

**PLANNING JUSTIFICATION REPORT
SIXTH OAK INC.**

**DRAFT PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT,
AND ZONING BY-LAW AMENDMENT**

Part of Lot 16, Concession 2 N.D.S.

Town of Oakville
Regional Municipality of Halton

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FILE No: P-3209

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1.0 INTRODUCTION

KLM Planning Partners Inc. has been retained by Sixth Oak Inc. (“The Owner”) to provide land use planning services with respect to the proposed development of their lands located in the northwest quadrant of Burnhamthorpe Road West and Sixth Line within the Town of Oakville, Region of Halton, legally described as Part of Lot 16, Concession 2 North of Dundas Street (“Subject Lands”). The Subject Lands are approximately 23.324 hectares (57.635 acres) in size.

The Owner proposes to develop the Subject Lands for employment uses and a secondary school with related office and athletic facilities supported by a stormwater management pond. Existing natural features are to be protected and enhanced through the provision of corridors coordinated with the lands to the east and to the south.

As confirmed at a Pre-consultation meeting with municipal and agency staff held on August 11, 2021, applications for draft plan of subdivision, official plan amendment, and zoning by-law amendment are required to facilitate the proposed development. The purpose of this document is to provide planning analysis and justification in support of the proposed draft plan of subdivision, official plan amendment, and zoning by-law amendment.

2.0 BACKGROUND

2.1 SITE DESCRIPTION

The Subject Lands consist of a parcel of land located in the northwest quadrant of Sixth Line and Burnhamthorpe Road West within the Town of Oakville, Regional Municipality of Halton, legally described as Part of Lot 16, Concession 2 North of Dundas Street. The Subject Lands are approximately 23.324 hectares (57.635 acres) in size, approximately 407.2 metres wide and approximately 553.8 metres deep [Refer to Figure 1: Context Airphoto].

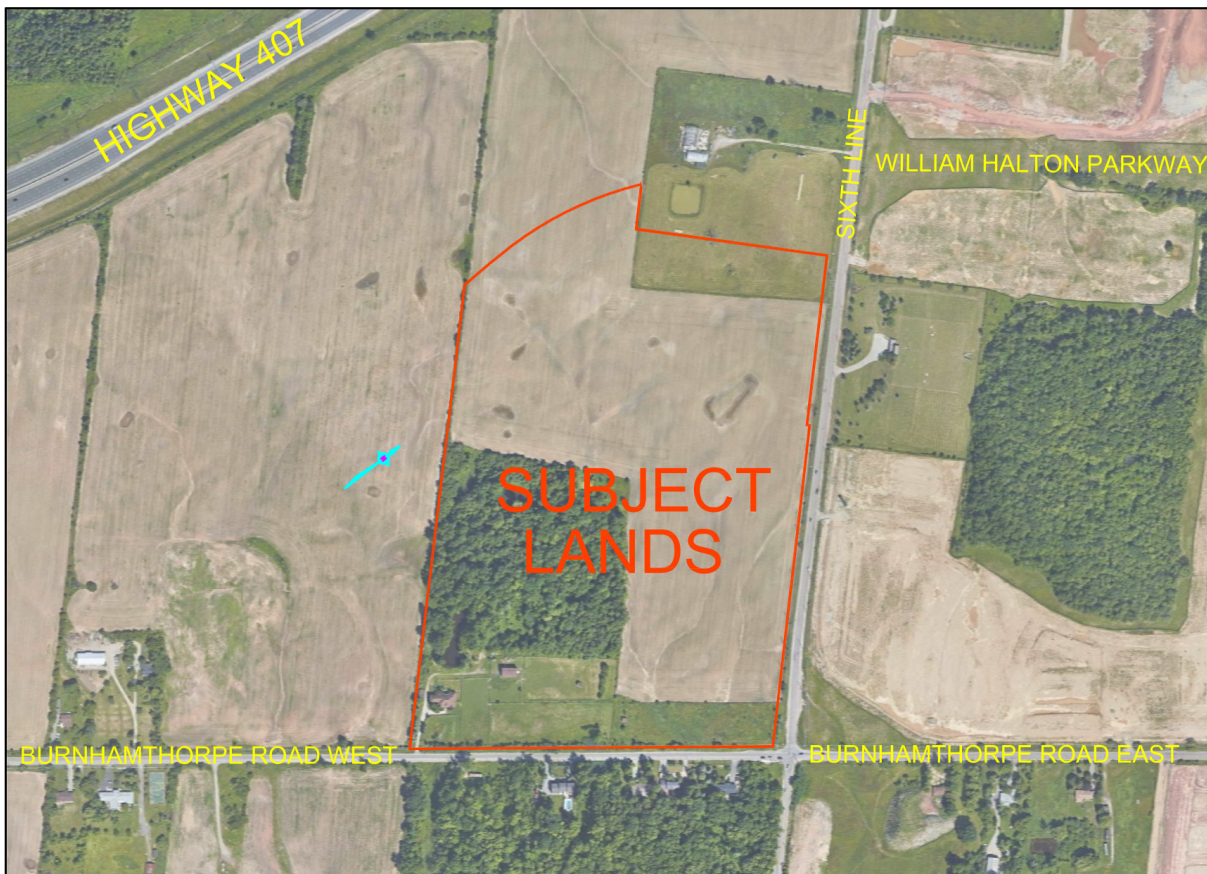


Figure 1: Context Airphoto

A woodlot of approximately 5.2 hectares in size including buffers is located near the west central portion of the Subject Lands and contains several Provincially Significant Wetlands (“PSW”) identified by the Ministry of Northern Development, Mines, Natural Resources, and Forestry (“MNDMNR”). The portion of the site not currently occupied by the woodlot/wetland feature is currently used for agricultural purposes. The lands slope towards the south with the northern portion of the Subject Lands having a gentle gradient which gets progressively more pronounced towards the southern half of the site. There are several agricultural buildings and one rural residential building between the woodlot/wetland and Burnhamthorpe Road West.

2.2 SURROUNDING LAND USES

South: Burnhamthorpe Road West beyond which is existing residential and a woodlot/wetland feature. The lands are designated '*Neighbourhood Area*' and '*Natural Heritage System Area*' within the North Oakville East Secondary Plan ("NOESP").

West: Existing agricultural uses though the owners of the lands to the west have intentions to development their lands for residential, employment, and stormwater management uses. The lands are designated '*Transitional Area*' and '*Employment District*' within the NOESP.

North: Existing agricultural uses and the future extension of the William Halton Parkway. The lands are designated '*Employment District*' within the NOESP.

East: Sixth Line beyond which are existing residential uses and an existing municipal reservoir as well as future employment uses and future fire station. The Lands are designated '*Transitional Area*', '*Employment District*', and '*Natural Heritage System Area*' within the NOESP.

3.0 DEVELOPMENT PROPOSAL

The Subject Lands are part of the NOESP which designates the majority of the southern portion of the Subject Lands *'Transitional Area'* which may include residential, mixed use, and limited commercial uses. The northern portion of the Subject Lands is designated within the NOESP as *'Employment District'* which permits a range of employment and industrial uses. The middle as well as the southwestern portions of the site is designated *'Natural Heritage System Area'* which protects existing environmental features as well as protecting for natural linkage corridors. The portion of the site between the east/west *Natura Heritage System Area* corridor and the *Transitional Area* is currently designated *'Employment District'* within the NOESP.

The Owner wishes to develop the Subject Lands for employment uses in the northern portion of the Subject lands while the central eastern and south eastern portions of the site are proposed to be used as a secondary school with related athletic facilities, day care, and administrative office uses. The existing woodlot/wetland feature is proposed to be protected in the central western portion of the site. Finally, a stormwater management facility is also proposed to support the secondary school block.

A Pre-consultation meeting with municipal and agency staff was held on August 11, 2021 where a preliminary development concept was presented. A draft plan of subdivision, official plan amendment, and zoning by-law amendment were confirmed as being necessary for the development of the Subject Lands.

The proposed draft plan of subdivision consists of one Employment Block (Block 1) with frontage upon Sixth Line as well as abutting the future extension of William Halton Parkway and one Secondary School Block (Block 2) with frontage upon Burnhamthorpe Road West and Sixth Line. To support the Secondary School Block, a Stormwater Management Block (Block 3) is proposed on the north side of Burnhamthorpe Road West. [Refer to Figure 2: Proposed Draft Plan of Subdivision].

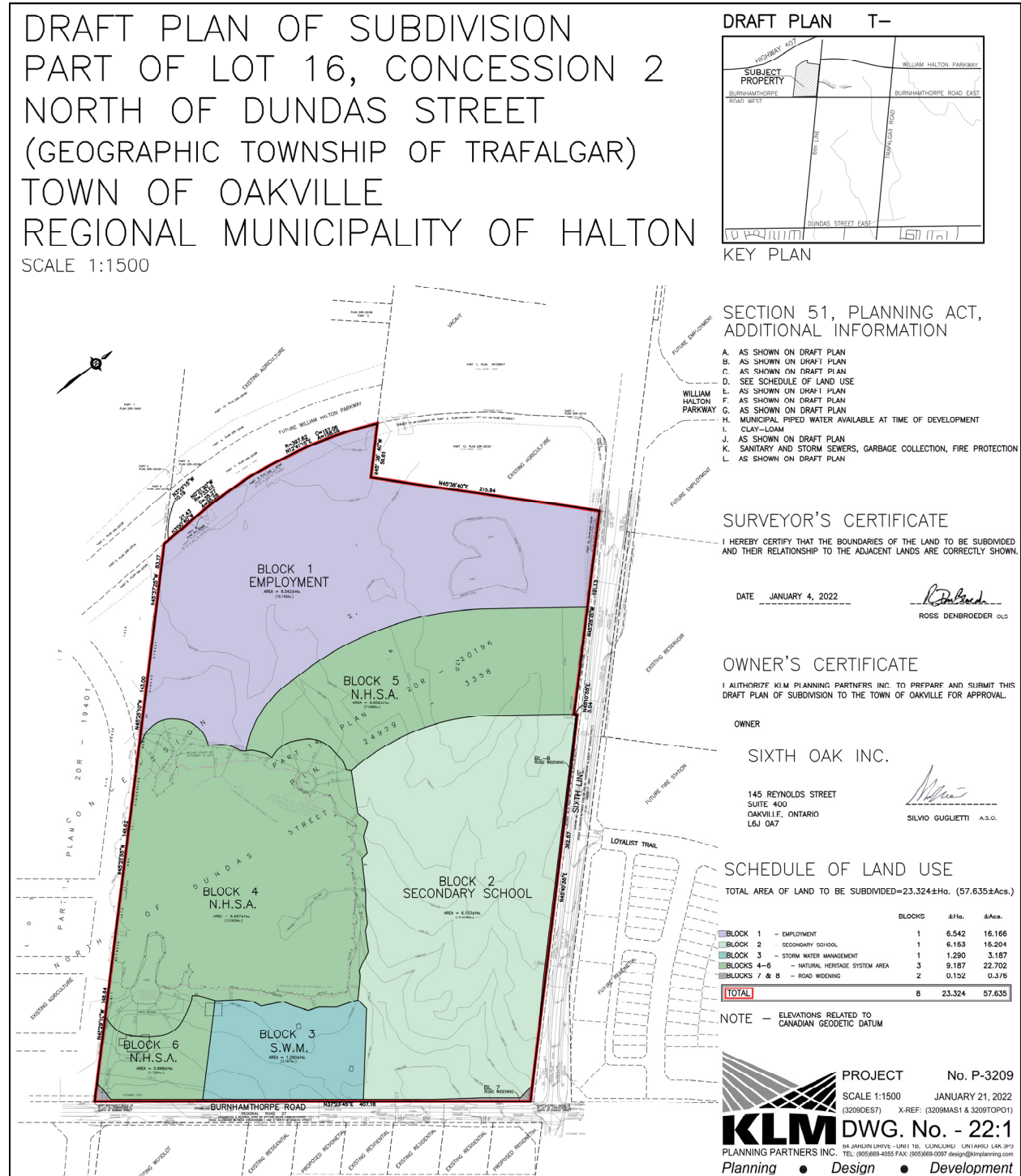


Figure 2: Proposed Draft Plan of Subdivision

A Natural Heritage System Area Block (Block 4) is proposed to preserve the existing woodlot and wetlands in the central western portion of the Subject Lands. The woodlot was staked to determine the northern, southern, and eastern limits of the feature on September 16, 2021 in consultation with Conservation Halton staff in attendance. Several wetlands identified as PSW

by the MNDMNRF were also precisely located and staked on September 16, 2021. The North Oakville Creeks Subwatershed Study (“NOCSS”) specifies a minimum 10 buffer from the dripline and minimum 30 metres from the edge of a wetland. Buffers as appropriate have been applied to the staked feature limits to determine the extent of Block 4 as per the Environmental Implementation Report/Functional Servicing Study Upper West Morrison Creek Sixth Oak Inc. UWM1 Addendum (“SOUWM1A”) submitted in support of the development proposal. Specifically, the northern, eastern, and southern edges of Block 4 have been delineated through the greater of 10 metre buffers from the staked dripline and 30 metre buffers from the edges of several PSW.

The proposed draft plan accommodates linkages between the environmental features to the east and south through the provision of Natural Heritage System Blocks 5 and 6 respectively. As per the NOCSS, the minimum width of the linkages are 100 metres. Furthermore, the NOCSS illustrates the woodlot in the Subject Lands to be a width of 200 metres along the northern edge thus the overall width of Natural Heritage System Area Block 4 has been configured to be 200 metres along its northern edge as illustrated on the proposed draft plan of subdivision.

Road widening Block 7 is provided along Burnhamthorpe Road West in order to facilitate the provision of an ultimate right of way width of 24 metres for said street centred along the original centreline of said road as per the *Burnhamthorpe Road Character Study & Class Municipal Assessment* (“BRCSMA”). The road widening increases immediately west of Sixth Line to accommodate vehicular movement in accordance with direction provided by Town staff. A road widening has also provided along a portion of Sixth Line as Block 8 to accommodate an ultimate right of way width of 31 metres in accordance with Town staff direction.

The relevant statistics of the proposed draft plan of subdivision are as follows:

Use	No. of Lots/Blocks	Area (Ha.)
Employment	1	+/- 6.542
Secondary School	1	+/- 6.153
Stormwater Management	1	+/- 1.290
Natural Heritage System Area	3	+/- 9.187
Road Widening	2	+/- 0.152
Total	8	+/- 23.324

As indicated in the Pre-consultation meeting, an official plan amendment (“OPA”) is required to facilitate the proposed development. Specifically, lands occupied by the northern portion of Secondary School Block 2 are designated ‘*Employment District*’ within the NOESP which does not generally permit educational uses. Furthermore, the remainder of the land occupied by Secondary School Block 2 are designated ‘*Transitional Area*’ within the NOESP whereby said designation does indeed allow educational uses but impose certain development standards such as a range of floor space index and heights which are not necessarily pertinent for the intended

use. Consequently, an OPA is required to re-designate the northern portion of the lands occupied by Block 2 to *Transitional Area* and to allow all of the lands of Block 2 to deviate from some of the development standards of said designation as well as to provide clarification on permitted ancillary uses. An analysis of the proposed OPA is provided in **Sections 5.5** and **5.6** of this document.

The Subject Lands are within the boundaries of the North Oakville Zoning By-law 2009-189 and are zoned '*ED – Existing Development Zone*'. Amendments to the zoning by-law will facilitate the development in a manner that conforms with the applicable official plan policies and schedules as amended by the proposed OPA and will implement the proposed draft plan of subdivision. An analysis of the proposed zoning by-law amendment is provided in **Section 5.7** of this document.

