



The Regional Municipality of Halton

Report To:	Chair and Members of the Planning and Public Works Committee
From:	Mark G. Meneray, Commissioner of Legislative and Planning Services and Corporate Counsel
Date:	October 15, 2008
Report No. - Re:	LPS36-08 - Sustainable Halton - Comments Received on Phase 2, Status Report on the Sustainable Halton Work Plan, and Extension Deadline for Completion of the Sustainable Halton Process

RECOMMENDATION

1. THAT the written comments received in relation to Sustainable Halton Phase II regarding the Five Refined Physical Structure Concepts and the Final Evaluation Framework, as contained in Attachment #1, under separate cover to Report No. LPS36-08 re: "Sustainable Halton – Comments Received on Phase 2, Status Report on the Sustainable Halton Work Plan, and Extension Deadline for Completion of the Sustainable Halton Process", be made available to the general public, including the Sustainable Halton distribution mail list for their information.
2. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be authorized to seek a six-month extension in accordance with the Minutes of Settlement with the South and Southwest Georgetown Landowner Groups respecting Regional Official Plan Amendment No. 25 dated Monday, April 24, 2006 .
3. THAT the Region advise the Minister of Energy and Infrastructure and the Minister of Municipal Affairs and Housing that although Halton has made substantial progress in the Sustainable Halton process to meet the conformity requirements of the Places to Grow Act, Halton will not be able to meet the June 16, 2009 deadline prescribed by the Act and intends to complete the Sustainable Halton and Greenbelt conformity process by December 16, 2009.
4. THAT Regional staff be directed to make presentations to the Inter-Municipal Liaison Committee and Halton's municipal partners to update them on the status of the Sustainable Halton process.
5. THAT the Regional Clerk forward a copy of Report LPS36-08 to the Local Municipalities, all members of the Inter-Municipal Liaison Committee, the Conservation Authorities in Halton, the Niagara Escarpment Commission, the Halton District School Board, the Halton Catholic School Board and the Region of Peel, for their information.

REPORT

Purpose

The purpose of this report is to update Council on the written comments received from the Local Municipalities, public agencies, private sector interests and the general public on the Five Refined Physical Structure Concepts (five refined concepts) for Sustainable Halton as set out in Attachment #2 to Report PPW42-08 and on the seven questions in the Consultation section of Report PPW42-08. Secondly, this report will review the written comments received from the Local Municipalities on the Evaluation Framework, which were set out in Attachment #1 to report PPW42-08. Lastly, staff are recommending through this report that Council exercise a six- month extension under the Minutes of Settlement with the South and Southwest Georgetown Landowners, in order to provide sufficient time to complete the Sustainable Halton process and advise the Ministry of Energy and Infrastructure and the Ministry of Municipal Affairs and Housing of a delay in meeting the Provincial conformity deadline. The content of this report has been discussed with staff of the Local Municipalities prior to its submission to Committee. Local staff's assistance in providing advice, comments and clarification around their respective Councils' submissions has been extremely valuable and staff wish to acknowledge and thank them for their contribution.

Background

Through the adoption of Report No. PPW42-08, Regional Council:

- Received Report No. PPW42-08 Re; "Phase II of Sustainable Halton – The Physical Structure Concepts 2021-2031 and the Final Evaluation Framework" for final approval in September 2008;
- Directed staff to consult with the Local Municipalities, the Conservation Authorities, the School Boards, the Halton Developers' Liaison Committee and the public on the five concepts and requested that the Local Municipalities and other interested agencies provide their comments on the Evaluation Framework, the Five Refined Concepts and the seven questions posed under Consultation on the Five Refined Concepts;
- Directed staff to report back to Regional Council on the results of the consultation in relation to the Evaluation Framework and the Five Refined Concepts at the October 22nd, 2008 Planning and Public Works Committee meeting; and
- Directed the Regional Clerk to forward copies of Report No. PPW42-08 to the Local Municipalities and certain public agencies.

Part I: Comments Received Regarding the Five Refined Concepts

Report PPW42-08 directed staff to report back to Regional Council on the results of the consultation for the five refined concepts and the Evaluation Framework, at the October 22nd Planning and Public Works Committee meeting. A memo from the Commissioner of Legislative and Planning Services and Corporate Counsel dated October 14, 2008 advised Council that the report would be deferred to the November 12, 2008 Planning and Public Works Committee meeting.

