

**Attachment #2 – Policy Directions Report - Submissions and Response Chart**  
**Part 1 - Public Authorities**

Overview

This document provides written submissions in verbatim and staff responses on comments related to the Regional Official Plan Review (excluding IGMS/PGC which are addressed in the Integrated Growth Management Strategy Submissions and Response Chart) from June 20th, 2020 to November 30, 2021. The policy directions referenced in the staff response column have not been endorsed by Regional Council.

The full Policy Directions Report Submission and Response Chart includes the following parts:

**Part 1 - Public Authorities**

- Part 2 - Advisory Committees and Stakeholders
- Part 3 - Public Submission – June 2020 to September 2020
- Part 4 - Public Submission – October 2020
- Part 5 - Public Submission - November 2020 to November 2021
- Part 6 – Indigenous Peoples
- Part 7 – Additional Submissions

The document is organized into four columns: 'No.', 'Source', 'Submission', and 'Response'.

The submissions are organized chronologically by date.

Index of Submissions

No.	Source	Date Received	Page
1.	Department of Oceans and Fisheries Canada	E-mail dated September 4, 2020	2
2.	Town of Oakville	Obtained from Town of Oakville Report, Planning and Development Council Meeting, Dated September 18, 2020	4
3.	Town of Halton Hills	Obtained from Town of Halton Hills Report No.: PD-2020-0039, Dated September 12, 2020	25
4.	Town of Halton Hills	Obtained from Town of Halton Hills Report No.: PD-2020-0037 , Dated September 18, 2020	33
5.	Town of Halton Hills	Obtained from Town of Halton Hills Report No. PD-2020-0038, Dated September 18, 2020	43
6.	Town of Halton Hills	Obtained from Town of Halton Hills Report No.: PD-2020-0035, Dated September 18, 2020	53
7.	City of Burlington	Obtained from City of Burlington Report September 22, 2020	75
8.	Credit Valley Conservation	E-mail dated October 6, 2020	107
9.	Town of Milton	E-mail dated October 22, 2020	110
10.	Conservation Halton	Conservation Halton Report No CHBD 07 20 03, Dated October 22, 2020	127
11.	Ontario Ministry of Agriculture and Food (OMAFRA)	E-mail dated November 6, 2020	148

**Submissions & Responses**

No.	Source	Submission	Response
1.	Department of Oceans and Fisheries Canada	<p><b>From:</b> Dunn, Shelly  <b>Sent:</b> Friday, September 4, 2020 10:41 AM  <b>To:</b> Tovey, Dan  <b>Cc:</b> Evan Thomas; Staton, Shawn  <b>Subject:</b> Aquatic SAR Mapping and Official Plan Guidance (Halton Region)</p> <p>Hi Dan,</p> <p>I hope all is well regarding any updates to your Official Plan. After an unplanned delay, I am following up on contact made by my colleague Evan Thomas earlier this summer to provide you with Fisheries and Ocean Canada’s aquatic <i>Species at Risk Act</i> recommended guidance for Official Plans.</p> <p>This guidance does not impose any new legislative requirements; it would simply add clarity early in the planning and development approval stages by highlighting processes that are already in place to prevent unexpected delays for proponents and will also ensure that municipal activities, and those of stakeholders, are in compliance with federal legislation.</p> <p>If you have any questions or require additional information to adopt this approach in your Official Plan, let us know.</p> <p>Thanks, Shelly</p> <p><b>Shelly Dunn</b>  Species at Risk Biologist   Biologiste, espèces en péril  Species at Risk Program   Programme des espèces en péril  Ontario &amp; Prairie Region   Région de l’Ontario et des Prairies  Fisheries and Oceans Canada   Pêches et Océans Canada</p> <hr/> <p>Fisheries and Oceans Pêches et Océans  Canada Canada  <b>Species at Risk Program Programme des espèces en péril</b>  Ontario &amp; Prairies Region Région de l’Ontario et des Prairies  501 University Crescent 501, croissant University  Winnipeg, Manitoba R3T 2N6 Winnipeg, Manitoba R3T 2N6  July 10, 2020  <b>ATTENTION: Planning Department Personnel</b>  <b>Subject: Consideration of Federal aquatic species at risk in Ontario’s Municipal Official Plans</b></p> <p>I hope this letter finds you well given the many challenges created by the COVID-19 pandemic. As we continue to press forward, Fisheries and Oceans Canada (DFO) is seeking your support to clarify the need to consider <b>federal aquatic species at risk</b> (fishes and mussels) protection within your municipal planning documents, in addition to provincially protected species. This does not impose any new legislative requirements since the Federal <i>Species at Risk Act</i> (SARA) has been in place since 2003. Such planning direction would simply add clarity early in the development approvals stages by highlighting processes that are already in place, preventing unexpected delays for proponents, and will ensure that municipal activities and those of stakeholders are in compliance with federal legislation.</p>	<p>In accordance with Section 115.3 of the Regional Official Plan (ROP), significant habitats of endangered and threatened species, as well as fish habitats continue to be identified as components of the Regional Natural Heritage System (RNHS). Through the systems-based approach and the Natural Heritage policy directions (i.e., NH-4 which aims to identify a Water Resource System to provide for the long-term protection of surface and groundwater features and their functions), the Region intends to continue to ensure that the policy framework protects and enhances these components and the overall RNHS.</p> <p>Regional staff notes that Conservation Authorities have a role in watershed regulation and they may provide advice related to fisheries and aquatic resources. To ensure no negative impacts to the RNHS and compliance with Provincial and Federal legislation, the Region continues to work with the Conservation Authorities to provide technical and environmental reviews of proposed development or site alterations that may impact fish habitats and/or habitats of endangered and threatened species.</p> <p>Revisions to the Region’s Natural Heritage policies will occur in the Stage 3 ROPA. As part of that review, the Region will review the recommended guidance for aquatic species at risk protection in Official Plans provided by DFO.</p>

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		<p>Under Ontario's <i>Provincial Policy Statement (2020)</i> and the <i>Natural Heritage Reference Manual (20101)</i>, municipalities are required to consider provincial and federal interests such as protection of the habitat of endangered and threatened species at risk. While these are currently identified as species classified on the <i>Species at Risk in Ontario List</i> under the provincial <i>Endangered Species Act, 2007 (ESA)</i>, in fact, most of the aquatic species listed under the ESA are also listed under SARA, and therefore receive protection under both acts. In such cases, DFO and provincial counterparts continue to work towards a coordinated planning and regulatory approach where both federal and provincial species at risk have been identified. Currently under revision.</p> <p>DFO has prepared the guidance offered in Annex 1 (attached) that can be incorporated into official plans, as they are being updated in Ontario. This information will ensure that project proponents are aware of the need to comply with SARA requirements early in the planning process (including any potential permitting requirements). In developing this guidance, the proposed approach was reviewed with staff from the provincial Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and Forestry, Environment Canada, Conservation Ontario, and a number of municipalities in the process of updating their official plans at the time.</p> <p>Recent examples of how this guidance has been adopted appear within official plans for the City of Kingston, the City of London and the Municipality of Chatham-Kent. For further clarification, please contact Shelly Dunn (shelly.dunn@dfo-mpo.gc.ca or 905-802-6515) at DFO's <i>Species at Risk (fishes/mussels) in Municipal Official Plans in Ontario 2</i></p> <p>Risk Program, Ontario office. Should you require any additional information to adopt this approach we would be happy to assist you.</p> <p>Sincerely,  Melanie Toyne Regional Manager, Species at Risk Program Fisheries and Oceans Canada T: (204) 983-5137   E-mail: Melanie.Toyne@dfo-mpo.gc.ca  <b>Copy:</b> Corby Chapin, MMAH  Shawn Staton, Species at Risk Team Leader, DFO  Shelly Dunn, Species at Risk Biologist, DFO  -----</p> <p><b>Attachment (1)</b>  <b>ANNEX 1:</b> DFO's Recommended guidance for aquatic species at risk protection in Official Plans <i>Consideration of Federal Aquatic Species at Risk (fishes/mussels) in Municipal Official Plans in Ontario 3</i></p> <p><b>Annex 1: Recommended Guidance for Aquatic Species at Risk Protection</b>  <b>Recommended federal guidance for aquatic species at risk protection in municipal Official Plans</b>  As you are updating your municipal official planning documents in Ontario, the following guidance is recommended by Fisheries and Oceans Canada (DFO) to address federal <i>Species at Risk Act (SARA)</i> requirements for <b>aquatic species at risk</b> (fishes and mussels) protection, including waters supporting aquatic species at risk, their residences and critical habitat. To understand where this guidance applies to aquatic species at risk within your municipality, please access the map noted in #2 below.</p> <p>1. It is understood that the specific wording and placement of such policy direction will vary somewhat by municipality, but it is hoped that the intent of the following recommended approach will be captured, and that consistency can be maintained to the extent possible. Natural Heritage features and areas should be recognized to include: "<i>Waters supporting aquatic species at risk (fishes and mussels) listed in Schedule 1 (the list of officially protected wildlife) under the federal Species at Risk Act (SARA), their residences and critical habitats</i>".</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>2. Proponents should be advised to determine the location of such species, waters and habitats “As identified on Fisheries and Oceans Canada’s (DFO’s) <b>aquatic species at risk map</b>, available at <a href="https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html">https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html</a>. Links are provided to species-specific recovery documents available on the <b>Species at Risk Public Registry</b> at <a href="https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry.html">https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry.html</a> .”</p> <p>3. Municipal plan policy direction for such waters and habitat areas should include a statement such as: “<i>In accordance with federal requirements, development proponents are advised to demonstrate through an Environmental Impact Study/Assessment that (a) all reasonable alternatives have been considered to reduce and minimize impacts to natural heritage features and ecological functions, and the best solution has been adopted; (b) the proposed development and site alteration activities will not jeopardize the survival, recovery and conservation of species at risk protected in Schedule 1 of the Species at Risk Act, including their residences and critical habitat</i>”.</p> <p>4. Policy direction should also include a statement that “<i>item 3 also applies if there may be potential impacts that would contravene the federal SARA from activities occurring in areas adjacent to such waters, residences or critical habitats</i>”.</p> <p>5. Policy direction and any municipal guideline documents should indicate that “<i>Any Environmental Impact Study (or Assessment) for such waters or habitats should be developed in consultation with Fisheries and Oceans Canada, and indicate how the project will be carried out to remain in compliance with the Species at Risk Act [and other applicable legislation] (for example, by modifying the project to avoid impact, applying appropriate mitigation, or acquiring a SARA permit [or SARA-compliant Fisheries Act Authorization] to carry out the activities)</i>”.<sup>2</sup></p> <p>2 NOTE: Conservation Authorities are a local source of watershed information and may provide advice related to fisheries and aquatic resources for municipalities as part of their commenting body role under the <i>Planning Act</i> and/or may provide additional technical advice related to their mandates as watershed management agencies as determined under the terms of individual service agreements with municipalities. This advice may assist municipalities in consultations with Fisheries and Oceans Canada to address the “federal requirements” applicable to a development application. Additional information with respect to <i>Fisheries Act</i> and SARA project review and approval processes is available at <a href="http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html">www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html</a> and <a href="http://www.dfo-mpo.gc.ca/species-especes/sara-lep/index-eng.html">http://www.dfo-mpo.gc.ca/species-especes/sara-lep/index-eng.html</a>. Questions regarding fish habitat or federal aquatic species at risk protection requirements should be directed to DFO at <a href="mailto:fisheriesprotection@dfo-mpo.gc.ca">fisheriesprotection@dfo-mpo.gc.ca</a>.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
2.	Town of Oakville	<p><b>REPORT</b>  <b>PLANNING AND DEVELOPMENT COUNCIL MEETING</b>  <b>MEETING DATE: SEPTEMBER 08, 2020</b>  <b>FROM:</b> Planning Services Department  <b>DATE:</b> August 26, 2020  <b>SUBJECT:</b> Regional Official Plan Review - Regional Discussion Papers  <b>LOCATION:</b> Town-Wide  <b>WARD:</b> All Page 1  <b>RECOMMENDATION:</b>  1. That the report titled <i>Regional Official Plan Review – Regional Discussion Papers</i> dated August 26, 2020, be received.  2. That the report titled <i>Regional Official Plan Review – Regional Discussion Papers</i> dated August 26, 2020, be forwarded for information to Halton Region, the City of Burlington, the Town of Halton Hills, the Town of Milton, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.</p> <p><b>KEY FACTS:</b>  The following are key facts for consideration with respect to this report:</p> <ul style="list-style-type: none"> <li>• Phase 2 of Halton Region’s Regional Official Plan Review (ROPR) is underway and involves research, technical analysis and the development of Discussion Papers related to the key themes of the ROPR.</li> <li>• This report presents an update on Halton Region’s ROPR and provides an overview of town staff comments on Phase 2.</li> <li>• Regional staff have prepared five Discussion Papers:</li> </ul>	<p><b><u>Regional Urban Structure (RUS) / Integrated Growth Management Strategy (IGMS)</u></b></p> <p>Regional staff notes that comments on the Regional Urban Structure Discussion Paper/Integrated Growth Management Strategy (IGMS) have been addressed in material related to Regional Official Plan Amendment No. 48 (ROPA 48), or will be addressed through the Preferred Growth Concept materials, including the Submissions Charts. More details are also available in the IGMS Policy Directions.</p> <p><b><u>Climate Change</u></b></p> <p>Halton Region values the Town of Oakville’s analysis and commentary of the Climate Change Discussion Paper. Town comments have been important and instrumental in shaping the development of climate change policy directions and will assist with the policy development phase of the ROPR.</p> <p>The Town has asked the Region to consider a stand-alone climate change section in the ROP in addition to the dispersed</p>

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		<p>1. Regional Urban Structure 2. Climate Change 3. Natural Heritage 4. Rural and Agricultural System 5. North Aldershot Planning Area</p> <ul style="list-style-type: none"> <li>The Discussion Papers are accompanied by “Landing Pages” which present a simplified, plain language summary of the Discussion Papers that are intended to be more accessible to the general public.</li> <li>Regional staff first presented the Discussion Papers to Regional Council at a workshop held on July 8, 2020.</li> <li>At their subsequent meeting of July 15, 2020, Regional Council received the Discussion Papers and directed Regional staff to release the papers and related materials as the basis for public consultation on Phase 2 of the ROPR.</li> <li>The public consultation period for these papers is scheduled for 75 days from July 15 to September 28, 2020.</li> <li>Because of the COVID-19 Public Health Emergency, the engagement format during this phase of the ROPR will be primarily online through web postings, online surveys, and virtual meetings.</li> <li>Regional staff are in the process of making presentations to local municipal Councils on the Discussion Papers.</li> <li>Visit <a href="http://halton.ca/ropr">halton.ca/ropr</a> to review the ROPR theme summaries and the complete Discussion Paper packages. Feedback may be provided by completing a general questionnaire and or technical questionnaire. Comments may also be submitted to <a href="mailto:ropr@halton.ca">ropr@halton.ca</a>.</li> <li>There will be additional opportunities for public engagement through Phase 3 of the Regional Official Plan Review in 2021.</li> </ul> <p><b>BACKGROUND:</b> The purpose of this report is to provide an analysis of the Regional Discussion Papers from a Town of Oakville perspective. The report is also an opportunity to respond to Halton Region on Phase 2 of the Regional Official Plan Review (ROP) within the public consultation period, July 15 to September 28, 2020.</p> <p><b>Halton Region’s Official Plan Review – Overview</b> At their meeting of April 16, 2014, Regional Council approved Report No. LPS28-14 <i>Commencement of the Five-Year Review of the Region’s Official Plan</i> to initiate the Regional Official Plan Review (ROPR). The ROPR is occurring in three phases:</p> <ul style="list-style-type: none"> <li>Phase 1 – now complete – set the foundation and direction of land use matters to be reviewed and analyzed;</li> <li>Phase 2 – now underway – involves in-depth analysis of data and land use policies to be delivered to Regional Council through Discussion Papers; and,</li> <li>Phase 3 will provide a Policy Directions Synthesis Report, draft official plan policies and a draft Regional Official Plan Amendment for consideration</li> </ul> <p>On October 5, 2016, Regional Council approved Report No. LPS110-16, which endorsed the <i>Official Plan Review – Phase 1 Directions Report</i>. This identified key land use matters and policy directions for review, including these themes:</p> <ul style="list-style-type: none"> <li>Urban Systems and Growth Management Analysis</li> <li>Rural and Agricultural Systems Analysis</li> <li>Natural Heritage System</li> <li>Climate Change Mitigation and Adaptation</li> </ul> <p>Regional Council concluded Phase 1 of the ROPR with the endorsement of the Directions Report.</p> <p>Phase 2 of the ROPR is currently underway with background research and technical analysis in support of the Discussion Papers for the themes identified in Phase 1.</p> <p>Five Discussion Papers have been prepared: 1. Regional Urban Structure</p>	<p>policies and to include a general explanation, objectives, overarching guiding policies, and statements on how the other ROP sections connect to the overarching climate change section. The Region will consider this approach as guided by Policy Direction CC-1, which aims to strengthen the ROP’s current vision, goals, objectives, and policies of the ROP so that the impacts of a changing climate, and enhance the ROP so that climate change is an important factor when making land use planning decisions.</p> <p>The Town has suggested the Region require a high-level assessment of climate impacts and options for mitigating impacts to be applied to infrastructure. This would include a requirement for risk and vulnerability assessments to identify options for enhancing infrastructure resilience. This comment will be addressed through Policy Direction CC-4. Further, Policy Direction CC-4 will support policies that encourage the use of green infrastructure where appropriate to increase infrastructure resiliency to climate change.</p> <p>Policy Direction CC-2 will support the Town’s recommendation for policies that encourage the identification and implementation of energy from waste technologies, greywater technologies, and the adaptive reuse of existing building stock the reuse/recycling of building materials in the development process.</p> <p>In response to the Town’s comments to encourage progressive stormwater management, Policy Direction CC-3, will support new policies and enhance existing policies to undertake progressive stormwater management planning through the area-specific planning process that assesses the impacts of extreme weather events and incorporate appropriate green infrastructure and low impacts developments solutions (Policy Direction CC-3).</p> <p>The Town has also recommended the ROP include policies to encourage and support the local municipalities to use sustainable development guidelines/standards to promote sustainable development and building practices. Sustainable development guidelines/standards would be used to encourage district energy, energy efficiency in new developments, green infrastructure, and low impact development. Policy Direction CC-5 responds to this recommendation by introducing policies that encourage the local municipalities to introduce and/or enhance green/sustainable development standards for new development. The Region will provide the Local Municipalities with best practices as a resource to assist with implementing this policy direction.</p>

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		<p>2. Climate Change 3. Natural Heritage 4. Rural and Agricultural System 5. North Aldershot Planning Area</p> <p>Regional staff first presented the Discussion Papers to Regional Council at a workshop held on July 8, 2020. The meeting agenda, minutes and video may be accessed at <a href="https://www.halton.ca/The-Region/Regional-Council-and-Committees">https://www.halton.ca/The-Region/Regional-Council-and-Committees</a> In preparation for the Regional Council workshop, Oakville Council participated in a workshop with Oakville staff at a Special Council meeting held July 7, 2020. In that meeting town staff provided an update on the town's Official Plan Review and how it is feeding into the ROPR. The meeting agenda, minutes and video for the Oakville Council workshop may be accessed at <a href="https://securepwa.oakville.ca/eams/">https://securepwa.oakville.ca/eams/</a></p> <p>At their meeting of July 15, 2020, Regional Council received five staff reports representing the complete Discussion Paper packages (Reports LPS52-20 through LPS56-20) which may also be accessed at the above-noted link at halton.ca. In addition to the covering staff reports, the Discussion Papers are accompanied by "Landing Pages" that present simplified, plain language summaries of the Discussion Papers that are intended to be more accessible to the general public. At that same meeting, Regional Council directed Regional staff to release the Discussion Papers and related materials as the basis for public consultation on the ROPR. The public consultation period for these documents is scheduled for 75 days from July 15 to September 28, 2020. Because of the COVID-19 Public Health Emergency, the engagement at this phase of the ROPR will be primarily online through web postings and virtual meetings. Public consultation will also include:</p> <ul style="list-style-type: none"> <li>• Presentations to local municipal Councils</li> <li>• Meetings with Advisory Committees and stakeholders</li> <li>• Public Information Centres</li> <li>• Engagement with Indigenous communities</li> <li>• Online questionnaires</li> <li>• Written comments emailed to <a href="mailto:ropr@halton.ca">ropr@halton.ca</a></li> </ul> <p>Current materials and ongoing documentation generated as the public consultation progresses will be posted to <a href="http://halton.ca/ropr">halton.ca/ropr</a>.</p> <p>Halton Region planning staff are attending local municipal Council meetings to provide an overview and receive feedback on Phase 2 of the ROPR during the public consultation period.</p> <p>Regional Council will receive a Consultation Summary Report at a future meeting following the public engagement. Comments received on the Discussion Papers and Landing Pages will be used to determine "policy directions" that will also be presented to Regional Council in advance of preparing amendments to the Regional Official Plan. There will be additional opportunities for public engagement through Phase 3 of the ROPR (Appendix A).</p> <p><b>Oakville's Participation in the ROPR</b> Oakville staff has participated in the Regional Official Plan Review (ROPR) since it was initiated in 2014. Since 2017, Oakville staff has participated in Phase 2 of the ROPR including the Integrated Growth Management Strategy, Growth Scenarios and Evaluation Framework, review and commentary on draft versions of the Discussion Papers as well as official plan policy and mapping audits.</p> <p>One of the main opportunities for staff participation in the ROPR is through the Halton Area Planning Partnership (HAPP), which is comprised of planning staff from Halton Region, its local municipalities (Burlington, Halton Hills, Milton and Oakville), and conservation authorities (Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton).</p> <p>Significant collaboration has taken place through the HAPP forum which has led to a consensus on many of the policy matters before the group. With respect the Phase 2 Discussion Papers, the collective efforts of HAPP have helped to improve the tone and</p>	<p>The Town has recommended that ROP policies should be included that are enabling and supportive of small-scale energy infrastructure (such as district energy systems), particularly in strategic growth areas as identified in the local municipal urban structure. Policy direction CC-6 intends to support new policies that are enabling and supportive of small-scale energy infrastructure such as district energy systems, renewable energy systems, through a community-scale area-specific planning process.</p> <p>Guided by Policy Direction CC-6, the Region will develop policies to promote net-zero communities, renewable energy systems, alternative energy systems, and district energy systems. This part of Policy Direction CC-6 is responding to the Town's recommendation that the ROP should include policies that are enabling and supportive of small-scale energy infrastructure (such as district energy systems), particularly in strategic growth areas as identified in the local municipal urban structure. Policy Direction CC-6 will require Community Energy Plans as part of the Area Specific Planning process. Energy generation, supply, and distribution are shifting from centralized to localized solutions. Community Energy Plans will look at the feasibility of integrating energy planning at a neighbourhood scale.</p> <p>The Town recommended promoting the importance of locally produced products and the agri-food sector for food security and to consider urban agricultural opportunities within the urban boundary as a source of local food security. Policy Direction CC-7 will support the introduction of new policies and enhance existing policies in the Regional Official Plan to promote urban agriculture and locally-sourced food production.</p> <p>Regional staff will continue discussions with the Town of Oakville to determine the best approach for integrating climate change mitigation and adaptation policies within the ROP.</p> <p>The Region is also undertaking a broader set of actions to respond to climate change in accordance with the Region's Strategic Business Plan 2019-2022 and Council's emergency declaration.</p> <p>Halton Region has also partnered with Halton Environmental Network to advance the Region's work in addressing climate change. The partnership will result in the preparation of a community greenhouse gas emissions inventory, community greenhouse gas emission reductions targets, community</p>

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		<p>readability of the papers, to simplify and clarify the content, to streamline the Discussion Questions in each paper and to produce a more public-friendly package to use in Halton Region's public consultation.</p> <p>To date, a substantial amount of time and resources has been invested in the ROPR by the Region and the local municipal and agency partners. There is a demonstrated alignment in most areas. The few outstanding matters are discussed in the balance of this report. It is expected that the hard work and collaboration will continue and town staff welcome the opportunity to participate. Town staff anticipates that there will be considerable review and comment to undertake during Phase 3 of the ROPR.</p> <p><b>Changes to the Provincial Planning Framework</b>  The Provincial planning framework continues to evolve and change. During the ROPR and Oakville's town-wide Official Plan Review, there have been multiple changes and amendments to key Provincial plans and legislation such as the Growth Plan and the Provincial Policy Statement, the <i>Planning Act</i> and the <i>Development Charges Act</i> to name a few.</p> <p>Oakville staff acknowledges that it has been a challenge for municipal planning authorities, such as Halton and Oakville, to advance their respective programs while responding in a timely manner to the changing Provincial planning framework.</p> <p>Currently, the 2019 Growth Plan requires that Halton Region plan to accommodate 1,000,000 people and 470,000 jobs by 2041. The Regional Official Plan (ROP) does not set out where and how to grow beyond 2031. It is through the ROPR that the requirement to plan for growth to 2041 will be addressed.</p> <p>On June 16, 2020 the Province released the proposed Amendment No. 1 to the 2019 Growth Plan for a 45-day public consultation period ending on July 31, 2020. Also released was a proposed Land Needs Assessment (LNA) methodology to replace the LNA methodology released in May 2018.</p> <p>The proposed Amendment No. 1 would extend the planning horizon of the Growth Plan from 2041 to 2051, maintain the approved 2041 population and employment forecasts in the Growth Plan, 2019, and identify new population and employment forecasts to the 2051 planning horizon.</p> <p>It is important to note that the Regional Discussion Papers were completed prior to the release of the proposed Amendment No. 1 to the 2019 Growth Plan and the proposed new LNA methodology. If these proposed changes are brought into force and effect by the Province, they will be addressed in the next stages of the ROPR.</p> <p><b>Halton's Integrated Growth Management Strategy</b>  The Region's Integrated Growth Management Strategy (IGMS) is the process to determine where and how Halton should grow and develop in order to accommodate the provincially forecasted population and jobs.</p> <p>On June 19, 2019, Regional Council was presented with Report No. LPS41-19 – <i>Regional Official Plan Review - Progress Update on the Integrated Growth Management Strategy and Preliminary Growth Scenarios</i>. The report outlined potential growth scenarios for the Region and was accompanied by a technical paper providing information and analysis of the various scenarios along with proposed evaluation criteria. The report also contained a preliminary recommendation to proceed with the evaluation of the 'Local Plans and Priorities' scenarios, known as the 'B' scenarios.</p> <p>In a unanimous vote, Regional Council deferred any decision on the report pending input from the Councils of the local municipalities. The direction was for each of the local Councils to recommend to Regional Council what evaluation criteria, and weighting of the evaluation criteria, best suit their local planning needs.</p> <p>On July 15, 2019, Oakville Council received the report titled <i>Halton Integrated Growth Management Strategy (IGMS): an Oakville planning staff discussion paper</i>. The discussion paper expressed support for the Region's comprehensive approach to growth management through the IGMS project and presented a preliminary analysis and response by Oakville planning staff to the IGMS findings from an Oakville perspective.</p>	<p>engagement, and outreach in collaboration with the Halton Climate Collective.</p> <p>.</p> <p><b><u>Natural Heritage</u></b></p> <p>In response to the Town of Oakville's comments regarding the draft mapping, as a part of the ongoing Regional Official Plan Review (ROPR), Regional staff are reviewing the draft proposed Natural Heritage System (NHS) mapping to ensure that technical refinements reflect updated base data information, planning decisions (i.e., Secondary Plans) and updated information since ROPA 38, including OMB decisions, approved planning applications, special Council Permits and staff refinements based on in-field observations. A policy-informed approach (which is supported by science) was used to evaluate any refinements (additions, deletions, boundary adjustments) to the Natural Heritage System. Regional staff used a consistent application of natural heritage policies and definitions in the current ROP when evaluating the draft proposed Natural Heritage System, which is consistent with the Natural Heritage policies in the Provincial Policy Statement. The final step in the Natural Heritage System mapping update process was a Quality Assurance/Quality Control (QA/QC) of Halton's Natural Heritage System Mapping. The purpose of this exercise was to complete a visual inspection of the draft proposed NHS to confirm a consistent approach to the mapping in accordance with the Regional Official Plan and identify mapping errors. More importantly, for an open and transparent method for the refinements of the NHS with the local municipalities, conservation authorities, and the public.</p> <p>Throughout the consultation period, Regional staff mailed out notifications to landowners whose properties may be impacted by proposed mapping changes and also engaged with landowners through one-on-one meetings to address any questions or concerns related to the draft proposed RNHS mapping on their property.</p> <p>Through the policy directions for the ROPR, staff recommends that refinements to Halton's Natural Heritage System mapping has to occur through an approval process under the Planning Act and acceptance by the Region should occur more frequently than the MCR/ROPR process.</p> <p>Regional staff continues to support the RNHS policy framework and believe it provides flexibility for refining the RNHS through detailed studies at the time of a development or</p>

No.	Source	Submission	Response
		<p>The discussion paper included the following key messages and considerations with respect to the implications of the Region's IGMS scenarios for the Town of Oakville:</p> <ul style="list-style-type: none"> <li>• Oakville should accept the majority share of total Regional growth - a middleground or no-growth position would be detrimental to Oakville.</li> <li>• Oakville must be locally strategic in directing where and how to grow in order to protect what is valuable and to maintain the character of established neighbourhoods.</li> <li>• Maintaining the current settlement area boundaries in the Region (i.e., choosing not to expand the designated greenfield area), is a vital way to combat climate change, and preserve natural heritage and prime agricultural lands.</li> </ul> <p>In response to Regional Council's June 19, 2019 deferral of the IGMS report and direction to seek input from local Councils, Oakville Council directed Oakville staff at the Planning and Development Council meeting of September 9, 2019 as follows:  <i>"to obtain feedback from Oakville residents regarding what evaluation criteria and weighting of the evaluation criteria for the proposed Halton Integrated Growth Management Strategy Growth Scenarios best suit the planning needs of Oakville and report back to Oakville Council with the results of the consultation at the Planning and Development Council meeting on December 2, 2019."</i></p> <p>Oakville Planning staff hosted four public meetings on September 24 and 26, and October 1 and 2, at the request of Ward Councillors. Total attendance for the four meetings was 45.</p> <p>Staff also conducted an online survey from September 23 to October 18 to gather additional input on the evaluation criteria. There were 36 responses to the online survey.</p> <p>The overall results of the engagement indicated that all of the evaluation criteria may be considered as local planning needs for Oakville.</p> <p>On May 20, 2020. Regional Council was presented with Report No. LPS44-20 - <i>Integrated Growth Management Strategy - Local Municipal Consultation on the Evaluation Framework and Status Update - Spring 2020</i>. The report gave an overview of the IGMS and outlined the process involved in the evaluation framework.</p> <p>In discussion on this item, Members of Regional Council emphasized the importance of plain language during the upcoming public consultation.</p> <p><b>COMMENT/OPTIONS:</b>  This section of the report presents the key messages from the Region's five discussion papers, as well as town staff analysis and commentary.</p> <p><b>Regional Urban Structure Discussion Paper</b>  The Regional Urban Structure Discussion Paper has been prepared as part of the IGMS and explores where and how to grow in Halton Region. It presents options to focus growth in certain areas of the existing community, or options for growing outward onto rural or agricultural land.</p> <p>The aim of this paper is to facilitate a discussion and obtain feedback on the elements of a proposed Regional Urban Structure. The paper defines urban structure as follows:  <i>"An urban structure is how the land use of a city or town is set out. It helps further the growth within our community by providing a way to guide the development of buildings, spaces or municipal infrastructure. An urban structure can consist of growth areas, employment areas, stable residential areas, and the transportation and growth corridors that connect these areas."</i></p>	<p>site alteration application in accordance with Policy 116.1 of the ROP.</p> <p>Regional staff notes the following in regards to Town staff's detailed responses to the Discussion Questions from the Natural Heritage Discussion Paper presented in <b>Appendix D</b> of your submission:</p> <p>The policy directions for Natural Heritage (i.e., NH1 to NH-11) were informed by feedback received from groups including the public, stakeholders, and agencies. Policy directions to address comments received include, but are not limited, to the following:</p> <ul style="list-style-type: none"> <li>• a harmonized approach for the Provincial NHS mapping and policies;</li> <li>• excluding the NHS for the Growth Plan from settlement area boundaries in Halton;</li> <li>• maintaining the goals and objectives for the RNHS;</li> <li>• providing guidelines for clarification on how linkages, enhancements, and buffers are established;</li> <li>• address woodland quality in the determination of significant woodlands.</li> <li>• incorporating new policies and mapping to implement a Water Resource System;</li> <li>• updating policies to conform to the three Source Protection Plans that apply to Halton Region;</li> <li>• introducing a new section on Natural Hazards in the ROP to introduce policies that are consistent with the Provincial Policies and Plans and direct Local Municipalities to include policies and mapping in their Official Plans;</li> </ul> <p>More fulsome details on each direction are available in the Policy Directions Report.</p> <p><b><u>Rural and Agricultural System</u></b></p> <p>The Town of Oakville has indicated that the Region has demonstrated alignment in most areas and that there are no concerns with the Rural and Agricultural System Discussion Paper. The Region will continue to engage with all of the local municipalities through Phase 3 of the ROPR.</p>



