

September 29, 2008

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

Dear Sir/Madam:

RE: Sustainable Halton

I am writing on behalf of a specific proposal that supports the principles set out in the Planning Vision for Halton.

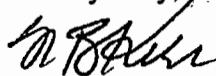
Maple Grove United Church at 346 Maple Grove Road in Oakville, wishes to use a portion of its rear lands adjacent to the Oakville Trafalgar High School to develop a Life Lease Housing for adults over the age of 60 years.

At present in East Oakville if someone determines that they must or wish to downsize they must move out of the area. There is little or no accommodation for independent living.

The use of the Church lands for Life Lease supports the concepts of a liveable community; reduced sprawl and making better use of existing infrastructure as outlined in sustainable Halton and will serve as an example of how the concepts can be incorporated into the existing infrastructure using new planning initiatives that support such use.

Thank you for your consideration and the opportunity to make you aware of the project as we move forward to secure zoning approval.

Yours very truly,



William B. Kerr,
Secretary for the Trustees of Maple Grove United Church

WBK: jw

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HALTON REGION
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PUBLIC WORKS DEPT.



BOUSFIELDS INC.

September 29, 2008

Project No. 0591

Mr. Ho Wong MCIP RPP
Director
'Sustainable Halton' Planning Program
The Regional Municipality of Halton
1075 North Service Rd.
Oakville, ON. L6M 2G2

Dear Mr. Wong,

Re: Trelane Inc., West ½ Lot 14 Con VII, N.S. Milton

We are consultants to Trelane Inc., owners of the captioned land, a 37.1 ha (91.7 ac) which fronts on the south side of Highway 401, municipal address 7585 Sixth Line in the Town of Milton. (See Figure 1.) Accordingly, we have followed the evolution of the 'Sustainable Halton' planning program, noting that the 'Nine Concepts', and subsequently the 'Five Concepts' proposed an "Employment Lands" designation on the easterly part of the site, and a "Natural Heritage" designation on the western end. We were in attendance at the Milton Council meeting on September 22nd at which Staff report PD-076-08 was adopted as the Town's response to the circulation of the Five Concepts. (See Figure 2 attached.) It will be observed that the designation shown on the Trelane lands reflect the 5 Concepts. However, along its east boundary, the Town has introduced the establishment of an extensive Mixed Use Retail/Transit Node centred on a new GO station where the CPR crosses Trafalgar Road.

On behalf of Trelane, we seek your favourable consideration of the following proposals, for the reasons stated:

1. Re Urban Land Use Designations

Milton's proposed Mixed Use Retail/Transit Node is strongly supported as an eminently desirable and strategically positioned focal point for the newly planned residential and employment areas east of James Snow Parkway in Milton and along the north side of Steeles Avenue in Halton Hills. However, we believe it only logical that the whole length of the west boundary of the Mixed Use Area should be the interface with the linear Natural Heritage feature attendant upon Oakville Creek. Ergo, the relatively small and isolated tract on the Trelane property shown as 'Potential Employment' on Figure 2 should be designated as part of the Mixed Use Node.

2. Re The Natural Heritage Boundary

Where it traverses the Trelane property, the Natural Heritage boundary is a straight line running across the open, cultivated fields which characterize the tableland portion of the farm and well removed from anything which could be considered a Natural Heritage feature or potential buffer related thereto. It differs substantially in extent from the Greenlands 'A' designation shown on the Region of Halton's OPA 25, and appears to derive from the Natural Heritage System boundary shown in the Greenbelt Plan 2005. (See Figure 3.)

Section 5.5.2 of the Greenbelt Plan provides for a refinement of its boundaries "...at the time of municipal conformity..." It is noted that, west of Sixth Line opposite Trelane, the Natural Heritage boundary shown on Figure 2 correctly reflects ROPA 25, i.e. following the west top-of-bank of the Oakville Creek valley which was naturally created by the meandering watercourse before it was diverted and straightened during the mid-1950's to facilitate the building of the Sixth Line overpass of Highway 401, then under construction. (See survey in Figure 4.)

In order to illustrate how the east limit of the Natural Heritage System should be refined in accordance with Greenbelt Plan practices elsewhere, Stantec Ltd. was retained to carry out the necessary field work and policy analysis. Two copies of their report is attached and their findings are shown on Figure 7 therein, a copy of which is inserted in this document as the base for our Figure 5.

It is recognized that a precise boundary will need to be defined by studies under municipal auspices with participation by Conservation Halton, when a specific development application is filed pursuant to the Planning Act. In the meantime, it is requested that, when new land use designations relating to the Trelane property are applied pursuant to the Sustainable Halton Planning process, the Natural Heritage Area boundary be drawn so as to reflect Stantec's more realistic expression of the physical conditions which exist and with a more appropriate application of the protective buffer policies as set out in Section 3.2.4 (and especially Sub-section 3.2.4.4) of the Greenbelt Plan 2005.