The five refined concepts were described in Report PPW42-08 (Attachment #2 - Locating New Urban Lands) and were made available to the public through that Report and on the Region's web site. Staff received comments on the five refined concepts from each of the Local Municipalities and in addition, over 80 submissions from various public agencies, the private sector and the general public were received by the September 30, 2008 deadline set out in Report PPW42-08. Staff continue to receive comments on the concepts and all submissions received as of October 29, 2008 have been included in the document under separate cover to Report LPS36-08 (Attachment #1). The following discussion provides a general overview of the comments received on the five refined concepts.

Local Municipal Responses:

Town Of Halton Hills

On September 8th, 2008, Town staff facilitated a workshop to allow the public and landowners to discuss and provide comments on the Region's five refined concepts. The Town staff report briefly characterizes the five growth concepts; summarizes the results of the Town's facilitated workshop; summarizes the written responses received by the Town; and provides the Region with comments and observations on the five refined concepts and the seven questions posed in Report PPW42-08. Through the adoption of Report PDS-2008-0065 Town Council:

- Supports the expansion of the Georgetown urban area of not greater than 20,000 persons during the period of 2021 to 2031, subject to certain parameters (as outlined in Town Staff Report PDS-2008-0065). The Town has requested that the Region's servicing options consider connecting to the Region of Peel System as a means to provide the necessary servicing to the Georgetown Urban Area;
- Supports additional employment lands on the Highway 401/407 corridor in Halton Hills as a way to improve the local non-residential to residential assessment ratio and local activity rate and requests the Region consider the provision of additional serviced employment lands in the Mansewood area;
- Requests the Region to respond to landowner concerns regarding the Enhanced Natural Heritage System and the extent of the proposed centre of regional biodiversity bounded by Steeles Ave., Hornby Road, Trafalgar Road, Five Side Road and Eighth Line;
- Requests that the Region consider the development of an Agricultural Strategy that complements the land use planning framework set out in the Greenbelt Plan, Places to Grow and the Regional and Local Official Plans to support the continuing role of the agricultural industry in Halton; and,
- Requests that Town staff and the Region include in an assessment of growth options, the need to designate an employment area as part of the Georgetown Urban Expansion area in order to meet the goal of creating complete communities.

Town of Milton

Town of Milton Council was briefed on the five refined concepts by its planning staff at a Council workshop on July 7, 2008. Following the workshop, Town staff formalized Council's direction in Report PD-07-08 (contained in Attachment #1, under separate cover to this report). The report

also lists the Town's "First Principles of Growth" which establishes the basis upon which the Town assessed and responded to the five refined concepts. Town Council's position is that these principles need to be addressed prior to choosing a preferred growth concept through Sustainable Halton if Milton is to balance growth, physically manage the required infrastructure and financially manage growth. Included within these principles was the need to balance the residential/employment growth on a minimum 0.5 employee-to-resident ratio. The principles also call for the cost of provision of any lake based servicing to Halton Hills to be borne by the Halton Hills landowners/developers so that further development in Halton Hills does not impede Milton's ability to manage its growth. These principles form the basis of the Town's "Sustainable Halton Plan Preferred Land Use Concept" presented in Report PD-076-08. The concept essentially represents a "mature state" build-out of Milton.

The Town also identified four additional matters that it believes must be resolved before further refinement of the five refined concepts can occur:

- The need to expand the range and extent of available employment lands within the Local Municipalities and the Region as a whole;
- The need for justification of the "discretionary centres for biodiversity" for the enhanced Natural Heritage System;
- The need for a comprehensive financial impact study to be undertaken, prior to a preferred land use concept being approved, which incorporates capital and operating expenditures and revenues and which outlines resulting tax rate impact for both the Region of Halton and the Local Municipalities; and
- The need to assess the ability of the Region and the Local Municipalities to meet the Province's requirement for minimum 40% intensification.

City of Burlington

The City of Burlington responded to the five refined concepts through Report PL-66/08, "Sustainable Halton Phase II – Growth Concepts." City Council endorsed staff's recommendations that call for:

- The Region to hold discussions with the Province on the need to provide additional employment lands within the Region beyond the 600 ha identified as needed to 2031;
- The Region to consider identifying both the proposed CN Rail inter-modal site and CN Rail's additional land holdings in southwest Milton when determining employment land needs to 2031, and as a Special Study Area for long term rail-serviced employment use, during the preparation of a preferred Growth Concept Plan; and
- The reconfirmation of the estimated number of residential intensification units in Burlington to 2031 at 9,700 units.

