



## THE REGIONAL MUNICIPALITY OF HALTON

Report To:	Chairman and Members of the Planning and Public Works Committee
From:	Peter M. Crockett, P. Eng., Commissioner of Planning & Public Works
Date:	January 24, 2006
Re:	Halton's Joint Submission on "Places to Grow--Proposed Growth Plan for the Greater Golden Horseshoe (November 2005)" and A Multi-Year Work Plan Responding to Provincial Planning Initiatives.
Report No.:	PPW15-06

### RECOMMENDATION

1. THAT, subject to further input by the Planning Directors of the Local Municipalities, Regional Council endorse the Joint Submission contained in Attachment #1 of Report PPW15-06, as the response by Halton Region and its Local Municipalities to the Minister of Public Infrastructure Renewal on the Proposed Growth Plan for the Greater Golden Horseshoe (November 2005).
2. THAT Regional Council endorse the Multi-Year Work Plan leading to the conformity of the Regional Official Plan with the Provincial Growth Plan, the Provincial Greenbelt Plan, and the 2005 Provincial Policy Statement, the undertaking of a Halton Urban Structure Review (HUSR) II process, and the completion of the next statutory five-year review of the Official Plan as detailed in Report PPW15-06.
3. THAT staff be directed to bring forward as part of the 2007 Budget and Business Plan a multi-year budget to finance the Multi-Year Work Plan.
4. THAT the Multi-Year Work Plan be considered a corporate priority for inclusion in the 2007-2010 Corporate Strategic Plan.
5. THAT the Regional Chairman write the Minister of Public Infrastructure Renewal to request that the Ministry coordinate their efforts in implementing the Provincial Growth Plan with Halton's Multi-Year Work Plan including potential funding and direct involvement by Provincial staff in the various Halton studies.

6. THAT the Regional Clerk forward a copy of Report PPW15-06 to the Ministry of Municipal Affairs and Housing, Halton MPs and MPPs, the Local Municipalities, the Conservation Authorities in Halton, and the Niagara Escarpment Commission for their information and appropriate actions.

## REPORT

### ***Background***

On November 24, 2005, the Province released the Proposed Growth Plan for the Greater Golden Horseshoe (GGH). The document entitled “Places to Grow - Better Choices, Brighter Future” was issued by the Minister of Public Infrastructure Renewal under the authority of the *Places to Grow Act (2005)* for public review and comment. The Plan is intended to provide a framework for implementing the Province’s vision for managing growth in the GGH to 2031. It sets out broad-level policies and specific targets for implementation that are applicable throughout the GGH. It expresses the Province’s interests and directions on issues ranging from the distribution of population, household and employment forecasts to where and how to grow; and from the infrastructure (transportation, water and wastewater systems) needed to support growth to the protection of heritage and natural resources (natural environment, source water, agriculture and mineral aggregates).

The Province has set January 27, 2006, as the due date for public comments. Following its review and consideration of the public input, the Province is expected to approve the final Growth Plan by the Spring of 2006. As The *Places to Grow Act (2005)* mandates that municipal official plans be brought into conformity with the final Growth Plan within three years, this report also outlines a Multi-Year Work Plan to undertake tasks that will be required to ensure our respective official plans meet the necessary requirements.

Based on our long held tradition of collaboration, the five Planning Directors representing the Local Municipalities and the Region prepared a Joint Submission on the Proposed Growth Plan and forwarded it to the Ministry by the due date, with the qualification that the endorsement of the Submission by some municipal Councils is pending.

The purpose of this staff report is to present to Council and seek Council’s endorsement on both the Joint Submission and the Work Plan.

### ***The Proposed Growth Plan***

The Growth Plan reflects the Province’s resumption of a leadership role in land use planning for the Greater Golden Horseshoe (GGH) region, which is an area circumscribing Lake Ontario with Niagara Region to the south, Kitchener-Waterloo to the west, City of Barrie to the north and City of Peterborough to the east. The planning horizon is set at the year 2031, with growth forecasts of nearly 4M more people and 2M more jobs within this region (from its 2001 base population of 7.8M and employment of 3.8M).

The guiding principle of the Plan is to build compact, vibrant and “complete” communities to support a strong and competitive economy while protecting what is considered valuable natural resources including land, air, water, the natural environment, and prime agricultural lands.

The Plan distributes growth among the upper or single-tier municipalities in the GGH region to the year 2031 and requires a comprehensive intensification strategy with quantifiable targets to achieve the Plan's objectives. Foremost, each upper or single-tier municipality must achieve by 2015 a target whereby 40 per cent of the annual residential development is located within the built-up areas and must maintain this target thereafter. Secondly, greenfields must be developed at a minimum density of 50 residents/jobs per hectare. The Plan also designates 24 Urban Growth Centres within the GGH region (Burlington downtown, Oakville mid-town, and Milton downtown in Halton) where the minimum density of 200 residents/jobs per hectare must be achieved. In addition, the municipalities are to identify other intensification areas to which urban growth and densities are to be directed. Employment lands are also to be protected from conversion to other uses.

The Plan sets out stringent criteria to be met before the urban boundary is allowed to be expanded, including demonstration of land needs, adequacy of infrastructure, avoidance of prime agricultural areas or impact on existing farms, no adverse impact on meeting the intensification/density targets, and protection of natural heritage areas and drinking water sources.

The Plan provides a blueprint for a balanced transportation system to move goods and people efficiently and in an environmentally sustainable fashion, with public transit being the first priority in moving people. Besides water and wastewater systems, municipalities must also plan for adequate community infrastructure to support the health, education, recreation, culture, security, and affordable housing needs of the population.

To implement the Plan, the Ministry of Public Infrastructure Renewal will undertake, in consultation with the municipalities, a series of sub-area (the Greater Toronto Area plus the City of Hamilton being one) assessments that will address at a regional scale the economy, transportation network, and servicing capacity of the sub-area while protecting the natural and agricultural resources within it.

Those are the essences of the Growth Plan.

### ***Changes from the Draft Plan***

Council may recall that the Province released a "Draft Growth Plan" in February 2005 for public comment and review. The Region hosted a Growth Forum to receive public input, consulted its various advisory committees and prepared a Joint Submission (April 2005) to the Province with the Local Municipalities. The Submission made fifteen recommendations, a number of which have been accommodated in the Proposed Plan, including the following key ones:

- Allocation of population and employment growth to lower-tier municipalities to be the responsibility of the upper-tier in consultation with the lower-tiers;
- Greater emphasis on building "complete communities" that recognize soft as well as hard services;
- Requirement of a housing strategy to meet the need of affordable housing;
- Reference to the requirement of a comprehensive review process for expansion of settlement boundary (in line with the 2005 Provincial Policy Statement);
- Reduced role of what was called "Sub-area Growth Strategies" thus giving the municipalities more control over the planning process;

- Better recognition of the importance in protecting natural heritage systems and prime agricultural lands; and
- Recognition of public transit as the first priority in moving people.

On the other hand, the Proposed Plan failed to address the following recommendations of Halton's April 2005 Joint Submission:

- More flexibility in the application of the intensification and density targets;
- Mapping inaccuracies related to showing a proposed intermodal hub in Milton and the Highway 401 designated urban area in south Halton Hills;
- Details on a broad-based public consultation program; and
- Details on infrastructure investments and financial commitments to support the implementation of the Growth Plan.

Overall, the Proposed Plan of November 2005 represents an improvement over the Draft Plan of February 2005 with less descriptive text, clearer language, and an improved policy framework.

### ***Public Consultation***

Given the short amount of time available before the due date for comments and the intervening holiday season, it was not possible to organize a public forum to engage the public and receive their comments directly. Instead, public notices were placed in all local newspapers both before and after the holidays; in addition, individual notices were sent to our mailing list of people who have attended previous forums or expressed interest in the Provincial planning initiatives. We requested written comments be forwarded to the Region by January 13, 2006. A total of 21 written comments were received.

As well, staff consulted both the Halton Agricultural Advisory Committee and Ecological and Environmental Advisory Committee.

The above comments were tabulated verbatim as shown in Attachment #2. It gives the Ministry an unabridged view of what the Halton public has to say on the Growth Plan. Staff also provided some brief responses to these comments to add context to them.

The comments were considered by staff in crafting the Joint Submission although not all comments can be incorporated for practical reasons. Since some of the comments are directed to matters outside the mandate of the Growth Plan or under federal jurisdiction, staff suggests that the Joint Submission be forwarded to both Halton MPs and MPPs for their information and possible actions (Recommendation 6).

The major viewpoints of the public can be summarized below:

- Concerns over the future of agriculture in Halton,
- Concerns over the impact of growth on the natural environment,
- Questions on the levels of immigration, which is the major contributor of population growth in the GGH region,
- Growth in Acton,
- Affordable housing, and
- Specific issues addressed or neglected in the Growth Plan, such as the built boundary, Urban Growth Centres, intensification/density targets, urban area expansion, waste management, transportation and environmental quality.

### ***Halton Joint Submission***

Senior planning staff from both the Region and Local Municipalities met several times in the past weeks to review the Proposed Plan, discussed key issues, considered public input and jointly prepared a submission. This Joint Submission has been or will be dealt with by each respective Council on the following dates (to staff's best knowledge at the time of preparing this report):

City of Burlington	January 30, 2006
Town of Oakville	February 13, 2006
Town of Milton	January 30, 2006
Town of Halton Hills	February 6, 2006
Halton Region	February 8, 2006

As noted in the preamble of the Joint Submission and reflected in the first recommendation of this staff report, each jurisdiction will provide its own supplementary viewpoints on the Growth Plan. The Joint Submission, however, will reflect a consensus and common voice among the five municipalities of Halton to the Province on the Growth Plan.

There are a total of 12 recommendations, building on previous positions in the April 2005 Submission and adding new issues. The key recommendations are as follows:

- A holistic approach in implementing the intensification/density targets;
- Clearer linkage between intensification performance and urban boundary expansion;
- Protecting the valuable natural resources prior to considering urban expansion;
- Protecting Halton's solid waste management site;
- Better enunciation of the needed tools to effect implementation such as legislative changes and multi-year funding commitments;
- Ensuring funding for human services in addition to building community infrastructure;
- Consultation with the lower-tier municipalities in the implementation of the Growth Plan;
- Details on a meaningful public engagement process; and
- Mapping corrections.

### ***Timing***

The new Provincial Growth Plan is the culmination of a series of major planning reform initiatives started by the Province in the Fall of 2003 including notably the Greenbelt Plan and the 2005 Provincial Policy Statement (PPS). Under the respective enabling legislation, municipalities have three years to bring their official plan into conformity with the new Growth Plan (finalization expected in the Spring of 2006) and until the next statutory five-year official plan review with the Greenbelt Plan and the new PPS. In the meantime, all planning decisions by Councils must be consistent with the relevant policies set forth in these three new Provincial documents. The following are the scheduled dates for the current or next five-year reviews of the municipal official plans in Halton:

<i>Municipality</i>	<i>Initiation of Statutory Five-year OP Review</i>	<i>Council Adoption of OP Amendment</i>
Burlington	2002	2006
Oakville	2005	2008
Milton	2006	2007
Halton Hills*	2000	2006
Halton Region	2009	2011

*\*The Review is a comprehensive one with the adoption of an entirely new Official Plan.*

Theoretically, the Towns of Milton and Oakville could bring their Official Plans into conformity with all three Provincial documents as part of their scheduled five-year review; however, given the complexity of the Growth Plan, it would be quite a challenge to integrate the conformity exercise with the official plan review process dealing with detailed land use policies. Further, the Provincial Growth Plan is based on targets set for the Region as a whole and conformity must be a joint process among the five jurisdictions. For Halton Region, we would not be able to meet the Spring 2009 deadline for conformity with the Provincial Growth Plan if we maintain the above schedule for the next five-year review.

To solve this dilemma, staff propose the following actions:

- Halton Region advances and shortens the next five-year review of the Regional Official Plan to 2008-2009, at which time the conformity with both the Provincial Growth Plan as well as the other two planning documents will be achieved.
- Halton Region provides a framework for conformity with the Greenbelt Plan in 2006 to assist the Local Municipalities in their review if they choose to achieve conformity with the Greenbelt Plan with the review.
- The Local Municipalities continue with their currently scheduled five-year reviews of the Official Plans.
- The Local Municipalities will process an individual Official Plan amendment to bring their Plans into conformity with the Provincial Growth Plan in or after 2009.

### ***Regional Official Plan Amendment 25***

While the new Provincial Growth Plan advances a host of new directions for growth management in the Greater Golden Horseshoe region and at the individual municipal levels, Halton Region and its municipal partners have over the year embraced many of these directions aimed at promoting healthy and sustainable communities. The recently completed five-year Regional Official Plan Review, with Regional Council adoption of Regional Official Plan Amendment (ROPA) 25 in June 2004, further introduced new policies that move Halton along the direction of the new Growth Plan. Collectively, both existing and new policies in the Regional Official Plan provide a sound footing for achieving conformity as they already included the following directions espoused in the Provincial Growth Plan:

- Firm urban boundaries with set population and employment targets,
- Monitoring urban land supply as a pre-requisite to settlement boundary expansion,
- Comprehensive review required as part of settlement boundary expansion,
- Protection of residential density by restricting down zoning,
- Protection of employment lands from conversion to residential uses,
- Introduction of nodes and corridors (equivalent to Urban Growth Centres and Intensification Corridors in the Growth Plan),

- Intensification strategy as a new requirement,
- Public transit given first priority in moving people,
- Green Projects to promote a culture of conservation,
- Protection of agriculture as the preferred and predominant land use in the rural area, and
- Protection of a sustainable natural heritage system with linkages and buffers.

Bringing the Regional Official Plan into conformity with the Growth Plan is a natural evolution of the Official Plan starting with the 1995 Plan, then augmented by ROPA 25.

### ***Intensification Targets***

The new Provincial Growth Plan, however, has moved further to control urban sprawl and promote sustainable communities by setting intensification targets and pre-conditions for expanding the settlement boundary. These would be the key areas Halton's Official Plans would have to address in order to bring them into conformity with the Growth Plan. Specifically, there are three mandated intensification targets in the Plan:

- The built-up areas in Halton Region, as occurring at the end of 2005, have to accommodate, by 2015, at least 40 per cent of its annual residential development.
- The three Urban Growth Centres in Halton (Burlington downtown, Oakville mid-town and Milton downtown) must be planned for a target density by 2031 of at least 200 residents and jobs combined per hectare.
- The Designated Greenfield Areas within Halton, being those areas between the built-up area and the designated settlement boundaries, must be planned to achieve a target density of no less than 50 residents and jobs combined per hectare.

The new Growth Plan also tightly controls the expansion of the settlement boundary by:

- Vesting the determination of the need and amount of new settlement areas with the Ministry of Public Infrastructure Renewal but with consultation with the municipalities;
- Requiring a comprehensive review process;
- Ensuring that the timing and phasing of development in the expanded area would not adversely affect the achievement of the intensification targets; and
- Locating the areas of new expansion areas to protect natural resources (natural heritage, water, agriculture and aggregates) and away from hazard lands.