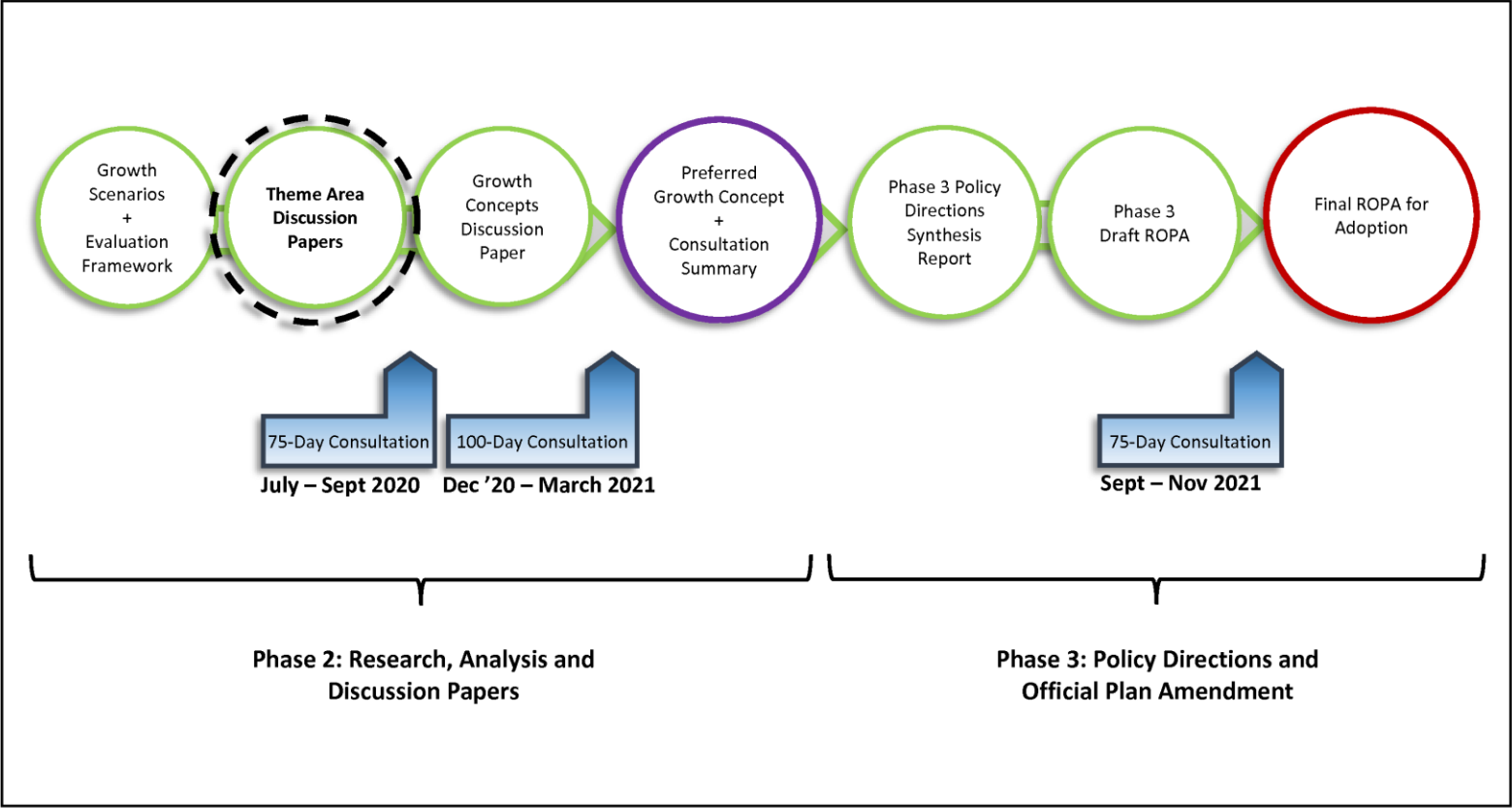
No.	Source	Submission	Response
		<p>In conjunction with the ROPR, the Town of Oakville's Official Plan Review has been underway since May 2015. A significant amount of work has been undertaken in this review including a number of planning studies completed and resulting in amendments to the town's Official Plan. A number of additional studies have been initiated and are currently underway.</p> <p>Beginning with OPA 15 and the adoption of the town-wide urban structure in September 2017, town staff has been working to establish the growth and development vision for the growth nodes and corridors within the urban structure.</p> <p>Town staff is implementing changes and refinements to these areas through amendments to the Livable Oakville Official Plan. In turn, this informs Halton Region on the ultimate development vision and growth management directions for Oakville.</p> <p>Town staff is supportive of the Regional Urban Structure Review Discussion Paper since it recognizes and emphasizes the role of the local municipalities in the ROPR.</p> <p>Even more importantly, town staff is supportive of the Region's approach to apply a climate change lens to growth management in the Regional Urban Structure.</p> <p>Detailed town staff responses to the discussion questions from the Regional Urban Structure Discussion Paper are presented in Appendix B.</p> <p><b>Climate Change Discussion Paper</b>  As part of the ROPR, Halton Region is reviewing land use policies in the ROP to:  <i>"help reduce greenhouse gases and lessen the impacts of climate change by guiding the development of our communities to become walkable, energy efficient, high-density and transit supportive. The ROP policies also promote energy and water conservation and support the use of renewable resources."</i></p> <p>The Climate Change Discussion Paper examines these themes and explores how the Region can ensure that the ROP policies are in line with the Province's climate change mitigation and adaptation policies.</p> <p>Addressing climate change has become a priority in Halton and town staff is engaged in providing comments and contributing to the discussion around climate change in the Region.</p> <p>On June 24, 2019, Oakville Council unanimously passed a motion declaring a climate emergency in Oakville. The town has been active in implementing climate change policies and programs since 2005 and has taken steps to reduce its impact on the environment. The declaration established the importance of accelerating climate change action and signaled to the community the need to take action now.</p> <p>On September 11, 2019, Halton Regional Council unanimously declared a climate emergency. This declaration reinforced Halton's commitment to protecting and improving the resilience of the economy, environment and community.</p> <p>The Climate Change Discussion Paper discusses opportunities to address climate change through:</p> <ul style="list-style-type: none"> <li>• Growth Management</li> <li>• Transportation</li> <li>• Energy and Utilities</li> <li>• Agriculture</li> <li>• Natural Heritage and Environmental Quality</li> </ul> <p>In Halton, almost 90 per cent of emissions are from buildings and transportation sources. These emissions are directly tied to heating/cooling buildings and how people move in the Region. The ROP policies can have an impact on lowering emissions by</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>encouraging the construction of more energy efficient buildings and encouraging the development of communities with a more compact urban form, as well as provide policies and multi-modal transportation networks to reduce car dependency.</p> <p>Home heating and private automobiles are the biggest contributors to greenhouse gas emissions. In general, a multiple-attached home (like a townhouse) or an apartment unit uses less energy for heating and cooling than a detached dwelling. Townhouses and apartments use even less energy when constructed using the latest in energy-efficient building techniques and technology.</p> <p>When this housing is arranged in conjunction with jobs, stores, schools, parks, etc., as mixed-use, complete communities along higher-order transit corridors, residents are provided with more choices for their daily living. Residents may choose to live without a car when they can move through a safe and attractive built environment that supports walking, biking and rolling as the primary mode of transport for many of their short everyday trips. This form of city building reduces the energy used for home heating and transportation and thereby reduces carbon emissions.</p> <p>Detailed town staff responses to the Discussion Questions from the Climate Change Discussion Paper are presented in Appendix C.</p> <p><b>Natural Heritage Discussion Paper</b> Halton Region, like the Town of Oakville, is responsible for preserving the natural environment; this has been a key component of the ROP since the 1980s.</p> <p>The goal of the Natural Heritage System (NHS) is to increase the certainty that the biological diversity and ecological functions within Halton Region will be preserved and enhanced for future generations. The Natural Heritage System now covers about 50% of Halton Region.</p> <p>A natural heritage system generally consists of wetlands, woodlands, rivers, lakes, and other natural areas that have ecological significance. These locations are home to many plants and wildlife and includes green spaces, forests, conservation areas and parks.</p> <p>In the Regional Official Plan (ROP), the current Halton NHS consists of two “subsystems” each with their own policies: The Greenbelt NHS (GBNHS) and Regional NHS (RNHS).</p> <p>The GBNHS must be identified in the ROP as required by the 2017 Greenbelt Plan. In Oakville, the GBNHS lands are located north of Highway 407 to the town boundary and along Bronte Creek north of the QEW on the lands known as Bronte Creek Provincial Park. The RNHS is the designation that is used to identify the NHS across the rest of Oakville.</p> <p>The NHS paper discusses ways to strengthen the long-term viability of Halton’s natural heritage and water resources by reviewing and updating mapping, policies and the key actions necessary to protect the natural environment.</p> <p>Refinements to Halton’s Natural Heritage System policies and mapping are being contemplated. According to the Region, these refinements will be required to:</p> <ul style="list-style-type: none"> <li>• Be consistent with the Provincial Policy Statement and to conform to Provincial Plans</li> <li>• Improve and clarify existing natural heritage policies;</li> <li>• Identify the planning objectives needed to preserve and enhance the Region's Natural Heritage System</li> <li>• Improve the accuracy of the Natural Heritage System mapping through refinements to the mapping, which may result in removals or additions to the Natural Heritage System.</li> </ul> <p>The draft Halton Natural Heritage System mapping is available at <a href="http://halton.ca/ropr">halton.ca/ropr</a>.</p> <p>Oakville staff has reviewed draft NHS mapping that accompanies the discussion paper and offers the following comments:</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>North Oakville East and West Secondary Plans</b> Part of the RNHS review includes the lands north of Dundas and south of Highway 407, which are governed locally by the North Oakville East and West Secondary Plans. The ROP states that the RNHS will be delineated and implemented in accordance with the North Oakville Secondary Plans.</p> <p>North Oakville is an area of greenfield development where the North Oakville Secondary Plans are being implemented through the development approval process, including plans of subdivision and zoning by-law amendments.</p> <p>As part of this process, the actual RNHS boundaries are being confirmed through detailed Environmental Implementation Report/Functional Servicing Studies in accordance with the policies of the North Oakville Secondary Plans.</p> <p>It is important to note that lands subject to development approvals only cover a portion of the North Oakville lands. The Region is basing part of the draft RNHS on these development approvals with June 2018 as the benchmark date.</p> <p>As development advances, the portion of lands subject to development approvals grows. However, the RNHS map in the ROP would only be current as of the benchmark date.</p> <p>The remainder of the draft RNHS is based on the planned NHS from the North Oakville Secondary Plans.</p> <p>Town staff is recommending that the Region incorporates an annual review of the RNHS boundary in North Oakville and other greenfield lands in the Region (along with associated housekeeping amendments) to ensure that the RNHS is not out of date with current development approvals.</p> <p><b>Livable Oakville Official Plan</b> Another part of the RNHS review in Oakville includes the lands south of Dundas Street and north of Highway 407, which are governed locally by the Livable Oakville Plan. In Livable Oakville, the Natural Area designation acts as the main designation identifying a natural heritage system.</p> <p>At the time of Regional approval of Livable Oakville in 2009, the town's Natural Area designation matched the Region's NHS. The Region deemed Livable Oakville to be in conformity with the Regional Official Plan as amended by Regional Official Plan Amendment No. 38.</p> <p>Subsequent to the approval of Livable Oakville, the town undertook a comprehensive zoning-by-law review (inZone By-law 2014-14) to implement the Livable Oakville Plan. The Natural Area designation from Livable Oakville is implemented in the comprehensive zoning by-law by the Natural Area (N) zone. The majority of By-law 2014-14 has been deemed in force by the Ontario Municipal Board (OMB) and remaining appeals do not implicate the N zone which implements the NA designation.</p> <p>In the time since approval of Livable Oakville, there have been only a few, minor refinements to the Natural Area designation through development approvals. In fact, for most of the lands governed by Livable Oakville, the pattern of the Natural Area designation (and implementing N zone) was established in the previous 1984 Official Plan, or earlier.</p> <p>The same is true for the lands adjacent to the Natural Area designation, including lands designated (and zoned) for Residential and Employment development, which have been designated and zoned as such since well before Livable Oakville was approved by the Region in 2009.</p> <p>Town staff notes that the current approach in the ROP for refinements to the RNHS is through site-specific development approvals. Through this process, detailed technical study, extensive agency review and confirmation site visits are used to establish an updated limit to the RNHS. It is an approach that works well and ensures the RNHS limit is established in the correct location.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>However, through the ROPR, the draft RNHS mapping shows the RNHS expanding into areas with existing and long standing development approvals. Oakville's long standing pattern of development is proposed to be changed through the ROPR process and not according to the current approach using development approvals.</p> <p>Town staff is of the opinion that it is more accurate to determine any refinements to the boundary of the RNHS through the review of planning applications and the development approval process rather than through the ROPR.</p> <p>Notwithstanding the concerns expressed by Oakville staff regarding the need or utility of these draft RNHS expansions, Oakville staff is pleased to see that individual property owners possibly affected by these mapping changes will be directly notified and engaged by Regional planning staff as part of the ROPR.</p> <p>This is an important step for the Region to take since these changes are likely to affect a great number of properties in Oakville.</p> <p>Detailed town staff responses to the Discussion Questions from the Natural Heritage Discussion Paper are presented in Appendix D.</p> <p><b>Rural and Agricultural System Discussion Paper</b> Halton is home to an active and vibrant farming sector, including horse farms, oilseeds and grain operations, greenhouse/nursery/floriculture operations, hay producers, livestock operations, fruit and vegetable growers, and more.</p> <p>As indicated in the Climate Change Discussion Paper, protection of agricultural lands is important to all of Halton as a resource for the Region's food and economic resilience.</p> <p>The Rural and Agricultural System Discussion Paper identifies agricultural and rural policy matters to be investigated further through the ROP review, including:</p> <ul style="list-style-type: none"> <li>• Designation of prime agricultural areas</li> <li>• Mapping of prime agricultural areas</li> <li>• Agricultural-related uses</li> <li>• On-farm diversified uses and agri-tourism</li> <li>• Cemeteries</li> <li>• Agricultural Impact Assessments</li> <li>• Special needs housing in the agricultural system</li> </ul> <p>This paper has an indirect importance to Oakville since there are no lands designated agricultural within the town's urban area. However, as stated, this is an important matter for the Region. Town staff has no concerns with this discussion paper and will continue to monitor as the issues progress into policy development.</p> <p><b>North Aldershot Discussion Paper</b> North Aldershot, in the City of Burlington, has been identified as a distinct policy area dating back to the 1970s. This paper discusses the existing policy framework for the area and considers whether it conforms to the current Provincial policy framework.</p> <p>This paper has an indirect importance to Oakville since it is a Burlington matter. Town staff has no concerns with this discussion paper but will continue to monitor as the issues progress into policy development.</p> <p>Town staff notes that North Aldershot is important regionally in terms of the area's interrelationship with growth management, the natural heritage and rural and agricultural systems, and climate change for all of Halton, including Oakville.</p> <p><b>CONCLUSION AND NEXT STEPS:</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Town staff welcome the opportunity to participate and comment on the Regions ROPR and Discussion Papers. Staff also cannot stress enough the significance of using a climate change lens when planning to accommodate future required growth in Halton and achieving conformity and consistency with the Provincial planning framework.</p> <p>Town staff will continue to work through HAPP and engage in the ROPR process to improve alignment among the parties and to focus on reaching consensus. As the ROPR moves into Phase 3, town staff will be providing Oakville Council with further updates, analysis and commentary.</p> <p>Town staff anticipates that there will be substantial review work and comments generated during Phase 3 of the ROPR when Halton Region produces the Policy Directions Synthesis Report, draft official plan policies and a draft Regional Official Plan Amendment for consideration.</p> <p><b>CONSIDERATIONS:</b></p> <p><b>(A) PUBLIC</b> There are no public impacts from this report and no notice requirements.</p> <p><b>(B) FINANCIAL</b> There are no financial implications from this report.</p> <p><b>(C) IMPACT ON OTHER DEPARTMENTS &amp; USERS</b> Multiple town departments have had the opportunity to provide input into town responses to the Region's Discussion Paper questions. This level of engagement will continue through Phase 3 of Halton's Regional Official Plan review.</p> <p><b>(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS</b> This report addresses the corporate strategic goal to:</p> <ul style="list-style-type: none"> <li>• be the most livable town in Canada</li> </ul> <p><b>(E) COMMUNITY SUSTAINABILITY</b> Consideration of the sustainability goals and objectives of the Livable Oakville Plan are part of all town reviews of Regional initiatives.</p> <p><b>APPENDICES:</b></p> <p>Appendix A – Regional Official Plan Review – Public Engagement Process Chart  Appendix B - Regional Urban Structure Discussion Paper – Town Responses to Discussion Questions  Appendix C - Climate Change Discussion Paper – Town Responses to Discussion Questions  Appendix D - Natural Heritage Discussion Paper – Town Responses to Discussion Questions</p> <p>Prepared by:  Kirk Biggar, Kirk Biggar, MCIP, RPP  Senior Planner, Policy Planning</p> <p>Recommended by:  Diane Childs, MCIP, RPP  Manager, Policy Planning and Heritage</p> <p>Submitted by:  Mark H. Simeoni, MCIP, RPP  Director, Planning Services</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p style="text-align: right;"><b>Appendix A</b></p> <p style="text-align: center;"><u>Regional Official Plan Review - Public Engagement Process</u></p>  <p><b>Appendix B</b>  <b>Regional Urban Structure Discussion Paper Town Responses to Discussion Questions</b>  <i>The following Discussion Questions are from Halton Region's Technical Questionnaire posted at <a href="http://halton.ca/ropr">halton.ca/ropr</a>. There is a section farther below with Town Responses to additional questions from the General Questionnaire, also posted at <a href="http://halton.ca/ropr">halton.ca/ropr</a>.</i>  <b>1. How can the Regional Official Plan further support the development of Urban Growth Centres?</b>  For more information on this topic, please see pages 30-32 of the Regional Urban System Discussion Paper.  <b>Response:</b> The Regional Official Plan (ROP) should identify Urban Growth Centres (UGC)s as focus and priority locations to accommodate significant and required population and employment growth in order to meet the density targets and timelines (2031, 2041) established in the 2019 Growth Plan.</p>	Comments are acknowledged. Please see above for a detailed response.