4.0 SUPPORTING REPORTS

The following reports have been prepared in support of the proposed development:

Environmental Implementation Report/Functional Servicing Study Upper West Morrison Creek Sixth Oak Inc. UWM1 Addendum prepared by Jennifer Lawrence and Associates, et al. dated January 2022

As required by the NOESP, an Environmental Implementation Report / Functional Servicing Study (“EIR/FSS”) was prepared for the Upper West Morrison Creek (Stonybrook et. al., 2017) in support of three draft plans east of Sixth Line (Star Oak, Petgor, and Emgo). An Addendum to that EIR/FSS (“UWM1 Addendum”) was subsequently prepared for the lands generally found to the west of Sixth Line (Urbantech et. al., 3rd Submission, 2021). A second Addendum (“SOUWM1A”) to the original EIR/FSS has been prepared in support of the proposed development on the Subject Lands (Jennifer Lawrence and Associates et. al., 1st Submission, 2022). The SOUWM1A has defined the limit of Core 6 (found within Block 4 of the proposed draft plan of subdivision) as well as two Linkage Preserve Areas (“LPA”), one between Cores 6 and 7 and one between Cores 6 and 8. The limit of Core 6 is defined by the greater of 10 metres from the dripline, as staked by the Region of Halton, and 30 metres from the limit of the PSW, staked by Conservation Halton. These Core limits are consistent with the NOCSS Core boundary delineation. The buffers that are required through NOCSS are provided to ensure no negative impact to the natural heritage features and functions within the North Oakville Natural Heritage System (NHS). The LPAs are 100m in width and connect Cores 6, 7, and 8, as per the requirements of NOCSS. The provision of the LPAs within the North Oakville NHS is to maintain wildlife movement between Core areas in a post-development landscape.

The purpose of the first submission of the SOUWM1A is to define the limit of development, in order to allow the Halton District School Board (“HDSB”) to advance their site plan. The second submission of the SOUWM1A will include additional information pertaining to maintenance of wetland water balance for those wetlands within both Core 6 and Core 7 (specifically PSW 15 within Core 7). The maintenance of flows to these features will not impact the development limits and will be provided through mitigation measures that will be determined as part of the second submission.

Servicing for the proposed development include the following:

Storm:

Post-development drainage from the school block will be serviced within the water quality and quantity control Pond 17, located approximately 250 metres

west of the Burnhamthorpe Road West and Sixth Line intersection. Pond 17 will discharge southerly to the proposed Upper West Morrison Creek channel via the proposed storm sewer system installed along Burnhamthorpe Road West and Sixth Line. The stormwater management pond has been designed to achieve all of the required NOCSS targets related to water quality, quantity and erosion control.

Sanitary:

The school block will be serviced via a proposed 250 mm diameter connection at the southeast corner of the property to the existing 525 mm diameter sewer within Sixth Line.

Water:

The school block will be serviced by a connection to the proposed 300 mm watermain to be installed on the south side of Burnhamthorpe Road, between Preserve Drive and Sixth Line. The 300 mm diameter watermain will be connected to the existing 600mm diameter watermain on Sixth Line. The subject property is located within the Halton Region Pressure Zone 4.

Sixth Oak Urban Design Brief prepared by NAK Design Strategies dated January 2022

An Urban Design Brief (“UDB”) has been prepared in support of the proposed Sixth Oak Inc. development. The UDB has addressed pertinent urban design issues as applied to Sixth Oak Inc’s overall vision, guiding principles, and objectives, which are rooted in the NOESP and complement the approved North Oakville Urban Design and Open Space Guidelines.

The UDB analyzes the site and policy context, presents the proposed development framework and master plan, and provides detailed design direction with respect to open spaces and connections, school block design, employment area design, and sustainability features, such as the incorporation of low impact development methods. The UDB strives to consider aspects of built form and open space design that are specific to the Subject Lands, responding appropriately to its context within the Town of Oakville and to the existing development on adjacent lands. The intended result is the development of a site that is reflective of its unique features, as well as the fundamental key design tenets of the broader North Oakville East Planning Area (“NOEPA”).

Sixth Oak Inc. School and Employment Lands Transportation Impact Study prepared by CGH
Transportation dated January 2022

A Transportation Impact Study (“TIS”) has been prepared in support of the proposed Sixth Oak Inc. development which examined the trip generation, access requirements, and road network impact of the proposed development. The TIS has determined the proposed development will have a minor impact on the road network. The proposed accesses will operate with reasonable levels of service and delays on the turning movements into and out of the site. The proposed development will provide a good pedestrian and cycling network along with good access to transit throughout the development. It is recommended that, from a transportation perspective, the proposed development application proceed.

5.0 PLANNING POLICY ANALYSIS

5.1 THE PLANNING ACT

The Planning Act (“the Act”) is the provincial legislation that provides the basis for all land use planning within the Province of Ontario. It describes how land uses may be controlled, and who may control them with the objective of providing a provincial policy framework that promotes sustainable economic development within a healthy natural environment. The Act requires that all planning matters and decisions be consistent with the Provincial Policy Statement (“PPS”) as well as conform to and not conflict with all other provincial plans.

MATTERS OF PROVINCIAL INTEREST

Section 2 of the Act requires that an approval authority shall have regard for matters of provincial interest in carrying out their responsibilities under the Act. Several examples of provincial interest are listed within Section 2 of the Act, the most germane for the Subject Lands include:

- the protection of ecological features and functions,
- adequate provision of infrastructure services,
- minimization of waste,
- the orderly development of safe and healthy communities,
- the adequate provision and distribution of educational and recreational facilities,
- the adequate provision of employment opportunities,
- the co-ordination of planning activities of public bodies,
- the appropriate location of growth and development.

The protection of ecological features and functions is described within the SOUWM1A. The woodlot and PSW identified by MNDMNR are proposed to be maintained within the Natural Heritage System Area Block 4 of the proposed draft plan of subdivision.

Adequate provision of infrastructure services is documented in the SOUWM1A. Specifically, watermain infrastructure will be available from Burnhamthorpe Road West as well as from extension of watermain infrastructure along Sixth Line. Wastewater infrastructure shall be available by connecting to the existing wastewater infrastructure on Sixth Line. Stormwater management for the Secondary School Block 2 shall be provided by Block 3 within the draft plan of subdivision. The proposed development efficiently utilizes the available transportation infrastructure abutting the site as documented in the TIS

Waste is minimized as the size of Secondary School Block 2 has been sized to accommodate the precise requirements of the HDSB and no additional public roads are proposed thus maximizing the utilization of the Subject Lands.

As the Subject Lands are located near existing neighbourhoods as well being in the vicinity to lands which have development applications submitted for approval, the proposed development represents a logical continuation of the urban uses within the NOEPA. Trails within the Secondary School Block 2 and Stormwater Management Block 3 of the proposed draft plan of subdivision will contribute to active transportation opportunities thus contributing to a healthy and safe community

Secondary School Block 2 provides an education facility needed to serve the residents of the NOEPA as it replaces another site in the NOEPA which was determined by the HDSB to be unsuitable for such a use. Block 2 will also have athletic facilities which could potentially be used by the general public thus contributing to the recreational facilities of the community.

Employment Block 1 directly contributes to the employment opportunities within the NOEPA.

The development of the Subject Lands is subject to review by several review agencies including the Town of Oakville, The Region of Halton, and Conservation Halton as well as the HDSB, the latter of which have been actively participating in the creation of the proposed development. Furthermore, provincial requirements and interest will be reviewed through the development application process.

The Subject Lands is an ideal location for development as it is located within a settlement area for the purposes of the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”), is designated ‘Urban Area’ within the Halton Region Official Plan (“HROP”), and are within the ‘Urban Area’ of the Town of Oakville 2009 Official Plan (“TOOP2009”). Furthermore, Employment Block 1 of the proposed draft plan of subdivision is designated ‘Employment District’ within the NOESP while the entirety of Secondary School Block 2 will be designated ‘Transitional Area’ in the NOESP upon the TOOP2009 and the NOESP being amended in accordance with the proposed OPA.

PROVINCIAL PLANS

Section 3(5) of the Act requires that a decision of an approval authority shall be consistent with the PPS as well as conform with provincial plans that are in effect on the day of decision. **Sections 5.2** and **5.3** of this report demonstrates how in our opinion the proposed development is consistent with the PPS and in conformity with the applicable provincial plan.

CRITERIA FOR DRAFT PLANS OF SUBDIVISION

Section 51 (24) of the Act states that for a draft plan of subdivision application:

“...regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

#	POLICY	ANALYSIS
(a)	<i>the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	As discussed, the proposed development has regard for matters of provincial interest.
(b)	<i>whether the proposed subdivision is premature or in the public interest;</i>	<p>The proposed development is in the public interest as the HDSB has advised a school site is urgently required to serve the population of the NOEPA as another site intended for a secondary school was determined to be unsuitable. The employment uses proposed on the Subject Lands will also contribute to making the NOEPA a complete community by locating said use within easy access of population areas.</p> <p>As identified in the NOESP, the Subject Lands are designated <i>Employment District</i> and <i>Transitional Area</i>; said designations are not subject to the phasing policies subject to the availability of municipal infrastructure and services which have been documented in the SOUWM1A.</p>
(c)	<i>whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	<p>The proposed subdivision conforms to the HROP. The proposed amendment will also conform to the TOOP2009 and the NOESP upon said documents being amended in accordance with the proposed OPA. Further analysis regarding conformity to the Official Plans and the OPA can be found in Sections 5.4, 5.5, and 5.6 of this report.</p> <p>The proposed plan of subdivision has also been thoughtfully designed to appropriately interface with the subdivision east of Sixth Line by ensuring an entrance to Secondary School Block 2 can be co-ordinated with Loyalist Trail. Furthermore, a daylighting triangle has been provided at the western</p>

		end of Road Widening Block 7 of the proposed draft plan of subdivision to facilitate a road contemplated by the land owner immediately west of the Subject Lands.
(d)	<i>the suitability of the land for the purposes for which it is to be subdivided;</i>	The lands are suitable for the creation of blocks as the site is serviced with existing and/or future municipal and utility infrastructure.
(d.1)	<i>if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing</i>	Not applicable as housing units are not proposed as part of this application.
(e)	<i>the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	<p>The existing grade and elevation of Burnhamthorpe Road West and Sixth Line as well as the future extension of the William Halton Parkway have been considered within the SOUWM1A.</p> <p>The adequacy of roads abutting the Subject Lands has been studied in the TIS.</p> <p>Road widenings for Burnhamthorpe Road West and Sixth Line are as per direction provided by Town staff.</p>
(f)	<i>the dimensions and shapes of the proposed lots;</i>	The dimensions and shapes of the proposed blocks have been carefully designed to accommodate protection of environmental features and the specific requirement for the HDSB site programming.
(g)	<i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	As per the submitted SOUWM1A, the proposed development has recognized the existing woodlot and PSW on site and implement provision of buffers.

(h)	<i>conservation of natural resources and flood control;</i>	The proposed plan of subdivision has been designed with consideration for the conservation of the woodlot and PSW as well as flood control measures as documented within the SOUWM1A.
(i)	<i>the adequacy of utilities and municipal services;</i>	As part of the application for the proposed development, the SOUWM1A has been prepared to ensure efficient and adequate infrastructure will be provided or is in place for the delivery of sewage and water services, and management of stormwater.
(j)	<i>the adequacy of school sites;</i>	The proposed secondary school is urgently required to ensure adequacy of school sites for the residential areas in this portion of the NOEPA, as well as the entirety of the North Oakville Secondary Plan Area, as advised by the HDSB.
(k)	<i>the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	In addition to the roads and road widenings, the proposed subdivision anticipates Secondary School Block 2 will be conveyed to the HDSB while Stormwater Management Block 3 and Natural Heritage System Blocks 4-6 will be conveyed to the Town of Oakville.
(l)	<i>the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i>	The proposed draft plan of subdivision shall have full electrical service and water supply through the connection to surrounding infrastructure along adjacent roads.
(m)	<i>the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2)</i>	By-law 2019-114 established the Town of Oakville as a Site Plan Control Area as per Section 41 of the Planning Act thus Employment Block 1 and Secondary School Block 2 shall be subject to site plan control. The HDSB is currently preparing a site plan submission which will further detail the design characteristics of Block 2.

	<i>of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)."</i>	
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Based on the preceding analysis, the proposed development has appropriate regard for the public interest as stipulated in Section 2 of the Act and meets the applicable criteria of Section 51(24) of the Act and all other applicable policies of the Act.

5.2 PROVINCIAL POLICY STATEMENT (2020)

Decisions affecting planning matters are required to be consistent with the PPS. As a key part of Ontario's policy led planning system, the PPS sets the policy foundation for regulating the development and use of land. The PPS provides direction on matters of provincial interest related to land use planning and development of which the following are the most relevant for the proposed development:

EFFICIENT USE OF LAND

The PPS promotes the efficient use of land that supports sustainability and promotes strong, livable and healthy communities that facilitate economic growth. Policy 1.1.1 states that:

“Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long- term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.”*

The proposed development promotes efficient use of land by tailoring the size of blocks to meet the specific requirements of the intended uses while protecting the natural environment. The employment uses assist in sustaining the financial well-being of the

Town of Oakville, Region of Halton, and the Province of Ontario by providing a future long-term increased tax base and employment opportunities.

The proposed development will contribute to the creation of complete communities through the provision of a mix of land uses including employment and institutional for the NOEPA.

The existing natural features have been protected through the utilization of buffers as per the SOUWM1A.

The proposed development will utilize existing or planned for infrastructure along abutting roads to increase municipal efficiency as per the OUWM1A.

The secondary school is a public service facility which is urgently required to meet projected needs within the NOEPA as another site for a secondary school has been determined to be unsuitable.

SETTLEMENT AREAS

The Subject Lands are within a Settlement Area under the PPS as the site is located within Urban Area of the HROP, TOOP2009, and the NOESP. The relevant polices related to Settlement Areas include the following:

“1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed;*
and
- g) are freight-supportive; and*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.”

The PPS encourages development to locate in designated settlement areas which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses that make efficient use of land and existing infrastructure. In this regard, the proposed development implements the policies of the PPS as it represents the use of an underutilized parcel of land within the Settlement Area. The proposed development will also benefit from future transit services along the abutting arterial roads as per the TIS and the proximity of Highway 407 support the movement of goods and employees for potential employment and industrial uses of Employment Block 1 of the proposed draft plan of subdivision. The proposed development will also be fully serviced by municipal services and utilities, while stormwater runoff will be directed towards a stormwater management facility located on site.

EMPLOYMENT

The importance of promoting economic development is described in Policy 1.3 of the PPS. In particular, Policy 1.3.1 states:

“Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) ensuring the necessary infrastructure is provided to support current and projected needs.*

Employment Block 1 of the proposed draft plan of subdivision will contribute to the mix and range of employment opportunities for the Town and Region to meet long-term needs and establishing a diverse economic base. Furthermore, the location of Block 1 provides easy access for residents living with the NOEPA through the abutting existing roads and the future extension of William Halton Parkway.

Policy 1.3.2 provide specific direction for employment areas. Specifically, Policy 1.3.2.2 states:

“Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.”

While easily accessible for residents of the NOEPA, the location of Employment Block 1 is separated from existing residential areas to the east by a 31 metre arterial road and is also separated from the Secondary School Block 2 by the 100 metre wide Natural Heritage System Area Block 5.

Furthermore, Policy 1.3.2.3 states:

“Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.”

Only employment and ancillary uses are proposed for Employment Block 1. Sixth Line and Natural Heritage System Area Block 5 provide transition to non-employment areas.

Policy 1.3.2.4 provides direction on conversion of lands within employment areas as follows:

“Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.”