While Halton is well accustomed to a comprehensive process for urban expansion (witness Halton Urban Structure Review [HUSR]), these new requirements of the Provincial Growth Plan will elevate that process to a higher level with stronger emphasis on performance (achieving urban intensification) and protection (of "what is valuable", to quote Section 4 of the Growth Plan).

### ***Balancing Growth Management with Resource Management***

Since the Provincial Growth Plan sets out population and employment targets for Halton by the year 2031, to achieve conformity Halton's Official Plans will have to address the questions of adequate urban land supply and, in all likelihood, the expansion of the settlement boundary as currently set out in the respective Official Plans for the planning horizon year of 2021. This means a HUSR II process within the next three to four years. Contrary to the HUSR I exercise in the 1990's, when Halton was

breaking new grounds and experimenting with methodologies, public consultation, process integration and financing, this new exercise will be more well defined and guided by both Halton's past experience and the new Provincial policies.

Foremost, with the Greenbelt Plan in place, the potential areas for new urban expansion under HUSR II are much more limited than in HUSR I. Secondly, HUSR II must be guided by the strong emphasis in both the 2005 PPS and the Growth Plan to "protect what is valuable", by ensuring the natural resources are tended to prior to or concurrently with meeting future growth targets. Finally, to continue with the Halton's tradition of fostering healthy and sustainable communities, the Region and its municipalities must address in a comprehensive fashion, with full public consultation, the future of its remaining "designated non-urban areas"—those between the Provincial Greenbelt and the currently designated settlement boundary. While meeting Provincial goals and objectives in the context of the Greater Golden Horseshoe, Halton should take a stand on deciding what these lands are best used for in the long-term interest of Halton public, not necessarily subscribing to the frequently advanced idea that these are all slated for future urban settlement.

With these principles in mind, staff offers the following overview of a Multi-Year Work Plan for a Growth Management Strategy (HUSR II) process leading to a comprehensive five-year Official Plan Review and a conformity exercise with the new Provincial Growth Plan.

### ***A Multi-Year Work Plan***

This is a four-year plan as flowcharted in Attachment #3 and characterized by the following and premised on the release of the Final Growth Plan in the Spring of 2006:

- 2006—Year of the Building Blocks,
- 2007—Year of Strategic Planning,
- 2008—Year of Decision Making, and
- 2009—Year of Actions.

The flowchart highlights two distinct streams of activities: Resource Management and Growth Management that will merge together to form the "Durable Halton Plan", the launching pad for the statutory five-year review in 2008.

#### ***2006—Year of the Building Blocks***

This is probably the most critical and busiest year of the Multi-Year Work Plan. The proposal is to build the foundation for strategic planning and ultimately decision making related to land uses on the "designated non-urban" (DNU) areas. On the Resource Management side, there will be four key undertakings:

- Development of an **Agricultural Vision**—What role will agriculture play in Halton in the long term, especially within the DNU areas? How could that role be secured through land use planning policies and other measures? If lands were to be designated for long-term agricultural uses, where would they be located?
- Identification of a **Natural Heritage System** that protects features and functions through a system of linkages and buffers—How can this system be made sustainable in the context of surrounding urban development within existing and new settlement areas? This exercise is especially critical



within the DNU areas as that is where linkages are made between the Greenlands in the urban area and the Provincial Greenbelt.

- Undertaking of an **Aggregate Resource Strategy**—How could Halton meet the obligations mandated by Provincial policies in protecting such a resource while addressing the compatibility of extractive operations including haul routes on existing and proposed land uses? What are the best end uses for the extracted areas?
- Updates of **Watershed Plans**—The protection of natural areas in HUSR I was founded on a comprehensive watershed plan (of the Sixteenth Mile Creek). Over the years, watershed plans have been completed for other watersheds within Halton. Updates building on the Natural Area Inventory and other baseline monitoring of the natural heritage system completed in 2005 and early 2006 will be needed to again provide the necessary environmental data bases for setting parameters to guide future urban development within the watersheds. In addition, the initial assessments leading to Source Protection Plans on a watershed basis will provide an understanding of the water resources, building on the Region's Aquifer Management Plan. The Region and its municipal partners will work closely with the Conservation Authorities who will play a key role in the preparation of these Plans. The updated Watershed Plans would be another source of input in creating the Natural Heritage System.

Besides these four key undertakings, the Region will also develop a **framework for integrating the Provincial Greenbelt Plan** with our Official Plan, in much the same manner as we integrated the Niagara Escarpment Plan in the mid-1990's. This will provide the basis for the Local Official Plans to achieve conformity with the Greenbelt Plan as part of their five-year reviews currently under way.

On the Growth Management side, there are three major building blocks to be accomplished in 2006:

- Development of an **Integrated Halton Intensification Strategy**—A joint effort between the Region and Local Municipalities, this will respond to the key policy thrust of the new Provincial Growth Plan. What are the baseline intensification and density performances currently in Halton? Where are the intensification areas? How close are we meeting the stated Provincial targets? What policies, programs and actions are required to close the gaps? How would this intensification exercise deliver affordable housing in keeping with the Region's Comprehensive Housing Strategy? This building block will draw upon the Land Supply Analysis completed in 2005 and early 2006, which is one of the key Official Plan Review directions endorsed by Council in 2004. The Intensification Strategy is a major policy requirement under both ROPA 25 and the Growth Plan.
- Completion of the **Halton Economic Development Strategy**—Already endorsed by Council, this strategy will be completed in 2006 to provide directions on the need and locations of future employment lands in order to place Halton in a strategic and competitive position to attract jobs to complement its future population growth and to enhance the live-work relationship.
- Update of **Best Planning Estimates**—With the planning horizon of 2031 mandated by the Provincial Growth Plan, Halton Region must extend its current Best Planning Estimates of population, households and employment, for the Region as a whole, from 2021 to 2031. This will represent the demand side of the equation. The Land Supply Analysis, as modified by the Intensification Strategy and informed by the Halton Economic Development Strategy will provide the supply side. The two sides will be brought together in 2007 in determining the timing and extent of additional settlement areas to be added to the current boundary.

2007—Year of Strategic Planning

This is the year when the building blocks will be brought together to develop concepts, formulate strategies, and evaluate scenarios, with the ultimate objective of crafting a sound, environmentally sustainable, and health-promoting growth management plan for Halton to meet the Provincial Growth Plan horizon of 2031 and beyond.

On the Resource Management side, the four building blocks on Agriculture, Natural Heritage, Aggregate and Watershed Plans will be integrated and culminate in an **Integrated Greenbelt/Greenlands System**. This will be Halton's response to the Province in *protecting what is valuable*.

On the Growth Management side, the first output is the determination of the amount of urban land areas needed to meet future growth targets, under the auspices of the Ministry of Public Infrastructure Renewal as required by the Growth Plan, by drawing upon the recommendations of the Intensification Strategy, the updated Best Planning Estimates and the results of the Economic Development Strategy. It will inform the Halton Councils and public on what amount of the DNU areas will be needed for urban development in order to meet the 2031 growth targets as set out in the Provincial Growth Plan. This analysis may also answer the proverbial question of when Halton will reach its mature, built out state.

Guided by the **Healthy Communities principles** established in our Regional Official Plan, the key outputs from the Resource and Growth Management streams, being the Integrated Greenbelt/Greenlands Systems and urban land needs, will form the basis for what staff characterize as the **Durable Halton Plan**, a land use plan that is the blueprint for building sustainable and healthy communities in Halton well into the future, providing some degree of certainty for the natural environment, the agricultural community, the aggregate industry and various private and development interests. It delivers the landform permanence concept espoused in the Regional Plan, the collective aspiration of the Halton community as to what our landscape would look like in 50 years, in 100 years, and beyond.

An important part of the Durable Halton Plan is a **Long Term Growth Strategy** that lays out, on a Region-wide basis, the amount, timing, location and triggers for expanding the settlement boundary into the DNU areas. The phasing of urban area expansion would address how Halton would meet the 2031 growth targets set by the Provincial Growth Plan. Different growth scenarios across the Region will be examined, evaluated and subject to a broad-based public consultation program in accordance with the requirements of both the Regional Official Plan and the Provincial Growth Plan.

2008—Year of Decision Making

The year of 2008 will see the culmination of the planning process by undertaking the **statutory five-year review of the Regional Official Plan**, formally placing the Durable Halton Plan and its various components into a process of public dialogue and consensus building. It should be noted that this represents the last phase of an on-going public consultation program that actually commences in 2006, the first year of the Multi-Year Work Plan for a HUSR II process. In 2008, with growth allocation by specific locations and years established by the Long Term Growth Strategy, the Region will also undertake updates of both its **Transportation Master Plan** and **Master Servicing Plan** so that the full implications of growth can be assessed and assigned.

### 2009—Year of Actions (Commencement of Plan Implementation)

This is the year Regional Council is expected to adopt a new **Regional Official Plan** (or Amendment), in full conformity with the Provincial Growth Plan, and the detailing of a **Financial Plan** that will lead to an update of its **Development Charges By-law**. It should be noted that the Source Protection Plans under the *Clean Water Act (2005)* may be completed by this year and will be incorporated as part of the Official Plan Review.) It also marks the beginning of implementing the new Regional Official Plan, with on-going monitoring of its permanence.

### ***Carrying Out the Multi-Year Work Plan***

It is without question that this Work Plan represents a major commitment of Regional and Local resources and a momentous step by Halton Region and its municipal partners towards determining Halton's future. The above is but an outline of this importance process, with many details to come in the ensuing months. Among them are:

- A communication strategy—The Growth Management Strategy should be an open, consultative and transparent one, engaging the public, agencies and other stakeholders fully on an on-going basis throughout the entire period of the Work Plan.
- Council workshops—These are essential to ensure that there is a clear understanding among staff and elected officials on the scope, directions and details of the Multi-Year Work Plan.
- A project management structure—This may include an Oversight Committee with direct Regional and Local Council representation, an Inter-agency Coordinating Committee, various Technical Committees assigned to deliver components of the Work Plan, and an Internal Project Control Committee to facilitate and oversee the administration and financing of various projects and consulting assignments.
- Resourcing—Staff will need to detail the human and monetary resources needed to deliver various components under the Multi-Year Work Plan. This will form the basis for a multi-year capital budget to be considered as part of the 2007 Budget and Business Plan.
- Detailed Terms of References—With Council endorsement of the Work Plan under Recommendation 2, staff will have the authority to commence immediately the process of engaging outside consultants to develop terms of reference for each of the Building Blocks to be completed in 2006.

Staff will advise Council in the coming months on the details of the above items and seek the necessary authority to forge forward with the Multi-Year Work Plan.

### ***Concluding Remarks***

With the introduction of the Greenbelt Plan and the Growth Plan and their enabling legislation, the Province has re-assumed its leadership role in land use planning. It is time for municipalities to act. These initiatives, together with the 2005 PPS, now set the stage for Halton to look beyond its current planning horizon of 2021 to address the complex and myriad planning issues of growth, environmental protection, future of the agricultural industry, healthy communities and ultimately quality of life. The proposed Multi-Year Work Plan leading to a Durable Halton Plan is a series of actions that the municipal Councils in Halton and their communities could take to not only respond to the Province's challenge on accommodating long-term growth but also leave a blueprint on land use planning for generations to come. Hence Recommendation 2.

Given the central role of this Work Plan and parallel implementation of the Growth Plan that the Province will be embarking on within the next couple of years, it is important that these two streams of activities be co-ordinated. Further, as Halton is obviously taking a very aggressive and lead role in meeting the Provincial planning initiatives, which may break new ground in the protection of natural resources and approaches to growth management on an inter-regional scale, it is staff's view that the Province should be a funding as well as a working partner in this endeavour. Hence Recommendation 5.

#### FINANCIAL/PROGRAM IMPLICATIONS

Council in approving the 2006 Budget and Business Plan has set aside \$300,000 to undertake studies in response to the Provincial Growth Plan. While staff were aware of the Province's Growth Plan, it was still in draft form at the time staff was finalizing the 2006 Budget. Based on the Work Plan proposed in this report, staff consider that the current budget is sufficient to undertake this year's program. As the terms of reference for each of the studies are finalized, staff will report to Council on any additional funding requirements if necessary. Over the coming months, staff will report on the Multi-Year Work Plan implications on the future years for incorporation into the 2007 Budget and Business Plan. In considering the financial resources, staff will be exploring opportunities for coordination and funding from the Province as many of these initiatives are similar to programs the Province intends to implement through their sub-area assessment.

#### RELATIONSHIP TO THE STRATEGIC PLAN

This report and its recommendations will respond principally to Theme A, Managed Growth, of the Strategic Plan, meeting nearly all goals under that theme. Further, because of their long-term implications, they also address several key goals under the other Themes: Economic Prosperity, Services to People and Effective Halton Region. Recommendation 4 proposes that the Work Plan be considered a priority in the forthcoming 2007-2010 Corporate Strategic Plan.

Respectfully submitted,



for  
Peter M. Crockett, P. Eng.  
Commissioner of Planning and Public Works

Approved by



A. Brent Marshall  
Chief Administrative Officer

If you have any questions on the content of this report, please contact:	Jane Clohec	Tel. # 7966
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Attachment #1  
to PPW15-06

**Joint Submission on  
Province of Ontario Planning Document**

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**"Places to Grow—Better Choices, Brighter Future—Proposed Growth  
Plan for the Greater Golden Horseshoe (November 2005)"**

**by**

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**Region of Halton  
City of Burlington  
Town of Oakville  
Town of Milton  
Town of Halton Hills**

*January 2006*



## 1 *Preamble*

This submission has been prepared jointly by the chief planning officials of the Region of Halton and its four member municipalities: City of Burlington, Town of Oakville, Town of Milton and Town of Halton Hills (the “Halton Partners”). It represents a coordinated response to the “Places to Grow: Better Choices, Brighter Futures, Proposed Growth Plan for the Greater Golden Horseshoe”, released by the Ontario Ministry of Public Infrastructure Renewal in November 2005 (the “Proposed Plan”). It also reflects the long-held tradition in Halton of the two levels of municipal government working together to integrate their respective planning efforts. This submission therefore, represents the common position of the five jurisdictions; however, each jurisdiction may also address additional matters or add emphasis to certain issues through specific resolutions of its Council.

Recognizing the importance of the Proposed Growth Plan to the future of Halton and its residents, Halton Region gave public notice in all local newspapers of the availability of the Proposed Plan and invited comments from the general public. The written comments received from the public can be found in Attachment #2 to the staff report PPW15-06. These comments have been taken into account in preparing this submission. Many of the public comments are thoughtful, specific and detailed and should be left to speak for themselves without being generalized into this Joint Submission. For this reason, the Halton Partners urge the Minister and Ministry staff to take time to review the public comments carefully to get a sense of the general views and specific concerns of the Halton public on the Proposed Growth Plan.

## 2 *Support for the Proposed Plan*

The Halton Partners continue to support the Proposed Growth Plan. It has incorporated some of the key recommendations put forward in our earlier submission in April 2005 on the Draft Plan, notably the reduction in scope of the Sub-Area Growth Strategy (now referred to as Sub-Area Assessment) and the requirement of a comprehensive review for settlement boundary expansion. Those are positive changes. As well, the Proposed Plan represents an improvement over the Draft Plan, more concise yet maintaining its essences.

