

November 28, 2024  
Project No. 2201796

VIA EMAIL: arik@gilbach.com

Gilbach Real Estate Development  
151 Yonge Street, Suite 1100  
Toronto, ON, M5C 2W7

**Re: Review of Provincial Planning Statement (2024)  
130 Mountainview Road,  
Halton Hills, ON**

Dear Mr. Auerbach:

As requested, we completed a review of the Provincial Planning Statement, 2024 (PPS) to confirm that the Scoped Environmental Impact Study (EIS) for 130 Mountainview Road (GEI Consultants 2024), Halton Hills, ON, is consistent with the policies that were implemented following submission of the Scoped EIS.

The PPS came into effect on October 20, 2024. This document replaced the previous Provincial Policy Statement (2020) and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (2020). Many of the Natural Heritage considerations remain the same, including the types of significant natural heritage features that are to be assessed, and where and when development and site alteration is permitted in relation to an identified significant natural heritage feature.

There are minor definition changes in the 2024 PPS, as compared to the 2020 Provincial Policy Statement. These include the following:

- “Habitat of Endangered Species and Threatened Species” definition was added to describe “habitat within the meaning of Section 2 of the ESA, 2007”;
- “Negative Impacts” are defined in the context of specific ecological or natural heritage provisions as follows:
  - For municipal sewage and water Services: Potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standard;
  - For fish habitat: “any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the *Fisheries Act*”;
  - For other natural heritage features and areas: “degradation that threatens the health and integrity of the natural features or ecological functions for which an area

is identified due to single, multiple or successive development or site alteration activities;" and

- For water resources: "degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities".
- "Significant" has been redefined to remove references to the MNR, and instead refers to "evaluation criteria and procedures established by the province, as amended from time to time"; and
- Wetlands are redefined to exclude "periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition".

GEI has completed a review of the Scoped EIS and concluded that the interpretations presented within the EIS are consistent with the PPS 2024. As such, the conclusions and recommendations within Section 6 of the Scoped EIS remain accurate and appropriate regardless of which provincial policies are applied to the application.



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## References

GEI Consultants Ltd. 2024. Scoped Environmental Impact Study – 130 Mountainview Road, Halton Hills, ON. Prepared for Gilbach Real Estate Development.

Ministry of Municipal Affairs and Housing (MMAH) 2024. Provincial Planning Statement, 2024: Under the Planning Act. Ministry of Municipal Affairs and Housing. Queen's Printer for Ontario. 60 pp.

Ministry of Municipal Affairs and Housing (MMAH) 2020. Provincial Policy Statement, 2020: Under the Planning Act. Ministry of Municipal Affairs and Housing. Queen's Printer for Ontario. 57 pp.