

Amendment No. 51
to THE REGIONAL PLAN
Official Plan for the Halton Planning Area
Regional Municipality of Halton

Milton Education Village
Complementary Greenbelt Lands
Policy Area

June 2022

DECLARATION

IN THE MATTER OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 51

IN THE REGIONAL MUNICIPALITY OF HALTON

I, Graham Milne, in my capacity as Regional Clerk for the Regional Municipality of Halton, hereby declare that notice of adoption by Council for the Regional Municipality of Halton was given under Section 17 of the *Planning Act*, R.S.O., 1990, c.P.13.

There were no appeals to ROPA 51 within the time allowed for appeal. Under Section 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13, Regional Official Plan Amendment Number 51 came into force and effect on _____, 2022, being the day following the last day for filing a notice of appeal.

Graham Milne

Regional Clerk
Regional Municipality of Halton

Date

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THE CONSTITUTIONAL STATEMENT

Part A, The Preamble, does not constitute part of this Amendment.

Part B, The Amendment, consisting of 6 items, constitutes Amendment No. 51 to the Regional Plan, the Official Plan for Halton Planning Area, Regional Municipality of Halton. The title of Amendment No. 51 is “Milton Education Village Complimentary Greenbelt Lands Policy Area”.

Part C, The Appendices, does not constitute part of this Amendment.

PART A THE PREAMBLE

Purpose

The purpose of this Amendment is to facilitate development of the Milton Education Village (“MEV”) lands as a complete, mixed-use and integrated community and ‘innovation district’ anchored by a post-secondary education campus.

Location

The amendment applies to the MEV lands and the Protected Countryside lands in the Greenbelt, and is shown in Figure 1 on the following page and is referred to as the “The Amendment Area”. It contains the lands bounded by:

- i) North – the Union Gas pipeline corridor, approximately 600 m
- ii) East – The Milton Education Village Secondary Plan and Urban Boundary
- iii) South – the northern boundary of the property known as 6321 Bell School Line
- iv) West – Bell School Line

