

**CHAPTER ONE- INTRODUCTION**

<b>Date</b>	<b>Name/Company/ Organization</b>	<b>OP Section</b>	<b>Comments</b>
17-Jul-17	Conservation Halton	1.5	CH recommends that the principles of the plan (section 1.5) include the protection of development (new and infill) from natural hazards such as flooding and erosion. This could be incorporated explicitly into policy 1.5.3 e).
29-Jun-17	Halton District School Board	1.4.5	Expand principles to include the participation and partnerships with agencies such as school boards
27-Jun-17	Halton Catholic District School Board	1.5.4	As the Board seeks to engage the City in long-term planning through the Community Planning and Facility Partnership Process (CPFP, link above), we hope the City sees a mutual benefit of reciprocating this practice and involve the Board in its long-term planning exercises to help coordinate future capital needs.

CHAPTER TWO - SUSTAINABLE GROWTH			
Date	Name/Company/ Organization	OP Section	Comments
17-Jul-17	Conservation Halton	2.1	Paragraph 2 - Should the NHS not include natural hazards then wording should be added on prohibiting development in natural hazards as well.
27-Jun-17	Halton Region	2.5	Several of the Region's Development Criteria are not included in the Development Criteria contained in 2.5. These include: Consideration of soil contamination and hazardous area constraints (58(1), Consideration of applicable statutory requirements, including regulations, OPS, Zoning by-laws, and municipal by-laws, Development directed toward environmentally suitable areas, Consideration of constraint areas (per 61(1))
27-Jun-17	Halton Region	2.2.1 d)	Proposed modification to include clause the prohibits hamlet boundary expansion and permitting only minor rounding out
17-Jul-17	Conservation Halton	2.2.2	The "green system" should also include Natural hazards. Furthermore, some clarity as to why there are two systems, NHS and green system, would be beneficial as Section 2.3.4 references the NHS and Major Parks and Open Spaces as part of the Urban Structure.
27-Jun-17	Halton Region	2.2.2 d)	Mention NHS (rather than just components) to enhance understanding and comparability to other schedules. This policy describes the composition of the Green System as including "natural areas and buffers, natural corridors, linkages and enhancement areas; parklands, including Regional Waterfront Parks; and public and private open spaces". This description of the Green System's composition should align with the Natural Heritage System and should include the components defined elsewhere in the plan (i.e. the Greenbelt NHS).
27-Jun-17	Halton Region	2.2.3	replace "is guided by" with "must conform with"

13-Jul-17	Niagara Escarpment Commission	2.2.3	NEC staff notes that paragraph (a) in this section quotes the purpose of the NEP, and includes the following terms in italics: <i>natural environment</i> , <i>development</i> , and <i>compatible</i> . Please note that these terms are defined in the NEP and/or the <i>Niagara Escarpment Planning and Development Act</i> (NEPDA). Therefore, it is the NEP definitions that are applicable, and not those found within the proposed OP. NEC staff suggests that this be corrected by removing the italics and including a note that explains that the NEP/NEPDA definitions apply.
29-Jun-17	Halton District School Board	2.2.3 d) ii)	Would be helpful to know unit count by type and distribution for UGC
27-Jun-17	Halton Catholic District School Board	2.2.3 d) ii)	The HCDSB has a demonstrated interest in knowing where the proposed 8,300 new housing units will be added within the urban boundary with approximate unit count by type distributions to forecast where enrolment will be accommodated.
27-Jun-17	Halton Region	2.2.4	Please reference Table 2A in the Regional Official Plan by its name.
27-Jun-17	Halton Region	2.3 and 2.4	Please include a diagram that shows the relationship between the Urban Structure and the Growth Framework.
29-Jun-17	Halton District School Board	2.3.1	Note that several schools are within Mixed Use and Mobility Hub areas. At this time all schools are continue to be an active part of the communities they serve.
27-Jun-17	Halton Catholic District School Board	2.3.1	There are two (2) Catholic Elementary Schools (CES) located in Mixed Use Intensification areas, namely Holy Rosary CES and St. John CES. In addition to the continued operation of these existing public service facilities, we would like to see that adult education be permissible in Mixed Use Intensification Area, acknowledging their access to transit.
29-Jun-17	Halton District School Board	2.3.3	With the exception of 3 schools, all Burlington schools are in the Established Neighbourhood area.

27-Jun-17	Halton Catholic District School Board	2.3.3	With the exception of the previously identified schools and with the addition of Corpus Christi Catholic Secondary School, all remaining Burlington Catholic Schools are within the Residential Neighbourhood Area designation.
27-Jun-17	Halton Region	2.3.4 a) b)	This area is shown on Schedule B. It appears to be a composite of the RNHS components shown on Map1G of the ROP and the City's Parks. Please confirm the data sources for these areas.
27-Jun-17	Halton Catholic District School Board	2.4.1 e)	The term " <i>unplanned intensification</i> " is too vague and general in this statement. It doesn't provide details on acceptable types of intensification or infill that would be suitable under the direction of provincial growth plans. Although it may be covered in following sections, additional details are requested in this particular section.
17-Jul-17	Conservation Halton	2.4.2 b)	This policy should also reference natural hazards.
29-Jun-17	Halton District School Board	2.4.2.1 a)	Request to have specific criteria added to this section to address impacts/mitigation to school sites.
27-Jun-17	Halton Catholic District School Board	2.4.2.1 a)	We wish to request the following additional bullet point to this section: "g) shall have regard to the proximity of existing elementary and secondary schools and their outdoor play yards when siting proposed new tall buildings and shall mitigate impacts on the school property. This includes but is not limited to: i) reduction of shadowing effects onto the school property ii) optimize traffic circulation for pedestrians, active transportation users, cars, buses, and other forms of transport to maximize student safety iii) ground floor retail uses that are sympathetic to an elementary and/or secondary school environment
27-Jun-17	Halton Region	2.4.2.1 e)	The Region requests that OPAs be prohibited until Area Specific Plans are in place.
30-Jun-17	Region of Halton - Housing	2.4.2.2	Does this preclude an application to intensify the rental units and add a condo ownership component? If this policy intends to only intensify for rental purposes, need to amend policy to state the full site must remain rental in order to increase height/density.

30-Jun-17	Region of Halton - Housing	2.4.2.2	Challenges around affordable vs. assisted vs. AMR within housing model (affordable rent = \$2626, assisted rent = \$1211 and Halton AMR = \$1290)
30-Jun-17	Region of Halton - Housing	2.4.2.2	What does “majority” mean? Can you add a measure to strengthen this?
30-Jun-17	Region of Halton - Housing	2.4.2.2	Does this eliminate the opportunity to secure other potential section 37 benefits?
27-Jun-17	Halton Catholic District School Board	2.4.2.3 a) & d)	Significant concerns with these policies and impacts to the resale potential of board properties. Detailed comments provided and policies requested to be deleted or significantly altered.
29-Jun-17	Halton District School Board	2.4.2.3 d)	HDSB does not support this clause and requests it be removed.
17-Jul-17	Conservation Halton	2.5.2	NEC staff notes that home industries up to 200 square metres are a permitted use on a commercial farm. This may cause some confusion within the NEP area now that the 2017 NEP includes a new category of development known as “on-farm diversified uses.” Home industries are also permitted in the NEP area, but are limited to 100 square metres. However, if the home industry were located on a farm, NEC staff would consider it to be an “on-farm diversified use,” and could—according to NEP policies—be permitted to occupy up to two percent of a farm lot, to a maximum of 10,000 square metres. This is significantly more than the 200 square metres proposed by the City. However, municipal official plans are permitted to be more restrictive than the NEP, provided it does not create a conflict. Therefore, NEC staff does not see this policy as being in conflict with the NEP, and will support its implementation.
29-Jun-17	Halton District School Board	2.5.2 b) ii)	HDSB will provide comments regarding pupil accommodation at schools. Boundary changes may be required.

27-Jun-17	Halton Catholic District School Board	2.5.2 b) ii)	It is unclear how the City would make a determination on what would be “adequate public service facilities” when it relates to institutional school facilities. When we receive development information, Board staff will provide comments including details of accommodation challenges, if any, that may result from projected student yields. The Board has at its disposal several tools for addressing enrolment pressures including, but not limited, to: school boundary changes; portable classrooms; and/or if need was justified permanent additions.
27-Jun-17	Halton Catholic District School Board	2.5.2 b) ii)	The Board is supportive of re-development and residential infill projects that may generate students in mature areas that are currently subject to declining enrolment, where neighbourhood regeneration is not adequate in sustaining sustainable enrolment. It should also be noted that high density condo/apartment development units have historically generated very few students, and there is no indication that this trend is expected to change in coming years. This said, to support a higher yield in condo/apartment units, we encourage the City to continue supporting a higher number of two (2) to three (3) bedroom units.
27-Jun-17	Halton Region	General	Chapter 1 or 2 should contain a provision that states that if there is a conflict between the BOPR and the Provincial Plans, the Provincial Plans will prevail

CHAPTER THREE - COMPLETE COMMUNITIES			
Date	Name/Company/ Organization	OP Section	Comments
30-Jun-17	Region of Halton - Housing	3.1	Affordable housing, based on the PPS definition of public service facility, is not identified as a public service facility. Consider revising since affordable and assisted housing have their own definitions. Creates confusion between government funded assisted housing and other public service facilities.
30-Jun-17	Region of Halton - Housing	3.1	Consider encouraging universal physical access policies in housing design, site and building design, and throughout OP (definition of Principles of Universal Design may not be in full conformity with ROP)
30-Jun-17	Region of Halton - Housing	3.1.1	d) Housing targets in the ROP are broken down by dwelling type (townhouse or multi-storey buildings) and whether they are affordable and/or assisted. Could add "by density type and affordability",
30-Jun-17	Region of Halton - Housing	3.1.1	Affordable housing could classify as market housing priced below the affordability threshold in the State of Housing. This policy is not necessarily allowing for affordability in perpetuity.
30-Jun-17	Region of Halton - Housing	3.1.1	Add reference to the Region's targets ...by density type and affordability
30-Jun-17	Region of Halton - Housing	3.1.1	consider rewording the use of surplus land policy... <i>shall</i> be considered for residential purposes, including assisted and affordable housing
30-Jun-17	Region of Halton - Housing	3.1.1	consider adding references to universal physical access here and throughout the OP
30-Jun-17	Region of Halton - Housing	3.1.1	Modify the policy related to supporting the reuse and adaptation of the housing stock to remove reference to: "through renovation, conversion or rehabilitation". This will avoid confusion with the conversion of rental housing or the conversion of employment lands.
30-Jun-17	Region of Halton - Housing	3.1.1.2	For PPS conformity, delete the words "To the extent to which land is available in the Urban Area"
29-Jun-17	Halton District School Board	3.1.2.2 e)	HDSB requests a copy of the Municipal Housing Statement.
27-Jun-17	Halton Catholic District School Board	3.1.2.2 e)	The Board is interested in being provided with the details of the Municipal Housing Statement which establishes five-year housing targets. This will assist us in updating our enrolment projections.