No.	Source	Submission	Response
		<p>The ROP should also recognize that future development in UGCs is intended to be transit-supportive locally and regionally, to create areas for investment in public service facilities, to attract the highest order of major employment centres as well as commercial, recreational, cultural and entertainment uses.</p> <p>The 2019 Growth Plan also directs priority be given to Major Transit Station Areas (MTSA) on priority transit corridors. In Oakville, these locations are:</p> <ul style="list-style-type: none"> <li>- Midtown Oakville (UGC/MTSA containing Oakville GO Station)</li> <li>- Bronte GO MTSA</li> </ul> <p>New policies in the ROP should be provided:</p> <ul style="list-style-type: none"> <li>- To identify clear priorities for allocating growth to UGCs and MTSA</li> <li>- That pair the prioritization of growth with prioritization of infrastructure/servicing spending and delivery</li> <li>- That establish that infrastructure planning and infrastructure delivery to support UGCs is a priority of the Region (i.e. pre-service).</li> </ul> <p>The order of priority for allocating could be as follows:</p> <ol style="list-style-type: none"> <li>1. UGCs on Priority Transit Corridor (2031)</li> <li>2. UGCs (2031)</li> <li>3. MTSA on Priority Transit Corridor (2041)</li> <li>4. MTSA (2041)</li> <li>5. Strategic Growth Areas (SGAs) on Regional Transit Priority Corridors</li> <li>6. Other SGAs</li> </ol> <p>The ROP could identify the Midtown Oakville UGC as the highest priority for growth and intensification. Midtown Oakville is unique in Region as it is:</p> <ul style="list-style-type: none"> <li>- Designated provincially as the only UGC on the Lakeshore West Line.</li> <li>- Oakville GO Station, found within Midtown Oakville, is the second busiest GO station, after Union Station</li> <li>- Identified regionally as a Regional Transit Node at the junction of the at the junction of the GO Rail Corridor and a Bus Rapid Transit (BRT) Corridor on Trafalgar Road</li> <li>- The biggest growth node in Halton Region and currently planned to accommodate 18% of required regional growth to 2031</li> <li>- Planned to accommodate 38% of Oakville's required intensification to 2031 UGCs, MTSA and other strategic growth nodes and corridors should be the primary focus for new growth. This is most important because it makes the best use of existing infrastructure and infrastructure investment, facilitates development of a regional transit network, particularly within higher-order corridors, and generally enhances transit viability over the entire region. These are important factors in reducing carbon emissions and traffic congestion</li> </ul> <p><b>2.</b> Should the Region consider the use of Inclusionary Zoning in Protected Major Transit Station Areas to facilitate the provision of affordable housing? For more information on this topic, please see pages 33-37 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> The region should use Inclusionary Zoning (IZ) in Protected Major Transit Station Areas. However, flexibility for implementation should be provided given many existing unknowns with IZ programs.</p> <p><b>3.</b> Should the Region consider the use of the Protected Major Transit Station Areas tool under the Planning Act, to protect the Major Transit Station Areas policies in the Regional Official Plan and local official plans from appeal? If so, should all Major Transit Station Areas be considered or only those Major Transit Station Areas on Priority Transit Corridors? For more information on this topic, please see pages 33-37 of the Regional Urban System Discussion Paper</p> <p><b>Response:</b> The Region should use the Protected Major Transit Station Areas tool under the <i>Planning Act</i>, to protect the Major Transit Station Areas policies in the Regional Official Plan and local official plans from appeal. At a minimum, MTSA along priority transit corridors should be protected. In Oakville this is Midtown Oakville (UGC and MTSA) and Bronte GO (MTSA).</p> <p><b>4.</b> From the draft boundaries identified in Appendix B and the Major Transit Station Area boundary delineation methodology outlined, do you have any comments on the proposed boundaries? Is there anything else that should be considered when delineating the Major Transit Station Areas? For more information on this topic, please see pages 36-37 of the Regional Urban System Discussion Paper.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Response:</b> Town staff is satisfied with the Bronte GO MTSA boundary. Town staff is also satisfied with the Midtown Oakville MTSA boundary. That said, is it not redundant to “propose” a boundary for this UGC/MTSA since this has already been established under O. Reg. 416/05: Growth Plan Areas, under the <i>Places to Grow Act</i>? Town staff requests that future regional work clarify that the Midtown Oakville UGC/MTSA boundary is not changing through the ROPR, to assist the public in their understanding and interpretation.</p> <p>Town staff recommends that the Regional Official Plan identify Midtown Oakville as a UGC planned to accommodate the greatest levels of height and density in Oakville and all of Halton.</p> <p><b>5.</b> How important are Major Transit Station Areas as a component of Halton’s Regional Urban Structure? What is your vision for these important transportation nodes? For more information on this topic, please see pages 33-37 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> MTSA’s are critically important to the implementation of the region and town’s urban structure. If growth cannot be supported in these locations, it may destabilize the broader Regional Urban Structure through development pressure in unplanned locations such as in established residential areas. The general vision for MTSA’s is that they become vibrant places where people can live, work, and play with easy transportation and mobility options, and a range of housing choice that is transit-supportive.</p> <p><b>6.</b> Building on the 2041 Preliminary Recommended Network from the Determining Major Transit Requirement, should corridors be identified as Strategic Growth Areas in the Regional Official Plan? If so, should a specific minimum density target be assigned to them? For more information on this topic, please see pages 37-42 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> Yes, corridors should be identified in the Regional Official Plan if these corridors are identified in the urban structure of the local official plans. However, any policies assigning specific minimum density targets should not be overly prescriptive. It should also require that the minimum target is at least be transit-supportive as informed by the Provincial Transit Supportive Guidelines. Town staff notes that there will be ongoing information exchanges with the Region once minimum targets are assigned in order to assign specific amounts of population and employment to a corridor.</p> <p><b>7.</b> Should the Regional Official Plan identify additional multi-purpose and minor arterial roads in the Regional Urban Structure, not for the purposes of directing growth, but to support a higher order Regional transit network? For more information on this topic, please see pages 37-42 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> No additional roads at the Regional Urban Structure level need to be identified on Map 1.</p> <p><b>8.</b> Are there any other nodes in Halton that should be identified within the Regional Official Plan from a growth or mobility perspective (i.e. on Map 1)? If so, what should the function of these nodes be and should a density target or unit yield be assigned in the Regional Official Plan? For more information on this topic, please see pages 42-43 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> The Region should continue work with the local municipalities through the IGMS and RUS process to determine what SGAs should be identified on Map 1 of the ROP. The Town of Oakville urban structure identifies other SGAs, including:</p> <ul style="list-style-type: none"> <li>- Uptown Core (Dundas and Trafalgar)</li> <li>- Palermo Village (Dundas and Bronte)</li> <li>- Hospital District</li> <li>- Bronte Village</li> <li>- Kerr Village</li> <li>- Downtown Oakville</li> <li>- Neyagawa Urban Core Area</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p><b>9.</b> Are there any other factors that should be considered when assessing Employment Area conversion requests in Halton Region? For more information on this topic, please see pages 53-59 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> There should be no additional criteria in the ROP other than that required by the 2019 Growth Plan.</p> <p><b>10.</b> Are there any areas within Halton Region that should be considered as a candidate for addition to an Employment Area in the Regional Official Plan? For more information on this topic, please see page 63 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> There are no candidate areas on Oakville to be considered for addition to an Employment Area in the Regional Official Plan. The Region should plan for the changing nature of present and future employment by means of a comprehensive study to ensure the existing employment supply is appropriate.</p> <p><b>11.</b> How can the Regional Official Plan support employment growth and economic activity in Halton Region? For more information on this topic, please see page 64 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> The Region should pre-service greenfield employment areas to support employment growth and economic activity. The region could undertake a deeper analysis on viability of development with respect to infrastructure connections. In Oakville, examples include land locked parcels in the area of Regional Road 25/Highway 407 and Upper Middle Road/Ninth Line. The ROP should provide direction for employment uses outside of “employment areas” including mixed use nodes. As well, it should recognize local conditions and the locations of existing major office uses along highway corridors.</p> <p><b>12.</b> What type of direction should the Regional Official Plan provide regarding planning for uses that are ancillary to or supportive of the primary employment uses in employment areas? Is there a need to provide different policy direction or approaches in different Employment Areas, based on the existing or planned employment context? For more information on this topic, please see page 65 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> The ROP should permit local municipalities to conduct studies on specific employment areas/corridors to identify and plan for specialized employment uses specific to those areas, including the consideration of ancillary and supportive uses. All this would have to be in consideration of conforming to the 2019 Growth Plan, including no large-scale retail uses. An example of this is the town-initiated OPA No. 27 – Speers Road Corridor Study, now approved and in full effect.</p> <p><b>13.</b> How can the Regional Official Plan support planning for employment on lands outside Employment Areas, and in particular, within Strategic Growth Areas and on lands that have been converted? What policies tools or approaches can assist with ensuring employment growth and economic activity continues to occur and be planned for within these areas? For more information on this topic, please see pages 66-67 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> Any ROP policy in this regard should encourage or enable the local municipalities to implement local planning for employment outside Employment Areas.</p> <p>The ROP policies could:</p> <ul style="list-style-type: none"> <li>- Encourage the local municipalities to provide an office replacement policy which would, at the time of redevelopment, require any office GFA demolished as part of redevelopment, be replaced in the new development. This would ensure there is no “net loss” of office GFA</li> <li>- Encourage local municipalities in their UGC and MTSAs to require a certain amount of development/GFA to be provided as major office</li> <li>- Encourage local municipalities to provide a threshold that as part of a development over a certain scale of GFA that a % be provided as office, or that an office component be included</li> <li>- Encourage local municipalities to consider a community benefits charge framework which would consider office uses as a community benefit within UGCs and MTSAs.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>14.</b> Are there other factors, besides those required by the Growth Plan, Regional Official Plan or Integrated Growth Management Strategy Evaluation Framework that Halton Region should consider when evaluating the appropriate location for potential settlement area expansions? For more information on this topic, please see pages 70-74 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> Town staff is of the opinion that settlement area expansions should be considered critically, carefully and where there is a demonstrated need for the expansion. If a potential expansion is being considered, there are additional factors that Halton Region should use in their evaluation:</p> <ul style="list-style-type: none"> <li>- To what extent could the existing settlement area and urban structure accommodate the growth contemplated for the potential expansion?</li> <li>- To what extent does the potential expansion use or build upon existing and planned infrastructure?</li> <li>- To what extent would the potential expansion contribute to mixed-use, complete communities along higher-order transit corridors and enhance overall transit viability?</li> <li>- To what extent would the potential expansion minimize its effects on traffic congestion?</li> <li>- What are the climate change implications of an expansion in terms of greenhouse gas emissions from building and transportation, habitat loss, impacts to agricultural lands, etc.?</li> <li>- To what extent would the potential expansion affect the movement of goods and people to/from employment areas and other areas with a concentration of jobs?</li> <li>- To what extent would the potential expansion affect the potential isolation of seniors and the ability of people to 'age in place'?</li> </ul> <p><b>15.</b> What factors are important for the Region to consider in setting a minimum Designated Greenfield Area (DGA) density target for Halton Region as whole, and for each of the Local Municipalities? Should the Region use a higher minimum Designated Greenfield Area density target than the 50 residents and jobs per hectare target in the Growth Plan? For more information on this topic, please see pages 74-77 of the Regional Urban System Discussion Paper.</p> <p><b>Response:</b> The Region should consider at a minimum maintaining the current DGA targets that are being achieved in Halton. Town staff understands that existing development is generally in excess of 50 residents and jobs per hectare. Raising the minimum DGA target higher than what is being achieved to accommodate additional required growth within the existing settlement area will continue to provide many benefits including reduced infrastructure spending, improved support for transit viability, protected agricultural and natural environments lands and reduced emissions from building and transport.</p> <p><b>16.</b> Are there any additional considerations or trends that Halton Region should review in terms of the Regional Urban Structure component of the Regional Official Plan Review?</p> <p><b>Response:</b> The Region should consider the following additional trends in the ROPR for the Regional Urban Structure Component:</p> <ul style="list-style-type: none"> <li>- Adaptation, mitigation and resiliency in the context of climate change</li> <li>- Changes in transportation modes, demand, and modal splits from COVID</li> <li>- Changing nature of mixed-use employment</li> <li>- Changing nature of office employment from COVID</li> <li>- The urban structure's ability to address housing need and affordability and articulating a made in Halton version of market demand</li> <li>- The extent to which intensification may be accommodated within secondary units.</li> </ul> <p><i>The following Discussion Questions are from Halton Region's General Questionnaire posted at halton.ca/ropr.</i></p> <p><b>16.</b> Which areas of the community, such as Major Transit Station Areas, Urban Growth Centres, corridors and other potential strategic growth areas, should be the primary focus for new houses and apartments? Why?</p> <p><b>Response:</b> UGCs, MTSA's and other strategic growth nodes and corridors should be the primary focus for new growth. The order of priority could be as follows:</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<ul style="list-style-type: none"> <li>- UGCs on Priority Transit Corridor (2031)</li> <li>- UGCs (2031)</li> <li>- MTSAs on Priority Transit Corridor (2041)</li> <li>- MTSAs (2041)</li> <li>- Strategic Growth Areas (SGAs) on Regional Transit Priority Corridors - Other SGAs</li> </ul> <p>Why:</p> <ul style="list-style-type: none"> <li>- Makes the best use of existing infrastructure and infrastructure investment</li> <li>- Facilitates development of a regional transit network, particularly higher-order corridors and generally enhance transit viability over the entire region – which is an important factor in reducing carbon emissions and traffic congestion</li> <li>- Facilitates increased active transportation in our communities (walking, biking, rolling, etc.) – which has health benefits as well as contributing to the reduction of traffic congestion and carbon emissions</li> <li>- Minimizes or reduces our need to build over prime agricultural land and/or natural heritage areas through settlement area expansion.</li> </ul> <p><b>17.</b> As the Region plans to accommodate new growth, should it focus on intensification of existing built up areas or on expansion into agricultural and natural areas? What is an appropriate balance?</p> <p><b>Response:</b> The Region should focus on intensification of built-up areas so that there is no need to expand onto agricultural and natural areas (see answer to #16 above).</p> <p><b>18.</b> How can the Regional Official Plan support a variety of mobility options to ensure integration of transportation and land use planning in growth areas?</p> <p><b>Response:</b></p> <ul style="list-style-type: none"> <li>- Incorporate “complete streets” design into all regional roads, provide road crosssections that provide adequate space for pedestrians, separated cycle paths, transit-only corridors (i.e. bus-only lanes or right-of-ways with traffic-signal priority).</li> <li>- Dedicate the majority of space within Regional road right-of-ways to transit and active transportation modes instead of private automobiles</li> <li>- Direct the majority of growth in the Region to nodes and corridors to support a Region-wide system of higher-order transit</li> <li>- Direct the majority of job growth to areas well-served by 400-series highways (i.e. to facilitate efficient goods movement) as well as MTSAs, which integrate jobs with residential living in mixed-use, complete communities as part of a higherorder transit network</li> </ul> <p><b>19.</b> Are there opportunities for the Regional Official Plan to strengthen policies for ensuring adequate parks and open spaces near growth areas?</p> <p><b>Response:</b> Municipalities should undertake planning to better understand parks and open space types and needs within and adjacent to strategic growth areas.</p> <p><b>20.</b> How can the Regional Official Plan support employment growth and economic activity in Halton Region?</p> <p><b>Response:</b> The Region should direct the majority of job growth to areas well-served by 400-series highways (i.e. to facilitate efficient goods movement) as well as MTSAs, which integrate jobs with residential living in mixed-use, complete communities as part of a higher-order transit network.</p> <p><b>21.</b> Halton’s Employment Areas are protected for employment uses such as manufacturing, warehousing, and offices. How should the Region balance protecting these Employment Areas with potential conversions to allow residential uses or a broader mix of uses?</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Response:</b> - Where potential conversions occur along existing or planned higher-order transit corridors, policies should facilitate the integration of appropriate jobs with residential living in mixed-use, complete communities as part of a higher-order transit network – such as MTSAs</p> <ul style="list-style-type: none"> <li>- Policies could be incorporated for these areas that require a minimum amount of employment floor area to be built before residential uses will be permitted</li> <li>- Areas along 400-series highways or other areas conducive to efficient goods movement that are NOT along existing or planned transit corridors should continue to be protected for employment jobs that are not generally compatible with residential uses.</li> </ul> <p><b>22.</b> The introduction of new sensitive land uses within or adjacent to Employment Areas could disrupt employment lands being used for a full range of business and/or industrial purposes. Are there other land use compatibility considerations that are important when considering where employment conversions should take place to protect existing and planned industry?</p> <p><b>Response:</b> The Region’s <b>guidelines</b> for appropriate separation distances should align with, or simply defer to, the Provinces D6 guidelines. When the D6 guidelines are updated, a revision to Regional policies would not be necessary.</p> <p><b>23.</b> Having appropriate separation distances between employment uses and sensitive land uses (residential, etc.) is important for ensuring land use compatibility. What should be considered when determining an appropriate separation distance?</p> <p><b>Response:</b> The Region’s guidelines for appropriate separation distances should align with, or simply defer to, the Provinces D6 guidelines. When the D6 guidelines are updated, a revision to Regional policies would not be necessary. While separation distances are often the initial mitigation strategy to be proposed, in compact environments such as UGCs and MTSAs, there is a toolbox of other mitigation strategies that could be utilized where separation distances are not necessarily the ONLY (or even the most-desirable) mitigation strategy. Regional policies should recognize that there are other mitigation strategies that can be used in any given situation, including new mitigation strategies yet to be developed. Simply implementing a separation distance as the only strategy does not facilitate the ability to implement alternative and/or new strategies in the future. Regional policies should allow for the use of alternative mitigation strategies based on additional site-specific investigation on a case-by-case basis through individual development applications and/or special area studies.</p> <p><b>Appendix C</b>  <b>Climate Change Discussion Paper</b>  Town Responses to Discussion Questions  <i>The following Discussion Questions are from Halton Region’s Technical Questionnaire posted at halton.ca/ropr.</i></p> <p><b>1.</b> Have you felt the impacts of climate change on your community? What impacts are of most concern to you in the next 20 years? For more information on this topic, please see pages 12-15 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> As part of its participation through ICLEI’s Showcase Cities pilot program, Oakville is updating its climate risk assessment <a href="https://icleicanada.org/project/gcomand-showcase-cities-project/">https://icleicanada.org/project/gcomand-showcase-cities-project/</a>.</p> <p>This work provides an in-depth look at the risks posed to the town by a wide range of climate change related weather. In addition to using the most up to date climate data and models, the town is conducting a consultation program in Fall 2020 with both town staff and the public to further build out the assessment, including input on which impacts are of most concern. This work will be completed by September with a final document that will be publicly accessible by October 2020. The town would be pleased to share this information.</p> <p><b>2.</b> How do you think the Regional Official Plan can help Halton respond to climate change? What mitigation and adaptation actions would you like to see embedded in the Regional Official Plan? For more information on this topic, please see pages 16-21 of the Climate Change Discussion Paper.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Response:</b> Page 17 of the Discussion Paper notes that climate change will not have a separate policy section but will have policies dispersed throughout the Regional Official Plan (ROP) in five sections: Growth Management, Transportation, Energy &amp; Utilities, Agriculture and Natural Heritage &amp; Environmental Quality. To highlight the importance of climate change to the Region, Town staff recommends that the Region consider a stand-alone climate change section in the ROP in addition to the dispersed policies. This section should include a general explanation, objectives, overarching guiding policies and statements on how the other ROP sections noted above connect to the overarching climate change section. This approach will help the Region to provide a cohesive overview on its approach to addressing climate change. While there can be overlap between mitigation and adaptation efforts, town staff recommendations are divided as follows:</p> <p><b>Mitigation</b></p> <ul style="list-style-type: none"> <li>- Coordinate with, and support municipalities to meet local GHG targets.</li> <li>- Require a climate lens (high level assessment of climate impacts and options for mitigating impacts) to be applied to infrastructure, including a requirement for risk and vulnerability assessments to identify risks and options for enhancing infrastructure resilience;</li> <li>- Require a climate lens to be applied to development review and demonstrate how climate change is being addressed (required study/statement as part of a complete development application).</li> <li>- Encourage climate change planning through collaborative partnerships with all levels of government, as well as public and private organizations.</li> <li>- Encourage the identification and implementation of energy from waste technologies (e.g. methane capture, gasification, anaerobic digestion) to recover resources from waste</li> <li>- Encourage the identification and implementation of greywater technologies</li> <li>- Encourage the adaptive reuse of existing building stock and encourage the reuse/recycling of building materials in the development process</li> </ul> <p><b>Adaptation</b></p> <p>The Region should consider including a policy to support work on climate change decision-support tools including collaborating further with Regional partners to build information and predict likely impacts for Halton (e.g. GHG emission reduction plans, risk and vulnerability assessments, feasibility of renewable and alternative energy systems and mapping, scenario planning, and projections).</p> <p>The Region should encourage progressive stormwater management planning, including low impact development and green infrastructure, to increase community resiliency to extreme weather.</p> <p>The Region should encourage consideration for the location and design of Regional human services facilities, including those related to communications, energy, and water infrastructure, to minimize vulnerabilities related to a changing climate.</p> <p><b>3.</b> Halton's population is forecast to grow to one million people and accommodate 470,000 jobs by 2041. What do you think about policies to plan for climate change through more compact urban form and complete communities? In your opinion, are we growing in the right direction? For more information on this topic, please see pages 21-25 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> Compact urban form and complete communities are at the core of land use planning policies that support addressing climate change. Comments on this are primarily provided through the town's responses to the Regional Urban Structure and Natural Heritage papers. Town staff points out that although intensification is critical to creating efficient, resilient and sustainable communities, this needs to be balanced by ensuring there is appropriate greenspace not only outside of the built environment, but also within it.</p> <p>The introduction of green infrastructure policies into the ROP would acknowledge the importance of healthy natural systems that function at multiple levels within the community that support climate resiliency including services such as stormwater management, carbon sinks, soil stabilization, management of air pollution management and mitigating urban heat island effects.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>For new development, consider policies that encourage municipalities to require planning studies related to climate change mitigation and impacts (e.g. energy plans, GHG impacts, green infrastructure opportunities, etc.). This could be incorporated as part of a climate lens or sustainable development guidelines/standards at a neighbourhood/subdivision level.</p> <p><b>4.</b> What do you think the Region should do to help you reduce your greenhouse gas emissions? For example, if you typically commute by car to work or school every day, what would make you consider taking transit, biking or walking? For more information on this topic, please see page 21-27 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> The ROP should encourage all municipalities to have plans in place to demonstrate how they will address climate change at the local level. The ROP policies should encourage the inclusion of electric vehicle (EV) infrastructure and encouraging EV stations in new development, as well encourage the electrification of public transportation systems and retrofitting and enhancements to existing building stock to enhance energy efficiency.</p> <p>The ROP policies should encourage sustainable development guidelines / standards for new development and require/encourage municipalities to include in local level plans. There would be value in having a harmonized, though not one size fits all, approach to green standards across the region and the local municipalities. There is an opportunity for some coordination at a Regional level through its ROP policies.</p> <p>The ROP policies should encourage energy master plans for all major developments and encourage near Net Zero development. This could be integrated as part of policies encouraging and/or coordinating local level sustainable development guidelines / standards.</p> <p>Town staff recommends the Region review the recent “Community Energy Strategy” (CES) <a href="https://www.oakville.ca/assets/general%20-%20environment/Community-Energy-Strategy.pdf">https://www.oakville.ca/assets/general%20-%20environment/Community-Energy-Strategy.pdf</a> that was developed by a community based task force that outlines priority projects that will be pursued to reduce energy use and decrease GHG emissions. Having regional policies in place that encourage and support implementation of these projects will be valuable to ensure successful implementation.</p> <p><b>5.</b> Do you think the Region should encourage and support local renewable energy sources? If so, what should be considered? For more information on this topic, please see pages 28-29 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> In Oakville, natural gas, primarily through the heating of buildings, produces almost half of the town’s GHG’s. ROP policies should encourage support for local renewable energy sources (solar, wind, geothermal) are strongly encouraged as a means to help mitigate climate change.</p> <p>It is not just the type of energy that is used, but also developing greater efficiency in delivering it. Policies should be included that are enabling and supportive of small-scale energy infrastructure (such as district energy systems), particularly in strategic growth areas as identified in the local municipal urban structure.</p> <p>Policies should encourage adoption of sustainable development guidelines/standards by the local municipalities and provide coordination outlining key areas to be addressed such as linking to district energy, energy efficiency in new developments (e.g. green/white roofs) and low-impact development stormwater management. Policies should encourage clustering of community facilities and infrastructure that would support improved efficiency in both use of space from a community perspective (acting as community hubs in times of need for weather related emergencies) and for district energy opportunities.</p> <p>ROP policies should encourage comprehensive community energy planning at the regional and by local municipalities and outline how the region will work collaboratively with local municipalities to support community and regional energy planning. Policies should encourage the integration of energy planning and design in the development patterns of communities.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>6.</b> Can you provide examples of opportunities to address climate change as it relates to agriculture that you would like to see in Halton? For more information on this topic, please see pages 29-30 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> Promote the importance of locally produced products and the agri-food sector for food security. Support the use of environmental farm management plans and encourage the application of low carbon and sustainable soil farming practices. The Region may wish to consider urban agricultural opportunities within the urban boundary as a source of local food security and to assist in reducing GHG's through its role in carbon capture. For example:  <a href="https://www.sciencedirect.com/science/article/pii/S0169204615000663">https://www.sciencedirect.com/science/article/pii/S0169204615000663</a></p> <p><b>7.</b> According to the Provincial Policy Statement, planning authorities are required to consider the potential impacts of climate change in increasing risks associated with natural hazards (e.g., fires and floods). How can Regional Official Plan policies be enhanced to address climate change impacts on natural hazards? For more information on this topic, please see pages 30-32 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> The ROP should include policies that define green infrastructure and highlight the role it plays in both mitigating and adapting to the effects of climate change. Green Infrastructure Ontario (GIO) provides resources around land use planning and policies which other regional governments like York, Waterloo and Peel have all included in their Official Plans. The ROP should identify regional scale green infrastructure systems and encourage local municipalities to conduct an inventory/assessment at a local level.  The ROP should require the watershed and sub-watershed studies and plans to address climate change and extreme weather. The ROP should require the implementation of low impact development and green infrastructure stormwater management practices in accordance with provincial requirements and guidelines. Policies should encourage and support the local municipalities to use sustainable development guidelines/standards to promote sustainable development and building practices including objectives and metrics related to extreme weather and climate change adaptation. Policies should encourage and support the use of new <i>Municipal Act</i> and <i>Planning Act</i> tools for climate change (e.g. Climate Change By-laws requiring green roofs and/or alternative building standards).</p> <p><b>8.</b> Are there additional measures the Regional Official Plan should include to improve air quality? For more information on this topic, please see page 32 of the Climate Change Discussion Paper.</p> <p><b>Response:</b> Local air quality is largely impacted by transboundary pollution and therefore out of the control of local governments. There could be policies encouraging collaboration with other levels of government to advocate and support solutions at provincial, federal and/or trans-national levels.</p> <p>Local sources of air pollution in Halton are primarily generated through transportation and heating/cooling of buildings. Policy areas that cover compact communities, transit supportive densities, efficiency of buildings and active transportation are in place and could be acknowledged for their role in supporting local air quality improvement. There should be policies that encourage integration and implementation of Active Transportation master plans between the region and local municipalities. Expand the plans to include movement of goods in addition to people. Town staff is recommending that the Region develop an air quality management plan for the Region, in collaboration with the local municipalities, that includes monitoring and reporting of air quality and GHG emissions on a regular basis. It may be of interest to look at the Peel Air Quality Discussion Paper and their 2017 Air Quality Modelling staff report.</p> <p><b>Appendix D</b></p> <p><b>Natural Heritage Discussion Paper  Town Responses to Discussion Questions</b></p> <p><i>The following Discussion Questions are taken from Halton Region's Technical</i></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><i>Questionnaire posted at halton.ca/ropr.</i></p> <p><b>1. As required by the Growth Plan, the new Natural Heritage System for the Growth Plan mapping and policies must be incorporated into the Regional Official Plan. Based on options outlined in the Natural Heritage Discussion paper, what is the best approach in incorporating the Natural Heritage System for the Growth Plan into the Regional Official Plan? For more information on this topic, please see pages 13-20 of the Natural Heritage Discussion Paper (options appear in Section 3.3)</b></p> <p><b>Response:</b> In Oakville, the Natural Heritage System for the Growth Plan lands are intended to be identified on lands outside the Settlement Area boundary. For these lands, town staff prefers Option 2 in the NHS Discussion Paper where Provincial layers are harmonized but function as an overlay/constraint.</p> <p><b>2. Regional Natural Heritage System policies were last updated through Regional Official Plan Amendment 38. Are the current goals and objectives for the Regional Natural Heritage System policies still relevant/appropriate? How the can Regional Official Plan be revised further to address these goals and objectives? For more information on this topic, please see pages 21-23 of the Natural Heritage Discussion Paper.</b></p> <p><b>Response:</b> Town staff supports the Region in updating the goals and objectives for the Regional Natural Heritage System to conform and to be consistent with provincial planning documents.</p> <p><b>3. To ease the implementation of buffers and vegetation protection zones, should the Region include more detailed policies describing minimum standards? For more information on this topic, please see page 23-27 of the Natural Heritage Discussion Paper.</b></p> <p><b>Response:</b> The ROP policies should clearly describe minimum standards for buffers and vegetation protection zones. This will give clarity from the beginning of a planning process. The policies should also provide for some flexibility later in the planning process to allow for minor refinements as appropriate, once details are known about the sensitivity of the natural feature and the surrounding land use.</p> <p><b>4. Given the policy direction provided by the Provincial Policy Statement and Provincial plans, how should policy and mapping address the relationship between natural heritage protection and agriculture outside of the Urban Area or the Natural Heritage System? For more information on this topic, please see pages 38-45 and of the Natural Heritage Discussion Paper (options appear in Section 5.3) and/or pages 17-27 of the Rural and Agricultural System Discussion Paper.</b></p> <p><b>Response:</b> Policy and mapping considerations regarding natural heritage protection and agriculture outside of the Urban Area are not land use matters directly affecting Oakville. Of course, these matters are of interest to the Region and the other local municipalities and Town supports a harmonized and flexible policy approach.</p> <p><b>5. The Greenbelt Plan 2017 and Growth Plan 2019 require municipalities to identify Water Resource Systems in Official Plans. Based on the two (2) options provided in the Natural Heritage Discussion Paper, how should the Water Resource System be incorporated into the ROP? For more information on this topic, please see pages 46-48 of the Natural Heritage Discussion Paper (options appear in Section 6.3).</b></p> <p><b>Response:</b> Town staff supports Option 1 in the Discussion Paper which is to combine the NHS and WRS into an integrated policy.</p> <p><b>6. Preserving natural heritage remains a key component of Halton’s planning vision. Should Halton Region develop a Natural Heritage Strategy and what should be included in such a strategy? For more information on this topic, please see pages 49-50 of the Natural Heritage Discussion Paper.</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p><b>Response:</b> Town staff supports the development of a Natural Heritage Strategy. It could identify goals and objectives for the short to long-term and set out actions that could be monitored and measured for success in implementation.</p> <p><b>7. Should the Regional Official Plan incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System? For more information on this topic, please see pages 53-54 of the Natural Heritage Discussion Paper.</b></p> <p><b>Response:</b> This is a land use matter that does not affect Oakville directly, but that is of importance to the City of Burlington. Town staff supports the directions on this matter provided by Burlington.</p> <p><b>8. The Regional Official Plan is required to conform to applicable Source Protection Plans and must be updated through this Regional Official Plan Review process. What is the best approach to address Drinking Water Source Protection policies and mapping?</b> For more information on this topic, please see pages 54-55 of the Natural Heritage Discussion Paper.</p> <p><b>Response:</b> Town staff supports the Region updating the ROP policies to conform to the applicable Source Protection Plans (SPP). Perhaps a stand alone section in the ROP would be the best approach, containing potentially complicated mapping and attempting to clarify overlapping of similar policies and areas. The concerns expressed in the Discussion Paper regarding changes to SPP mapping during the life of the plan could be addressed through annual review and housekeeping updates, like that suggested for the RNHS mapping in the body of this report.</p> <p><b>9. The Regional Official Plan is required to conform to the updated Natural Hazard policies in the PPS. What is the best approach to incorporate Natural Hazard policies and mapping? For more information on this topic, please see pages 55-56 of the Natural Heritage Discussion Paper.</b></p> <p><b>Response:</b> The ROP should contain updated and strong natural hazards policies. In terms of mapping hazards, town staff supports an approach like that of the Livable Oakville Plan where Natural Features and Hazard Lands are identified town-wide on one OP schedule. The Region should consider the development of an online mapping tool with elements of the map linked to relevant ROP policies. A system like this will help to overcome issues of map scale and assist in a consistent policy interpretation.</p> <p><b>10. How can Halton Region best support the protection and enhancement of significant woodlands through land use policy?</b> <b>For more information on this topic, please see pages 57-58 of the Natural Heritage Discussion Paper.</b></p> <p><b>Response:</b> Town staff supports the Region in updating significant woodlands definitions and policies to conform and to be consistent with provincial planning documents. Town staff recommends the policies acknowledge the connections between significant woodlands and climate change including the impacts from severe weather events.</p> <p><b>11. Are there any additional considerations or trends that Halton Region should review in terms of the Natural Heritage component of the Regional Official Plan Review?</b></p> <p><b>Response:</b> Town staff recommends that the Region maintain the current approach in the ROP for refining the limits of the Regional Natural Heritage System. The current approach is based on technical work and detailed review associated with development applications. Town staff are of the opinion that this is the most accurate approach.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
3.	Town of Halton Hills	<p><b>REPORT</b>  <b>REPORT TO: Mayor Bonnette and Members of Council</b>  <b>REPORT FROM: Tharushe Jayaveer, Planner – Policy/Development Review</b>  <b>DATE: September 12, 2020</b>  <b>REPORT NO.: PD-2020-0039</b>  <b>RE: Regional Official Plan Review – Climate Change Discussion Paper</b></p>	<p><b>Climate Change</b></p> <p>Halton Region values the Town of Halton Hills’ analysis and commentary of the Climate Change Discussion Paper. Town comments have been important and instrumental in shaping</p>

No.	Source	Submission	Response
		<p>RECOMMENDATION: THAT Report PD-2020-0039 dated September 12, 2020, regarding the Regional Official Plan Review – Climate Change Discussion Paper, be received; AND FURTHER THAT Council’s consideration of this report be deferred to the October 13th Council meeting; AND FURTHER THAT Council endorse the discussion question responses submitted by Town staff, attached as Schedule ‘2’ to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020; AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Climate Change component of the Regional Official Plan Review Process; AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority</p> <p><b>PURPOSE OF THE REPORT:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Provide an overview of Halton Region’s Climate Change Discussion Paper (attached as Schedule ‘1’);</li> <li><input type="checkbox"/> Provide a summary of Town staff’s key comments on the Discussion Paper; and,</li> <li><input type="checkbox"/> Provide staff’s responses to the Discussion Questions, to be submitted to Halton Region by October 30, 2020 (attached as Schedule ‘2’).</li> </ul> <p><b>BACKGROUND:</b></p> <p><b>1.0 Halton Region Official Plan Review</b>  The Regional Official Plan Review (ROPR) is ongoing and currently in Phase 2 of three phases. As part of Phase 2, the Region prepared five (5) Discussion Papers on the following topics: Rural and Agricultural System, Natural Heritage, Regional Urban Structure, Climate Change, and North Aldershot Planning Area. Landing Pages were developed for all the Discussion Papers to provide a simplified summary of the Discussion Papers intended to facilitate consultation with the public. The Discussion Papers and Landing Pages were presented as part of a workshop to Regional Council on July 8, 2020 and released for public consultation on July 15, 2020.</p> <p>Each Discussion Paper introduces a number of discussion questions aimed to be answered by the reader. Responses are to be provided to the Region as public input into the ROPR process. Staff was advised by the Region that the General Questionnaire was prepared for the public while the Technical Questionnaire was prepared for local municipalities, developers, special interest groups etc. However, in mid-August the Region advised the local municipalities to comment on the General Questionnaire in addition to the Technical Questionnaire. Town staff provided responses to all discussion questions attached as Schedule ‘2’ to this report.</p> <p><b>1.1 Role of Climate Change in the Regional Official Plan Review</b>  The Climate Change Discussion Paper relates to the following three components of the Regional Official Plan Review:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Integrated Growth Management Strategy:</b> the development and application of a climate change lens to the Integrated Growth Management Strategy to provide guidance on growth related decisions.</li> <li><input type="checkbox"/> <b>Rural and Agriculture:</b> Promote sustainable farm practices and stewardship activities that will contribute to the overall viability of farm operations and, therefore, the long-term ability to adapt to and mitigate climate change threats.</li> <li><input type="checkbox"/> <b>Natural Heritage System:</b> Provide for more resilient environments and support opportunities to reduce impacts of flooding and other risks associated with extreme weather events. Support the protection of the Natural Heritage System as a carbon sink to reduce greenhouse gas emissions.</li> </ul> <p><b>2.0 Consultation with Town Staff</b>  Halton Region has engaged HAPP members including planning staff from the City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton through the ROPR process. Planning staff worked closely with the Town’s Climate Change team and provided comments during the development of the draft Climate Change Discussion Paper. Comments within this report and the responses to the discussion questions have been vetted by the Town’s Climate Change team. It is understood that Town Staff will continue to be consulted as the ROPR process progresses and that the Region will continue to ensure that local municipal planning priorities and objectives are emphasized through this review.</p> <p><b>COMMENTS:</b></p> <p><b>1.0 Summary of Climate Change Discussion Paper</b>  The Discussion Paper provides a summary of climate change risks and impacts for Halton, and options for integrating adaptation and mitigation into land use policies. The paper builds on the Regional Official Plan’s sustainability vision by exploring a series of</p>	<p>the development of climate change policy directions and will assist with the policy development phase of the ROPR.</p> <p>The Town has asked the Region consider a policy framework that should encourage mixed-use development and reduce the reliance on single-occupancy vehicle use by investing in transit and incentivizing residents to use public transit or other modes of transportation. As well, the use of electric and hybrid vehicles and the required infrastructure should be encouraged.</p> <p>Furthermore, the Town recommends the Region should highlight the importance of mixed use development that allows for complete communities that truly mix homes, businesses, and public spaces seamlessly.</p> <p>The Region will consider this approach as guided by Policy Direction CC-1, which aims to strengthen the Regional Official Plan’s current vision, goals, objectives, and policies of the Regional Official Plan.</p> <p>The Town also recommended that the Region should look for ways to provide opportunities to implement innovative technologies that can help mitigate climate change impacts such as effective storm water management, better site design using low impact development, and heat abatement/district energy systems.</p> <p>This comment will be addressed through the proposed Policy Direction CC-5. This will support policies that encourage the local municipalities to introduce and/or enhance green/sustainable development standards for new development. The Region will provide the Local Municipalities with best practices as a resource to assist with introducing and/or enhancing green/sustainable development standards.</p> <p>The Town has recommended that the Region use strong language in the Official Plan to support community energy plan implementation, geothermal district energy, solar energy, and other sources of local renewable energy sources. In addition, this could include policies to encourage new homes to be built to solar ready standards, and policies to facilitate and encourage construction of district energy infrastructure.</p> <p>In response, Policy Direction CC-6 is intended to support community energy plan implementation by requiring Community Energy Plans as part of the area-specific planning process. As technology for energy generation, supply, and distribution shifts from centralized to localized solutions, Community Energy Plans will assist with studying the feasibility of integrating energy planning at a neighbourhood</p>

No.	Source	Submission	Response
		<p>policy considerations that will enable the Region to address climate change and meet Provincial land use planning requirements in establishing a land use response to climate change through the Regional Official Plan (ROP).</p> <p>The background analysis within the Climate Change Discussion Paper highlights key elements related to climate change causes, effects and responses. The following policy areas have been identified to examine options in relation to climate change and Provincial consistency and conformity requirements:</p> <ul style="list-style-type: none"> <li>□ Growth Management: The Discussion Paper builds on the Sustainable Halton approach embedded within the current Regional Official Plan in exploring ways to explicitly address climate change. The Paper introduces, for discussion, the concept of applying a climate change lens on growth management and how future growth and development impacts greenhouse gas emissions.</li> <li>□ Transportation: The Regional Official Plan Review seeks to build on the current ROP directions for providing and supporting an efficient multimodal transportation network and on the findings of many transportation studies such as the Transportation and Active Transportation Master Plan, the Mobility Management Strategy, and the Defining Major Transit Requirements study, to explore the effect of supporting transit in enabling complete streets and its impact on reducing greenhouse gas emission levels in Halton.</li> <li>□ Energy and Utilities: The Regional Official Plan Review offers opportunities to discuss options for supporting alternative and/or renewable energy sources and incorporating policy directions that encourage renewable and/or alternative energy systems and promote sustainable development guidelines in collaboration with local municipalities.</li> <li>□ Agriculture: The Regional Official Plan Review seeks input on how land use policies can be enhanced to support and promote sustainable farm practices and diversification of agricultural operations, which in turn can provide better access to revenue streams that allow farmers to invest in other economically viable practices and support agricultural and food resilience in the face of climate change threats.</li> <li>□ Natural Heritage and Environmental Quality: The Regional Official Plan Review provides an opportunity to examine how policies could be strengthened to recognize and support the role of the Natural Heritage System in mitigating and adapting to the effects of climate change.</li> </ul> <p><b>2.0 Summary of Town Staff Comments</b></p> <ul style="list-style-type: none"> <li>□ Building complete communities: Town staff emphasized the need to direct discussions regarding growth and development toward building complete communities. The final version of the Discussion Paper reflected staffs comments and reframed the conversation around the importance of building complete communities within existing urban areas and greenfield areas.</li> <li>□ Intensification and greenfield growth: Town staff highlighted the climate change impacts of intensification and greenfield growth and that the focus of the paper should be on the nature and quality of growth. These comments were reflected in the final version of the Discussion Paper.</li> <li>□ Land use and transportation: Town staff noted more importance on the connection between land use and transportation, particularly highlighting the need for growth to support investment in transit infrastructure, and to reference a specific strategy for the implementation of a higher order transit network.</li> <li>□ Policies: Overall Town staff is of the opinion that drawing clear connections between land-use policies and climate change is absolutely essential. Town staff supports the emphasis on initiatives to promote and enhance district energy, public transit, agriculture and the Natural Heritage System, and recognizes that the Region plays a vital role in supporting these key policy areas.</li> </ul> <p><b>3.0 Next Steps in the ROPR Process</b></p> <p>Upon release of the Discussion Papers and Landing Pages, the Region will record and respond to input received through public engagement, and present it to Regional Council in a Consultation Summary Report in the fall of 2020.</p> <p>The comments the Region receives on the Discussion Papers and Landing Pages will be used in determining ‘policy directions’ that will be presented to Regional Council in advance of preparing amendments to the Regional Official Plan. It is anticipated that the Region will provide additional opportunities for public engagement, such as Public Information Centres (PICs) and stakeholder meetings, in the forthcoming Phase 3 of the Regional Official Plan Review in 2021. Phase 3 will involve presenting draft ROP policy directions for public and stakeholder group comment and finalizing any necessary Regional Official Plan Amendment(s). Further public consultation on policy directions for each ROP component will take place in 2021. Town staff will continue to keep members of Council informed on any developments and engagement opportunities associated with the ROPR, including:</p> <ul style="list-style-type: none"> <li>□ Regional Council workshops on ROPR components;</li> </ul>	<p>scale. CC-6 will also support the development of policies to promote net-zero communities, renewable energy systems, alternative energy systems, and district energy systems.</p> <p>Regional staff will continue discussions with the Town of Halton Hills to determine the best approach for integrating climate change mitigation and adaptation policies within the ROP.</p> <p>The Region is also undertaking a broader set of actions to respond to climate change in accordance with the Region’s Strategic Business Plan 2019-2022 and Council’s emergency declaration.</p> <p>Halton Region has also partnered with Halton Environmental Network to advance the Region’s work in addressing climate change. The partnership will result in the preparation of a community greenhouse gas emissions inventory, community greenhouse gas emission reductions targets, community engagement, and outreach in collaboration with the Halton Climate Collective.</p>

