

June 20/2022

025-2022-0021

location: 8265 Churchville Rd

We Recognize the following:

1. The City has not made any decision on this application.
2. This is Pb. meeting to receive the Public input and consider the input
3. This application to amend is at the early stages.

Planning Act, R.S.O. 1990, c. P.13
PROVINCIAL ADMINISTRATION

Provincial interest

2 The Minister, the **council of a municipality, a local board**, a planning board and the Tribunal, in carrying out their responsibilities under this Act, **shall** have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of **ecological systems, including natural areas, features** and functions; -
- (d) the conservation of features of significant architectural, **cultural, historical,** archaeological or scientific interest; --
- (f) the **adequate provision** and efficient use of communication, **transportation,** sewage and water services and waste management systems;--
- (h) the orderly development of safe and healthy communities;--
- (h.1) **the accessibility for persons with disabilities to all facilities, services** and matters to which this Act applies;--
- (m) the **co-ordination of planning activities of public bodies;**-
- (p) the **appropriate location of growth and development;**-
- (q) the **promotion of development** that is designed to be sustainable, **to support public transit and to be oriented to pedestrians;**-
- (r) the promotion of built form that (ii) **encourages a sense of place**

OFFICE CONSOLIDATION, CHAPTER 45, CREDIT VALLEY SECONDARY PLAN

Section 6.1 Special Policy Area 1

6.1.1

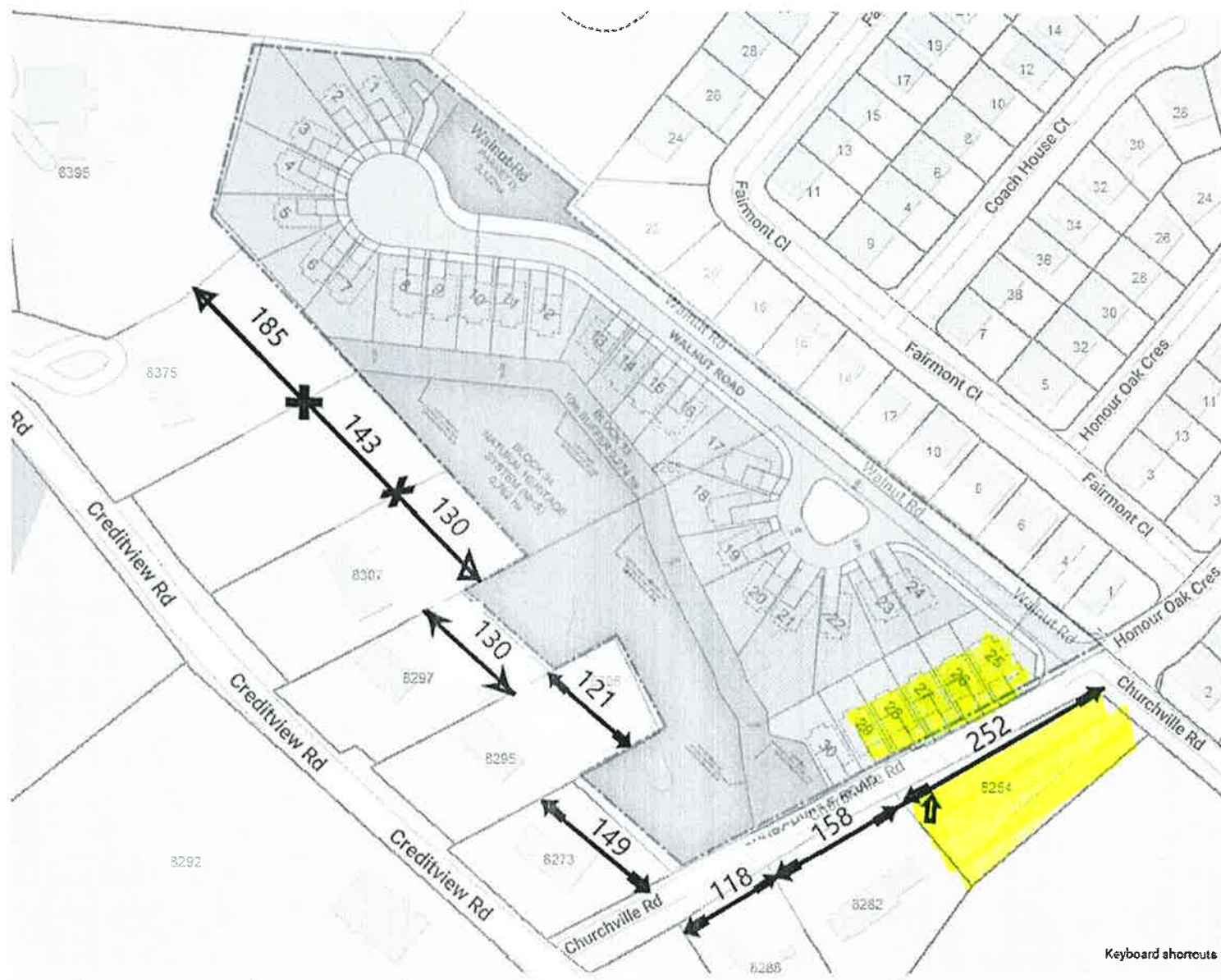
“Land designated as Special Policy Area 1 on Schedule SP45(a), is comprised of the historic settlement area of **Eldorado Mills**, which was associated with Credit Valley Secondary Plan Office Consolidation the development of mills along the Credit River in addition to the agricultural settlement of the area.”