Having reviewed the attached report by Stantec Ltd., we hope you will concur that their findings would provide a less misleading indication of the environmental conditions which pertain and a more genuine picture of the Natural Heritage System through the Trelane property.

Figure 5 shows that the measures recommended above will add some 27.6 ha (68.2 ac) of Trelane tablelands to Milton's proposed Mixed Use Retail/Transit Node. Of that acreage, some 11.1 ha (27.4 ac) will be gained by removing the Natural Heritage

designation from tableland which neither exhibits any environmental assets nor is needed as protective buffer for those documented within the Oakville Creek Valley. Some 9.5 ha (23.5 ac), or 25.6 % of the property, will remain within the Natural Heritage designation covering the valleylands of the Oakville Creek plus Conservation Halton's 15 m buffer requirement from the eastern top-of-bank.

Gainful use of 11.1 ha of Trelane tablelands for urban purposes would be consistent with Section 1.1.3.2 of the Provincial Policy Statement, 2005 which speaks to :

"a) densities and a mix of land uses which:

- 1. efficiently use land and resources, and*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available..."*

Contemporary land use planning policies and practices assign high priority to the creation of compact urban forms while preserving and protecting significant natural heritage features as itemized in Section 2.1 of the PPS, 2005. We submit that these recommended land use modifications contribute positively to both objectives and therefore merit expression in your Sustainable Halton Plan.

We thank you for your consideration. Please call if additional information or discussion of this matter might be helpful.

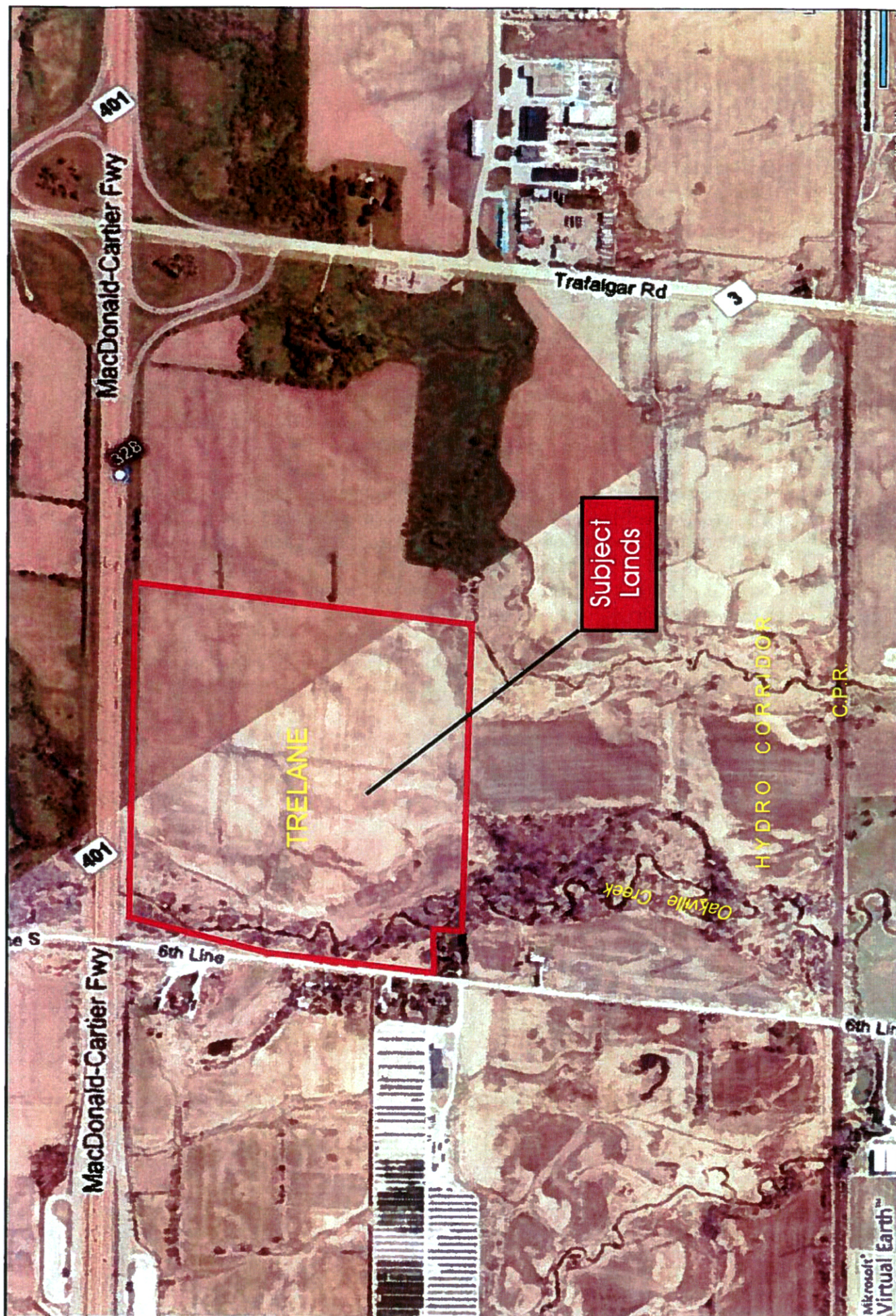
Yours truly,
Bousfields Inc.



