

Greenbelt Removal Lands – External Agency Comments Received

| Agency | Comments | Date Received |
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| Hamilton-Wentworth Catholic District School Board | <ul style="list-style-type: none"> • HWCDSB estimates a yield of approximately 2.5 Catholic elementary school students per hectare of developable land • 795 hectares of land would equate approximately 1988 students which would require three to four catholic elementary schools • The land area requirements for new catholic elementary school sites is a minimum of 6.0 acres and a minimum frontage of 130 metres on a municipal collector road. • HWCDSB would like to collaborate on appropriate locations for the additional school sites and planning policy to ensure those sites are protected for their intended use. • It is the position of the HWCDSB that regard for the provision of sites for educational, health, social, cultural and recreational facilities should be considered by the Minister in developing the proposed MZO's. • HWCDSB can make available current and soon to be updated Education Development Charges (EDC) By-law projections to assist in quantifying the need and timing for new school facilities and provide recommendations on site locational criteria. | August 15, 2023 |
| MHBC on behalf of TransCanada Pipelines | <ul style="list-style-type: none"> • TCPL has two (2) high-pressure natural gas pipelines contained within a right-of-way (“easement”) crossing the Book Road Lands. • TCPL is a private property owner within the Book Road Lands and owns two parcels of land occupied by a meter station and a private access road. • TCPL's pipelines and related facilities are regulated federally, and are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the <i>Canadian Energy Regulator Act</i> (“Act”) and associated Regulations. | |

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| MHBC on behalf of TransCanada Pipelines Continued | <ul style="list-style-type: none"> • All new development must comply with TCPL’s development standards, and shall incorporate appropriate setbacks for buildings, structures and paved surfaces from the edge of TCPL’s right-of-way. • increased population density associated with new development within 200 metres of the pipeline(s) may also require TCPL to replace or modify its pipeline to comply with CSA Code Z662. Pipeline upgrades are a multi-year process, and early consultation with TCPL is recommended. • Written consent must be obtained from TCPL prior to undertaking various activities | |
| Grand River Conservation Authority | <ul style="list-style-type: none"> • The Book Road lands are within jurisdiction of the GRCA and contain floodplain, wetland, and multiple watercourses which are regulated by GRCA. • GRCA prohibits development and site alteration within proximity to various natural features. • The floodplain on Book Road Lands are subject to the One-Zone Floodplain Policy Area policies and is considered floodway where development would cause a danger to public health and safety or property damage. One Zone Floodplain Policy Area policies do not permit new development within the floodplain where there is not already an existing use. • Typically development applications for lands containing the specified natural hazard features and wetlands would require an EIS and Floodplain Analysis • Further, Book Roads Lands are within the study areas for the Spring Valley West and Shaver Neighbourhoods Master Drainage Plan (Dillon, 1993). • The downstream impacts on Big Creek were not investigated to the level of a typical comprehensive Subwatershed Study when the Master Drainage Plan was completed for the Spring Valley West and Shaver Neighbourhoods. | September 5, 2023 |

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| Grand River Conservation Authority Continued | <ul style="list-style-type: none">As such GRCA recommends a Master Drainage Plan or more preferably, a comprehensive Subwatershed Study be undertaken for Big Creek given the size of the Book Road Lands. | |