

Addendum 1 to Comments

September 18, 2024

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE **OAKVILLE.CA**

1)

CAV A/135/2024

891 Progress Court

CON 3 SDS PT LOTS 23,24 RP 20R8242 PARTS 4,5,6

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – E3 sp: 395, Employment

1. To reduce the minimum width of landscaping required along the edge of the motor vehicle storage compound abutting the southerly interior side lot line to be 1.53 m.

Comments from:

Conservation Halton – 1

Conservation Halton (CH) has reviewed the materials submitted in support of this application.

Conservation Authorities Act and Ontario Regulation 41/24

Under Part VI of the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24, CH regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. The subject property may be regulated by CH as it may contain a flood hazard (spill) associated with McCraney Creek.

Spill flood hazards are considered regulated hazards under the CA Act and Ontario Regulation 41/24 as they meet the definition of hazardous land. A spill occurs when floodwaters leave a watercourse, its valley and the floodplain and spill overland, typically in multiple directions through complex pathways before either rejoining the same watercourse at some point downstream, flowing into another adjacent watershed or remaining within the spill area.

Permits are required from CH prior to undertaking development activities within CH's regulated area and applications for development are reviewed under the CA Act, Ontario Regulation 41/24, and CH's Board-approved policies and requirements (<https://conservationhalton.ca/policies-and-guidelines>).

Until the nature and extent of the spill in the area of the subject property is defined through a specific Flood Hazard Assessment, CH's spill policy is updated or further direction on the regulation of spills is provided by the Province, formal permission under the *Conservation Authorities Act* and Ontario Regulation 41/24 will not be required from CH to develop in this area.

Given the above, CH has no objection to the proposed variance. No further permissions are required from our office.

Sincerely,



Sean Stewart. RPP MCIP
Environmental Planner

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