Together with the 2005 Provincial Policy Statement and the Greenbelt Plan, the Proposed Growth Plan will provide a workable Provincial framework to guide long-term land use planning in the Greater Golden Horseshoe region. It should, however, be underscored that the goal of sustainable and complete communities for Ontarians cannot be reached through Provincial plans and regulations alone—it can only be realized through strategic funding, integrated programs, partnership with the municipalities, support by the general public, and collaboration of the development industry.

### 3 *Outstanding Issues and Concerns*

A number of areas in the Proposed Plan are either of concern to the Halton Partners or could be improved upon.

Foremost, given its central role in the Growth Plan, the Province should take a more holistic approach to intensification. It is a time-consuming process that involves changing attitudes, modifying conventions, and responding to external factors (e.g. peaking of oil supply). The implications of intensification must be better understood so that potential barriers can be overcome with the proper tools, whether in the form of financial incentives (carrot) or legislative changes (stick). The Province should show leadership by providing the necessary tools to assist the municipalities in implementing the intensification strategies.

Secondly, it appears that the Proposed Plan has increased the role of the upper- and single-tier municipalities while greatly reducing that of the lower-tier municipalities. It is the Halton Partners' position that the lower-tier should be consulted in the implementation of the Plan on topics such as the built boundary and phasing of greenfield development.

Thirdly, growth in the eye of the public generally has a negative connotation: congestion, pollution, loss of farmlands and green space, higher taxes, etc. This can be discerned from the public comments listed in Attachment #2 of Staff Report PPW15-60. To alleviate this, the Plan should take a more proactive role in protecting the natural resources and environment, by putting such protection *ahead* of any settlement boundary expansion, in keeping with the Plan's theme of "protecting what is valuable". This would also help debunk the commonly held



view that all the white areas between the Greenbelt and the established settlement boundary are to be urbanized.

Finally, in the Halton Partners' opinion, the Province fails to instil confidence and raise hope that it is serious about the Growth Plan because of the lack of details and commitments on implementing the Plan. The momentum of the Provincial planning initiatives, especially with regard to growth, would be lost if the commensurate investments in public infrastructure do not follow closely behind. Perhaps they will come, but are yet to be seen or felt.

## 4 Recommendations

With the comments in the last section as the backdrop, the Halton Partners offer the following recommendations to improve the Growth Plan and its chances of success:

1. *Intensification and Density Targets*—While the Proposed Plan does allow some flexibility such as letting the municipalities define the boundaries of the Urban Growth Centres and netting out natural heritage areas in calculating greenfield development densities, the Province maintains its Draft Plan position of setting firm intensification and density targets. It is Halton Partners' position that the monitoring of intensification performance should be based not solely on meeting targets but also on the strength and intent of a municipality's policies, Council decisions, complementary programs and initiatives, comparison with past records and other intangibles.
2. *Implications of Intensification*—While the Halton Partners fully support the thrust of the Growth Plan to promote intensification, there has not been a comprehensive analysis of its implications: financial, servicing, public acceptance, compatibility with adjacent uses, co-operation of the development industry, etc. These implications must be thoroughly studied and understood for they may present barriers to implementing intensification. Emphasis needs to be placed on further tools, marketing programs and complementary actions needed to facilitate the implementation of intensification strategies required of the municipalities by the Growth Plan. Indeed, the Halton Partners suggest that, when engaging the public on their view and hopefully their support for

intensification, two things should happen: (a) a comprehensive public education campaign, spearheaded by the Province, on the benefits of intensification, and (b) general policies on ensuring compatibility and reducing potential conflicts between intensification areas and adjacent stable neighbourhoods. Both the public and municipalities would benefit from such focussed efforts when the intensification strategies are presented for public consultation. This task should be part of the sub-area assessment.

3. *Review of the Built-Up Area Boundary and Intensification Target*—The Halton Partners recommends some clarification to the language of Section 2.2.3.1 as it may imply that the boundary of the built-up area is set permanently (in 2006) and for every year after 2015, 40 per cent of the residential growth will continue to be placed into this fixed envelope. This policy would make more sense if the Plan clarifies that both the built-up area boundary and the minimum intensification target are to be reviewed and re-adjusted every ten years. This not only allows the recently built greenfields, which may very well contain areas designated for intensification, to be targeted for intensification, but also permits upward movement of the target if so justified.
4. *Settlement Area Boundary Expansions*—As currently written, the Plan would permit expansions of the settlement area boundary provided that they would not adversely affect the achievement of the intensification and density targets. In the Halton Partners' opinion, the Plan could be more directive by requiring that a certain threshold of intensification performance be met before the settlement area boundary is permitted to expand. This would add incentive for both the development industry and municipalities to provide a full range of housing.

5. *Protecting What Is Valuable*—The Halton Partners recommend to the Province to strengthen Section 2.2.8.3(f) by requiring that the Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the 2005 PPS be addressed prior to the municipal comprehensive review. Those are non-renewable elements that must be protected for the long term and therefore should be set aside first before growth can be contemplated in the remaining areas.
6. *Waste Management*—While the Halton Partners can appreciate that the Growth Plan may not be the proper vehicle to address the complex and looming issue of waste management, the Province must enunciate a clear strategy in dealing with the management of solid waste and bio-solids in the Greater Golden Horseshoe as part and parcel of its intent to accommodate another 4M people in this area. Halton will again underscore its strongest position to not allow its solid waste management site to become a convenient short-term solution for waste disposal by other municipalities.
7. *Parallel Legislative Changes*—The Plan, in Halton Partners' opinion, is still weak in the implementation area. It would be greatly strengthened with better chances of attaining the desired outcome if the Province makes commitment in two areas: parallel legislative changes and funding. For example, changes to the Environmental Assessment Act to streamline public transit related projects and to the Development Charges Act to allow funding operation of transit services in newly developed areas and to stimulate the provision of affordable housing would greatly facilitate intensification.
8. *Sustained Multi-Year Infrastructure Funding*—What separates a good plan from a great plan is what we do with it. There is nothing more powerful in

the case of the Growth Plan than the Province making multi-year investments in infrastructure that are directed at curbing urban sprawl and promoting intensification. This has to be fresh and not re-deployed funding for it to count. It is therefore a strong recommendation of the Halton Partners for the Province to announce new investments on smart infrastructure that move us towards the goals and objectives of the Growth Plan.

9. *Building Complete Communities*—The Halton Partners fully embrace the theme of building complete communities in the Proposed Growth Plan, including the planning and provision of “community infrastructure”. While the mandate of the Ministry of Public Infrastructure Renewal may be focussed on lands, buildings and structures, other Provincial Ministries are responsible for the delivery of the community *services* (e.g. health, education and social services) themselves. The communities will not be “complete” until the services come hand in hand with the physical infrastructure. Towards this end, the Province should ensure that the Growth Plan is supported by and coordinated among all Ministries with adequate funding to meet the human services needs of the future population in the GGH region.
10. *Role of the Local Municipalities*—The Proposed Growth Plan has made a significant shift from the Draft Plan in elevating the involvement of the upper- and single-tier municipalities in both the policy and implementation areas while excluding the lower-tier municipalities. The Halton Partners would like to urge the Province to recognize the important contribution of the local-tier municipalities, being the level closest to the grass-roots, in setting and implementing policies of the Growth Plan. They should be

consulted on key elements of the Plan such as the built boundary, intensification strategies, urban growth centres, sub-area assessments, phasing policies for greenfields, transportation demand management, and housing strategies.

11. *Public Engagement*—While Section 5.2.3 commits the Province to ongoing consultation with the public on the implementation of the Plan and providing key information to the public, there is a lack of details on a comprehensive communication and consultation program. Judging by the recent releases of documents, the public in general appears not to be well-informed nor engaged. The Province will be well served by undertaking broad-based, more direct consultation with the general public and stakeholders. The municipalities, accustomed to such grass-roots engagement, may be able to assist the Province in this respect.
12. *Mapping Issues*—There were two mapping issues pointed out by the Halton Partners in their previous submission that have not been fully addressed by the Ministry. One is the “Proposed Intermodal Hub” shown on Schedule 6, Moving Goods, in the vicinity of Highway 407 and Regional Road 25. The Halton Partners request that the Ministry confirm that this is NOT the CN intermodal facility proposed south of the Milton Urban Area and if so, provide a clarification as to what this facility is. The other is the designated settlement area for employment purposes along the Highway 401 corridor at the Milton-Halton Hills municipal boundary, which has been in Halton’s official plans since 1999. Its size and shape are quite recognizable even at the scale of the mapping in the Growth Plan and given the emphasis to employment lands in the Growth Plan, it should be shown.

## 5 *A Made-In-Halton Solution: Multi-Year Work Plan Leading to Conformity with Provincial Growth Plan*

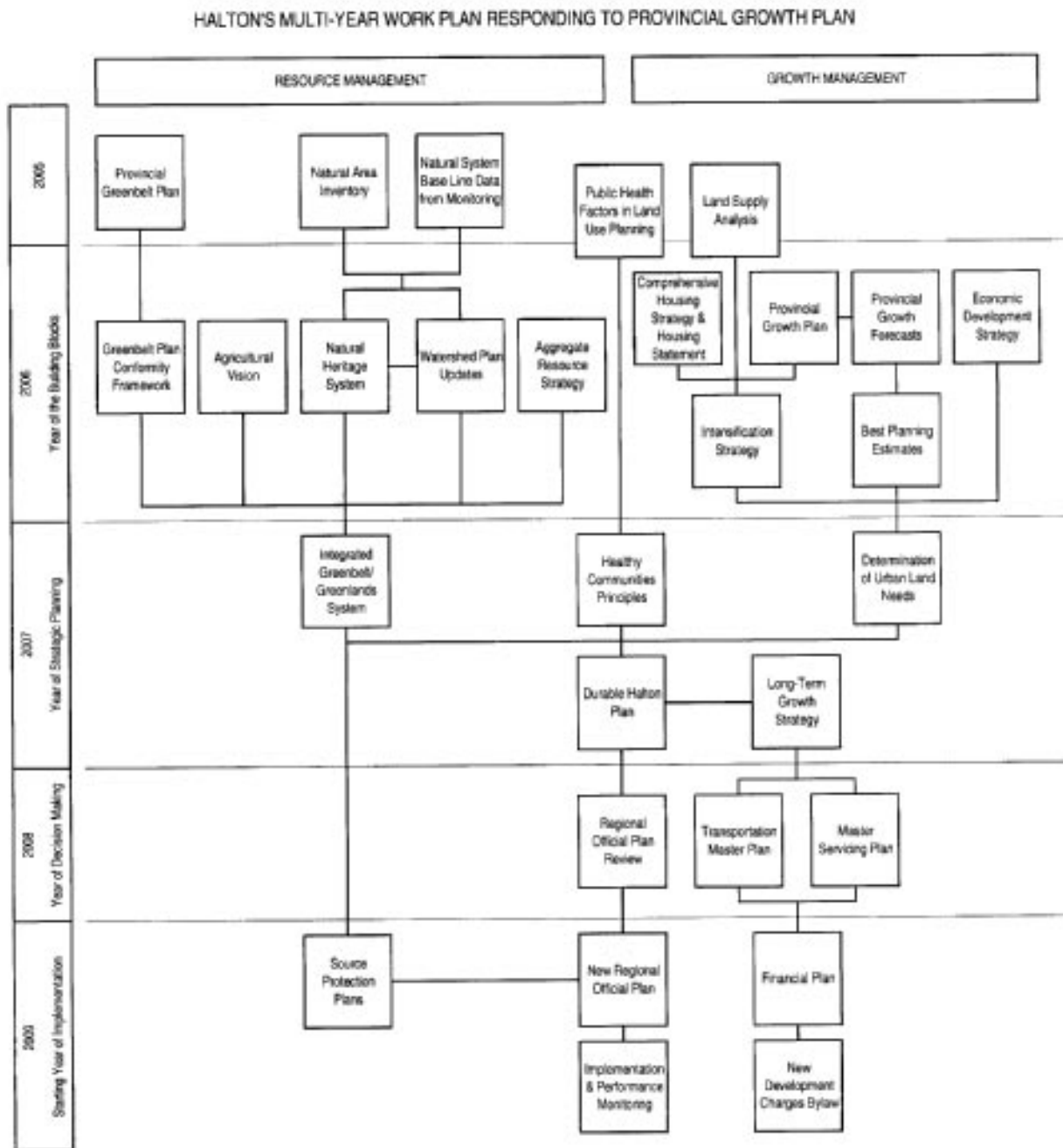
Halton's commitment to the Growth Plan and its implementation will be demonstrated by its embarking on a Multi-Year Work Plan that would not only bring its municipal official plans into conformity but also lay out a strategy for planning Halton's future in an open, transparent fashion by fully engaging the public and other stakeholders.

This Multi-Year Work Plan, illustrated conceptually in Figure 1, is a successor to an earlier groundbreaking planning process under the name of Halton Urban Structure Review (HUSR) in the late 1980's and early 1990's. That process led to a significant expansion of the settlement boundary that has to date been successfully implemented.

The new Work Plan is an evolution of the HUSR process by taking on a much longer view of the future for Halton and by subscribing to the premise of "protecting what is valuable" before accommodating growth. More details on the Work Plan can be found in Staff Report PPW15-06.

The Halton Partners invite the Province to participate in this Multi-Year Work Plan, that will support and implement the Provincial Growth Plan in Halton.

