

Hello,

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquid Pipeline Network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their liquid pipeline infrastructure to ensure that it occurs in a safe and successful manner.

We would like to remind you to always obtain a locate request to identify the precise location of underground infrastructure. In addition, if any future planning or development work is proposed within 220 metres of Enbridge infrastructure, we request that this information be sent to [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.

Do not hesitate to contact me with any questions or comments. We appreciate receiving your notifications and look forward to continuing to receive them at [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.

Thank you,  
-Kevin Bailey



ENBRIDGE  
[notifications@enbridge.com](mailto:notifications@enbridge.com)  
10175 101 Street NW, Edmonton, Alberta T5J 0H3

enbridge.com  
**Safety. Integrity. Respect. Inclusion. High Performance.**

**Kevin Bailey**, BA, BEd, MPlan  
Community Planner, **B&A**  
403.692.5229 | [kbailey@bastudios.ca](mailto:kbailey@bastudios.ca)  
600, 215 – 9 Avenue SW | Calgary, AB T2P 1K3 | [www.bastudios.ca](http://www.bastudios.ca)

Good morning,

Thank you for circulating Bell Canada on the City of Burlington's OPA and ZBLA as noted above. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any comments or concerns at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to [circulations@wsp.com](mailto:circulations@wsp.com) and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard  
Senior Consultant – Municipal Liaison  
Network Provisioning  
[norman.lingard@bell.ca](mailto:norman.lingard@bell.ca) | ☎ 365.440.7617



*Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.*

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Good Afternoon,

Thank you for circulating draft Official Plan Amendment No. 3 (OPA) and the draft Zoning By-law Amendment (ZBA) to Increase Housing Options.

The Region has reviewed the materials and does not have any comments.

If there are any questions, please do not hesitate to contact me.

Thank you,  
Tyler Peers

**Tyler Peers**

**Policy Specialist**

Strategic Initiatives & Government Relations

CAO's Office

**Halton Region**

905-825-6000, ext. | 1-866-442-5866



halton.ca 311



December 11, 2024

Planning and Development  
City of Burlington  
426 Brant St., PO Box 5013  
Burlington ON L7R 3Z6

Housing Strategy Team::

Subject: **Official Plan Amendment - Proposed Amendment No. 3**  
Halton DSB's Comments

Thank you for the opportunity to review the report and appendices regarding the Draft Official Plan and Zoning By-law Amendments aimed at increasing housing options.

We understand that the proposed Additional Residential Unit policies will increase the maximum number of additional residential units from two to three, with one of these units permitted within a building or structure accessory to the principal dwelling.

The Halton District School Board has no objections to this proposed increase. However, please note that Education Development Charges (EDCs) are payable in accordance with the applicable Education Development Charge By-law and are required at the time of building permit issuance.

Refer to the Halton District School Board's [EDC Accessory Dwelling chart](#) for the current exemption status of Accessory Dwelling Units.

For building permits that exceed the maximum unit yield specified in a Subdivision Agreement, EDCs will apply at the rate in effect at the time of the building permit issuance. Additionally, this amendment will not result in any changes to the 2023 Education Development Charge By-law.

We appreciate your efforts to address housing needs in our community and remain committed to supporting this process.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,

*Michelle D'Aguiar*



Michelle D'Aguiar  
Senior Planner  
905-335-3663 ext 3395  
daguiarm@hdsb.ca



**Nov 29, 2024**

Housing Strategy  
City of **Burlington**,  
Ontario

**Re: PL-92-24 - Official Plan and Zoning By-law Amendments to Increase Housing Options**  
**Rogers Reference #: M24BM75A01**

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Hi Housing Strategy,

Thank you for your letter. Rogers Communications appreciates the opportunity to review and comment on future development within the City of **Burlington**.

We have reviewed the proposed area and do not have any comments or concerns at this time.

Rogers currently has existing communications within this area. Please contact Rogers at [gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com) prior to the commencement of construction.

Should you have any questions or require further information, please do not hesitate to contact GTAW New Area, Outside Plant Engineering.

Sincerely,

Anuradha P

GTAW New Area  
Outside Plant Engineering  
[gtaw.newarea@rci.rogers.com](mailto:gtaw.newarea@rci.rogers.com)  
Rogers Communications Canada Inc.  
3573 Wolfedale Rd, Mississauga Ontario



Planning & Regulations  
905.336.1158  
2596 Britannia Road West  
Burlington, Ontario L7P 0G3  
[conservationhalton.ca](http://conservationhalton.ca)

December 13, 2024

Official Plan Amendment to Increase Housing Options Project Team  
City of Burlington  
426 Brant Street, PO Box 5013  
Burlington, ON L7R 3Z6

**BY E-MAIL ONLY ([housingstrategy@burlington.ca](mailto:housingstrategy@burlington.ca))**

To the Official Plan Amendment to Increase Housing Options Project Team:

**Re: City-led Official Plan Amendment and Zoning By-law Amendment**  
**File Number(s): Staff report to Committee of the Whole PL-92-24;**  
**OPA No. 3;**  
**ZBA 520-13/24**  
**CH File Number(s): AMPR-996**  
**City of Burlington**

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Conservation Halton (CH) staff has reviewed the above-noted amendments as per our regulatory responsibilities under the *Conservation Authorities Act* (CA Act) and Ontario Regulation 41/24 and our provincially delegated responsibilities under Ontario Regulation 686/21.