No.	Source	Submission	Response
		<p> <input type="checkbox"/> Any public outreach including Town Halls, PICs, or any online consultation;  <input type="checkbox"/> Any planned presentations to local Councils by Regional staff on the progress of the ROPR;  <input type="checkbox"/> Any reports to Regional Council on the progress of the ROPR;  <input type="checkbox"/> Any future opportunities for Town staff to engage in and provide comment on the ROPR; and,  <input type="checkbox"/> Future Town staff reports on the progress for the ROPR. </p> <p>The Region is also proposing to introduce a separate ROPA to address local municipal planning priorities related to urban structure and to facilitate a special meeting of Council by year end 2020. The proposed ROPA will include the following planning matters: Urban Growth Centres, Major Transit Station Areas (including boundaries and density targets), Strategic Growth Corridors (potential identification and density targets) and limited Employment Land Conversions of those properties identified by local municipalities as having strategic importance in advancing elements of the local urban structure.</p> <p>As Council may recall, Regional Council previously directed that the four growth concepts based on the “Local Plans and Priorities Growth Scenarios” be carried forward for further refinement and analysis. It is our understanding that further work is being undertaken by the Region on the concepts to respond to the revised growth forecasts and extended planning horizon contained in Amendment No. 1 to the Growth Plan. The exact timelines to present the revised growth concepts and ultimately select a preferred growth concept have yet to be finalized.</p> <p><b>RELATIONSHIP TO STRATEGIC PLAN:</b>  This report directly aligns to the following values and priorities in the Strategic Plan 2019-2022:  Values:  Preserve, Protect and Enhance our Environment: To preserve, protect and enhance our natural environment for health benefits and enjoyment it provides present and future generations.  Achieve Sustainable Growth: To ensure that growth is managed so as to ensure a balances, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.  The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth and Climate Change and Environment.</p> <p><b>FINANCIAL IMPACT:</b>  There are no financial impacts associated with this report.</p> <p><b>CONSULTATION:</b>  Planning staff will continue to consult with the different Town departments including Transportation and Public Works, Recreation and Parks, Economic Development, Climate Change, Finance and Fire and will continue to update the Senior Management Team and Council through the ROPR process.</p> <p><b>PUBLIC ENGAGEMENT:</b>  The Region will conduct consultation primarily through online engagement. An expanded 75- day consultation period from July 15 – September 28, 2020 will include:  <input type="checkbox"/> Discussion Papers and Landing Pages, which summarize the Discussion Papers, being posted on halton.ca/ropr  <input type="checkbox"/> The public will be able to provide their responses to questions posed and/or general comments using an online survey tool;  <input type="checkbox"/> Presentations to local municipal Councils on the Discussion Papers, as requested.  <input type="checkbox"/> Meetings with Advisory Committees;  <input type="checkbox"/> Public Information Centres, which will be held virtually, but following the same outline as a traditional Public Information Centre with an introduction, staff presentation and question/answer session. A technical moderator and a process facilitator will be utilized. People who do not have access to the virtual meeting because they do not have the technology, are not comfortable with the technology, or have accessibility issues will be accommodated;  <input type="checkbox"/> Public Information Centre meeting materials and questions will be posted on halton.ca/ropr to allow people to provide input and comments after the sessions;  <input type="checkbox"/> Stakeholder meetings, which will be held using a virtual meeting format;  <input type="checkbox"/> Indigenous people’s engagement undertaken on a case-by-case basis depending on the preferences of those communities; and  <input type="checkbox"/> Receipt of comments to the Regional Official Plan email account at ropr@halton.ca. Public notification of future engagement opportunities will be promoted through the Region’s website, newspaper advertisements, signboards, mailing lists, social media, stakeholder groups, and other means. Given that part of the engagement period is during the summer, most engagement activities</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response						
		<p>will be focused in the month of September. Recognizing that the engagement plan may have to be adjusted in light of changes to COVID-19 restrictions, Regional staff will continue to monitor restrictions and make adjustments as needed. Virtual Public Information Centre Halton Region provided notice that a Virtual Public Information Centre (PIC) was being held regarding the Climate Change Discussion Paper. The PIC was held on September 3, 2020 from 7:00-9:00 pm. Town staff attended the PIC virtually. The format of the PIC included a presentation by Regional staff along with a Question and Answer period where members of the public e-mailed questions in advance to Regional staff, and provided them via the chat function during the PIC.</p> <p><b>SUSTAINABILITY IMPLICATIONS:</b>  The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.  The recommendation outlined in this report directly relates to the Land Use goals in Imagine Halton Hills under the Environmental Health pillar.  Overall, the alignment of this report with the Community Sustainability Strategy is: GOOD</p> <p><b>COMMUNICATIONS:</b>  Upon Council approval of this report, a copy will be forwarded to the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.</p> <p><b>CONCLUSION:</b>  The Town's responses to the discussion questions emphasize the Town's strategic goals and objectives, the unique character of Halton Hills and how planning for future growth must consider the climate change lens, the promotion of sustainable practices, and protecting the environment. Town staff looks forward to the on-going discussion through the public consultation phase and continuing to participate in the development of updated policies through the Regional Official Plan Review.  Reviewed and Approved by,  Bronwyn Parker, Director of Planning Policy  John Linhardt, Commissioner of Planning and Development  Chris Mills, Acting Chief Administrative Officer</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>						
		<p><b>SCHEDULE '2' - Climate Change Discussion Questions</b></p> <table border="1" data-bbox="491 1155 2054 1770"> <thead> <tr> <th data-bbox="491 1155 686 1185">Number</th> <th data-bbox="696 1155 1106 1185">Question</th> <th data-bbox="1115 1155 2054 1185">Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="491 1191 686 1770">1</td> <td data-bbox="696 1191 1106 1770">Have you felt the impacts of climate change on your community? What impacts are of most concern to you in the next 20 years? For more information on this topic, please see pages 12-15 of the Climate Change Discussion Paper.</td> <td data-bbox="1115 1191 2054 1770"> <p>The Town of Halton Hills has and continues to experience the effects of a changing local climate. Extreme weather events, such as the 2013 ice storm, severely affected the Town's transportation network, the electrical distribution system as well as the Town's tree canopy. While the transportation network and the electrical distribution system were repaired in a relatively short period of time, the Town is still in the process of addressing damages caused to trees.</p> <p>The summer of 2016 was characterized by very low precipitation levels and several extremely hot days (over 30 degrees). In recent years, summers have also consisted of extremely hot days with more precipitation concentrated in short time periods. As a result, agricultural crop production was negatively impacted in certain rural areas of the Town. In recent years, the Town implemented the use of cooling centers to help residents and visitors combat heat related stresses.</p> <p>The Town of Halton Hills recognizes the importance of mitigating the root causes of climate change by reducing greenhouse gas (GHG) emissions. This has resulted in Town Council declaring a Climate Emergency in 2019, setting a net-zero by 2030 target. The Low-Carbon Transition</p> </td> </tr> </tbody> </table>	Number	Question	Response	1	Have you felt the impacts of climate change on your community? What impacts are of most concern to you in the next 20 years? For more information on this topic, please see pages 12-15 of the Climate Change Discussion Paper.	<p>The Town of Halton Hills has and continues to experience the effects of a changing local climate. Extreme weather events, such as the 2013 ice storm, severely affected the Town's transportation network, the electrical distribution system as well as the Town's tree canopy. While the transportation network and the electrical distribution system were repaired in a relatively short period of time, the Town is still in the process of addressing damages caused to trees.</p> <p>The summer of 2016 was characterized by very low precipitation levels and several extremely hot days (over 30 degrees). In recent years, summers have also consisted of extremely hot days with more precipitation concentrated in short time periods. As a result, agricultural crop production was negatively impacted in certain rural areas of the Town. In recent years, the Town implemented the use of cooling centers to help residents and visitors combat heat related stresses.</p> <p>The Town of Halton Hills recognizes the importance of mitigating the root causes of climate change by reducing greenhouse gas (GHG) emissions. This has resulted in Town Council declaring a Climate Emergency in 2019, setting a net-zero by 2030 target. The Low-Carbon Transition</p>	
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No.	Source	Submission		Response	
				<p>Strategy (in progress) will identify the pathways needed to achieve this target.</p> <p>The Town finalized the Climate Change Adaptation Plan in September 2020.</p> <p>According to the preliminary findings of the Climate Change Adaptation Plan, climate change, in addition to more pronounced global political, economic and social instability, will also have various local impacts within the Halton Hills community including, for example, increased average temperatures, more heat waves, more extreme rain events, and increased severity and intensity of storms.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		2	<p>How do you think the Regional Official Plan can help Halton respond to climate change? What mitigation and adaptation actions would you like to see embedded in the Regional Official Plan? For more information on this topic, please see pages 16-21 of the Climate Change Discussion Paper.</p>	<p>The Region can work collaboratively with the local municipalities to support some of the local initiatives i.e., support community energy planning, promote district energy, create complete communities, support mixed use development, green development, support an integrated regional transit system, enhance regional roads for multi-modal connectivity such as walking and cycling. The Region should address the effects of climate change and acknowledge the potential public health impacts in to the housing strategy (e.g. providing shelter during extreme weather events). This should be reflected in the Housing Statement that is being prepared as part of the ROP.</p> <p>The Region must also ensure that policy language is strong to stand as an effective contribution. Rather than using terms such as “promoting”, “supporting” and “encouraging”, language should be used to strongly discourage actions that result in high carbon emissions and reflect the urgency of climate change.</p> <p>The Region should look at other municipalities for examples of best practices and how to integrate climate change mitigation and adaptation in to regional land use planning (e.g. Peel).</p>	
		3	<p>Halton’s population is forecast to grow to one million people and accommodate 470,000 jobs by 2041. What do you think about policies to plan for climate change through more compact urban form and complete communities? In your opinion, are we growing in the right direction? For more information on this topic, please see pages 21-25 of the Climate Change Discussion Paper.</p>	<p>The discussion on growth and development should be focused on the policies required to build complete communities.</p> <p>Policies for building complete communities should encourage mixed-use development, and reduce the reliance of single-occupancy vehicle use by investing in transit and incentivizing residents to use public transit or other modes of transportation. Alternatively, the use of electric and hybrid vehicles and the required infrastructure (i.e. charging stations) should be encouraged. The policies of the Plan should also facilitate the development of future employment areas to ensure that employment is available for future residents within the Region.</p> <p>The Region should highlight the importance of mixed use development that allows for complete communities where people can live, work and play. The concept of complete neighbourhoods emphasizes the importance of having access to day-to-day basic needs within short walking distance from residential areas. Density is not enough and the emphasis should be on creating communities that truly mix homes, businesses, and public spaces seamlessly, instead of separating specific uses from each other. In addition, when planning for growth the Region should look at ways to provide opportunities to implement innovative technologies that can help mitigate climate change impacts (e.g., effective storm water management, better site design using LID, and heat</p>	

No.	Source	Submission		Response
			abatement/district energy systems). Well-planned communities can help reinforcing multimodal transportation options and smart growth principles, and help implement net-zero/ energy ready development. The focus should be on the nature and quality of growth.	Comments are acknowledged. Please see above for a detailed response.
		4	What do you think the Region should do to help you reduce your greenhouse gas emissions? For example, if you typically commute by car to work or school every day, what would make you consider taking transit, biking or walking? For more information on this topic, please see page 21-27 of the Climate Change Discussion Paper.	
		5	Do you think the Region should encourage and support local renewable energy sources? If so, what should be considered? For more information on this topic, please see pages 28-29 of the Climate Change Discussion Paper.	
		6	Can you provide examples of opportunities to address climate change as it relates to agriculture that you would like to see in Halton? For more information on this topic, please see pages 29-30 of the Climate Change Discussion Paper.	
		7	According to the Provincial Policy Statement, planning authorities are required to consider the potential impacts of climate change in increasing risks associated with natural hazards (e.g., fires and floods). How can Regional Official Plan policies be enhanced to address climate change impacts on natural hazards? For more information on this topic, please see pages 30-32	

No.	Source	Submission			Response
			of the Climate Change Discussion Paper.		Comments are acknowledged. Please see above for a detailed response.
		8	Are there additional measures the Regional Official Plan should include to improve air quality? For more information on this topic, please see page 32 of the Climate Change Discussion Paper.	As mentioned, Town staff strongly suggests that policy language is updated to discourage single occupancy vehicle usage, ensure that funding is in place for multi-modal transportation infrastructure particularly around greenfield development to build effective complete communities and regional connectivity. The Region should support local municipalities in their effort to create net zero communities and promote 10-minute neighbourhoods so that residents are able to access daily amenities and services within walking distance. The Region should create policies that induce initiatives in areas including renewable energy, low carbon buildings, building retrofits and waste reduction.	



No.	Source	Submission	Response
4.	Town of Halton Hills	<p><b>REPORT REPORT TO:</b> Mayor Bonnette and Members of Council  <b>REPORT FROM:</b> Keith Hamilton – Planner, Policy  <b>DATE:</b> September 18, 2020  <b>REPORT NO.:</b> PD-2020-0037  <b>RE:</b> Regional Official Plan Review – Agricultural System Discussion Paper</p> <p><b>RECOMMENDATION:</b>            THAT Report No. PD-2020-0037, dated September 18, 2020, regarding the Regional Official Plan Review – Rural and Agricultural System Discussion Paper, be received;            AND FURTHER THAT Council’s consideration of this report be deferred to the October 13th Council meeting;            AND FURTHER THAT Council endorse the discussion question responses prepared by Town staff, attached as Schedule Two to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;            AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Rural and Agricultural System component of the Regional Official Plan Review Process;            AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.</p> <p><b>PURPOSE OF THE REPORT</b>            The purpose of this report is to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Provide an overview of Halton Region’s Rural and Agricultural System Discussion Paper (attached as Schedule One);</li> <li><input type="checkbox"/> Provide a summary of Town staff’s participation in the consultation process for developing the Discussion Paper; and,</li> <li><input type="checkbox"/> Provide staff’s responses to the 11 discussion questions presented in the Discussion Paper, to be submitted to Halton Region by October 30, 2020.</li> </ul> <p><b>BACKGROUND:</b>  <b>1.0 Halton Region Official Plan Review</b></p> <p>The Region of Halton is currently undertaking a Regional Official Plan Review (ROPR), as required under the Planning Act (Section 26). This Review will produce a revised Regional Official Plan (ROP) that is consistent with multiple Provincial Plans, including the Growth Plan and Provincial Policy Statement (PPS). This is a three phase process that began with a Directions Report outlining the goals and deliverables of the ROPR. The Review is currently in Phase 2, which has resulted in the release of five ‘Discussion Papers’ designed to inform and solicit feedback from Halton’s Area Municipalities, Conservation Authorities, special interest groups, and the general public. The five papers are on key policy areas (components) that shape the ROP, including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Climate Change;</li> <li><input type="checkbox"/> Integrated Growth Management (Urban Structure);</li> <li><input type="checkbox"/> Regional Natural Heritage System;</li> <li><input type="checkbox"/> Rural Agricultural System; and,</li> <li><input type="checkbox"/> The North Aldershot Planning Area</li> </ul> <p>Additionally, Landing Pages were developed for each of the Discussion Papers to provide a simplified summary of the Discussion Papers intended to facilitate consultation with the public. The Discussion Papers and Landing Pages were presented as part of a workshop to Regional Council on July 8, 2020 and released for public consultation on July 15, 2020. Region staff provided a presentation to Town Council on September 14th, which summarized each Discussion Paper, and provided Council an opportunity to ask questions and provide comments.</p> <p><b>1.1 Role of the Rural and Agricultural System in the Regional Official Plan Review</b>            The Regional Rural and Agricultural System (RAS), as a component of the ROP, provides a basis for Regional rural and agricultural policies that ensure protection of agricultural land and resources as Halton continues to grow. The Rural and</p>	<p><b><u>Rural and Agricultural System</u></b></p> <p>Support to designate prime agricultural lands is reflected in RAS-1. As well, the Town of Halton Hills has indicated their preference towards mapping option 2 as it achieves the best balance between the protection of agriculture and natural heritage. The Region supports the position that the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas provide a good basis for agriculture-related and on-farm diversified uses reflected in RAS-2. As well, the 2 percent in area calculations for OFDU is sufficient and should not divert additional land resources away from prime agricultural uses. It is acknowledged that the Town of Halton Hills advances the comments that the Region should consider whether additional permitted or non-permitted use examples and criteria needed to be based on local conditions.</p> <p>Furthermore, local official plans offer the flexibility to require applications to go through site-specific rezoning and site plan control when a proposed use would require significant building expansion. Reference to RAS-3 reflects that cemeteries may need to be diverted to rural lands. RAS-4 reflects updates to clarify when an Agricultural Impact Assessment is required. The Town of Halton Hills feels that the AIA sufficiently protects agriculture.</p> <p>Further discussion will take place through Phase 3 of the ROPR. The support for allowing special needs housing wherever dwellings are permitted in the rural area is reflected through RAS-5. The Region acknowledges comments with respect to supportive policies regarding public park uses in the Rural and Agricultural System to ensure complete communities.</p>

No.	Source	Submission	Response
		<p>Agricultural Discussion Paper plays a critical role in the ROPR process by serving as a guide to the current system, and outlining necessary and potential changes to RAS policies and mapping. The paper also serves as a tool for public consultation, providing eleven discussion questions for which the public can submit responses to Region staff.</p> <p>It has also been acknowledged in Phase 2 of the ROPR that policy areas (from which the Discussion Papers are based) have an impact on one another. The RAS impacts the other components of the ROP by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Helping to shape the urban structure of Halton Region through policies that require any urban expansions into rural and agricultural areas to satisfy a series of tests, and requiring that all potential impacts of such development are identified and assessed;</li> <li><input type="checkbox"/> Acknowledging the role of the Regional Natural Heritage System within the RAS, developing and revising policies that balance the needs of both; and,</li> <li><input type="checkbox"/> Ensuring the protection of a connected and functioning RAS that helps mitigate the impacts of climate change through the preservation of undeveloped rural and agricultural land.</li> </ul> <p><b>2.0 Rural and Agricultural System Discussion Paper</b></p> <p>Halton Region's Rural and Agricultural System Discussion Paper provides an overview of the RAS in its current state and outlines required mapping and policy changes, as well as discussion on other potential policy modifications. The following is a brief summary of the paper's components:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Current Halton Rural and Agricultural System:</b> The RAS currently consists of two components. The 'Agricultural Area' includes both Prime and non-Prime Agricultural lands with similar policies protecting and encouraging agricultural uses. The other component, 'Areas outside of RNHS Key Features' are lands also within the Natural Heritage System, but where agricultural operations are permitted.</li> <li><input type="checkbox"/> <b>Designation of Prime Agricultural Areas and Mapping Options:</b> The most recent versions of the PPS and Growth Plan require municipal plans to designate Prime Agricultural Areas. The current ROP includes 'Prime Agricultural' as a constraint on development in certain areas, but does not include a designation, prompting discussion in this paper on how to address Provincial plan requirements. The four policy/mapping options presented are the same as those in the Natural Heritage Discussion Paper, with: <ul style="list-style-type: none"> <li>o <b>Option 1:</b> RNHS mapped entirely as an overlay with a designated Prime Agricultural Area.</li> <li>o <b>Option 2:</b> Designated RNHS Key Features and Prime Agricultural Area, with all other RNHS components (i.e. linkage areas) as an overlay.</li> <li>o <b>Option 3:</b> Separate designations for RNHS Key Features in and outside of the designated Prime Agricultural Area, with all other RNHS components (i.e. linkage areas) as an overlay.</li> <li>o <b>Option 4:</b> All RNHS components (with Key Features) as one designation, and one Agricultural Area designation (with Prime Agricultural Area overlay).</li> </ul> </li> <li><input type="checkbox"/> <b>Agriculture-Related Uses:</b> These are often considered to be small-scale commercial or industrial uses, directly related to a farm operation. The current ROP does not formally identify Agriculture-Related uses under a policy section. Section 5 of the paper explores the extent to which these uses should be permitted, and under what conditions, based on existing Regional and Provincial Guidelines (i.e. Region's On-Farm Business Guidelines, OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas).</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>□ <b>On-Farm Diversified Uses:</b> These uses are considered to be secondary to the principal agricultural use on a property, smaller in scale, and will produce value added agricultural products. Agri-tourism is often considered a subsection of On-Farm Diversified (OFD) uses and is also discussed in the paper. The current ROP does not formally identify OFD uses under a policy section. Similar to section 5, section 6 explores the extent to which these uses should be permitted, and under what conditions, based on existing Regional and Provincial Guidelines.</p> <p>□ <b>Cemeteries in Prime Agricultural Areas:</b> This section acknowledges that current Provincial policies (PPS) consider cemeteries as part of complete communities in settlement areas, but that there is also support for them to be located in rural areas as well. Section 7 of the paper outlines potential criteria for locating cemeteries on agricultural land, while also stating the preferred location should be in settlement areas or existing cemeteries that can be retrofitted for expansion.</p> <p>□ <b>Other Considerations:</b> Also included is a section outlining other areas of interest that were identified in the research leading up to the creation of the Rural and Agricultural System Discussion Paper. These include:</p> <ul style="list-style-type: none"> <li>o Discussion on policy updates to existing ROP policies for Agricultural Impact Assessments (AIAs), including where and when they should be required in order to be consistent with more recently updated Provincial policies (i.e. Growth Plan, Greenbelt Plan, Niagara Escarpment Plan).</li> <li>o Discussion on policy updates to existing ROP policies on Special Needs Housing, and more specifically the need to permit this use within the RAS wherever residential uses are permitted.</li> </ul> <p><b>COMMENTS:</b>  <b>1.0 Summary of Town Staff Comments</b></p> <p>As a participant in the ROPR consultation process, Town Policy Planning staff has worked together to draft responses to the eleven (11) discussion questions included in the Discussion Paper. These responses (along with the questions) have been attached as Schedule Two to this report. Town staff provided responses consistent with comments and concerns expressed throughout the development of the Discussion Papers, which included:</p> <p>□ <b>Agriculture-Related and On-Farm Diversified Uses:</b> Town staff has suggested consideration be given for local plans and policies to apply a case-by-case analysis where agricultural operations or farm buildings are developing and expanding, where appearance and use are more industrial in nature. Additionally, it is critical that Agriculture-related and OFD uses, while important, do not divert too much land and resources away from the primary farming activities. Lastly, it was suggested that if the Region intends to re-evaluate its On-Farm Business Guidelines, the Region should consult with local municipalities, Conservation Authorities, and agricultural stakeholder groups on any proposed changes. Additionally, an updated version of the Guidelines should be endorsed by all applicable Councils and Boards.</p> <p>□ <b>Mapping:</b> Town staff has supported a ROP policy direction that would see the establishment of a Prime Agricultural Designation, consistent with Growth Plan and PPS policies. Further, the responses in Schedule Two support a RAS mapping option that would contain separate Prime Agricultural and Natural Heritage Key Feature designations, ensuring a balance in priorities for the RAS and RNHS.</p> <p>□ <b>Cemeteries:</b> The suggestion that cemeteries can be primarily directed to settlement areas is challenging given their land extensive nature, high land costs and the need to achieve minimum greenfield densities. The proposed policy direction for such uses outside settlement areas is also very limiting. Further discussion is warranted on this policy area.</p> <p>□ <b>Parkland in the Rural Agricultural System:</b> Town staff has asked that consideration be given for greater flexibility in rural agricultural policies to permit public park uses in the RAS. The Halton Hills Recreation and Parks department has, in the past, provided comments to the Region on this issue (see Schedule 3) based on the results of a Parkland Acquisition Study recently</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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		<p>completed. This study concluded that the Town will need to look outside urban boundaries to accommodate parkland needs, with a notable deficit in parkland when only considering available land in urban areas. In supporting these comments,</p> <p>Planning staff has recommended that through the ROPR, the Region should consider introducing a supportive policy framework for such uses in the RAS given that they are a critical component of ensuring a complete community and cannot be accommodated inside the urban boundary.</p> <p><b>2.0 Next Steps in the ROPR Process</b></p> <p>Upon release of the Discussion Papers and Landing Pages, the Region will record and respond to input received through public engagement, and present it to Regional Council in a Consultation Summary Report. The input related to the Rural and Agricultural System Discussion Paper will also be used to identify opportunities to further modify policies to protect and preserve the RAS. The comments the Region receives on the Discussion Papers and Landing Pages will be used in determining ‘policy directions’ that will be presented to Council in advance of preparing amendments to the Regional Official Plan. It is anticipated that the Region will provide additional opportunities for public engagement, such as Public Information Centres (PICs) and stakeholder meetings, in the forthcoming Phase 3 of the Regional Official Plan Review in 2021. Phase 3 will involve presenting draft ROP policy directions for public and stakeholder group comment, and finalizing any necessary Regional Official Plan Amendment(s). Further public consultation on policy directions for each ROP component will take place in 2021. Town staff will continue to keep members of Council informed on any developments and engagement opportunities associated with the ROPR, including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Regional Council workshops on ROPR components (including the Integrated Growth Management Strategy);</li> <li><input type="checkbox"/> Any public outreach including Town Halls, Public Information Centres, or any online consultation;</li> <li><input type="checkbox"/> Any planned presentations to local Councils by Regional staff on the progress of the ROPR;</li> <li><input type="checkbox"/> Any reports to Regional Council on the progress of the ROPR;</li> <li><input type="checkbox"/> Any future opportunities for Town staff to engage in and provide comment on the ROPR; and,</li> <li><input type="checkbox"/> Future Town staff reports on the progress for the ROPR.</li> </ul> <p>The Region is also proposing to introduce a separate ROPA to address local municipal planning priorities related to urban structure and to facilitate a special meeting of Council by year end 2020. The proposed ROPA will include the following planning matters: Urban Growth Centres, Major Transit Station Areas (including boundaries and density targets), Strategic Growth Corridors (potential identification and density targets) and limited Employment Land Conversions of those properties identified by local municipalities as having strategic importance in advancing elements of the local urban structure. As Council may recall, Regional Council previously directed that the four growth concepts based on the “Local Plans and Priorities Growth Scenarios” be carried forward for further refinement and analysis. It is our understanding that further work is being undertaken by the Region on the concepts to respond to the revised growth forecasts and extended planning horizon contained in Amendment No. 1 to the Growth Plan. The exact timelines to present the revised growth concepts and ultimately select a preferred growth concept have yet to be finalized.</p> <p><b>RELATIONSHIP TO STRATEGIC PLAN:</b>  This report directly aligns to the following values in the Strategic Plan 2019-2022 including:  Foster a Healthy Community  To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.  Preserve, Protect and Enhance our Environment  To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.  Protect and Enhance our Agriculture  To protect and enhance the viability of our agricultural land base and agricultural industry.  Preserve, Protect and Enhance our Countryside</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>To protect and enhance the open space character of our countryside.</p> <p><b>FINANCIAL IMPACT:</b> There are no financial impacts associated with this report.</p> <p><b>CONSULTATION:</b> Planning staff will continue to consult with the different Town departments including, Transportation and Public Works, Recreation and Parks, Economic Development, Climate Change, Finance and Fire through the ROPR process. Staff will also continue to update the Senior Management Team and Council.</p> <p><b>PUBLIC ENGAGEMENT:</b> The Region will conduct consultation primarily through online engagement. An expanded 75 day consultation period from July 15 – September 28, 2020 will include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Discussion Papers and Landing Pages, which summarize the Discussion Papers, being posted on halton.ca/ropr</li> <li><input type="checkbox"/> People will be able to provide their responses to questions posed and/or general comments using an online survey tool;</li> <li><input type="checkbox"/> Presentations to local municipal Councils on the Discussion Papers, as requested.</li> <li><input type="checkbox"/> Meetings with Advisory Committees;</li> <li><input type="checkbox"/> Public Information Centres, which will be held virtually, but following the same outline as a traditional Public Information Centre with an introduction, staff presentation and question/answer session. A technical moderator and a process facilitator will be utilized. People who do not have access to the virtual meeting because they do not have the technology, are not comfortable with the technology, or have accessibility issues will be accommodated;</li> <li><input type="checkbox"/> Public Information Centre meeting materials and questions, which will be posted on halton.ca/ropr to allow people to provide input and comments after the sessions;</li> <li><input type="checkbox"/> Stakeholder meetings, which will be held using a virtual meeting format;</li> <li><input type="checkbox"/> Indigenous people’s engagement undertaken on a case-by-case basis depending on the preferences of those communities; and</li> <li><input type="checkbox"/> Receipt of comments to the Regional Official Plan email account at ropr@halton.ca.</li> </ul> <p>Public notification of future engagement opportunities will be promoted through the Region’s website, newspaper advertisements, signboards, mailing lists, social media, stakeholder groups, and other means. Given that part of the engagement period is during the summer, most engagement activities will be focused in the month of September. Recognizing that the engagement plan may have to be adjusted in light of changes to COVID-19 restrictions, Regional staff will continue to monitor restrictions and make adjustments as needed.</p> <p>Virtual Public Information Centre Halton Region hosted a combined Virtual Public Information Centre (PIC) regarding the Natural Heritage and Rural Agricultural System Discussion Papers on September 17. The PIC was held from 7:00-9:00 pm which Town staff attended virtually. The format of the PICs included a presentation by Regional staff along with a Question and Answer period where Region staff responded to questions that were emailed or submitted through the chat function from the public. The presentation can be found in the Regional Official Plan Review webpage.</p> <p><b>SUSTAINABILITY IMPLICATIONS:</b> The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The recommendation outlined in this report directly relates to the Land Use goals in Imagine Halton Hills under the Environmental Health pillar. Overall, the alignment of this report with the Community Sustainability Strategy is: GOOD</p> <p><b>COMMUNICATIONS:</b> Upon Council approval of this report, a copy will be forwarded to the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.</p> <p><b>CONCLUSION:</b> The Rural and Agricultural System Discussion Paper provides a framework that will be utilized when determining policy measures to both protect and enhance the Regional Rural and Agricultural System. Town staff has participated in the development of this paper and have provided responses to the paper’s 11 discussion questions (attached as Schedule Two). These responses reflect</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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		<p>the local context, values and interests of Halton Hills, while acknowledging the importance of protecting agricultural land and rural landscape permanence through responsible planning policies. Town staff looks forward to on-going discussion through the public consultation phase and continuing to participate in the development of updated policies through the Regional Official Plan Review.</p> <p>Reviewed and Approved by,  Bronwyn Parker, Director of Planning Policy  John Linhardt, Commissioner of Planning and Development  Chris Mills, Acting Chief Administrative Officer</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>									
		<p>Rural Agricultural Discussion Questions</p>										
		<table border="1"> <thead> <tr> <th data-bbox="494 582 655 612">Number</th> <th data-bbox="665 582 1184 612">Question</th> <th data-bbox="1193 582 2097 612">Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="494 618 655 1477">1</td> <td data-bbox="665 618 1184 1477"> <p>Mapping Options:</p> <p>1. Should the updated ROP designate prime agricultural areas with a separate and unique land use designation?</p> <p>2. Are there any additional pros and cons that could be identified for any of the options?</p> <p>3. Do you have a preferred mapping option? If so, why?</p> <p>For more information on this topic, please see pages 17-27 of the Rural and Agricultural System Discussion Paper.</p> </td> <td data-bbox="1193 618 2097 1477"> <p>1. The ROP should designate Prime Agricultural Areas to better align with the Growth Plan (section 4.2.6.2) and PPS (section 2.3.1).</p> <p>2. 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		<p>5. What additional conditions or restrictions should be required for any agriculture-related uses?</p> <p>6. Should some uses only be permitted in the Rural Area as opposed to Prime Agricultural Lands?</p> <p>For more information on this topic, please see pages 38-43 of the Rural and Agricultural System Discussion Paper.</p>	<p>5. Case-by-case analysis should be considered in situations where farm building development and expansion is required to accommodate the agriculture-related use. For example, abattoirs and repair shops would likely require development on prime agricultural land. Local Official Plans should be given the flexibility to require applications such as site-specific rezoning and site plan control where the proposed use would require significant building expansion.</p> <p>6. More discussion is needed as to whether some uses should be limited to the Rural Area once a clear Prime Agricultural/Rural Area division is defined in the ROP. Consideration would also need to be given as to whether current Provincial policies would support this approach.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p>3</p> <p>On-farm diversified uses</p> <p>7. Should the Regional Official Plan permit on-farm diversified uses as outlined in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas in its entirety?</p> <p>8. What additional conditions or restrictions should be required for any on-farm diversified uses?</p> <p>9. The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas limit on-farm diversified uses to no more than 2 per cent of the farm property on which the uses are located to a maximum of 1 hectare. As well, the gross floor area of buildings used for on-farm diversified uses is limited (e.g., 20 per cent of the 2 per cent). Are these the appropriate size limitations for Halton farms?</p> <p>For more information on this topic, please see pages 44-48 of the Rural and Agricultural System Discussion Paper.</p>	<p>7. Similar to the response to 2(4), the Region should use the Guideline as a base for introducing On-Farm Diversified (OFD) uses into the ROP, but also consider local conditions when identifying permitted/non-permitted use examples and criteria.</p> <p>8. For OFD uses, encouraging case-by-case analysis through local Official Plans should be considered. In particular, where OFD uses will result in new or expanded buildings on prime lands, local plans and policies should have flexibility to require such applications as site-specific rezoning to better evaluate proposals.</p> <p>9. It is critical that on lots with prime agricultural land, land resources not be diverted away from the primary agricultural use on the property. As such, the maximum area for OFD uses stated in the Guideline is appropriate and should not be increased in the ROP. Similarly, floor area for OFD uses should also be limited so as not to divert floor area away from what is needed for the primary agricultural use on a farm operation (e.g. where a livestock building represents the primary farm operation, infrastructure used for an OFD use should be clearly secondary in size and floor area).</p>	

No.	Source	Submission		Response	
		4	<p>To what extent should the updated Regional Official Plan permit cemeteries in:</p> <p>A) Urban areas B) Rural areas C) Prime agricultural areas</p> <p>Explain the criteria (e.g., factors) that are important to you and should be considered when evaluating cemetery applications for each? For more information on this topic, please see pages 49-53 of the Rural and Agricultural System Discussion Paper.</p>	<p>A) Cemeteries have traditionally been permitted in urban areas under 'parks and open space' designations. However, attempting to direct them to settlement areas through policy would be difficult given their land extensive nature, high land costs and the need to achieve minimum greenfield densities.</p> <p>B) Given special requirements usually needed for cemeteries, rural areas outside of prime agricultural areas may be more appropriate than settlement areas. Consideration should be given through the ROPR to permit cemeteries in such areas.</p> <p>C) The PPS criteria (section 2.3.6.1) referenced in the Discussion Paper on permitting non-agricultural uses in prime agricultural areas provides a good basis for considering such proposals. If the ROPR process is to consider permissions for cemeteries in prime agricultural areas, the direction should, (in addition to ROP criteria), be for local plans and policies to apply the PPS criteria through Official Plan criteria including rezoning. This direction would allow proposals to be evaluated locally, while still requiring a public process.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		5	<p>Do the Agricultural Impact Assessment policy requirements in the ROP sufficiently protect agricultural operations in the Prime Agricultural Area and Rural Area? If not, what additional requirements do you think are needed? For more information on this topic, please see pages 55-57 of the Rural and Agricultural System Discussion Paper.</p>	<p>The current ROP requirement for an Agricultural Impact Assessment (AIA) for applications for non-farm land uses in the Agricultural Area that has the potential to impact surrounding agricultural operations is sufficient. This provides the Region the opportunity to require an AIA in most development approval processes in the Agricultural Area that may impact existing operations and/or remove agricultural land for development.</p>	
		6	<p>Should the requirements for an Agricultural Impact Assessment be included in any other new or existing Regional Official Plan policies? For more information on this topic, please see pages 55-57 of the Rural and Agricultural System Discussion Paper.</p>	<p>Should the Region choose, through the ROPR, to adopt Prime Agricultural Area and non-Prime (e.g. Rural) Area designations, AIAs should be considered in development criteria for both policy sections. This will ensure farm operations under both designations benefit from such a requirement and the protections it provides.</p>	
		7	<p>Should special needs housing be permitted outside of urban areas and under what conditions? For more information on this topic, please see pages 59-61 of the Rural and Agricultural System Discussion Paper.</p>	<p>Special Needs Housing should be permitted wherever dwellings are permitted outside of urban areas. Any conditions and/or criteria for establishing such a use should be regulated through local plans and policies in accordance with Provincial policies and the Ontario Human Rights Code.</p>	



