53). Stakes DL51 and DL52 were added between Pre-Stake DL2 and DL3 while Stake DL53 was added north of Pre-Stake DL1. It was agreed that DL53 may need to shift in order to connect to the dripline limit at the property line that was previously staked and approved by the agencies for the Mattamy Joshua's Creek EIR/FSS to the east. It was agreed that, if there was any discrepancy with respect to the limit as a result of the tie-in, discussion could take place with Regional staff.

The dripline, as staked for the Mattamy Joshua Creek EIR/FSS to the east has been included in **Figure 3**. As can be seen, DL53, on the Coscorp/Mattamy property line, was staked approximately 10 m further north than the dripline that was staked for the Mattamy Joshua Creek EIR/FSS at the Coscorp/Mattamy property line. As a result, the woodlot dripline has been adjusted to tie into the approved Mattamy dripline limit at the property line and a 10 m buffer has been applied to the dripline as per NOCSS (**Figure 3**).

Top of Bank

The Subject Property is traversed by a tributary of Joshua's Creek (JC-7) that was identified as a medium constraint watercourse in Figure 6.3.13 of NOCSS. The top of bank was pre-staked by Jennifer Lawrence and Associates and reviewed by CH staff (S. Norman). All pre-staked limits were agreed to and one new top of bank stake was added (TOB30) between Pre-Stake TOB15 and TOB16. While on-site, discussion took place with respect to whether there is a top of bank feature on the north limit of the watercourse, west of the existing house. Although a top of bank limit was staked, it was agreed that there was no truly definable feature, unlike that which exists on the southern side of the watercourse. Given that no development is proposed on these lands at this time, it was agreed that, once the survey is complete, CH staff would review the limit and provide further input at that time. A 7.5 m buffer has been applied to the physical top of bank as per NOCSS (**Figure 2**). It is understood that a geotechnical assessment may be required as part of the EIR/FSS Addendum to identify the stable top of bank however, we request that CH

consider now, based on the information in this memo and attached figures, whether a stable top of bank assessment would be necessary given the location of the physical top of bank on the south side of the valley and the extent of the LPA in relation to the Coscorp parcel (see **Figure 3**). It is our professional opinion that a stable top of bank assessment would not result in additional lands being required for the LPA on the south side of the valley given that there is already approximately 50 m between the physical top of bank and the LPA limit that extends into the northeast corner of the Coscorp lands. We trust CH staff would agree with this recommendation and would appreciate confirmation that a stable top of bank assessment would not be necessary in support of the Coscorp EIR/FSS Addendum. It is acknowledged that a stable top of bank assessment may be required if/when the retained lands propose additional development, and this can be noted in the EIR/FSS Addendum as a requirement for any future EIR/FSS for the retained lands. In addition to this request regarding the stable top of bank assessment, we look forward to receiving feedback from CH with respect to the constraint limit on the west side of the existing house, whether they require a top of bank to be shown or whether they are satisfied that the feature is unconfined along the north side of the valley, west of the house.

Flood Plain

Although not staked as part of the agency fieldwork, the preliminary flood plain limits within the valley on the Rampen lands (as shown on **Figure 4**) are based on modeling and mapping completed by Stantec as part of the Joshua's Creek EIR/FSS (November 2017). The flood plain mapping completed for Joshua's Creek EIR Subcatchment 9B is subject to further refinement through future EIR/FSS works. For additional details on the preliminary flood plain mapping for the lands to the west please refer to Appendix F1A, F1B, and F2B of the November 2017 Joshua's Creek EIR/FSS.