Section 6.1.3

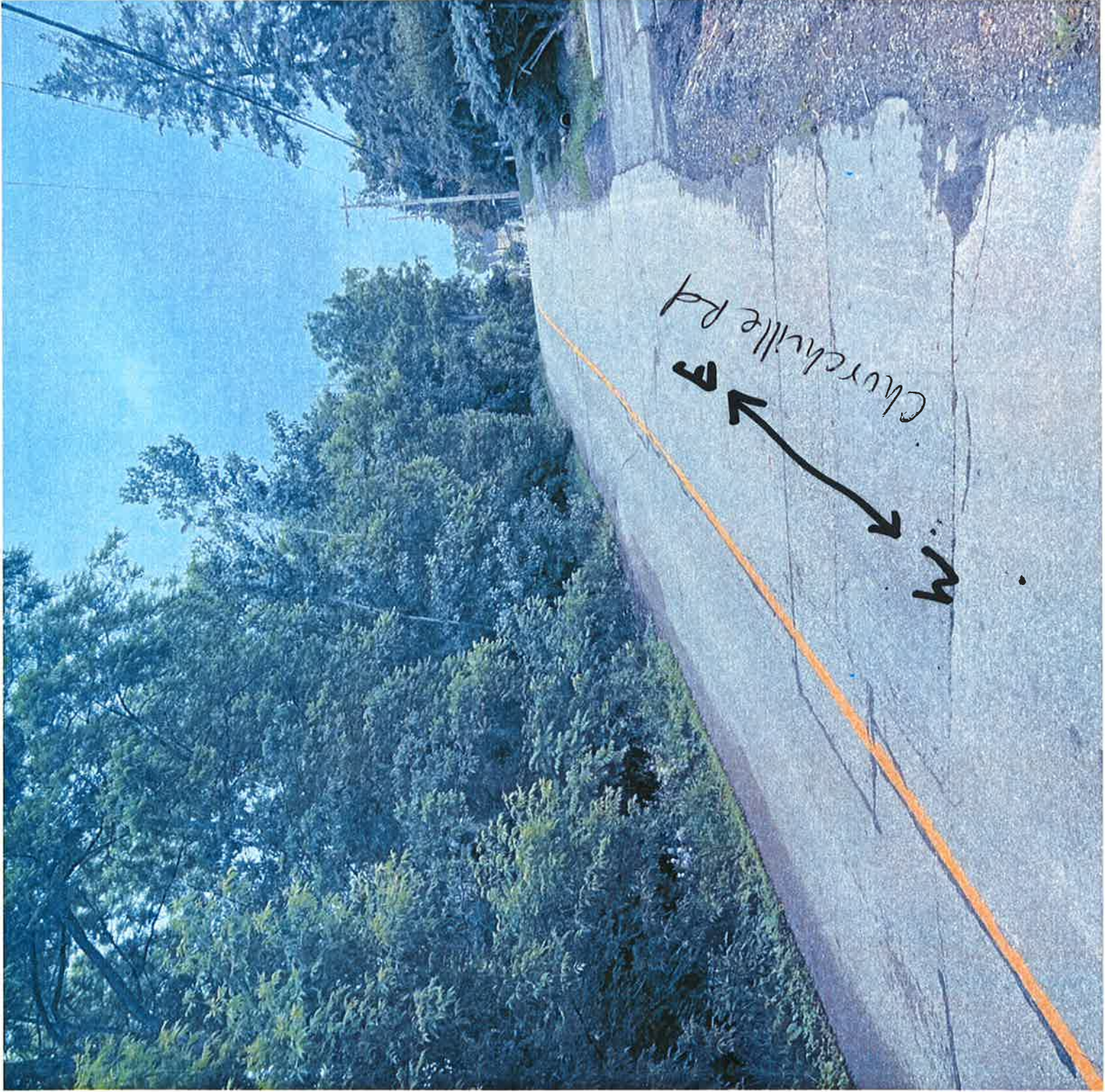
“Development proposals within Special Policy Area 1 shall be in accordance with the Low Density 1 Residential provisions of this Chapter except in the portion of Special Policy Area 1 that is designated Primary Valleyland. **New development shall (means the builder or the City has no choice) be compatible with the scale and character of the historic settlement area and in order to avoid incompatibility**, appropriate buffering such as setbacks, berming, fencing, and landscaping planting may be required, and will be specifically determined prior to final approval of plans of subdivision or development applications.”

Section 6.1.4

“Considering that **Eldorado Mills** is historically a settlement area, **limited development may be permitted (means the City is does not have to agree to any development in the Edorado Mills area)** in, and adjacent to, the areas designated Primary Valleyland within Eldorado Mills, **provided it is demonstrated**, through the preparation of an Environmental Implementation Report, that the **ecological function and natural heritage** features are not adversely impacted.”







Churchville Rd



W