As stated in **Section 3.0** of this document, an OPA is required to convert the northern portion of Block 2 of the proposed draft plan of subdivision to allow the secondary school use. As will be described in **Section 5.4** of this document, Regional Official Plan Amendment (“ROPA”) 48, which is a component of a Municipal Comprehensive Review (“MCR”), has converted the northern portion of Block 2 after an extensive growth management analysis. The OPA described in **Sections 5.5** and **5.6** of this document will implement the ROPA at the local municipal level as required in Section 27(1) of the Act.

PUBLIC SPACES TO PROMOTE HEALTH AND ACTIVITY

Policy 1.5 of the PPS provides direction on how public spaces, recreation, parks, and trails and opens space should promote healthy, active communities. Policy 1.5.1 specifically states:

“Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) providing opportunities for public access to shorelines; and*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.”*

The athletic facilities within Secondary School Block 2 may potentially provide recreational opportunities for the greater public when said facilities are not actively utilized by students of the school during regular operating hours. The HDSB may explore third party partnerships in assisting with the development of a future dome and turf field facility. Additionally, the proposed development also includes two natural heritage blocks which will provide future residents with opportunities for trails and linkages.

INFRASTRUCTURE

Policy 1.6 of the PPS provides policy related to the provision of Infrastructure and public service Facilities.

The PPS definition of ‘Public Service Facilities’ include, among other items, land/buildings/structures for the provision of educational programs and recreation thus Secondary School Block 2 is considered such a facility for the purposes of the PPS. The PPS state public service facilities shall be available to meet current and project needs. The HDSB has identified the urgent need for a secondary school, a childcare, and a potential recreational facility, as well as other related facilities within the Subject Lands to meet future needs of residents of the NOEPA.

With respect to physical infrastructure, Policy 1.6.6.1 states that:

“Planning for sewage and water services shall:

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*

1. *municipal sewage services and municipal water services; and*
 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
- b) ensure that these systems are provided in a manner that:*
1. *can be sustained by the water resources upon which such services rely;*
 2. *prepares for the impacts of a changing climate;*
 3. *is feasible and financially viable over their lifecycle; and*
 4. *protects human health safety, and the natural environment;*
- c) promote water conservation and water use efficiency;*
- d) integrate servicing and land use considerations at all stages of the planning process; and,*
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5...”*

The SOUWM1A confirms that the stormwater management facilities and water services will efficiently service the lands in a manner that is sustainable, feasible, financially viable, protects human health and will meet all regulatory requirements.

PROTECTION OF NATURAL FEATURES

Policy 2.1 provide policies for the protection of natural features. Specifically:

“2.1.4 Development and site alteration shall not be permitted in:

- a) significant wetlands in Ecoregions 5E, 6E and 7E; and*
- b) significant coastal wetlands.*

2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);*
- d) significant wildlife habitat;*
- e) significant areas of natural and scientific interest; and*
- f) coastal wetlands in Ecoregions 5E, 6E and 7E that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”*

While Section 6.0 of the PPS states the following:

“Significant means in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.”

The Subject Lands are located in Eco Region 7E. Several PSW are identified by MNDMNRF within the Subject Lands as further documented in the SOUWM1A. No site alteration or development is proposed within the PSW since said PSW are located within Natural Heritage System Area Block 4 of the proposed draft plan of subdivision. Similarly, a woodlot as identified within the SOUWM1A shall also be protected within Block 4.

Policy 2.1.8 of the PPS states the following with respect to land adjacent to significant natural features:

“ Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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.”

The location and boundary of the woodlot and PSW shown as Block 4 within the proposed draft plan of subdivision is reflective of the policies and schedules of the NOESP, and the NOCSS, as documented within the SOUWM1A.

Based on the above analysis, it is our opinion the proposed development is consistent with the PPS.

5.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020 Consolidation)

The Growth Plan provides the framework and guidance on decision-making, land-use planning, urban form, employment, natural heritage and resource protection, transportation and infrastructure planning. This section demonstrates that the proposed development of the Subject Lands conforms to the applicable policies of the Growth Plan. The Subject Lands are located within the ‘Conceptual Designated Greenfield Area’ of the Greater Golden Horseshoe as illustrated in Scheduled 2 of the Growth Plan [Refer to Figure 3: Excerpt of the Growth Plan – Schedule 2 – A Place to Grow Concept].



Figure 3: Excerpt of the Growth Plan – Schedule 2 – A Place to Grow Concept

GUIDING PRINCIPLES

Policy 1.2.1 list the principles regarding how land is developed with the most germane to the Subject Lands being the following:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.

The proposed development will assist in creating complete communities by locating a secondary school and childcare use in the area to accommodate the educational needs of the residents of the NOEPA. Furthermore, the proposed development will provide employment opportunities for residents of the NOEPA. Finally, the existing significant natural features on site are protected through their inclusion within Natural Heritage System Area Block 4 of the proposed Draft Plan of Subdivision.

MANAGING GROWTH

Policy 2.2.1 of the Growth Plan identifies ways in which growth is to be accommodated. Policies 2.2.1.1 and 2.2.1.2 state:

“2.2.1.1 Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;*
- b) growth will be limited in settlement areas that:*
 - i. are rural settlement areas;*
 - ii. are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. are in the Greenbelt Area;*

- c) *within settlement areas, growth will be focused in:*
 - i. *delineated built-up areas;*
 - ii. *strategic growth areas;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. *areas with existing or planned public service facilities;*
- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *development will be generally directed away from hazardous lands; and*
- f) *the establishment of new settlement areas is prohibited.”*

Employment Block 1 of the proposed draft plan of subdivision contributes to the achievement of the growth targets for the Region of Halton identified in Schedule 3 of the Growth Plan, which projects the amount of employment to increase to 500,000 jobs by the year 2051. Secondary School Block 2 supports the ability to accommodate the residential population target for the Region in addition to contributing 130 to 150 jobs. The development of the Subject Lands conforms to Policy 2.2.1.2 as the site is located within a settlement as per its designation in the HROP as *Urban Area*, and its categorization of *Employment Area* and *Residential Area* with the TOOP2009’s Urban Structure, and its designation within the NOESP as *Employment District* and *Transitional Area*. Finally, the Subject Lands has water and wastewater infrastructure available through connection to existing or proposed surrounding services on abutting and/or future roads.

Regarding the concept of complete communities, Section 2.2.1.4 states:

“Applying the policies of this Plan will support the achievement of complete communities that:

- a. *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b. *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c. *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d. *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*

- iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e. *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f. *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g. *integrate green infrastructure and appropriate low impact development”*

The proposed development will contribute to the creation of complete communities by providing employment opportunities for the residents of the NOEPA. Furthermore, the secondary school in conjunction with its related uses is an important public service facility providing education and recreation programs for the residents of the NOEPA.

EMPLOYMENT

The Ministry of Municipal Affairs and Housing has identified the north and east central portion of the Subject Lands as a provincially significant employment zone and Section 2.2.5 of the Growth Plan provide policies related to employment areas. [Refer to Figure 4: Provincially Significant Employment Zones Identified by The Ministry of Municipal Affairs and Housing].

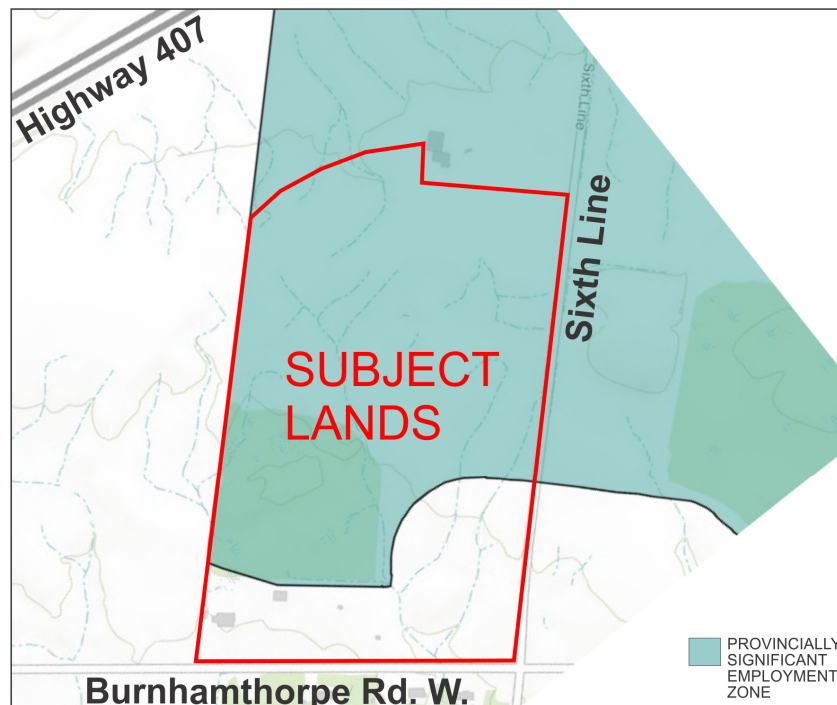


Figure 4: Provincially Significant Employment Zones Identified by The Ministry of Municipal Affairs and Housing

Section 2.2.5.1 of the Growth Plan states:

“Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) planning to better connect areas with high employment densities to transit; and,*
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.”*

Employment Block 1 of the proposed draft plan f subdivision implements the Growth Plan’s direction on economic development by making more efficient use of an underutilized parcel of land identified for employment purposes in the Growth Plan. As stated previously in this document, Block 1 will assist the Region of Halton in achieving the forecasted growth to the 2051 horizon of the Growth Plan. Potential transit routes identified in the TIS along Sixth Line and the future extension of William Halton Parkway connect Block 1 to other employment and residential areas of the NOEPA.

Section 2.2.5.7 of the Growth Plan further states:

“Municipalities will plan for all employment areas within settlement areas by:

- a) prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;*
- b) prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and;*
- c) providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.”*

The proposed zoning by-law amendment for Employment Block 1 shall ensure the only uses permitted are employment uses and related ancillary uses; no residential nor major retail uses are contemplated. Furthermore, the width of arterial road Sixth Line will assist in maintaining land use compatibility with residential uses to the southeast of Block 1 while Natural Heritage System Block 5 shall provide an effective transition to Secondary School Block 2.

The northern portion of Secondary School Block 2 of the proposed draft plan of subdivision is also identified as a provincially significant employment zone. Section 2.2.5.9 provides the following direction on conversions of employment area for other uses:

“The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) there is a need for the conversion;*
- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;*
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;*
- d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan;*
- b) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.”*

As will be described in **Section 5.4** of this document, ROPA 48, being a component of the MCR for the Region’s Official Plan, has converted the land occupied by the northern portion of Secondary School Block 2 to non-employment uses after an extensive growth management analysis. The Minister of Municipal Affairs and Housing approved ROPA 48, including the conversion from employment uses of the northern portion of Secondary School Block 2, on November 10, 2021. As the approval of ROPA 48 is very recent, it is expected the identification mapping of provincially significant employment zones will be updated by the Ministry of Municipal Affairs and Housing to reflect the removal of said identification from the northern portion of Block 2.

DESIGNATED GREENFIELD AREAS

Section 2.2.7 outlines policies regarding development within *Greenfield* situations. The Subject Lands are located within the Conceptual Designated Greenfield Area of the Growth Plan as per Figure 3 of this document. The Growth Plan defines ‘Designated Greenfield Area’ as follows:

“Lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.”

The Subject Lands are located within the *Settlement Area* as noted by its designation as *Urban Area* within the HROP and its designation as *Employment District* and *Transitional Area* within the NOESP while also being outside of the *Built Boundary* as per the HROP and the TOOP2009. Therefore, the Subject Lands are classified as being within a *Greenfield* area for the purposes of the Growth Plan and the policies affecting such a classification apply.

Specifically, Section 2.2.7.1 states:

“New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a. supports the achievement of complete communities;*
- b. supports active transportation; and*
- c. encourages the integration and sustained viability of transit services.”*

The proposed development shall support the completion of complete communities within the NOEPA by providing employment opportunities with easy vehicular and transit access as well as accommodating a secondary school use to serve existing and future residents of the NOEPA.

INFRASTRUCTURE PLANNING

Section 3.2 of the Growth Plan provide policies related to Infrastructure Planning. Specifically, Section 3.2.7 discusses Stormwater Management policies including:

“Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

- a) is informed by a subwatershed plan or equivalent;*
- b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
- c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
- d) aligns with the stormwater master plan or equivalent for the settlement area, where applicable.”*

Stormwater management is addressed within the SOUWM1A submitted in support of the proposed development.

Section 3.2.8 of the Growth Plan provide policies related to Public Service Facilities. Specifically, Section 3.2.8.6 states the following:

“New public service facilities, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.”

The Subject Lands are within a *settlement area*. Burnhamthorpe Road West and Sixth Line are potential future transit routes as identified in the TIS. Secondary School Block

2 of the proposed draft plan of subdivision is also accessible by active transportation by sidewalks and/or cycling routes along Burnhamthorpe Road West and Sixth Line.

Based on the above analysis, it is our opinion the proposed development on the Subject Lands conforms with the policies of the Growth Plan (2020 consolidation).

5.4 REGION OF HALTON OFFICIAL PLAN (As Amended by Regional Official Plan Amendment 48)

The HROP is a strategy for development of the entirety of Halton Region, with sufficient detail to permit the achievement of Region's planning vision and objectives

HALTON'S PLANNING VISION

The vision espoused within the HROP include building healthy communities as stated in Section 31 as follows:

"In its vision of planning for Halton's future, Halton believes in building "healthy communities". A healthy community is one:

- (1) that fosters among the residents a state of physical, mental, social and economic well-being;*
- (2) where residents take part in, and have a sense of control over, decisions that affect them;*
- (3) that is physically so designed to minimize the stress of daily living and meet the life-long needs of its residents;*
- (4) where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments of the community;*
- (5) where mobility is provided primarily through an affordable, convenient, safe and efficient public transportation system and non-motorized travel modes; and*
- (6) where the principles of sustainability are embraced and practised by residents, businesses and governments."*

The proposed development contributes to providing employment, educational, and recreational opportunities which are accessible for all segments of the community.

HALTON'S REGIONAL STRUCTURE

HROP outlines the structure of the Region and designates the Subject Lands as 'Urban Area' and 'Natural Heritage System' in Map 1 - Regional Structure of the HROP [Refer to Figure 5: Excerpt of the Halton Region Official Plan – Map 1 – Regional Structure].