Basis

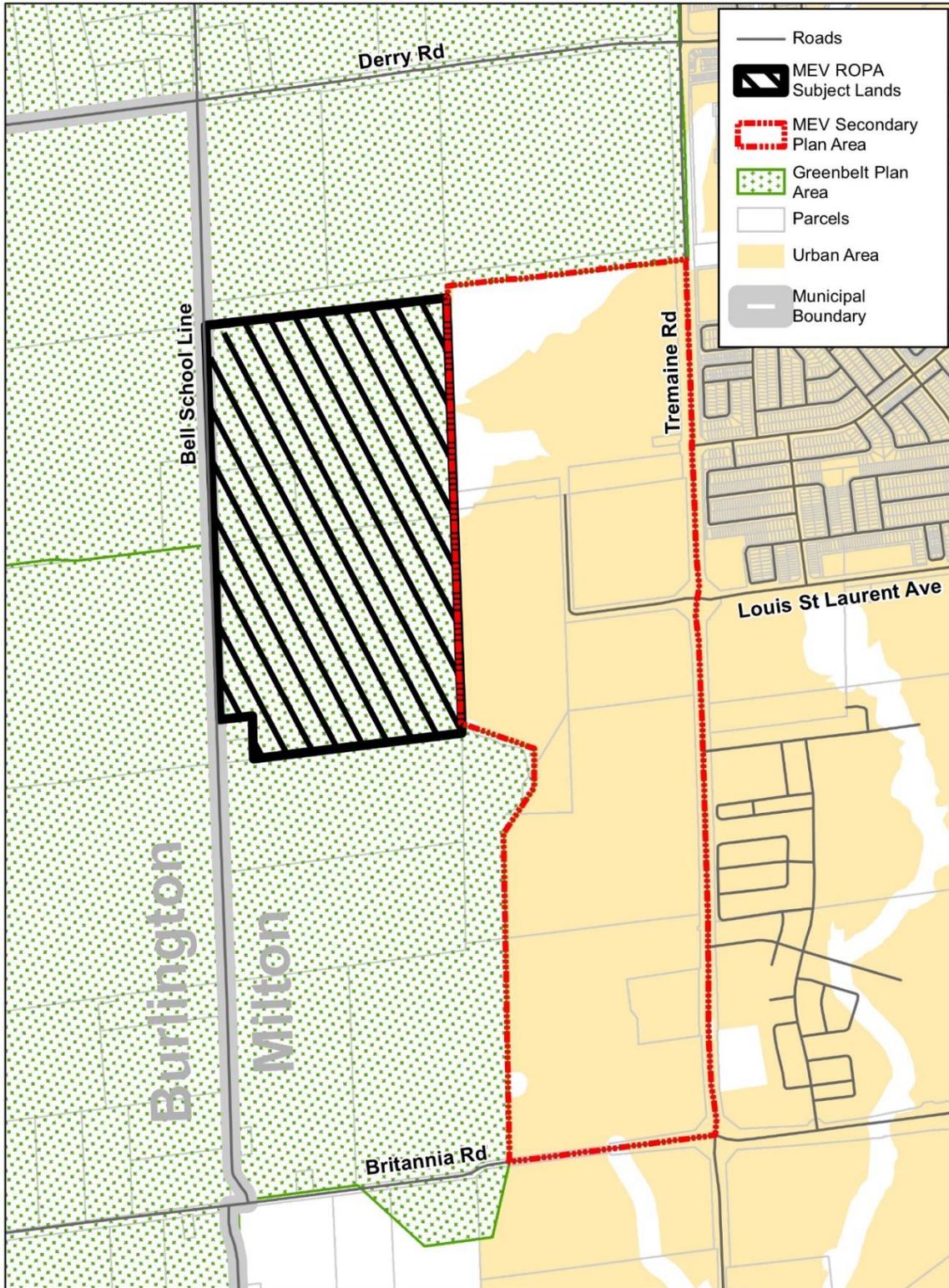
The Region of Halton Official Plan provides for Urban Areas that are planned to accommodate the distribution of population and employment in the Region and the four Local Municipalities. Within the Urban Area, the Regional Plan also provides for an Employment Area overlay that sets out policies and permitted uses.

The MEV includes lands within the Region’s Urban Area and two portions within the Employment Area overlay. The MEV is the proposed site for a new post-secondary education campus.

The Town of Milton recognizes the unique opportunity for the development of the MEV lands as a complete mixed-use community and ‘innovation district’ anchored by the post-secondary education campus. The ‘innovation district’ will provide economic opportunities for knowledge-based employment focused on science, technology, engineering, arts and mathematics (STEAM). The intent is to accommodate more employment in a higher density, compact urban form rather than lower density land extensive industrial and warehousing uses.

Approximately two thirds of the proposed post-secondary education campus are designated Greenbelt Natural Heritage System, within lands designated Protected Countryside in the Greenbelt Plan. Being at the intersection of the urban area and the natural environment, there is a clear opportunity to develop a “living lab” approach to on-site teaching and research, and supporting social, economic and cultural well-being of all communities.

Figure 1: The Amendment Area



The Region of Halton Official Plan states that the objectives for the Natural Heritage System including the Greenbelt Natural Heritage System are, among other things, to “provide opportunities for scientific study, education and appropriate recreation” and “to provide opportunities, where appropriate, for passive outdoor recreational activities”.