Town of Oakville

Through adoption of Town staff Report PD: 122-08, Town Council recommended that:

- Regional staff consider the concerns and issues raised by Town staff in the report on Sustainable Halton – Comments on Phase 2 and Evaluation Framework and incorporate changes to the Sustainable Halton process to ensure that these issues are addressed.
- A fiscal analysis of the refined options with respect to servicing infrastructure be completed by the Region before any decision is made by Regional Council on the refined options;
- The process for determining intensification capacity continue to be a bottom up exercise where the Local Municipalities provide the capacities to the Region and that this information be evaluated by the Region prior to any decision relating to greenfield development and consideration of a preferred growth option is made;
- That Regional staff provide a qualitative scale for the evaluation criteria so as to enable measured evaluation of the options to be undertaken; and,
- That a cumulative environmental analysis, a cumulative air quality impact and a traffic congestion impact analysis of the refined Options be prepared by the Region before any decision is made by Regional Council on the Refined Options.

The concerns and issues raised in the Town staff Report PD: 122-08 focus on the following key issues:

Balance of Growth – Greenfields and Intensification:

- The Town is concerned that there is an absence of an intensification analysis to determine whether the capacity at the minimum levels identified in Places to Grow is achievable in the existing urban areas. It's the Town's position that any formal decision on the addition of greenfield development lands should be completed in concert with the intensification analysis.

Trafalgar Road Corridor:

- The Town notes the importance of the Trafalgar Road Corridor between Milton and Oakville, linking the QEW and Hwy 401, integrating land uses and supporting new and existing employment uses along the corridor for the Town. The Town notes that the Milton Centred Option (Option 1) identified Trafalgar road as a primary future corridor for growth (Option 1) which is similar to the North Oakville East Secondary Plan which identifies Trafalgar Road as a "Potential Mixed-Use Corridor".

Enhanced Natural Heritage System:

- The Town questions the location of the center for biodiversity (east of Trafalgar Road, south of Britannia Road) and notes that it may present problems for long term viability with proposed surrounding development. The Town is of the opinion that an alternative location could reduce constraints on the protection of the centre and on the development of employment and higher density lands along the Trafalgar Road corridor.

Employment Lands:

- The Town supports the importance of employment uses along the 400 series highways and expects that as more employment land is required the Hwy 407 frontage will be considered. The Town also calls for confirmation from CN Rail that it does not intend to pursue the inter-modal site at this time but will provide rail to industry service and that this should be noted as part of the Sustainable Halton process.

Fiscal Impact:

- It's the Town's position that the five refined concepts must be evaluated on the basis of the required public investment in needed infrastructure to both service and maintain any new growth before any decision is made. In the Town's view, the fiscal impact must be one of, if not the most important consideration in the review of the options and no decision can be made until this analysis is undertaken.

Evaluation Framework:

Through Report PPW42-08 Regional Council also requested the Local Municipalities to provide their comments on the Evaluation Framework. The Town of Milton advised that they could not endorse the Evaluation Framework until they have had the opportunity to review and comment on the additional work being done to justify the enhanced natural heritage system. The Town of Oakville is of the opinion that there should be a weighting of the evaluation criteria. The City of Burlington, Town of Halton Hills and Conservation Halton did not comment on the Evaluation Framework. The Niagara Escarpment Commission supports the Evaluation Framework, subject to a number of comments set out in a report submitted by Commission staff.

Answering the Seven Questions:

The Town of Halton Hills and the Town of Oakville responded to the seven questions on the five refined concepts posed by the Region in the Consultation section of Report PPW42-08. The questions included:

1. Do they capture Halton's Planning Vision of landform permanence?
2. Do they meet Halton's definition of sustainable development?
3. Do they promote complete, healthy and sustainable communities and the adequate provision of housing?
4. Do they adequately capture the concepts of urban separators?
5. Do they encourage economic prosperity and is the Highway 401 corridor the best location for new employment?
6. Do they promote sustainable infrastructure?
7. Do they adequately address the need for new residential and employment lands?