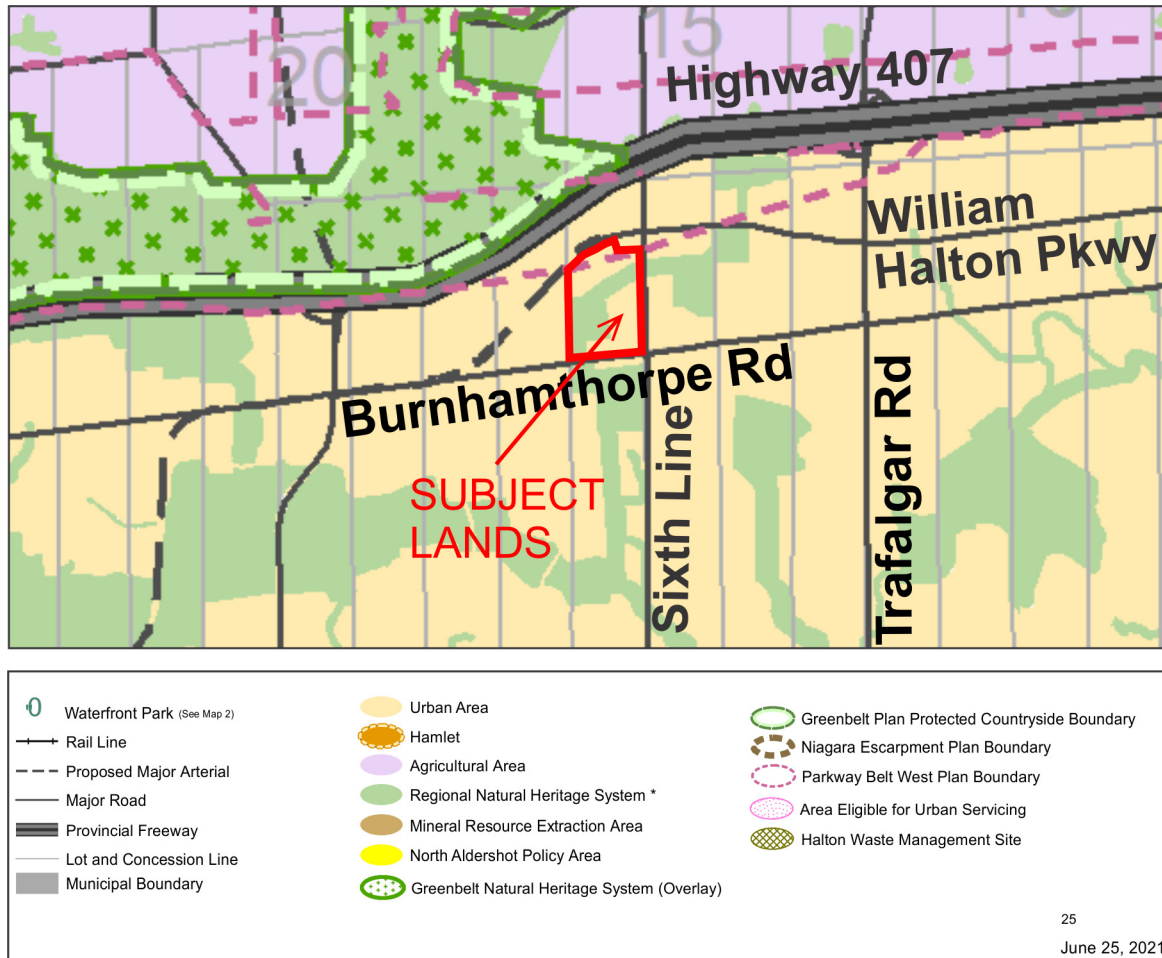


Figure 5: Excerpt of the Halton Region Official Plan – Map 1 – Regional Structure

The Subject Lands are located within the Settlement Area of the Region with the specific designation of 'Urban Area' for the portion of the site proposed for Employment Block 1, Secondary School Block 2, and Stormwater Management Block 3 of the proposed draft plan of subdivision. The portion of the Subject Lands proposed for Natural Heritage System Area Blocks 4, 5, and 6 are designated 'Regional Natural Heritage System'.

Section 55 of the HROP outlines the growth strategy for the Region based on the distribution of population and employment for the planning horizon year. Specifically, Table 1 of the HROP projects the employment of the Town of Oakville to be 127,000 by the year 2031 while the target to the year 2051 will be determined through a future component of the MCR. Employment Block 1 of the proposed draft plan of subdivision shall assist both the Town and the Region in reaching their respective targets for employment.

Furthermore, Table 2 of the HROP sets out a density target of 46 residents/jobs per gross hectare within the Designated Greenfield areas of the Town with an overall Regional average of 50 residents/jobs per gross hectare. The location of Secondary School Block 2 within the

Subject Lands shall allow other sites to develop at higher densities thereby contributing to meeting the growth management targets for the Town and Region as a whole.

DEVELOPMENT CRITERIA

Section 57 directs development to environmentally suitable areas with the appropriate land use designations. The proposed development will be directed towards the portion of the Subject Lands which are not constrained by significant environmental features.

Sections 58 and 59 state the uses permitted for each land use designation provided that the site has adequate infrastructure, and development meets all applicable statutory and regulatory requirements. As per the SOUWM1A, servicing infrastructure shall be available through connections to existing or future services located along abutting roads. As analyzed in the **Section 5** of this document, the proposed development satisfies all statutory requirements, as amended by the proposed OPA, and with the proposed amendment to the Town of Oakville's Zoning By-law 2009-189 shall conform with regulatory requirements.

URBAN AREA LAND USE DESIGNATION

Section 72.1 outlines the objectives of the 'Urban Area' land use designation; the most relevant to the Subject Lands being the following:

- "(1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.*
- (3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and character, which afford maximum choices for residence, work, and leisure.*
- (7) To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.*
- (10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.*
- (10.1) To direct where employment uses should be located and to protect areas designated for such uses."*

The proposed development preserves natural features within Natural Heritage System Area Block 4 of the proposed draft plan of subdivision. The provision of employment and secondary school uses on the Subject Lands contribute to complete communities within the NOEPA. Employment Block 1, which is proposed to permit a range of

employment uses, is located next to several roads which provide easy access for employees from other areas of the Town and Region.

Section 75 of the HROP states the *Urban Area* is planned to accommodate the distribution of population and employment in the Region. Employment Block 1 shall contribute employment opportunities while Secondary School Block 2 will support the population of nearby residential areas as well as potentially contributing up to 130 jobs.

Section 77.(2.4) of the HROP states the following with respect to development occurring in Designated Greenfield Area:

- “a) contribute towards achieving the development density target of Table 2 and the Regional phasing of Table 2a;*
- b) contribute to creating healthy communities;*
- c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;*
- d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and*
- e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.”*

Employment Block 1 shall contribute employment opportunities to assist the Town and Region in attaining their targets while Secondary School Block 2 shall provide support for residential growth thus contributing to the ability of the Town and Region to reach their targets.

REGIONAL EMPLOYMENT AREA

In additional to designating the area of Employment Block 1 of the proposed draft plan of subdivision as ‘Urban Area’, the HROP further identifies said area as a ‘*Regional Employment Area*’ [Refer to Figure 6: Excerpt of the Halton Region Official Plan – Map 1H – Regional Urban Structure].



Figure 6: Excerpt of the Halton Region Official Plan – Map 1H – Regional Urban Structure

Section 83 of the HROP states the goals of the *Regional Employment Areas*:

- “(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton’s and its Local Municipalities’ economic competitiveness.
- (2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
- (3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.”

Employment Block 1 of the proposed draft plan of subdivision shall assist the Region in maintaining a sufficient amount of employment land to accommodate growth. The proposed zoning by-law outlined in **Section 5.7** of this document provides for a range of

permitted uses in accordance with the NOESP policies. Finally, Block 1 is located near the intersection of William Halton Parkway and Sixth Line which are identified in the HROP as ‘major highways’.

Section 83.2 of the HROP provide policies for the *Regional Employment Areas* with the most pertinent to the Subject Lands being the following:

- “(1) *Prohibit residential and other non-employment uses including major retail uses in the Employment Areas.*
- (2) *Ensure the necessary infrastructure is provided to support the development of the Employment Areas in accordance with policies of this Plan.*
- (4) *Require Local Municipalities to prohibit the conversion of lands within the Employment Areas to non-employment uses including major retail uses unless through a municipal comprehensive review where it has been demonstrated that:*
 - a) *there is a need for the conversion;*
 - b) *the conversion will not compromise the Region’s or Local Municipality’s ability to meet the employment forecast in Table 1 and Table 2a;*
 - c) *the conversion will not adversely affect the overall viability of the Employment Area, and achievement of the intensification and density targets of Table 2 and other policies of this Plan;*
 - d) *there is existing or planned infrastructure to accommodate the proposed conversion;*
 - e) *the lands are not required for employment purposes over the long term;*
 - f) *cross-jurisdictional issues have been considered; and*
 - g) *all Regional policies and requirements, financial or otherwise, have been met.”*

The proposed zoning by-law for Employment Block 1 of the proposed draft plan of subdivision outlined in **Section 5.7** of this document does not include residential and other non-employment uses. As per the SOUWM1A, servicing infrastructure shall be available either through connections to existing or future services located along abutting roads.

The northern portion of Secondary School Block 2 was also previously identified as a *Regional Employment Area* within the HROP. However, ROPA 48, which is a component of a MCR, was approved on November 10, 2021 by the Minister of Municipal Affairs and Housing. Among other actions, ROPA 48 removed the *Regional Employment Area* identification from the northern portion of Block 2 after an extensive growth management analysis.

The OPA described in **Sections 5.5** and **5.6** of this document will implement ROPA 48 at the local municipal level as required by Section 27(1) of the Act by converting the northern portion of Block 2 from employment to secondary school uses. The secondary school has been identified by the HDSB as being urgently required to accommodate the anticipated future needs of the residents of the NOEPA as another site proposed for secondary school uses was deemed to be unsuitable. The conversion of the northern portion of Block 2 represents approximately 2 hectares of employment land and is expected to have relatively little impact upon the ability of the Region and Town to meet its employment targets. Furthermore, as the converted lands are isolated from other employment areas within the immediately vicinity, the conversion is not anticipated to adversely impact said other employment areas. While the conversion does remove a relatively small portion of employment land, inclusion of said portion of lands as part of a secondary school is necessary to support increased residential density in other parts of the NOEPA to attaining the growth management targets. Servicing infrastructure is planned along Sixth Line and Burnhamthorpe Road as well Stormwater Management Facility Block 3 shall accommodate the converted lands.

NATURAL HERITAGE SYSTEM LAND USE DESIGNATION

Section 114 of the HROP states the goal of the Natural Heritage System is to protect biological diversity and to ensure ecological functions will be preserved. Section 114.1 list the objectives of the Natural Heritage System with the most pertinent to the Subject Lands being the following:

- “(1) To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources.*
- (4) To direct developments to locations outside hazard lands.*
- (5) To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton.*
- (7) To protect or enhance fish habitats.*
- (8) To preserve and enhance the quality and quantity of ground and surface water.*
- (9) To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between the Key Features and their ecological functions.*
- (17) To preserve the aesthetic character of natural features.*
- (18) To provide opportunities, where appropriate, for passive outdoor recreational activities.”*

The woodlot and PSW are maintained within Natural Heritage System Area Block 4 of the proposed draft plan of subdivision. The proposed development shall not occur on lands which are classified as hazard lands. Natural Heritage System Area Blocks 5 and 6 contribute to a continuous open space system within the neighbourhood as outlined in **Section 3** of this document. Block 4 is anticipated to have an open edge along its western edge as the concept contemplated by the owner to the west includes a road abutting Block 4. Finally, trails are located where appropriate within the Secondary School and Stormwater Management Blocks.

Section 116.1 of the HROP provide policies on the boundaries of the Regional Natural Heritage System while Section 116.2 states the following:

“Notwithstanding Section 116.1, within the North Oakville East Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with Town of Oakville Official Plan Amendment No. 272.”

As discussed in **Sections 3** and **5.6** of this document, the boundaries of the Natural Heritage System are defined within the NOESP utilizing buffers specified in the NOCSS as documented in the SOUWM1A.

Based on the above analysis, it is our opinion the proposed development on the Subject Lands conforms with the policies of the Halton Regional Official Plan (as amended by ROPA 48).

5.5 TOWN OF OAKVILLE OFFICIAL PLAN 2009 (August 31, 2021 Consolidation)

The Schedules of the Town of Oakville Official Plan depict the NOEPA as being within the ‘Urban Area’ but outside the ‘Built Boundary’. Furthermore, the NOEPA is depicted as not being subject to the policies of the Town of Oakville Official Plan [Refer to Figure 7: Town of Oakville Official Plan 2009 (August 31 2021 Consolidation) – Schedule A2 – Built Boundary and Urban Growth Centre].

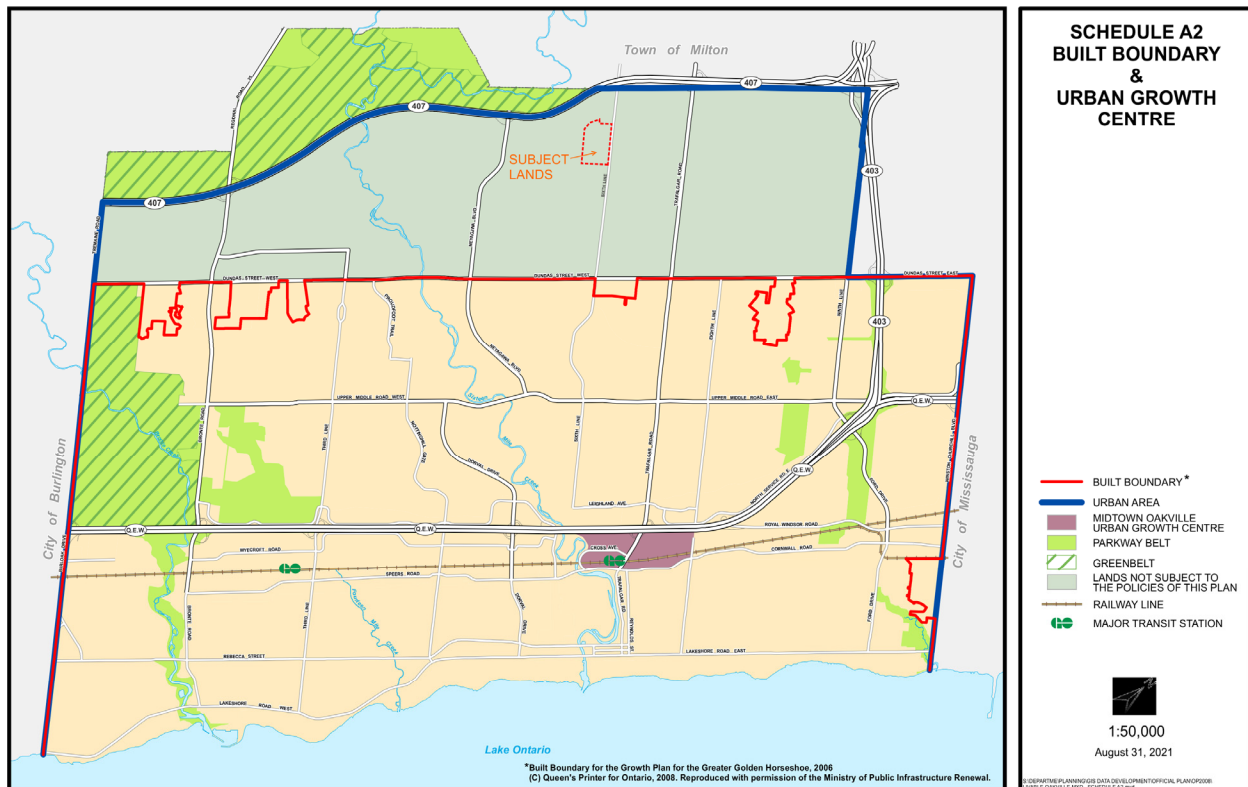


Figure 7: Town of Oakville Official Plan 2009 (August 31 2021 Consolidation) – Schedule A2 – Built Boundary and Urban Growth Centre

URBAN STRUCTURE

While Schedule A2 of the TOOP2009 identified the NOEPA as “Lands not subject to the policies of this plan”, Section 7.1.5 of the NOESP states the provisions of Section 3 and Schedule A1 of the TOOP2009 regarding the Urban Structure are indeed applicable to the NOEPA. [Refer to Figure 8: Excerpt of the Town of Oakville Official Plan 2009 (August 31 2021 Consolidation) – Schedule A1 – Urban Structure].