Green infrastructure, including but not limited to stormwater management systems, and a broad range of activities related to the use of renewable resources, including education programming, are permitted within lands designated Protected Countryside in the Greenbelt Plan. Stormwater management facilities including stormwater management best practices within the Greenbelt lands adjacent to the MEV will serve the surrounding public and private urban areas such as the MEV, public roads, and the Mattamy National Cycling Centre lands. The function of the stormwater management facilities within the Greenbelt lands adjacent to the MEV will serve the surrounding urban area, to provide opportunities for academic research, and support the recommended strategies of the Bronte Creek Watershed Plan. As such, the stormwater management facilities will serve the public interest. By enabling consideration of educational programming and green infrastructure projects, including stormwater management systems on these lands, subject to appropriate policy checks and balances, the ROPA will support and complement the optimal use of the MEV lands. Flexibility to consider innovative and creative stormwater management systems in the Protected Countryside will also serve provincial, regional and local interests, and support optimal use of the MEV lands, including the efficient delivery of the post-secondary education campus.

PART B THE AMENDMENT

Introductory Statement

All of this part constitutes Amendment No. 51 to the Regional Plan, the Official Plan for Halton Planning Area, Regional Municipality of Halton.

Details of the Amendment

The Amendment consists of 7 items.

The Regional Plan is amended as follows:

- Items 1 through 5 (changes to text and tables)

Specified sections of the Plan are amended as per Table A of this Amendment.

- Item 6 (changes to and addition of maps)

Specified maps of the Plan are amended as per Table A of this Amendment and as shown on Attachment #1.