Town of Halton Hills Response:

While the Town answered the seven questions, it also noted that the questions could only be answered in a “more fulsome manner” once results of ongoing studies (i.e. LEAR, Aggregate Strategy) are available. The Town’s responses to the seven questions are based on points raised in an earlier report from Town staff (PD-2008-059) and are summarized as follows:

Landform Permanence:

- All concepts essentially contain the same amount of urban land, with the majority of land remaining Rural system, thereby capturing the principle of landform permanence in varying degrees.

Sustainable Development:

- All five concepts are based on minimizing the amount of additional Greenfield lands, achieving the minimum intensification target established by the Province and providing for additional employment opportunities along the 401 Corridor. The concepts are also based on an Enhanced Natural Heritage System. These principles can be seen as key elements of sustainability.

Urban Separators:

- All five concepts provide to varying degrees, urban separators between Milton and Georgetown which would be recognizable on the landscape. The Town notes that the tributary systems of the Sixteen Mile Creek as well as the protection and enhancement of other natural and cultural heritage features, in conjunction with development setbacks, would serve to distinguish the 401 corridor from Milton and Brampton. The Town raises the issue of whether this approach should be carried forward and applied to the northerly expansion of the Corridor as the Sustainable Halton process continues.

Employment Lands:

- The new employment opportunities identified on either side of Highway 401 in both Halton Hills and Milton could build on the momentum of this strategically located corridor in Halton and Peel Regions.
- The Region should consider the merits of including lands in the Mansewood area when developing a short list of options.
- The Town suggests the Region should explore opportunities to increase the additional supply of employment land for the 2021-2031 period to better match land needs with supply while ensuring choice, competition and flexibility in the land markets.

Residential Land Needs:

- The Town suggests that it will play a more minor role in accommodating intensification because of its smaller urban envelopes, character, geographic location and servicing constraints.

Sustainable Infrastructure:

- The need for certainty with respect to servicing is a major issue. The Town notes that its prosperity should not be undermined by sole reliance on a well and stream based system

and for this reason included the recommendation that servicing connections to Peel be investigated, in conjunction with other alternatives for approved intensification and an expanded urban growth boundary.

Complete Community and Adequate Supply of Housing:

- The Town's Strategic Plan suggests that growth should be of moderate scale and reflective of the Town's character.

Town of Oakville Response:

Landform Permanence:

- Each of the refined concepts provides for the preservation of the enhanced Natural Heritage System and it is unclear which of the refined concepts will have more or less impact on landform permanence.
- While the location of a biodiversity centre is a good concept, the location has not been justified and the Town has expressed a concern about the location in the refined options which would provide significant constraints on the ability to develop employment uses along the Trafalgar Corridor.

Sustainable Development:

- In order for the Town to respond to this question in relation to the Five Options, a fiscal analysis needs to be completed to determine which option can be developed the most efficiently and maintained most effectively.

Urban Separators:

- The Town is of the view that separators should be considered where they provide for a reduction in land use conflicts and protect the natural systems. However, they should not be considered where they create a disconnect between communities and increase the cost of efficient servicing expansions.

Employment Lands:

- The Town recognizes that the 401 corridor lands are a key element to be considered in the growth options and that the 407 corridor lands will provide for employment opportunities in the future.

Residential Land Needs:

- The Town is of the opinion that any decision regarding the five refined concepts should be made after the capacity for intensification has been established and with the understanding of the financial impacts of each option.

Sustainable Infrastructure:

- The Town notes that without a detailed assessment of phasing of the Regional Infrastructure and fiscal impact analysis, it is difficult to assess the extent to which the refined options promote sustainable infrastructure.

Complete Community and Adequate Supply of Housing:

- It is the Town's view that the degree to which the refined concepts address the ability to provide for complete, healthy and sustainable communities will depend on the ability to provide for good land use connectivity, extended mixed-use nodes and corridors, transit and efficient infrastructure.

Public Agency Comments

Conservation Halton

Conservation Halton identified Growth Concepts #1 (Milton Centred) and #3b (Milton and South/Southwest Georgetown – 40,000 new residents in Halton Hills) as having positive attributes associated with maintaining and enhancing the Natural Heritage System. Conservation Halton considers these two Growth Concepts to be the best approach from a natural heritage perspective as well as a land use planning perspective.

Niagara Escarpment Commission

Through the adoption of the Niagara Escarpment Commission (NEC) staff report dated September 18, 2008, the Niagara Escarpment Commission endorsed the Evaluation Framework and the five Growth Concepts, subject to the comments/suggestions set out in the NEC report.