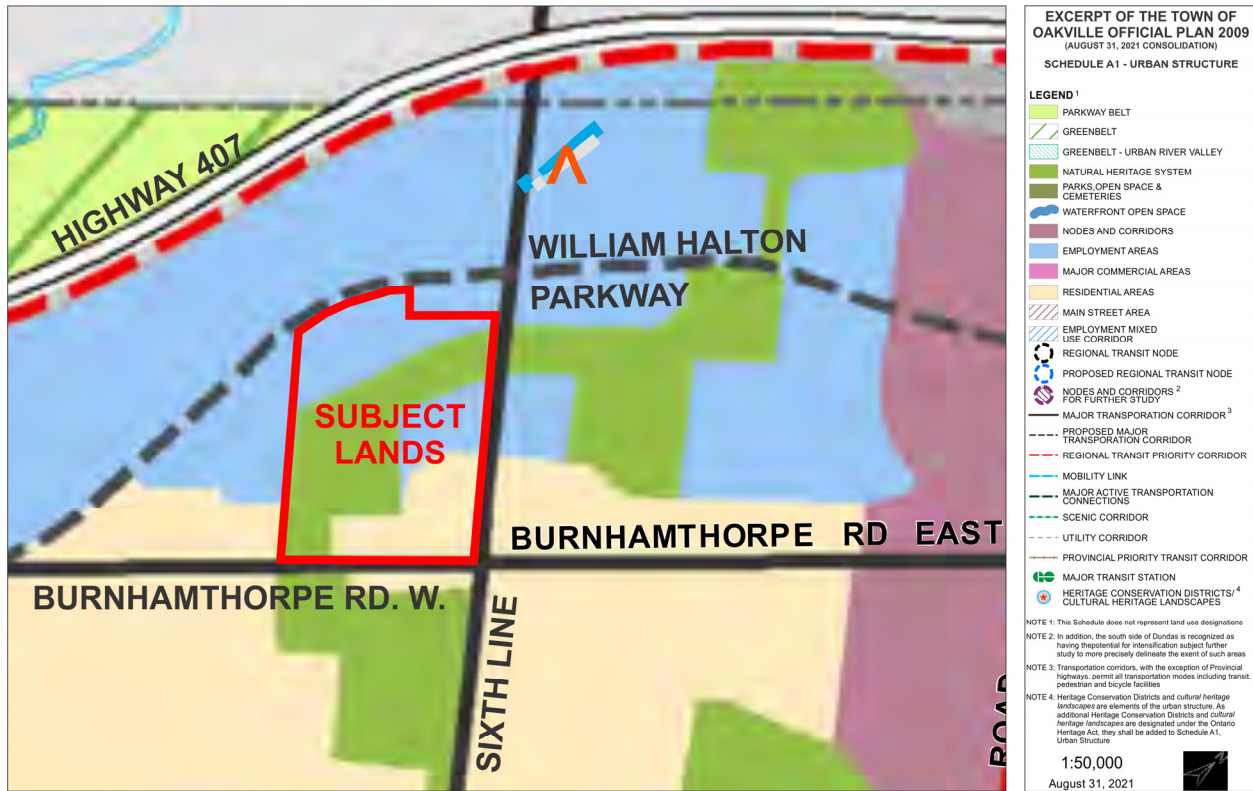


Figure 8: Excerpt of the Town of Oakville Official Plan 2009 (August 31 2021 Consolidation) – Schedule A1 – Urban Structure

The urban structure sets out the framework for where and how the Town will grow and how to determine Oakville’s character and form. The urban structure is comprised of several elements of which the ‘Natural Heritage System’, the ‘Employment Areas’, and ‘Residential Areas’ are applicable for the Subject Lands.

Section 3.1 of the TOOP2009 states the following regarding the Natural Heritage System element of the urban structure:

“The Natural Heritage System recognizes a linked system of natural areas including natural features, hazard lands, buffers and linkages. It is intended that these natural areas be protected from development and preserved for the long term in order to promote sustainability and contribute to the quality of life in the Town.”

Natural Heritage System Area Blocks 4, 5, and 6 of the proposed draft plan of subdivision are depicted as being part of the *Natural Heritage System* element. Existing environmental features and their appurtenant buffers are included in Block 4 as described in the SOUWM1A while Blocks 5 and 6 provide linkages to the east and south respectively to other environmental areas in the vicinity.

Section 3.7 of the TOOP2009 states the following regarding the *Employment Area* element of the urban structure:

“Employment Areas provide for a mix of employment uses including industrial, manufacturing, warehousing, offices, and associated retail and ancillary facilities. The Employment Areas are generally located along the Provincial Highways including the QEW, the 403 and the 407. The Employment Mixed Use Corridor along Speers Road and Cornwall Road is identified for its mix of non-traditional employment development. An Employment Mixed Use Corridor is an Employment Area in which a broader range of employment uses may be permitted in order to support the function of the Employment Area as a strategic growth area.

It is anticipated that development in the Employment Areas shall continue to reflect an evolving Town-wide macro-economy premised on decreased industrial and manufacturing growth and increased demand in the office sector. Employment Areas shall be planned to accommodate a more compact, transit-supportive and pedestrian-oriented environment, with a range of employment-supportive amenities.”

Employment Block 1 of the proposed draft plan of subdivision is depicted as being part of the *Employment Area* element of the urban structure. A mix of employment and related uses in accordance with the NOESP is proposed for said block. The location of Block 1 shall support potential future transit routes along Sixth line and/or Burnhamthorpe Road.

The land occupied by the northern portion of Secondary School Block 2 is also currently depicted as part of the *Employment Area* element. ROPA 48 was approved on November 10, 2021 by the Minister of Municipal Affairs and Housing which, among other actions, removed the employment identification from said lands. An OPA is proposed to TOOP2009’s Schedule A1 to remove this land from the ‘*Employment Area*’ element of the urban structure to reflect OPA 48 as required by Section 27(1) of the Act. In order to facilitate the development of a secondary school which the HDSB has advised is urgently required to support anticipated residential growth in nearby portions of the NOEPA, the OPA proposes to change the northern portion of Block 2 to the ‘*Residential Area*’ element of the Urban Structure.

Section 3.9 of the TOOP2009 states the following regarding the *Residential Area* element of the urban structure:

“Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town.

Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is

upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.”

The central and southern portion of Secondary School Block 2 of the proposed draft plan of subdivision as well as Stormwater Management Block 3 is depicted as being part of the *Residential Area* element of the urban structure. The northern portion of Block 2 is proposed to be amended to the *Residential Area* element through the OPA submitted in support of the proposed development. The secondary school is required to support anticipated growth of residential areas within the NOEPA while the stormwater management facility is infrastructure necessary for the secondary school to function.

Based on the above analysis, it is our opinion that with approval the proposed OPA, the proposed development on the Subject Lands conforms with the policies of the Town of Oakville Official Plan 2009 (as consolidated August 31, 2021).

SITE-SPECIFIC OFFICIAL PLAN AMENDMENTS

As stated previously, Schedule A2 of the TOOP2009 identified the NOEPA as “*Lands not subject to the policies of this plan*” though Section 3 and Schedule A1 of the NOOP2009 was specifically stated to be applicable through Section 7.1.5 of the NOESP.

Town staff did, however, specifically request Section 28.2 of the NOOP2009 regarding site-specific OPA also be analyzed for conformity by the proposed development.

Specifically, Section 28.2.3 of the TOOP2009 states a request for site-specific OPA must demonstrate the following:

“a)is consistent with the Town’s mission and guiding principles;

b)does not undermine the Town’s urban structure in terms of:

i) directing growth to identified nodes and corridors, and ensuring their timely development in a manner that makes effective and efficient use of existing and planned investment and achieves the planned objectives for these areas;

ii) protecting natural heritage systems;

iii) protecting waterfront open space, parks and other public open space;

iv) conserving cultural heritage resources; and,

v) the maintenance of the character of established Residential Areas, Employment Areas and major commercial areas;

c)is consistent with Provincial, Regional and Town plans for multi-modal transportation systems, municipal services, infrastructure and public service facilities;

- d) does not result in adverse fiscal impacts for the Town;*
- e) is an appropriate use for the land;*
- f) is compatible with existing and planned surrounding land uses;*
- g) is not more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review;*
- h) does not establish an undesirable precedent if approved;*
- i) satisfies all other applicable policies of this Plan.”*

The proposed development is consistent with the guiding principles of creating a livable community by providing a range of employment opportunities with vehicular and public transit access for residents of the Town while also providing an urgently required educational facility to serve nearby residents through pedestrian and other active means of transportation. Furthermore, environmental features are protected on site and linked to other such areas on nearby lands.

The proposed development does not undermine the Town’s urban structure as it does not direct growth away from the nodes and corridors identified in Schedule A1 of the TOOP2009. Furthermore, existing natural features are protected within Natural Heritage System Area Block 4 of the proposed draft plan of subdivision. No waterfront open spaces, parks, and cultural heritage resources are impacted. The portion of the site subject to the proposed change of land use designation represents a relatively small parcel of employment area which is isolated from other employment areas thus the character of the larger employment areas shall not be adversely impacted by the proposed OPA.

As documented in **Sections 5.1, 5.2, 5.3, 5.4, and 5.6** of this document, the proposed development is consistent with the provincial and regional plans for transportation, infrastructure, and public service utilities.

While the loss of employment land proposed by the OPA may potentially represent a loss in employment land property taxation, the proposed secondary school will support residential areas which may increase residential land property taxation in other portions of the NOEPA. Furthermore, the provision of a secondary school on the Subject Lands will release other lands within the NOESP for development.

The proposed OPA will result in an appropriate use for the lands. Another site previously considered by the HDSB for a secondary school was deemed to be unsuitable thus the development of a school on the Subject Lands is critical to accommodate the expected growth of residential uses in the NOEPA. The lands subject to the proposed OPA, in conjunction with the rest of Block 2, will result in a parcel of land tailored to the spatial requirements of the HDSB. Finally, the proximity to nearby residential areas will

allow access by active modes of transportation along Sixth Line and Burnhamthorpe Road West for the secondary school.

The Secondary School is shielded from employment areas by the location and configuration of the Natural Heritage System Area Blocks 4, 5, and 6 of the proposed draft plan of subdivision. Furthermore, the proposed secondary school and daycare uses can potentially have a synergistic relationship with nearby employment area as the daycare may be used by employees while the employment areas can potentially provide co-op placements for students in office settings. While there are existing residential areas east and south of the Subject Lands, Sixth Line and Burnhamthorpe Road West function as transitions between said residential areas and the proposed secondary school. Finally, the proposed development shall be subject to site plan control which can further refine the design of elements such as parking, landscaping, and lighting to enhance compatibility.

The proposed OPA mainly seeks to implement the effects of ROPA 48 on the Subject Lands, namely the removal of the *Regional Employment Area* identification on the northern portion of Secondary School Block 2 as required by Section 27(1) of the Act. ROPA 48 is a component of a MCR conducted by the Region thus a thorough analysis has already been conducted by municipal staff to convert the lands from employment to a different use.

The conversion of lands identified as a provincially significant employment zone by the Ministry of Municipal Affairs and Housing require a MCR as per Section 14.2.2 of the TOOP2009. Therefore, an extremely rigorous level of analysis reviewed by both Regional and Town staff shall be required thus high standards are required to be met in order to do similar OPA's. Consequently, the proposed OPA is not expected to set an undesirable precedent.

The OPA satisfies the requirements of Section 14.2.2 of the NOOP2009 regarding the need for a MCR for conversion from employment area. Furthermore, the proposed secondary school use is in accordance with Section 7.1.2.a).i) regarding schools generally permitted in all urban land use designations and Section 11.1.9.j) regarding the necessity of residential communities to have access to community facilities including schools.

5.6 NORTH OAKVILLE EAST SECONDARY PLAN

The NOESP was approved by the Ontario Land Tribunal (formerly known as the “Ontario Municipal Board”) in 2008 and subsequently amended by the Ontario Land Tribunal in 2019. The purpose of the NOESP is to establish a detailed planning framework for the future urban development of the NOEPA.

COMMUNITY VISION

The development of the NOEPA is to generally reflect a cross section of human settings from the most rural which is reflected in the natural heritage and open space system, to the most urban conditions, which is reflected in urban core areas. In between the rural and most urban settings are the various residential neighbourhood settings and employment areas. The NOEPA is to be planned using the principles of importance of pedestrians, provision of a range of housing and employment options near Highway 407 to help create a live-work community, and a system of open space and natural heritage areas.

The proposed development shall contribute to the vision of the NOEPA by offering opportunities for a range of employment uses and provision of a secondary school to support residential development within the NOEPA while preserving significant natural features and linkages.

GENERAL DEVELOPMENT OBJECTIVES

Several objectives are identified for the NOESP as a whole in order to guide development. In particular, the objectives related to the environment, employment, urban design, and servicing are particularly germane for the Subject Lands.

Environment and Open Spaces:

Section 7.2.3.1 provide general objectives for the environmental and open spaces and include the following:

- “a) To establish as a first priority of the Town, a natural heritage and open space system, within the context of an urban setting, the majority of which is in public ownership.*
- b) To create a sustainable natural heritage and open space system which provides a balance between active and passive recreational needs and links to the existing open space system within the Town.*
- c) To identify, protect and preserve natural heritage features within the natural heritage component of the natural heritage and open space system and ensure that their use respects their functional role as natural areas within the ecosystem.*

- d) *To incorporate measures intended to achieve the goals of environmental protection and enhancement including energy conservation, greenhouse gas reduction, and increased utilization of public transit.*
- e) *To preserve and protect ESA's, ANSI's, provincially significant wetlands and significant woodlands which form the core of the natural heritage component of the natural heritage and open space system, together with required buffers and adjacent lands intended to protect the function of those features and ensure the long term sustainability of the natural heritage component of the system within the urban context."*

The proposed development assists the Town in achieving these objectives by preserving the core features of a woodlot as well as several PSW within Natural Heritage System Area Block 4 of the proposed draft plan of subdivision while a linkage to environmental features to the east and south are provided by Natural Heritage System Blocks 5 and 6 respectively. Furthermore, trails within the Natural Heritage System Area blocks and Secondary School Block 2 as well as Stormwater Management Block 3 are proposed where appropriate to promote passive recreation.

Employment:

Section 7.2.3.3 provide general objectives for employment uses and include the following:

- "a) To create employment districts which provide for a range of employment opportunities with access to major freeways, arterial road and transit systems.*
- b) To create a range of employment opportunities in residential, commercial, mixed use and employment areas.*
- c) To encourage a range of employment uses to promote a live/work relationship).*
- d) To reflect the strategic land use objectives as set out within the Halton Urban Structure Plan (April, 1994) especially regarding high quality, prestigious employment type uses along the Provincial Freeways.*
- e) To create employment districts which complement and integrate the existing built form elements that are intended to remain within the community, and incorporate the best community planning and urban design practices available while integrating the area's natural heritage component of the natural heritage and open space system.*
- f) To minimize travel time, traffic, greenhouse gases, servicing costs and energy costs through a variety of mechanisms, and particularly by providing an efficient land use arrangement with a mix of employment uses and tenures in close relationship to residential areas.*
- g) To promote both local and higher order transit opportunities through land use arrangements, building orientation and streetscape design."*

The proposed development shall allow for a range of employment uses with access to arterial Roads Sixth Line and William Halton Parkway with Highway 407 a short distance to the north of the Subject Lands. As noted in the analysis of the HROP within **Section 5.4** of this document, the proposed development reflects the objectives within the HROP. The location of the Subject Lands in close proximity to residential areas while still maintaining a spatial transition reduces travel time for employees living within the NOEPA. Furthermore, the proposed development shall support the utilization of public transit on Sixth Line as documented in the TIS.

Urban Design:

Section 7.2.3.4 provide general objectives for urban design and include the following:

- a) To provide integrated community design that coordinates land use, the natural heritage and open space system, the street network and built form to reinforce the community vision.*
- b) To integrate important views and vistas of the natural heritage and open space system within community design.*
- c) To create an urban fabric characterized by a connected street system that is responsive to the natural heritage and open space system and existing land uses.*
- d) To promote building design variety that promotes an active, safe pedestrian realm within the streetscape.*
- e) To design street sections that promote a sense of scale and provide for pedestrian comfort.*
- f) To promote building forms that address the street and minimize the impact of garages and service areas on the streetscape.*
- g) To encourage mixed use development along strategic corridors and at neighbourhood centres.*
- h) To create retail and service commercial development that has a strong relationship to streetscapes and major pedestrian ways.*
- i) To integrate community and institutional uses at landmark locations.*
- j) To promote a variety of housing with diverse architecture.*
- k) To create high quality employment areas which are easily accessed by trucks and other vehicular traffic, as well as transit, bicycles and pedestrians.”*

The proposed development provides for the development of an underutilized parcel of land for urban uses while protecting the natural environment. Though the detailed design of the Block 2 will be analyzed during the site plan approval process, a preliminary concept of the campus is illustrated in Figure 6.2.1. of the UDB. Employment Block 1 will

be easily accessed by trucks and other vehicles due to the abundance of arterial roads abutting said block while transit and active transportation access is provided along Sixth Line.