27-Jun-17	Halton Catholic District School Board	3.2.1 b)	Board staff wishes to request that the school board's responsibility in determining future accommodation needs for elementary and secondary students also be referenced in the forward to the section.
29-Jun-17	Halton District School Board	3.2.1 c)	This objective should not impede the process of selling surplus school lands or devalue board property
27-Jun-17	Halton Catholic District School Board	3.2.1 c)	Board staff finds the statement about retaining, where appropriate, existing public service facilities vague when referring to school facilities and may fall outside of the responsibilities of the City, especially if it is meant to refer to school closures and consolidation. It can be perceived through this statement that the City also has authority to determine whether a schools is to stay open or close, or disposed through Ontario Regulation 444/98. Request that this policy section be clarified and have consideration for the above concerns, where the City will consult with boards in determining our long-term school accommodation needs prior to making these determinations on school facilities. Perhaps another bullet should be added to reflect this.
13-Jul-17	Niagara Escarpment Commission	3.2.2	This section states that "public service facilities shall be permitted in all land use designations... with the exception of the Natural Heritage System, Agricultural Area, and Mineral Resource Area designations of this Plan." In other areas, the NEP may still prohibit public service facilities. NEC staff suggests adding a phrase stating that NEP policies apply in the NEP Area.
17-Jul-17	Conservation Halton	3.2.2	A policy prohibiting development of sensitive public and institutional uses (e.g. hospitals and schools) within natural hazards should be included as per Section 3.1.5 of the Provincial Policy Statement 2014.
29-Jun-17	Halton District School Board	3.2.2 a)	HDSB supports schools in all designations except Natural Heritage System, Agricultural Area and Mineral Resource Extraction designations
29-Jun-17	Halton District School Board	3.2.2 c)	HDSB requests that public alternative education facilities are permitted in Employment Areas



27-Jun-17	Halton Catholic District School Board	3.2.2 c)	The Board does not take issue with the discouragement of public service facilities within an Area of Employment with the exception of programs offered by the Thomas Merton Centre for Adult Learning. Adult Learning Facilities have different locational needs than typical secondary schools and as such may benefit from placement within an Area of Employment or any other area excluding the Natural Heritage System.
29-Jun-17	Halton District School Board	3.2.2 j)	HDSB supports identifying public service facilities in area specific planning
27-Jun-17	Halton Catholic District School Board	3.2.2 j)	The Board supports the use of Area-Specific Plans as a mechanism for identifying and planning for future public service facilities, school expansions, and possible closures.
27-Jun-17	Halton Catholic District School Board	3.2.2 k)	Strong concerns with potential devaluation of board properties. It should be made clear in this policy section that this initiative of strictly limiting development potential is not applicable to any school board lands, and only City owned lands.
29-Jun-17	Halton District School Board	3.2.2 l)	Request change of terminology name to reflect Ontario Regulation 444/98
27-Jun-17	Halton Catholic District School Board	3.2.2 l)	HCDSB supports the City's intent to acquire surplus school sites however we find the phrase "cost-effective" unclear, and in need of further clarification. Request that the final sentence be reworded to reference the Education Act, Ontario Regulation 444/98 instead of the Ministry of Education and Training Procedures.
29-Jun-17	Halton District School Board	3.2.2 m)	Concern regarding OPA's that impact the fair market value of school properties. Request that this is not applicable to school board lands.
27-Jun-17	Halton Catholic District School Board	3.2.2 m)	Concern regarding devaluation of board property. It should be made clear in this policy section that this initiative of strictly limiting development potential is not applicable to any school board lands, and only City owned lands.
29-Jun-17	Halton District School Board	3.2.2 n)	HDSB seeks partnership opportunities through CPP program

27-Jun-17	Halton Catholic District School Board	3.2.2 n)	NEC staff notes that home industries up to 200 square metres are a permitted use on a commercial farm. This may cause some confusion within the NEP area now that the 2017 NEP includes a new category of development known as “on-farm diversified uses.” Home industries are also permitted in the NEP area, but are limited to 100 square metres. However, if the home industry were located on a farm, NEC staff would consider it to be an “on-farm diversified use,” and could—according to NEP policies—be permitted to occupy up to two percent of a farm lot, to a maximum of 10,000 square metres. This is significantly more than the 200 square metres proposed by the City. However, municipal official plans are permitted to be more restrictive than the NEP, provided it does not create a conflict. Therefore, NEC staff does not see this policy as being in conflict with the NEP, and will support its implementation.
29-Jun-17	Halton District School Board	3.2.2 p)	Supportive of this clause.
29-Jun-17	Halton District School Board	3.2.2 q)	Requirements should align with Ministry of Education requirements.
27-Jun-17	Halton Catholic District School Board	3.2.2 q)	The Board finds this section overly prescriptive and does not support the vague wording of item (iv) wherein impacts of the day care operation are required to be mitigated to ‘acceptable levels’. City requirements should align with the Ministry objectives. We suggest that the Official Plan Amendments remain consistent with the Early Years branch where feasible.
17-Jul-17	Conservation Halton	3.3.1	Consider including an objective that seeks to bring hazardous lands into public ownership for their long term protection to reduce risk to life and property.
29-Jun-17	Halton District School Board	3.3.1 c)	Supportive of this policy and working with the city on Parks, Recreation and Leisure Facilities.
27-Jun-17	Halton Catholic District School Board	3.3.1 c)	HCDSB is supportive of this objective and remains interested in collaborating with the City of Burlington in the development of parks, and other recreation and leisure facilities.
30-Jun-17	Region of Halton - Housing	Assisted and Special Needs	Consider developing guidance materials.

30-Jun-17	Region of Halton - Housing	Assisted and Special Needs	Clarify that these policies relate to residential neighbourhood areas. b) The City will encourage providers of assisted and special needs housing in maintaining the supply of assisted and special needs housing in the Urban Area <u>in all residential neighbourhoods</u> of the City. The Zoning By-law shall contain provisions that will permit assisted and special needs housing in all residential neighbourhoods, subject to reasonable planning standards and
30-Jun-17	Region of Halton - Housing	Assisted and Special Needs	Not every application for assisted or special needs housing would be supported as one must still be mindful of other planning principles and policies.
30-Jun-17	Region of Halton - Housing	Assisted and Special Needs	Add policies that speak to accessibility (see ROP 86 (17.1)).
30-Jun-17	Region of Halton - Housing	General	The Official Plan must include policy related to: 86(12) Encourage the building and development industry to incorporate universal physical access features in all new buildings. 86(17.1) Require that Assisted and Affordable Housing projects receiving government funding include, as appropriate, units with universal physical access and energy conservation standards.
30-Jun-17	Region of Halton - Housing	Housing Affordability	Market housing is not a defined term in the OP. Consider adding as per the Regional OP
30-Jun-17	Region of Halton - Housing	Housing Affordability	b) To establish, in conjunction with the Region of Halton, annual minimum targets for the production of <u>assisted and</u> affordable housing, based on targets established in the Regional Official Plan.
30-Jun-17	Region of Halton - Housing	Housing Affordability	d) To integrate <del>affordable</del> <u>assisted</u> housing with market housing and to encourage the development of affordable housing throughout the City.
30-Jun-17	Region of Halton - Housing	Housing Affordability	f) Is this specific to only urban and residential areas? Policies do not encourage for housing in employment areas.

30-Jun-17	Region of Halton - Housing	Housing Affordability	CHS not identified by name in the ROP, nor is a reference for a 10 year housing and homelessness plan policy in place. Current policy phrasing is not operative through OP. Remove or simply state "Halton's housing strategy". However, this is a requirement under the Long term Affordable Housing Strategy (LTAHS 2010), and Halton Region as the Service Manager is required to create one every 10 years (and update every 5 years). Reference to the CHS or 10 Year H&H Plan are not needed in your OP. See proposed modifications in submission.
30-Jun-17	Region of Halton - Housing	Housing Affordability	c) Assisted housing is by definition funded by senior levels of government.
30-Jun-17	Region of Halton - Housing	Housing Affordability	The City shall give processing priority to development applications which will provide <del>affordable assisted housing, and shall give further priority to approval of those receiving funding from senior levels of government.</del> Any market condo or townhouse development that has units priced below the affordability threshold would qualify. By revising to assisted housing, you are capturing developments that provide for housing for lower income households.
30-Jun-17	Region of Halton - Housing	Housing Affordability	include other components identified in ROP policies 85 and 86. (see policy h)
30-Jun-17	Region of Halton - Housing	Housing Affordability	Good policy. (See policy j)
30-Jun-17	Region of Halton - Housing	Housing Affordability	Good policy. Is there an opportunity to assess the long-term affordability of the development? Consider adding a policy with respect to implementing guidelines in support of the housing impact statement.(see policy k)
30-Jun-17	Region of Halton - Housing	Housing Affordability	Does this policy intend to address the comment above?(see k) iv))
30-Jun-17	Region of Halton - Housing	Housing Affordability	modify the policy as in full comments. Modify k) ii) how the estimated rents and/or initial sales prices of the development are at or below the affordable housing units thresholds by type
30-Jun-17	Region of Halton - Housing	Housing Affordability	How does the City anticipate the developer to report back on whether the development is at or below the affordability threshold once the unit is occupied? (see k) ii)
30-Jun-17	Region of Halton - Housing	Rental conversion	policy should apply when all or part of residential rental properties ...are being considered for demolition or conversion

30-Jun-17	Region of Halton - Housing	Rental conversion	Consider adding: The City of Toronto notes that the conversion to condo, or the severance or subdivision of any building or related group of buildings is not permitted.
30-Jun-17	Region of Halton - Housing	Rental conversion	Municipal Act 99.1(1) states that a municipality may prohibit and regulate demolition of residential rental properties and regulate conversion of rental properties to a purpose other than rental
30-Jun-17	Region of Halton - Housing	Rental conversion	CMHC only reports 2 types of structures (private row/townhouse and apartment)
30-Jun-17	Region of Halton - Housing	Rental conversion	clarify that the City shall encourage the construction of <u>market and assisted</u> rental housing with a full mix and range of unit types and sizes.
30-Jun-17	Region of Halton - Housing	Rental conversion	where demolition occurs, replacement <u>of at minimum the same number of</u> rental housing units with the same number of bedrooms per unit are provided for those units that are demolished;

CHAPTER FOUR - ENVIRONMENT & SUSTAINABILITY			
Date	Name/Company/ Organization	OP Section	Comments
17-Jul-17	Conservation Halton	4.1 general	Consider including wording on climate change resilience and protection against natural hazards.
27-Jun-17	Region of Halton	4.1.2 a)	Consider adding policies to: encourage the protection of existing tree canopy and the planting of new trees wherever possible. This policy would support policies 4.3.2 d).; and o promote green infrastructure in general and the use of Low Impact Development measures wherever possible. This policy would support policies 4.4.3 j).
27-Jun-17	Region of Halton	4.1.2 a) ix)	Policy should clarify if this includes encouraging retrofitting existing buildings to be more energy efficient.
17-Jul-17	Conservation Halton	4.1.2 vii)	This policy speaks to “establishing policies to manage natural hazards and water resources.” This should be changed to “ensure natural hazards are not created or aggravated.”
27-Jun-17	Region of Halton	4.2 general	The concept of “striking a balance” is not consistent with the goal of Halton’s Natural Heritage System. The addition of this concept risks undermining the goal of the natural heritage system. We would suggest that this concept be removed and replaced with language that is more consistent with the language contained in Section 114 of the ROP.
17-Jul-17	Conservation Halton	4.2 general	The policies should acknowledge that a healthy NHS also contributes to healthy watersheds.
17-Jul-17	Conservation Halton	4.2 general	While CH is supportive of the efforts taken by the City of Burlington and the intent of the NHS policies, these policies should be grounded in a protection first philosophy, as directed by the Provincial planning documents. As such, the ability to “strike a balance” should not preclude the protection of natural features.