No.	Source	Submission		Response	
		8	Are there any additional considerations or trends that Halton Region should review in terms of the Rural and Agricultural System component of the ROP?	Greater flexibility in rural agricultural policies to permit public park uses in the Rural Agricultural System should be considered. The Town has recently undertaken a Parkland Acquisition Study to identify parkland needs to 2031. This study concluded that the Town will need to look outside urban boundaries to accommodate parkland needs, with a notable deficit in parkland when only considering available land in urban areas. The Region should consider introducing a supportive policy framework for such uses in the RAS give that they are a critical component of ensuring a complete community and cannot be accommodated inside the urban boundary.	Comments are acknowledged. Please see above for a detailed response.
<b>General Questionnaire</b>					
		1	Should Halton adopt a flexible approach in allowing agriculture-related uses and on-farm diversified use businesses in the agricultural area to support the economic vitality of farms and farmers?	Halton should adopt an approach to policies for agriculture-related and on-farm diversified uses where the needs of the farm operation are balanced with the potential impacts of such uses on surrounding farm operations and other rural land uses.	
		2	Should agriculture-related uses and on-farm diversified use businesses be limited in size and scale in order to protect the agricultural land base?	Agriculture-related and on-farm diversified uses should be clearly secondary in size and scale to the primary farm operation. However, specific size parameters should only be considered after careful consultation with local farm operators, municipalities, Conservation Authorities and any other relevant stakeholders. Any size and scale limitations should be implemented through local Official Plans and Zoning By-laws so that municipalities can assign numbers that more accurately reflect local agricultural conditions.	
		3	Regarding the matters discussed here, do you have other suggestions that could help strengthen the vitality and resiliency of the agricultural sector?	If an approach is taken to incorporate Agriculture-related and On-Farm Diversified uses into the ROP, the Region's On-Farm Business Guidelines as they currently exist may need to be re-evaluated and amended. Should this be the case, the Region should consult with local municipalities, Conservation Authorities, and agricultural stakeholder groups on any proposed changes. Additionally, an updated version of the Guidelines should be endorsed by all applicable Councils and Boards.	
<p>August 6, 2019  Mr. Curt Benson  Director of Planning Services and Chief Planning Official  Halton Region  1151 Bronte Road  Oakville, Ontario M7A 2J3  RE: Regional Official Plan Update – Parkland Requirements</p> <p>Dear Mr. Benson:  I am writing to you to raise a matter that the Town of Halton Hills has been working on for a number of years related to the Town's future parkland needs.</p>					

No.	Source	Submission	Response
		<p>The Town has been undertaking a Parkland Acquisition Study since 2015, which is intended to identify the Town's parkland needs to 2031. In May 2019, Council approved various recommendations related to Parkland Policies in and practices in the Town, as it related to the Parkland Acquisition Study.</p> <p>The full report, along with appendices can be viewed at:  <a href="https://pub-haltonhills.escribemeetings.com/FileStream.ashx?DocumentId=642">https://pub-haltonhills.escribemeetings.com/FileStream.ashx?DocumentId=642</a> 1</p> <p>A key outcome of this study update was that it is likely that the Town will need to look outside of the current urban boundaries in order to acquire and construct suitable parkland to meet the community's needs into the future.</p> <p>As part of the recommendations to Council the Town implemented various policies intended to allow maximum flexibility in dealing with parkland in existing urban intensification areas (i.e. strata parks, off-site dedication, etc.) however we still anticipate there will be a significant need for additional parkland generated by the growing population to 2031.</p> <p>In total, it is expected that there will be deficit of 131.57 ha of land till 2031 even after Council's approval of the reduced parkland provision standard of 2.2ha per 1,000 persons. Based on the availability of developable tablelands in the existing Urban Areas, it is not practically feasible to obtain the size and quantity of parcel required for a major community/Town-wide park.</p> <p>In addition to this, with recent changes to Provincial Policies related to parkland dedication being implemented through Bill 108, there is additional uncertainty as to the ability of the Town to acquire sufficient parkland within the urban area as part of the development approvals process. Parkland that is acquired through these processes may be at a lower rate than the current standards. This will further impact the Town's ability to collect sufficient parkland within the urban area.</p> <p>To that end, we are requesting that the Region consider permitting public park uses in areas outside of the existing Urban Areas, in recognition of the scarcity and limitations of land within the existing urban areas. We understand that similar considerations may be required for school boards related to potential secondary school sites.</p> <p>The Town would like to begin identifying/assessing potential park sites for acquisition, and consideration of this request will assist in that regard.</p> <p>Please feel free to contact me if you have any questions.</p> <p>Thank you for your consideration.  Sincerely,  Warren Harris, OALA, PMP  Commissioner of Recreation and Parks  Town of Halton Hills  cc:  Brent Marshall, CAO, Town of Halton Hills  John Linhardt, Commissioner of Planning and Sustainability, Town of Halton Hills  Kevin Okimi, Manager of Parks and Open Space, Town of Halton Hills</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
5.	Town of Halton Hills	<p><b>REPORT REPORT TO:</b> Mayor Bonnette and Members of Council  <b>REPORT FROM:</b> Keith Hamilton – Planner, Policy  <b>DATE:</b> September 18, 2020  <b>REPORT NO.:</b> PD-2020-0038  <b>RE:</b> Regional Official Plan Review – Natural Heritage Discussion Paper</p> <p><b>RECOMMENDATION:</b>            THAT Report No. PD-2020-0038, dated September 18, 2020, regarding the Regional Official Plan Review – Natural Heritage Discussion Paper, be received;            AND FURTHER THAT Council’s consideration of this report be deferred to the October 13th Council meeting;            AND FURTHER THAT Council endorse the discussion question responses submitted by Town staff, attached as Schedule Two to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;            AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Natural Heritage System component of the Regional Official Plan Review Process;            AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.</p> <p><b>PURPOSE OF THE REPORT</b>            The purpose of this report is to:  <input type="checkbox"/> Provide an overview of Halton Region’s Natural Heritage Discussion Paper (attached as Schedule One);  <input type="checkbox"/> Provide a summary of Town staff’s participation in the consultation process for developing the Discussion Paper; and,  <input type="checkbox"/> Provide staff’s responses to the 13 discussion questions presented in the Discussion Paper, to be submitted to Halton Region by October 30, 2020.</p> <p><b>BACKGROUND:</b>  <b>1.0 Halton Region Official Plan Review</b></p> <p>The Region of Halton is currently undertaking a Regional Official Plan Review (ROPR), as required under the Planning Act (Section 26). This Review will produce a revised Regional Official Plan (ROP) that is consistent with multiple Provincial Plans, including the Growth Plan and Provincial Policy Statement. This is a three phase process that began with a Directions Report outlining the goals and deliverables of the ROPR. The Review is currently in Phase 2, which has resulted in the release of five ‘Discussion Papers’ designed to inform and solicit feedback from Halton’s Area Municipalities, Conservation Authorities, special interest groups, and the general public. The five papers are on key policy areas (components) that shape the ROP, including:  <input type="checkbox"/> Climate Change;  <input type="checkbox"/> Integrated Growth Management (Urban Structure);  <input type="checkbox"/> Regional Natural Heritage System;  <input type="checkbox"/> Rural Agricultural System; and,  <input type="checkbox"/> The North Aldershot Planning Area</p> <p>Additionally, Landing Pages were developed for each of the Discussion Papers to provide a simplified summary of the Discussion Papers intended to facilitate consultation with the public. The Discussion Papers and Landing Pages were presented as part of a workshop to Regional Council on July 8, 2020 and released for public consultation on July 15, 2020. Region staff provided a presentation to Town Council on September 14th, which summarized each Discussion Paper, and provided Council an opportunity to ask questions and provide comments.</p> <p><b>1.1 Role of the Natural Heritage System in the Regional Official Plan Review</b>            The Regional Natural Heritage System (RNHS), as a component of the ROP, provides a basis for Regional environmental policies that ensure protection for the natural environment as Halton continues to grow. The Natural Heritage Discussion Paper plays a</p>	<p><b><u>Natural Heritage</u></b></p> <p>The policy directions for Natural Heritage (i.e., NH1 to NH-11) were informed by feedback received from groups including the public, stakeholders, and agencies. The policy directions to address the Town staff’s summary of comments are as follows:</p> <p><b>Mapping:</b> Policy Direction NH-3 proposes to harmonize the mapping and policies for the Provincial NHS to include the NHS for the Growth Plan and the Greenbelt NHS. In terms of NHS Key Features, Prime Agricultural Lands, and overlays, Policy Direction NH-6 proposes to include an NHS overlay with Key Features designated in rural areas, while the NHS designation will continue to be maintained in settlement areas.</p> <p>Through the Regional Official Plan Review, refinements to the Natural Heritage System for the Growth Plan were requested by the Region to better align it with the Regional Natural Heritage System mapping, and exclude Natural Heritage System for the Growth Plan from lands within settlement area boundaries in Halton. The Ministry of Northern Development, Natural Resources and Forestry approved the request for refinements based on the criteria for refinements outlined in “The Regional Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe, Technical Report on Criteria, Rationale and Methods” (OMNRF 2018) (the “Technical Report”). The approval also granted the proposed refinement of the Natural Heritage System for Growth Plan on the southwest of Georgetown (known as the Y-lands).</p> <p>It is important to note that throughout the consultation period, Regional staff mailed out notifications to landowners whose properties may be impacted by proposed mapping changes and also engaged with landowners through one-on-one meetings to address any questions or concerns related to the draft proposed RNHS mapping on their property.</p> <p><b>Guidelines for RNHS implementation:</b> Through Policy Direction NH-7, and to help inform natural heritage policy implementation, staff are proposing that a guideline be prepared to provide clarification on the identification and determination of these components that build on the existing Regional Official Plan policy framework and definitions. The guideline will provide further direction on the identification of these components, outline approaches that can be used to satisfy the relevant policies, and used to support restoration and enhancement within the Regional Natural Heritage System that can be achieved through development proposals.</p>

No.	Source	Submission	Response
		<p>critical role in the ROPR process by serving as a guide to the current system, and outlining necessary and potential changes to RNHS policies and mapping. The paper also serves a tool for public consultation, providing 13 discussion questions for which the public can submit responses to Region staff.</p> <p>It has also been acknowledged in Phase 2 of the ROPR that policy areas (from which the Discussion Papers are based) have an impact on one another. The RNHS impacts the other components of the ROP by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Helping to shape the urban structure of Halton Region by identifying key natural heritage features and natural system linkage areas to be protected from development and the impacts of human activities;</li> <li><input type="checkbox"/> Maintaining a strong presence in the rural and agricultural areas while coexisting with agricultural land needs; and,</li> <li><input type="checkbox"/> Playing a critical role in mitigating the impacts of climate change by serving as a natural barrier to hazards such as flooding, and helping to reduce the impacts of greenhouse gas emissions.</li> </ul> <p><b>2.0 Extended Consultation on Refinements to Natural Heritage System Mapping</b></p> <p>In addition to the development of the Natural Heritage Discussion Paper, Town staff was involved in additional consultation on proposed refinements to RNHS mapping. Town staff had expressed concerns over proposed system mapping changes, which included:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The proposed addition of an extensive area of Growth Plan Natural Heritage System lands southwest of Georgetown (known as the Y-lands) to the RNHS;</li> <li><input type="checkbox"/> New and expanded RNHS Key Feature mapping in Halton Hills settlement areas;</li> <li><input type="checkbox"/> RNHS mapping of lands not designated as Greenlands in the Halton Hills Official Plan; and,</li> <li><input type="checkbox"/> New and expanded RNHS Key Feature mapping into lands that have been cleared and developed for other uses (e.g. residential, industrial).</li> </ul> <p>Consultation with Region staff on the above-noted items is ongoing. At the time of writing this report, many initial concerns have been addressed and resolved. Town and Region staff has committed to continue with the open dialogue moving forward, in an effort to address any Halton Hills' specific mapping concerns that remain outstanding.</p> <p><b>3.0 Natural Heritage System Discussion Paper</b></p> <p>The Region's Natural Heritage Discussion Paper provides an overview of the RNHS in its current state and outlines required mapping and policy changes, as well as discussion on other potential policy modifications. The following is a brief summary of the paper's components:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>The evolving Regional Natural Heritage System:</b> The RNHS has evolved from 'natural area planning' established in the 1980s to the current system adopted under the 2009 ROP, which protects approximately 50 per cent of the Region's land area. The RNHS is rooted in two concepts; 'sustainable development' and 'landscape permanence' which acknowledge the role of the RNHS of preserving natural ecosystems for future generations. Also acknowledged here is the presence of the Greenbelt Natural Heritage System (GBNHS) in Halton. This system was brought into the RNHS in 2009 as a separate set of policies within the Greenbelt Plan Area. Although separate, the RNHS and GBNHS largely consist of the same goals and objectives.</li> <li><input type="checkbox"/> <b>The Growth Plan Natural Heritage System:</b> Natural Heritage policies under the Growth Plan have changed considerably since 2009. Most notably in 2017, a Growth Plan Natural Heritage System (NHSGP) was created which must be incorporated into municipal Official Plans. This section of the Discussion Paper focuses on how NHSGP mapping and policies should be adopted into the ROP.</li> </ul>	<p><b>Significant Woodlands:</b> Policy Direction NH-8 proposes to address woodland quality in the determination and protection of significant woodlands. Consideration is being given to the inclusion of criteria to provide clarity on woodlands that may be considered lower quality due to ecological impacts and/or anthropogenic or natural/environmental disturbances (i.e., ice-storms, forest pathogens).</p> <p><b>Additional Considerations:</b> Preserving natural heritage remains a key component of Halton's Planning Vision, which stems from the Region's fundamental value in land use planning: landscape permanence. Consistent with the Region's strong commitment to the environment as identified in the objectives and actions identified in the Halton Region Strategic Business Plan 2019-2022, Regional staff will continue to recommend that the RNHS be identified through Regional Official Plan policies and mapping to strengthen the long-term viability of Halton's natural heritage and water resources. This includes the protection of existing natural heritage features, functions, encouraging opportunities for enhancement and restoration of Halton's natural heritage on the landscape, and integrating the natural heritage system within the rural and urban landscape.</p> <p>Regional staff continues to support the RNHS policy framework and believes it provides flexibility for refining the RNHS through detailed studies at the time of a development or site alteration application in accordance with Policy 116.1.</p>

No.	Source	Submission	Response
		<p><input type="checkbox"/> <b>Policy and mapping changes:</b> Considerable discussion is given in the paper to the expansion or revision of current ROP policies based on changes to Provincial policies, discrepancies in current RNHS mapping, and additional actions required to achieve RNHS objectives. This includes discussion around the use of buffers and how they are defined in the ROP, and the precautionary principle as the basis for policies that protect the natural environment.</p> <p><input type="checkbox"/> <b>Designation mapping options:</b> Consideration for how the RNHS should be mapped in order to balance the needs of agriculture and natural heritage protection resulted in four mapping options presented in section 5 of the paper. These options are based on recent updates to the Growth Plan and PPS, which call for the designation of Prime Agricultural Areas:</p> <ul style="list-style-type: none"> <li>o <b>Option 1:</b> RNHS mapped entirely as an overlay with a designated Prime Agricultural Area.</li> <li>o <b>Option 2:</b> Designated RNHS Key Features and Prime Agricultural Area, with all other RNHS components (i.e. linkage areas) as an overlay.</li> <li>o <b>Option 3:</b> Separate designations for RNHS Key Features in and outside of the designated Prime Agricultural Area, with all other RNHS components (i.e. linkage areas) as an overlay.</li> <li>o <b>Option 4:</b> All RNHS components (with Key Features) as one designation, and one Agricultural Area designation (with Prime Agricultural Area overlay).</li> </ul> <p><input type="checkbox"/> <b>Water Resource System:</b> The need for a clearly identified Water Resource System (WRS), based on recent updates to Provincial policies, is identified in section 6 of the paper. The basis for this will be policies that identify and protect Key Hydrologic Features (e.g. aquifers, rivers, streams). Discussion also identifies the need to connect the WRS to the existing RNHS, given they share many of the same Key Features (e.g. wetlands).</p> <p><input type="checkbox"/> <b>Other considerations:</b> Also included is a section outlining other areas of interest that were identified in the research leading up to the creation of the Natural Heritage Discussion Paper. These include:</p> <ul style="list-style-type: none"> <li>o The proposed creation of a Regional Natural Heritage Strategy to be supported by policies in the ROP. This strategy would focus on the promotion of environmental stewardship and other activities that protect natural areas and mitigate the impacts of climate change.</li> <li>o Enhancing ROP policies to address climate change mitigation and adaptation measures.</li> <li>o Consideration for the manner in which Source Protection policies are implemented into the ROP.</li> <li>o The need to update policies on natural hazards mapping to be consistent with updated Provincial policies.</li> <li>o The potential need to update the definition of, and policies related to Significant Woodlands to better acknowledge woodland quality and ecological significance.</li> </ul> <p><b>COMMENTS:</b>  <b>1.0 Summary of Town Staff Comments</b></p> <p>As a participant in the ROPR consultation process, Town Policy Planning staff has worked together to draft responses to the thirteen (13) discussion questions included in the Discussion Paper. These responses (along with the questions) have been attached as Schedule Two to this report. Town staff provided responses consistent with comments and concerns expressed throughout the development of the Discussion Papers, which included:</p> <p><input type="checkbox"/> <b>Mapping:</b> Town staff expressed support for a harmonized Provincial Natural Heritage System overlay made up of the existing Greenbelt NHS and Growth Plan NHS which must be brought into the ROP through this review. Additionally, staff supports a system mapping option that would see Natural Heritage Key Features and Prime Agricultural land as separate designations with other components of the RNHS mapped as an overlay. This option would maintain the current RNHS while providing more flexibility for other planning interests in the rural areas of the Region.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><input type="checkbox"/> <b>Implementation of Regional Buffer Framework into the ROP:</b> Town staff support the current case-by-case analysis approach to applying buffers. Moving forward, policies should apply a science-based approach and consider the sensitivity of the key features being impacted. Lastly, any new or expanded policies on buffers should support a context-specific approach that supports the development of complete communities in Halton.</p> <p><input type="checkbox"/> <b>Significant Woodlands policies:</b> Town staff noted a need for a more comprehensive approach to identifying and defining Significant Woodlands. Currently the criteria for defining a Significant Woodland focuses largely on the size of the wooded area. The Region should also consider studies completed locally as part of Secondary Plans and other projects when identifying these woodlands.</p> <p><input type="checkbox"/> <b>Additional Considerations:</b> Town staff expressed consideration for a Regional Natural Heritage System that is sustainable, based on ground-truthing and completed environmental studies and research. Policy discussion should also consider opportunities to restore natural areas as a means of expanding the RNHS. Lastly, RNHS policies should demonstrate some flexibility in being applied as part of a context-specific approach, avoiding a one size fits all framework.</p> <p><b>2.0 Next Steps in the ROPR Process</b></p> <p>Upon release of the Discussion Papers and Landing Pages, the Region will record and respond to input received through public engagement, and present it to Regional Council in a Consultation Summary Report. The input related to the Natural Heritage System Discussion Paper will also be used to identify opportunities to further modify policies to protect and enhance the RNHS. The comments the Region receives on the Discussion Papers and Landing Pages will be used in determining ‘policy directions’ that will be presented to Council in advance of preparing amendments to the Regional Official Plan. It is anticipated that the Region will provide additional opportunities for public engagement, such as Public Information Centres (PICs) and stakeholder meetings, in the forthcoming Phase 3 of the Regional Official Plan Review in 2021. Phase 3 will involve presenting draft ROP policy directions for public and stakeholder group comment, and finalizing any necessary Regional Official Plan Amendment(s). Further public consultation on policy directions for each ROP component will take place in 2021. Town staff will continue to keep members of Council informed on any developments and engagement opportunities associated with the ROPR, including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Regional Council workshops on ROPR components (including the Integrated Growth Management Strategy);</li> <li><input type="checkbox"/> Any public outreach including Town Halls, Public Information Centres, or any online consultation;</li> <li><input type="checkbox"/> Any planned presentations to local Councils by Regional staff on the progress of the ROPR;</li> <li><input type="checkbox"/> Any reports to Regional Council on the progress of the ROPR;</li> <li><input type="checkbox"/> Any future opportunities for Town staff to engage in and provide comment on the ROPR; and,</li> <li><input type="checkbox"/> Future Town staff reports on the progress for the ROPR.</li> </ul> <p>The Region is also proposing to introduce a separate ROPA to address local municipal planning priorities related to urban structure and to facilitate a special meeting of Council by year end 2020. The proposed ROPA will include the following planning matters: Urban Growth Centres, Major Transit Station Areas (including boundaries and density targets), Strategic Growth Corridors (potential identification and density targets) and limited Employment Land Conversions of those properties identified by local municipalities as having strategic importance in advancing elements of the local urban structure. As Council may recall, Regional Council previously directed that the four growth concepts based on the “Local Plans and Priorities Growth Scenarios” be carried forward for further refinement and analysis. It is our understanding that further work is being undertaken by the Region on the concepts to respond to the revised growth forecasts and extended planning horizon contained in Amendment No. 1 to the Growth Plan. The exact timelines to present the revised growth concepts and ultimately select a preferred growth concept have yet to be finalized.</p> <p><b>RELATIONSHIP TO STRATEGIC PLAN:</b> This report directly aligns to the following values in the Strategic Plan 2019-2022 including: Foster a Healthy Community</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.            Preserve, Protect and Enhance our Environment            To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.            Preserve, Protect and Enhance our Countryside            To protect and enhance the open space character of our countryside.</p> <p><b>FINANCIAL IMPACT:</b>            There are no financial impacts associated with this report.</p> <p><b>CONSULTATION:</b>            Planning staff will continue to consult with the different Town departments including, Transportation and Public Works, Recreation and Parks, Economic Development, Climate Change, Finance and Fire through the ROPR process. Staff will also continue to update the Senior Management Team and Council.</p> <p><b>PUBLIC ENGAGEMENT:</b>            The Region will conduct consultation primarily through online engagement. An expanded 75 day consultation period from July 15 – September 28, 2020 will include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Discussion Papers and Landing Pages, which summarize the Discussion Papers, being posted on halton.ca/ropr</li> <li><input type="checkbox"/> People will be able to provide their responses to questions posed and/or general comments using an online survey tool;</li> </ul> <ul style="list-style-type: none"> <li><input type="checkbox"/> Presentations to local municipal Councils on the Discussion Papers, as requested.</li> <li><input type="checkbox"/> Meetings with Advisory Committees;</li> <li><input type="checkbox"/> Public Information Centres, which will be held virtually, but following the same outline as a traditional Public Information Centre with an introduction, staff presentation and question/answer session. A technical moderator and a process facilitator will be utilized. People who do not have access to the virtual meeting because they do not have the technology, are not comfortable with the technology, or have accessibility issues will be accommodated;</li> <li><input type="checkbox"/> Public Information Centre meeting materials and questions, which will be posted on halton.ca/ropr to allow people to provide input and comments after the sessions;</li> <li><input type="checkbox"/> Stakeholder meetings, which will be held using a virtual meeting format;</li> <li><input type="checkbox"/> Indigenous people’s engagement undertaken on a case-by-case basis depending on the preferences of those communities; and</li> <li><input type="checkbox"/> Receipt of comments to the Regional Official Plan email account at ropr@halton.ca.</li> </ul> <p>Public notification of future engagement opportunities will be promoted through the Region’s website, newspaper advertisements, signboards, mailing lists, social media, stakeholder groups, and other means. Given that part of the engagement period is during the summer, most engagement activities will be focused in the month of September. Recognizing that the engagement plan may have to be adjusted in light of changes to COVID-19 restrictions, Regional staff will continue to monitor restrictions and make adjustments as needed.</p> <p>Virtual Public Information Centre            Halton Region hosted a combined Virtual Public Information Centre (PIC) regarding the Natural Heritage and Rural Agricultural System Discussion Papers on September 17. The PIC was held from 7:00-9:00 pm which Town staff attended virtually. The format of the PICs included a presentation by Regional staff along with a Question and Answer period where Region staff responded to questions that were emailed or submitted through the chat function from the public. The presentation can be found in the Regional Official Plan Review webpage.</p> <p><b>SUSTAINABILITY IMPLICATIONS:</b>            The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.            The recommendation outlined in this report directly relates to the Land Use goals in Imagine Halton Hills under the Environmental Health pillar.            Overall, the alignment of this report with the Community Sustainability Strategy is: GOOD</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response												
		<p><b>COMMUNICATIONS:</b> Upon Council approval of this report, a copy will be forwarded to the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.</p> <p><b>CONCLUSION:</b> The Natural Heritage Discussion Paper provides a framework that will be utilized when determining policy measures to both protect and enhance the Halton Regional Natural Heritage System. Town staff has participated in the development of this paper and have provided responses (attached as Schedule Two) to the paper's 13 discussion questions. These responses reflect the local context, values and interests of Halton Hills, while acknowledging the importance of preserving natural heritage through responsible planning policies. Town staff looks forward to on-going discussion through the public consultation phase and continuing to participate in the development of updated policies through the Regional Official Plan Review.</p> <p>Reviewed and Approved by, Bronwyn Parker, Director of Planning Policy John Linhardt, Commissioner of Planning and Development Chris Mills, Acting Chief Administrative Officer</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>												
		<p><b>Natural Heritage Discussion Questions</b></p> <table border="1" data-bbox="491 768 2094 1806"> <thead> <tr> <th data-bbox="491 768 624 834">Number</th> <th data-bbox="634 768 1153 834">Questions</th> <th data-bbox="1162 768 2094 834">Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="491 840 624 1382">1</td> <td data-bbox="634 840 1153 1382"> <p>As required by the Growth Plan, the new Natural Heritage System for the Growth Plan mapping and policies must be incorporated into the Regional Official Plan. Based on options outlined in the Natural Heritage Discussion paper, what is the best approach in incorporating the Natural Heritage System for the Growth Plan into the Regional Official Plan? 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			<p>the Region include more detailed policies describing minimum standards? For more information on this topic, please see page 23-27 of the Natural Heritage Discussion Paper.</p>	<p>guidelines endorsed by the Region, the Local Municipalities and the Conservation Authorities is supported. The policies and guidelines should be science based and consider opportunities for variable buffers depending on the sensitivity of key features and the impacts associated with adjacent development. In addition, policies and guidelines should be context sensitive vis a vis infill/intensification areas and greenfield development and other legitimate planning considerations such as the development of complete communities. Additionally, Regional policies should not conflict with, or contradict, existing Conservation Authority policies on the application of buffers. Within their respective regulation areas, Conservation Authorities should be determining standards for buffers.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		4	<p>Given the policy direction provided by the Provincial Policy Statement and Provincial plans, how should policy and mapping address the relationship between natural heritage protection and agriculture outside of the Urban Area or the Natural Heritage System? For more information on this topic, please see pages 38-45 and of the Natural Heritage Discussion Paper (options appear in Section 5.3) and/or pages 17-27 of the Rural and Agricultural System Discussion Paper.</p>	<p>In section 5.3 of the Discussion Paper, Option 2 (Figure 12 in the Discussion Paper) appears to achieve the best balance between the interests and objectives of the Natural Heritage and Agricultural Systems. Specifically, this option:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Keeps all key features under one designation, maintaining what is already present in the Regional Natural Heritage System;</li> <li><input type="checkbox"/> Would establish a Prime Agricultural designation as mandated by the Provincial Policy Statement and Growth Plan; and,</li> <li><input type="checkbox"/> Would establish other components of the RNHS (e.g. linkage areas) as an overlay which would maintain protection of natural heritage, while providing some flexibility for existing agricultural operations in these areas to expand.</li> </ul>	
		5	<p>The Greenbelt Plan 2017 and Growth Plan 2019 require municipalities to identify Water Resource Systems in Official Plans. Based on the two (2) options provided in the Natural Heritage Discussion Paper, how should the Water Resource System be incorporated into the ROP? For more information on this topic, please see pages 46-48 of the Natural Heritage Discussion Paper (options appear in Section 6.3).</p>	<p>The proposed Water Resource System should be brought into the ROP as part of a unified section with the RNHS, as proposed in Option 1 in Section 6.3 of the Discussion Paper. This would provide regional policy that would recognize the integration and overlap between the two systems, and avoid the unnecessary duplication of policies. Although this option would consolidate everything under the RNHS, consideration should be given for mapping that identifies where the RNHS and WRS are separate, and where they overlap, in an effort to provide the user a better understanding of what components (NHS/WRS) are present and where.</p>	
		6	<p>Preserving natural heritage remains a key component of Halton's planning vision. Should Halton Region develop a Natural Heritage Strategy and what should be included in such a strategy? For more information on this topic, please see pages 49-50 of the Natural Heritage Discussion Paper.</p>	<p>If a Natural Heritage Strategy is to be developed, its overall goals and objectives should align with those of the RNHS, while including objectives and a purpose that is clearly distinguishable from what is already being achieved by existing ROP policies. The strategy should focus on:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Community awareness and the encouragement of stewardship practices;</li> <li><input type="checkbox"/> Connecting with Climate Change initiatives/policies that would benefit the natural environment (e.g. low impact development, stormwater management upgrades);</li> </ul>	

No.	Source	Submission		Response	
			<input type="checkbox"/> Promoting water conservation practices; and, <input type="checkbox"/> Highlighting the benefits of the existing natural environment (e.g. vegetation as flood control, benefits of wetlands to water resources).	Comments are acknowledged. Please see above for a detailed response.	
		7	Should the Regional Official Plan incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System? For more information on this topic, please see pages 53-54 of the Natural Heritage Discussion Paper.		This system exists outside of the Halton Hills boundary, and as such staff will not be providing a response.
		8	The Regional Official Plan is required to conform to applicable Source Protection Plans and must be updated through this Regional Official Plan Review process. What is the best approach to address Drinking Water Source Protection policies and mapping? For more information on this topic, please see pages 54-55 of the Natural Heritage Discussion Paper.		Source Protection policies are largely present where drinking water is sourced and withdrawn (i.e. wellhead protection areas and intake protection zones). Currently these policies are created by the Conservation Authorities for specific Source Protection Plan (SPP) areas. The ROP should implement SPP policies and mapping based on the geographic boundaries of the SPP areas. This will ensure proper conformity with each of the three Source Protection Plans currently in effect in Halton Region.
		9	The Regional Official Plan is required to conform to the updated Natural Hazard policies in the PPS. What is the best approach to incorporate Natural Hazard policies and mapping? For more information on this topic, please see pages 55-56 of the Natural Heritage Discussion Paper.		The Region and area municipalities should first consult with the Conservation Authorities (CAs) on their mapping and policies regarding natural hazards and flood plains. It should then be considered whether existing CA policies and mapping can be brought into the ROP. Given the CAs represent the interests of the Province on natural hazards, it is likely their policies would align with current Provincial legislation. The ROP should direct local municipalities to work with Conservation Authorities to map natural hazards in their Official Plans, which aligns with Option 3 presented in section 7.6 of the Discussion Paper. The Region should consider including these maps (when completed) as ROP Schedules so that natural hazards are present in all Official Plans to avoid any confusion, while bringing as much attention to these areas as possible.
		10	How can Halton Region best support the protection and enhancement of significant woodlands through land use policy? For more information on this topic, please see pages 57-58 of the Natural Heritage Discussion Paper.		The current means for identifying significant woodlands in ROP policies is largely limited to the size of the woodland. The quality of the woodland, including the presence and extent of non-native species and invasive tree species needs to be incorporated into the ROP definition of significant woodlands and given due consideration in related policies. This issue has come to the forefront during the preparation of the Vision Georgetown Subwatershed Study as it relates to a 'black locust woodland' located on a former wayside pit. This woodland is proposed to be identified as a Special Study Area pending the completion of the Regional Official Plan review.
		11	Are there any additional considerations or trends that Halton Region should	When discussing 'refinements' to the RNHS, it should be noted this can also mean scaling back in certain areas. For example, where the system	