Table A

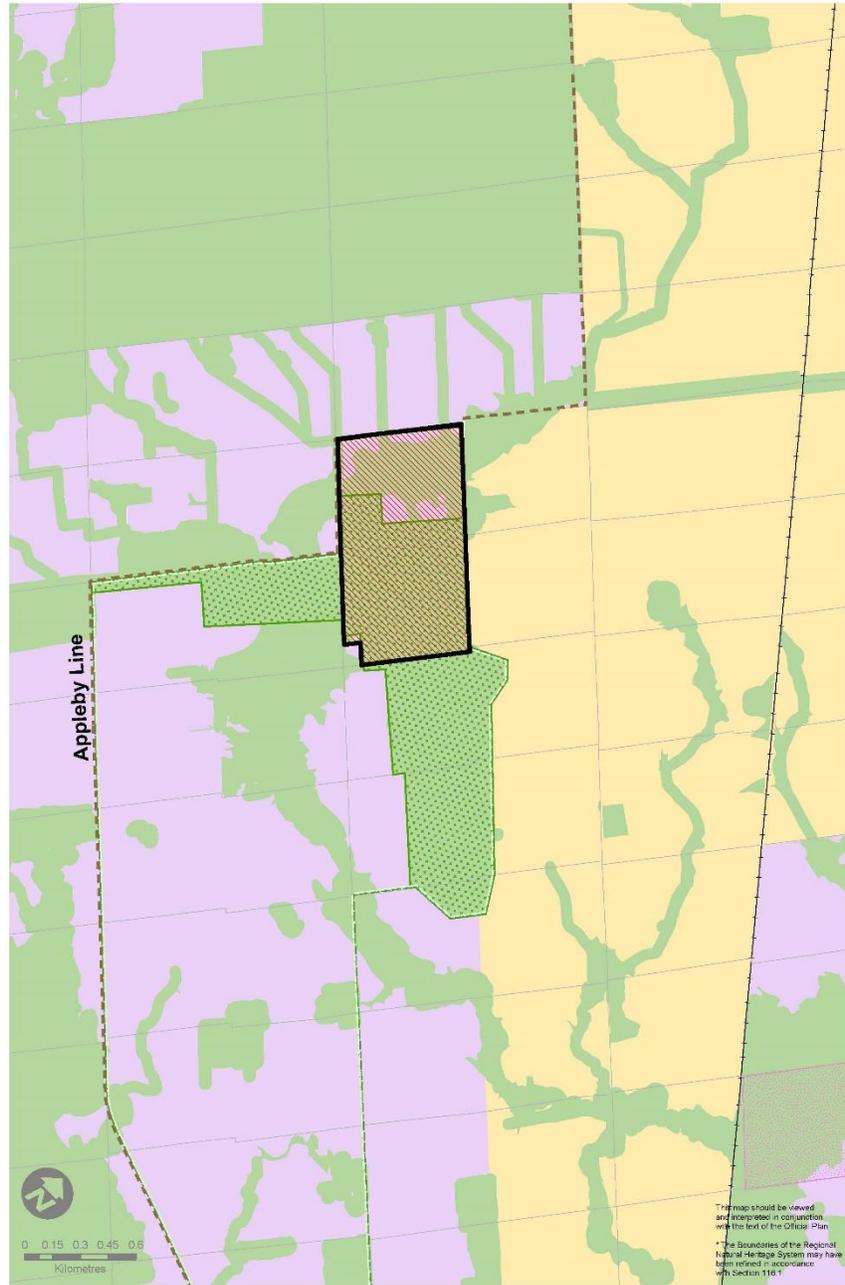
Item	Section Number	Details of the Amendment
1	Section Title	<p>A new Section Title is added before Section 139.1 that reads as follows:</p> <p>“Milton Education Village Complementary Greenbelt Lands Policy Area”</p>
2	139.1	<p>A new Section 139.1 is added to read as follows:</p> <p>“The purpose of the Milton Education Village Complementary Greenbelt Lands Policy Area, as shown on Map 1, is to recognize the important role of the lands within the Greenbelt Plan Protected Countryside located west of the Milton Education Village in supporting the Milton Education Village lands as a complete, mixed-use and integrated community anchored by post-secondary education.”</p>
3	139.2	<p>A new Section 139.2 is added to read as follows:</p> <p>“The <i>objectives</i> of the Milton Education Village Complementary Greenbelt Lands Policy Area are:</p> <ol style="list-style-type: none"> (1) To recognize the unique role of the Milton Education Village Complementary Greenbelt Lands in relation to the Milton Education Village and the strategic opportunities for integrated research and scientific study. (2) To support <i>development</i> within the Milton Education Village Complementary Greenbelt Lands that complements the vision for the Milton Education Village and opportunities for integrated research and scientific study in a manner that protects and enhances the <i>natural environment</i> and rural countryside. (3) To permit stormwater management <i>infrastructure</i> that is essential and in the public interest and that is required for and will contribute to the growth and economic development expected within the Milton Education Village adjacent to the Greenbelt Plan area.”
4	139.2.1	<p>A new Section 139.2.1 is added to read as follows:</p> <p>“Subject to other policies of this Plan, applicable policies of the Greenbelt Plan, applicable Local Official Plan policies and Zoning By-laws, and applicable Conservation Authority regulatory requirements, the following additional uses may be permitted on the Milton Education Village Complementary Greenbelt Lands:</p> <ol style="list-style-type: none"> (1) stormwater management facilities, provided that: <ol style="list-style-type: none"> a) such uses meet the applicable Greenbelt Plan objectives and policies for infrastructure within the Protected Countryside; b) such uses are essential, meaning that they are deemed necessary to the public interest after all alternatives have been considered; c) they are located outside of Key Features, buffers, and vegetation protection zones; d) they avoid prime agricultural areas, unless need has been