27-Jun-17	Region of Halton	4.2.1	Several objectives of Halton's Natural Heritage System are not explicitly reflected in the Objectives outlined for the City's Natural Heritage System. It appears that some of the Region's objectives have been merged together in new City objectives. However, some objectives do not appear to be reflected. These objectives relate to the contribution of the NHS to a contentious open space system (114.1(9)), scenic and original landform character protection (114.1(10), 114.1(14), and 114.1(17)), and shoreline protection and enhancement (114.11). It is recommended that these objectives are reflected appropriately
17-Jul-17	Conservation Halton	4.2.1 g)	Minor typo, it is hazardous lands in the definitions section. This should also include Hazardous Sites.
27-Jun-17	Region of Halton	4.2.2	Please clarify whether policies that reflect the intent of these ROP policies have been included in the Burlington OP. If not, please add these policies to Section 4.2.2 as appropriate.
17-Jul-17	Conservation Halton	4.2.2	Some clarity/ consolidation of this section would be helpful. Section b) and d) are very similar. CH would recommend that natural hazards be incorporated into the City's NHS. Several italicized phrases in c) i. have not been defined in the definitions section. Furthermore, all regulated features such as erosion hazards should be included within d) ii.
27-Jun-17	Region of Halton	4.2.2 a)	It is not clear whether the NHS consists of the City's NHS and the Greenbelt NHS. Or whether the NHS and the City's NHS are in fact the same thing. If the former, it may be beneficial to break this policy into two parts: 1) a description of the components of the Natural Heritage System, similar to 113 of the ROP, and 2) a description of the City NHS designation that refers to the schedule(s). This second part already seems to exist in 4.2.2 b). See suggested revisions to 4.2.2 b) below.
27-Jun-17	Region of Halton	4.2.2 c)	Schedule C is not included. It may be beneficial to reference all unmapped Key Features here, rather than just significant habitat of endangered and threatened species. This would be in keeping with 118(1.1) and 139.12

27-Jun-17	Region of Halton	4.2.2 d)	<p>We understand that CH requested that Section 4.2.2 be revised to include language about “other hazard areas” (such as slope and erosion related hazard areas). We understand that Burlington staff were contemplating adding this language somewhere in either Section 4.2.2 b), 4.2.2 c), or 4.2.2 d). These Sections correspond with Sections 115.2, 115.3 and 115.4 of the ROP. Sections 115.3 and 115.4 of the ROP were changed through Provincial mods and/or OMB prehearing settlements. The original Sections were shorter. Based on our review of the changes, it appears that the most appropriate location for the “other hazard areas” may be in 4.2.2.d)ii) (i.e. in addition to the regulated floodplains as determined, mapped and refined from time to time by CH). These areas may not have been included explicitly in the overlay exercise which produced Map 1 in the ROP. However, many of these areas would be contained in the RNHS designation by virtue of the fact that they are contained in other areas that were. By listing these areas in Section 4.2.2 d)ii), any formal refinements to the City NHS designation would allow these areas to be included in the City NHS in accordance with Refinement policies per Section 4.2.2 j).</p>
17-Jul-17	Conservation Halton	4.2.2 e) & f)	<p>Add that subwatershed studies and EIA’s should be to the satisfaction of CH, where applicable.</p>
27-Jun-17	Region of Halton	4.2.2 g)	<p>The inclusion of the word “shall” in this policy has the effect of requiring that all refinements to the NHS must occur at the earliest possible stage and at the broadest possible scale. While we support the overall intent of this language we note that is not always possible in the context of a Subwatershed Study to support refinements to some components of the NHS until the relevant details are presented in a suitably detailed manner at subsequent, more site specific planning stages. This is particularly true for buffers and some other components of the NHS that may need to be added if found at the site specific stage. To avoid conflict with proper buffer sizing methods, and potential unintended consequences, we request that the qualifier “where possible” be introduced to the beginning of this policy</p>
27-Jun-17	Region of Halton	4.2.2 h)	<p>Per current MOU regarding planning service delivery in Halton, the Region provides significant woodland delineation services.</p>



17-Jul-17	Conservation Halton	4.2.2 h) ii)	Add that CH and the Region should be consulted with respect to refinements to Significant Valley lands (depending on the definition) and hazardous lands.
27-Jun-17	Region of Halton	4.2.2 i)	It may be helpful to also reference works approved under the Environmental Assessment Act or development permit applications approved under the Niagara Escarpment Planning and Development Act.
27-Jun-17	Region of Halton	4.2.2 j)	What is the distinction between a minor refinement vs. a major refinement and why is the distinction important. Additions of Key Features not shown on Schedule N may be possible. A boundary interpretation could occur through an appropriate environmental study process that may result in a finding that a Key Feature on Schedule N is smaller than previously mapped or no longer exists on the landscape. But it would not be possible to remove a Key Natural Heritage Feature identified on Schedule N. In either event, it would not seem appropriate to require an amendment to the plan to capture these types of changes as they would come into effect through the associated Planning Act approval process. We recommend that this policy be deleted. If this policy is to be kept, we recommend revisions to avoid unintended consequences and definitions for minor vs. major be added to the definitions section.
27-Jun-17	Region of Halton	4.2.2 k)	Policy only references a development application. It should also refer to site alteration applications. Additional clarity is also recommended to clarify the circumstances under which this policy would apply and the ultimate effect of the EIA. A policy should be added to Section 4.2.2 which clarifies explicit rules regarding how to treat Key Features listed in Section 4.2.2 c) but not mapped on Schedule N, or that may exist in other Land Use Designations. We acknowledge that Section 4.2.2 k) includes some direction in this regard.
17-Jul-17	Conservation Halton	4.2.2 k)	Add that other technical studies may also be required (e.g. hydrologic, geotechnical, meander belt, flood studies, etc.).

27-Jun-17	Region of Halton	4.2.2 l)	As written this policies reference to “history” is far too open-ended and may lead to unintended consequences. Does this include all human history or only more recent history? It would not be appropriate to allow removals of Key Features to allow for new agricultural operations based on evidence of farming on the land in the distant past. A threshold is needed for this policy if it is to be accepted by the Region.
27-Jun-17	Region of Halton	4.2.2 m)	Policy only references a development application. It should also refer to site alteration applications.
17-Jul-17	Conservation Halton	4.2.2 m) i)	In bullet point a) wording should be added to include all regulated wetlands by CH. Bullet point d) refers to “other areas”, clarity as to what this means is required.
27-Jun-17	Region of Halton	4.2.2 m) iii)	Policy only references a development application. It should also refer to site alteration applications.
27-Jun-17	Region of Halton	4.2.2 m) iii)	The term “adjacent” should be defined. Alternatively, either a specific distance should be provided (i.e. 120m) or the policy should cross reference the EIA trigger policies in 4.2.4.
27-Jun-17	Region of Halton	4.2.2 o)	This policy requires minor revision to ensure it does not contradict Section 4.2.4 m) (ii) and related ROP policies.
27-Jun-17	Region of Halton	4.2.3 a)	This policy requires minor revision to ensure it clarifies the purpose of the Greenbelt Natural Heritage System overlay.
17-Jul-17	Conservation Halton	4.2.3 d)	Add that studies should be to the satisfaction of CH, where applicable.
17-Jul-17	Conservation Halton	4.2.3 k)	‘to the satisfaction of CH, where applicable’ also needs to be included.
17-Jul-17	Conservation Halton	4.2.4 a) i)	An EIA may also be required when within 120m of a PSW or wetland greater than 2ha. This section needs to be update to reflect PPS and MNRF technical guideline standards.
27-Jun-17	Region of Halton	4.2.4 b) i)	This policy requires minor revisions to ensure it adequately reflects the systems approach outlined in S. 4.2.2 m). Alternatively, the policy could be reworded to match the relevant policy language in the ROP.
27-Jun-17	Region of Halton	4.2.4 c)	This policy should be revised to better reflect the relevant policy language in the ROP.
17-Jul-17	Conservation Halton	4.2.4 e)	Include the following wording “or where required by the Region of Halton or Conservation Halton”.

27-Jun-17	Region of Halton	4.2.5 c)	The Policy appears to indicate that Section 37 will be used to encourage retention of components of the City's NHS. It would not be necessary to use Section 37 for retention as a requirement. It may be appropriate to encourage dedication and enhancement and the location of compatible uses adjacent to buffer lands.
17-Jul-17	Conservation Halton	4.2.5 d) v)	Additional detail as to what 'flexible development standards' are should be provided and further discussion is warranted.
27-Jun-17	Region of Halton	4.2.5 e)	Burlington OP explicitly permits severance whereas ROP policies permit creation of new lot
17-Jul-17	Conservation Halton	4.3.2 f)	Add in 'in conjunction with CH'
17-Jul-17	Conservation Halton	4.4.1.2 f)	This should be changed to prohibit instead of "limit" future development along watercourses and waterfront areas where ongoing erosion threatens top of bank and 'should' limit infrastructure.
17-Jul-17	Conservation Halton	4.4.1.2 l)	The initial word 'Stormwater' should be deleted. Also, a similar objective related to controlling the quantity and volume of stormwater released to prevent downstream flooding and erosion risks should be provided.
17-Jul-17	Conservation Halton	4.4.2.1	Consider adding another bullet (xii) to read "discussion of relevant policies and Watershed Study policies where applicable (as amended from time to time) ex. Greenbelt, Provincial Policy Statement, Grindstone Watershed Study etc."
17-Jul-17	Conservation Halton	4.4.2.1 b)	In order for CH to issue permits based on recommendations of a subwatershed study, approval from CH's Board of Directors is required. It is recommended that wording such as "Subwatershed studies also require approval from Conservation Halton" be added.
17-Jul-17	Conservation Halton	4.4.2.1 d) i)	Please expand this wording to include the bolded text "definition of erosion thresholds, <b>as well as</b> water quality, <b>erosion</b> and quantity objectives and targets, <b>giving due consideration to cumulative development impacts within the watershed.</b> " It is also recommended that the City consider deferring erosion threshold analysis to a subwatershed scale as opposed to a watershed scale study.
17-Jul-17	Conservation Halton	4.4.2.1 d)xiv)	should be expanded to include increased flood risk, erosion and sedimentation.
17-Jul-17	Conservation Halton	4.4.2.1 e)	It is recommended that wording be included stating that these studies are completed by the municipality.

