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HAND DELIVERY

March 25, 2009

Halton Region
Long Range Planning
Legislative and Planning Services Department
1151 Bronte Road
Oakville, ON
L4M 3L1

Attention: **Perry Vagnini, Acting Senior Policy Analyst**

**RE: Supplementary Submission to:
Sustainable Halton: Working Paper #1: Locating New Urban Land**

Dear Mr. Vagnini:

Attached for your records are six print copies of, our power point presentation of January 14th 2009, and, *Trafalgar Corridor Preliminary Master Water and Wastewater Servicing Letter Report*. Following that presentation, Mr. Paul Brown of MTE Consultants Inc. met with Ms. Jacqueline Weston and Ms. Lisa DeAngelis, and provided a hardcopy of the Preliminary Water and Wastewater Master Plan figures, plan and profile drawings and wastewater design sheets.

The power point presentation has been modified based on our discussion to elaborate on questions raised and to incorporate our latest engineering drawings.

If I may reiterate our key point, research conducted by York Trafalgar Corp. suggests that the lands between Derry Road and Highway 401 along Trafalgar Road and centred on the proposed GO station are in essence Halton Region's "King and Bay". These lands constitute the epicentre of economic potential in the Region of Halton. Analysis indicates that these lands if designated for development, would eclipse the potential of all others within the Sustainable Halton Study Area in terms of locational attributes, economic output potential and therefore direct and indirect yield to the Municipality.

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March 25, 2009
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Supported by one of the highest concentrations of infrastructure in the GGH, our consultants have pointed out that the Trafalgar Corridor is the last remaining undeveloped super block in the GTA, and that these lands have the highest concentration of underutilized, unproductive public sector capital investment in the GGH and all of Canada.

Based on this observation, it is not surprising that the Region's *Comprehensive Economic Development Strategy* - SWOT section – noted that notwithstanding the supply of available employment land, extensive access to the 400 series highway network and excellent access to rail, airports and GO Transit, the Region has been unable to attract large national and international companies and incubate clear identifiable industry clusters.

In our view, resolution of this paradox resides in unlocking the economic production function of the "Trafalgar Corridor Lands" by taking advantage of the extraordinary array of existing and approved public service infrastructure as provided for in the Region's 2008 Master Water Wastewater Plan. The approved 2008 Plan provides for delivery of planned infrastructure to the perimeter of the Trafalgar Corridor lands through the Derry Green Business Park Secondary Plan and Boyne Survey Secondary Plan. There exists an immediate opportunity for the logical and cost-effective extension of this infrastructure to service the Trafalgar Corridor Lands.

With regard to the recent Legislative and Planning Services Report LPS27-09, the report recommends that the next step is to address the appropriate or desirable level of growth in Halton Hills; whether the plan should provide for a population growth of - 0, 20,000 or 40,000 around Georgetown.

Our view is different. We believe the over-arching regional planning issue of paramount importance is circumscribed exclusively by the latent economic value of some \$100,000,000 of existing underutilized, public and private sector, capital infrastructure investment at the Derry/Trafalgar/401 Node. The challenge confronting the Region is how best to capitalize on this opportunity within the sound planning context laid out in the Sustainable Halton Process.

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In this time of economic upheaval, the Region has a clean palette on which to position economic growth, accommodating new and emerging knowledge-based business as the Great Lakes Basin transitions from an industrial/manufacturing base. We respectfully yet strongly recommend the Region be seized with the imperative of aligning this economic opportunity with the impressive array of natural resources and quality-of-life attributes in our community to attract solid new business enterprises to the Region.