FIGURE 1





Respectfully submitted,

Jane Clohec  
Director of Planning and Transportation  
Region of Halton

Bruce Krushelnicki  
Director of Planning and Building  
City of Burlington

Mel Iovio  
Director of Planning and Development  
Town of Milton

Peter Cheatley  
Director of Planning Services  
Town of Oakville

Bruce MacLean  
Director of Planning  
Town of Halton Hills

*Public Comments Received on the Proposed  
Growth Plan (November 2005)*

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## SUMMARY OF COMMENTS &amp; STAFF RESPONSE

<i>Commenter</i>	<i>Comments</i>	<i>Staff Response</i>
<b>Best, Colin</b> Town of Milton 1/13/ 2006	<p>Proposed Provincial Growth Plan Recommendations</p> <p>Based on my review of the Provincial Growth Plan and related documents ie. Greenbelt Legislation, Regional and Local Official Plans I have the following recommendations for the Region and Province.</p> <ol style="list-style-type: none"> <li>1. The Federal government should develop and adopt a long term population and immigration policy to adapt to changing demographics, employment needs and balanced growth needs of the whole country.</li> <li>2. The Province should adopt similar immigration policies as the Province of Quebec to fulfill the province's needs in terms of growth, employment needs and settlement projections.</li> <li>3. The Province review and adopt policies similar to U.S. States such as Illinois for the use of forest preserves to preserve greenbelt and agricultural lands around the Greater Toronto Area.</li> <li>4. Urban boundaries should only be extended when existing urban areas in a community reach a certain minimum for transit and intensification benefits.</li> <li>5. That the proposed Niagara-GTA highway proposal be modified to link with Highway #401 instead of #407 to loop north of Highway #401 around the GTA.</li> <li>6. That the Province change Official Plan procedures from every five (5) years to every ten (10) years to match the new Greenbelt review policies and reduce the workloads on local and regional planning staffs who often cannot keep up with the many changes within a five year term.</li> <li>7. That the Ministry of Education review school construction policies in order to have possible municipal and builder construction and lease back arrangements during the construction of new home areas.</li> <li>8. That the Province adopt it's own Official Plan for the whole province that all municipal plans can be co-ordinated with and clearly state provincial policies in one document for urban and rural land use and to reduce the need for the use of Ontario Municipal Board hearings regarding planning proposals.</li> </ol>	<p>The federal government does set five-year and annual immigration levels.</p> <p>Staff concurs.</p> <p>This is part of the Niagara-to-GTA corridor EA.</p> <p>Ten years is too long for OP Review, in staff's opinion.</p> <p>In effect, the Growth Plan is the Province's "OP".</p>
<b>Beyette, Robert A.</b> Campbellville 1/4/2006	<p>As posed to all of you in November 05, copied to you in early December 05 and again now via this (attached) letter to the editor published in a recent Georgetown Independent edition, I once again ask you to openly publish what the Region's plans are to deal with our huge and growing growth problem as flagged in Environmental Commissioner Gordon Miller's latest report where he clearly articulates that our unchecked growth problem unless addressed and curbed, is aiming us towards certain disaster.</p> <p>Since November when my first article/letter was published in one of our local papers and even more recently with this latest letter being published, I've been getting quite a few emails and phone calls from Halton wide residents eager to hear if I've received a reply from the Region yet. Please understand that I have to continuously say to folks that as my letter says: "With no reply received yet, I can only suggest that if our regional council can't or won't address this important issue on our behalf, then 'unbridled growth' needs to be an issue for us, the</p>	<p>The proposed Multi-Year Work Plan is Halton's response, within the context of the Provincial Growth Plan.</p>

Commenter	Comments	Staff Response
	<p>voters".</p> <p>Though I've seen Halton Region's advertisements in our local papers where you want to hear our views re: the Proposed Provincial Growth Plan, you ask for comments by January 13, 2006 which is near to impossible. Living in rural Halton with no access to high-speed dial-up, trying to look at the province's growth plans has not been possible.</p> <p>Trying to keep it very simple and that you have many well paid planners on staff, <b><u>I again ask you this simple question:</u></b></p> <p>To Halton Region Council, as our elected representatives, how do you intend to deal with Environmental Commissioner Gordon Miller's latest report where he clearly articulates that our unchecked growth problem unless addressed and curbed, is aiming us towards certain disaster?</p> <p><b>What is region's plan for growth problem?</b></p> <p><b>Georgetown Independent – December 24, 2005</b></p> <p><b>Dear editor,</b></p> <p>Recently I've asked Halton Region Council how, as our representatives, they intend to deal with Environmental Commissioner Gordon Miller's latest report where he clearly articulates that our unchecked growth problem unless addressed and curbed, is aiming us towards certain disaster.</p> <p>Specific questions asked:</p> <ol style="list-style-type: none"> <li>1. To what degree can certain regions in Ontario, especially southern Ontario, sustain and assimilate this relatively unchecked growth?</li> <li>2. Why aren't we talking about the ramifications?</li> <li>3. Why do developers get free rein?</li> </ol>	<p>Staff would be pleased to send a copy of the Plan by courier if so requested.</p> <p>"Protecting what is valuable" prior to urban expansion represents Halton's response.</p> <p>The answer to this question depends how the growth is being managed.</p> <p>Numerous studies have addressed the ramifications of growth but it is increasingly a global issue (e.g. a comprehensive review can be found in L.R. Brown, "Plan B—Rescuing a Planet Under Stress and a Civilization in Trouble")</p> <p>Staff does not agree with this characterization. The Growth Plan will address how development should take place.</p> <p>The Ontario planning system is</p>

Commenter	Comments	Staff Response
	<p>4. Why aren't the planning rules stronger to protect the environment?</p> <p>In his annual report to Queen's Park, Commissioner Miller stated that with our flawed planning system we are continuously endangering Ontario's wildlife, forests and water, and that because of this we are forever posing a emergent threat to our own health and living standards too. Within his tabled report, Mr. Miller pointed out that developers appear to always get free rein over environmental rules that were meant to safeguard our sustainability. Who's driving our future?</p> <p>For instance, within the Greater Toronto Area Mr. Miller pointed out that we have difficulty growing enough food and finding adequate energy just to meet the needs of today's four million citizens, so how are we possibly ever going to cope with the government's projected eight million people slated for the future? To me, it's like asking for more people to join us on the Titanic, just after she hit the iceberg. Who gets the short-term benefit and who gets the long-term pain? Are we that foolish?</p> <p>Mr. Miller's concise observations and grounded concern adds much urgency to our ever-loudening wake-up call. He expertly acknowledges we've a serious and growing shortage of farmland, doctors, hospitals, electricity and an increasing scarcity of oil and gas supplies. With all this, it appears we've a major disaster looming that needs focused attention, right now.... not later. If there ever was a time for implementing sustainable development initiatives, it's truly now.</p> <p>With no reply received yet, I can only suggest that if our regional council can't or won't address this important issue on our behalf, then 'unbridled growth' needs to be an issue for us, the voters.</p>	<p>based on balancing social, economic and environmental interests. Halton may choose to take a more pro-environmental position, as we have done in the past.</p> <p>The GTA economy, or for that matter, the Ontario economy exports certain goods and services while importing others. A province or a city-region can never be self-sufficient in all goods and services. To make our communities more sustainable, we need to adjust our lifestyle and land use patterns along the line of the Growth Plan.</p>
<p><b>Christensen, D.E.</b> Georgetown 1/9/2006</p>	<p>Unfortunately I have not had the opportunity to read the Ministry Proposed Growth Plan for Greater Golden Horseshoe but would appreciate this opportunity to express my personal views, particularly as it relates to the desperate need in the Georgetown part of Halton Hills for affordable two bedroom bungalow, single car garage, condominium maintenance housing.</p> <p>Approximately four, maybe five years a developer proposed just such type of housing on property bordering the 10th Sideroad towards Winston Churchill Road. This proposal was made publicly in St. Bridgids auditorium on a Saturday morning, well attended both by seniors of interest as well as members of our admin staff.</p> <p>Although many did then and still hoped would mature.</p> <p>Of course out trotted the usual delay tactic regarding shortage of water along with threats of the big pipe. Humorous when one thinks of this time worn response.</p> <p>Nevertheless various groups oared in with the need of a golf course (no mention</p>	<p>Affordable housing is part of the proposed intensification strategy in the Growth Plan.</p>

Commenter	Comments	Staff Response
	<p>of the free water) and the subject quietened down and has since been forgotten by the administration of Georgetown.</p> <p>Nevertheless the area is now being used for various types of large housing types – I refer to them as maximum tax return for minimum land use styles.</p> <p>A few months ago a representative from the province arrived and at a regular council meeting advised publicly the council and the residents who may have been in attendance as well as the television audience of which I was one, that although the official plan had been completed the council would have to open it up and use green space set aside for ecological reasons to provide for another 50,000 citizens in the next few years. This is on land south of the 10th Sideroad to Steeles Avenue between Winston Churchill and Highway 25.</p> <p>No mention of water here.</p> <p>It seems that whenever there is an expression of housing for seniors that is interpreted as meaning high rise of some such sort – affordable or not.</p> <p>This attitude flows from the principle of maximum tax return for minimum land use. Let the developers tell us what we need.</p> <p>Examine from here to Windsor and most communities between and you will find affordable housing for seniors in abundance.</p> <p>I would very much appreciate knowing why when there is a growing need for affordable 2 bedroom, single car garage, condominium maintenance, why seniors are required to leave this community to fulfill our needs.</p> <p>I have been before Council on this issue and know there is positively no interest whatsoever. It will be interesting to know what dumper this request falls into.</p>	<p>This might have been a private proposal, as the Region sets firm urban boundaries and a proposal such as this would require a comprehensive review.</p> <p>Halton Council has committed to producing a Comprehensive Housing Strategy that will address the need of affordable housing including those for seniors.</p>
<p><b>Codlin, Fred</b> 1/5/2006</p>	<p>I am righting to view my interest on growth , i was born and raised in malton on a farm and watched malton grow from the big fire on derry rd and on, there is even a street named after my family there but for how long i do not know? my thought is if i had to move out of malton to escape urban growth then it look's like i will moving again , we have to stop some where,?? let's make it halton??</p>	
<p><b>Dawkins, Fred</b> Acton East Housing Corporation 1/12/2006 &amp; 1/13/2006</p>	<p>There is no doubt that the Province intends Halton Region to absorb very significant population growth over the next 25 years. This is inevitable. Given the pressure that comes with the need for an expanding population growth in the GTA and the stated intent to have very significant growth in North Halton in both Georgetown and Milton, it is inconceivable that the Town of Acton should be virtually frozen during the same period. Acton is the only urban area in the Region that has been constrained to the point that it cannot provide the critical mass to support a full range of basic commercial and social services. For years the lack of growth in Acton was attributed to a lack of demand. The truth is that a twenty-year dispute over who should get the available servicing capacity ensured that there was no supply to test the market interest in Acton. The servicing capacity issue remains a solvable engineering challenge not a limitation carved in stone. As the President of Acton East Housing Corporation, I have been very active since 1992 in pursuing development in Acton. The log-jam was finally broken through in 2002 with the registration of the first phase of our plan of subdivision. Within two years over 700 homes were sold, built and occupied in a community that had a population of 7,000 people. As a result there</p>	<p>Acton will see modest growth in the future as limited by its groundwater and stream-based servicing system, as well as its role being part of the</p>

Commenter	Comments	Staff Response
	<p>has been a parallel growth of commercial services making the community a more complete urban area - more complete but far from complete. There is an undeniable need for a larger population to allow additional and fundamental services to expand. The amazing take-up rate in Acton between 2002 and 2004 has not been fully considered in the Official Plan Reviews of either the Region or the Town of Halton Hills. No-one is contemplating the type of growth for Acton that is being projected and virtually forced upon Milton and Georgetown. However I implore the Region of Halton not to freeze Acton yet again. We have already endured such a freeze between 1982 and 2002.</p> <p>The Region and the Town of Halton Hills should include a recommendation to the Province in their mutual response to the Proposed Provincial Growth Plan which emphatically confirms that there is a definite need to include adequate provision allowing Acton to expand, grow and achieve it's basic needs to become a vibrant urban area unto it's own right. I respectfully request that the Region supported by the Town does exactly that. Recently the editor of the Acton Tanner referred to 2004 and 2005 as a period during which he watched "the community finally get new life after two decades of paralysis". This is not an overstatement. He also stated that "if smaller communities are to be self sustaining they must have some elbow room." Just as plans for the larger urban areas to absorb population growth are critical to the Provincial Growth Plan so must be the legitimate interests of smaller urban areas. This concern based upon valid needs is based entirely on logic and obvious need. No other urban area in Halton Region has been allowed to wither on the vine. I trust that the Region will recognize the fairness and legitimacy of this very real need and include a sound recommendation regarding the expansion of the Acton Urban area in it's response to the Province.</p> <p>Sorry for the added thought:</p> <p>However in summary Acton is the only area in the Region that has a genuine need to grow to allow it to mature and it is the only area in the Region for which there is no growth strategy.</p> <p>Thank you for your consideration of our concerns</p>	<p>Protected Countryside under the Provincial Greenbelt Plan. Under that Plan, appropriate planning and economic development approaches will be used to maintain the vitality and character of Acton so that it will continue to function as a small yet viable rural community in the countryside of Halton.</p>
<p><b>Elliott, Norm</b> Acton 1/13/2006</p>	<p>Thank you for requesting comment from the citizens of Halton Region about the proposed Provincial Growth Plan. My comments will be focused on the community of Acton, or Ward One within the Town of Halton Hills.</p> <p>First of all, permit me to introduce myself. I was born in the Town of Acton in 1944. I have lived my entire life in Acton. For forty years, I have been a homeowner and taxpayer in Acton. My wife and I have raised three children in this community, and have supported all three of them in obtaining post-secondary university degrees.</p> <p>I served as a local councillor in Acton from 1970 to 1973, when Regional Government arrived. In 1985 I was elected to Halton Hills Council and served continuously until the year 2000. This information is provided in order to lend some credibility to my perceptions regarding Acton with respect to the Places to Grow Act, and most specifically, the Greenbelt Plan.</p> <p>Development virtually stopped in Acton in the mid seventies following the buildout of the Bovis and Kingham subdivisions. While development continued</p>	



Commenter	Comments	Staff Response
	<p>in the rest of Halton and surrounding areas in Peel, the community of Acton stagnated due to severe provincial constraints on water and sewage capacity. Eventually, in the early nineties, landowners in the east of Acton were granted a Municipal Board Hearing in an attempt to provide a modest allocation to the various landowners for residential and commercial development.</p> <p>That hearing generated the largest expansion of Acton in thirty years, and lead to the following quote from Acton's New Tanner newspaper "Construction of new homes and businesses reached their zenith after years of speculation and changed the face of the town, revitalizing commerce and creating a new business climate." January 05, 2006.</p> <p>Certainly the foregoing was the source of much optimism, but we now seem to be faced with the spectre of another development freeze in Acton, due to the imposition of the provincial greenbelt plan, which effectively closes the window of opportunity for growth for 10 years. Concerns about water and sewage capacity can be resolved, just as they were during the previous growth interval.</p> <p>It seems totally counterproductive for government to encourage the substantial growth of immigration, much of which will inevitably settle in the GTA, and at the same time, effectively rule out the logical, albeit proportionately modest, expansion of an existing urban area that desires to grow. In fact, at least one of the local developers who was instrumental in making the recent growth a reality is currently interested in continuing that momentum.</p> <p>Where does Acton stand? Our local planning department confirms that there is nothing in the Halton Hills Official Plan current review that relates to growth in Acton. The Greenbelt Plan has frozen Acton's boundaries. The Province is asking for input from citizens within the GTA and Golden Horseshoe area about where to locate the inevitable population growth. My fervent request is for the Region of Halton, in concert with the Town of Halton Hills to ensure that my concerns, which are shared by, in my opinion, the majority of Acton residents, are addressed in the Regions response to the Province.</p> <p>Please make a case for the inclusion of Acton in the plans for future growth. Please ensure that the possibility of sustainable development in Acton is not prevented by the inflexible interpretation of the greenbelt plan. Please give the people of Acton a reason to maintain the spirit of optimism that blossomed in the past few years. Please ensure that the Region of Halton truly represents all of its constituents.</p>	<p>Given the environmental constraints, the current development capacity of 10,000 population is not likely to be significantly changed unless there is some break-through in technology. Acton, however, will continue to benefit from modest growth, stay vital and maintain its historic charm and character as a small community in Halton's countryside.</p>
<p><b>Friesen, Rick</b> Sheridan Nurseries Limited 1/6/2006</p>	<p>The Growth Plan has failed to provide the agricultural industry within the Greenbelt access to any support that was promised as part of the Greenbelt legislation. There is no information available for support, and according to the Region of Halton staff, there is no support programs (that they are aware of).</p> <p>I am aware of \$25M being budgeted to advertise the greenbelt existence and benefits, but I cannot find a single program, from any level of government, that has been created to help ensure financial stability and viability for agriculture as part of this greenbelt activity.</p> <p>It is interesting that Halton Region Growth Plan website has a identified an "Agricultural Community Development Fund", but according to Halton Region staff this has a budget of only \$17,000, and is only for voluntary and youth agricultural societies. None of it is for any agricultural operator itself!</p>	<p>These concerns will need to be addressed as part of the Multi-Year Work Plan in the first year dealing with the future of agriculture in Halton.</p>