17-Jul-17	Conservation Halton	4.4.2.1 e)	Add a bullet that includes the comprehensive evaluation of all existing and proposed drainage features (including headwater drainage features). The evaluation should document the various forms and functions provided by these features and demonstrate how the proposed stormwater management strategy and land use plan holistically maintains and enhances the features and functions of the existing system.
17-Jul-17	Conservation Halton	4.4.2.1 e) vi)	Include infrastructure as well as development in this bullet.
17-Jul-17	Conservation Halton	4.4.3 a) i)	The provided wording appears to permit impacts, requiring best efforts to minimize impacts to water quality, contaminant loads, water balance and erosion. While enhancement is not always feasible, it is recommended that the text be revised such that impairment is not generally acceptable. Wording such as “enhance and minimize where possible.
17-Jul-17	Conservation Halton	4.4.4	Portions of this section relate to CH’s role with respect to wetlands. The policies need to either incorporate natural hazards into the NHS or more clearly tie into this section. If the latter option is followed, the title should be expanded to include wetlands.
27-Jun-17	Region of Halton	4.4.4 b)	As written this policy seems incongruous with 4.4.4 a) and is not consistent with Section 118(11). We recommend deletion
17-Jul-17	Conservation Halton	4.4.4 d)	This section may need revision depending on the outcome of discussions between the City and CH regarding the nature and extent of the flooding hazard in this area.
17-Jul-17	Conservation Halton	4.4.4 h)	Buffers associated with hazardous lands should also be zoned into an appropriate open space zoning category.
17-Jul-17	Conservation Halton	4.4.4 i)	Conservation Halton reviews fish habitat. This needs to be stated within this bullet.
27-Jun-17	Region of Halton	4.5 general	Consider adding policies or a new section on Waterfront Intensification. Draft policy is too generic. (see Brampton & Missis. OP policies) on design, scale, locale, infilling, nearby older neighbourhood impacts, trans./traffic evaluation, future studies.
27-Jun-17	Region of Halton	4.5 general	Add policy and map reference on possible continuation of Waterfront Trail westward to Plains Road
17-Jul-17	Conservation Halton	4.5 general	It is our understanding that this section has been updated based on correspondence October 2, 2104. Given these updates no further comment has been provided.

27-Jun-17	Region of Halton	4.5.3.2 e (ii)	Policy on a 15m buffer-no mapping reference? Is 15m adequate protection in all cases? R. Clark & S. Todd may want more enhancement and rehabilitation criterion for Waterfront- NHS?
27-Jun-17	Region of Halton	4.6 general	Employment use not well defined. What is the corresponding land use designation in ROP? The ROP section 143(10) and 139.7(1) provide the basis for the BOP. Is the insistence on "protecting employment uses" necessary?
27-Jun-17	Region of Halton	4.7 Preamble	An incomplete list of potentially contaminating activities/sources can lead to misunderstandings with developers. A reference to Table 2, Potentially Contaminating Activities, in O.Reg 153/04 may be clearer.
27-Jun-17	Region of Halton	4.7.2 b)	Poorly defined study area. O.Reg 153.04: "phase one study area" means the area that includes a phase one property, any other property that is located, wholly or partly, within 250 metres from the nearest point on a boundary of the phase one property and any property that the qualified person determines should be included as a part of the phase one study area under clause 3 (1) (a) of Schedule D;
27-Jun-17	Region of Halton	4.7.2 d)	It may be beneficial to add O. Reg 153.04 (24.2): To determine the need for a phase two environmental site assessment.
17-Jul-17	Conservation Halton	4.9.2 a)	There are instances where a community garden may not be permitted within the NHS or natural hazards (e.g. within a wetland). The section should be revised to indicate this limitation

CHAPTER FIVE - ECONOMIC ACTIVITY			
Date	Name/Company/ Organization	OP Section	Comments
27-Jul-17	Region of Halton	Preamble	3rd paragraph refers to commercial space but then only speaks to the health of the City's retail market, it might be helpful to also speak to the commercial office market too. i.e. with respect to vacancy and absorption rates
27-Jul-17	Region of Halton	Preamble	8th Paragraph: Use of both "close" and "proximity" is redundant, they both mean the same
27-Jul-17	Region of Halton	Preamble	13th paragraph: Should the term be "urban centres" or "urban growth centres"? Are they distinct areas?
27-Jul-17	Region of Halton	5.2.2 b) (x)	Should this read "clauses (i) through (ix) above"?
10-Jul-17	Region of Halton	5.2.2	develop a new policy to stipulate that "residential and major retail uses are prohibited within the Region's employment overlay".
27-Jul-17	Region of Halton	5.4	Suggest deleting the word "of"
27-Jul-17	Region of Halton	5.4	Based on the fact that Regional water and wastewater infrastructure is generally in place and available in the City of Burlington for employment land development, re-wording is suggested

**CHAPTER SIX - INFRASTRUCTURE, TRANSPORTATION & UTILITIES**

<b>Date</b>	<b>Name/Company/ Organization</b>	<b>OP Section</b>	<b>Comments</b>
27-Jun-17	Halton Region	6.1.1	How will highest priority be determined? Criteria?
27-Jun-17	Halton Region	6.1.2 a)	Halton Region is also responsible for the planning, design, delivery and maintenance of the Regional Road network which is comprised of Major Arterials.
27-Jun-17	Halton Region	6.2.1.1.g)	Suggested edit to add "that is safe and meets the needs of the community."
27-Jun-17	Halton Region	6.2.1.2 a), Table 1 and P1	Table 1 and Schedule P-1 have reclassified Regional roads. This requires further discussion with Public Works and Planning Policy and the City. All Regional Roads are Major Arterials as per Halton Region Official Plan and must be shown as per the Region's Official Plan.
27-Jun-17	Halton Region	6.2.1.2 e)	Add rehabilitation and resurfacing projects.
27-Jun-17	Halton Region	6.2.1.2 k)	Consider adding a timeline.
27-Jun-17	Halton Region	6.2.1.2.j	Reference Roadways under the jurisdiction of Halton Region
27-Jun-17	Halton Region	6.2.2.1 e)	Clarify in 6.2.2.1 e) that this policy applies to local not Regional roads.
27-Jun-17	Halton Region	6.2.2.1 g)	In 2011, the Region completed the Regions Transportation Master Plan (2031) – The Road to Change which identified Regional Road widening requirements within the City of Burlington. Capacity Requirements to 2041 within the Region will be confirmed as part of the Region's next Transportation Master Plan to be completed as part of the Region's upcoming Official Plan Review process.
27-Jun-17	Halton Region	6.2.2.2 b)	Add: Additional right-of-way may be required based on an engineering study (Municipal Class Environmental Assessment Study, Detail Design Study, other engineering studies) in addition to those shown in Chapter 14, Table 2.
17-Jul-17	Conservation Halton	6.2.2.2 b)	The policies should indicate that Conservation Halton will be consulted with respect to the planning of road widenings. This would allow issues to be flagged early in the process.
27-Jun-17	Halton Region	6.2.2.2 d) v) and vii)	All Regional Roads are classified as Major Arterials.
27-Jun-17	Halton Region	6.2.2.2 e)	Include Transit Priority Corridors (identified in the Mobility Management Strategy) as areas where transit priority measures could be proposed. May need to include a definition of Transit Priority Corridor in Mobility Hub connectors

	Halton Region	6.2.2.2 g)	Note that this applies to roads within the City's jurisdiction
27-Jun-17	Halton Region	6.2.2.2 j)	Add: that support a safe and efficient transportation system.
27-Jun-17	Halton Region	6.2.2.2 m) and n)	Details with respect to Level of Service are more appropriately referenced in a Transportation Impact Study Guideline and are too specific for an Official Plan. Level of Service requirements for Regional Roads is noted in the Region's Transportation Impact Study Guidelines – Halton Region TIS Guidelines
27-Jun-17	Halton Region	6.2.3.1 d)	Add acronyms for GTHA and HSR
27-Jun-17	Halton Region	6.2.3.2 e)	Refer to Halton Region's Transportation Master Plan for Transit, Active Transportation and Transportation Demand Management.
27-Jun-17	Halton Catholic District School Board	6.2.4	The Board continues to support Active and Sustainable School Travel through participation in the ASST Regional Hub. Staff is pleased to continue collaborating with the City of Burlington on initiatives that support multi-modal school travel and can investigate opportunities to track and report on the use of these modes to the benefit of both organizations.
17-Jul-17	Conservation Halton	6.2.4.1	Include a bullet (h) that reads "to have regard for the presence of <i>hazardous lands</i> , and make all efforts to direct public usage away from hazardous areas".
29-Jun-17	Halton District School Board	6.2.4.1 f)	Support for active transportation objective.
29-Jun-17	Halton District School Board	6.2.4.1 f)	Supports schools as a destination of trail systems, but not the inclusion of trails on school property
27-Jun-17	Halton Region	6.2.4.1.b)	Replace nearby with adjacent
27-Jun-17	Halton Region	6.2.4.2 i)	add rehabilitation and resurfacing projects
27-Jun-17	Halton Region	6.2.4.2.a)	Replace cycle tracks with buffered bike lanes and nearby with adjacent
27-Jun-17	Halton Region	6.2.5.2 b)	Provide an exclusion in this section for development in MTSAs or Mobility Hubs which are planned to accommodate residential intensification. This is applicable to rail yards but not at all points along a rail line
27-Jun-17	Halton Region	6.2.7.2 e)	Add "such as a Municipal Class Environmental Assessment or Detailed Design."



CHAPTER SEVEN - DESIGN EXCELLENCE			
Date	Name/Company/ Organization	OP Section	Comments
26-Jun-17	Fotenn Planning + Design on behalf of Infrastructure Ontario	7.1	Design policy should be removed, or at a minimum revised to acknowledge that higher orders of government are not bound by municipal land use policies.
29-Jun-17	Halton District School Board	7.1.1 i)	HDSB refers to specific Design Guidelines for school planning. Please circulate all city design guidelines for review.
27-Jun-17	Halton Catholic District School Board	7.1.2	Board Staff is interested in reviewing and commenting on any changes to the Design Guidelines, despite the fact that an OPA is not required to revise them; we will submit our comments accordingly. the Board have concerns with any design requirements that may be unduly onerous on the Board and its capacity to build within the Ministry benchmarks. the Board is conscious of design principals and supports sustainability in its facilities wherever feasible.
13-Jul-17	Niagara Escarpment Commission	7.1.5.1	The City might consider adding a policy that addresses protecting views to the Niagara Escarpment. NEC staff's experience in other jurisdictions is that such buildings can have negative effects on views, especially when located close to the toe of the Escarpment. This may be a consideration in the more northerly parts of Burlington's urban area.
17-Jul-17	Conservation Halton	7.1.5.2 g)	Add ground water as a factor that needs to be considered.
17-Jul-17	Conservation Halton	7.2.2 a) vii)	Expand the policy to include the bolded text: "storm water quality, <b>quantity and erosion control</b> , and drainage measures, in accordance with subsection 4.4.3 of this Plan.