Item	Section Number	Details of the Amendment
		<p>demonstrated and it has been established that there is no reasonable alternative;</p> <ul style="list-style-type: none"> e) they represent green infrastructure, providing ecological and hydrological functions and processes that support the Natural Heritage System; f) they are developed and operated as a research facility that supports the Milton Education Village and the scientific research and study undertaken at its post-secondary institutions related to watersheds, water quality and quantity, and management practices; and g) they address the detailed requirements and studies identified in Section 139.2.2 of this Plan. <p>(2) uses directly associated with a stormwater management facility and necessary to support the installation, access, operation, and maintenance of the facility, provided they are located outside of Key Features, buffers, and vegetation protection zones, with the exception of those components of the facility that are essential for conveying stormwater to the receiving Key Feature;</p> <p>(3) non-intensive uses related to scientific study, education, and research, that are directly related to a post-secondary institution in the Milton Education Village.”</p>
5	139.2.2	<p>A new Section 139.2.2 is added to read as follows:</p> <p>“Subject to other policies of this Plan, prior to development or site alteration on the Milton Education Village Complementary Greenbelt Lands related to the permitted uses identified in Section 139.2.1 of this Plan, the following studies must be completed:</p> <ul style="list-style-type: none"> (1) an Agricultural Impact Assessment, based on guidelines adopted by Regional Council, that demonstrates: <ul style="list-style-type: none"> a) there is an identified need to use additional land for the proposed use and it is demonstrated that there are no reasonable alternatives that avoid prime agricultural areas or locations in prime agricultural areas within lower priority agricultural lands; b) where adverse impacts on the Agricultural System are unavoidable, there are measures that will be implemented to minimize or mitigate the impacts to the extent feasible; c) the proposed use complies with the Minimum Distance Separation formulae; and d) all other applicable Regional policies and requirements related to the Agricultural System are met. (2) an Environmental Impact Assessment, based on guidelines adopted by Regional Council, or an equivalent study based on terms of reference accepted by the Region, that demonstrates: <ul style="list-style-type: none"> a) there are no negative impacts on Key Features or their ecological functions;

Item	Section Number	Details of the Amendment
		<ul style="list-style-type: none"> b) connectivity across the Natural Heritage System and between Key Features and other natural heritage features and areas is maintained or, where possible, enhanced; c) new <i>development</i> and <i>site alteration</i> in the Greenbelt Natural Heritage System will occur in accordance with the following: <ul style="list-style-type: none"> [i] the disturbed area will not exceed 25 per cent of the total developable area, being the areas of the Milton Education Village Complementary Greenbelt Lands outside of <i>Key Features</i> and any related <i>vegetation protection zones</i>; [ii] the impervious surface is minimized and will not exceed 10 per cent of the total developable area; and, [iii] natural self-sustaining vegetation is maintained or restored to at least 30 per cent of the total developable area. d) all other applicable Regional policies and requirements related to the Greenbelt and Regional Natural Heritage System are met. <p>(3) a stormwater management plan which demonstrates:</p> <ul style="list-style-type: none"> a) planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; b) an integrated treatment approach will be used to minimize stormwater flows and mimic natural hydrology through lot level controls, low impact development and other conveyance techniques; c) applicable recommendations, standards or targets within a subwatershed plan or equivalent and water budgets will be complied with; and d) applicable objectives, targets, and any other requirements within a stormwater master plan will be met in accordance with the policies in subsection 3.2.7 of the Growth Plan and subsection 4.2.3.5 of the Greenbelt Plan.
6	Map 1	<p>Map 1 – Regional Structure is revised to add the “Milton Education Village Complementary Greenbelt Lands Policy Area” as an overlay as shown in Attachment #1.</p>

Attachment #1

Map 1
Regional Structure



- | | | |
|-----------------------------|---|--|
| Waterfront Park (See Map 2) | Urban Area | Greenbelt Plan Protected Countryside Boundary |
| Rail Line | Hamlet | Niagara Escarpment Plan Boundary |
| Proposed Major Arterial | Agricultural Area | Parkway Belt West Plan Boundary |
| Major Road | Regional Natural Heritage System * | Area Eligible for Urban Servicing |
| Provincial Freeway | Mineral Resource Extraction Area | Halton Waste Management Site |
| Lot and Concession Line | North Aldershot Policy Area | Milton Education Village Complimentary Greenbelt Lands Policy Area |
| Municipal Boundary | Greenbelt Natural Heritage System (Overlay) | Amendment Area |

December 14, 2021

PART C THE APPENDICES

The following Appendices do not constitute part of Amendment No. 51, but are included as information supporting the amendment.