Commenter	Comments	Staff Response
	In other words, there has been a complete failure to deliver what has been promised.	
<p><b>Gevaert, Lieven</b>  Town of Milton  1/6/2006</p>	<p><b>Places to Grow Halton document Jan 2006</b></p> <p><i>A. Background.</i></p> <p>The province has declared that Places to grow is a panacea that will justify the greenbelt act, that will justify the governmental philosophy of urban densification, that will justify environmental friendliness and cleaner air for all Ontarians, that is so prized by all Ontarians, that will justify the principles laid out in the greenbelt act, that will justify the eternal preservation of farmland in the greenbelt area.</p> <p>The overwhelming majority of the urban population vigorously supported the provincial initiative to bring the Greenbelt Act. The only concerned stakeholders were a small minority of landowners that would be greenbelted. This is the past, and there is no recourse to be heard as part of the Act.</p> <p>The province sold the greenbelt act as the "first twin" with the Places to Grow act becoming the "second twin". Now is the time for the citizens that will be affected by the Places to Grow Act to step up to the plate and for the good of the society allow the densification of urban areas to start and to continue, for all the good reasons given in both acts.</p> <p>There must be no NIMBY[ Not In My Backyard] excuses by anyone to be affected by the Places to Grow act.</p> <p>In fact there should be a pride present in the hearts of all urban residents to be able to contribute to planning and optimization of immigration for the next decades whilst minimizing the adverse affects of increased population density that will occur by that same immigration.</p> <p>As all residents of Ontario have so often stated,[cleaner air, clean water, public transportation, affordable housing, saving of farmland, no "leapfrogging" , better utilization of infrastructure],their wish must now be fully granted. Now is the opportunity to accept action plans that will optimize the good attributes so dearly prayed for, whilst at the same time accepting the proposed immigration over the next few decades. Alternatives such as placing immigrants in unbuilt, nonfarming areas are a non starter.&gt; it is morally and politically wrong to force immigrants into areas where they do not wish to go.</p> <p>Therefore the Places to Grow act and philosophy must be translated into provincial and municipal regulations which are friendly to both the Greenbelt Act and the Places to Grow Act</p> <p><i>B. Response Method.</i></p> <p>My response will not deal with the details and minutia of the PPW57-05 report. Instead it will deal with the summary comments and recommend the action to be taken based on the provincial philosophy of the "twin" acts. My comments on PPW57-05 will point out the discrepancies with the Acts and make recommendations on how to follow the Acts.</p> <p><i>C Recommendations</i></p> <p><b>1.Recommend removal of this statement</b> [P4 unique and high quality agricultural land]</p>	<p>[Note: PPW57-05 is a Halton staff report prepared in April 2005 on the Joint Submission to the Province on the Draft Growth Plan dated February 2005.]</p>

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	<p><b>2.Recommend that the implementation be done equally geographically, with no exceptions based on the hue and cry of local residents wanting NIMBY</b></p> <p>3. Recommend that the effects of assumption errors on immigration and on ratio differences from the assumed ratio be calculated and presented publicly within the next 6 weeks</p> <p>4.Recommend that the error bands be used to calculate the effects on the plan</p> <p>5. Recommend that there be no exempted , discriminatory areas within each lower tier government, so that perceived anti NIMBY injustices be transported to other areas within the lower tier municipal governments[ Milton, Halton Hills, Oakville, Burlington]</p> <p>6. Recommend also that any sentences and comments that smack of NIMBY injustices be deleted from the report.</p> <p>7.Recommend that the unique area/design comments be removed from this summary.</p> <p>8. Recommend that regulations be put in place, within the next 3 months so that there will be no elitist segregation on which areas receive or not receive the densification requirements, and so that densification is spread equally across each municipality</p> <p>9.Recommend that unique area comments be removed from the document</p> <p>10.Recommend that " appears to " be removed and that in fact the Draft Plan endorse heartily the even distribution of intensification throughout the entire area of the municipality, and throughout each lower tier government [Milton, Halton Hills, Burlington, Oakville]</p> <p>11. Recommend that as previously recommended there be equality and no exceptions in densification areas</p> <p>12. Recommend that the timing be reviewed and extended so that the service has a greater opportunity to be financially self sufficient</p> <p>13. Recommend that bylaws that affect negatively the potential for more affordable housing be reviewed and modified. If such is not initiated within 3 months, the government should write regulations that include the speedy implementation of such review and change implementation of "non friendly to affordable housing" bylaws</p> <p>14. Recommend that alternatives be explored and initiated , with regulation if necessary, to give a better opportunity to local food producers. HAAC may be a body that could make recommendations</p> <p>15. Recommend that it is made clear that the urban boundaries are fixed and are non appealable</p> <p>16. Recommend that the public has an opportunity to input, to be listened to and to be heard.</p> <p>17. Recommend that the greenbelt act be reviewed for boundary setting based on science.</p> <p><i>D. Comments.</i></p> <p>1. Preamble. No comments</p>	<p>Halton has always taken this approach to urban boundary. Recent changes to legislation prohibit private amendments to change urban boundaries.</p>

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	<p>2.Halton's Previous Comments. No comment</p> <p>3.Vision and Guiding Principles</p> <p>a. "unique and High quality agricultural land"[p4] Based on scientific evaluation of the land, the best land was exempted from the greenbelt act[the "white pearl necklace" ] and the marginal land was included in the greenbelt act. <b>Recommend removal of this statement</b></p> <p>b. summary #1 P5. Agree with summary 1, especially with the last sentence. <b>Recommend that the implementation be done equally geographically, with no exceptions based on the hue and cry of local residents wanting NIMBY.</b></p> <p>c." As a result the forecasts may be slightly on the high side"P8 What is the error bars that have been used for the assumptions of growth? What effect will that have on the densification of the present urban areas? What effect will the industrial, commercial/residential ratio difference from the assumed ratio have on residential taxation.?</p> <p><b>Recommend that the effects of assumption errors on immigration and on ratio differences from the assumed ratio be calculated and presented publicly within the next 6 weeks</b></p> <p>d. summary #2 P9 Agree with summary #2, however the margin of errors of say +/- 15 % need to be calculated and presented to the public at the time the assumptions of immigration growth are made.</p> <p><b>Recommend that the error bands be used to calculate the effects on the plan.</b></p> <p>e. " It should, however, be noted that there might be certain areas within a municipality with unique designs that may not achieve the 50 persons .... P11 This statement is a guarantee that NIMBY will become the watch word . " Densify elsewhere but not in my neighborhood" The precedents are too numerous to mention, and they will be based on "our neighborhood is unique" whilst in fact the real reason [ real or perceived] will be " <b>my housing value will drop</b>" .This is an unacceptable reason. It is time that urban residents accept their responsibility to change their mindset from a narrow, uncharitable, "I'm all right Jack" attitude, to one of accepting the growth and accepting the responsibilities that go along with the good things so desired from the n Places to Grow and Greenbelt acts</p> <p>The local NIMBY attitude will shift the perceived concerns to another area. This is unfair to the other area. There must be no discrimination on where the "safe" areas are from the areas to receive the benefits of the Places to Grow Act densification. The densification must be applied equally across the lower tiers so that the upper tier densification targets are achieved</p> <p><b>Recommend that there be no exempted , discriminatory areas within each lower tier government, so that perceived anti NIMBY injustices be transported to other areas within the lower tier municipal governments[ Milton, Halton Hills, Oakville, Burlington]</b></p> <p><b>Recommend also that any sentences and comments that smack of NIMBY injustices be deleted from the report.</b></p> <p>f. Summary #3</p>	<p>The margin of errors in the growth forecasts will not likely change these parameters.</p>

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	<p>As stated above, Unique areas that would benefit of not having to be in concert with the provincial and regional densification regulations, need to be removed from this summary. The last line " on a site specific" basis needs to be removed. All residents should share equally in the so desired densification policies and regulation</p> <p><b>Recommend that the unique area/design comments be removed from this summary.</b></p> <p><b>Recommend that regulations be put in place, within the next 3 months that there will be no elitist segregation on which areas receive or not receive the densification requirements</b></p> <p>g. P13 "without drastically changing the character of the ..." The definition of "drastic" will provoke a lot of stalling because of the NIMBY philosophy that some residents may wish to receive.</p> <p><b>Recommend that unique area comments be removed from the document</b></p> <p>h. P13 " The draft Plan appears to contemplate the even distribution of intensification throughout the entire urban area of the municipality"</p> <p><b>Recommend that " appears to " be removed and that in fact the Draft Plan endorse heartily the even distribution of intensification throughout the entire area of the municipality, and throughout each lower tier government[Milton, Halton Hills, Burlington, Oakville]</b></p> <p>i. P13 " local and regional municipalities.....are good candidates for intensification and those that are not" If Science and not NIMBY is used to identify areas of densification there are very few if any candidate areas that should not receive the opportunity of densification. In the interest of fairness, all urban residents should have the opportunity of densifying so that the good things which they want as given in the two Acts can be realized.</p> <p><b>Recommend that as previously recommended there be equality and no exceptions in densification areas.</b></p> <p>j. P14 summary #4 The last line seems to indicate other action "in lieu of"</p> <p><b>Recommend that as previously recommended there be equality and no exceptions in densification areas</b></p> <p>k. P16 Summary 5 Why are gravel pits [aggregate resources] so elevated and exempted from the document? Aggregate resourcing does not meet the environmental standards and objectives enunciated in the draft plan and in the two acts.</p> <p>l. summary #6 The CN modal proposal is states as being unacceptable in the draft report. This smacks of NIMBY. I would have liked to see an alternative in the draft report, in keeping with the summary #5. I do agree with the notion of a non elected body having the power to undermine the municipal planning vision. While this is not part of the draft plan, the issue of non citizen responsible agencies and commissions needs to be reviewed and brought democratically in line. The originators of such agencies and commissions need to modify the mandates of these non elected creatures so that there is greater citizen input in their make up and</p>	<p>The Province does have special provisions for aggregate resource recognizing its important role in building and in economic prosperity.</p>

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	<p>in their raison d'être.</p> <p>Recommend is secondary to this draft response and is given in the previous paragraph.</p> <p><b>l. P20 summary #7. Why only the first 3 years of operation?</b></p> <p>Recommend that the timing be reviewed and extended so that the service has a greater opportunity to be financially self sufficient.</p> <p><b>m. P22 summary 8 Affordable housing is a very elusive concept. One way of improving the possibility of affordable housing is by reviewing the bylaws that would open up affordable housing opportunities, such as finished basement apartments, granny flats, ability to sever underused lots to densify present urban locations. The solutions are at hand; we need to think where we have not thought before; we need to modify the bylaws that used to serve us well so that we can meet the new requirements of greater population, greater immigration, and meet the two acts[greenbelt, places to grow.]</b></p> <p>Recommend that bylaws that affect negatively the potential for more affordable housing be reviewed and modified. If such is not initiated within 3 months, the government should write regulations that include the speedy implementation of such review and change implementation of "non friendly to affordable housing" bylaws.</p> <p><b>n. P23 As previously stated, the definition of "valuable agricultural lands" is scientifically incorrect when looking at the majority of greenbelted land. The recommendation has been made previously</b></p> <p><b>o. summary # 9 P24. The question of local food supply is a nice thing to talk about, but in reality is only words because it has no teeth to modify the market place. The majority of consumers in southern Ontario buy based on price, not on food origin. Were the population of Ontario to truly want local food, then they would be prepared to pay for it through a food tax on all food, with the proceeds going toward the sustainability of greenbelted and other farmers. There should also be a green payment for any real or perceived benefit that the urban population sees by keeping farmers greenbelted and property restricted..</b></p> <p>Recommend that alternatives be explored and initiated , with regulation if necessary, to give a better opportunity to local food producers. HAAC may be a body that could make recommendations.</p> <p><b>p. P27 " and the delineation of the boundary of urban growth centers" I disagree with the implication of future urban boundary delineation. The boundaries have been set in the greenbelt act, and are non appealable. Hence the implication of boundary changes is a wrong impression and should be removed</b></p> <p>Recommend that it is made clear that the urban boundaries are fixed and are non appealable .</p> <p><b>q. P30. summary # 12 The greenbelt has defined the urban growth boundaries. With the extreme importance of saving farmland, getting local food and the urban perception that this is good for them, there should be no additions to the urban boundaries. This is why a densification of</b></p>	<p>Secondary suites are already recognized as a form of affordable housing.</p>



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	<p><b>greater than 40% should be contemplated, or that other measures to stabilize the population should be contemplated.</b></p> <p>Recommend that no such amendment be set forth and if set forth that the provincial government not agree to such amendment for the reasons given in the greenbelt act, and other acts.</p> <p>r. P33 summary#14 I disagree with the communication process, because it is perceived as a "show and tell process", and not a citizen input and listened to process.</p> <p><b>Recommend that the public has an opportunity to input, to be listened to and to be heard.</b></p> <p>s. summary # 15 P34 The greenbelt act should be updated its premises are not based on science. It should be revisited not only for the concerns raised Summary 15, which are legitimate, but also for the errors made by not following proper scientific principles and data.</p> <p><b>Recommend that the greenbelt act be reviewed for boundary setting based on science.</b></p>	
<p><b>Greb, John</b> City of Burlington 12/13/2005</p>	<p>Comment #1 Re sub-Section 3.2.4.2b) and Schedule 6: Clearly, the two "Future Goods Movement Corridors" should not be shown separated as two dotted lines, but should be one continuous dotted line which includes the four westerly municipalities shown in the GGH. As currently shown, an implication could be drawn that the former "Mid-Peninsula Highway" proposal is still alive in the Ministry's mind.</p> <p>Comment #2 Re sub-Section 3.2.5.5: If an existing residence has their water supply disrupted by a permitted mineral extraction quarry in their vicinity does this permitted extension of services apply?</p> <p>Comment #3 Re sub-Section 4.2.3.1: Will the Minister of Public Infrastructure Renewal be added to the environmental assessment review currently underway for two quarries in rural North Burlington and in rural Carlisle and, if so, in what capacity to approve or not approve each process?</p> <p>Comment #4 Re sub-Section 4.2.4.1d)iv: To date, the glaring neglect on the part of the City of Toronto to address the long-term solution to their solid-waste problem and, to this point, the dereliction of duty on the part of the Ontario Government to force</p>	<p>Those lines are conceptual. The need and alignment of the Niagara-to-GTA corridor will be determined through the on-going EA process.</p> <p>Not necessarily. It will still require a Regional Official Plan amendment.</p> <p>The cited policy is related to a long-term strategy. The subject two quarry applications are under the Aggregate Resources Act, for which the Minister of Natural Resources is responsible.</p>