Servicing:

Section 7.2.3.6 provide general objectives for servicing and include the following:

- “a) To provide for water and wastewater services, together with storm drainage works, reflecting the requirements of the various levels of government and minimizing their impact on the natural environment.*
- b) To ensure that the development industry absorbs its share of the cost in the provision of the necessary infrastructure.”*

As per the SOUWM1A, the proposed development will be served by connecting to extension of infrastructure along Sixth Line. Stormwater management for the Subject Lands shall be accommodated by Block 3 of the proposed draft plan of subdivision.

COMMUNITY STRUCTURE

Several components define the general arrangement of the land uses within the NOEPA and are illustrated in the Community Structure Plan of the NOESP [Refer to Figure 9: Excerpt of the North Oakville East Secondary Plan – Figure NOE 1 – Community Structure Plan].

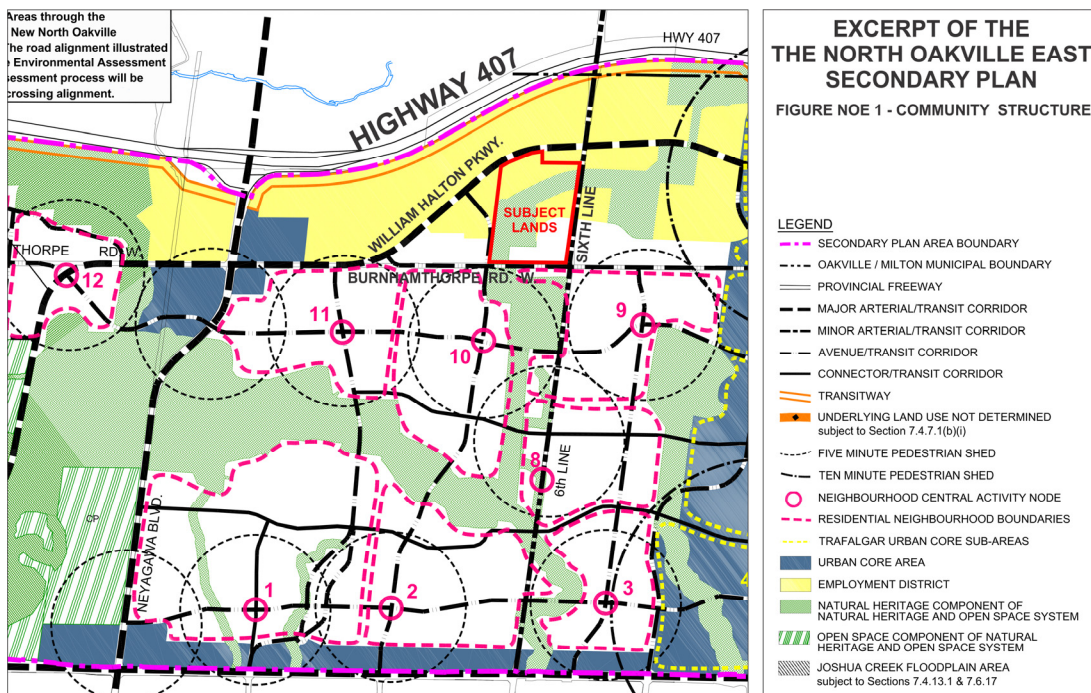


Figure 9: Excerpt of the North Oakville East Secondary Plan – Figure NOE 1 – Community Structure Plan

The northern and east central portion of the Subject Lands are identified as being part of the ‘*Employment District*’ of the community structure. The *Employment District* of the community structure is intended to provide a wide range of industrial and office development with ancillary uses to the predominantly employment uses also being permitted. As the east-central portion of the Subject Lands form a constituent part of Secondary School Block 2 of the proposed draft plan subdivision, an OPA has been submitted to remove said portion of the Subject Lands from the *Employment District* of the community structure in accordance with ROPA 48 as is required by Section 27(1) of the Act. Furthermore, the OPA will also relocate the conceptual secondary school symbol in various NOESP schedules from the Northwest quadrant of the Dundas Street and Neyagawa Boulevard intersection to the Northwest corner of Sixth Line and Burnhamthorpe Road West. As noted in Section 7.3.7 of the NOESP, a target of approximately 300 net hectares of employment land was envisioned for the NOEPA; the proposed OPA would only remove 2 hectares or approximately 0.7 percent of the targeted net area of employment in order to provide urgently required educational programs to support the residential population targets of the NOESP.

A portion of the Subject Lands also form the ‘*Natural Heritage*’ component of the ‘*Natural Heritage and Open Space System*’ of the community structure. The existing woodlot and PSW features and their appurtenant buffers are protected within Block 4 of the proposed draft plan of subdivision.

SUSTAINABLE DEVELOPMENT STRATEGY

Section 7.4 of the NOESP provide general policies with respect to sustainability. Of particular relevance to the Subject Lands are policies related to development form and the protection of ecological features and functions.

Efficient Use of Land:

Section 7.4.2 of the NOESP encourages development which is specifically based on the principle of sustainable development designed to, among other objectives, reduce the consumption of land and create livable and healthy and productive communities. The proposed development exemplifies efficient use of land as the development blocks, especially Secondary School Block 2, have been sized to meet the specific requirements of the HDSB. As the site is abundantly served by abutting public roads, no additional land is required for the provision of internal public roads.

Environmental Implementation Report:

Section 7.4.5 of the NOESP states an Environmental Implementation Report will be required for each subcatchment area of the water courses within the NOEPA prior to approval of draft

plans of subdivision. The SOUWM1A was undertaken to study the subcatchment area in which the Subject Lands are located.

Natural Heritage and Open Space System:

Sections 7.4.6 and 7.4.7 of the NOESP provides a description on how the natural heritage and open space system supports the objectives of sustainability. The system is designed to protect the natural environment, provide a balance between active and passive recreational needs, and contribute to overall quality of life in NOEPA and the Town as a whole. The west central portion of the Subject Lands corresponding to Natural Heritage System Area Block 4 of the proposed draft plan of subdivision is designated as a ‘Core Preserve Area’ while the portion of the Subject Lands corresponding to Natural Heritage System Area Blocks 5 and 6 are designated as ‘Linkage Preserve Areas’ within the NOESP’s Natural Heritage System and Open Space System [Refer to Figure 10: Excerpt of the North Oakville East Secondary Plan – Figure NOE 3 – Natural Heritage Component of Natural Heritage and Open Space System Including Other Hydrological Features].

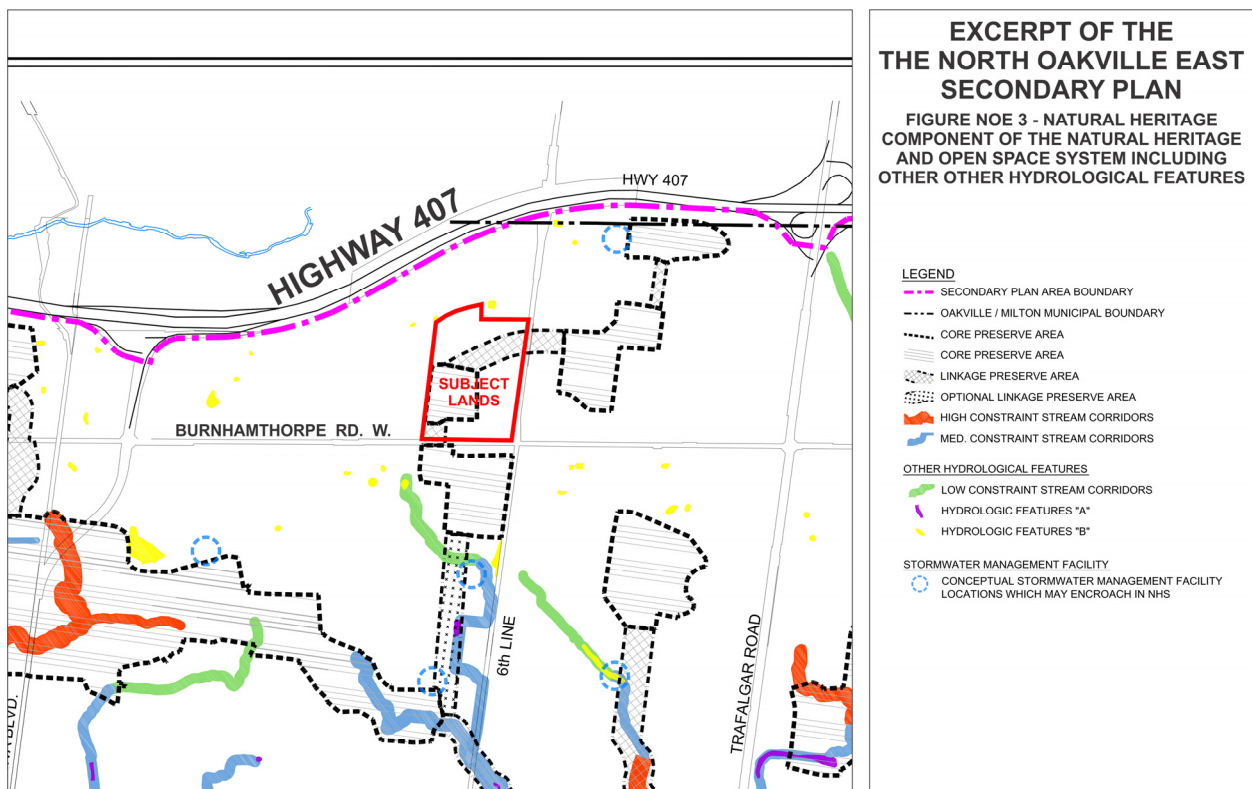


Figure 10: Excerpt of the North Oakville East Secondary Plan – Figure NOE 3 – Natural Heritage Component of Natural Heritage and Open Space System Including Other Hydrological Features

Particularly relevant to the Subject Lands are policies regarding the *Core Preserve Area* and the *Linkage Preserve Area*.

Section 7.4.7.1.a).i) of the NOESP states the following with respect to the *Core Preserve Area* designation:

“The Core Preserve Area designation on Figure NOE3 includes key natural features or groupings of key natural features, together with required buffers and adjacent lands intended to protect the function of those features and ensure the long-term sustainability of the Natural Heritage component of the System within the urban context.”

Natural Heritage System Area Block 4 within the proposed draft plan of subdivision preserves the existing woodlot as well as several PSW in conjunction with their appurtenant buffers.

While Section 7.4.7.1.b).i) of the NOESP state the following with respect to the *Linkage Preserve Area* designation:

“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.”*

The Natural Heritage System Blocks 5 and 6 of the proposed draft plan of subdivision provide linkages to Core Areas to the east and south respectively. Blocks 5 and 6 are 100 metres in width as per the NOCSS and analyzed in the SOUWM1A.

In addition to the natural heritage components, as per Sections 7.4.9.a) and b), the proposed school and stormwater management facility are considered open space components of the Natural Heritage System

Core Boundaries:

Section 7.4.7.2 of the NOESP state the following with respect to the boundaries of the *Core Preserve Ares* and *Linkage Preserve Area* designations:

“The boundaries of the Core and Linkage Preserve Area, and High Constraint Stream Corridor Area designations shall be maintained generally in accordance with the designations on Figure NOE3 and the NOCSS.

As part of the detailed planning process, minor modifications to the boundaries of these designations may be considered to reflect differences in scale and levels of detail, or to better integrate natural and urban land uses to achieve a more compact, efficient urban form. However, such minor modifications will not negatively impact the Natural Heritage component of the Natural Heritage and Open Space System as determined by the Town, in consultation with the Region of Halton and Conservation Halton, nor shall such minor modifications result in any significant decrease in the size of the Natural Heritage component of the System.”

As documented in the SOUWM1A, the south, east, and northern boundaries of Block 4 are based on the greater of 10 metres from the dripline (as staked by the region) and 30 metres from PSW (as staked by the Conservation Halton). In accordance with the NOCSS, the width Block 4’s northern edge is 200 metres measured from the western edge of the Subject Lands.

The alignment of Block 5 is slightly further south compared to the NOCSS. As per the SOUWM1A, an analysis of the NOCSS revealed no specific reason for the alignment of the linkage to the east shown in NOCSS’s Figure 6.3.9 whereas the alignment of Block 5 shown on the proposed draft plan of subdivision represents a shorter distance for the linkage compared to the NOCSS. The configuration of Block 5 results in Secondary School Block 2 being sized in accordance with HDSB requirements thus reducing waste.

The boundary of Block 6 is a 100 metre offset from the western boundary of the Subject Lands.

COMMUNITY DESIGN STRATEGY

Section 7.5 of the NOESP outlines general design policies for the NOEPA and provide specific policies for Employment Districts.

General Design Directions:

Section 7.5.4 state general design directions of which the following are the most germane for the Subject Lands:

- “d) The Natural Heritage component of the Natural Heritage and Open Space System forms a central feature of the Planning Area and the development form should reflect this fact. In addition, an associated comprehensive, interconnected system of trails will be developed which will generally reflect the major trail system on Figure NOE4.*
- e) Public safety, views and accessibility, both physically and visually, to the Natural Heritage component of the Natural Heritage and Open Space System, as well as to parks, schools and other natural and civic features, will be important consideration in community design. This will be accomplished through a range*

of different approaches including, but not limited to, the use of single loaded roads, crescent roads, combining public open space with other public or institutional facilities (e.g. school/park campuses, easements, stormwater ponds adjacent to the Natural Heritage component of the System) and the location of high density residential and employment buildings. With respect to the Natural Heritage component of the Natural Heritage and Open Space System, priority will be given to maintaining views and accessibility at key trail access points where Arterial, Avenue and Connector roads are adjacent to the System. Where there is no significant Natural Heritage edge exposed at Arterial, Avenue or Connector roads, Neighbourhood Parks, Village Squares or local roads will be encouraged to provide access and visibility.

With respect to other public facilities particularly schools and parks, of the total linear perimeter distance around such uses in the order of 50% of the perimeter will be bounded by a combination of roads and open space which will allow public access or, at a minimum private open space which will allow significant views of the feature or facility. Where only road frontage is provided the frontage shall be in the order of 40% of the perimeter of the features and facilities.

- g) Building densities and land uses designed to support the use of transit and the level of transit service proposed for specific areas shall be located within walking distances of transit stops and lines.”*

With Sixth Line and Burnhamthorpe Road West abutting the Subject Lands, the natural component of the natural heritage system is visually accessible to the public while trails within the Blocks 2 and 3 provide physical access to said blocks. Block 2’s entire perimeter is comprised of open road edges or other components of the natural heritage system. The UDB provides an analysis of urban design merits of the natural heritage and open space components of the proposed development.

Employment District:

Section 7.5.17 state employment lands will permit a full range of employment uses as well as ancillary and commercial uses serving the employment area shall be clustered at the intersection of arterial, Avenue, and Connector Roads. Employment Block 1 of the proposed draft plan of subdivision is located near the intersection of two arterial roads and the proposed zoning by-law documented in **Section 5.7** of this report shall specify the permitted uses.

Employment Block 1 will support public transit on Sixth Line as the entirety of said block is within a 400 metre walking distance from an anticipated transit stop as per the TIS.