Yours truly,

YORK TRAFALGAR CORP.



fr. York Gruehl

:dm

**Attachment (5 copies)
Trafalgar Corridor Preliminary Master Water and Wastewater Servicing Letter
Updated January 14, 2009 presentation**

March 30, 2009

Regional Municipality of Halton
1151 Bronte Road,
Oakville, ON
L6M 3L1

Attention: Regional Chair and Members of Regional Council

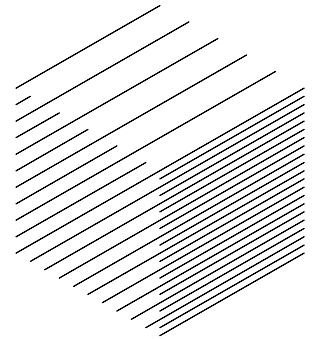
Dear Mr. Chairman and Members of Council

**Re: Natural Heritage System - Sustainable Halton
Southwest Georgetown Landowners Group
Our File: 07542**

We are the planning consultants to the Southwest Georgetown Landowners Group, owners of approximately 400 hectares of land located on the west side of Georgetown. The ownership is generally bounded by the 10th Sideroad to the south, 15th Sideroad to the north, Trafalgar Road to the west and Main Street to the east. The Southwest Georgetown Landowners Group has been involved with a range of issues in respect to the potential inclusion of their lands within the urban area of Georgetown. This involvement dates back to and includes Regional Official Plan Amendment 25 (ROPA 25), the related appeals to the Ontario Municipal Board, the settlement arising from those appeals and ongoing dialogue with Regional and Town staff with respect to development related considerations in the event that these lands are to be included in a future expansion of the Georgetown urban area.

We have now had the opportunity to conduct a preliminary review of the recommendation of the Planning and Public Works Committee which will be considered by Council on April 1st. The Committee resolution seeks to establish the nature, limits (including mapping) and policies to be applied to an Enhanced Natural Heritage System (ENHS). As we understand the recommendation to Council, staff will be directed through policies, overlays and a series of maps contained within the draft February 2009 North-South Environmental Inc report, to establish an ENHS policy framework and related land use designations with the Regional Plan.

As indicated, our clients have been involved in the ROPA 25 process and remained involved in the Sustainable Halton process. A good deal of ground work has been prepared by the Group's environmental consultants and all of this information has been shared with the Region in an effort to maintain an open line of communication. The Southwest Georgetown Landowners have met with regional staff throughout 2007 and 2008 (most recently, in December 2008). The environmental reports prepared by Dougan and Associates in relation to the ROPA 25 process and more recent detailed work prepared by LGL in the fall of 2008 have been provided to Regional staff in an effort to maintain a clear and transparent line of communication.



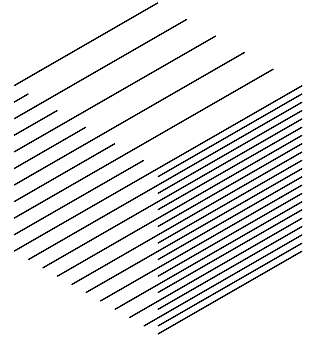
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Senior Principals

Martha Coffey
Controller

The recommendation now being brought forward from Committee to Council is of concern to the Landowner's Group. It would appear that there is need for additional consultation with a range of stakeholders to present these concerns prior to Council's final considerations to the recommendation.

In order to understand how the recommendations of the Region's February 2009 draft consultant report will be translated into Regional policy, it would be appropriate for the public to be provided with a more clear indication of that proposed policy framework in order to establish a more clear understanding of the intended approach. The latest material available to the public is a draft report of February 2009 which provides extremely poor quality mapping, some of which is not capable of being read and understood. It would be inappropriate to insert these maps into the Regional Plan without the benefit of more detailed ground-truthing of the inventory at a site- or area-specific level. It is also our understanding, that such mapping has not been reviewed by any Sustainable Halton working group (in particular, the Developers Liaison Committee). The proposed advancement of the Committee's recommendation to the April 1st Regional Council meeting does not provide sufficient time for such review and discussion.