Canadian Pacific

The submission from Canadian Pacific Railway briefly commented on the need for rail serviced employment lands and expressed concern over the proximity of Mixed-Use Residential lands to Canadian Pacific Railway lands east of Trafalgar Road.

Comments Received from the Public

Public Information Centres (PICs)

The Region hosted a series of PICs in each of the Local Municipalities in the early part of September 2008, to provide public agencies, the general public and the private sector with an opportunity to discuss and comment on the five refined concepts. A total of 187 people signed in at the four PICs, with staff estimating total attendance at well over 200 individuals. The PICs began with the Region's consultant, Urban Strategies Inc. (USI), providing an overview of the five refined concepts. This was followed by a short question and answer session to address any general issues/comments on the concepts. Participants were then placed into groups of about 10 persons per table to work through and respond to the questions contained in the workbooks provided (as found in Attachment #2 to this report). Participants were encouraged to complete the workbooks by the end of the session or mail them back to the Region, while an electronic version of the workbook could also be completed on-line and submitted to the Region. A total of 28 on-line and hard copy workbooks were received. The workbook questions included: What do you feel are the strengths and weaknesses of this Growth Concept?; Do you have any suggested

changes for this Growth Concept?; and Are there any additional comments you would like to make about this Growth Concept?

Large scale copies of the five refined concepts were provided at each of the tables to assist the participants. A regional staff member, along with a member from the consulting team was at each table to facilitate the discussion and answer any questions from the participants. At the end of the working session, the comments from each table were read aloud. Participants were then provided with a final opportunity to ask questions. Some of the key issues raised at the PICs included:

Intensification

- More effort should be made to get the intensification percentage up
- Work from more than the 40% minimum target
- Encourage residential development near GO Stations

Employment Lands

- More employment lands should be allocated
- Look at the possibility of employment lands at potential CN Intermodal site
- Consider potential for employment lands along Highway 407 corridor
- Ensure fair distribution of employment between Halton Hills and Milton
- Do not re-designate Milton employment lands to Mixed Use/Residential
- Disperse and enlarge employment lands
- Increase industrial proportion
- Distribute manufacturing throughout the Region
- Consider new trends in consumerism
- Bring in the industrial base to help pay for the required infrastructure
- Employment needs to be expanded north into Halton Hills
- Bring commercial tax base to Halton Hills

Infrastructure

- Cost of piping water to Georgetown is a concern
- Who pays for infrastructure improvements since there will be minimal improvements and expansions in Burlington?
- Bring industrial base in to pay for improved infrastructure along Highway 401 corridor
- Put all growth in Milton if it will be too expensive to pipe water to Georgetown
- More growth in Georgetown will help pay for the 'big pipe'
- Do necessary infrastructure work (i.e. road widening) before growth
- Georgetown needs lake based water that can only be paid for by growing by 40,000 people
- Who will pay for lake based water?

Transit

- Promote growth near GO Stations
- Possibility of Regional Transit
- Transit between municipalities is important

Environment

- Keep as much greenspace as possible
- Create a “Grown Close to Home” initiative
- Avoid too much of an impact on farms

Growth Characteristics

- Need balanced growth in Halton Hills
- Create separator between Milton and Georgetown

The comments received through the workbooks are contained in Attachment #3 to this report.

Private Sector Comments

Staff received approximately 45 submissions from the private sector over the period from June 11th to October 29, 2008, addressing a range of issues. A number of the submissions also provided alternative land use scenarios for consideration by the Region.

Some of the key comments received from the private sector interests are organized into a set of common themes listed below:

a) Land Budget:

- Why do all of the Growth Concepts propose a land use requirement of 3,000 hectares instead of the high end of the range, identified as 4,200 hectares in the Phase 1 Land Supply Analysis Technical Background Report?
- The 4,200 hectares should be applied moving forward to accommodate emerging market opportunities.
- The Region should explore expanding the land budget beyond 3,000 hectares.
- The Milton Education Village should be designated as a Special Policy Area.
- A comprehensive urban development plan should be undertaken that establishes a mature state vision.

b) Employment Lands:

- Employment lands should be identified and protected beyond the 2031 time horizon.
- The 600 hectares of employment lands identified in the Phase 1 Land Supply Analysis Technical Background Report is insufficient.
- Employment lands should be located close to residential areas.
- The lands owned by CN in south Milton should be designated as potential employment in the Growth Concepts.
- Lands located along Highway 401 and Highway 407 and lands within easy access to the main CN and CP rail line provide strong opportunities for goods movement.
- Land should be considered for employment adjacent to Peel Region, between Steeles Avenue and the Hamlet of Norval in Halton Hills.