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	<p>their solution, is shameful in the extreme. No Ontario municipal landfill should be forced to accept Toronto's waste should their current disposal sites be lost.</p> <p>General</p> <p>Other than the above, the management of future growth of the GGH, as outlined in this Report, shows a clear willingness to provide this region with a clear focus on strategies to be implemented in order to manage in an organized and acceptable manner...the Government is to be commended.</p>	Staff concurs.
<p><b>Grimwood, Michael</b> Milton Rural Residents Association 1/13/2006</p>	<p><b>Preamble:</b> Population growth should be distributed across the Province, not allowed to concentrate in a small area such as the Greater Golden Horseshoe (GGH). Concentration in the GGH is unsustainable in the long term due to the inevitable adverse and destructive impacts of extreme levels of pollution, permanent destruction of quality agricultural land, societal failures (e.g. violent crime, poverty, underemployment) which even now appear to be intractable, and economic fragility.</p> <p>The old adage - 'don't put all your eggs in one basket' - applies. The historical record is littered with the debris of catastrophically failed societies which followed the siren call of concentration of population. Inevitably, this concentration has led to more complex problems requiring more complex and closer integration and inter-dependence of a myriad of services and 'solutions'. The breakdown of a few of these services or solutions, even of a temporary nature, has an uncontrollable cascading effect on the whole system because of the inter-dependencies, many of which are not even recognized, let alone understood.</p> <p>Consider the severe impact of the relatively minor natural occurrence of hurricane Katrina on the supply of gasoline and oil products, an impact due mostly to the concentration of refineries in the affected area. Consider further the havoc brought on by the SARS outbreak on Toronto and environs - the existing concentration of population in Ontario.</p> <p>Governments and politicians are unable to effectively address the environmental deterioration and societal failures that right now are linked to the existing population concentration practice; a 50% increase in population will create even stronger stresses and widening gaps and fractures.</p> <p>The Milton Rural Residents Association (MRRA) supports sustainable growth to ensure that quality of life will improve for all residents, and supports 'sharing the wealth' with appropriate distribution of population, commerce, industry and resources across the Province. The MRRA deplores government taking the high risk path of centralizing resources and economic sectors, and concentrating population, into the GGH.</p> <p>Notwithstanding the differing, broader, and more sustainable and inclusive view the MRRA holds for the necessary growth strategy for Ontario, the MRRA offers these specific comments on Places To Grow (PTG) strategy proposed by the Provincial government in the spirit of collaborative and collective decision-making.</p> <p><b>Specific Comments:</b> PTG policies must be regulations to which municipalities and other interests (commercial, industrial, developmental) must adhere and be held accountable; PTG policies must not be seen or treated as guidelines by Provincial government ministries, departments and agencies. Policies must be</p>	<p>There is the counterbalance viewpoint that city-region is a more efficient form of urbanization as it reduces transportation costs, supports a broader range of services and permits economies of scale in the delivery of goods and services.</p>



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	<p>enforceable and enforced.</p> <p>Sect. 4.2.2 - Prime Agricultural Areas - para 3 and 4 - should read Municipalities, government agencies, ministries and departments are required to (3) maintain / (4) establish ..... (Reason: Encouragement is not enough, there must be a requirement and it must apply to all levels of government. We have also seen examples where government agencies (conservation authorities, Niagara Escarpment Commission) have made unfriendly and unsupportive, restrictive decisions relating to agricultural practices)</p> <p>Sect. 2.2.3 - General Intensification - para. 7e - remove the word "generally" and replace with "must" (Reason - intensification areas by definition should have higher population densities than surrounding areas. If minimum density in an intensification area is too low vis-a-vis surrounding area(s), it should be increased)</p> <p>Sect. 2.2.4 - Urban Growth Centres - para. 4 - add 'Individual community urban growth centre boundaries (whether the community is part of an upper- or single-tier municipality) may not exceed current urban boundaries as contained in existing official plans without review and approval by the Ministry of Public Infrastructure Renewal and approval by the community residential population through a public referendum.' (Reason - some municipalities may artificially reduce growth centre boundaries in an attempt to restrict intensification/densification areas, and increase opportunities to expand into designated greenfield areas)</p> <p>Sect. 2.2.8 - Settlement Area Boundary Expansion (SABE) - add requirement that all SABE be submitted to the municipal electorate for approval/refusal by way of referendum prior to any implementation or municipal commitment to expansion (Reason: democratic principles should apply; the public has the right to directly decide on this critically important issue - it cannot be left to politicians and self-interest groups)</p> <p>-para 3c. - revise to read: The existing or planned infrastructure or community infrastructure required to accommodate the proposed expansion can be provided prior to or concurrent with expansion and in a financially and environmentally sustainable manner (Reason: we have seen the disastrous impact of uncoordinated infrastructure-residential development growth in Milton; this type of failure needs to be eliminated)</p> <p>-para 3d. - delete this exemption; no settlement of prime agricultural land should be allowed under any circumstance - too much agricultural land has been permanently destroyed already in the GGH</p>	<p>Staff concurs and therefore suggests that "protecting what is valuable" should precede further urban boundary expansion.</p> <p>Some flexibility should be allowed for the gradation of density into the surrounding stable neighbourhoods.</p> <p>Municipal Councils are duly elected to make such decisions. As well, there will be broad-based public consultation on such matters.</p> <p>Since services for new development are funded by development charges, pre-servicing will be financially difficult unless there is pre-payment of development charges, which will require a change to the legislation.</p> <p>This would mean that there will be no further urban expansion in</p>

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	<p>Sect. 3.2.5 - Water and Wastewater Systems - para 1 - revise to read " Municipal water and .... sufficient revenue from the users of the systems to recover ....." (Reason: those who do not need and use the systems should not bear any cost; this should be a user-pay system which will encourage conservation and environmentally friendly use)</p> <p>Sect. 4.2.3 - Mineral Aggregate Resources - governments have been much too weak and accommodating to the mineral aggregate industry, with the result that there is no dynamic tension to improve extraction, delivery and rehabilitation procedures or develop innovative, new and more sustainable industry practices. TOARC has failed at delivering rehabilitated properties in a timely fashion and needs to be totally revamped to include representation for residents impacted by aggregate operations. In particular, environmentally/ecologically sensible rehabilitation procedures and timeframes need to be established and enforced, with severe, immediate penalties for non-compliance. The aggregate industry needs to be guided to become a model corporate citizen, given the severe impacts of its practices.</p> <p>Sect. 4.2.4 - A Culture of Conservation - para 1c. strengthen by adding reduction requirements for industrial, commercial, development and transportation sectors, not merely municipalities and residential sources. Ignoring these sectors means that significant contributors to deteriorating air quality are not managed/controlled for the public good.</p> <p><i>Additional Items</i> - Sect. 4 needs to have Light Quality and Noise Quality protection requirements added - noise and light pollution are increasing rapidly and creating poor quality of life conditions for people, and undesirable environmental/ecological impacts on flora and fauna in the GGH.</p> <p>- Sect. 4 needs to have Land Quality protection added - short-term profit-oriented unsustainable and damaging land use practices need to be prohibited, and long term sustainable use required. For example, biosolid content and use need to be better managed, ensuring that biosolids are toxic free (including toxic viruses).</p> <p>- Economic considerations: The MRRA supports a healthy, robust cross-border trade with the United States which is mutually beneficial. However, given the realities of trade relations and protectionism, US questioning of Canadian supply management practices, border security practices and procedures, US reactions to outsourcing, the serious imbalances in the US economy and its trade deficits, and so on, the MRRA suggests that prudence requires active and aggressive exploration and development of other trading partners and opportunities for Ontario's commerce and industry. as above, putting all our 'economic eggs' in 'one basket' and focusing solely on the US for continued trade prosperity is short-sighted and wanting. Ontario's businesses should be encouraged, with appropriate infrastructure available, to expand beyond the US markets; maintain a healthy, robust relationship, to be sure, with US suppliers and customers, but look further afield as well.</p>	<p>Halton.</p> <p>This clarification is not needed since servicing is on its own rate-supported budget.</p> <p>Staff concurs.</p> <p>Staff concurs but acknowledges that this may be beyond the legislative mandate of the <i>Places to Grow Act</i>.</p> <p>There are MOE regulations and guidelines on such matters.</p> <p>These are matters that should be directed to the federal governments</p>

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	<p>Similarly, the Provincial government must ensure, in co-operation and partnership with the Canadian Federal government, that appropriate governmental relations are maintained and enhanced with US state and federal government counterparts, that disputes are resolved fairly and in a timely fashion without undue rancour or political posturing and that an equally mutually-beneficial partnership is maintained.</p> <p>Submitted on behalf of the Milton Rural Residents Association, as approved by the Board of Directors.</p>	<p>through the Halton MP's.</p>
<p><b>Halton Agricultural Advisory Committee (Bert Andrews)</b> 1/2/2006</p>	<p><b>PLACES TO GROW</b></p> <p>As a farmer, I have reviewed the places to grow document. As I have the mindset of a practical rural business person, I have trouble appreciating much of the wording in such a document. As a consequence I have limited my questions and comments to agriculture, food and rural issues.</p> <p>1) Page 4-How does the growth rate of the Greater Golden Horseshoe compare with other fast growing cities in North America? How many additional acres of farmland will be needed to satisfy the growing population? This acreage needs to be given a range for both a best case scenario as this document outlines as well as a worst case scenario which is more likely to occur if past trends continue.</p> <p>2) Page 5-What is the definition of "protecting prime agriculture areas"? Is it to protect prime agricultural land for the benefit of both farmers and urbanites or primarily for the benefit of urbanites? If it is for the benefit of farmers, what new initiatives will be introduced to improve the economics of farming?</p> <p>3) Page 6-"Decades of neglect and lack of investment have resulted in the current infrastructure deficit". If we are so far behind and cannot catch up, would it not make sense to limit immigration to the GGH until such time as we catch up on the infrastructure needs?</p> <p>4) Page 7-"Farming will be productive, diverse and sustainable." These feel good planning words in my humble opinion translate to one word bull..... The province needs to provide details of "How". This page would be better titled "The Government Dream for the GGH". Can we please ask for some reality wording when presenting a vision for agriculture, food and rural issues?</p> <p>5) Page 11-History shows that most families will move to the suburbs if they can afford to. Families will want to live where it is best for them to raise a family. That includes neighbourhood safety, social activities, community activities, sporting activities, respected schools, dancing, church etc.. Decisions on where families live will not be determined by a government wish list.</p> <p>6) For the most part, we can only compete seriously on a global basis with Class 1(maybe 2&amp;3) land and specialty land. MPAC as well as soil maps have every farm designated according to land classification. The use of this information is critical to any planning for the continuation of agriculture and food in Ontario. Why not have MPAC spell out the land classifications on every assessment?</p>	<p>The growth rate of the GGH region is among the highest in North America. Future land supply will be determined by PIR with input from the municipalities.</p> <p>These questions can best be addressed in the early phases of the Multi-Year Work Plan as described in report PPW15-06.</p>

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	<p>7) Page 18-As expected it is stated that for lands within the Greenbelt Area, applicable policies of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine apply. Can you please provide a copy of these policies?</p> <p>8) Page 27-"Municipalities are encouraged to maintain, improve and provide opportunities for farm related infrastructure such as drainage and irrigation". Improvements in Halton in this area could be started immediately. For example, I have been waiting three years for a drainage issue to be acted upon. Secondly, it took nine months for a simple irrigation water taking permit to be issued. Thirdly, a building permit for a tent for a month for school children cost \$662.50. "Municipalities are encouraged to establish and work with agricultural advisory committees and consult with them on decision making related to agricultural planning." Municipalities need to take direction and respond to farmers as they know best what is needed to keep their farms viable. The bottom line is that the electorate pays the salaries for both elected and non elected government employees. Only through problem solving with the electorate can the very best solutions for all of society be achieved.</p> <p>Bert Andrews Endorsed by HAAC January 3, 2006</p>	<p>Yes.</p> <p>Staff concurs.</p>
<p><b>Halton Agricultural Advisory Committee (Peter Lambrick et al)</b> 1/3/2006</p>	<p><b>Places to Grow</b></p> <p>This report deals with a time period of 2001 to 2031. It is regrettable that we are in 2006 and nothing has been done and nothing is intended to be done until we are half way through the period – in 2015: this is far too late.</p> <p>It is understood that OP's are in place, but that being said, there is no reason why the densification levels cannot be increased in keeping with this report to better utilize green field development, transit corridors and come closer to meeting the intensification plans of this report.</p> <p>We would encourage the Region to update its OP and get things started by 2010 at the latest. We have great leadership here and we must build upon such things as the inter-modal facility, whether we like it or not.</p> <p>We within agriculture will be of two minds with this report. One half being of the mindset: "pave it all over, and let me have my retirement fund now". The second being: "tell me exactly what I am going to have to work with, give me the tools with which to work and hopefully the GTA Agricultural Action Committee (GTA AAC) and others can give me a market to fill and give me a decent return on my investment".</p> <p>We think this region should take a strong leadership role, being one of the not-built-out regions. We should identify the best agricultural land and encourage the province to put a higher priority on these areas.</p> <p>However, we disagree with the splitting of natural systems from prime agricultural land because we feel that they are one and the same. We would ask though, that when they are being regulated for the "so called" public good, that the landowner be recognized and adequately compensated for that public good.</p> <p>Agriculture is not just the specialty areas of Niagara and the Holland Marsh. We have already built over a lot of Canada's Class 1 farmland. Starting to recognize this farmland for what it is will be very important. Agriculture can play a large</p>	<p>The Province requires municipalities to adopt a fairly aggressive intensification strategy, to be implemented and to achieve set targets by 2015.</p> <p>See the proposed Multi-Year Work Plan explained in report PPW15-06.</p> <p>One of the building blocks of the Multi-Year Work Plan will address the future of agriculture, as well as a sustainable natural system, in Halton in a comprehensive and integrated fashion.</p>