Of note, Policy 7.4.13.1 (Floodplains) subsection (b), in the NOESP, is specific to the flood plain on, and adjacent to, the Subject Property. This flood plain is associated with the tributary to the west of the Subject Property and not that portion of the tributary that flows through the confined valley on the Subject Property. Specifically, the policy notes:

7.4.13.1 Floodplains

- b) *Notwithstanding any other policy of this Plan, it is recognized that the floodplain limits established in the North Oakville Creeks Subwatershed Study for the portion of Joshua's Creek located east of Trafalgar Road, south of Burnhamthorpe Road reflect an area of shallow flooding and are based on studies carried out in accordance with the Subwatershed Study and may be further modified in accordance with the provisions of Subsection a). Lands in the floodplain in this area, and adjacent lands shall be subject to the following policies:*
 - i) *lands in the floodplain that do not form part of the Natural Heritage Component of the Natural Heritage and Open Space System, and are designated "Joshua Creek Floodplain Area" on Figure NOE2, may only be used for new development which is not susceptible to flood damage or flood*

risk or which will not cause adverse impacts to existing upstream or downstream development and which is compatible with development in the adjacent Park and Neighbourhood Area designations. Such development shall be limited to flood or erosion control structures; roads, utilities and related facilities which by their nature must be located near water or traverse watercourses; recreational facilities and ancillary facilities of an adjacent land use which are of a passive non-structural nature and do not adversely affect the ability of the flood plain to pass flood waters and may include not more than one stormwater management pond in the location north of Core 10 shown conceptually on Figure NOE3, subject to Section 7.4.7.3;

- ii) any adjacent park may utilize lands in the floodplain subject to studies prepared by the Town of Oakville, in consultation with Conservation Halton however, such land will not be considered as part of the parkland dedication under the Planning Act; and,*
- iii) should a revised floodplain boundary be established in accordance with the provisions of subsection a) the following shall be applicable to the lands outside of any revised floodplain boundary:*
 - the boundary of the Linkage Preserve Area as designated on Figure NOE3 shall be reviewed and may be modified to take into account any revised floodplain boundary; and,*
 - the lands outside the revised floodplain boundary shall be considered for development in accordance with the Joshua Creek Community Park Area and Neighbourhood Area land use designations and the related policies of Sections 7.6.11 and 7.6.7 however such lands will only be acceptable as part of the parkland dedication if the land is a configuration and size that can be used effectively as part of a Community Park.*

Although not shown on **Figure 4** (since the purpose of this memo is to confirm the limits of the Natural Heritage System associated with the Joshua's Creek valley and Core 10), the Regional Storm flood plain extends onto the Subject Property from the lands to the west. This flood plain limit, and the associated policy requirements, will be assessed through the EIR/FSS Addendum.

Natural Heritage System Area Limits

Using the natural hazard and natural heritage limits, the Natural Heritage System (NHS) Area limits on the Subject Property can be plotted. The NHS limits on the Subject Property are based on the following:

- a) 100 m wide LPA along the Joshua's Creek tributary. This limit must contain the greater of the Regional Storm flood plain, meander belt and stable top of bank, plus 7.5 m as well as a 15 m setback from the bankfull channel (fisheries). The limit of the LPA at the Coscorp eastern property limit must tie into the limit of the LPA identified on the Mattamy Dryland property to the east; and,
- b) Core 10 limit as established on Figure 6.3.11 of NOCSS. This limit must contain the PSWs and woodland plus 30 m and 10 m buffers respectively and must connect with the western edge of Core 10 as established on the Mattamy Dryland property to the east.

Linkage Preserve Area

Figure 6.3.11 in NOCSS identifies an Optional Linkage Preserve Area (OLPA) of 100m that connects the northern limit of Core 10 to Core 11. The purpose of the OLPA was to allow for the intervening landowners to relocate the tributary (JC-7) into the OLPA if such a realignment was appropriate. If the landowners opted not to realign the watercourse into the OLPA, the LPA was to be located along the Joshua's Creek tributary.

