



Regional Development Review  
Development Services  
Public Works  
Halton Region  
1151 Bronte Road  
Oakville, ON L6M 3L1

July 3, 2025

### **Via ERO and Regulatory Registry Websites and Email**

RE: Halton Region – Regional Development Review Submission in Response to privately initiated application to amend the Minister's Zoning Order (Ontario Regulation 482/73) for the property located at 5244 1 Sideroad, City of Burlington, Halton Region.

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Thank you for the opportunity to provide input with respect to the privately initiated application to amend the Minister's Zoning Order (Ontario Regulation 482/73) for the property located at 5244 1 Sideroad, City of Burlington, Halton Region.

As you are aware, as of July 1, 2024, Halton Region's role in land use planning and development matters have changed. The Region is no longer responsible for the Regional Official Plan as this has become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the municipalities and Conservation Authorities was signed that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region has an interest in supporting our local municipal partners by providing review and comments on a scope of interest that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
- Other Regional services that have a land component.

#### **Regional Municipality of Halton**

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The MOU ensures that as planning and regulatory systems continue to evolve, the relationship between the Region and the municipalities is well-understood, seamless, and integrated. It is intended to work in tandem with the province's legislative and planning policy framework.

The Region has reviewed the privately initiated application to amend the Minister's Zoning Order (Ontario Regulation 482/73) for the property located at 5244 1 Sideroad, City of Burlington, Halton Region and the following comments:

### Servicing

There is a lack of clarity on the scale and intensity of the proposal and whether sufficient private water and wastewater capacity is available to support the use. The Region does have a concern that insufficient private water and wastewater capacity may lead to pressure in the future for the unplanned extension of Halton Region urban services to accommodate the facility.

As part of the approvals for extraction operations at the adjacent Tansley Quarry, the owners (now Canada Brick) entered into an agreement with Halton Region in 2008 in relation to a private communal water system to provide potable water to certain properties within the vicinity of the quarry. In turn, the Canada Brick has agreements with those properties. We understand that this site is connected to this small drinking water system that is registered with the MECP under O.Reg. 170/03. Further information would be needed to understand if the proposed would impact these agreements.

The Region recommends that the above-noted matters be addressed prior to any decision being made on the proposed use.

### Source Water Protection

The property is located within the jurisdiction of the Halton-Hamilton Source Protection Plan (SPP). The Halton-Hamilton SPP can be accessed online at: <http://www.protectingwater.ca/> . The property is not located in a vulnerable source protection area.

Based on the information provided by the applicant, this application is not subject to Section 59 under the Clean Water Act, 2006. Therefore, this application can proceed from a Source Water Protection perspective and no Section 59 notice will be required.

## Transportation

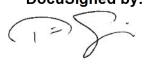
The property is accessed from 1 Side Road, which is a local road which intersects with Tremaine Road, which is a Regional Road. The impacts to the Regional intersection of Tremaine Road and 1 Side Road/Burnhamthorpe Rd W from trip generation added to the road network from the proposed sports facility uses may be something to evaluate. However, due to the lack of information and detail with the proposed MZO proposing to convert the existing equestrian academy and training facility into a soccer athletic facility, it is difficult to comment at this time. We do note that should there be an increase in intensity of use, then Halton Region may have concerns, and the proposed change in use must be supported by a Traffic Brief or Transportation Impact Study (depending on the increase in intensity) for review and approval.

## Conclusion

We thank you for the opportunity to comment on this proposal and look forward to a response and further discussion on the matters raised herein.

This letter to the above noted Environmental Registry of Ontario and Regulatory Registry postings represents the Region's comments.

Sincerely,

DocuSigned by:  
  
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Tim Skins

On behalf of Laurielle Natywary, Director, Development Services  
Development Services, Public Works

Cc: Jamie Tellier, Director of Community Planning, City of Burlington

Cc: Lee Ann Jones, Commissioner of Public Works, Halton Region