LAND USE STRATEGY

Section 7.6 of the NOESP outlines the land use policies of the various designations of the NOESP. The Land Use Plan of the NOESP Mirrors the Community Structure plan of the NOESP with the addition of the ‘Transitional Area’ designation for the southeast portion of the Subject Lands [Refer to Figure 11: Excerpt of the North Oakville East Secondary Plan – Figure NOE 2 – Land Use Plan].

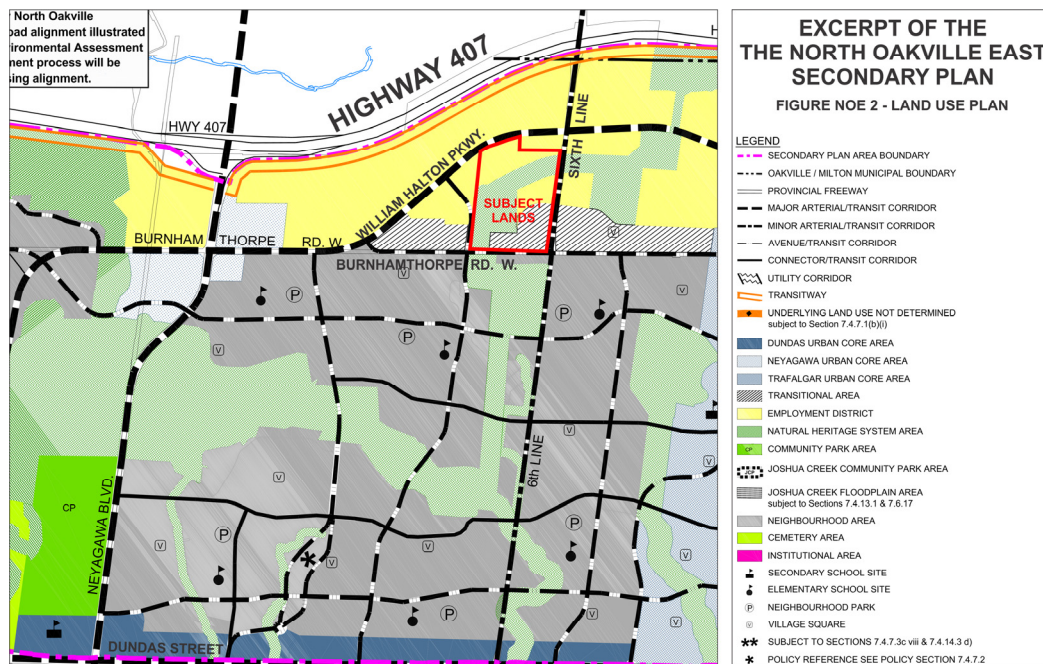


Figure 11: Excerpt of the North Oakville East Secondary Plan
– Figure NOE 2 – Land Use Plan

Natural Heritage System Area Land Use Designation

The *Natural Heritage System Area* reflects the Natural Heritage component of the Natural Heritage and Open Space system and is composed of *Core Preserve Areas*, *Linkage Preserve* which have been analyzed previously in **Section 5.6** of this document.

The land occupied by Stormwater Management Block 3 of the proposed draft plan of subdivision is designated *Transitional Area* in the Land Use Plan of the NOESP which is permitted as per Section 7.6.2.2.a). The SOUWM1A provides analysis on how the facility will function in accordance of the requirements of the NOCSS

Schools are generally permitted in all land use categories except within the *Employment District* as per Section 7.6.2.2.b) of the NOESP. While the southern portion of Secondary School Block 2 is designated *Transitional Area*, the northern portion of said Block is currently

designated *Employment District*. Therefore, the proposed OPA seeks to amend Figure NOE 2 – Land Use Plan of the NOESP by replacing the *Employment District* designation with the *Transitional Area* designation for the northern portion of Block 2. Furthermore, the OPA relocates the Secondary School Site symbol from the Northwest quadrant of the Dundas Street and Neyagawa Boulevard intersection to the Northwest corner of Sixth Line and Burnhamthorpe Road West.

Employment District Land Use Designation

The primary focus of the *Employment District* designation on Figure NOE 2 – Land Use within the NOESP is to protect for and establish a range of development opportunities for employment generating industrial, office, and service uses

While Section 7.6.8.2 of the NOESP lists a range of employment uses, Section 7.6.8.4.a) states it is not intended that the full range of employment uses will be permitted in all locations designated *Employment District*. Employment Block 1 of the proposed draft plan of subdivision will implement the uses permitted in the ‘*Light Employment*’ zone category of By-law 2009-189 as analyzed in **Section 5.7** of this document; said zone category provides a range of uses appropriate to having exposure to major arterial roads but excludes general industrial, outdoor storage, or transportation terminals and conforms with the requirement.

As per Section 7.6.8.4.b), the proposed employment uses shall be subject to site plan controls which will ensure the development complies with the detailed design requirements of Section 7.6.8.4.c.), d) and e) of the NOESP. Furthermore, it should be noted Sixth Line assists in providing a transition to the existing residential areas to the southeast of the Subject Lands while Natural Heritage System Area Block 6 provides a transition to the proposed secondary school uses of Block 2.

Transitional Area:

The intent of the *Transitional Area* land use designation is to provide for an interface between employment uses and adjacent residential uses. As per Section 7.6.9.2, the *Transitional Area* permits a range of residential, park, institutional and small-scale retail uses. As analyzed earlier in **Section 5.6** of this document, education facilities are also permitted in the *Transitional Area* designation.

With approval of the proposed OPA, the entirety of Secondary School Block 2 of the proposed draft plan of subdivision will be designated *Transitional Area*. The intended use for Block 2 is to permit a secondary school, a day care facility, a potential HDSB administrative office, and a potential air-supported dome-like enclosure to support year-round use as requested by the HDSB. As Section 7.6.9.2 does not specifically list day care, office use, nor an air-supported dome-like structure as permitted uses, the proposed OPA seeks to provide

clarity by specifically add said uses as additional permitted uses for Block 2 for clarification purposes.

Location of Block 2 is ideal to assist in buffering the employment uses to the north from the existing residential uses to the south and southeast. Sixth Line and Burnhamthorpe Road will accommodate public transit as well as active modes of transportation. Block 2 will be subject to site plan control to address matters such as internal circulation, built form, lighting, landscaping, parking and access to ensure compatibility with the surrounding uses. Section 7.6.9.3.b) provide criteria with the following being relevant to the uses proposed for Secondary School Block 2:

- Maximum height – 4 storeys;
- Minimum height – 2 storeys;
- Maximum floor space index – 2
- Minimum floor space index 0.4 except when development occurs in stages in which case the minimum floor space index of 0.3 may be considered.

The proposed OPA submitted in support of the development seeks to also amend above noted criteria as follows:

- Maximum height – 5 storeys;
- Minimum height – deleted;
- Maximum floor space index – deleted;
- Minimum floor space index – deleted

The maximum height increase is required due to the grading of the Block 2 which has a slope towards the south thus some portion of the building(s) when viewed from certain vantage points will appear to be more than 4 storeys. The deletion of the minimum height criteria will allow for greater flexibility of architectural design. The elimination of floor space index criteria is consistent with Town initiated housekeeping Omnibus Zoning By-law 2022-007 (Town file 42.26.01) which deleted said criteria for Institutional uses to allow greater design flexibility.

School Sites:

NOE 2 – Land Use Plan of the NOESP conceptual identifies secondary school sites with a symbol. The proposed OPA shall, in addition to amending the land use designation for the northern portion of Block 2 of the proposed draft plan of subdivision, place a Secondary School symbol upon the southeastern portion of the Subject Lands as Section 7.7.7.a) of the NOESP states school sites shall be distributed in the general locations identified in NOE2 – Lands. As the HDSB has determined the site at the Northwest quadrant of the Dundas Street and Neyagawa intersection is not suitable for a secondary school, the Secondary School symbol can be removed from said site.

In addition to being part of the open space component of the Natural Heritage and Open Space System, Section 7.6.14 of the NOESP provide land use policies for secondary school sites. In addition to the secondary school use itself, day care facilities as well as potential HDSB administrative offices are also proposed for Block 2. Also, the athletic facilities of the school site, possibly within an air-supported dome-line structure, may potentially be used by the public to maximize the utility of the lands. Though the detailed design of the Block 2 will be analyzed during the site plan approval process, a preliminary concept of the block illustrated in Figure 6.2.1. of the UDB.

As per Section 7.6.14.3, the location, size, and configuration of Secondary School Block 2 has been determined in consultation with the HDSB. Furthermore, the school site shall be served by public transit along Burnhamthorpe Road West and Sixth line as per the TIS. Active transportation access is also accommodated due to the proximity of Block 2 to existing residential areas to the south and east of the Subject Lands.

MASTER PLAN:

The Master Plan illustrated within Appendix 7.3 of the NOESP is intended to illustrate how the NOESP can be implemented. [Refer to Figure 12: Excerpt of the North Oakville East Secondary Plan – Appendix 7.3 – Master Plan].

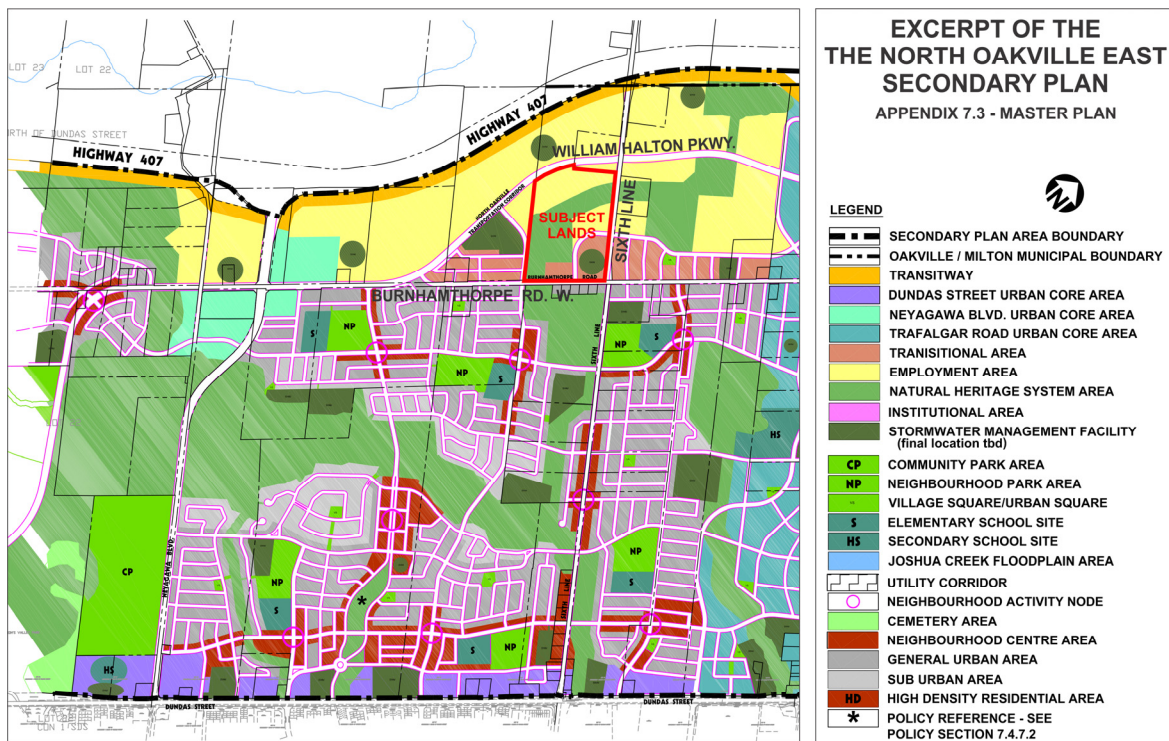


Figure 12: Excerpt of the North Oakville East Secondary Plan – Appendix 7.3 – Master Plan

The Master Plan illustrates the northern portion of the Subject Lands with the existing environmental features along with corridors extending to the south and east as ‘*Natural Heritage System Area*’. The northern portion of the Subject Lands as well as a portion of the site immediate south of one of the *Natural Heritage System Area* corridors is illustrated as ‘*Employment Area*’. The balance of the Subject Lands is illustrated as ‘*Transitional Area*’ with a road separating the *Employment Area* from the *Transitional Area*. Finally, a *Storm Water Management Facility* symbol is located at the southeast corner of the site.

In comparison to the Master Plan, the proposed development has no internal public road and the stormwater management facility is located further to the west. Furthermore, all of the developable land between the east/west *Natural Heritage System Area* corridor and Burnhamthorpe Road West is required to accommodate the relocation of a secondary school from another site deemed to be less suitable by the HDSB. Section 7.5.2.h) states modifications to the road fabric, relocation of stormwater management facilities, and the relocation of schools shall generally not represent an inconsistency with the master plan.

However, at the request of Town Staff, the proposed OPA shall also include an amendment to Appendix 7.3 – Master Plan of the NOESP to more closely reflect the proposed development through the following:

- Replacing the *Employment Area* category immediately south of the east/west *Natural Heritage System Area* corridor with *Transitional Area*;
- Removing the road joining the west side of Sixth Line with the north side of Burnhamthorpe Road West;
- Moving the *Stormwater Management Facility* symbol west to abut the north/south *Natural Heritage System Area* corridor;
- Relocating the *Secondary School Site* symbol from the Northwestern quadrant of the Dundas Street and Neyagawa Boulevard intersection to the southeastern portion of the Subject Lands.

BURNHAMTHORPE ROAD:

Table 2 of the NOESP identifies Burnhamthorpe Road West as a ‘*Character Road*’ with design elements respecting the existing character of the road and its abutting uses and may include consideration of matters such as grading, preservation of trees, right of way configuration, and parking. To guide development along Burnhamthorpe Road West, the Town prepared the BRCSMA.

As per Section 6 of the BRCSMA, the portion of Burnhamthorpe Road West abutting the Subject Lands are identified as the ‘*Transitional*’ which is meant to accommodate a range of residential and institutional uses. The proposed development abutting Burnhamthorpe

Road West is an institutional use which will support the residential uses found on other land parcels along Burnhamthorpe Road West. Built form of the Secondary School uses are analyzed in Section 6.2 of the UDB.

An extensive analysis of various right of way configurations was conducted within the BRCSMA to determine the preferred cross section for the *Transitional* lands which include the portion of road immediately south of the Subject Lands [Refer to Figure 13: Excerpt of the Burnhamthorpe Road Character Study & Class Municipal Assessment – Preferred Right of Way Cross Section].