c) Intensification:

- Explore the possibility of increasing the population and employment densities beyond the target set by Places to Grow.

d) Natural Heritage System

- There is a lack of documentation or supporting analysis for the enhanced Natural Heritage System.
- The enhanced Natural Heritage System may cause fragmentation of lands used for urban purposes.
- The Natural Heritage System should delineate systems of a natural character, not those which are man-made.

e) Fiscal Impact Analysis

- Recommend that a high-level infrastructure analysis take place.
- A fiscal impact analysis of the refined development options should be completed as part of the next step of the process.

Part II - Moving the Sustainable Halton Process Forward

The Sustainable Halton process began with Council's endorsement of a multi-year work program to achieve Regional Official Plan conformity with the Provincial Growth Plan, Greenbelt Plan and the 2005 Provincial Policy Statement (as set out in Report PPW15-06). Council also identified Sustainable Halton as a Corporate priority in the 2007-2010 Corporate Strategic Plan. Through the adoption of Report PPW15-06, Council accepted the growth targets for Halton contained in the Provincial Growth Plan and acknowledged the overall objectives and policy directions of the Growth Plan. By undertaking the Sustainable Halton exercise, Council has signalled its commitment to creating a "made-in-Halton" approach to growth, which is founded on protecting what is valuable to the Region first (e.g. natural heritage system, agricultural lands), before considering different scenarios to meet the Provincial Growth Plan's 2031 growth targets in the remaining areas of Halton.

The Sustainable Halton Work Plan (PPW15-06) set out a four phase program. The first phase, or "Building Blocks", culminated with the release of 22 technical background reports in May of 2007 and Council's endorsement of a Communications and Consultation Plan for the Sustainable Halton exercise. The 22 background reports addressed a range of topics to inform the Sustainable Halton process and to provide the foundation upon which to build the physical structure concepts. Changes to several of the background reports were adopted by Regional Council in December of 2007 (PPW162-07) and all 22 reports were then referred by Council, to the subsequent phases of Sustainable Halton.

Regional Council also provided the necessary resources to complete the Sustainable Halton Plan. In May of 2006 (Report PPW79-06), Council approved an organization structure to undertake the Sustainable Halton work plan, contracted a consulting team to undertake Phase 1 of Sustainable Halton and provided the necessary budget. In February 2007 (Report PPW01-07), Council approved the terms of reference for the Inter-Municipal Liaison Committee to oversee the Sustainable Halton process.

Throughout 2007 and the first half of 2008 staff, with the assistance of the Sustainable Halton consulting team, worked through Phase 2 of Sustainable Halton (the "Strategic Planning" phase), to identify nine high level land use concepts that would frame and promote discussion around the

many issues to be considered in establishing new urban growth areas. These concepts were narrowed to five physical land use concepts following the Inter-Municipal Liaison Committee (IMLC) Workshop in April 2008, where a number of key conclusions were reached around the most appropriate locations for new urban growth areas. Council received the five refined physical concepts in June 2008 (PPW42-08) and directed staff to consult with the Local Municipalities, Conservation Authorities and the School Boards, Halton Developer's Liaison Committee and the public on the five concepts. In the Fall of 2008, Regional staff hosted a series of Public Information Centres on the refined concepts in each of the Local Municipalities.

Sustainable Halton has now moved to Phase 3 - the "Decision Making Stage" - where 2 or 3 final options are to be identified. As a first step in this process, Regional staff hosted a Sustainable Halton Workshop on October 7th, 2008, that brought together planning representatives from the Local Municipalities and staff from the Conservation Authorities, the Niagara Escarpment Commission and other Regional Departments (e.g. Health and Social and Community Services). The Workshop provided the opportunity to discuss and clarify the issues raised by the attendees through their respective submissions on the five refined concepts. From this Workshop, a Sustainable Halton Working Group was formed. The Working Group is tasked with addressing the issues and concerns raised by the Local Municipalities, the various Public Agencies, the Private Sector and the Public on how the Local Municipalities and the Region can meet the requirements of the Provincial Growth Plan (e.g. density targets). As well, Regional staff continues to meet with the public agencies and the private sector to discuss how the various issues raised in their submissions may also be addressed.