The North Oakville East Secondary Plan (NOESP) includes the following policies related to LPAs and OLPAs:

7.4.7.1 (Natural Heritage Designations)

The Natural Heritage component of the Natural Heritage and Open Space System, reflecting an alternative Greenlands System as intended by the Regional Plan, is comprised of lands designated "Natural Heritage System Area" on Figures NOE1, NOE2 and NOE4 and "Core Preserve Area", "Linkage Preserve Area", "Optional Linkage Preserve Area", "High Constraint Stream Corridor Area" and "Medium Constraint Stream Corridor Area" on Figure NOE3. It also includes watercourses and features designated as "Other Hydrological Features" on Figure NOE3, to the extent that they are maintained after development occurs, in accordance with policies in Section 7.4.8.

The Natural Heritage System Area designation is comprised of the following key areas:

b) Linkage Preserve Areas and Optional Linkage Preserve Areas

The Linkage Preserve Area and Optional Linkage Preserve Area designations on Figure NOE3 include areas which are designed to link the Core Preserve Areas together to maintain and enhance their environmental sustainability. They follow natural features whenever possible and are intended to be of sufficient size and character to ensure the functionality and sustainability of the Natural Heritage component of the System.

- i) The length, width and general location of the Linkage Preserve Areas and Optional Linkage Preserve Areas have been defined based on factors established through the North Oakville Creeks Subwatershed Study including:*
 - Composition of potential linkage feature;*
 - Character of the surrounding habitats;*
 - Presence and size of discontinuities; and,*
 - Required buffers*

- ii) The Optional Linkage Preserve Areas have been established based on the potential to relocate adjacent Medium Constraint Streams into the area designated as "Optional Linkage Preserve*

Area". However, if the adjacent stream is not relocated into the lands designated "Optional Linkage Preserve Area", and remains in place in a manner which satisfied the requirements to serve a linkage function as set out in Subsection 7.4.7.1d), then the lands in the Optional Linkage Preserve Area designation, without the need for amendment to this Plan, may be developed in accordance with the abutting land use designation. Otherwise the lands in the Optional Linkage Preserve Area designation shall be subject to the policies of the Linkage Preserve Area designation.

d) Medium Constraint Stream Corridor Areas

Medium Constraint Stream Corridor Areas, as designated on Figure NOE3, include certain watercourses and adjacent riparian lands, including buffers measured from the stable top-of-bank or meander belts. These areas are located primarily inside Core and Linkage Preserve Areas, but are also found outside such areas. They must be protected for hydrological and ecological reasons. These watercourses may be deepened and/or relocated and consolidated with other watercourses provided that the watercourse feature, as well as the function of the watercourse, is maintained in accordance with the directions established in the North Oakville Creeks Subwatershed Study and Federal, Provincial and Conservation Authority regulations, and natural channel design is used. Where a Medium Constraint Stream Corridor Area is relocated, the land use designation of the abutting lands on Figure NOE2, not the Natural Heritage System Area designation, shall apply to the lands from which the stream is moved. Further, where a Medium Constraint Stream adjacent to an "Optional Linkage Preserve Area" is not being relocated into the "Optional Linkage Preserve Area", then that Medium Constraint Stream shall serve a linkage function similar to a Linkage Preserve Area, in addition to its role as a Medium Constraint Stream. This would include maintaining a minimum linkage width as established in the North Oakville Creeks Subwatershed Study along the Medium Constraint Stream. No modifications may be made to the location of such a stream unless that linkage function can be maintained.

The Mattamy Joshua's Creek EIR/FSS to the east of the Subject Property did not propose the realignment of JC-7 into an OLPA but rather, left JC-7 in-situ. As such, JC-7 will also remain in-situ on the retained parcel and the LPA will be maintained along the existing creek corridor, consistent with the approach to the east. As shown on **Figure 3**, the proposed 100 m wide corridor includes the physical top of bank plus 7.5 m as well as the 15m fisheries setback from bankfull channel. As noted above, CH staff wanted to consider whether there is a top of bank feature on the north side of the tributary, west of the existing house on the retained parcel. As shown on **Figure 3**, whether the feature is deemed confined or unconfined, the 100 m corridor will incorporate all of the required hazards and associated setbacks.