No.	Source	Submission		Response	
			<p>review in terms of the Natural Heritage component of the Regional Official Plan Review?</p>	<p>appears to cover areas of land that has been previously developed, or has already been cleared for development, this can be refined (scaled back) to better reflect the true extent of the RNHS.</p> <p>The impacts of refinements made to the RNHS within settlement areas need to be better communicated moving forward. Settlement areas are, for the most part, made up of lots that are much smaller than those in the Rural and Agricultural System, and the impacts of expanding the RNHS in these areas are likely to be more significant for landowners. Clear communication of restrictions tied to RNHS policies for lands within settlement areas should be a priority when consulting with the public on this component of the ROP.</p> <p>RNHS policies and guidelines should be science-based and consider opportunities for refining the system through the more detailed Subwatershed Studies undertaken in support of Secondary Plans and/or Environmental Impact Assessments and sound ecological practices. The identification and implementation of a truly sustainable system needs to be based on ground truthing and should consider opportunities such as reforestation that may result in a better ecological outcome than might otherwise be the case. In addition, NHS policies and guidelines should be context sensitive vis a vis infill/intensification areas and greenfield development and other legitimate planning considerations such as the development of complete communities.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p>General Questionnaire</p>			
		<p>1</p>	<p>The current Regional Official Plan aims to protect approximately 50% of the total area of Halton for Natural Heritage. Is this an appropriate goal to maintain? Are there other ways to measure how effective we are at protecting the environment?</p>	<p>Providing an estimate of land protected through the Regional Natural Heritage System is an effective measure for promoting the system's presence in Halton. This measure could be enhanced by providing percentage land areas within the RNHS that is key features and all other system components. This would complement the Region's mapping of the RNHS where key features and the rest of the system are separate layers. Measuring land area increases (or decreases) of significant woodlands, wetlands, or other key features should be taken into consideration in future mapping exercises.</p> <p>Additionally, showing natural heritage systems from Provincial Plans (i.e. Greenbelt and Growth Plan) as a percentage of the RNHS would be an effective way to measure the impacts of these systems in Halton, while also showing the extent to which the RNHS goes beyond Provincial systems.</p> <p>Mapping the RNHS and its system components, by municipality, would provide more clarity for the user on what features exist where. This would also provide a greater understanding of why the protections are there, and where they could potentially expand.</p> <p>Note: this question should refer to 50% as an outcome, as it is not a clearly defined goal or objective in the ROP.</p>	
		<p>2</p>	<p>Are there other policies or actions Halton can include in the Regional Official Plan Review to protect and enhance the Natural Heritage System?</p>	<p>One of the more significant changes to the RNHS through this review will be the implementation of the Growth Plan Natural Heritage System. The manner in which this is achieved should be consistent with Growth Plan policies and clearly identified within the ROP.</p> <p>The interpretation and classification of storm water management ponds in the NHS needs to be clarified moving forward. Currently, there are</p>	

No.	Source	Submission		Response
			<p>existing permissions to allow naturalized storm water management ponds within the Greenbelt Plan Protected Countryside Area subject to specific criteria. The Region should consider whether similar policies should be implemented in the Regional Official Plan.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
6.	Town of Halton Hills	<p><b>REPORT</b>  <b>REPORT TO: Mayor Bonnette and Members of Council</b>  <b>REPORT FROM: Melissa Ricci, Senior Policy Planner</b>  <b>DATE: September 16, 2020</b>  <b>REPORT NO.: PD-2020-0035</b>  <b>RE: Regional Official Plan Review – Urban Structure Discussion Paper</b></p> <p><b>RECOMMENDATION:</b></p> <p>THAT Report PD-2020-0035 dated September 16, 2020, Regional Official Plan Review – Urban Structure Discussion Paper be received;  AND FURTHER THAT Council’s consideration of this report be deferred to the October 13th Council meeting;  AND FURTHER THAT Council endorse the discussion question responses submitted by Town staff, attached as Appendix B to this report, to be submitted to the Region of Halton in advance of the commenting deadline of October 30, 2020;  AND FURTHER THAT a copy of this report be forwarded to the Region of Halton as input into the Urban Structure Discussion Paper and the development of the Integrated Growth Management Strategy and Preferred Growth Concept being prepared as part of the Regional Official Plan Review Process; and,  AND FURTHER THAT a copy of this report be forwarded to the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority</p> <p><b>BACKGROUND:</b>  The Regional Official Plan Review (ROPR) is ongoing and currently in Phase 2 of three phases. As part of Phase 2, the Region prepared five Discussion Papers on the following topics: Rural and Agricultural System, Natural Heritage, Regional Urban Structure, Climate Change and North Aldershot Planning Area. Landing Pages were developed for all the Discussion Papers to provide a simplified summary of the Discussion Papers intended to facilitate consultation with the public. The Discussion Papers and landing pages were presented as part of a workshop to Regional Council on July 8, 2020 and released for public consultation on July 15, 2020.  Each Discussion Paper introduces a number of discussion questions aimed to be answered by the reader. Responses are to be provided to the Region as public input into the ROPR process. Staff was advised by the Region that the General Questionnaire was prepared for the public while the Technical Questionnaire was prepared for local municipalities, developers, special interest groups, etc. However, in mid-August the Region advised the local municipalities to comment on the General Questionnaire in addition to the Technical Questionnaire. Town staff provided responses to all discussion questions attached as Appendix B to this report.  Halton Region has engaged Halton Area Planning Partnership (HAPP) members including planning staff from the City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton through the ROPR process. Town staff provided comments during the development of the draft Urban Structure Discussion Paper and appendices (i.e., MTSA Proposed Boundary Delineation, Employment Area Conversion Criteria, and Proposed Technical Revisions to Halton’s Employment Areas). A summary of the key comments provided on the Urban Structure Discussion Paper are summarized below. It is understood that Town Staff will continue to be consulted as the ROPR process progresses and that the Region will continue to ensure that local municipal planning priorities and objectives are emphasized through this review.  This report provides an overview of the Regional Urban Structure Discussion Paper (included as Appendix A to this report) and staff’s key comments on the urban structure policy review. The Urban Structure Discussion Paper aims to explore elements of the Regional Urban Structure as a foundation for the development of Growth Concepts in the next stage of the Integrated Growth Management Strategy (IGMS), leading to a Preferred Growth Concept. This preliminary analysis will set out the framework for how and where growth will be accommodated in Halton post 2031. Planning staff will continue to monitor this process and inform and consult with Council throughout. In addition, Appendix B provides staff’s responses to the Urban Structure Discussion questions to be included as the Town’s ongoing feedback into the ROPR process.</p> <p>Provincial Amendment 1 and Updated LNA Methodology:</p>	<p><b><u>Integrated Growth Management Strategy</u></b></p> <p>Regional staff notes that comments on the Regional Urban Structure Discussion Paper/Integrated Growth Management Strategy (IGMS) have been addressed in material related to Regional Official Plan Amendment No. 48 (ROPA 48), or will be addressed through the Preferred Growth Concept materials, including the Submissions Charts. More details are also available in the IGMS Policy Directions.</p> <p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>As the Region was finalizing the draft Discussion Papers, in mid-June the Province released proposed Amendment No. 1 to the Growth Plan for the Greater Golden Horseshoe and an updated Land Needs Assessment Methodology. Amendment No. 1 proposed to extend the planning horizon to 2051 and provided updated population and employment forecasts for all upper and single tier municipalities in the Greater Golden Horseshoe to that extended planning horizon. Amendment No. 1 and the Updated Land Needs Assessment Methodology subsequently came into effect on August 28, 2020.</p> <p>Halton Region is forecast to reach 1.1 million residents and accommodate 500,000 jobs by 2051. Report PD-2020-0047 which Council will have before them on October 13, 2020 provides additional details regarding Amendment No. 1 and the updated Land Needs Assessment Methodology. Reference to the new direction from the Province was added to the Discussion Paper and Landing Page. Given that Amendment No. 1 and the new Land Needs Assessment Methodology are now in effect, they will have to be properly considered through the next stages of the Region's Integrated Growth Management Strategy.</p> <p><b>COMMENTS:</b> A key component of the Regional Official Plan Review is the Integrated Growth Management Strategy which examines options on how to address growth requirements as per the Growth Plan (2019) in Strategic Growth Areas, Employment Areas, and Settlement Areas.</p> <p>The Urban Structure Discussion Paper provides an overview of the current Regional Urban Structure including Community Areas, Employment Areas and Settlement Areas. The key requirements for the review of the Regional Urban Structure include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Undertaking integrated planning to accommodate the growth forecasted for Halton Region in the Growth Plan;</li> <li><input type="checkbox"/> Developing an intensification strategy to achieve a minimum of 50 percent of annual residential development within existing built-up areas;</li> <li><input type="checkbox"/> Identifying Strategic Growth Areas, including Urban Growth Centres and Major Transit Station Areas, and setting minimum density targets for those areas;</li> <li><input type="checkbox"/> Designating Employment Areas, setting minimum density targets, and evaluating requests for conversion of Employment Areas; and,</li> <li><input type="checkbox"/> Determining the need for expansion of the Settlement Areas of the Region.</li> </ul> <p><b>Community Areas</b> Community Areas are the lands which accommodate most of the housing, population related (i.e. commercial and institutional) and office jobs. This section of the Discussion Paper provides information on: Urban Growth Centres; Major Transit Station Areas; Corridors; and other potential strategic growth nodes identified through local municipal urban structure or intensification studies. Key topics include the delineation of proposed boundaries for Major Transit Station Areas, so that minimum density targets for those areas can be determined, and the consideration of Priority Corridors as an element of the proposed Regional Urban Structure.</p> <p><b>Employment Areas</b> Employment Areas accommodate most employment land employment (i.e. industrial, manufacturing, warehousing/logistics), as well as some population-related and office jobs. This section of the Discussion Paper considers the lands that should be protected as Employment Areas in the Regional Official Plan, and how the Regional Official Plan can support planning for employment. Key topics include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The Provincial policy framework for Employment Areas (including Provincially Significant Employment Zones) which in the Town includes the Premier Gateway Employment Areas on the north and south sides of Steeles Avenue;</li> <li><input type="checkbox"/> A methodology for the evaluation of employment conversion requests (i.e. removal from the Regional Official Plan Employment Area overlay) building upon Growth Plan and Regional Official Plan policy; and,</li> <li><input type="checkbox"/> Appropriate Regional Official Plan policy to support employment growth inside and outside Employment Areas, including permitted uses and ancillary uses in Employment Areas.</li> </ul> <p><b>Settlement Areas</b></p>	

No.	Source	Submission	Response
		<p>Settlement Areas are the Region's urban areas and rural settlement areas, which include the built-up areas where development is concentrated, or have been designated in an official plan for future development. Key topics include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The delineation of Settlement Area boundaries in the Regional Official Plan;</li> <li><input type="checkbox"/> The Growth Plan policy requirements for Settlement Area boundary expansions, including the completion of a Land Needs Assessment to determine the need for additional urban land, and the Growth Plan criteria for determining the most appropriate location for a Settlement Area boundary expansion;</li> <li><input type="checkbox"/> The setting of a minimum density target for the new Designated Greenfield Area created by Settlement Area boundary expansion; and,</li> <li><input type="checkbox"/> Potential locations for new employment and residential/mixed use Designated Greenfield Area (as introduced through the Growth Scenarios Report in June 2019).The paper introduces locations in Milton and Halton Hills that will be considered for potential new employment and residential/mixed use Designated Greenfield Area boundary expansion if deemed required to accommodate population growth to 2051 (see map included as Appendix C to this report).</li> </ul> <p><b>Town of Halton Hills Comments:</b></p> <p><b>MTSAs and Key Intensification Areas</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Overall, Town staff acknowledges the efforts by the Region to consider local planning studies and priorities through the development of Major Transit Station Areas (MTSAs). We also appreciate the need to as much as possible apply a consistent methodology through the identification of MTSAs within the Region. The Town has also identified additional key nodes and corridors adjacent to and beyond the MTSA boundaries through the Intensification Opportunities Study Update (e.g., Guelph Street, from Maple Avenue to Hall Road, in Georgetown and Queen Street, from Tanners Drive to Eastern Avenue, in Acton) as having high intensification potential and will continue to recognize these key intensification opportunities through a future Local Official Plan Amendment.</li> </ul> <p><b>Density Targets</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> In our view, the Regional Official Plan already provides appropriate policy direction regarding intensification areas. For example, Part III, Section 81 (2) requires Local Official Plans to identify intensification areas with detailed boundaries in accordance with the objectives and policies of the Regional Official Plan. Section 81 (3) requires local municipalities to prepare area specific plans for the development of new intensification areas or the redevelopment of an existing intensification area. Section 81 (7) requires local municipalities to establish minimum densities for intensification areas, prohibit density reductions and promote densities that will support existing and planned transit services.</li> <li><input type="checkbox"/> Based on the foregoing, staff does not see the need for the Region to identify additional intensification corridors and nodes in the Regional Official Plan. We are particularly concerned about the introduction of prescriptive targets and densities at a regional scale. In our view, such matters are more appropriately incorporated in local municipal studies and official plan policies. Such an approach would also be consistent with Part II, Section 44 of the Regional Official Plan which states as follows:</li> </ul> <p>The Region's primary role is to provide broad policy directions on strategic matters such as the management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services.</p> <p>Recognizing the above, the Local Municipalities are to deal with their local environments to best express their own individualities. The structuring of communities and neighbourhoods and the internal configuration of each of the Local Municipalities, for instance, are the responsibilities of the Municipalities as long as the overall planning vision for Halton and policies of this Plan are adhered to.</p> <p><b>Growth Scenarios Greenfield Density</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The characterization of each of the growth scenarios should clearly stipulate the greenfield density assumptions that underpin the same. Scenario 4, for example, assumes 65 residents and jobs per hectare in new DGA, which is well in excess of the 2019 Growth Plan requirements. Scenarios 1 and 2 are predicated on 80 residents and jobs per hectare. This would not be obvious to the reader.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Employment Conversions</b></p> <ul style="list-style-type: none"> <li>□ The Employment Land Needs Study (2020) included a review of all of the designated employment lands in the Town on a site-by-site basis to determine if potential conversions to non-employment uses are appropriate and justified from a planning and economic development perspective. In total, six potential conversion sites were assessed. The Study recommended considering the conversion of one site in Georgetown totaling 1.7 ha (4.2 acres) and two sites in Acton totaling 2.3 ha (5.6 acres). The site identified for long-term re-designation in Georgetown is located at 344 Guelph Street and is a developed industrial parcel. The site is surrounded by commercial corridor uses and offers limited opportunity for expansion of the existing use. The two sites in Acton form a mature industrial area near the intersection of Wallace Street and Perth Street. This industrial area is independent of existing or planned Employment Areas within Acton and in close proximity to the Acton GO Station. Conversion of these lands to provide for a broader range of uses over the long term would support the Town’s MTSA objectives.</li> <li>□ The conversion of these sites should consider a wide range of permitted uses that would enable the area to develop as a mixed-use area over the long-term. These sites may provide opportunities for office (a range of office uses, including multi-tenant office buildings smaller than 20,000 sq.ft.) retail and commercial services, and high-density or live-work residential uses. Conversion of these lands to provide for a broader range of uses over the long term would support the Town’s intensification objectives.</li> <li>□ Further discussion with the Region will be required on whether the Gateway designations located south of Steeles Avenue in the Halton Hills Premier Gateway should be examined as potential conversion sites given the existing development and/or land use permissions which align with the Town’s vision to attract a broad range of employment uses to the area.</li> </ul> <p><b>Next Steps in the ROPR Process:</b></p> <p>Upon release of the Discussion Papers and Landing Pages, the Region will record and respond to input received through public engagement, and present it to Regional Council in a Consultation Summary Report. The input related to the Urban Structure Discussion Paper will also be used through the refinement of growth concepts in the next stage of the Integrated Growth Management Strategy (IGMS).</p> <p>The comments the Region receives on the Discussion Papers and Landing Pages will be used in determining ‘policy directions’ that will be presented to Council in advance of preparing amendments to the Regional Official Plan. It is anticipated that the Region will provide additional opportunities for public engagement, such as Public Information Centres (PICs) and stakeholder meetings, in the forthcoming Phase 3 of the Regional Official Plan Review in 2021. Phase 3 will involve presenting draft ROP policy directions for public and stakeholder group comment and finalizing any necessary Regional Official Plan Amendment(s).</p> <p>Further public consultation on policy directions for each ROP component will take place in 2021. Town staff will continue to keep members of Council informed on any developments and engagement opportunities associated with the ROPR, including:</p> <ul style="list-style-type: none"> <li>□ Regional Council workshops on ROPR components (including the Integrated Growth Management Strategy);</li> <li>□ Any public outreach including Town Halls, Public Information Centres, or any online consultation;</li> <li>□ Any planned presentations to local Councils by Regional staff on the progress of the ROPR;</li> <li>□ Any reports to Regional Council on the progress of the ROPR;</li> <li>□ Any future opportunities for Town staff to engage in and provide comment on the ROPR; and,</li> <li>□ Future Town staff reports on the progress for the ROPR.</li> </ul> <p>The Region is proposing to introduce a separate ROPA to address local municipal planning priorities related to urban structure and to facilitate a special meeting of Council by year end 2020. The proposed ROPA will include the following planning matters: Urban Growth Centres, Major Transit Station Areas (including boundaries and density targets), Strategic Growth Corridors (potential identification and density targets) and limited Employment Land Conversions of those properties identified by local municipalities as having strategic importance in advancing elements of the local urban structure.</p> <p>As Council may recall, Regional Council previously directed that the four growth concepts based on the “Local Plans and Priorities Growth Scenarios” be carried forward for further refinement and analysis. It is our understanding that further work is being undertaken by the Region on the concepts to respond to the revised growth forecasts and extended planning horizon contained in</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>Amendment No. 1 to the Growth Plan. The exact timelines to present the revised growth concepts and ultimately select a referred growth concept have yet to be finalized.</p> <p><b>RELATIONSHIP TO STRATEGIC PLAN:</b> This report directly aligns to the following values in the Strategic Plan 2019-2022 including:</p> <p><u>Foster a Healthy Community</u> To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.</p> <p><u>Preserve, Protect and Enhance our Environment</u> To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.</p> <p><u>Foster a Prosperous Economy</u> To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.</p> <p><u>Achieve Sustainable Growth</u> To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meets the needs of its residents and businesses</p> <p>The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth.</p> <p><b>FINANCIAL IMPACT:</b> There are no financial impacts associated with this report.</p> <p><b>CONSULTATION:</b> Planning staff will continue to consult with the different Town departments including, Transportation and Public Works, Recreation and Parks, Economic Development, Climate Change, Finance and Fire and continue to update the Senior Management Team and Council through the ROPR process.</p> <p><b>PUBLIC ENGAGEMENT:</b> The Region will conduct consultation primarily through online engagement. An expanded 75 day consultation period from July 15 – September 28, 2020 will include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Discussion Papers and Landing Pages, which summarize the Discussion Papers, being posted on <a href="http://halton.ca/ropr">halton.ca/ropr</a></li> <li><input type="checkbox"/> People will be able to provide their responses to questions posed and/or general comments using an online survey tool;</li> <li><input type="checkbox"/> Presentations to local municipal Councils on the Discussion Papers, as requested;</li> <li><input type="checkbox"/> Meetings with Advisory Committees;</li> <li><input type="checkbox"/> Public Information Centres, which will be held virtually, but following the same outline as a traditional Public Information Centre with an introduction, staff presentation and question/answer session. A technical moderator and a process facilitator will be utilized. People who do not have access to the virtual meeting because they do not have the technology, are not comfortable with the technology, or have accessibility issues will be accommodated;</li> <li><input type="checkbox"/> Public Information Centre meeting materials and questions, which will be posted on <a href="http://halton.ca/ropr">halton.ca/ropr</a> to allow people to provide input and comments after the sessions;</li> <li><input type="checkbox"/> Stakeholder meetings, which will be held using a virtual meeting format;</li> <li><input type="checkbox"/> Indigenous people's engagement undertaken on a case-by-case basis depending on the preferences of those communities; and</li> <li><input type="checkbox"/> Receipt of comments to the Regional Official Plan email account at <a href="mailto:ropr@halton.ca">ropr@halton.ca</a>.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Public notification of future engagement opportunities will be promoted through the Region’s website, newspaper advertisements, signboards, mailing lists, social media, stakeholder groups, and other means. Given that part of the engagement period is during the summer, most engagement activities will be focused in the month of September. Recognizing that the engagement plan may have to be adjusted in light of changes to COVID-19 restrictions, Regional staff will continue to monitor restrictions and make adjustments as needed.</p> <p><u>Virtual Public Information Centre</u> The Virtual Public Information Centre (PIC) regarding the Urban Structure Discussion Paper was held on September 10, 2020 from 7:00-9:00 pm. Town staff attended the virtual PIC which included a presentation by Regional staff along with a Question and Answer period where members of the public could e-mail questions in advance to Regional staff or provide them via the chat function during the PIC. The presentation can be found on the Regional Official Plan Review webpage.</p> <p><b>SUSTAINABILITY IMPLICATIONS:</b> The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.</p> <p>The recommendation outlined in this report directly relates to the Land Use goals in Imagine Halton Hills under the Environmental Health pillar.</p> <p>Overall, the alignment of this report with the Community Sustainability Strategy is: GOOD</p> <p><b>COMMUNICATIONS:</b> Upon Council approval of this report, a copy will be forwarded to the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.</p> <p><b>CONCLUSION:</b> The Urban Structure Discussion Paper provides a framework that will be utilized when determining how and where population and employment growth will be allocated in the Region of Halton. As previously mentioned, it is understood that Growth Plan Amendment No. 1 (now in effect) will be considered as part of the next stage of the Integrated Growth Management Strategy. Town staff provided responses to the discussion questions attached as Appendix B to this report. The responses emphasize the Town’s strategic goals and objectives, the unique character of Halton Hills and how planning for future growth must consider the different local contexts and stages of growth for each municipality in Halton. Town staff looks forward to on-going discussions through the public consultation phase and to continuing to participate in the development of updated policies through the Regional Official Plan Review process.</p> <p>Reviewed and Approved by, Bronwyn Parker, Director of Planning Policy John Linhardt, Commissioner of Planning and Development Chris Mills, Acting Chief Administrative Officer</p> <p><b>Appendix A</b> – Regional Urban Structure Discussion Paper</p> <p><b>Appendix B</b> – Regional Urban Structure Discussion Questions</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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5	<p>How important are Major Transit Station Areas as a component of Halton's Regional Urban Structure? What is your vision for these important transportation nodes?</p> <p>For more information on this topic, please see pages <a href="#">33-37 of the Regional Urban System Discussion Paper</a>.</p>	<p>The Georgetown GO Station/Mill Street Corridor Area is a Major Transit Station Area which is intended to be the primary focus for high density residential and/or mixed use intensification in the Town. The Acton Major Transit Station Area is located primarily in Downtown Acton. This area is intended to accommodate moderate levels of intensification.</p> <p>As per the Town of Halton Hills Official Plan, planning for the Major Transit Station Area shall be guided by the following objectives:</p> <ul style="list-style-type: none"> <li>a) To achieve increased residential and employment densities to ensure the viability of existing and planned transit infrastructure and service; and,</li> <li>b) To provide access from various transportation modes to the transit station, including consideration of, but not limited to, pedestrians, bicycle routes and bicycle parking, commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles.</li> </ul> <p>In the Town, there are areas in the Georgetown and Acton MTSA's that consist of stable residential neighbourhoods, the character of which should be protected from incompatible intensification. Consideration of the local character is needed when developing policies for these important transportation nodes. The Region should refer to the Intensification Opportunities Study Update when considering the local vision for these important key intensification areas in the Municipality.</p>	
6	<p>Building on the 2041 Preliminary Recommended Network from the Determining Major Transit Requirement, should corridors be identified as</p>	<p>In our view, the Regional Official Plan already provides appropriate policy direction regarding intensification areas. For example, Part III, Section 81 (2) requires Local Official Plans to identify intensification areas with detailed boundaries in accordance with the objectives and policies of the Regional Official Plan. Section 81 (3) requires local municipalities to prepare area specific plans for the development of new intensification areas or the</p>	

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We are particularly concerned about the introduction of prescriptive targets and densities at a regional scale. In our view, such matters are more appropriately incorporated in local municipal studies and official plan policies. Such an approach would also be consistent with Part II, Section 44 of the Regional Official Plan which states as follows:</p> <p><i>The Region's primary role is to provide broad policy directions on strategic matters such as the management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services. Recognizing the above, the Local Municipalities are to deal with their local environments to best express their own individualities. 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	<a href="#">Discussion Paper.</a>	<p>density or live-work residential uses. Conversions should also be assessed as potential opportunities to develop complete communities, which will reduce commuting time and improve the quality of life in the Region.</p> <p>The Employment Land Needs Study (2020) identified the following sites for conversion : 344 Guelph Street which is a developed industrial parcel surrounded by commercial corridor uses and two sites in Acton form a mature industrial area near the intersection of Wallace Street and Perth Street. Conversion of these lands to provide for a broader range of uses over the long term would support the Town's intensification objectives.</p> <p>Further discussion with the Region is also required on whether the Gateway designations located south of Steeles Avenue in the Halton Hills Premier Gateway should be examined as potential conversion sites given the existing development and/or land use permissions which align with the Town's vision to attract a broad range of employment uses.</p>	
10	<p>Are there any areas within Halton Region that should be considered as a candidate for addition to an Employment Area in the Regional Official Plan?</p> <p>For more information on this topic, please see page <a href="#">63 of the Regional Urban System Discussion Paper.</a></p>	<p>The Region of Halton identified vacant lands outside the urban boundary within Halton Hills as Future Strategic Employment Areas. These are lands that are identified for potential re-designation to the employment land designation and will be reviewed during the Region of Halton Municipal Comprehensive Review.</p> <p>The Town's Employment Land Needs study indicates that the Town will need approximately 338 gross ha (835 gross acres) of additional designated employment lands to accommodate forecast demand to 2041. Working with the Region of Halton, the Town should pursue adding Future Strategic Employment Area lands to the urban area of the Premier Gateway Employment Area through the ROPR process.</p>	
11	How can the Regional Official Plan support employment	A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 highlights how infrastructure supports growth. Infrastructure includes sewage	

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	<p>growth and economic activity in Halton Region?</p> <p>For more information on this topic, please see page <a href="#">64 of the Regional Urban System Discussion Paper</a>.</p>	<p>and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communication/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.</p> <p>Town staff reiterates the need to provide sufficient infrastructure capacity in strategic growth areas, including designated employment lands. Goal 1 of the Town's Economic Development Strategy is to establish a competitive development environment in Halton Hills, as part of this goal a recommended action is to ensure to have shovel ready employment lands available. To encourage economic investment and job creation in the Region, the Regional Official Plan should have concrete policies that support the need for area specific plans to be approved in a timely and focused basis. Regional investment in infrastructure and services (e.g., transit/Active Transportation, water/ sewer infrastructure) is vital to promote dynamic employment areas and job creation.</p> <p>Additionally, the Town would like to see flexibility with regards to considering employment trends and sectors, such as the advanced manufacturing, clean technology, and food processing sectors.</p> <p>The Region Official Plan could also include policies to incentivize brownfield redevelopment and support the Town's brownfields Community Improvement Plan programs to ensure that the Brownfield redevelopment incentive program is economically meaningful to investors, particularly for large and/or heavily contaminated sites.</p>	
12	What type of direction should the Regional Official Plan provide regarding planning for uses that are ancillary to or supportive of the primary	Similar to the response provided to Question 11, the Region should recognize the significance of infrastructure support as a vital component in planning for uses that are ancillary to or supportive of the primary employment uses in employment areas.	



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For example, attracting entertainment and culture sectors will in turn attract professional services.</p> <p>Flexible policies can be implemented to allow auxiliary uses that can complement areas and provide an appropriate mix of amenities and open space to serve those who work in the area. Policies can encourage the implementation of mixed use development in employment areas, such as offices and residential space, or warehouse and office space.</p> </td> </tr> <tr> <td data-bbox="553 782 677 1336">13</td> <td data-bbox="677 782 1069 1336"> <p>How can the Regional Official Plan support planning for employment on lands outside Employment Areas, and in particular, within Strategic Growth Areas and on lands that have been converted? 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The policies of the Plan should also facilitate the development of future employment areas to ensure that a variety of employment opportunities are available for future residents within the Region.</p> <p data-bbox="1069 647 2004 899">When planning for growth the Regional Official Plan should look at policies that provide opportunities and enough flexibility to implement innovative technologies that can help mitigate climate change impacts (e.g., effective storm water management, better site design using LID, and heat abatement/district energy systems). Well-planned communities can help reinforcing multimodal transportation options, smart growth principles, and help implement net-zero/ energy ready development. 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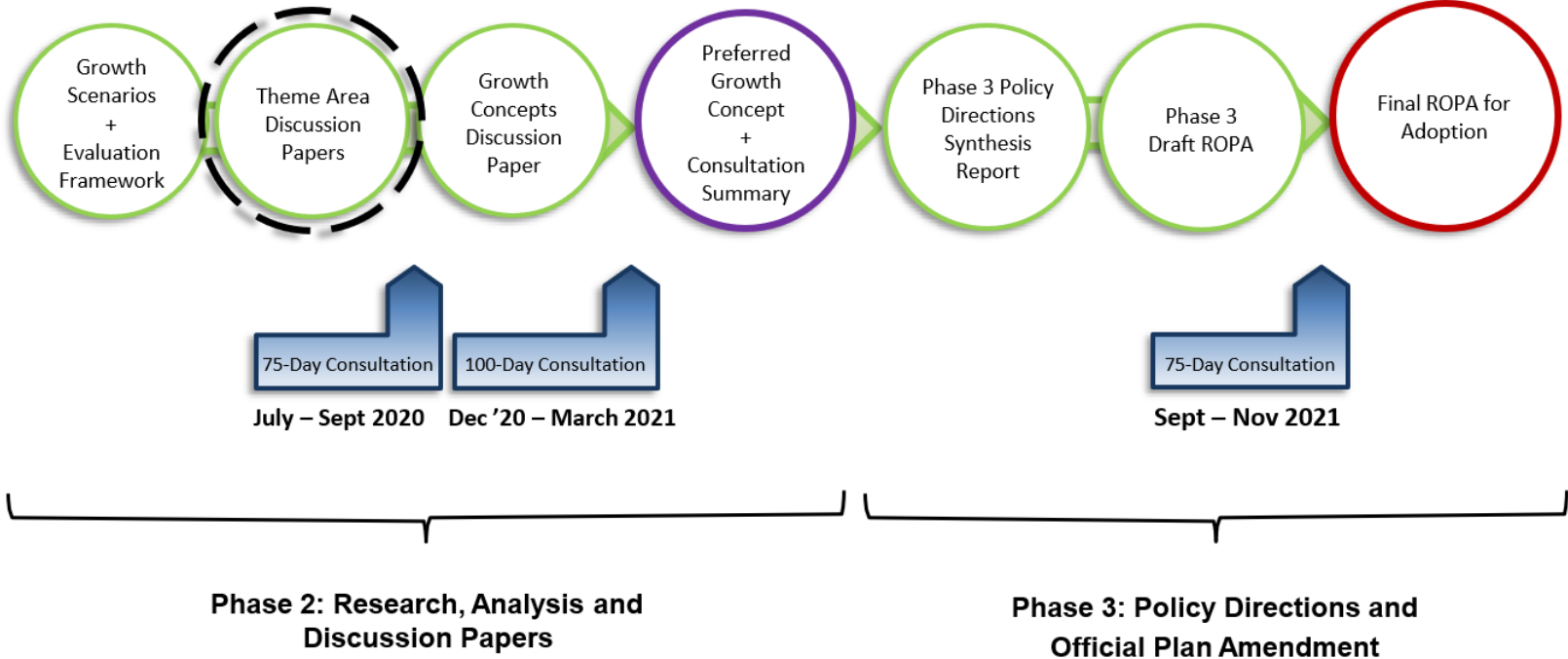
No.	Source	Submission	Response
<b>Regional Urban Structure – Discussion Questions</b>			Comments are acknowledged. Please see above for a detailed response.
6	Halton's Employment Areas are protected for employment uses such as manufacturing, warehousing, and offices. How should the Region balance protecting these Employment Areas with potential conversions to allow residential uses or a broader mix of uses	Please refer to the response to question 12 of the Technical Questionnaire.	
7	The introduction of new sensitive land uses within or adjacent to Employment Areas could disrupt employment lands being used for a full range of business and/or industrial purposes. Are there other land use compatibility considerations that are important when considering where employment conversions should take place to protect existing and planned industry?	There are already Provincial and Regional land use compatibility guidelines in place that address compatibility issues and must be considered when assessing where employment conversions should take place to protect existing and planned industry.	