Documents reviewed as part of this submission, received on November 25, 2024, are listed in **Appendix A**.

### **Proposal**

The City is proposing an Official Plan Amendment and Zoning By-law Amendment to increase housing options in the City. The staff report referenced above summarizes the work undertaken to implement phase 1 and 2 of the Official Plan Amendment to Increase Housing Option Study. Phase 1 seeks to permit four units as-of-right through the Additional Residential Unit policies within the Burlington Official Plan (BOP) 2020. This will allow the City to meet the targets of the Housing Accelerator Fund. Phase 2 proposes modifications to the policies of the Residential Neighbourhood Area, including the Neighbourhood Character Area policies of the BOP, 2020 to consider expanded permissions and to consider built form instead of density.

### **Background**

CH previously commented on OPA 1 to the Official Plan of the City of Burlington, 2020 in September 2023.



## **Regulatory Comments (Conservation Authorities Act and Ontario Regulation 41/24)**

Under Part VI of the CA Act and Ontario Regulation 41/24, CH regulates all watercourses, valleylands, wetlands, Lake Ontario Shoreline and hazardous lands as well as lands adjacent to these features. CH generally regulates 15 metres from the greater of the limit of the floodplain/stable top of bank/meander belt associated with regulated watercourses, 30 metres from the limit of regulated wetlands, and 15 metres from the greatest hazard associated with the Lake Ontario/Hamilton Harbour shoreline.

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

## **Provincial Planning Statement Natural Hazard Comments (Sections 5.1.1-5.2.8)**

In addition to CH's regulatory responsibilities (described above), CH also has provincially delegated responsibilities under Ontario Regulation 686/21: Mandatory Programs and Services, including acting on behalf of the Province to ensure that decisions under the *Planning Act* are consistent with the Natural Hazards Sections (5.1.1-5.2.8) of the Provincial Planning Statement (PPS) and, when requested by a municipality or the Ministry of Municipal Affairs and Housing (MMAH), to provide technical support or information.

## **CH Review Comments**

CH staff appreciates the opportunity to review and provide comments and generally supports the direction of the policy. We offer the following comments for City staff's consideration from a regulatory and PPS natural hazard policies perspective:

### **1. Flood-Free Access (draft OPA)**

CH notes that section 8.7.2 **Additional Residential Units** states the following: "b) *Additional residential units ... shall have flood-free access.*" (numbering per proposed amendments).

Section 5.2.3 of the PPS states that "*Development and site alteration shall not be permitted within: ... b) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards, and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard*". The standard generally applied to determine "safe access" for residential development is outlined in the *Technical Guide: River & Stream Systems: Flooding Hazard Limit* (Ontario Ministry of Natural Resources, 2002). The requirement is not flood-free access, but rather that the flood hazard be under certain thresholds for depth, velocity, and product of depth and velocity to ensure safe access is available.

Consider revising "flood-free access" to "safe access" in the draft policy as flood-free would be a higher standard for ARUs than is typically applied to other types of residential development. The policy as drafted may be unintentionally restrictive in some circumstances.

## 2. Hazardous Sites (draft OPA)

Further to the above, section 8.7.2 **Additional Residential Units** states that ARUs “shall not be permitted within a *hazardous site*”. There are certain *hazardous lands and hazardous sites* which, while regulated under the CA Act, may be appropriate for residential development under both the PPS and the CA Act/O.Reg. 41/24. These include some spill flood hazards and some unstable bedrock (karst) where the hazard has been characterized/studied, the risk is determined to be lower and can be mitigated in accordance with regulatory requirements). CH suggests that this language may be more restrictive than is intended and may prohibit ARUs where other types of residential development would be permitted. Including reference to “hazardous lands” is also recommended to ensure hazard lands not included under the more specific “hazardous sites” definition are captured in policy. Consider revising 8.7.2 to “shall not be permitted within *hazardous lands* or *hazardous sites*, unless where specifically permitted by the conservation authority”.

## 3. Safe Access (draft ZBA)

As CH staff noted in our review of OPA 1, there is no mention of safe access requirements within the draft ZBA. This may unintentionally miss situations where an ARU is proposed outside of the regulated area, but on a property that does not have safe access under regulatory flood conditions due to flooding on the right-of-way. In line with Comment 1 above, CH staff recommends that language be added to the ZBA requiring that new ARUs have safe access per provincial guidelines.

## **Recommendation**

CH staff generally supports the direction of these policies and recommends that the above comments be considered and addressed prior to the OPA and ZBA being approved. CH staff is available to discuss any of the above at your request.

We trust the above is of assistance. Please contact the undersigned with any questions.

Sincerely,

Laura Schreiner  
Environmental Planner  
905-336-1158 ext. 2230  
[lschreiner@hrca.on.ca](mailto:lschreiner@hrca.on.ca)

Cc:

Encl: **Appendix A: Materials/Technical Reports Reviewed**

### **Appendix A: Materials/Technical Reports Reviewed**

CH received the following first submission materials on [date]:

- Staff Report PL-92-24: Draft Official Plan and Zoning By-law Amendments to Increase Housing Options
- Appendix A – draft Official Plan Amendment No. 3
- Appendix B – draft Zoning By-law Amendment
- Appendix C – Official Plan Amendment to Increase Housing Options Feedback Report