It is important to note that, although not part of the Coscorp landholdings, Policy 7.4.7.3 of the NOESP outlines the uses that may be permitted within the Natural Heritage System Area designation. Of note, there is a policy that is specific to the retained parcel which states the following:

7.4.7.3 Permitted Uses, Buildings and Structures

(c)(viii) The adaptive re-use of heritage buildings for institutional uses, including an art gallery and art school, in the Linkage Preserve Area associated with Reach JC-7, as identified on Figure 6.3.13 of the North Oakville Creeks Subwatershed Study is permitted. The extension of such buildings or the construction of new buildings and structures may also be permitted, subject to Conservation Halton's regulations and the preparation of an Environmental Implementation Report to the satisfaction of the Town and Conservation Halton, which addresses how the impact to the linkage will be minimized.

In addition to the above, Policy 7.4.14.3 (Integration of Heritage Resources), subsections (a) and (d) provide direction with respect to the existing and future uses on the subject property as follows:

7.4.14.3 Integration of Heritage Resources

- a) *In evaluating development applications, the Town shall:*
- i. Encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site;*
- d) *In accordance with the policies of Section 7.4.14.3a)i), the existing art school use and expansions to that use, and an art gallery and other similar uses are permitted in the designated heritage buildings and expansions to those buildings or additional buildings approved by the town in accordance with the provisions of the Heritage Act and the Planning Act at 1086 Burnhamthorpe Road East in the East Half of the North Half of Part of Lot 10, Concession I (NDS).*

On July 9, 2018, Oakville Town Council issued a Notice of Intention to Designate under Section 29, Part IV of the *Ontario Heritage Act* for the cultural heritage landscape of 1086 Burnhamthorpe Road East, identified as Part 1, 20R-21170 (see **Figure 1**). The designation effectively restricts development of the retained lands, except for limited repair or expansion of the Arts Centre, in accordance with the above noted Secondary Plan policies.

As such, the Secondary Plan anticipated that a portion of the lands north of JC-7 would be within the LPA and provides for policy considerations to maintain and, potentially expand, the existing uses on the retained parcel. Such expansions are not being proposed at this time and are outside of the scope of the EIR/FSS Addendum that will be prepared by Coscorp.

Core 10

The limit of Core 10 on the Subject Property is based on a diagonal line, taken from the greater of a 30 m setback from the newly staked wetland (PSW31a) or the northernmost dripline stake offset 10 m on the Coscorp/Mattamy property line, northwesterly to a point offset 30 m from the limit of PSW 26 on the

property immediately west of the Rampen Holdings property, as shown on Figure 6.3.11 of NOCSS. The Core limit must also be situated 30 m from the limit of PSWs 32 and 33. Based on these requirements, the Core 10 limit is illustrated on **Figure 3**.


Summary

Based on the above, the natural heritage features (woodland and wetland) and physical top of bank were staked by the agencies on June 28, 2017 the limits of which are shown on the survey prepared by J.H. Gelbloom Surveying Limited (**Figure 2**). The LPA and Core 10 limits have been determined based on the criteria as established in NOCSS and the NOESP and have been aligned with the LPA and Core 10 limits on the lands to the east (Mattamy Dryland) as shown on **Figure 3**. Preliminary flood plain limits are shown on **Figure 4** however, additional details with respect to the Regional Storm flood plain limit, associated with the tributary to the west of the Subject Property, will be addressed as part of the Coscorp EIR/FSS Addendum modelling and mapping.

We request confirmation of the LPA and Core 10 limits, as shown on **Figure 3**, in order to incorporate these into the concept plan and EIR/FSS Addendum for the Subject Property. In addition, we request confirmation from Conservation Halton that a stable top of bank assessment will not be required, as part of the Coscorp EIR/FSS Addendum.

We trust the above is of assistance. If you require additional information, please contact the undersigned at 289-442-2829.