Commenter	Comments	Staff Response
	<p>and waste water systems is good. Hopefully any profit can go into research into systems that can be sized for public / private communal wastewater disposal in the rural community. This would also help source water protection.</p> <p>We are surprised to see no mention of garbage: its effect on the environment and potential utilization as energy from waste, for hydro production or greenhouse heating to further reduce the need for imports and should be part of this plan.</p> <p>In Chapter 4, Protection Of What Is Valuable, we are pleased to note in Section 5a it "clearly demarcates where public access is and is not permitted." This will go a long way to alleviate trespass concerns.</p> <p>In Chapter 4, Section 2.2.3 – recognizes the need for "drainage and irrigation," which will go a long way to address, particularly Niagara's, new plan.</p> <p>Section 2.2.4, in Chapter 4 recognizes Agricultural Advisory committees, but it is up to us, who sit on these committees, to preserve their integrity so that we have the opportunity to give valuable input.</p> <p>Chapter 6: Definitions:</p> <p>Affordability: we question what is the ratio in Halton? We also encourage the building of rental accommodation preferably high-rise. Although at this point in time single detached houses are saleable, we ask you to recognize that the age demographic will change and encourage the building of condominiums, so that when people are fed up with cutting grass, little as it is, they can move to this type of accommodation.</p> <p>Compact Urban Form: is this part of our OP language now, and if not, why not?</p> <p>Complete communities: is this part of our OP language and if not why not?</p> <p>Density Targets: we encourage Halton to be a leader and move these to the year 2010.</p> <p>Natural Heritage Features and Areas: wet lands. We are interested to read, "periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are no longer considered to be wetlands, for the purpose of this definition". We question this with reference to Regulation 97/04.</p> <p>Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public.</p> <p>Rural Areas: Lands, which are located outside settlement areas and are not prime agricultural areas. We encourage Halton to define / map these areas and maybe even move back to a two designation system, determining areas that are agriculturally significant.</p> <p>Schedule 3: in this chart we notice that the population of the Region of Halton is set to double from 390,000 to 780,000 in the 30 year period, however the number of households moves from 130,000 to 300,000 over the same period. This is inconsistent with the intent of this document and does not display intensification, even when coupled with employment numbers. We challenge you to make this 300,000 household number a lot less or prove to us that the green field acreage will be a lot less than we think.</p> <p>Subcommittee Members: Peter Lambrick, Glenn Powell, Joe Richardson, Lee</p>	<p>Staff concurs and makes a specific recommendation to the Province on waste management.</p> <p>The latest research on affordable housing indicates that we have a considerable shortfall, compared to demands, in modestly priced housing on the Halton market.</p> <p>The demographic trends are towards fewer people per household on the average; hence the increase in households in future will be proportionally higher than the increase in population. Only intensification will help decrease future greenfield acreage.</p>

Commenter	Comments	Staff Response
	<p>Nurse</p> <p>Endorsed by HAAC January 3, 2006</p>	
<p><b>Halton Ecological &amp; Environmental Advisory Committee</b></p> <p>1/11/2006</p>	<ol style="list-style-type: none"> <li>1. EEAC strongly supports the provincial government's intention to exclude natural heritage features and areas from density targets measured within green field areas. In addition, an aggressive approach should be taken to delineate the built boundary to ensure intensification occurs only in urban growth centers as opposed to lower density areas or undeveloped areas at the edges of the urban growth centers, so as to protect/save more agricultural lands and natural features.</li> <li>2. We would like to re-iterate the recommendation that all Regions and the Province consider developing a "maximum population carrying capacity" for each Region based on sustainable development indicators. The report assumes that we can ecologically sustain these numbers, which might not be the case.</li> <li>3. Population growth is a significant risk to the quality of the environment (e.g. making Kyoto unachievable) and quality of life. Previous documentation provided with prior Places to Grow reports identified the primary cause of population growth in the GGH as international immigration. The provincial and federal governments must calculate a sustainable population level and put into effect a system to regularly update this sustainable population level in order to coordinate immigration levels.</li> <li>4. Previous Places to Grow reports identified three scenarios: a less compact, compact and more compact development alternative. The compact alternative has been chosen. From an environmental point of view the more compact alternative would have favored the protection of green fields and therefore would be the better alternative.</li> <li>5. As noted in our previous review, the Report quite correctly supports the notion that a significant portion of the future growth can be accomplished by the concept of intensification – utilizing more fully the existing built up areas. However we would like to address a consideration not identified in the Report. Within the existing built up areas, there may be valued ecological components that act as ecological niche areas for rare, endangered, threatened or significantly important species or there may be ecological corridors leading from one important ecosystem to another. These significant ecological areas have not been studied nor identified. Therefore, EEAC urges the all Regions and the Halton Region in particular, to review the public lands and open spaces identified in the "intensification area and corridor" and evaluate if there are any areas that should be designated as an ESA. We recommend that Halton Region (and other upper tier municipalities) should encourage their local municipalities, in conjunction with their respective conservation authorities, to further investigate and designate local features and function to complement the "ESA-plus areas" (agricultural lands, significant ecological open spaces and designated ESAs). EEAC welcomes the opportunity to assist in this project.</li> </ol>	<p>Staff concurs and will continue to work with EEAC in addressing the protection and sustainability of Greenlands in an urban setting</p>

Commenter	Comments	Staff Response
	<p>6. The Report defines the need to protect natural heritage features, rare, threatened and endangered species and their habitat. However, the Report does not provide the necessary vision to enhance the environmental attributes located in the GGH area. Therefore as part of the Report's policy framework we recommend the following additional policy statements:</p> <ul style="list-style-type: none"> <li>▪ Within the GGH area, each Region should set a target of 30% for wood land area (with a focus on the Carolinian Forest ecotype); and</li> <li>▪ Within the GGH area, each Region set a target of 10% for wetlands.</li> </ul> <p>In order to achieve this, upper and lower tier municipalities should be required to include in their official plan specific zoning and land designations for woodland areas and wetlands, requiring private owners to maintain these lands in their natural states. Property tax benefits may be useful in encouraging landowners.</p> <p>7. The Discussion Paper on the Growth Plan (Summer 2004) stated, "Fiscal tools could be used to support private land holders who wish to retain lands that possess significant ecological values." The Proposed Growth Plan (November 2005) does not provide guidance on how the Provincial government intends to make maintaining "ESA-plus" areas an important and vibrant component of the <i>planning to grow strategy</i>. We recommend the Province develop additional policy statements and tools to conserve the designated "ESA-plus" areas found on private lands.</p> <p>8. The Draft Growth Plan (February 2005) Section 4.4.2 Rural Areas – Policy 3 stated: "Rural areas can accommodate normal farm practices and the full range of agricultural – related and secondary uses. The term <b>"normal farm practices"</b> has a regulatory connotation that should be fully explored before it is used in the Report. EEAC is unsure of the application of the term as it applies to "ESA-plus" areas, and areas described in section 2.1.4 of the <u>Provincial Policy Statement – 2005</u>.</p> <p>9. We are encouraged that Section 4.2.4(1) d) iv) of the Proposed Growth Plan addresses waste diversion. The Report would be complete to include a policy on landfill site selection and contingencies to address the disposal of the Regions' solid wastes. EEAC is pleased that Halton Region has passed a resolution addressing importation of land fill waste from outside the Region's boundaries, however a Provincial policy statement recognizing the right of the Regions to manage their own waste is recommended.</p> <p>Once again thank you for the opportunity to participate in this process. Respectfully submitted, Stephanie Adams (Subcommittee Chair) Bonnie Woolfenden</p> <p>Note: As discussed by EEAC January 11, 2006 and circulated by e-mail for confirmation January 12, 2006</p>	<p>These are issues that can be addressed in the Natural Heritage System study, one of the building blocks in the Multi-Year Work Plan.</p>



Commenter	Comments	Staff Response
<p>Huissoon, Marina Town of Milton 1/12/2006</p>	<p>My comments on the growth plan are as follows:</p> <p>1. I support the concept of intensification. In my opinion, urban sprawl, suburban semi-d land is a disaster for liveability of our communities, and has a huge cost in terms of infrastructure, and transportation. Our lives are practically influenced by car ownership. This is contrary to the goal of curbing further sprawl.</p> <p>2. How will the "built boundary" be established? Is there to be public input, or is it developer/ farmer driven? Or perhaps the municipality / council determines it based on PLANNED urban edges?</p> <p>3. Currently, the plan shows significant areas of Agricultural and rural which are neither designated Greenfield, nor Greenbelt. Is it fair to imply that we will continue to see pressure for development in these areas? If the answer is Yes, then in my opinion the Designated greenfield areas are far too small to do any sort of job in separating one community from another. The boundary between Milton and Mississauga is a prime example. If there is not a legislated ban on development in the 407 / 403 corridor, these two communities will blend into one in my lifetime. Given your stated goals, this is not what we seek. I for one am eager to see a major green undeveloped separation north south between Mississauga and Milton, and between Milton and Oakville. If you do not act now, it will be too late: the developers are constantly nibbling away at the edges.</p> <p>4. I am concerned about the lack of diversity in commercial and institutional sectors in the community of Milton. Historically, industrial uses were driven by lack of water supply. Now it seems to be economic choice. A community cannot flourish on industrial growth alone: How does the Region / Town of Milton propose to address this, in the interest of the Region as a whole?</p> <p>5. What is the current density of Downtown Milton? I ask this because your goals are identified in the plan, but I cannot determine if this means an increase or no change in the current pattern of development.</p> <p>6. I have one wild idea to finish: The province has identified their intention to improve transportation infrastructure. I understand this to mean that the public transit system, and faster removal of cars from the downtown of Toronto during rush hour are the focus of attention. If the 401 was to provide a parallel light rail system, commuters could use the current park &amp; ride areas and travel not by car but by rail. Since there is no established train track, a light rail track would be the ideal choice for this energy efficient, transportation solution.</p> <p>Thank you for the opportunity for input. I look forward to seeing positive change in the plan as a result.</p>	<p>The built boundary will be established by the Province in consultation with the municipalities. It will be based on physically built and occupied land uses and not on "planned" or proposed developments.</p> <p>This is a concern that is best addressed in the early phases of the Multi-Year Work Plan.</p> <p>Given more time, the business community of Milton can be expected to diversify.</p> <p>Staff is working on this topic. The Milton downtown is probably close to the 50 people/jobs per hectare.</p> <p>A more cost efficient alternative to fixed rail is bus rapid transit on its own rights-of-way, as in Ottawa.</p>

Commenter	Comments	Staff Response
<p>Kavassalis, Catherine Town of Oakville 1/11/2006</p>	<p><b>"A healthy natural environment with clean air, land and water will characterize the Golden Horseshoe"</b> (p.8 of 54). With this assertion, the province has set a wonderful goal for the Golden Horseshoe. However lofty the goal, there is little in the Proposed Provincial Growth Plan to ensure its reality. The plan rests on the notion that it is necessary to grow the population of the Golden Horseshoe by a very significant amount, an estimated 3.7 million over the next 26 years. This enormous growth should be seriously questioned.</p> <p>In addition, with any growth, the province must set much clearer limits on how development should proceed and establish strict guidelines for the consumption of resources. The province should, for instance, <b>require not suggest</b> such things as energy efficient development and the use of more energy efficient vehicles. In addition, a Provincial Growth Plan should include a mitigation plan for the concomitant sprawl likely to occur in "Cottage Country". Minimum tree canopy levels should be set throughout the province, along with greater protection and promotion of woodlands and wetlands.</p> <p>Traditional farmlands should be afforded greater protection from development and from conversion to industrialized intensive feeding operations. The bottom line is population growth should not result in further environmental degradation, loss of farmland or diminished public health.</p> <p>According to Statistics Canada, there are currently about 100,000 more births than deaths in Canada and this is projected to decline to zero by the year 2025. The net immigration rates are set at around 200,000 (250K immigrants and 50K emigrants). With an aging population, this net immigration rate mitigates some of the loss of our working population due to changing demographics (an aging population and declining birthrates). There are ongoing and legitimate debates about what levels of immigration are necessary to sustain a healthy economy (we should not allow greed to force short term gains for long term losses). If the growth rates given by Statistics Canada are correct, the province is assuming that at least 50% of the expected influx of new Canadians should be directed to the Golden Horseshoe. It is estimating on average 142,000 new residents over the next 26 years to make up the projected 3.7 million – that is a highly disproportional number with respect to the rest of Canada. The environmental impact to this region and the resultant impact on public health of this increased in population should be carefully considered.</p> <p>There is no question that increasing the population in the Golden Horseshoe will economically benefit some members of the population – but at what cost? "The Ontario Medical Association's (OMA) report, <i>Illness Cost of Air Pollution (ICAP)</i> 2005, shows the negative impact of smog on the health and economy in specific cities across the province." The OMA estimates a staggering 10,000 premature deaths by the year 2026 associated with air pollution (<a href="http://www.oma.org/phealth/smogmain.htm">http://www.oma.org/phealth/smogmain.htm</a>).</p> <p>More people require more energy for homes, transportation, and industry etc. That energy use will be just one source of increased pollution due to increased population. The result is increased health care costs and human death. By increasing population in the area, we are going to diminish the lives of many already here and in fact cause some to lose their lives. Are we saying it is okay for some to die so that a few may reap economic benefit?</p>	<p>"Protecting what is valuable" natural resources should take priority over expanding urban boundary, as proposed in the Multi-Year Work Plan in staff report PPW15-06.</p>

Commenter	Comments	Staff Response
	<p>Of course, that is not the intent of the growth plan, and indeed the proposed plan does state that clean air "will characterize the Golden Horseshoe." But how does the province intend to ensure this? Over the last fifty years, stricter air emission controls and improved technology have reduced many ambient air pollutants and to provinces credit monitored pollutants rarely exceed acceptable levels across Ontario. Contrary to this trend, such things as ground level ozone and nitrogen oxides are a growing problem throughout the Golden Horseshoe. Although some of this problem can be attributed to our southern neighbours, we must be able to address this issue before increasing the area population.</p> <p>Increasing the region's population will increase area pollution – that is unavoidable. The running of new homes, driving of new vehicles, operating of new businesses will require energy (among other resources) and will create pollution. Although, it is hoped intensification and the use of public transportation will limit the impact on the environment, there is no real guarantee that those 142,000 people a year will not aspire for a gas guzzling SUV to commute into a city center from their monster homes in the suburbs and to their monster cottages on the weekends. Although the plan mentions energy conservation measures will be encouraged along with air emission reductions (p.29 of 54), encouragement has little muscle. The government has been encouraging energy conservation for some time, and at least in my community this has had little impact. (It was not until there was a financial burden introduced by rising energy costs that some people began to look seriously at energy conservation measures.) The province should make specific incentives and requirements for conservation practices part of any growth plan. The plan should require development to be energy efficient. Stricter fuel efficiency standards should be mandated, as in California. The province should be able to clearly answer the following questions in advance of development: Just where will the energy come from to support a growing population? How will that energy production and use impact the environment and public health? What are the associated financial costs? How will energy usage reductions be ensured? How will the province guarantee safe air quality levels for all residents? Etc.</p> <p>Some of the most important safeguards for our air and water quality are our woodlands and wetlands.</p> <p>"The Canadian portion of the Carolinian Life Zone has been described as the most ecologically-degraded part of the Great Lakes basin. Forest cover has been reduced from 80% to 11%, and wetlands from 28% to 5% of the area. Only 0.07% of southern Ontario is now in old growth condition (over 120 years in age). Nearly all of the remaining "natural" cover in the Carolinian Zone has been logged, irrigated, cleared, polluted or otherwise disturbed by human activities at one time or another over the past few centuries. Because the most intact natural areas have persisted where feasibility of agricultural and urban development is poor, the remnant vegetation proportions differ significantly from pre-European settlement conditions."</p> <p>(Ministry of Natural Resources: The Big Picture Project  <a href="http://www.carolinian.org/ConservationPrograms_BigPictureMethodology2.htm">http://www.carolinian.org/ConservationPrograms_BigPictureMethodology2.htm</a>)</p> <p>Although the proposed plan assures the protection of significant woodlands and</p>	<p>Changes to our conventional lifestyle such as more reliance on public transit for mobility may be the key to making our communities more ecologically sustainable.</p> <p>Protecting a sustainable natural heritage system is one of the building blocks of the Multi-Year Work Plan. These issues can be addressed there.</p>