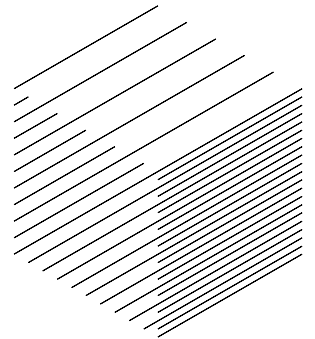
The draft consultant report makes appropriate reference to future subwatershed studies and secondary plans; in particular, how such studies/plans typically assist in the proper delineation of the components and elements of an ENHS within the context of the planned and anticipated land uses for the subwatershed area. The proposed recommendation would appear to direct that the Regional Plan establish relatively rigid standards for the delineation of linkages, corridors, buffers and other elements of the ENHS. This would appear to contradict the background report's directions which acknowledge that these components are most properly identified and evaluated through the appropriate planning process (including subwatershed plans, secondary plans and block plans).

If amendments to the Regional Official Plan were to follow the recommendation, as currently proposed (i.e., with the maps contained within the draft consultants report prescribing the geographic extent of the various ENHS components), this would potentially lead to unnecessary and time consuming amendments to the Regional Official Plan. In our view, an alternative should be explored and considered to perhaps provide for the mapping to be included as an appendix to the Official Plan at this time, with clear direction that the final determination of the ENHS features, functions, will be determined through the detailed subwatershed/secondary plan processes.

The application of the ENHS within designated urban areas needs to balance its objectives with such matters as: the provision of complete communities; compact development; and, adequate and contiguous land areas available within the future urban areas to provide for logical and feasible urban development. The nature and scale of proposed land uses and the potential for effects on the natural heritage system is typically addressed within a subwatershed study. The

proposed policy framework should therefore recognize the differences between ENHS policies within versus outside of, designated urban areas.

In order to allow for some reasonable opportunity for the public to clearly understand and process the implications of the proposed policies and the direction to be followed, it would be appropriate for landowners' environmental advisors to review with Regional staff (and the Region's consultants) the means and methods proposed to ensure an equitable and balanced view of the elements of an ENHS which should be preserved, maintained, enhanced and conserved.



Finally, the materials provided to the Region (most particularly the environmental reports) by the Southwest Georgetown Landowners Group have had no response from Regional staff or advisors.

We would therefore ask that the recommendation be deferred pending further discussions between and among the public and the landowner's groups before a final direction is taken on this matter.

We would ask that we be provided with copies of any action by Council on this matter and that we be advised of any further reports and meetings where this matter will be discussed.

Your cooperation is appreciated.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

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March 31, 2009

Email ho.wong@halton.ca and Ordinary Mail

Mr. Ho Wong
Chief Planning Official
Legislative and Planning Services
Region of Halton
1151 Bronte Road
L6M 3L1

Dear Mr. Wong:

**Re: Victor Enns – 1300, 1316, 1326 and 1342 Bronte Road, Oakville
Sustainable Halton
Our File No. 86042**

Please be advised that we have been retained by Victor Enns, who with Mrs. Enns are the owners of 1300, 1316, 1326 and 1342 Bronte Road.

On January 5, 2009, Ruth Victor and Associates forwarded to you a detailed letter setting out the history of the property and their concerns regarding the proposed Natural Heritage System regarding these lands.

At the IMLC meeting, the draft mapping was shown which proposed including all of these lands within the Natural Heritage System. This does not reflect the existing land uses on the property which are residential. Portions of these lands are shown as Core Area Enhancements which, as noted in the draft report on Page 11, "may consist of meadowlands, early successional woodlands or agricultural lands." Residential uses do not meet this criterion. The appropriate designation for these lands is Urban Area.

To assist in resolving this issue, Mr. Enns has retained Cam Kitchen of Ecoplans Limited to provide technical advice to assist the Region in understanding the natural heritage features of these lands. We should have a preliminary report from Mr. Kitchen shortly.

We look forward to discussing this matter with you further.

Yours faithfully,

O'CONNOR MACLEOD HANNA LLP



Blair S. Taylor

BST:gw

cc: Victor Enns (Email)
Ruth Victor (Email)