CHAPTER EIGHT - LAND USE POLICIES URBAN AREA			
Date	Name/Company/ Organization	OP Section	Comments
13-Jun-17	Infrastructure Ontario	8.1	Generally HONI encourages secondary uses such as surface parking lots within its utility corridors, where possible and appropriate, however this exception is created in the Uptown policies. Can more information be provided to obtain a better understanding of the intent of the policies?
29-Jun-17	Halton District School Board	8.3	The majority of schools are the residential neighbourhood designation
27-Jun-17	Halton Region	8.4	Minor revision is necessary to ensure description of NHS includes areas listed in Section 115.3 of the ROP.
29-Jun-17	Halton District School Board	8.1.1	There are no schools currently in the Urban Centre designation
27-Jun-17	Halton Catholic District School Board	8.1.1	It is understood that Urban Centres shall be primary areas for intensification and infill. There are no Board facilities within this land use. Several facilities are located in adjacent lands that would service these areas. Board staff encourages growth in these areas to support our established neighbourhoods.
17-Jul-17	Conservation Halton	8.1.1.1.2k)	Include natural hazards as a factor to be considered.
27-Jun-17	Halton Region	8.1.1.2	The Region will assess this at a later date given the number of studies that are currently underway.
27-Jun-17	Halton Region	8.1.1.2.11	Suggest change to title: General Waterfront
27-Jun-17	Halton Region	8.1.1.2.2a)	Edit to: "200 residents and jobs per gross hectare by 2031 or earlier"
27-Jun-17	Halton Region	8.1.1.2.5	Wording doesn't match the corresponding legend item on Schedule D.
27-Jun-17	Halton Region	8.1.1.3.11 a	For implementation clarity, there should be a date (or timeframe) associated with the preparation of these guidelines.
27-Jun-17	Halton Region	8.1.1.3.3.2 a) (i) & 8.1.1.3.4.2 a) (i) & 8.1.1.3.5.2 a) (i) & 8.1.3.6.2 f) (iii)	The low / medium / high residential categories are used to describe density elsewhere – what is the rationale for using a built form categorization here?
27-Jun-17	Halton Region	8.1.1.3.7.2 a) (i)	Delete the "(i)" since it is superfluous and renumber subsequent subsections.

27-Jun-17	Halton Region	8.1.1.3.8.2 a) (iii)	Strengthen wording on compatible uses.
29-Jun-17	Halton District School Board	8.1.2	There are 2 schools in the Downtown Mobility Hub and one school in the Aldershot Mobility Hub
27-Jun-17	Halton Catholic District School Board	8.1.2.1 a) & q)	Board staff confirms it will comment and plan regarding the accommodation of future population growth for these areas as circulated on Area Specific Planning.
29-Jun-17	Halton District School Board	8.1.2.1 a) q)	The board will comment on these objectives when circulated Area Specific Plans
29-Jun-17	Halton District School Board	8.1.3	There are two schools in the mixed use corridor and nodes designation
27-Jun-17	Halton Catholic District School Board	8.1.3	Please note that the Board has one (1) active school in this land use, specifically the Intensification Corridor along Plains Road and Brant Street.
27-Jun-17	Halton Region	8.1.3.5.2 b) (vi)	Consider adding text that specifies the circumstances and types of recreational uses that “may” be permitted.
30-Jun-17	Region of Halton - Housing	8.1.3.6.2	"Tall buildings" italicized but not in definitions section.
27-Jun-17	Halton Region	8.1.3.7.2 m)	Policy references need updating – 8.1.3.7.2 m) is a circular reference and 8.1.3.6.2 u) does not exist.
27-Jun-17	Halton Region	8.2.2.2 d) (ii) & 8.2.3.2 e) (ii)	Housekeeping comment – break this into subsections to make it easier to read.
27-Jun-17	Halton Region	8.3.2.2 a)	“Orchard Community” is vague – for example, does this include Bronte Woods? Provide descriptors so readers know where this site specific policy applies.
27-Jun-17	Halton Region	8.3.5.2 c)	Mention accessory dwellings for greater clarity.
30-Jun-17	Region of Halton - Housing	8.3.6	Are accessory dwelling units permitted in stacked townhouses?
17-Jul-17	Conservation Halton	8.3.6.2	Add a bullet stating that accessory dwelling units will not be permitted within <i>flooding or erosion hazards</i> .

17-Jul-17	Conservation Halton	8.4.1.2	<p>NEC staff notes that home industries up to 200 square metres are a permitted use on a commercial farm. This may cause some confusion within the NEP area now that the 2017 NEP includes a new category of development known as “on-farm diversified uses.” Home industries are also permitted in the NEP area, but are limited to 100 square metres. However, if the home industry were located on a farm, NEC staff would consider it to be an “on-farm diversified use,” and could—according to NEP policies—be permitted to occupy up to two percent of a farm lot, to a maximum of 10,000 square metres. This is significantly more than the 200 square metres proposed by the City. However, municipal official plans are permitted to be more restrictive than the NEP, provided it does not create a conflict. Therefore, NEC staff does not see this policy as being in conflict with the NEP, and will support its implementation.</p>
27-Jun-17	Halton Region	8.4.1.2 d)	<p>Minor revision is necessary to ensure this policy reflects the relevant policy language contained in 118(6) of the ROP. It may not be appropriate to say “non-intensive recreation uses and essential watershed management and flood and erosion control projects shall be permitted within the Natural Heritage System or within 30 m of the Natural Heritage System, only when the environmental negative impacts have been assessed and it has been demonstrated that there will be no significant negative impacts on the natural heritage features and areas or their ecological functions.”. Technically, per the “systems approach” they would not be permitted in certain key features (per 118(2) a)) and could only be permitted in others subject to no negative impacts (per 118(2) b)). Region and Burlington staff need to discuss this further.</p>
29-Jun-17	Halton District School Board	8.4.2.1	<p>HDSB encourages partnerships with the City through the CPP program</p>
27-Jun-17	Halton Catholic District School Board	8.4.2.1	<p>The Board confirms its intent to continue to collaborate with the City of Burlington and other agencies in the planning of parks and other recreation and leisure facilities.</p>
27-Jun-17	Halton Region	8.4.7.2 b) (ii)	<p>Define the maximum acceptable percentage of the size of the dwelling unit that can be used for a home occupation or cottage industry (because 100% is a percentage...)</p>

PB-47-17

30-Jun-17	Region of Halton - Housing	General	Policy numbering and spacing is Chapter 8 should be improved. Policy sections need to be better organized so sections are easily identified. Consider colour and indentations to modernized OP and make for ease of reading.
30-Jun-17	Region of Halton - Housing	General	Please ensure the terms " <i>assisted and special needs housing</i> " are all italicized throughout.

CHAPTER NINE - LAND USE POLICIES RURAL AREA			
Date	Name/Company/ Organization	OP Section	Comments
27-Jun-17	Halton Region	9.2	There should be a consideration for secondary food processing operations as part of the Agricultural System
27-Jun-17	Halton Region	9.3	Proposed modification to clarify agricultural operations is permitted in parts of the NHS outside the Key Feature or where the only Key Feature is a significant earth science ANSI. Minor revision is necessary to ensure description of NHS includes areas listed in Section 115.3 of the ROP. Should this policy refer to Schedule J or N? It is assumed J
29-Jun-17	Halton District School Board	9.5	There is one school in Kilbride Rural Settlement Area
27-Jun-17	Halton Region	9.1.1 f)	Second residential units are permitted within an existing dwelling as per ROP. "creation" of accessory dwelling unit as per Burlington OP's definition does not conform with the Planning Act. The Planning Act permits "use" of a second residential units in a building or structure ancillary to a detached house, semi-detached house or rowhouse (if the detached house, semi-detached house or rowhouse contains a single residential unit). By permitting creation, this will lead to surplus residential unit once the accessory dwelling unit has been built and is deemed to be unnecessary in the future
27-Jun-17	Halton Region	9.1.2 b)	Proposed modification to include Horticultural trade uses that are also part of permitted uses identified in Subsection 9.2.3 a) of Burlington OP
17-Jul-17	Conservation Halton	9.1.2 c)	Conservation Halton does not promote the further fragmentation of natural hazards and features. The policy should acknowledge that fragmentation should be avoided when lot line adjustments are being contemplated.
27-Jun-17	Halton Region	9.1.2 c) (iii) a.	There is no concern with conformity as it is word-for-word with the ROP's policy. However, Regional staff is flagging this policy to be reviewed against the PPS, 2014 section 2.3.4.2 "Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons." Region and City staff need to discuss this further.
27-Jun-17	Halton Region	9.1.2 d)	Regional staff notes that there is a need to consider NHS components

17-Jul-17	Conservation Halton	9.1.2 g)	Add a bullet point stating that this unit will need to be located outside of a natural hazard and must have flood free access.
27-Jun-17	Halton Region	9.1.2 g) & 9.1.2	Regional staff notes an issue with applicability of Burlington OP's definition of "accessory dwelling unit" in rural areas (RE: Surplus dwelling issues). Region and City staff need to discuss this further.
13-Jul-17	Niagara Escarpment Commission	9.1.2 g) ii)	notes that a single accessory dwelling unit may be permitted... provided that... it is contained within the existing dwelling or an addition to it or within an accessory building or structure. Please note that the new NEP, secondary dwelling units are permitted (in Escarpment Rural Area), but not in accessory buildings or structures. They must be contained within the principal dwelling, or in an addition to the principal dwelling.
13-Jul-17	Niagara Escarpment Commission	9.1.2 h)	contains size restrictions on accessory dwelling units that are more restrictive than the policies in the new NEP. Municipalities are permitted to have policies that are more restrictive than the NEP provided that they do not create a conflict. NEC staff views this policy as not being in conflict with the NEP, and in fact will be of assistance in implementing secondary dwelling unit policies within the NEP Area in the City of Burlington.
27-Jun-17	Halton Region	9.1.2 h) (ii)	This may contradict policy permitting accessory dwelling units.
27-Jun-17	Halton Region	9.1.2 h) (iv)	These uses would be ideal in an accessory dwelling, is the purpose to prohibit these uses IF there is an existing use in the principal dwelling?
27-Jun-17	Halton Region	9.2.1 a)	What about consideration for the role of climate change?
27-Jun-17	Halton Region	9.2.1 a) (iii)	Maintaining connectivity vs. consolidation
27-Jun-17	Halton Region	9.2.1 a) (vi) & 9.2.1 a) (ix)	Burlington OP's language is more passive than ROP. Accommodate implies minimal support, whereas ROP uses a stronger language to go beyond accommodating (i.e. promote)
27-Jun-17	Halton Region	9.2.1 a) (x)	Is there a need to define agricultural industry vs agriculture support industry that are referred to in the Burlington OP?
27-Jun-17	Halton Region	9.2.1 b)	ROP uses stronger language that recognizes that existing uses must be sensitive to ecological balance and the farming community
27-Jun-17	Halton Region	9.2.2 a)	Editorial edits suggested