In the early part of 2009, staff will submit a further report that will respond in detail to the submissions received on the five refined concepts and present 2 to 3 land use options for Council's consideration, identifying the amount and distribution of growth from 2021 to 2031. The options will be based upon:

- Regional staff's review of the detailed comments received on the five refined physical concepts;
- completion of the remaining technical background reports to Sustainable Halton;
- recommendations from the Sustainable Halton Working Group, as it addresses the Local Municipal, Agency and Private/Public Sector concerns; and
- input received through ongoing discussions with the public and the private sector on the five refined concepts;

A fiscal analysis will accompany each of the options, identifying hard (transportation/water & wastewater) infrastructure costs, along with the implications of these costs on property taxes and development charges. This comprehensive technical information will provide Council, the Local Municipalities, public agencies and the public/private sectors with the necessary information to consider the merits of each of the 2 to 3 options, during the next phase of public consultation.

Part III - Extending the Provincial Conformity Deadline Date

Staff will also identify a revised timetable for the completion of Sustainable Halton, in the staff report presented to Council in early 2009. It will set out the expected completion of the "Decision

Making” Phase and the timing of Phase 4, “Implementation”, which includes the policy and mapping changes to Regional Official Plan to implement the Sustainable Halton Plan.

The multi-year work program that was endorsed by Council (PPW15-06) anticipated bringing forward an Official Plan amendment that would bring the Region’s Official Plan into conformity with the 2005 Provincial Policy Statement, the Growth Plan and the Greenbelt Plan by the deadlines prescribed in the Places to Grow Act (June 16, 2009) and the Greenbelt Act (next Regional OP review – June 2009). What is now apparent to staff is that additional time, beyond the Provincial deadline of June 2009 is required to complete the necessary work so that Council may make an informed decision on both the preferred growth option for the Region and to complete the Greenbelt conformity exercise. As such, it is staff’s recommendation that Council advise the Minister of Energy and Infrastructure and the Minister of Municipal Affairs and Housing that Halton will not meet the June 16, 2009 deadline and intends to complete the Sustainable Halton and Greenbelt conformity processes by December 16th, 2009.

As Council will recall, as part of the settlement agreement with the South and Southwest Georgetown landowners of their appeal of Regional Official Plan Amendment 25 (ROPA 25), the appeal was deferred for a 3 year period to coincide with the Province’s conformity deadline date of June 16, 2009, in order to allow the Region sufficient time to complete the Sustainable Halton process. Under the terms of the agreement, the Region (or Town of Halton Hills) may extend the deferral period for a further 6 months, in order to permit additional consideration and/or public consultation as part of Sustainable Halton. Through Recommendation 2 to Report LPS36-08, staff is seeking Council’s authorization for the Commissioner of Legislative and Planning Services and Corporate Counsel to seek the permitted six month extension.

Conclusion

Over the course of the next two months, Regional staff in collaboration with our Local Municipal partners, public agencies and other Regional Departments will work to address the issues and concerns raised in relation to the five refined concepts as outlined in Report LPS36-08. As part of this process, Regional staff will of course continue to meet with the private sector to discuss their submissions on the five refined concepts. In early 2009, staff will present a further report recommending 2 to 3 land use options for Council’s consideration, which are based on sound technical information provided through the Sustainable Halton background studies and which address the issues raised in the submissions received in relation to the five refined concepts. At that time, staff will also set out a detailed timetable for moving forward and completing the Sustainable Halton and Greenbelt Conformity process.

FINANCIAL/PROGRAM IMPLICATIONS

The cost of undertaking the Sustainable Halton Growth Plan is funded from the Sustainable Halton Capital Account (T8023A).

RELATIONSHIP TO THE STRATEGIC PLAN

This report addresses commitments reflected in the 2008 Planning & Public Works Plan under Theme #1 – Control and Manage Growth for Sustainable Communities in the 2007-2010 Strategic Plan; Goal 1 – Develop and implement a Made in Halton Plan to control and manage growth; Goal 3 – Protect and promote the continued viability of existing agricultural and the rural community in Halton, and Theme #2 – Protect and Enhance our Natural Environment; Goal #2 - Implement an enhanced systems approach to natural heritage preservation.

Respectfully submitted,



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Services and Corporate Counsel



H. K. Wong
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Approved by



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