Commenter	Comments	Staff Response
	<p>wetlands, one could argue that the unique climate of the Golden Horseshoe make the entire Mixedwood Plains Ecozone ecologically significant (or to the contrary that there is little significant habitats left). What we have in the region is a very disturbed ecosystem that requires active restoration and protection at present, let alone with an additional 3.7 million people living here. (See Environment Canada's How Much Habitat is Enough? <a href="http://www.on.ec.gc.ca/wildlife/factsheets/fs_habitat-e.html">http://www.on.ec.gc.ca/wildlife/factsheets/fs_habitat-e.html</a>) The province has made a huge step forward by protecting Greenbelt lands, but greater attention is needed to lands closer to the lake (and lands associated with "Cottage Country").</p> <p>It is particularly important that the province recognizes the importance of tree canopies. As of 1999, Halton region had only 16.9% coverage (Larson, B.M., J.L. Riley, E.A. Snell and H.G. Godschalk. 1999. The Woodland Heritage of Southern Ontario: A Study of Ecological Change, Distribution and Significance. Federation of Ontario Naturalists, Don Mills, Ontario). The American Foresters recommend "communities should strive for an overall coverage of 40%" for biodiversity protection and human health, (Urban Sprawl Information <a href="http://www.americanforests.org/resources/sprawl/">http://www.americanforests.org/resources/sprawl/</a>). Canopy coverage prevents stormwater runoff, improves air quality, provides summer energy savings, carbon storage and avoidance, etc., while helping to limit sprawl. The province should target 30-40% tree coverage throughout the region and make this a specific goal in any growth plan.</p> <p>The cottage phenomenon must also be considered as part of the growth plan, because there is a strong link between the population in the Golden Horseshoe and loss of habitat in other Ontario communities collectively designated as "Cottage Country". Over the past many years, the desire to experience nature has had the unfortunate consequence of degrading the very thing that people seek to enjoy. There is hardly a lake within reasonable commute from the GTA, which isn't lined with cottages, (the word cottage from many of these structures is hardly appropriate). Thus the province needs to study and limit the impact of population growth in the Golden Horseshoe on other ecological communities.</p> <p>Agriculture plays an essential role in feeding our population. More and more of our food stuffs are imported. Yet, the soil and climate in the Golden Horseshoe could support far more agriculture. The growth plan suggests that "unique and high quality" agricultural lands will be protected. Those words allow developers to claim a particular piece of land is not unique and therefore can be converted to homes. Agricultural land should be afforded greater protection and should not be easily rezoned. Farmlands that are not financially viable should become conservation land - part of a land trust for future agricultural needs. In addition, intensified animal operations should not be deemed "normal farming practice" and allowed to operate on land zoned agricultural. Rather they should be considered industrial and subject to the same environmental scrutiny as any other highly polluting industry. Although it is beyond the scope of the Growth Plan, the province needs to develop an improved agricultural policy (more in keeping with the European Common Agricultural Policy) to ensure farmers are appropriately compensated for growing foods in a sustainable humane manner. In the meantime, the growth plan should protect agricultural lands from degradation.</p>	<p>Likewise, another building block of the Multi-Year Plan will address the future of agriculture in Halton.</p>

Commenter	Comments	Staff Response
	<p>These are just a few issues that I see as I read through the Proposed Growth Plan. Canadians do want a "healthy natural environment with clean air, land and water." Unfortunately we want a lot of other things that create pollution and environmental degradation. It is difficult for individuals to see the cumulative impact of their behaviors and it is up to visionary government to set limits on behavior for the good of the whole population and vulnerable minorities (e.g. asthmatics, seniors, etc). I hope that the Provincial Government takes the appropriate measures to truly ensure clean air, land and water for a healthy and productive and ultimately limited population of Ontarians.</p>	
<p><b>Kazimer, Paul</b> 1/4/2006</p>	<p>Here are some comments regarding the Growth Plan.</p> <p>First I think the Plan biggest feature is it will put a stop to the Greater Toronto expansion through Urban Sprawl.</p> <p>Second we need to ask ourselves why people do not live where they work as we have gridlock due to urban sprawl.</p> <p>They like the lower Housing Costs, Lower Density levels and Lower crime rates. So we should address these problems first. Create smaller centres interconnected like a web where people will want to live where they work. Create Tax credits for people who live within 10 miles of where they work. Create incentives for Business to locate in smaller centres where the bedroom towns are located. Governments should build infrastructure i.e. Airports smaller. Arenas and sports centres should be located at the centre of cities linked to the city via subway. E.g. Air Canada Centre located in York.</p> <p>The other question is we have one advantage as we can control the cause of our Growth which is primarily due to immigration as the birth rate does not replenish the death rate. Ontario needs to control the immigration numbers it receives each year, not the Federal Government. This will allow us to properly plan our growth. I would like to see each region forecast the lands they can release for residential growth and then we would add them up to determine our population growth. What I am saying is stop the TOP DOWN APPROACH where the Federal Government determines immigration levels. The Regions should do this and the Provincial Government would Tally them to determine immigration levels.</p> <p>I would like to see Ontario start to determine where Canada's next Major city will be located. Should we promote Windsor? Niagara Falls? Owen Sound? Barrie? The Government could start by relocating Toronto Downtown workers to these centres. Maybe we need to start fresh on unspoiled Land. Windsor has Detroit next Door and Niagara Falls has Buffalo and the Casinos.</p> <p>To sum it up</p> <p>Stop Urban Sprawl – Great</p> <p>Live where you work - promote it</p> <p>Control Growth by controlling Immigration</p> <p>Start a new Toronto somewhere else</p> <p>I Hope these comments will help</p>	<p>The system of Urban Growth Centres promoted by the Growth Plan has some elements of this concept.</p>
<p><b>Kennedy, Mark</b> Action</p>	<p>I do not claim that I have read the entire document in detail, but wanted to share my views and reactions.</p>	

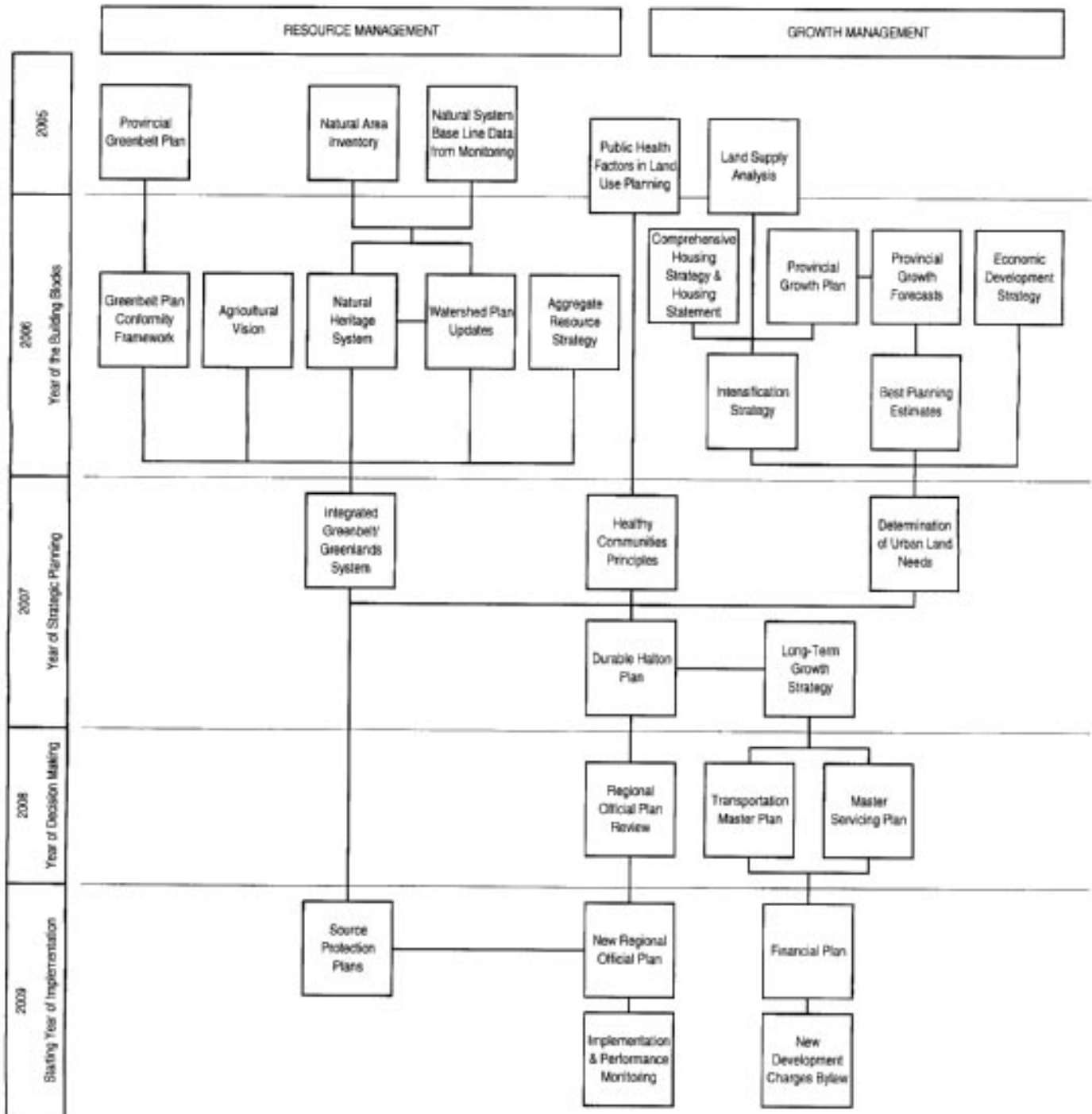


Commenter	Comments	Staff Response
1/11/2006	<p>Transportation</p> <p>There seems to be few details. I feel that this urban area needs dedicated passenger rail corridors. As long as GO and Via are afterthoughts on a rail system dedicated to the moving of freight, rail will not be able to make an impact on highway congestion beyond the present. This will be a critical issue and investment as highway congestion is already a serious problem.</p> <p>Intensification.</p> <p>It seems that there will be encouragement for urban centres to increase density, without mention of the provincial role in funding for schools, recreation facilities and parkland that are already under pressure.</p> <p>Future highway.</p> <p>As a resident of Halton Hills, Acton in particular, there seems to be plans for a highway through this area with the destination appearing to be Guelph. There needs to be more information on this project. What is the rationale, the timeframe, the location and possible impact of this project?</p> <p>Green Belt.</p> <p>As a resident of Acton, this small population centre appears to be ignored by this plan. The town is not even represented on the maps and is somewhere inside the Green belt. The need to protect the lands of the Niagara Escarpment should not mean that the social, transportation, recreational, educational and other needs of a smaller population centre should be ignored.</p> <p>As I said, I am only able to share a few first impression thoughts on a document that I only have scanned briefly.</p>	<p>The disadvantage of a rail system is it cannot efficiently serve multiple non-linear destinations.</p> <p>The Growth Plan does address the need for "community" infrastructure.</p> <p>This is part of the Ministry of Transportation strategic plan that has yet to be finalized.</p>
<b>Lediard, Jason</b> Limehouse 1/13/2006	<p>1.) Does the government ever see an end to growth? Must every small town be turned into a city? In 2005 electricity was in short supply, private water wells were going dry in my local area and farmland is constantly being developed for housing, what exactly will it take before we say that there are just too many people here.</p> <p>2.) As related to growth, why do economies of scale never apply to municipal/property taxes? Halton Hills keeps growing, and yet my taxes are skyrocketing - and no, I don't believe I'm getting value for those tax dollars. I realize that new infrastructure must be added to accommodate this growth, so apparently the Town's development charges are too low.</p> <p>3.) Traffic. How does the province plan on dealing with traffic in areas such as Halton Hills? I'm sure the easy answer is public transit, but is that really an effective solution. As a skeptic, all I can envision are empty busses driving around town as my taxes go up yet again. And why does traffic management in this town seem to have been designed by the stop light/sign contractors. We've got 3 way stop signs on streets with 7 houses, and now we'll have 2 stop lights on HIGHWAY #7/Guelph St. that are probably less than 100 metres apart. How do things like that affect traffic, and the environment?</p>	<p>Traffic control devices such as lights and stop signs are based on warrants to improve safety and to increase capacity.</p>
<b>Marjerrison, Louise</b> Acton 1/8/2006	<p>I went to the <a href="http://www.region.halton.on.ca">www.region.halton.on.ca</a> web site today to view the Proposed Provincial Growth Plan.</p> <p>I found it very difficult to read portions of the report particularly the maps and some pages that seemed to be coloured a funny dark green background with</p>	

Commenter	Comments	Staff Response
	<p>black text. I had to select all text and then my machine would show the text as white and then I was able to read it.</p> <p>If you go to the site and click the links, particularly the maps links you will see what I mean.</p> <p>I finally gave up in frustration and signed off without obtaining the information that I was seeking.</p> <p>I just wanted to know what plans you have for the development of the Acton area both residential and commercial.</p>	<p>Acton will remain a small rural community, with a modest amount of growth over time.</p>
<p><b>McLaughlin, Gary</b> Spectrum Renovations, Town of Milton 1/12/2006</p>	<p>I can't believe how rushed this is! The public isn't being given enough time to give their point of view. The deadline is too short for something that will have an impact on all of us over the next 35 years.</p> <p>I have three main points I'd like to make:</p> <p>First of all, I can't believe that so little time has been given to the public input.</p> <p>Second, the Province should maintain a decent boundary to prevent encroachment onto the Escarpment. I'm talking about only about development. I'm talking about the visual impacts, the impacts on wildlife and on the watershed</p> <p>There should be absolute preservation of important landmarks. I'm talking about old stone farmhouses that date back to the 1850's and other heritage buildings that are being lost to development.</p> <p>I restore and refurbish old homes. I am particularly concerned that many of the old homes in Milton and Halton Hills are not being adequately preserved for their heritage and cultural value.</p>	<p>Both the Niagara Escarpment and Greenbelt Plans will effectively keep urban development outside the Escarpment.</p>
<p><b>Shaver, Hazel</b> Milton 1/11/2006</p>	<p>With Srs. residences being a necessary item in Halton, and the Martin House being razed, that is one possibility of use for any rebuilding project.</p> <p>I do think, though, that the old school building up at Speyside, were it "gutted", and insulated, because it is solid brick, it could provide another retirement home for those folk who would prefer a countryside environment. It is not far from Milton Hospital, and with R.N.S on staff and adequate assistants or attendants would be very comfortable. I know of some retirement places that are some distance from or outside towns.</p> <p>Also I would like to see another college campus in my area. As well, you never see government funding on nursing care for seniors or for police services.</p>	<p>This is a matter for Halton Hills Council to address.</p>

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## HALTON'S MULTI-YEAR WORK PLAN RESPONDING TO PROVINCIAL GROWTH PLAN



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