27-Jun-17	Halton Region	9.2.2 c) (iv) c.	Proposed modification to be consistent with the ROP policy that implies stronger protection for the right to farm
27-Jun-17	Halton Region	9.2.2 c) (v)	Proposed modification to recognize the guideline and intent to carry out beyond the adopted guideline.
27-Jun-17	Halton Region	9.2.2 d)	Logistically, should this policy precede 9.2.2 c)?
27-Jun-17	Halton Region	9.2.3 a) (v)	Modification to change commercial farm to agricultural operation; by definition, agricultural operation provides for accommodation of additional employment, whereas commercial farm is intended to support a farm family. Cluster is not define in Burlington OP, but it is italicized
27-Jun-17	Halton Region	9.2.3 a) (viii)	Accessory buildings or structure is a specifically defined term in the ROP that prohibits use for human habitation
27-Jun-17	Halton Region	9.2.3 a) (xvi) c.	Burlington OP is more restrictive. Need more information on 250 sq m vs 500 sq m
27-Jun-17	Halton Region	9.2.3 a) (xvii) g.	No conformity issues; word-for-word with ROP. However, Regional staff notes the possible need to define the term “screened” to identify what is considered appropriate.
13-Jul-17	Niagara Escarpment Commission	9.2.3 a) xvi)	NEC staff notes that home industries up to 200 square metres are a permitted use on a commercial farm. This may cause some confusion within the NEP area now that the 2017 NEP includes a new category of development known as “on-farm diversified uses.” Home industries are also permitted in the NEP area, but are limited to 100 square metres. However, if the home industry were located on a farm, NEC staff would consider it to be an “on-farm diversified use,” and could—according to NEP policies—be permitted to occupy up to two percent of a farm lot, to a maximum of 10,000 square metres. This is significantly more than the 200 square metres proposed by the City. However, municipal official plans are permitted to be more restrictive than the NEP, provided it does not create a conflict. Therefore, NEC staff does not see this policy as being in conflict with the NEP, and will support its implementation.
27-Jun-17	Halton Region	9.2.4 a)	Schedule O is for Identified Mineral Resources, is the policy referring to Prime Agricultural Area identified on Schedule K?
27-Jun-17	Halton Region	9.2.4 d)	Proposed modification to be consistent with ROP



27-Jun-17	Halton Region	9.2.4 e)	ROP permits mineral aggregate resource extraction in accordance with the policies of the plan, Burlington's "may" clause does not conform with the ROP
27-Jun-17	Halton Region	9.3.1 g)	Minor revision is necessary to ensure objective better reflects permitted uses in 117.1(3).
17-Jul-17	Conservation Halton	9.3.2	The policies assume that development can occur within the NHS. Is the intent of these policies to build in some leniency based on the outcome of an EIA? If so, the requirements for EIA's should be incorporated into the various policies of this section. Further discussion is warranted to determine what the scope of an EIA will need to be and a bullet to this effect is recommended. If the intent is for an EIA not to be required, further discussion will be required to ensure that the City's policies are consistent with CH's policies and to ensure that CH permits are available for such works.
17-Jul-17	Conservation Halton	9.3.2	Add a bullet stating that no new development or expansion of existing facilities shall be permitted within natural hazards without approval from Conservation Halton.
27-Jun-17	Halton Region	9.3.2 c) (ix)	Requesting clarification on the purpose/rationale for this policy
27-Jun-17	Halton Region	9.3.2 c) (xx)	Subsequent Burlington OP sections from (xxi) to (xxiv) should be subsections to <b>9.3.2 c) (xx)</b>
27-Jun-17	Halton Region	9.3.2 xx)	Policies 9.3.2 xxi) to 9.3.2 xxviii) should all be subsections under 9.3.2 xx) as they all apply in the same geographic area.
27-Jun-17	Halton Region	9.5.1 a)	"Certain" vs "identifiable"

CHAPTER TEN - LAND USE POLICIES NORTH ALDERSHOT			
Date	Name/Company/ Organization	OP Section	Comments
13-Jul-17	Niagara Escarpment Commission	10.3.2 k)	States that “institutional uses may be permitted within all land use designations identified on Schedule L... with the exception of the Environmental Protection Area and North Aldershot Special Study Area...” Please note that the majority of the lands identified as Greenlands (Escarpment Plan Area) that are within the NEP Area on Schedule L are also designated as Escarpment Natural Area in the NEP, and institutional uses are not permitted in Escarpment Natural Area. Staff notes that paragraph (k)(vi) does state that the provisions of the NEP must be satisfied, but it is somewhat confusing that the policy seems to suggest that institutional uses are permitted in Greenlands (Escarpment Plan Area) when in fact institutional uses would not be permitted on the majority of the lands within the Greenlands designation because they are also designation as Escarpment Natural Area. NEC staff suggests that institutional uses also be excused from the Greenlands (Escarpment Plan Area) designation.
17-Jul-17	Conservation Halton	10.4.3 a) viii)	This bullet should be changed “buffer areas of 7.5 or 15m” as the CH Regulatory allowance may be either in this area.
17-Jul-17	Conservation Halton	10.4.3 p) & r)	The policy should state that a 15m buffer shall be required for all watercourses within the Grindstone Creek watershed and a 7.5m buffer shall be required for all minor other minor watercourses.
29-Jun-17	Halton District School Board	10.5 general	HDSB requests participation in the future planning exercises for these areas
17-Jul-17	Conservation Halton	10.5.1	Include all regulatory setbacks from hazard limits associated with Grindstone Creek in the Central Sector are 15m from the limit of the greatest hazard associated with that watercourse.

	Niagara Escarpment Commission	10.6 a) and b)	Makes reference to “policies governing the North Aldershot Policy Area in the Niagara Escarpment Plan.” Please note that the NEP does not contain specific policies on the North Aldershot Policy Area, but states that “development may occur in accordance with the land use policies set out in Amendment No. 197 to the City of Burlington Official Plan in the area identified as the North Aldershot Policy Area on Map 3 to the Niagara Escarpment Plan.” NEC staff attempted to resolve this circular reference through the recently completed provincial Co-ordinated Review, but was unsuccessful. NEC staff therefore suggests that paragraphs (a) and (b) be revised to specifically reference Amendment No. 197, and not to the policies in the NEP. The Ontario Municipal Board decision could also be noted as it is on Schedules M, M1, and M2a, if necessary.
13-Jul-17	Niagara Escarpment Commission	10.6 c)	References “lands identified as Greenlands (Escarpment Plan Area), and Escarpment Protection Area on Schedule L...” Please note that the extent of Escarpment Protection Area and Escarpment Natural Area has changed within the North Aldershot Policy Area as a result of the Co-ordinated Review. New GIS mapping data can be obtained through the Land Information Ontario data warehouse ( <a href="https://www.ontario.ca/page/land-information-ontario">https://www.ontario.ca/page/land-information-ontario</a> ). NEC staff also finds it confusing that the Greenlands designation is referenced as “Escarpment Plan Area” since “Plan Area” usually refers to the entire NEP area, and is not specific to one designation. Would it be more accurate to equate the Greenlands designation with Escarpment Natural Area?
17-Jul-17	Conservation Halton	General	It is understood that these policies have not yet been comprehensively updated and that this will be completed at a later date. Several minor comments have been provided but a more robust review will be completed once this section has been updated. Conservation Halton looks forward to working with the City of Burlington in this regard.

**CHAPTER ELEVEN - PUBLIC PARTICIPATION & ENGAGEMENT**

<b>Date</b>	<b>Name/Company/ Organization</b>	<b>OP Section</b>	<b>Comments</b>
29-Jun-17	Halton District School Board	11.1.1	HDSB is supportive of these objectives
27-Jun-17	Halton Catholic District School Board	11.1.1	Board staff are supportive of the Objectives and committed to continue to be engaged and to work with the City of Burlington and provide input on planning and related matters, and appreciates the City of Burlington's commitment to making data freely available and accessible.
27-Jun-17	Halton Catholic District School Board	11.2.1	Board staff supports the provision of the opportunities to provide input particularly in development applications and area specific planning.
27-Jun-17	Halton District School Board	11.3.1	The school board requires circulation of all applications containing more than 2 residential units. Request that Site Plans is added to this list.
27-Jun-17	Halton Catholic District School Board	11.3.1	Board staff are supportive of reworking this statement to a broader "catch-all" term for development plans such that no plans are omitted from Board circulation.

CHAPTER TWELVE - IMPLEMENTATION & INTERPRETATION			
Date	Name/Company/ Organization	OP Section	Comments
30-Jun-17	Region of Halton	12.1.2.1 b)	A municipal comprehensive review is led by the Region (example: Regional Official Plan Review). Proposed modification to conform to Places To Grow 2017.
30-Jun-17	Region of Halton	12.1.2.1 f)	Replace consistency with conformity to conform to Places to Grow 2017.
30-Jun-17	Region of Halton - Housing	12.1.3.1.5.2 b) i)	provision of special needs, assisted and affordable housing as defined by the Regional Official Plan, in the form of land, residential units or cash contributions to be transferred to the Region of Halton or to a non-profit housing provider, free of cost, (including maintenance and condominium fees if applicable); Consider revising to say “the appropriate entity as identified by Burlington” or remove as recommended. There must be an agreement in place between Burlington and Halton Region for such an arrangement and implementing the policy (acquisition of land, residential units, cash, etc.) in order for the Region to maintain the community benefit in perpetuity (as per various housing legislation, policies and programs). It would also be difficult to simply transfer over such benefits to a non-profit housing provider without having considered next steps on how a public benefit would be used, managed, maintained, etc.
30-Jun-17	Region of Halton	12.1.3.2.2.1 b)	Draft policy is inconsistent with Regional policy on lot creation in Hamlets. Modify to 3 or more or propose an alternative solution.
30-Jun-17	Region of Halton	12.1.3.3	Include criteria to recognize active transportation and transit access.
13-Jul-17	Niagara Escarpment Commission	12.1.3.8	NEC staff cautions that the term “development” is italicized in this section, implying that it is the definition in the proposed OP that applies. As noted above, “development” is defined differently in the NEPDA, and it is that definition that applies when referring to the development in the NEP area. The City may wish to consider capitalizing “Development Criteria” (and deleting the italics) since the Development Criteria are of significant importance in implementing the NEP.