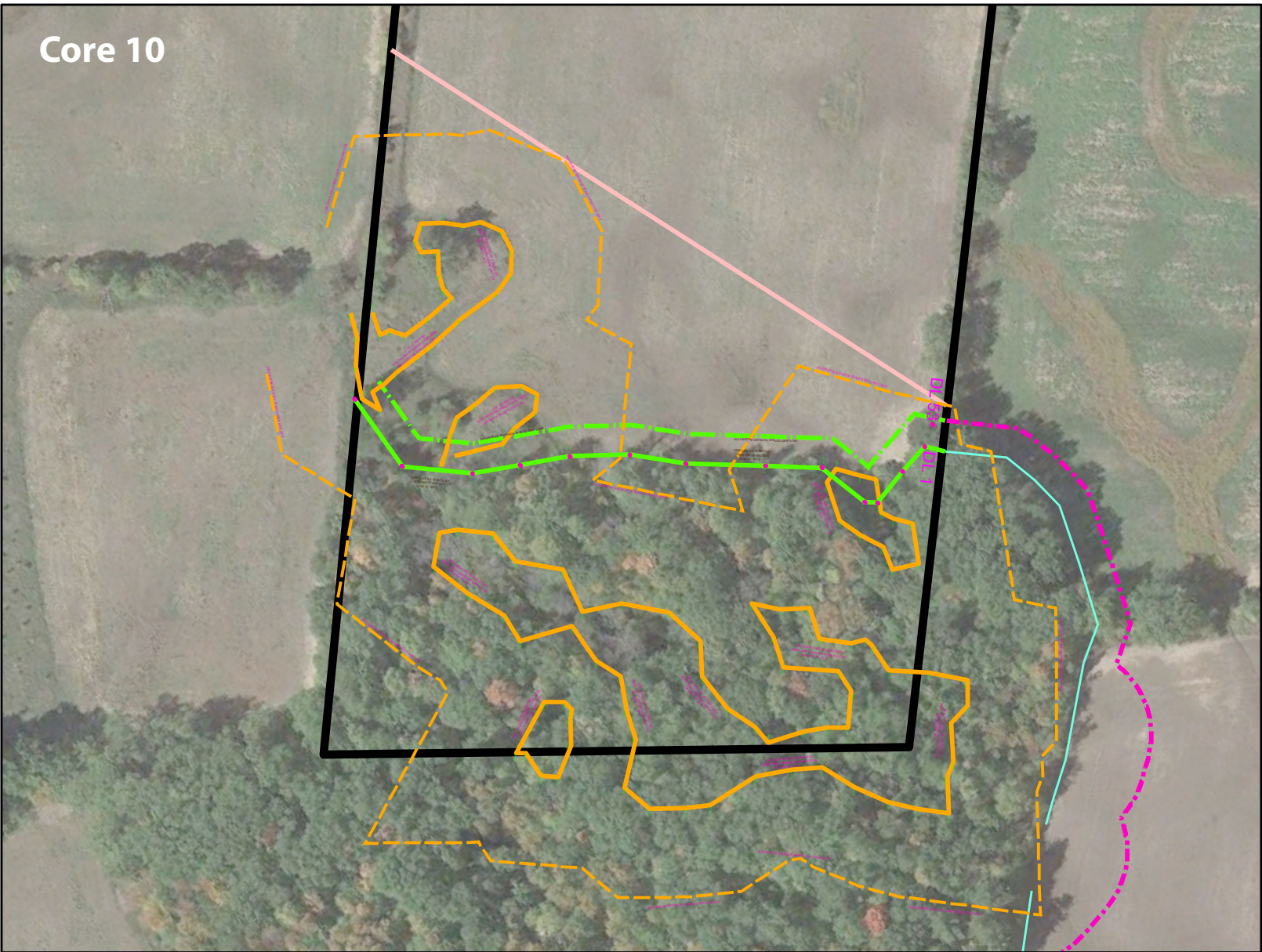