No.	Source	Submission	Response			
		<p data-bbox="540 258 1277 292"><b>Regional Urban Structure – Discussion Questions</b></p> <table border="1" data-bbox="531 338 1982 616"> <tr> <td data-bbox="531 338 646 616">8</td> <td data-bbox="655 338 1050 616">Having appropriate separation distances between employment uses and sensitive land uses (residential, etc.) is important for ensuring land use compatibility. What should be considered when determining an appropriate separation distance?</td> <td data-bbox="1059 338 1982 616">There are already Provincial and Regional land use compatibility guidelines in place that address compatibility issues and must be considered when assessing where employment conversions should take place to protect existing and planned industry.</td> </tr> </table> <p data-bbox="484 1016 1246 1050"><b>Appendix C – Potential Greenfield Growth Expansion Areas</b></p>	8	Having appropriate separation distances between employment uses and sensitive land uses (residential, etc.) is important for ensuring land use compatibility. What should be considered when determining an appropriate separation distance?	There are already Provincial and Regional land use compatibility guidelines in place that address compatibility issues and must be considered when assessing where employment conversions should take place to protect existing and planned industry.	<p data-bbox="2125 249 2915 314">Comments are acknowledged. Please see above for a detailed response.</p>
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		<p>Potential Areas for Community Greenfield Designations</p> <p>Remaining "Whitebelt" Area: Approximately 3,500 ha (not being considered for scenarios)</p> <p>Area A: 400 ha</p> <p>Area B: 550 ha</p> <p>Area 5: 170 ha A change in use in Agerton is considered in the Alternative Option for Scenario B</p> <p>Area 4: 140 ha</p> <p>Area 3: 200 ha</p> <p>Area 2: 350 ha</p> <p>Area 1: 310 ha</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
7.	City of Burlington	<p>SUBJECT: Submission on Region of Halton's Official Plan Discussion Papers  TO: Community Planning, Regulation &amp; Mobility Cttee.-PM  FROM: Community Planning Department  Report Number: PL-28-20  Wards Affected: All  File Numbers: 150-14  Date to Committee: September 22, 2020  Date to Council: September 28, 2020</p> <p><b>Recommendation:</b>  Direct the Director of Community Planning to submit the appendices to Community Planning Department report PL-28-20 as the City of Burlington Submission on the Region of Halton's Official Plan Discussion Papers by the comment submission deadline of September 28, 2020; and Direct the Director of Community Planning to provide any additional comments to the Region, if any, upon Council approval on September 28, 2020.</p> <p><b>PURPOSE:</b>  Vision to Focus Alignment:  • Increase economic prosperity and community responsive city growth  • Improve integrated city mobility  • Support sustainable infrastructure and a resilient environment</p> <p>Background and Discussion:  Under the Planning Act, municipalities are required to have an official plan and to update that official plan on a regular basis. The Halton Region Official Plan (ROP) is an important document that guides decisions related to growth, development and community investment across Halton Region.  The Planning Act requires municipal official plans to be consistent with the Provincial Policy Statement (2019) and to conform to applicable Provincial Plans. In Halton, this includes the Growth Plan, the Greenbelt Plan, the Niagara Escarpment Plan, and applicable Source Protection Plans.  The Halton Region Official Plan provides a strong planning vision that sees Halton's future landscape consisting of identifiable settlement areas, a rural countryside, and a natural heritage system.</p> <p><b>Regional Official Plan Review</b>  In April 2014, through Report No. LPS28-14, Regional Council authorized the commencement of a statutory five-year review of the Halton Region Official Plan, referred to as the Regional Official Plan Review (ROPR). Regional staff developed a Work Plan, Communications and Engagement Strategy, and Directions Report to guide the ROPR through Report No. LPS110-16 which was delivered to Regional Council in October 2016. The Directions Report was the culmination of Phase 1 of the ROPR and identified a high-level work plan for subsequent phases.</p>	<p><b><u>Regional Urban Structure (RUS) / Integrated Growth Management Strategy (IGMS)</u></b></p> <p>Regional staff notes that comments on the Regional Urban Structure Discussion Paper/Integrated Growth Management Strategy (IGMS) have been addressed in material related to Regional Official Plan Amendment No. 48 (ROPA 48), or will be addressed through the Preferred Growth Concept materials, including the Submissions Charts. More details are also available in the IGMS Policy Directions.</p> <p><b><u>Rural and Agricultural System</u></b></p> <p>RAS-1 and NH-6 reflect support of a mutually exclusive designation for prime agricultural land. The City of Burlington has indicated that careful consideration is needed in mapping key natural heritage features and the Region is endeavoring to have the most up-to-date mapping available. RAS-1 and NH-6 also reflect the City of Burlington's preferred option (mapping Option 2 in the Rural and Agricultural System Discussion Paper) with the designation of prime agricultural areas, rural lands as well as the designation of key features.</p> <p>City of Burlington staff are supportive of the full extent of agriculture-related and on-farm diversified uses being permitted as identified in RAS-2 with the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas encouraged as a common basis or minimum requirement for developing implementation policies at the local level. RAS-3 aligns with the position that cemeteries should not be located on prime agricultural lands with the recommendation that additional policies to guide the evaluation of non-agricultural uses in prime agricultural areas be based on the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.</p> <p>Additional suggestions such as policies encouraging and supporting the upgrading and renewal of existing cemeteries to extend capacity and the identification and evaluation of emerging opportunities to address challenges associated with cemetery needs and limited land supply can be further explored through Phase 3 of the ROPR. Updating the Agricultural Impact Assessment guidelines and streamlining requirements is reflected in RAS-4. Additional comments will be brought forward through Phase 3 of the ROPR. The Region is in alignment with allowing special needs housing in the rural area where residential uses are allowed as outlined in RAS-5.</p>

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		 <p><b>Current ROPR Status</b></p> <p>The Regional Official Plan Review (ROPR) is currently in Phase 2 focused on research, analysis and a set of Discussion Papers on five key theme areas. The Discussion Papers explore issues and present options for achieving conformity with Provincial direction:</p> <p><b>Regional Urban Structure (Integrated Growth Management Strategy):</b> Urban system and growth management policies to guide population and job growth.</p> <p><b>Rural and Agricultural System:</b> Agricultural policies to support the agricultural system in Halton.</p> <p><b>Natural Heritage:</b> Natural heritage system policies to preserve the natural environment and protect source water.</p> <p><b>Climate Change:</b> Land-use policies to reduce greenhouse gas emissions and adapt to climate change.</p> <p><b>North Aldershot Planning Area:</b> Implications of growth management, natural heritage and a rural and agricultural system in North Aldershot.</p> <p>Halton Region released the Discussion Papers for consultation in late July with a 75-day consultation period ending on September 28, 2020. Public engagement included Virtual Public Information Centres, materials at community centres, stakeholder meetings, meetings with the Region’s Advisory Committees presentations to Regional Council and Local Councils as well as online general and technical questionnaires.</p> <p>All input received through public engagement on the Discussion Papers will be presented to Regional Council in a consultation summary report. Input received on the Urban Structure Discussion paper will also be used in refining the four growth concepts that are anticipated to be brought forward to Regional Council in Q4 2020 in the form of a Growth Concepts Discussion Paper, which will then be released for public consultation.</p> <p>Feedback received on the Discussion Papers and Landing Pages will also be used to determine policy directions that will be presented to Regional Council in advance of the preparation of any amendment(s) to the Regional Official Plan.</p> <p>Phase 3 of the Regional Official Plan review (2021) will involve the preparation and finalizing of a Regional Official Plan Amendment(s) and there will be additional opportunities for public engagement during this phase of the process.</p> <p><b>Amendment 1 to the Growth Plan (2019)</b></p>	<p>The City of Burlington forwarded comments from the Burlington Agriculture and Rural Affairs Advisory Committee as Appendix C. The Region created an Agricultural Advisory Committee which included members from BARAAC and HRFA to identify issues facing the agricultural community which was outlined in an AWG Summary Report that included potential approaches that could be explored and pursued by the Region through Phase 3 of the ROPR while achieving Provincial conformity. The AWG Summary Report was presented to the Halton Agricultural Advisory Committee and Natural Heritage Advisory Committee for comment. Recommendations from the committees that could be advanced during Phase 3 of the ROPR and policy development will continue to be explored through Phase 3 of the Regional Official Plan Review. Please refer to BARAAC submission item 230 in the public submission response chart for additional comments.</p> <p><b>Natural Heritage</b></p> <p>The policy directions for Natural Heritage (i.e., NH1 to NH-11) were informed by feedback received from groups including the public, stakeholders, and agencies. The policy directions to address the Town staff’s summary of comments are as follows:</p> <p><b>Regional Natural Heritage System:</b> While there is no explicit discussion on policy directions related to the precautionary principle, the Region continues to take a precautionary approach in terms of the policy framework for and protection of the Natural Heritage System.</p> <p>In terms of buffers to key features, the policy directions (i.e., NH-7) for the Natural Heritage Theme recommends that a guideline be prepared to provide clarification on the identification and determination of these components that build on the existing Regional Official Plan policy framework and definitions. The guideline will provide further direction on the identification of these components, outline approaches that can be used to satisfy the relevant policies, and used to support restoration and enhancement within the Regional Natural Heritage System that can be achieved through development proposals.</p> <p><b>Natural Heritage System mapping:</b> Policy Direction NH-3 proposes to harmonize the mapping and policies for the Provincial NHS to include the NHS for the Growth Plan and the Greenbelt NHS. In terms of NHS Key Features, Prime Agricultural Lands, and overlays, Policy Direction NH-6 proposes to include an NHS overlay with Key Features</p>

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		<p>On August 28, 2020, Amendment 1 to the Growth Plan came into force and effect along with a new Land Needs Assessment Methodology. Updates to the Growth Plan include new population and employment forecasts for Halton Region to the 2051 planning horizon. Despite the recent changes, the Region has indicated that the information provided in the Regional Urban Structure Discussion Paper and Landing Page are still informative for the purposes of public consultation on a proposed Regional Urban Structure and relevant to the ongoing Integrated Growth Management Strategy process. Furthermore, Halton Region has advised that changes to the Growth Plan through Amendment 1 and the new Land Needs Assessment methodology will be addressed through the next stages of the Integrated Growth Management Strategy through the development of Growth Concepts.</p> <p><b>1.0 Integrated Growth Management Strategy (IGMS) Regional Urban Structure Discussion Paper</b></p> <p>To effectively manage and guide growth and development in the Region, the Integrated Growth Management Strategy (IGMS) is a critical component of the ROPR. The Regional Urban Structure Discussion Paper is the second in a series of four IGMS reports and outlines the policy context and requirements in the Growth Plan, 2019, and the development of a proposed Regional Urban Structure to guide future growth and development.</p> <p>The discussion paper outlines the policy and technical requirements for the Region’s Community Areas, the Employment Areas and the Settlement Areas, where growth and development are to be directed. Identifying these elements of the proposed Regional Urban Structure will provide important inputs for the development of Growth Concepts in the next stage of the IGMS leading to the development of a Preferred Growth Concept for Halton.</p> <p>Community Areas are the focus for population and population-related and office employment growth.</p> <p>The key components of the Regions Urban Structure include:</p> <ul style="list-style-type: none"> <li>• Settlement Area <ul style="list-style-type: none"> <li>• Community Areas <ul style="list-style-type: none"> <li>• Delineated Built-up Areas <ul style="list-style-type: none"> <li>• Strategic Growth Areas: are places where population and employment intensification will be directed. <ul style="list-style-type: none"> <li>o Urban Growth Centres (UGCs)</li> <li>o Major Transit Station Areas (MTSAs)</li> <li>o Corridors and other Strategic Growth Areas</li> </ul> </li> </ul> </li> <li>• Designated Greenfield Area.</li> </ul> </li> <li>• Employment Areas</li> </ul> </li> </ul> <p><b>1.1 Urban Growth Centres</b></p> <p>Urban Growth Centres are focal points for institutional, commercial, recreational, employment and residential uses in the Region to accommodate and support major transit infrastructure. The Growth Plan (2019) provides strong policy direction for the development of these areas including a minimum density target of 200 residents and jobs combined per gross hectare to be met by 2031 or earlier.</p> <p>Currently Downtown Burlington is identified as a UGC in the Regional Official Plan. However, the Discussion Paper acknowledges that Burlington Council has asked Burlington Planning staff to prepare a report to consider changes to the UGC, and once received by the Region, this Local Municipal input will be considered as appropriate through the IGMS process.</p> <p>Staff note that in the Council approved staff report PL-33-20, the following staff recommendations were approved:</p> <ul style="list-style-type: none"> <li>• Request the Region of Halton, through its Municipal Comprehensive Review of the Regional Official Plan, to adjust the boundary of the Downtown Burlington Urban Growth Centre to generally align with the lands in proximity to the Burlington GO Station; and</li> <li>• Direct the Director of Community Planning to provide all related planning studies and background information to the Region to support the adjustment of the Downtown Burlington Urban Growth Centre boundary; and</li> <li>• Direct the Director of Community Planning to work with the Region of Halton through its Municipal Comprehensive Review of the Regional Official Plan to remove the Major Transit Station Area designation from the downtown and delineate the boundaries of all other Major Transit Station Areas in Burlington; and</li> <li>• Direct the Director of Community Planning to work with the Region of Halton to implement a staged approval of its Municipal Comprehensive Review of their Official Plan through Section 26 of the <i>Ontario Planning Act</i> to prioritize the above issues; and</li> </ul>	<p>designated in rural areas, while the NHS designation will continue to be maintained in settlement areas.</p> <p><b>Water Resource System:</b> Through Policy Direction NH-4, there is a recommendation to incorporate new policies and mapping to implement a Water Resource System.</p> <p><b>Regional Natural Heritage Strategy:</b> Policy Direction NH-10 recommends that a new policy be considered for inclusion in the Regional Official Plan to develop a Regional Natural Heritage Strategy. The Strategy could explore programs and services to support environmental, agricultural, and climate change initiatives.</p> <p><b>Recognition of agriculture in components of the Natural Heritage System:</b> Policy Direction NH-11 recommends updating and enhancing current policies in the Regional Official Plan and to recognize agriculture in the certain key natural heritage features and components of the Regional Natural Heritage System. This policy direction recommends that the Region explore additional opportunities for clarification on existing permissions for agricultural buildings and uses within the Regional Natural Heritage System within the existing policy framework and that is consistent with the Provincial Policy Statement, 2020 and conforms to Provincial Plans. This permission would be considered based on set criteria (i.e. size threshold) and would demonstrate no negative impact to the Regional Natural Heritage System. Outside of Key Features, there will continue to be permissions specifically for agriculture, agriculture-related, and on-farm diversified uses. It is important to note that The Regional Official Plan currently permits certain agricultural buildings and farm operation uses within the Regional Natural Heritage System but outside of the Niagara Escarpment Natural Area or the Key Features other than those areas where the only Key Feature is a significant earth science area of natural and scientific interest.</p> <p><b>Other Natural Heritage Topics:</b> Natural Hazards will be addressed through Policy Direction NH-5 which recommends that a new “Natural Hazards” section of the ROP will introduce natural hazards policies that are consistent with section 3.1 of the Provincial Policy Statement 2020, and Provincial Plans, and direct the Local Municipalities to include policies and mapping within their Official Plans and Zoning By-laws to prohibit and restrict development within natural hazard lands. Policy Direction NH-8 proposes to address woodland quality in the determination and protection of significant woodlands. Consideration is being given to the inclusion of criteria to provide clarity on woodlands that may be considered lower</p>

No.	Source	Submission	Response
		<ul style="list-style-type: none"> <li>Request Provincial support of the Region of Halton Municipal Comprehensive Review of its Official Plan, including the adjustment of the boundary of the Downtown Burlington Urban Growth Centre and make all necessary modifications to Provincial mapping in order to ensure all amendments are in conformity with the Growth Plan; and</li> <li>Direct the Director of Community Planning to prepare the appropriate amendments to the City of Burlington Official Plan upon Provincial approval of the Region of Halton Municipal Comprehensive Review of its Official Plan to remove the Major Transit Station Area designation in the downtown and to reflect the adjusted boundary of the Downtown Burlington Urban Growth Centre; and</li> <li>Direct the Director of Community Planning to provide an engagement plan with residents, businesses and community stakeholders to Council with respect to the proposed adjustment of the downtown Urban Growth Corridor and Major Transit Station Area to satisfy the regulatory and Region requirements at the September 15, 2020 Community Planning, Regulation &amp; Mobility Committee meeting.</li> </ul> <p>As noted in Appendix A, the City requests the Region of Halton through its Municipal Comprehensive Review of the Regional Official Plan, to adjust the boundary of the Downtown Burlington Urban Growth Centre to generally align with the lands in proximity to the Burlington GO Station.</p> <p><b>1.2 Major Transit Station Areas</b>  The Growth Plan requires Halton Region, in consultation with Local Municipalities, to delineate the boundaries of MTSAs on Priority Transit Corridors and identify a minimum density target. In the Discussion Paper, the Region provides Proposed Major Transit Station Area Boundaries for the areas around the Aldershot GO Station, Burlington GO Station and Appleby GO Station. The current ROP simply identifies Major Transit Stations as point features on Map 1 – Regional Structure. The Region is also considering the potential use of Inclusionary Zoning in MTSAs to ensure the provision of affordable housing is being considered as part of the ROPR.  The IGMS will consider using the Protected MTSA tool to assist in delivering needed intensification and the ROPR is reviewing currently identified MTSAs based on their role and level of transit service. The Protected Major Transit Station Area (MTSA) is a municipal tool used to support Higher Order Transit infrastructure around Major Transit Station Areas. The tool restricts appeals of Protected MTSA when a municipality establishes the required official plan policies (i.e. transit-supportive densities and uses). Staff is of the opinion that all of the GO Station MTSAs should be Protected Major Transit Station Areas (PMTSAs) under the Growth Plan.  With regards to Downtown Burlington, staff have no concerns with the Region’s proposal to remove the Downtown Burlington MTSA/Mobility Hub from the ROP as permitted by the Province. This aligns with the following Council approved staff recommendation (PL-33-20):</p> <ul style="list-style-type: none"> <li>Direct the Director of Community Planning to prepare the appropriate amendments to the City of Burlington Official Plan upon Provincial approval of the Region of Halton Municipal Comprehensive Review of its Official Plan to remove the Major Transit Station Area designation in the downtown and to reflect the adjusted boundary of the Downtown Burlington Urban Growth Centre.</li> </ul> <p>Staff note that the proposed MTSA boundaries for Burlington GO and Appleby GO vary slightly from the Mobility Hubs study area boundaries that have been used as part of the City’s Mobility Hubs Area-Specific Plan project since 2017. These variations relate primarily to the exclusion of parkland and the inclusion of a site that, while not well connected to the area, may support change and development and therefore could contribute to the achievement of a density target.  The proposed MTSA boundary for Aldershot GO has the most differences from the City’s Mobility Hub boundary for Aldershot GO. The key changes in the Region’s proposed Aldershot GO MTSA boundary are the exclusion of Grove Park, Aldershot Park and the properties located at 1135 Gallagher Road and 1200 King Road. Staff note that the lands at 1200 King Road are addressed in Minutes of Settlement between the City and the owner of those lands, Paletta International Corporation. The City agreed, through the Minutes of Settlement, to conduct a review to determine whether the portion of the 1200 King Road lands located west of Falcon Creek should be developed with MTSA land uses. That review, which includes a natural heritage component, has not yet been completed. City staff await a response from the Province respecting the natural heritage review that has been completed for these lands. Once received, the City will consider the Province’s comments and conclude its review. The Region has noted that</p>	<p>quality due to ecological impacts and/or anthropogenic or natural/environmental disturbances (i.e., ice-storms, forest pathogens).</p> <p>Halton Region remains a partner in the Cootes to Escarpment EcoPark System which is a collaboration among nine government and not-for-profit agencies to collectively protect, restore and connect lands within the City of Burlington. Halton Region will continue to support the goals and objectives of the EcoPark through the initiatives identified in the 2021-2030 Strategic Plan.</p> <p><b>Halton Region’s EIA Guidelines (2020):</b> Regional Council endorsed the Environmental Impact Assessment Guideline (EIA) Guideline on June 17, 2020. The updated Guideline is available on the Region’s webpage here: <a href="https://www.halton.ca/The-Region/Regional-Planning/Regional-Plans,-Strategies-and-Studies/Environmental-Impact-Assessment-Guide-Update">https://www.halton.ca/The-Region/Regional-Planning/Regional-Plans,-Strategies-and-Studies/Environmental-Impact-Assessment-Guide-Update</a>.  Through the policy directions (i.e., NH-7) for the Natural Heritage Theme, there is the recommendation to update certain guidelines and protocols to help support the implementation of natural heritage policies.</p> <p><b><u>Prime Agricultural Areas and NHS</u></b></p> <p>In terms of the mapping, As per direction in the Provincial Policy Statement, 2020, Growth Plan, and Greenbelt Plan, planning authorities shall designate prime agricultural areas. Policy Direction RAS-1 recommends creating three mutually exclusive land use designations: Rural lands, Agricultural Lands, and Key Features. Additionally, NH-6 recommends updating the Regional Official Plan mapping to include a Natural Heritage System overlay with Key Features designated in rural areas and the Natural Heritage System designated in Settlement Areas. Designation of prime agricultural areas along with key natural heritage features provides for a visual representation of the balance between the two systems.</p> <p><b><u>North Aldershot Policy Area</u></b></p> <p>The review undertaken as part of the Integrated Growth Management Strategy concluded that urban expansion within the North Aldershot Policy Area as a whole is not supportable given the overriding policy considerations of the Growth Plan, 2019. This conclusion was based on considerations such as significant and sensitive natural heritage features and functions; the challenge of optimizing major infrastructure</p>

No.	Source	Submission	Response
		<p>the proposed Aldershot GO MTSA boundary as presented in the IGMS Discussion Paper is consistent with the Region's delineation methodology to follow the Natural Heritage System (NHS) boundary.</p> <p><b>1.3 Corridors and other Strategic Growth Areas</b></p> <p>The Region is examining the identification of corridors as part of a proposed Regional Urban Structure, and whether minimum density targets should be assigned to corridors which have a strategic function, and if other corridors should be identified that have a transit function. The Region is also examining whether the ROP should identify other growth nodes, including certain nodes identified in Local Urban Structures, and if additional multi-purpose or minor arterial roads should be identified in the Regional Urban Structure to support a higher-order regional transit network.</p> <p>The City of Burlington has concerns with the identified network as contained in the Defining Major Transit Requirements (DMTR) Study and refers the Region to local municipal work to inform corridors. The focus should be placed on the local vision for corridors, as contained in City's Adopted Official Plan on the Frequent Transit Network schedule. Local transit investment including increased transit frequency has already been implemented on these corridors to align with the municipality's local urban structure. The City of Burlington may also have concerns with the establishment of minimum density targets along corridors. The Region should carefully consider the role of establishing new density targets beyond those already established in the Provincial Growth Plan. It is requested that the Region investigate the role of targets for corridors but that due consideration be given to the implementation of such targets.</p> <p>The City of Burlington advises that establishing a target along corridors should be at the discretion of the local municipality, particularly given the perceived relative importance of achieving targets during the evaluation of development applications. A target along narrow expanses of areas that will develop over a long period of time could mean that the targets unintentionally distort the good planning principles behind identifying these areas as Strategic Growth Areas. Careful consideration of this direction is required.</p> <p><b>1.4 Employment Areas</b></p> <p>Employment Areas are the focus for clusters of business and economic activities and accommodate most employment land employment.</p> <p>The Growth Plan, 2019 requires Halton Region, in consultation with Local Municipalities, to designate Employment Areas in official plans to protect them for appropriate employment uses over the long-term. Halton Region is required to plan to accommodate 470,000 jobs by 2041. As the discussion paper notes "the Community Area and in particular the Strategic Growth Areas will accommodate a large share of this growth, Employment Areas continue to play a strong role in supporting Halton's economic growth and competitiveness."</p> <p>This section of the Discussion Paper focuses on considering which lands within Halton Region should be protected as Employment Areas and how the policy framework in the Regional Official Plan can best support planning for employment in Halton to 2041.</p> <p>The Region must designate sufficient land as Employment Area as per the Growth Plan, 2019 and establish minimum employment density targets for these areas.</p> <p>The Province has also identified Provincially Significant Employment Zones (PSEZs) within Halton Region for the purpose of long-term planning for job creation and economic development. The Region is considering alternative policy approaches to the planning for Employment Areas, given broader economic trends.</p> <p>The Discussion Papers identify a range of issues to be tackled in refining the existing employment policy framework in the Region's Official Plan. In many cases it is important to note that there are a wide range of issues that are not necessarily influenced by policy. The City of Burlington encourages the Region to set the stage in policy to look for other means to support the policy directions with new tools and programs to reinforce employment policies and to support employment growth within key Strategic Growth Areas.</p> <p>Although the discussion paper is focused on a few key areas staff look forward to the opportunity to continue to work with the Region in the development of the policy approaches laid out in the discussion paper.</p> <p><b>1.4.1 Employment Conversions</b></p> <p>Halton Region is evaluating requests to convert lands within Employment Areas to recognize or allow for non-employment uses such as residential, major retail or other mixed uses. To date, the Region has received 46 requests to remove a total of approximately 1,030 hectares of lands from the Region's Employment Area. The employment conversion principles are well</p>	<p>investment to service very limited and dispersed pockets of developable land; and, the challenge of achieving a complete community through more compact urban form and a complete range and mix of housing. It should be noted that existing, historical development approvals will be taken into consideration in the North Aldershot Policy Area.</p> <p><b><u>Climate Change</u></b></p> <p>Halton Region values the City of Burlington's analysis and commentary of the Climate Change Discussion Paper. Town comments have been important and instrumental in shaping the development of climate change policy directions, and will assist with the policy development phase of the ROPR.</p> <p>The City recommends the Region support the agricultural community in on-farm diversification to increase resiliency to the impacts of a changing climate. Policy Direction RAS -2 will support the update of policies of the Regional Official Plan to broaden permissions and allow for more opportunities for agriculture-related uses and on-farm diversified uses.</p> <p>In response to whether the Region should encourage and support local and renewable energy sources, the City is supportive subject to appropriate study and context of individual projects. Policy Direction CC-6 intends to support the transition to low carbon communities by promoting renewable and alternative energy systems. Policy Direction CC-6 will require Community Energy Plans as part of the Area Specific Planning process. With energy generation, supply, and distribution shifting from centralized to localized solutions, Community Energy Plans will look at the feasibility of integrating energy planning at a neighbourhood scale.</p> <p>The City stated, among other things, that the Region should support EV charging stations; ensuring new and retrofit buildings have the infrastructure for EV charging stations. The Region will consider this approach as guided by Policy Direction CC-1, which aims to strengthen the ROP's current vision, goals, objectives, and policies of the ROP so that the impacts of a changing climate, and enhance the ROP so that climate change is an important factor when making land use planning decisions.</p> <p>The City of Burlington recommends the ROP have encouragement policies that support passive building design, and discourage the overuse of glass in building design as it is inefficient energy wise. These recommendations will be considered through Policy Direction CC-1 and also Policy Direction CC-5, which intend to strengthen and enhance</p>

No.	Source	Submission	Response
		<p>described and the underlying assessment considerations are a good starting point for the consideration of employment conversions. As noted above, given the recent amendments to the Growth Plan criteria that reference the 2041 planning horizon must be revised. Staff look forward to discussions about how the assessment considerations will be impacted by the new planning horizon.</p> <p>The employment area conversions criteria are well laid out. Staff are supportive of the identified subjects and principles set out in the criteria. The various assessment considerations will provide enough information about how each conversion requests contributes to a given principle. Staff continue to identify that there may be nuances within the assessment considerations where one or more may be required in order to support meeting the identified principle.</p> <p>The City of Burlington continues to support the listing of properties recommended to be considered for conversion at the time of the adoption of the Official Plan (2018) in PB-04-18 titled Revised Proposed New Official Plan Recommended for Adoption. Appendix D to PB-04-18 which is titled Lands Recommended for Employment Conversion includes properties that are located within the Region of Halton Employment Area overlay. The list of conversion requests included in the discussion paper includes 901 Guelph Line which was considered for conversion by the City, however, was ultimately not recommended for conversion through the adopted Official Plan in 2018.</p> <p>Staff look forward to the opportunity to considering the full listing of employment conversion requests compiled after the submission deadline against the employment area conversions criteria.</p> <p>The delineation of the MTSAs and any other Strategic Growth Areas should occur in advance of any decisions on the conversion requests to inform the conversion assessment considerations. The determination of the Regional Urban Structure should be appropriately informed by the Local Urban Structures. In turn, this should be in place to inform conversion recommendations. The City of Burlington is supportive of the work undertaken by the Region to consider technical revisions to the existing Region of Halton Employment Area. These changes will support better interpretation of the policies of the Regional Official Plan by establishing boundaries that are clear, consistent and logical.</p> <p><b>1.4.2 Employment Area Additions</b></p> <p>In answering the question of what lands should be protected as Employment Area the discussion paper highlights the consideration of adding land to the Employment Area designated in the Regional Official Plan. Burlington staff agree that not all lands that accommodate employment uses need to be identified within an Employment Area.</p> <p>At the time of the adoption of the Official Plan (2018) the Urban Structure schedule identified a set of lands “to be added to Region of Halton Employment Area”. Please find attached as Appendix B – Schedule B: Urban Structure which presents the areas that, at the time, were identified.</p> <p>With respect to the adopted Official Plan (2018), Regional and City staff continue to address issues of conformity with the Regional Official Plan, and changes to the Growth Plan in the intervening period.</p> <p>The City of Burlington supports the approach of working closely with the Region to refine the extent of the areas previously identified as “to be added to the Region of Halton Employment Area”. Refinement of the area may occur as a result of the approval process for the City of Burlington’s adopted Official Plan (2018).</p> <p><b>1.5 Settlement Areas</b></p> <p>Settlement areas are the Region’s urban areas and rural settlement areas. The Growth Plan, 2019 requires municipalities to plan for the population and employment forecasts by directing the vast majority of growth to Settlement Areas, which have a Delineated Built-up Area, existing or planned municipal infrastructure and can support the development of Complete Communities.</p> <p>The Growth Plan, 2019 requires municipalities to delineate the Settlement Areas within their Official Plans and through the completion of a Land Needs Assessment, the Region will determine if an expansion to the Settlement Area boundaries is required to accommodate the forecasted growth. Should an expansion be required, the Growth Plan, 2019 provides criteria on the feasibility and most appropriate location for a Settlement Area boundary expansion. The IGMS Growth Scenarios Report released in June 2019 identified potential locations for new Community Areas and Employment Area Designated Greenfield Areas. The Region is also required to establish a minimum density target for the Designated Greenfield Area of Halton.</p> <p><b>2.0 Rural and Agricultural Systems</b></p> <p>The purpose of the Rural and Agricultural Systems Discussion Paper is to identify the key agricultural and rural policy areas that will need to be investigated further through the ROPR process. A technical background review was conducted to review:</p>	<p>policies in the ROP’s vision, goals, objectives, policies so that impacts of a changing climate are considered in making growth and development decisions and encourage green development standards respectively.</p> <p>The City of Burlington recommends the ROP have encouragement policies for urban gardening and local food. Policy Direction CC-7 intends to introduce new policies and enhance existing policies in the Regional Official Plan to promote urban agriculture and locally-sourced food production.</p> <p>Regional staff will continue discussions with the City of Burlington to determine the best approach for integrating climate change mitigation and adaptation policies within the ROP.</p> <p>The Region is also undertaking a broader set of actions to respond to climate change in accordance with the Region’s Strategic Business Plan 2019-2022 and Council’s emergency declaration.</p> <p>Halton Region has also partnered with Halton Environmental Network to advance the Region’s work in addressing climate change. The partnership will result in the preparation of a community greenhouse gas emissions inventory, community greenhouse gas emission reductions targets, community engagement, and outreach in collaboration with the Halton Climate Collective.</p>