13-Jul-17	Niagara Escarpment Commission	12.1.3.8.2 a)	the City may wish to add a sentence such as, "Development Control exemptions should be verified with the NEC" to provide additional guidance to City staff and development applicants.
30-Jun-17	Region of Halton - Housing	12.1.4.2	If this is setting up affordable housing targets at a secondary plan level, it is good. Need to consider how affordable housing targets are monitored, enforced and align with Regional work (maybe guidelines in sync with policies in section 3.1.3.2).
30-Jun-17	Region of Halton	12.1.4.2 f)	Missing several elements from the Regional Official Plan. Require the following elements for area specific plans: -Air quality assessments (ROP section 77(5) l)) -Agricultural Impact Assessment (ROP section 77(5) q))
29-Jun-17	Halton District School Board	12.1.4.2 f) xx)	HDSB is supportive of phasing methods
18-Jul-17	Conservation Halton	12.1.4.2.1 a)	A bullet should be added to include technical studies required to delineate natural hazards (e.g. slope stability study, meander belt assessment, etc.)
30-Jun-17	Region of Halton	12.1.4.2.2 c)	Clarify how the proposed GO station will fit within the Growth Framework established in Chapter 2.
30-Jun-17	Region of Halton	12.1.4.2.2 n)	Please clarify what this clause means: "Where the ratio and the employment function of within the mobility hub is ensure, additional uses may be considered to assist in creating a vibrant area consistent with the vision for each hub."
17-Jul-17	Conservation Halton	12.1.4.4 f)	Add "to the satisfaction of Conservation Halton, where applicable" as these policies may include NHS and hazardous lands sections.
30-Jun-17	Region of Halton - Housing	12.3.1	Region supportive of coordinating information in support of more robust housing monitoring data.
30-Jun-17	Region of Halton - Housing	12.3.2.2.1	i) iii) Are these city owned vacant residential lands (and those identified for affordable housing)? Otherwise does the City have authority to maintain such an inventory of private lands? Would this inventory be public?
30-Jun-17	Region of Halton - Housing	12.3.2.2.1	ii) Region has an assisted rental housing inventory. Does this policy pertain to only market rental housing? Rental housing in the secondary rental market difficult to keep track of (i.e. condo rentals). Tracking this information at a local level would be excellent resource and could support Regional and local housing reports.

30-Jun-17	Region of Halton - Housing	12.3.2.2.1	iv) HCHC is another non-profit housing provider. Consider sharing with the Service Manager (Halton Region). Does the City currently have an inventory of special needs housing sites?
30-Jun-17	Region of Halton - Housing	12.3.2.2.1	Do these policies need to be in the OP or can they be better addressed through Burlington's housing monitoring program identified in 12.3.1 or through Burlington's Housing Statement (see policies 86(4) in ROP.
30-Jun-17	Region of Halton - Housing	12.3.2.2.1	Further information on type of data (sensitivity, alignment with Regional work, sources, etc.) is needed.
30-Jun-17	Region of Halton - Housing	12.3.2.2.1	Should be mindful of Regional SoH reporting timelines (typically goes to Council in June).
30-Jun-17	Region of Halton	Preamble	Is it the City of Burlington Act?

CHAPTER THIRTEEN - DEFINITIONS			
Date	Name/Company/ Organization	Definition	Comments
27-Jun-17	Region of Halton	Accessory Building or Structure	Regional concerns with definition
30-Jun-17	Region of Halton - Housing	Affordable Housing	Affordable Housing – Housing with a market price or rent that is affordable to households <u>of low and moderate income</u> spending no more than 30...
27-Jun-17	Region of Halton	Agricultural System	Proposed modification for consistency across Burlington OP in referring the agricultural land as Agricultural Land Base
27-Jun-17	Region of Halton	Agriculture Related Tourism Use	Should the term be changed to “Agri-tourism Use” to be consistent with the Provincial Plans?
27-Jun-17	Region of Halton - Housing	Assisted Housing	Assisted Housing – Housing that is available to <u>low and moderate income</u> households for rent or purchase where part of the housing cost is subsidized through a government program.
27-Jun-17	Region of Halton	Bed and Breakfast Home	ROP Does not define Bed and Breakfast; however see Niagara Escarpment Plan’s definition for consideration for consistency
27-Jun-17	Region of Halton	Cultural Heritage Resources	Burlington OP definition appears to be incomplete. Suggested modification to be consistent with the Provincial Plans or, alternatively, can use ROP definition
17-Jul-17	Conservation Halton	Enhancement Areas	Consider including potential linkage areas that could enhance connectivity of the NHS.
17-Jul-17	Conservation Halton	Erosion Hazard	It is recommended that this definition be expanded to explicitly reference meander belt.
17-Jul-17	Conservation Halton	Flooding Hazard	This definition should be expanded to include an allowance, as was done in the definition of erosion hazard. Consider including the following – “an appropriate allowance (7.5m or 15m) shall be applied to the out extent to define the full extent of the hazard in accordance with CH policies”.
30-Jun-17	Region of Halton - Housing	Group Home	Group Home is defined as a component of Special Needs Housing definition in ROP
27-Jun-17	Region of Halton	High Density Residential Uses	Requesting clarification on why there is an upper limit for high density classification – what if housing uses exceed 185 units? Region’s By-law 48-12 defines “high density apartment” means an apartment dwelling of a minimum of four (4) storeys or containing more than one hundred thirty (130) dwelling units per net hectare pursuant to plans and drawings approved under Section 41 of the Planning Act;



30-Jun-17	Region of Halton - Housing	Missing Definition	Market Housing - private housing for rent or sale, where price are set through supplies and demands in the open market.
27-Jun-17	Region of Halton	Mobility Hub Primary Zone	Defined not used in document. Will this be in the Mobility Hub Area-Specific Plan?
27-Jun-17	Region of Halton	Mobility Hub Tertiary Connector	Defined not used in document. Will this be in the Mobility Hub Area-Specific Plan?
27-Jun-17	Region of Halton	Natural Heritage System	It may be beneficial to define the term "Natural Heritage System".
27-Jun-17	Region of Halton	Prime Agriculture Area	Current Prime Agricultural Areas as designated by ROPA 38 have been identified by the Region through an evaluation system approved by the Province. The Region's stance on its Prime Agricultural Area designation as approved is firm, should Burlington OP definition be more reflective of the ROPA 38 outcome?
30-Jun-17	Region of Halton - Housing	Public Service Facilities	Not defined in ROP, but definition from PPS. Included under Infrastructure definition in ROP.
30-Jun-17	Region of Halton - Housing	Regional Market Area	Comes from PPS, however ROP does not contain since alternative affordable housing definition is used. Term originates from PPS definition of Affordability and may not necessarily be relevant for policies in Burlington OP.
30-Jun-17	Region of Halton - Housing	Senior's Housing	Senior's Housing is defined as a component of Special Needs Housing definition in ROP
	Region of Halton	Significant	Delete 5) – 8). These definitions apply to significant wetlands. They are not necessary given that 1) refers to Significant Wetland definition
27-Jun-17	Region of Halton	Significant Woodland	Italicize defined terms.
27-Jun-17	Region of Halton	Site Alteration	This definition is not consistent with the PPS or ROP definition. In both the PPS and the ROP, Site Alteration is not confined to just Site Alteration pursuant to development requiring approval under the Planning Act. This restricts the applicability of the NHS protection policies to just site alt approved through a planning act application. This could unintentionally open the door to site alt within NHS features and areas where proposed outside a Planning Act application.
17-Jul-17	Conservation Halton	Stable Top of Bank	Wording stating that this is determined by a qualified professional through a study in accordance with the MNRF Technical Guidelines should be added.

CHAPTER FOURTEEN - SCHEDULES & TABLES			
Date	Name/Company/ Organization	Schedule/Table	Comments
13-Jul-17	Niagara Escarpment Commission	*General	Mapping changes of the land use designations within the NEP area came into effect on June 1, 2017. City staff should review the schedules within the OP to ensure they reflect the most up-to-date NEP mapping of land use designations. For example, NEC staff notes that the extent of Escarpment Protection and Natural Area in North Aldershot has changed. As noted above, the most recent GIS mapping data can be obtained from the Land Information Ontario data warehouse.
17-Jul-17	Conservation Halton	*General	part of the Grindstone Creek valley (East and East of Waterdown Road), is identified as part of the Primary Growth Area;
17-Jul-17	Conservation Halton	*General	regulated valleys associated with tributaries of Grindstone Creek and Indian Creek, north of Highway 403, are identified within the Employment Growth Area, and in some areas also as Developed Area Outside of Built Boundary.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area identified along Plains Road East extends into areas of regulated floodplain associated with Falcon and Indian Creeks. The extent of the Secondary Growth Area should be modified based on the location of the Falcon Creek Floodplain, as defined in Valdor's December 2012 "Falcon Creek Hydrology & Hydraulic Study", and Conservation Halton's ARL to ensure the OPA's compliance with the PPS.
17-Jul-17	Conservation Halton	*General	South of Highway 403, the extent of the Indian Creek floodplain has not been recognized, which will impact the identified Employment Growth Area north of the CNR.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area bounded by the QEW, Maple Avenue, Fairview Street and the railroad extends within the regulated floodplain hazard associated with the Hager Rambo Diversion System. The extent of the regulated floodplain in this area is currently unknown. A general corridor delineation and notation on this hazard and its impacts to the Secondary Growth Area are recommended.
17-Jul-17	Conservation Halton	*General	The identified Employment Growth Area north of the 403/407 interchange and east of Kerns Road is bisected by regulated natural hazards associated with a tributary of the Upper Hager

17-Jul-17	Conservation Halton	*General	The identified Secondary Growth Area West of Brant Street and bounded by the 407 and 403 contains a regulated tributary of Upper Hager. The floodplain limits associated with this feature are currently unknown.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area associated with 2100 Brant Street appears to indicate development potential within the entire parcel. Regulated hazard lands within the parcel should be excluded from the Secondary Growth Area.
17-Jul-17	Conservation Halton	*General	The primary growth area associated with the Downtown Mobility Hub fails to address flooding hazard associated with Lower Rambo Creek.
17-Jul-17	Conservation Halton	*General	The Primary Growth area west of Guelph Line and extending to Fairview Street is impacted by flood-risk associated with the Hager Rambo Diversion System. The extent of the floodplain is unknown but will impact this area.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area and Employment Areas centred around Guelph Line are impacted by the regulated floodplain associated with a broad floodplain associated with Roseland Creek.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area along Fairview Street and the Employment Growth Area are both impacted by the floodplain of Tuck Creek.
17-Jul-17	Conservation Halton	*General	The Natural Heritage System/Parks/Open Space shown for the Alton Community north of Dundas Street as well as the subdivision on the west side of Walkers Line, north of Dundas Street are not accurate. These areas should be updated based on the parcel fabric.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area centred at Appleby and Dundas is significantly impacted by regulated features and associated natural hazards related to Sheldon Creek, particularly south of Dundas Street.
17-Jul-17	Conservation Halton	*General	The Secondary Growth Area associated with Itbashi Way and Upper Middle Road and the CNR tracks is impacted by the regulated natural hazards associated with Appleby Creek.
17-Jul-17	Conservation Halton	*General	The Employment Growth Area extends into the regulated floodplain associated with Shoreacres and Appleby Creeks.