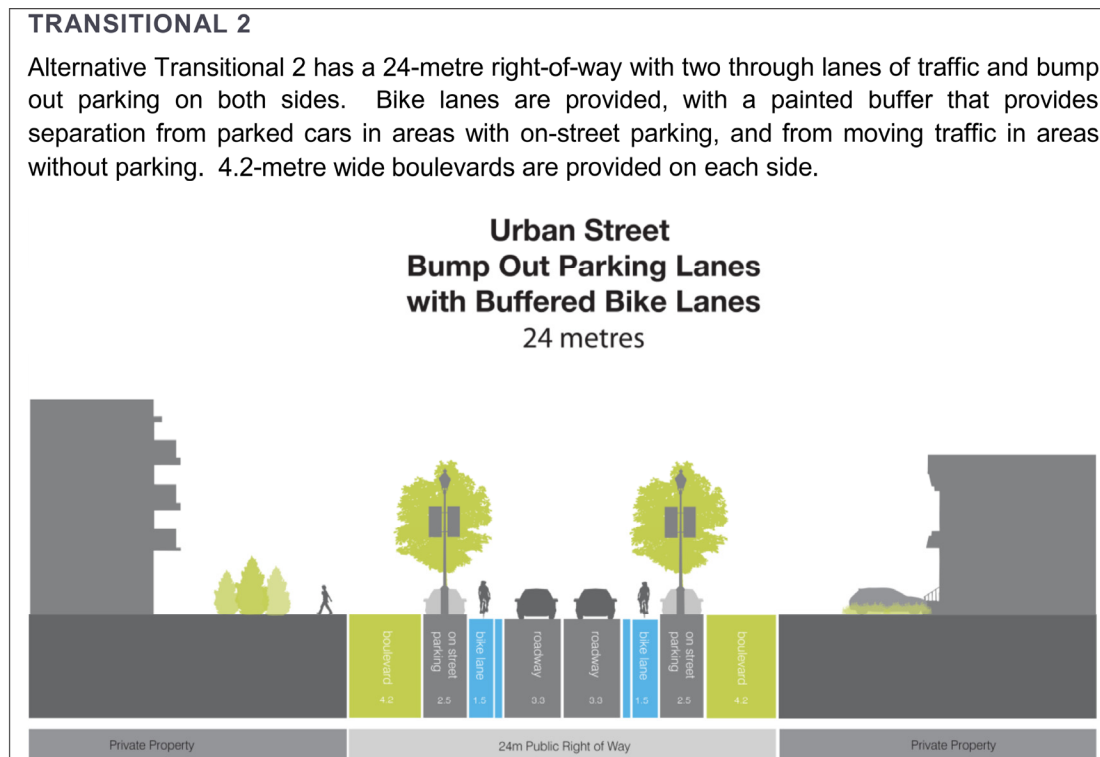


Figure 13: Excerpt of the Burnhamthorpe Road Character Study & Class Municipal Assessment – Preferred Right of Way Cross Section

The preliminary concept as presented in Figure 6.2.1 of the UDB will not preclude the development of Burnhamthorpe Road West in a manner generally reflective of the preferred cross section. Notably, the cycling lane and sidewalk within the northern boulevard of Burnhamthorpe Road West will only be minimally impacted by one access into Block 2 which replaces the one driveway access into the site currently existing.

Section 4.3 of the BRCSMA state native trees found to be in good condition within the right of way are recommended to be preserved where possible and incorporated into the street

Design and Appendix C of the BRSCMA is an inventory of vegetation. No existing trees were determined to be candidates for preservation within Appendix F of the BRSCMA.

As per Section 8.1.4 of the BRSCMA, the location of parking bays along Burnhamthorpe Road shall be provided where appropriate and are conceptually shown in Appendix F of the BRSCMA. [Refer to Figure 14: Excerpt of the Burnhamthorpe Road Character Study & Class Municipal Assessment – Appendix F – Preferred Design – Layout Plan].

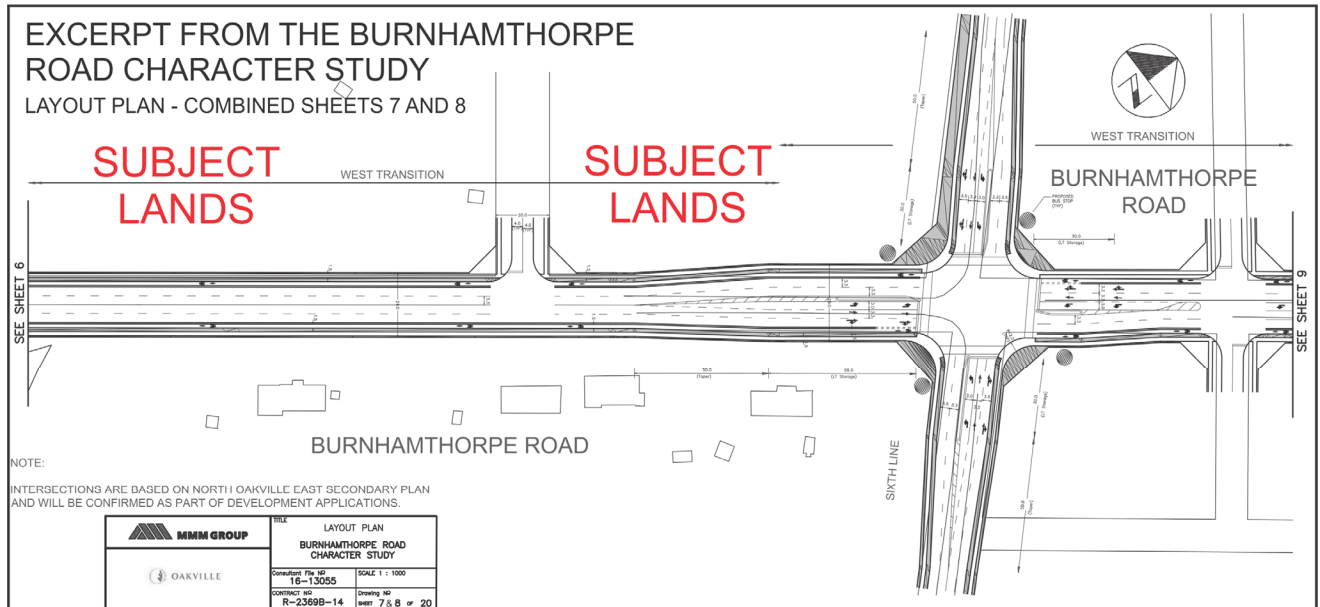


Figure 14: Excerpt of the Burnhamthorpe Road Character Study & Class Municipal Assessment – Appendix F – Preferred Design – Layout Plan

No parking bays are shown within the portion of Burnhamthorpe Road West abutting the Subject Lands thus the single access into the site shall have not reduce on-street parking opportunities.

Based on the aforementioned analysis, it is our opinion the proposed development conforms with the North Oakville East Secondary Plan.

5.7 TOWN OF OAKVILLE ZONING BY-LAW 2009-189 (Nov. 2, 2020 Consolidation)

The Town of Oakville Zoning By-law 2009-189 was passed by Town Council on November 23, 2009 and approved by the Ontario Land Tribunal in 2010 in order to implement the policies of the NOESP. The Subject Lands are currently zoned 'Existing Development – (ED)'. The Existing Development Zone only permits conservation management uses, public uses, and uses in buildings existing as of 2009. A zoning by-law amendment is proposed to re-zone the lands 'Light Employment – (LE)', 'Institutional – (I)', 'Stormwater Management Facility – (SMF)', and 'Natural Heritage System – (NHS)' [Refer to Figure 15: Proposed Zoning].

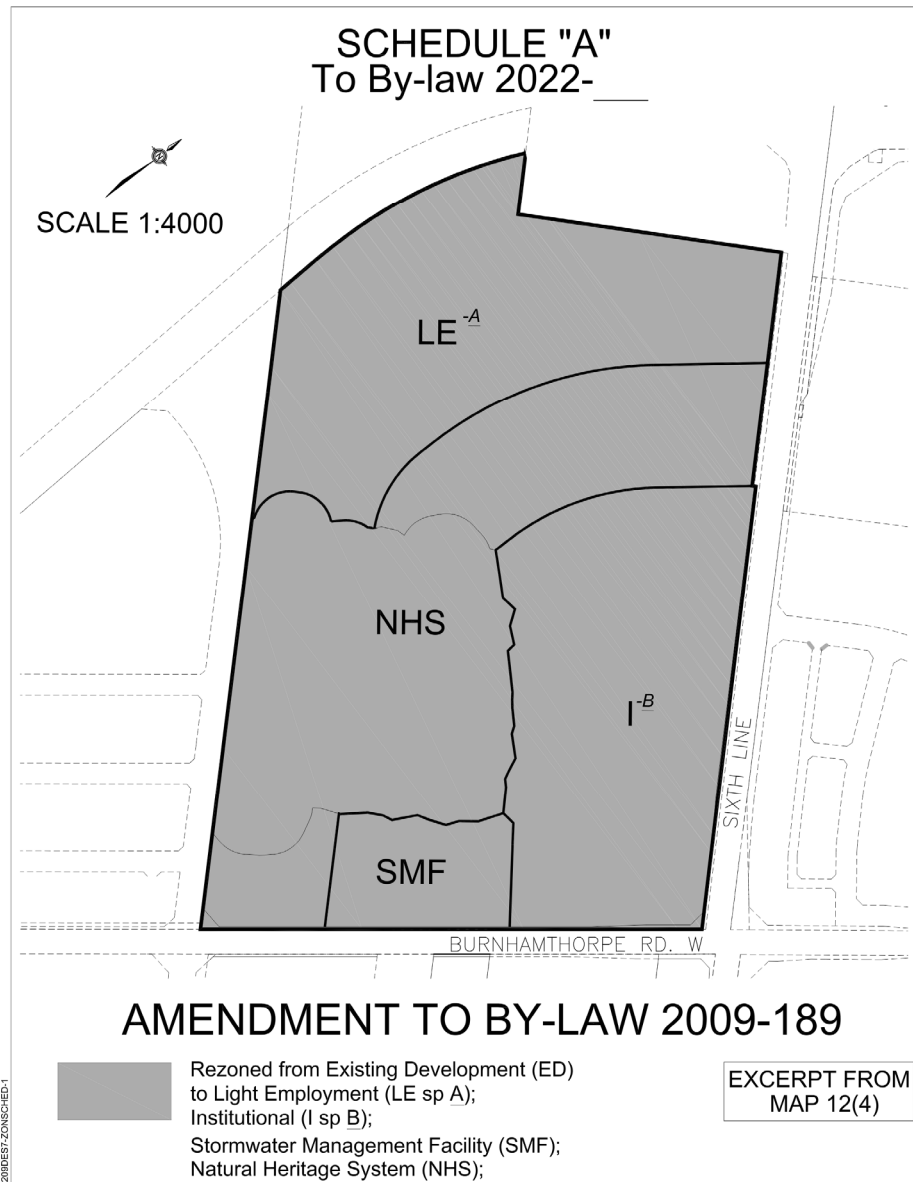


Figure 15: Proposed Zoning

Light Employment – (LE) Zone

This zone is proposed for Employment Block 1 of the proposed draft plan of subdivision with a site specific exception sought for said Block. Block 1 is in excess of 6 hectares in size thus it is likely more than one building will be located on said block. Section 5.6.3 of By-law 2009-189 only permits loading areas within the interior side yard, flankage yard, or rear yard and makes no provision for loading spaces in the regions between buildings as said regions are by definition not a 'yard'. Therefore, a site specific exception will only prohibit loading spaces in the front yard thus maintaining the original intent of Section 5.6.3 of By-law 2009-189 while providing greater flexibility in the location of loading spaces; such an exception has previously been implemented as Exception #45 for the employment lands east of Sixth Line.

Institutional – (I) Zone

This zone is proposed for Secondary School Block 2 of the proposed draft plan of subdivision and the following site-specific exceptions are sought:

- *Day Care Centre* is added as a permitted use. While Section 4.3.2.iv) of By-law 2009-189 allows such a use in any zone, Table 6.1 – Permitted Use Table list Day Care as a permitted use in most urban zones with the notable exception of the *Institutional* zone. Therefore, the site-specific exception is sought for clarification purposes.
- Air-supported dome-like structure, including use for a rental period is added as a permitted use. The structure facilitates the opportunity for all-season usage of outdoor athletic facilities thereby increasing the efficient utility of Block 2.
- Burnhamthorpe Road West is deemed to be the front lot line. Block 2 of the proposed draft plan of subdivision abuts two public roads. The definition of front lot line within by-law 2009-189 states the lot line 'in front' of the lot is considered to be the front lot line; as it is currently uncertain which road is considered to be 'in front' of Block 2, the provision provides greater certainty.
- Minimum *Floor Space Index* and Maximum Floor Space Index are deemed not applicable. This is consistent with Town initiated housekeeping Omnibus Zoning By-law 2022-007 (Town file 42.26.01) which the floor space index provisions for Institutional uses to allow greater design flexibility.
- Maximum *Front Yard* of 35 metres. The secondary school building conceptually shown in Figure 6.2.1 of the UDB may be built prior to the HDSB administration building which may result in the front yard, as temporarily established by the school building, being greater than the inherently permitted 6 metres. As conceptually illustrated, many of the exterior athletic facilities and drop off circulation system is located in the northern half of Block 2; as said facilities are

appurtenant to the school function, the school building is ideally located further from Burnhamthorpe Road West and closer to the facilities.

- Maximum *Flankage Yard* of 10 metres. This will facilitate greater landscape opportunities to shield the buildings of Block 2 from existing residents east of Sixth Line. The increased flankage yard is also required to address the grading differential between the Sixth Line ROW and the secondary school site
- Minimum *Height* shall be deemed not applicable. This is required as to provide greater flexibility of architectural design.
- Maximum *Height* of 21.5 metres. Block 2 has a moderate slope from north to south which may significantly affect the 'established grade' thereby impacting the measurement of building height, especially for buildings the size of a secondary school and/or office.
- The maximum parking rate of 3 spaces per classroom for schools is deemed not applicable. The HDSB has indicated previous experience on similar school sites have demonstrated deletion of the maximum parking rate provides greater flexibility for site design.
- No required parking spaces are required for the potential air-supported dome-like structure. If the structure is used during regular school operating hours by the HDSB, the inherent parking rate (as proposed by the zoning by-law amendment) for the school inherently accommodates said use. If the structure is used outside of regular school operating hours, the parking spaces nominally for HDSB purposes can be used by users of the structure

Stormwater Management Facility – (SMF) Zone

This zone is proposed for Stormwater Management Block 3 of the proposed draft plan of subdivision without any site-specific exceptions.

Natural Heritage System – (NHS) Zone

This zone is proposed for Natural Heritage System Area Blocks 4, 5, and 6 of the proposed draft plan of subdivision without any site-specific exceptions.

Subject to the approval of the proposed OPA to the TOOP2009 and the NOESP, the proposed Zoning By-law Amendment has the effect of implementing the proposed draft plan of subdivision in accordance with the NOESP and TOOP2009 as amended by the proposed OPA and the HROP.

Based on the above, it is our opinion the proposed zoning by-law amendment appropriately implements the proposed draft plan and conforms with the NOESP, HROP, and Growth Plan policies.

6.0 CONCLUSION

The proposed Official Plan Amendment has appropriate regard for the public interest as stipulated in Section 2 of the Act, is consistent with the objectives and intent of the Provincial Policy Statement, conform to and do not conflict with the Growth Plan, and conform to the HROP, TOOP2009 and NOESP.

The proposed draft plan of subdivision has appropriate regard for the public interest as stipulated in Section 2 of the Act and meets the applicable criteria of Section 51(24) of the Act and all other applicable policies of the Act subject to the approval of the proposed OPA to the TOOP2009 and NOESP. Subject to the approval of the proposed OPA, the proposed draft plan of subdivision is also consistent with the objectives and intent of the Provincial Policy Statement, and conform to and do not conflict with the Growth Plan, and conform to the HROP, TOOP2009, and NOESP.

The proposed zoning by-law amendment has appropriate regard for the public interest as stipulated in Section 2 of the Act. Subject to the approval of the proposed OPA to the TOOP2009 and the NOESP, the proposed zoning by-law amendment is consistent with the objectives and intent of the Provincial Policy Statement, conform to and do not conflict with the Growth Plan, and conforms to the HROP, TOOP2009, and NOESP.

The proposed development of the Subject Lands provides for the efficient use of the currently underutilized land and has regard for compatibility with surrounding lands. The proposal culminates and draws upon the work carried out by the consultant team in order to demonstrate that the proposed development is appropriate for the Subject Lands.

The proposed development will protect and maintain significant natural heritage features and their functions on the Subject Lands, as demonstrated through the supporting technical reports, as required by the applicable Provincial, Regional and local policies.

Given all of the above, it is our opinion that the proposed draft plan of subdivision, official plan amendment, and zoning By-law amendment represent good land use planning and are in the public interest.