

APPENDIX D



Planning & Watershed Management
905.336.1158 | Fax: 905.336.6684
2596 Britannia Road West
Burlington, Ontario L7P 0G3
conservationhalton.ca

August 19, 2021

Kate Cockburn, MCIP, RPP
Planning Services, Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

BY EMAIL ONLY (kate.cockburn@oakville.ca)

Dear Kate Cockburn:

**Re: Official Plan Amendment and Zoning By-Law Amendment Application
OPA 1635.10 & Z.1635.10 – 2nd Submission
3538, 3540, 3542 & 3544 Wycroft Road, Town of Oakville
677 Burloak GP Inc. (Owner)**

Conservation Halton (CH) staff provided comments on the first submission of the above referenced application in a letter dated April 9, 2021, which should be referred to for further background. Staff has now reviewed the second submission and provides detailed comments below. A list of the second submission documents reviewed are provided in **Appendix I**.

Ontario Regulation 162/06

CH staff has **no objection** to the proposed OPA and ZBA applications. The following outstanding comments need to be addressed as part of the Site Plan Control application to ensure the proposed development adheres to CH regulatory policy. A CH Permit will also be required. CH staff may provide further comments on the matters below in response to future submissions. The comment numbers below correspond to CH's letter on the first submission of this application, dated April 9, 2021.

1. Please update the topographic survey to accurately delineate the floodplain along the southern edge of the property using the floodplain elevations provided in Appendix II. The survey must also be signed and stamped by a qualified Ontario Land Surveyor.
 - **Comment partially addressed:** While staff appreciate that the floodplain limit has been overlaid on the *Preliminary Grading Plan* and *Preliminary Servicing Plan*, please also provide an updated *Topographic Survey* delineating the floodplain limit, signed and stamped by a qualified Ontario Land Surveyor.

2. Based on the floodplain location on the survey, please overlay the floodplain limit and associated 7.5m allowance on all plans, and ensure that new development is outside this area.
 - **Comment partially addressed:** The floodplain limit has been overlaid on the *Preliminary Grading Plan* and *Preliminary Servicing Plan*, but not the *Conceptual Site Plan*. Additionally, CH's 7.5 m allowance needs to be added to all plans.

Staff do not support the proposed retaining wall and filling within the existing ditch as it will interfere with flood conveyance. At the Site Plan Control application stage, CH staff will consider a retaining wall and filling within the floodplain fringe beyond the ditch (i.e., where the floodplain bulges out onto the site) if the applicant confirms the works will not increase flooding on adjacent properties.

One Window Delegated Authority under PPS

CH reviews applications based on its delegated responsibility to represent the Province on the natural hazard policies of the PPS (3.1.1-3.1.7). Policy 3.1.1. of the PPS states that “development shall generally be directed...to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards”.

As mentioned above, the flooding hazard limit on the site has been confirmed, but revisions to the plans and additional information are required at the Site Plan Control stage to address development proposed within the flooding hazard.

CA/MOU

CH staff have reviewed the application as per our MOU with the Region of Halton, and continue to recommend the Site Plan Control application include low impact development features and native plantings along the limits of the natural heritage system.

Recommendation

CH staff has **no objection** to the proposed OPA and ZBA applications. The outstanding comments above need to be addressed as part of the Site Plan Control application to ensure the proposed development adheres to CH regulatory policy.

Please note that CH has not circulated these comments to the applicant, and we trust that you will provide them as part of your report.

We trust the above is of assistance. If you have any questions, please contact the undersigned.

Sincerely,

Colleen Bain (MES, Planning)
Planning & Regulations Analyst
905.336.1158 ext. 2257
cbain@hrca.on.ca

Encl. Appendix I: Materials/Technical Reports Reviewed

C.C. Charles McConnell, Town of Oakville
Dan Bijsterveld, Town of Oakville
Rita Juliao, Town of Oakville
Alexsandria Pasquini-Smith, Region of Halton
Bernie Steiger, Region of Halton

Appendix I: Materials/Technical Reports Reviewed

The following documents provided by Wellings Planning Consultants Inc. were reviewed with this submission, received by CH on June 18, 2021:

- *Response to Circulation Comments*, prepared by Wellings Planning Consultants, dated June 3, 2021;
- *Letter of Response*, prepared by Trafalgar Engineering Ltd., dated May 28, 2021;
- *Drawing SP-2, Conceptual Site Plan*, prepared by CMV Group Architects, dated June 1, 2021;
- *Drawing G1, Preliminary Grading Plan*, prepared by Trafalgar Engineering, dated May 28, 2021; and
- *Drawing S1, Preliminary Servicing Plan*, prepared by Trafalgar Engineering, dated May 28, 2021.