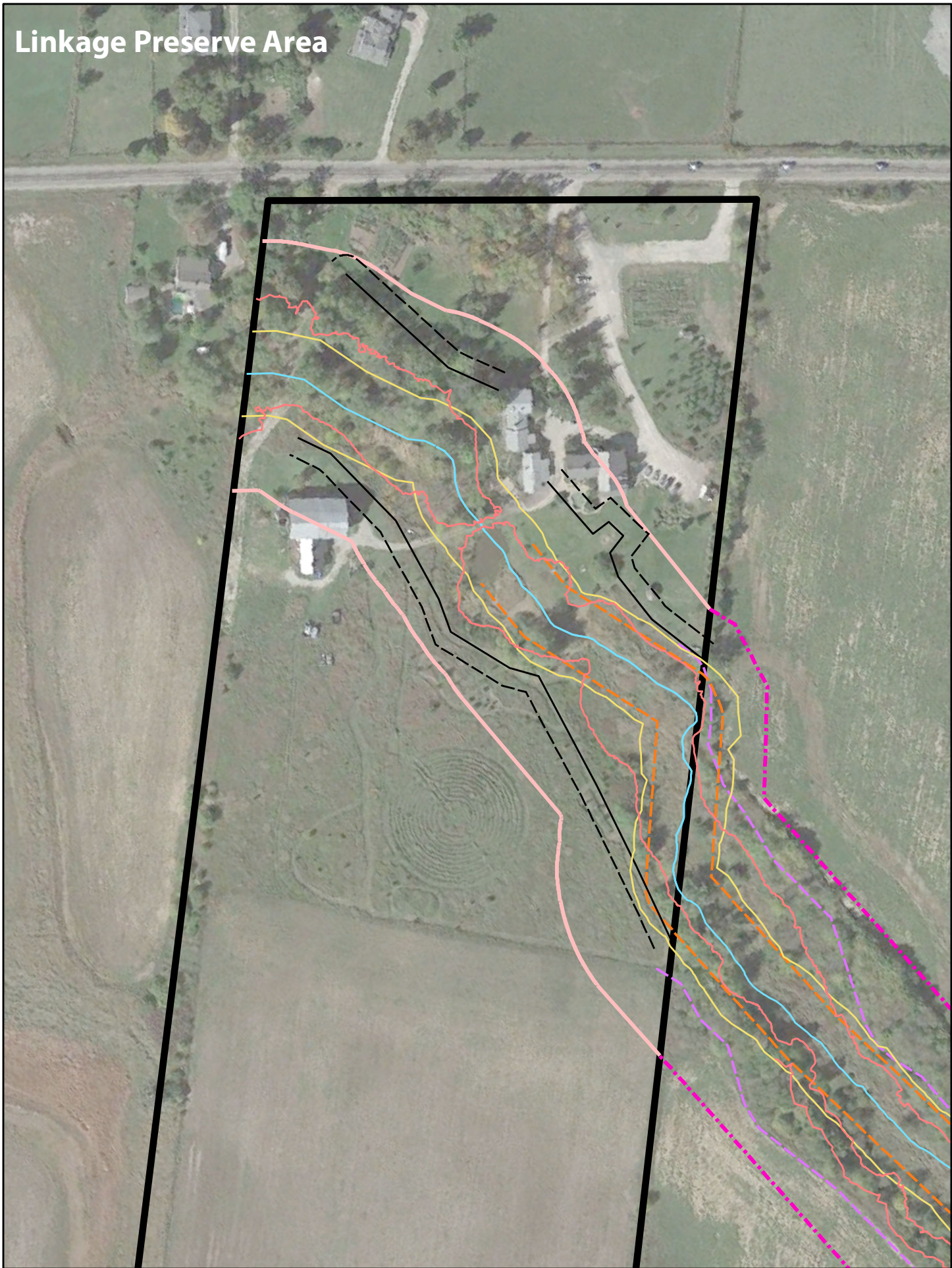
Yours truly,