Appendix I Notice of Public Meeting



NOTICE OF STATUTORY PUBLIC MEETING

**Proposed Amendment to the Regional Official Plan
Applicant: Town of Milton | File Number: RQ62A**

The Regional Municipality of Halton is holding a Statutory Public Meeting in connection with the Regional Official Plan Amendment application filed by the Town of Milton related to the Milton Education Village and pursuant to Section 22 of the *Planning Act*, as amended.

Purpose and Effect of the Application

The proposed amendment applies to lands located adjacent to the Milton Education Village and within the Greenbelt Plan Protected Countryside. The purpose of the application is to amend the Regional Official Plan to permit, on a site-specific basis, a range of uses including green infrastructure, stormwater management facilities, and activities related to the use of renewable resources. The effect of the Amendment is to facilitate the development of the MEV lands as a complete, mixed-use and integrated community and 'innovation district' anchored by a post-secondary education campus.

Information and material relating to the proposed Amendment, including a copy of the proposed amendment, is now available for public inspection by visiting halton.ca. Halton Region's offices are closed to the public due to COVID-19. Please contact Owen McCabe, Senior Planner at Owen.McCabe@halton.ca or 905-825-6000 ext. 7391, if alternate viewing arrangements are required.



Statutory Public Meeting (Virtual)

When: Wednesday, February 9, 2022 at 9 a.m.
Description: The purpose of the Statutory Public Meeting is to provide the public with the opportunity to provide comments to Council on the proposed Amendment and for Council to consider the feedback prior to adopting the Amendment.
Meeting ID: 981 2047 4495 Passcode: 877190 (if requested)
To join: <ul style="list-style-type: none"> Online: On the date of the event, visit the Council Committee Documents page or the Opportunities to Participate page on halton.ca. By phone: Call 1-855-703-8985 (Toll Free) or 1-647-374-4685 and use the Meeting ID and Passcode above.

How to Participate in the Statutory Public Meeting

Any person may attend the Statutory Public Meeting and make submissions concerning the proposed Amendment. If you wish to make a written or verbal submission at the Statutory Public Meeting, please email regionalclerk@halton.ca and Owen.McCabe@halton.ca by **12 p.m. on Tuesday, February 8, 2022**. Written submissions provided by lettermail can be addressed to:

c/o Regional Clerk Graham Milne
1151 Bronte Road
Oakville ON L6M 3L1

Advance registration is strongly encouraged for those who wish to make a verbal presentation during the meeting. To preserve the integrity of the meeting, anonymous or offensive Zoom account names will not be allowed to speak. Halton Region is not responsible for unstable internet connections that may impact your ability to provide your comments. Participants who are disruptive or who speak on a subject other than the stated purpose of the meeting may be removed from the meeting without warning.

All information including names, addresses, opinions, presentations, reports, documentation, etc. provided for or at any public meeting are considered public records. This information may be posted on Halton Region's website and/or made available to the public upon request. The Statutory Public Meeting will be streamed and a video of the meeting will be made available on Halton Region's website.

If you wish to be notified of the decision of Halton Region on the proposed Amendment, you must make a written request to the Regional Clerk.

The Right to File an Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Regional Municipality of Halton to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Halton before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Regional Municipality of Halton before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For further information or to submit comments, please quote the above noted file number and contact: The Regional Municipality of Halton, Planning Services, Policy Planning Division at 905-825-6000 ext. 7391 or dial 311.

Additional Information

For more information about this matter, including information about appeal rights, contact Planning Services by email at Owen.McCabe@halton.ca or call 905-825-6000 ext. 7391. Information and material relating to the proposed Amendment will be available for public inspection by visiting halton.ca.

If you require an alternative format or need accessibility-related accommodation to access or comment on the application, please email accesshalton@halton.ca or call 311, 1-866-442-5866 or TTY 905-827-9833.

Meetings at Halton Region

Regional Council meetings are taking place through web conferencing until further notice. Videos will be posted to halton.ca.

Please contact us, as soon as possible, if you have any accessibility needs at Halton Region events or meetings.