J. R. Bousfield FCIP, RPP
JRB/kh:jobs

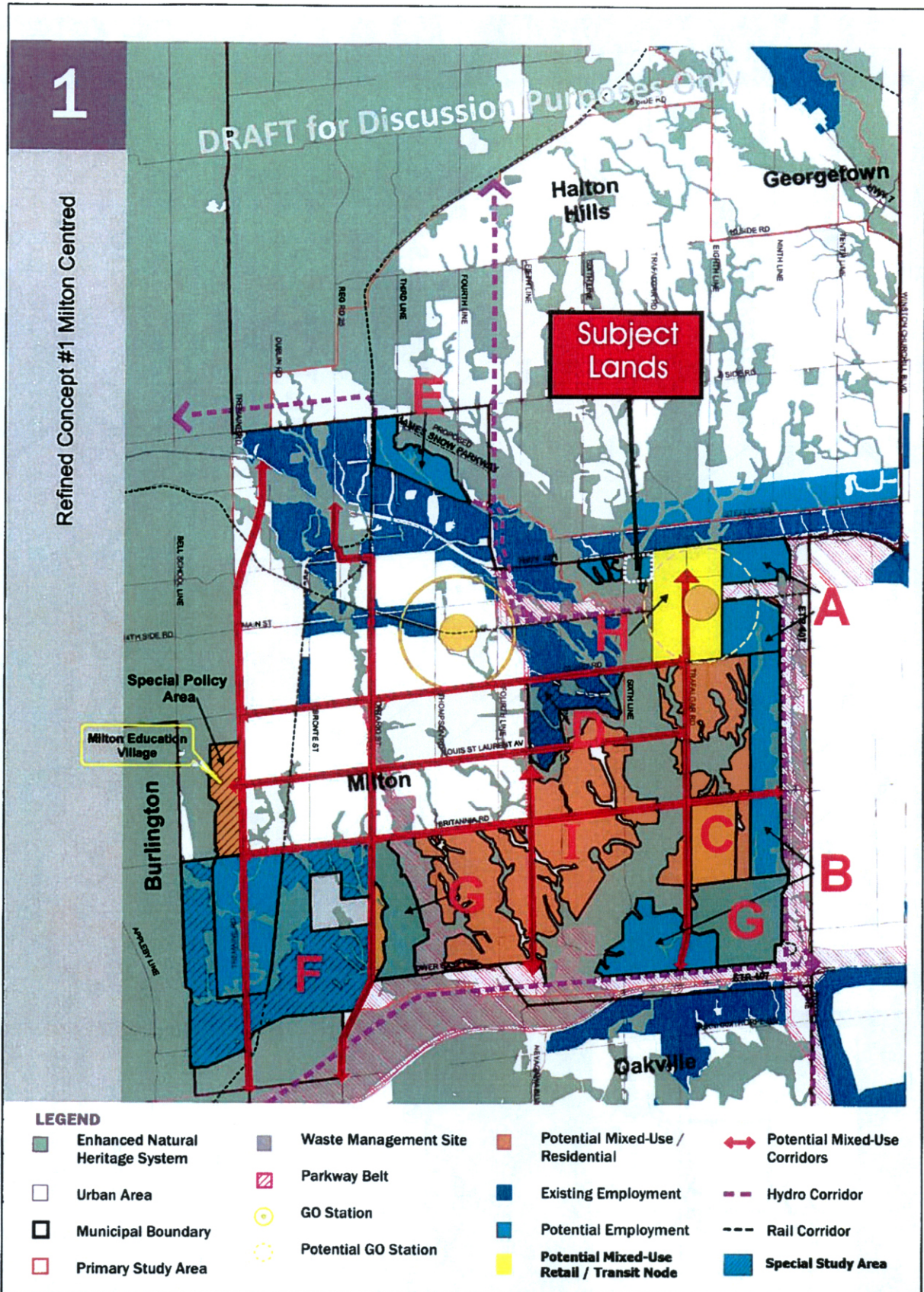
Encls.

c.c. Mr. J. Snow, Trelane Inc.
Mr. C. Powell, Stantec
Mr. G. Lynch, Cole Engineering
Mr. M. Iovio, Milton Planning



LOCATION & PHYSICAL FEATURES **Figure 1**

TOWN OF MILTON - SHP PREFERRED LAND USE CONCEPT



MILTON'S PREFERRED LAND USE CONCEPT
Figure 2