Jennifer Lawrence, MCIP, RPP
President

encls. (4)

cc: Mr. T. Baskerville, Coscorp
Mr. R. Kerr, DSEL
Mr. R. Hubbard and Mr. S. Male, Savanta
Ms. R. Juliao, Town of Oakville

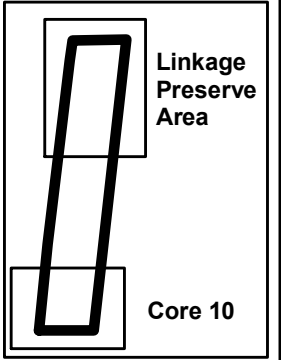


Legend - Linkage Preserve Area

- Subject Lands
- Fisheries Setback (15m)
- Creek Centerline
- Limit Floodline
- Staked Top of Bank (Mattamy)
- Staked Top of Bank (Rampen) June 27, 2017
- 7.5 m Setback from Staked Top of Bank (Rampen)
- Meander Belt Widths (GEOMorphix)
- Linkage Preserve Area Limit (Mattamy Dryland)
- Linkage Preserve Area Limit (Rampen)

Legend - Core 10

- Staked Dripline (Mattamy Dryland)
- Staked Dripline (Rampen) - June 28, 2017
- 10 m Setback from Staked Dripline (Rampen) - June 28, 2017
- Staked Wetland - June 27, 2017
- 30 m Setback from Staked Wetland (June 27, 2017)
- Core 10 Limit (Mattamy Dryland)
- Core 10 Limit (Rampen)