17-Jul-17	Conservation Halton	*General	The regulated floodplain associated with Shoreacres Creek broadens along Fairview Street, impacting the identified Primary Growth Area.
17-Jul-17	Conservation Halton	*General	The Primary Growth Area Associated with Fairview and Appleby does not appropriately show the limits of the floodplain associated with Sheldon and Appleby Creeks.
27-Jun-17	Region of Halton	A, A-1, B, B-1, C, E, G, I, J, J-1, J-2, J-3, K, N, O, P, P-1, P-2, Q, R	None of the maps distinguish between Regional Roads and/or limits. All Regional Roads are Major Arterials as per Halton Region Official Plan and must be shown as per the Region's Official Plan. Regional Road numbers should be noted on each schedule.
17-Jul-17	Conservation Halton	B	<p>a. While not reviewed comprehensively the following regulated valley systems have not been included within this figure:</p> <ul style="list-style-type: none"> <li>i. Many of the North Shore Watercourses located south of Townsend Avenue;</li> <li>ii. Indian Creek north of Highway 403;</li> <li>iii. Connectivity of Grindstone Creek east and west of Waterdown Road;</li> <li>iv. Upper Rambo Creek to 407 between Upper Middle Road and Brant Street.</li> <li>v. Lower Rambo Creek</li> <li>vi. Roseland Creek</li> <li>vii. the Hager Rambo Diversion System</li> </ul>
27-Jun-17	Region of Halton	B & D	Delineate Waterfront Development area on Schedules B & D.
27-Jun-17	Region of Halton	B2	Frequent Transit Network (Justified and Candidate) is not consistent with the Mobility Management Strategy for Halton Region. It is noted that the definition of the Frequent Transit Network is general and does not specifically identify the form, type and level of service for each corridor. Through the next phase of the Mobility Management Strategy the form, type and level of serve will be determined for each of the corridor in the Transit Priority Network and would be an input to this plan.
17-Jul-17	Conservation Halton	B2	A Potential Future Major Transit Station is included on this schedule. It is noted that while approximate, that this location may be regulated by Conservation Halton. Further discussion is required.
27-Jun-17	Region of Halton	D	Indicate that this schedule contains a Regional Waterfront Park. Show the mobility hub boundary. Show the Urban Growth Centre boundary in its entirety.

17-Jul-17	Conservation Halton	D	To ensure consistency with other Scheduled Areas, it is recommended that the naturalized shoreline, remnant valley system associated with Rambo Creek and any other naturalized areas that would typically be included in the Natural Heritage System be appropriately designated and mapped within the Downtown Urban Core.
17-Jul-17	Conservation Halton	E	A portion of the Uptown Corridor Lands identified west of Appleby Line and North of Upper Middle Road is impacted by the floodplain associated with Sheldon Creek and should be recognized in the schedule.
13-Jul-17	Niagara Escarpment Commission	M, M1, M2a	NEC staff notes that home industries up to 200 square metres are a permitted use on a commercial farm. This may cause some confusion within the NEP area now that the 2017 NEP includes a new category of development known as “on-farm diversified uses.” Home industries are also permitted in the NEP area, but are limited to 100 square metres. However, if the home industry were located on a farm, NEC staff would consider it to be an “on-farm diversified use,” and could—according to NEP policies—be permitted to occupy up to two percent of a farm lot, to a maximum of 10,000 square metres. This is significantly more than the 200 square metres proposed by the City. However, municipal official plans are permitted to be more restrictive than the NEP, provided it does not create a conflict. Therefore, NEC staff does not see this policy as being in conflict with the NEP, and will support its implementation.
17-Jul-17	Conservation Halton	N	This figure does not incorporate all natural hazards and depending on the desired way of incorporating hazards into the NHS or developing complimentary hazard policies (see comments above), revisions to this schedule may be required.

27-Jun-17	Region of Halton	P1	All Regional Roads must be properly labelled. For example, Guelph Line should be labelled as Regional Road 1 (currently labelled as Regional Road 7). The following sections have been shown incorrectly: o Brant Street and Guelph Line should be identified as Regional Roads (Major Arterial) to Fairview Street. o Appleby Line should be identified as a Regional Road (Major Arterial) to Fairview Street. o Upper Middle Road should be identified as a Regional Road (Major Arterial) from Burloak Drive to Guelph Line. o Burloak Drive should be labelled with its Regional Road number on the map and only shown as a Regional Road (Major Arterial) till Harvester Drive.
27-Jun-17	Region of Halton	P1	Labelling of Regional Roads need to be consistent with the current Regional Road Network (attached). For example, Upper Middle Road the transfer to the City of Burlington jurisdiction has not been completed at this time between Appleby Line and Guelph Line and needs to be classified as a Regional Road in Table 2. A future update will be required once the road is transferred.
27-Jun-17	Region of Halton	P1	Delete note ‘*1’ located at the bottom of Schedule P-1.
27-Jun-17	Region of Halton	P1, P2 and P3	Schedules P1, P2 and P3 do not accurately represent Regional Roads as Major Arterials. All maps in Chapter 14 must be updated to reflect the designation of all Regional Roads as Major Arterials.
27-Jun-17	Region of Halton	P1, P2 and P4	Regional Road numbers must be noted on each schedule.
27-Jun-17	Region of Halton	P2	Derry Road, Guelph Line, Milborough Line (between Kilbride Street and Derry Road) and Appleby Line are all Regional Roads and must be classified as a Major Arterial.
27-Jun-17	Region of Halton	P2	Labelling of Regional Roads need to be consistent with the current Regional Road Network. For example, Guelph Line between Britannia Road and No. 8 Side Road should be classified as a Regional Road (Major Arterial). The section can be boxed with a note to indicate its Land Use as a Settlement Area.
27-Jun-17	Region of Halton	P2	Add Regional Road number to the legend.
27-Jun-17	Region of Halton	Q & R	Make consistent with Halton Region’s Active Transportation Master Plan (ATMP) and/or Dundas MCEA.

27-Jun-17	Region of Halton	Q & R	Remove all Cycle Tracks on Regional Roads (Not part of Regional ATMP)
27-Jun-17	Region of Halton	Q & R	Add "Buffered Bike Lanes" in accordance with Regional ATMP.
27-Jun-17	Region of Halton	Table 1	Burlington OP update includes a new classification of the Cities Road Network. The only comparable was Major Arterial and Multi-Purpose Arterial. All Regional Roads are Major Arterials as per Halton Region Official Plan.
27-Jun-17	Region of Halton	Table 2	Labelling of Regional Roads need to be consistent with the current Regional Road Network. For example, Upper Middle Road the transfer to the City of Burlington jurisdiction has not been completed at this time between Appleby Line and Guelph Line and needs to be classified as a Regional Road in Table 2. A future update will be required once the road is transferred. Update spelling of "Millborough" Line to "Milborough" Line.

CHAPTER FIFTEEN - APPENDICES			
Date	Name/Company/ Organization	Appendices	Comments
17-Jul-17	Conservation Halton	C	The May 2014 Sheldon Creek Hydrologic Model Update Study was not approved by Conservation Halton, and was to be updated prior to completion of the companion hydraulic assessment. It is also noted that the Other Related Studies listed, while providing beneficial background information, do not eliminate the need for watershed plans or subwatershed studies in these areas.
17-Jul-17	Conservation Halton	E	Several deficiencies with the mapping included have been identified: <ul style="list-style-type: none"> <li>i. The floodplain associated with Falcon Creek</li> <li>ii. The Hager Rambo Diversion System</li> <li>iii. Numerous disconnected watercourses in the area of Brant Street north of Tyandaga Park Drive, etc.</li> </ul>



General Comments		
Date	Name/Company/ Organization	Comments
29-Jun-17	Halton District School Board	Consider an increase in availability in family size units when planning for intensification
29-Jun-17	Halton District School Board	Support for continued positive working relationship between City and School Board Planning Departments
29-Jun-17	Halton District School Board	Request to continue to be circulated OPAs, ZBLA's, Subdivisions and Site Plans with more than 2 units
29-Jun-17	Halton District School Board	Request to be circulated Area Specific Plans, particularly as it relates to projections, opportunities for partnership, and identifying specific residential unit numbers and types
29-Jun-17	Halton District School Board	HDSB is looking for partnerships to share board facilities through its Community Planning and Partnerships Process (CPP)
29-Jun-17	Halton District School Board	HDSB supports and promotes active transportation for daily trips to and from school.
27-Jun-17	Halton Catholic District School Board	the Board continues to project declining enrolment in a number of the established neighbourhood areas, consistent with aging neighbourhoods. If units proposed by the City are aimed toward family units, re-development and intensification projects should help generate additional students and slow declining enrolment trends.
27-Jun-17	Halton Catholic District School Board	we depend on the continued sharing of all development applications that have the effect of creating two (2) or more residential dwelling units including: Official Plan; Zoning By-Law Amendments; Draft Plans of Subdivision; and Site Plan Applications. Included in this information should be the number and type of units proposed to attribute the most suitable yield of students.
27-Jun-17	Halton Catholic District School Board	we benefit from knowing as early as possible the type of residential development in a particular application or larger area plan; the total number of units; and where the greatest concentration is planned. This information is used to best incorporate the potential needs into our accommodation planning in terms of enrolment projections, capital asset management.
27-Jun-17	Halton Catholic District School Board	HCDSB would like to receive residential unit types and counts as the City moves through precinct planning or Mobility Hubs work. This detailed data is incorporated into both short term (1-4 year) enrolment projections as well as our long range (10-15 year) projections which will form the basis of the 2018 Long-Term Accommodation Plan (in development).

27-Jun-17	Halton Catholic District School Board	Detailed background provided on the LONG-TERM ACCOMMODATION PLAN (FORMERLY LONG-TERM CAPITAL PLAN (LTCP))
27-Jun-17	Halton Catholic District School Board	Community Planning and Facility Partnership Opportunities. We encourage City staff to continue to attend the annual partnership meeting.
17-Jul-17	Conservation Halton	Section 4 distinguishes between the Natural Heritage System (NHS) and natural hazard policies. There is ambiguity about whether the NHS contains all natural hazards. Should the NHS not contain all natural hazards, the policies should be revised because the majority of policies outside of Section 4 (and some within) reference only the NHS. Natural hazards must also be considered.
17-Jul-17	Conservation Halton	To ensure public safety and avoid property damage due to natural hazards as per Section 3.0 of the Provincial Policy Statement, intensification should not be permitted within natural hazards or the NHS. This should be specifically stated in the Official Plan.
17-Jul-17	Conservation Halton	Several severance policies allow severances in natural features and hazards. CH does not support severance where there is additional fragmentation in ownership of natural features and hazards. Please ensure that severance policies reflect this approach.
17-Jul-17	Conservation Halton	For clarity, the Official Plan policies should identify where CH approval is required prior to development occurring
17-Jul-17	Conservation Halton	It is understood that the North Aldershot and Mobility Hub policies will be updated at a later date. Conservation Halton looks forward to working with the City to advance of these studies/ policies.