March 22, 2018

STAFF REPORT

RE: Proposed Urban Amendments to the Niagara Escarpment Plan
Co-ordinated Provincial Plan Review

RECOMMENDATION: That the Niagara Escarpment Commission (NEC) endorse this staff report and direct staff to initiate the circulation and review of three Urban amendments that were missed during the Co-ordinated Provincial Plan Review for the following properties:

- UA 63 – Part of Lots 14 and 15, Concession 1, NS, Town of Milton
- UA 64 – 345 and 363 Jerseyville Road, City of Hamilton
- UA 65 – 294 York Road, City of Hamilton.

BACKGROUND: During the Co-ordinated Provincial Plan Review (CPR), there was an opportunity to seek amendments to the Niagara Escarpment Plan (NEP) to permit urban boundary changes, urban uses and urban services. Such requests can only be made during a review of the NEP, pursuant to Section 6.1 (2.2) of the *Niagara Escarpment Planning and Development Act* (NEPDA).

The NEC considered 62 amendments during the CPR and the Minister of Natural Resources and Forestry made the decision to approve certain amendments, refuse certain amendments and to defer other amendment applications. In the deferred category were three “applications” that were inadvertently not considered during the CPR due to an administrative error and the Minister made the decision to defer them so that they could be considered. NEC staff presented a report in January 2017 regarding these applications. At the February 2018 NEC meeting, staff of the Ministry made a brief presentation regarding this matter.

The purpose of this report is to provide a brief overview of the three applications and the process that must be followed to review them and to recommend that the NEC commence the application process.

DISCUSSION:

Amendment applications

The three amendment applications are briefly described in the Appendix to this report. Kim Peters, Senior Strategic Advisor, will be processing the Milton amendment application and Nancy Mott, Senior Strategic Advisor, will be responsible for the applications in the City of Hamilton.
Amendment Process

In accordance with the Plan amendment process in the NEPDA, notice of the applications will be posted on the Environmental Registry and a copy of the draft amendment will be circulated to the Town of Milton and the City of Hamilton for comments. In addition, information regarding the proposed amendments will be posted on the NEC website. In the case of UA 64 and UA 65, NEC staff also recommends that the property owners of the subject lands be notified of the City’s proposal to change the designation of their lots in order that they may make submissions.

Once comments on the proposed amendments have been received, NEC staff will convene a meeting of the Public Interest Advisory Committee (PIAC). PIAC will consider the amendments and provide a recommendation to the NEC.

Staff will then prepare a recommendation report to the NEC. In order to meet legislative timeframes, the NEC must take a position by the fall of 2018. The NEC position will be sent to the Minister of Natural Resources and Forestry who will make a recommendation to Cabinet for a final decision by winter 2018.

CONCLUSION: NEC staff must commence the Plan amendment process for the three applications as soon as possible in order to meet the legislated timeframes for the government to render a decision on them by the end of the year. Staff recommend that the NEC give direction to commence the Plan amendment process for UA 63, UA 64 and UA 65.

Prepared by:

Original signed by:

__________________________________________________________________________
Nancy Mott, MCIP, RPP
Senior Strategic Advisor

Approved by:

Original Signed by Debbie Ramsay for:

__________________________________________________________________________
David Ayotte
Director

Appendix Proposed amendments and related location maps
## Appendix – Urban amendments UA 63, UA 64 and UA 65

<table>
<thead>
<tr>
<th>Proponent(s): UA 63</th>
<th>Oskar Group Holdings (1625488 Ontario Inc. and 1652157 Ontario Inc.)</th>
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| **Subject Lands:**  | Part Lots 14 and 15, Concession 1, New Survey Trafalgar 7649 Tremaine Road Town of Milton, Halton Region  
|                     | (PT LT 15, CON 1 TRAF NS, PT 1 20R733 EXCEPT PTS 1 & 2 20R8256, PT 6 20R19324 & PTS 1 & 2 ON EXPROPRIATION PLAN HR1050382 TOGETHER WITH AN EASEMENT AS IN 367896 TOWN OF MILTON) and (PT LT 14, CON 1 TRAF NS, AS IN 350057, S & E PT 1 ON EXPROPRIATION PLAN HR1050399 TOWN OF MILTON) |
| **Proposal:**       | To re-designate 12.1 hectares at the south end of the subject lands, fronting on Given Lane, to Urban Area and to maintain the Escarpment Protection Area and Escarpment Rural Area designation on the remaining 60.1 hectares. |
| **Existing NEP Designation(s):** | Escarpment Protection Area  
|                     | Escarpment Rural Area |
Appendix – Urban amendments UA 63, UA 64 and UA 65

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Town of Milton
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Urban Amendments
Proposal for
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Proposal for Urban Amendments

294 York Road

City of Hamilton

294 York Road

Urban Amendments Proposal for

UA 65