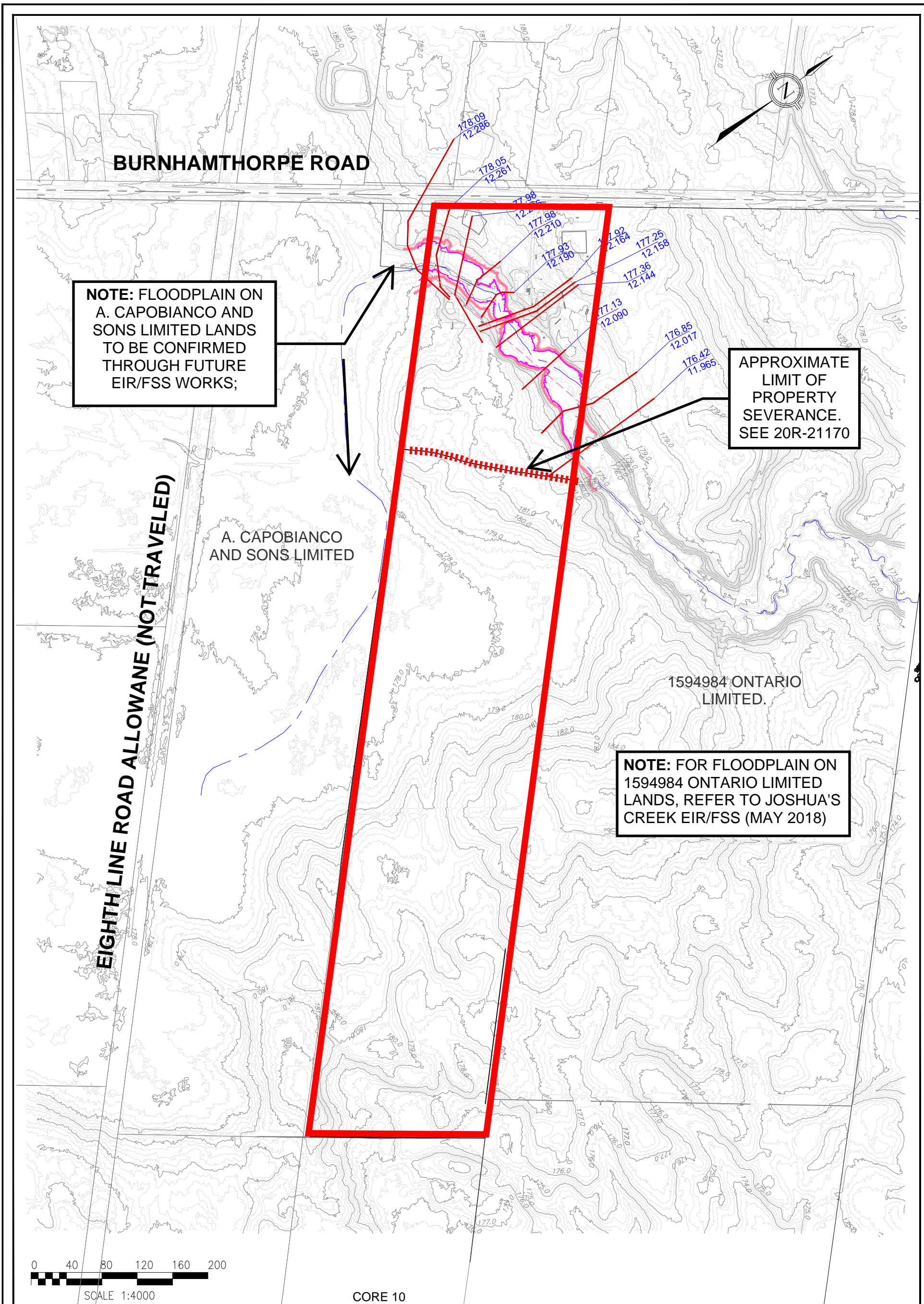


Air photo: Google Earth, October 2016.

1086 Burnhamthorpe Road - Rampen Holdings Inc.

Figure 3
Limits of Linkage Preserve
Area and Core 10





NOTE: FLOODPLAIN ON A. CAPOBIANCO AND SONS LIMITED LANDS TO BE CONFIRMED THROUGH FUTURE EIR/FSS WORKS;

APPROXIMATE LIMIT OF PROPERTY SEVERANCE. SEE 20R-21170

NOTE: FOR FLOODPLAIN ON 1594984 ONTARIO LIMITED LANDS, REFER TO JOSHUA'S CREEK EIR/FSS (MAY 2018)

0 40 80 120 160 200
SCALE 1:4000

CORE 10



LEGEND	
	REGIONAL WATER SURFACE ELEVATION (EX. COND) CROSS SECTION I.D. PER JOSHUA'S CREEK EIR/FSS (MAY 2018)
	APPROXIMATE LIMIT OF REGIONAL FLOODPLAIN PER JOSHUA'S CREEK EIR/FSS (MAY 2018)
	APPROXIMATE LIMIT OF 100-YEAR FLOODPLAIN PER JOSHUA'S CREEK EIR/FSS (MAY 2018)
	RAMPEN PROPERTY LIMITS

RAMPEN LANDS
FIGURE 4
APPROXIMATE 100-YEAR & REGIONAL FLOODPLAIN LIMITS
NOVEMBER 2018

Jennifer Lawrence

From: Natywary, Laurielle <Laurielle.Natywary@halton.ca>
Sent: Tuesday, February 19, 2019 10:55 AM
To: 'Jessica Bester' (jbester@hrca.on.ca)
Cc: Jennifer Lawrence; kate.cockburn@oakville.ca; Clark, Richard
Subject: 1086 Burnhamthorpe Road EIR Addendum

Follow Up Flag: Follow up
Flag Status: Completed

Good

Please be advised Regional staff has reviewed the report and has no concerns from a Regional perspective. Regional staff note that the woodland boundary is not the driving constraint in this location. Should you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,

Laurielle

Laurielle Natywary

Senior Planner

Planning Services

Legislative & Planning Services

Halton Region

905-825-6000, ext. 7182 | 1-866-442-5866



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