No.	Source	Submission	Response
		<ul style="list-style-type: none"> <li>• key Regional and Provincial documents that may have an impact on land use in the rural and agricultural areas;</li> <li>• best practices related to rural and agricultural land use; and</li> <li>• review proposed prime agricultural mapping.</li> </ul> <p><b>2.1 Mapping</b> The Discussion Paper includes the implementation of the Growth Plan Provincial Agricultural System policies and mapping, including the expansion of the agricultural system concept to include the 'agri-food network' in addition to a physical land base. The Discussion Paper also provides Agricultural System mapping options such as an overlay vs. designation, which ties into the Natural Heritage mapping discussion. As noted in Appendix A, staff are supportive of an approach that includes mutually exclusive designations for prime agricultural lands and key features of the Natural Heritage System where the majority of agricultural uses are not permitted, with a single constraint overlay for the remainder of the Natural Heritage System. Staff recognize the complexities associated with a single constraint layer, given the variations in permitted uses across the numerous policy frameworks governing the Natural Heritage System, but recommends addressing these nuances through policy and supplementary mapping. However, given the restrictions associated with key features and the resultant impacts to the agricultural sector, careful consideration must be given to mapping and refinement approaches through further consultation with the agricultural community.</p> <p><b>2.2 Agriculture-related and On-Farm Diversified Uses</b> With respect to agriculture-related uses, the Discussion Paper introduces new permitted uses within prime agricultural areas, aligned with the Provincial Policy Statement (PPS), 2020. There is consideration of whether the Region should provide guidance/policies to regulate these uses or leave it to local discretion. The PPS, 2020 introduced two new sets of permissions for prime agricultural areas called 'agriculture-related uses' and 'on-farm diversified uses'. Agriculture related uses are farm-related commercial and industrial uses. They add to the vitality and economic viability of prime agricultural areas because they are directly related to and service farm operations in the area as a primary activity. These uses may be located on farms or on separate agriculture-related commercial or industrial properties. Examples include abattoirs, storage facilities, farmers markets, farm suppliers and food processors. On-farm diversified uses enable farm operators to diversify and supplement their farm income, as well as to accommodate value-added and agri-tourism uses. These uses must be located on a farm that is actively in agricultural use and must be secondary in nature to the principal agricultural operation. Examples include retail uses, bed and breakfasts, special events, wineries, home occupations and home industries. As noted in Appendix A, it is staff recommendation that the full extent of these uses be permitted within the Regional Official Plan and that the Provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas be encouraged as a common basis/minimum requirement for developing detailed implementation policies at the local level.</p> <p><b>2.3 Cemeteries</b> The Rural and Agricultural Systems Discussion Paper considers how to respond to cemetery applications in prime agricultural areas. Currently the PPS 2020 permits cemeteries in settlement areas and rural areas that are outside prime agricultural areas, with a process to allow municipalities to consider permitting cemeteries in prime agricultural areas only if strict tests are met. Regarding both Urban and Rural Areas, staff suggest that policies should be examined for opportunities to better incorporate planning for long-term cemetery needs as a component of complete communities, supported by a comprehensive cemetery land needs analysis. Staff are not supportive of locating cemeteries in prime agricultural areas and recommend incorporating additional policies to guide the evaluation of nonagricultural uses in prime agricultural areas, based on the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. In addition, policies encouraging and supporting the upgrading and renewal of existing cemeteries to extend capacity should be considered. The relationship between cemeteries and the natural heritage system, park lands and public space should also be evaluated to identify innovative and emerging opportunities to address the challenges associated with cemetery needs and limited land supply.</p> <p><b>2.4 Agricultural Impact Assessment</b> Agricultural Impact Assessment (AIA) policies are reviewed in the Discussion Paper as there is an opportunity to add AIA requirements to existing policies to better align with recent updated Provincial requirements. Staff recommend re-consideration of the need for separate Regional guidelines once the draft Provincial guidelines have been finalized. Staff also recommend establishing a better understanding of what constitutes agricultural viability within the context of Halton Region and establishing metrics to enhance the effectiveness of AIA requirements, with a focus on mitigation measures.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>2.5 Special Needs Housing</b>  The Discussion Paper also considers how to respond to applications for special needs housing in the rural area. The current ROP does not contemplate special needs housing in the rural area, yet the PPS 2020 does not restrict special needs housing to urban areas only. The Discussion Paper highlights the need to carefully consider the addition of policies to permit this use in the rural area.  To help meet housing needs in Halton, staff are generally supportive of special needs housing outside of the urban area, where residential uses are permitted (in accordance with Provincial policy), provided that health, safety and other reasonable planning standards are met (i.e. adequacy of servicing, provision of parking, etc.).</p> <p><b>3.0 Natural Heritage</b>  The Discussion Paper describes the Natural Heritage System as having a central place within the planning vision for Halton. This vision includes sustainable development to protect the natural environment, preserving certain landscapes permanently and strengthening the long-term viability of Halton's natural heritage and water resources.</p> <p><b>3.1 Natural Heritage System Mapping</b>  The discussion paper addresses the update of Regional Natural Heritage System (NHS) base layers and implementation of Growth Plan Provincial Natural Heritage System policies and mapping. As part of these updates, new Provincial buffer requirements and vegetation protection zones have been added in certain areas.</p> <p>As noted in Appendix A, staff are supportive of an approach that includes mutually exclusive designations for prime agricultural lands and key features of the Natural Heritage System where the majority of agricultural uses are not permitted, with a single constraint overlay for the remainder of the Natural Heritage System. Staff recognize the complexities associated with a single constraint layer, given the variations in permitted uses across the numerous policy frameworks governing specific components of the Natural Heritage System, but recommends addressing these nuances through policy and supplementary mapping. However, given the restrictions associated with key features and the resultant impacts to the agricultural sector, careful consideration must be given to mapping and refinement approaches through further consultation with the agricultural community.</p> <p><b>3.2 Water Resource System</b>  Currently, ROP policies highlight the overall objective of maintaining, protecting and enhancing the quality and quantity of ground water and surface water. In alignment with the PPS 2020, Growth Plan 2019 and Greenbelt Plan 2017, the Discussion Paper introduces a Water Resource System to provide for the long-term protection of key hydrologic features, key hydrologic areas and their functions. Staff are supportive of integrating Water Resource System and Natural Heritage System mapping in areas where they overlap/share common policy objectives but recommend policies to distinguish slight differences between Key Natural Heritage Features and Key Hydrologic Features, along with separate mapping for Key Hydrologic Areas.</p> <p><b>3.3 Natural Heritage Strategy</b>  The Discussion Paper considers the development of a Regional Natural Heritage Strategy to support the objectives of the NHS to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations.</p> <p>Staff support the development of a Regional Natural Heritage Strategy and have provided suggestions on what should be included, such as the identification of critical areas for enhancement and securement efforts within the Region, with specific recommendations for actions and appropriate funding mechanisms.</p> <p><b>3.4 Other Natural Heritage Topics</b>  The Discussion Paper explores a number of other topics including the inclusion of supporting objectives/policies linking to the Cootes to Escarpment EcoPark System Master Plans, incorporating Source Protection Plans into ROP land use policies and mapping, and incorporating updated provincial policies regarding natural hazards.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Lastly, the paper considers strengthening policies for significant woodlands based on additional factors such as the quality of the woodland and its ecological functions, focusing on complete life cycle analysis.</p> <p><b>4.0 North Aldershot</b>  The North Aldershot Discussion Paper reviews the implications of growth management, natural heritage and a rural and agricultural system in North Aldershot. This area has a long history as a distinct policy area within the ROP and, given that the framework has not been updated since 1996, a comprehensive review is required.  The North Aldershot policy area is no longer in conformity with the Provincial framework and must be brought into one of three permitted land use categories under the PPS: urban 'settlement area', 'prime agricultural area' or 'rural area'. Rural areas include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas and resource areas. Rural lands and prime agricultural areas are mutually exclusive, with rural lands not encompassing prime agricultural areas. North Aldershot is outside of existing urban settlement area boundaries, it has not been identified as a rural settlement area, and it does not contain any prime agricultural lands.</p> <p>On this basis, Regional analysis has concluded that 'rural area' is the applicable land use category, unless a settlement area boundary expansion were to occur through a Municipal Comprehensive Review. Further, the Discussion Paper gives consideration to what types of uses should be permitted under a possible rural lands designation.</p> <p>From a policy perspective, staff are supportive of the Region's conclusions regarding the appropriate land use category for lands within North Aldershot that are not the subject of existing development approvals or Minutes of Settlement that contemplate potential residential development. Specifically, Minutes of Settlement between the City and Paletta International Corporation regarding Paletta's Eagle Heights lands within North Aldershot recognize Eagle Heights as an approved residential development. Paletta is also seeking to amend its approved development to permit a revised development form. The Minutes of Settlement confirm that the City is supportive of the proposed revised development provided that it is in accordance with the Minutes of Settlement and complies with all applicable law, policies and regulations. Based on current Provincial and Regional policies, as well as existing settlement area boundaries, the City is supportive of permitted uses in keeping with Provincial policies for the applicable land use category for the remainder of the lands within North Aldershot. Staff acknowledge that any consideration of a Settlement Area boundary expansion within the North Aldershot Planning Area must occur within the context of the IGMS and be based on the Growth Plan (2019) policy tests for settlement boundary expansions and the results of the Land Needs Assessment.</p> <p><b>5.0 Climate Change</b>  The Region is reviewing land-use policies to reduce greenhouse gas emissions and adapt to climate change. The Climate Change Discussion Paper summarizes the key findings of background research and analysis and identifies the principal areas where the ROPR could address climate change and outlines potential policy considerations for the ROP. The review offers the opportunity to build on the sustainability vision of the current ROP in the following policy areas:</p> <p><b>5.1 Growth Management</b>  In order to strengthen the Region's ability to grow in a compact manner, and promote complete and resilient communities, a climate change lens must be applied to growth management to ensure the Region's growth does not translate into higher GHG emissions.</p> <p><b>5.2 Transportation</b>  The discussion paper highlights the importance of aligning growth and transportation planning at the early stages by assigning growth in a way that supports transit. Further, the implementation of complete streets will allow the Region to put greater emphasis on increasing its mode share towards transit and active transportation and reducing auto-dependence.</p> <p><b>5.3 Energy and Utilities</b>  The Region is also looking to explore ways to enhance and strengthen energy conservation policies and introduce policies related to renewable energy.</p> <p><b>5.4 Agriculture</b>  The discussion paper emphasizes the linkages between agricultural sector viability, on-farm diversification and resilience to the impacts of changing climate in relation to economic resilience and food security in Halton Region.</p> <p><b>5.5 Natural Heritage and Environmental Quality</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>The discussion paper recognizes the Natural Heritage System (NHS) as a valuable carbon sink and seeks to improve policies related to water, air and hazardous lands protection.</p> <p><b>Submission</b> Please find attached Appendix A, the City's Submission to Region of Halton on the Regional Official Plan Discussion Papers and Appendix B – Schedule B: Urban Structure. Appendix C, the Burlington Agricultural and Rural Affairs Advisory Committee (BARAAC) Submission on the Regional Official Plan Discussion Papers, will be distributed under separate cover, in advance of the Community Planning, Regulation and Mobility Committee meeting.</p> <p><b>Strategy/process</b> The City of Burlington is providing the City's submission on the Region's Official Plan Discussion papers through staff report PL-28-20 during the 75-day consultation period as the City's input into Phase 2 of the Regional Official Plan Review (ROPR).</p> <p><b>Options Considered</b> Not applicable.</p> <p><b>Financial Matters:</b> Not applicable.</p> <p><b>Total Financial Impact</b> Not applicable.</p> <p><b>Source of Funding</b> Not applicable.</p> <p><b>Other Resource Impacts</b> Not applicable.</p> <p><b>Climate Implications</b> Not applicable.</p> <p><b>Engagement Matters:</b> Staff held two internal virtual workshops with staff from various departments and the Burlington Economic Development Corporation (BEDC) to gather feedback on the five Discussion Papers. A newsletter containing information about the ROPR process, the five discussion papers and the consultation period was sent out through Get Involved and through Constant Contact to the Official Plan mailing list. Further, staff have worked with the Burlington Agricultural and Rural Affairs Advisory Committee (BARAAC) to collect feedback on the Discussion Papers. Due to timing constraints and the advisory committee summer break, the BARAAC was not able to provide formal comments for inclusion at the time of report submission. BARAAC's preliminary feedback has been considered throughout staff comments, but the committee's formal submission will be distributed under separate cover as Appendix C in September, once advisory committee activities have resumed.</p> <p><b>Conclusion:</b> The Region of Halton's Official Plan Discussion Papers cover several important topics. The City of Burlington's comments and suggestions on these topics, as well as answers to the Discussion Questions contained in the Discussion Papers have been provided in staff report PL-28-20 and the attached appendices, which form the City's submission to the Region of Halton.</p> <p>Respectfully submitted, Rosa Bustamante Manager of Mobility Hubs</p> <p><b>Appendices:</b> A. Appendix A – City of Burlington Submission on the Regional Official Plan Review Discussion Papers B. Appendix B – Schedule B: Urban Structure C. Appendix C – Burlington Agricultural and Rural Affairs Advisory Committee (BARAAC) Submission on the Regional Official Plan Discussion Papers (to be distributed under separate cover).</p> <p><b>Notifications:</b> Region of Halton Town of Oakville Town of Milton</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response		
		<p>Town of Halton Hills  Conservation Halton  Credit Valley Conservation  Grand River Conservation Authority  <b>Report Approval:</b>  All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services &amp; Corporation Council.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>		
		<p><b>Appendix A:</b> City of Burlington Submission on the Regional Official Plan Review Discussion Papers</p>			
		<p><b>Appendix A:</b> City of Burlington Submission on the Regional Official Plan Review Discussion Papers</p>			
		<table border="1"> <thead> <tr> <th data-bbox="494 612 988 643">Discussion Question</th> <th data-bbox="997 612 2097 643">City of Burlington Response</th> </tr> </thead> </table>		Discussion Question	City of Burlington Response
Discussion Question	City of Burlington Response				
		<p><b>Regional Urban Structure- IGMS</b></p>			
		<p>1. How can the Regional Official Plan further support the development of Urban Growth Centres?</p>	<p><input type="checkbox"/> Currently Downtown Burlington is identified as a UGC in the Regional Official Plan. However, the Discussion Paper acknowledges that Burlington Council has asked Burlington Planning staff to prepare a report to consider changes to the UGC, and once received by the Region, this Local Municipal input will be considered as appropriate through the IGMS process.</p> <p><input type="checkbox"/> As supported by the Council approved staff report PL-33-20, the City requests the Region of Halton through its Municipal Comprehensive Review of the Regional Official Plan, to adjust the boundary of the Downtown Burlington Urban Growth Centre to generally align with the lands in proximity to the Burlington GO Station.</p> <p><input type="checkbox"/> Staff note that in the Council approved staff report PL-33-20, the following staff recommendations were approved:</p> <ul style="list-style-type: none"> <li>o Request the Region of Halton, through its Municipal Comprehensive Review of the Regional Official Plan, to adjust the boundary of the Downtown Burlington Urban Growth Centre to generally align with the lands in proximity to the Burlington GO Station; and</li> <li>o Direct the Director of Community Planning to provide all related planning studies and background information to the Region to support the adjustment of the Downtown Burlington Urban Growth Centre boundary; and</li> <li>o Direct the Director of Community Planning to work with the Region of Halton through its Municipal Comprehensive Review of the Regional Official Plan to remove the Major Transit Station Area designation from</li> </ul> <p>the downtown and delineate the boundaries of all other Major Transit Station Areas in Burlington; and</p> <ul style="list-style-type: none"> <li>o Direct the Director of Community Planning to work with the Region of Halton to implement a staged approval of its Municipal Comprehensive Review of their Official Plan through Section 26 of the <i>Ontario Planning Act</i> to prioritize the above issues; and</li> <li>o Request Provincial support of the Region of Halton Municipal Comprehensive Review of its Official Plan, including the adjustment of the boundary of the Downtown Burlington Urban Growth Centre and make all necessary modifications to Provincial mapping in order to ensure all amendments are in conformity with the Growth Plan; and</li> <li>o Direct the Director of Community Planning to prepare the appropriate amendments to the City of Burlington Official Plan upon Provincial approval of the Region of Halton Municipal Comprehensive Review of its Official Plan to remove the Major Transit</li> </ul>		

No.	Source	Submission	Response
		<p>Station Area designation in the downtown and to reflect the adjusted boundary of the Downtown Burlington Urban Growth Centre; and</p> <ul style="list-style-type: none"> <li>o Direct the Director of Community Planning to provide an engagement plan with residents, businesses and community stakeholders to Council with respect to the proposed adjustment of the downtown Urban Growth Corridor and Major Transit Station Area to satisfy the regulatory and Region requirements at the September 15, 2020 Community Planning, Regulation &amp; Mobility Committee meeting.</li> <li><input type="checkbox"/> Include policies seeking innovative approaches to master servicing in Strategic Growth Areas, such as UGCs.</li> </ul> <p>The Region should reinforce the policies and stand behind local municipalities in their vision for implementing the objectives of their UGC. The Region is implementing high level policy and must build in ways to support local implementation.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Include prioritization of these areas in CIPs and other funding supports and programs.</li> <li><input type="checkbox"/> Commit in policy to working in consultation with the local municipalities in terms of all elements of UGC implementation, including mapping and detailed Regional policies.</li> </ul> <p><b>2.</b> Should the Region consider the use of Inclusionary Zoning in Protected Major Transit Station Areas to facilitate the provision of affordable housing?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Yes, the Region should.</li> <li><input type="checkbox"/> Inclusionary zoning is highlighted in the City's adopted Official Plan and will be considered in the City-Wide Housing Strategy.</li> <li><input type="checkbox"/> The Region should lead and collaborate with local municipalities as they work on ASPs for delineated MTSA.</li> <li><input type="checkbox"/> This would guard against the potential requirement by the Minister to require the use of Inclusionary Zoning.</li> <li><input type="checkbox"/> Staff recognize that this will require background work and economic analysis to ensure affordable housing objectives can be met while still providing opportunities for development.</li> </ul> <p><b>3.</b> Should the Region consider the use of the Protected Major Transit Station Areas tool under the Planning Act, to protect the Major Transit Station Areas policies in the Regional Official Plan and local official plans from appeal? If so, should all Major Transit Station Areas be considered or only those Major Transit Station Areas on Priority Transit Corridors?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> This is an important tool to use.</li> <li><input type="checkbox"/> All MTSA should be considered, however there may be some argument for not pursuing it in all cases.</li> <li><input type="checkbox"/> The only reasons not to use the tool would be if there was an MTSA where the City did not want to use inclusionary zoning in that area and where it is not appropriate to set targets and delineate boundaries and do detailed planning studies.</li> <li><input type="checkbox"/> All MTSA on Regional Express Rail (RER) in Burlington should be considered as Protected MTSA. In the Council approved staff report PL-33-20, the following staff recommendations were approved: <ul style="list-style-type: none"> <li>o Direct the Director of Community Planning to work with the Region of Halton through its Municipal Comprehensive Review of the Regional Official Plan to remove the Major Transit Station Area designation from the downtown and delineate the boundaries of all other Major Transit Station Areas in Burlington</li> <li>o Direct the Director of Community Planning to prepare the appropriate amendments to the City of Burlington Official Plan upon Provincial approval of the Region of Halton Municipal Comprehensive Review of its Official Plan to remove the Major Transit Station Area designation in the downtown and to reflect the adjusted boundary of the Downtown Burlington Urban Growth Centre</li> </ul> </li> <li><input type="checkbox"/> The Burlington Economic Development Corporation (BEDC) is very supportive of the Protected MTSA tool to help achieve complete community objectives such as mix of land uses and job creation. The tool will help to create certainty in the market.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>4. From the draft boundaries identified in Appendix B and the Major Transit Station Area boundary delineation methodology outlined, do you have any comments on the proposed boundaries? Is there anything else that should be considered when delineating the Major Transit Station Areas?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> With regards to the draft boundaries identified for Burlington GO and Appleby GO, staff have no comments and note that the variations from the previous Mobility Hub Study Area boundaries relate primarily to the exclusion of parkland and the inclusion of some sites that, while not well-connected to the area, may support the achievement of a density target.</li> <li><input type="checkbox"/> Staff note that the proposed MTSA boundary for Aldershot GO has the most differences from the City's Mobility Hub boundary for Aldershot GO. The key changes in the Region's proposed Aldershot GO MTSA boundary are the exclusion of Grove Park, Aldershot Park and the properties located at 1135 Gallagher Road and 1200 King Road. Staff note that the lands at 1200 King Road are addressed in Minutes of Settlement between the City and the owner of those lands, Paletta International Corporation. The City agreed, through the Minutes of Settlement, to conduct a review to determine whether the portion of the 1200 King Road lands located west of Falcon Creek should be developed with MTSA land uses. That review, which includes a natural heritage component, has not yet been completed. City staff await a response from the Province respecting the natural heritage review that has been completed for these lands. Once received, the City will consider the Province's comments and conclude its review. Through previous correspondence, the Region has noted that the proposed Aldershot GO MTSA boundary as presented in the IGMS Discussion Paper is consistent with the Region's delineation methodology to following the Natural Heritage System (NHS) boundary.</li> <li><input type="checkbox"/> With regards to Downtown Burlington, staff have no concerns with the Region's proposal to remove the Downtown Burlington MTSA/Mobility Hub from the ROP as permitted by the Province. This aligns with the following Council approved staff recommendation (PL-33-20): <ul style="list-style-type: none"> <li>o Direct the Director of Community Planning to prepare the appropriate amendments to the City of Burlington Official Plan upon Provincial approval of the Region of Halton Municipal Comprehensive Review of its Official Plan to remove the Major Transit Station Area designation in the downtown and to reflect the adjusted boundary of the Downtown Burlington Urban Growth Centre. Through work on the adopted Official Plan (2018), references to Mobility Hubs have been modified to reference MTSA Special Planning Areas.</li> </ul> </li> <li><input type="checkbox"/> The delineation methodology appears to be appropriate.</li> <li><input type="checkbox"/> This element should be part of the first phase of the ROPA to inform the bigger picture moves in the Regional Urban Structure, namely decisions on employment conversion requests.</li> </ul> <p>(Refer to PL-33-20 – UGC MTSA report suggesting phased approach to ROPA)</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>5.</b> How important are Major Transit Station Areas as a component of Halton's Regional Urban Structure? What is your vision for these important transportation nodes?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Very critical to the Region as a whole.</li> <li><input type="checkbox"/> The City sees these areas as transit supportive, mixed use, employment nodes that will become complete communities.</li> <li><input type="checkbox"/> These areas can be complete communities that can help reduce climate change and an opportunity to plan for adaptation, as well as include green infrastructure and look for district energy opportunities.</li> <li><input type="checkbox"/> Consistent with the Growth Plan</li> <li><input type="checkbox"/> MTSAs are places where significant investment and planning is required to meet objectives.</li> <li><input type="checkbox"/> Many MTSAs will be planned within an existing built context and many will represent redevelopment. The Regional policy approach must acknowledge the great diversity of MTSAs and build a supportive and informative structure for many unique contexts.</li> <li><input type="checkbox"/> BEDC notes that the creation of complete communities needs to have more emphasis, especially post-Covid since working from home has become more prevalent. Providing for and supporting initiatives such as flexible zoning to accommodate new trends such as coworking spaces is critical. As firms rethink employee environments, a mix of uses in areas such as MTSAs with particular emphasis on office space is going to be even more important.</li> </ul> <p><b>6.</b> Building on the 2041 Preliminary Recommended Network from the Defining Major Transit Requirements, should corridors be identified as Strategic Growth Areas in the Regional Official Plan? Is so, should a specific minimum density target be assigned to them?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The City of Burlington has concerns with the identified network.</li> <li><input type="checkbox"/> Allow local municipal work to inform the ultimate corridor. Refer to the Frequent Transit Corridor in adopted OP</li> <li><input type="checkbox"/> They could be identified as SGAs.</li> <li><input type="checkbox"/> If any specific minimum density target is identified, as required, there should be guidance or direction to be undertaken by the local municipality.</li> <li><input type="checkbox"/> The implementation of minimum density targets along corridors should be at the discretion of the local municipality. The perceived / relative importance of achieving targets in the consideration of development approvals could mean that these targets could distort the good planning principles behind identifying these areas as SGAs.</li> <li><input type="checkbox"/> This response is also supported by the City's Transportation and Transit departments. Focus should be placed on local vision to align these corridors. Transit investment including increased transit frequency has already been implemented on these corridors.</li> </ul> <p><b>7.</b> Should the ROP identify additional multi-purpose and minor arterial roads in the Regional Urban Structure, not for the purposes of directing growth, but to support a higher order Regional transit network?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> No, the Region should not.</li> <li><input type="checkbox"/> It is important to understand what "the Regional transit network" means in this context? Is it very broadly transit or narrowly focused on the need for different Regional infrastructure? Is this an extension of Defining Major Transit Requirements (DMTR)?</li> <li><input type="checkbox"/> The City's Transportation Department also agrees that the Region should not. As the transit provider, the local municipality should define vision through processes such as the Integrated Mobility Plan and determine the appropriate facilities to achieve our vision.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p><b>8.</b> Are there any other nodes in Halton that should be identified within the Regional Official Plan from a growth or mobility perspective (i.e. on Map 1)? If so, what should the function of these nodes be and should a density target or unit yield be assigned in the Regional Official Plan?</p> <p><b>9.</b> Are there any other factors that should be considered when assessing Employment Area conversion requests in Halton Region?</p> <p><b>10.</b> Are there any areas within Halton Region that should be considered as a candidate for addition to an Employment Area in the Regional Official Plan?</p> <p><b>11.</b> How can the Regional Official Plan support employment growth and economic activity in Halton Region?</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p><input type="checkbox"/> Recognize the City's Urban Structure (Schedule B) established in the adopted Official Plan (e.g. Uptown Urban Centre as a Primary Growth Area).</p> <p><input type="checkbox"/> It is likely not appropriate to establish targets, however if this is being considered by the Region, it should be at the discretion of the local municipality.</p>	
		<p><input type="checkbox"/> The process is detailed and nicely laid out.</p> <p><input type="checkbox"/> A number of changes to the assessment considerations will be required as a result of the recent amendment to the Provincial Growth Plan.</p> <p><input type="checkbox"/> There may be cases, once the Region is actually considering the full list of conversions, that do not fit well into the categories or elements.</p> <p><input type="checkbox"/> There may be some assessment considerations that in the end are determined to be non-negotiable. The Region will ultimately need to define the threshold for achieving the stated principle.</p> <p><input type="checkbox"/> The most important element of the consideration of conversions and the development of conversion recommendations is the determination of the Regional Urban Structure which should be appropriately informed by the Local Urban Structures.</p> <p><input type="checkbox"/> COB suggests that the delineation of the MTSAs and any other SGAs should occur in advance of any decisions on the conversion requests to inform the conversion assessment considerations.</p>	
		<p><input type="checkbox"/> For more details please refer to Staff Report PL-28-20 Section 1.4.2 Employment Area Additions</p> <p><input type="checkbox"/> The extent of the area recommended to be added to the Area of Employment may be refined through the approval process for the adopted Official Plan.</p> <p><input type="checkbox"/> Changes in policy at the Provincial level have identified the role for employment lands outside of employment areas to accommodate employment growth.</p> <p><input type="checkbox"/> Some lands still should be considered to be added.</p> <p><input type="checkbox"/> Other lands will, through the approval of the adopted Official Plan, identify the key role of accommodating space for employment.</p> <p><input type="checkbox"/> Staff are supportive of working closely with Regional Staff to identify areas that should continue to be considered for addition to the Employment Area.</p>	
		<p><input type="checkbox"/> Burlington Economic Development suggests that the Region participate in lower tier CIPs to support employment growth. Strategic leverage of key opportunities. Policy sets the framework but can only get us so far; need to also seriously consider broadened Regional incentive programs.</p> <p><input type="checkbox"/> Programs and supportive policies (including within the Rural Area and particularly for the agricultural sector, even though it is not a part of the Employment Area or traditional employment planning)</p> <p><input type="checkbox"/> A broader, region-wide employment strategy would support the connections among policy, economic development and programs.</p> <p><input type="checkbox"/> The policy framework is predominantly focused on the protection of employment area (in order to ensure that the land can accommodate the broadest range of employment uses in supportive contexts). The Region should consider what other strategic objectives and policy requirements should be established to encourage flexibility and</p>	

No.	Source	Submission	Response
		<p>innovation to encourage more investment. In particular, building tools to encourage more employment uses in future growth nodes like MTSAs.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Continue to encourage the Provincial government to ensure more Planning Act tools to support more spaces for jobs throughout the community – zoning with conditions.</li> <li><input type="checkbox"/> Comments from Burlington Economic Development Corporation (BEDC) highlight the need for stronger tools to actually make employment happen. BEDC supports and recommends that innovation is required from a policy to an implementation perspective to support a broad range of mixed uses in key areas, this could even include light industrial uses. This innovation could include incentives, targets for different types of employment uses in mixed use areas, design guidance and partnerships.</li> <li><input type="checkbox"/> Further BEDC, recommends the use of tools such as CIPs and DC exemption for minimum amount of office, to help attract office.</li> </ul> <p>Look to Brampton example where they have used DC exemptions for major office. Consider this for MTSAs.</p> <p><b>13.</b> How can the Regional Official Plan support planning for employment on lands outside Employment Areas, and in particular, within Strategic Growth Areas and on lands that have been converted? What policies tools or approaches can assist with ensuring employment growth and economic activity continues to occur and be planned for within these areas?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> See responses to Question 11</li> <li><input type="checkbox"/> Careful to ensure that office buildings are welcomed into these key growth areas. Particularly while policy makers are evolving their understanding of the impact of the pandemic with respect to the changing realities of work.</li> <li><input type="checkbox"/> Existing office space market may have more vacancy which will impact the case for commercial builders to build new office.</li> <li><input type="checkbox"/> Mixed use buildings which combine office space and residential uses in a condominium format face operational challenges. Is there some way for policy to support this mix of uses and highlight the need to change approaches in terms of the importance of achieving truly mixed and complete communities?</li> <li><input type="checkbox"/> The Regional Official Plan could consider direction to establish a target ratio of people and jobs in Strategic Growth Areas. Research other best practices. The balance among residents and jobs, particularly in new Strategic Growth Areas will be challenging to achieve.</li> <li><input type="checkbox"/> Policy should be written with the awareness that office uses take more time to come online (in one discussion the delay was in the order of 7 – 10 years) - Residential and retail typically come first.</li> <li><input type="checkbox"/> Regional policy could provide guidance for protecting lands for employment within the SGAs. This is not the traditional employment land protection but rather relates to delivering jobs alongside the development of housing in order to achieve the target ratio of residents and jobs.</li> <li><input type="checkbox"/> Property tax exemption – holding lands for employment uses in Strategic Growth Areas may be a necessary incentive to land owners to be patient.</li> <li><input type="checkbox"/> Build policy to require local planning for the development of space for employment in line with the Growth Plan on employment lands and within Strategic Growth Areas.</li> <li><input type="checkbox"/> Consider the development of a Rural/Agricultural Community Improvement Plan or equivalent, or expand CIP funding to support programs at the local level. Ensure that the land use planning policy framework does not unnecessarily restrict the economic viability of the agricultural sector and that efforts to reduce ‘red tape’ across policy implementation processes are continued.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>14.</b> Are there other factors, besides those required by the Growth Plan, Regional Official Plan or Integrated Growth Management Strategy Evaluation Framework that Halton Region should consider when evaluating the appropriate location for potential settlement area expansions?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> There is quite a strict framework already in place between the criteria in the Growth Plan, the Region’s Official Plan as well as the Growth Concepts Evaluation Framework established as part of the IGMS.</li> <li><input type="checkbox"/> Cumulative impact assessment to address the permanent and irreversible loss of prime agricultural lands and the encroachment of non-agricultural uses, supported by comprehensive edge-planning policies that can be implemented as mitigation requirements, though Agricultural Impact Assessments. While it is understood that the PPS and Growth Plan do not require the permanent protection of prime agricultural lands outside of the Greenbelt Area, there are no established quantitative goals as it relates to preserving prime agricultural lands- when is the loss considered “too much”? What is the threshold at which point the impact ceases to be “minor” and development does not proceed? This issue is further exacerbated by the overall lack of baseline data and comparative measures to qualify the meaning of a “viable” agricultural sector that is sensitive to the local context (beyond Census of Agriculture statistics). Consideration should also be given to opportunities for enhancement and restoration of remaining prime agricultural lands as mitigation measures.</li> <li><input type="checkbox"/> The relationship between intensification/avoiding settlement area boundary expansions and protecting the agricultural and natural heritage systems should always be re-iterated as a key priority in discussions evaluating growth scenarios.</li> <li><input type="checkbox"/> What about a retrospective approach to considering expansions over a longer time scale?</li> <li><input type="checkbox"/> How is the Region assessing full life cycle? An example could be the City’s Fiscal Impact Study (2017) prepared by Watson and Associates</li> <li><input type="checkbox"/> Any Settlement Area boundary expansions should be done so properly with an emphasis on the best environmental standards such as climate change adaptation and mitigation, efficient buildings, energy use, etc.</li> <li><input type="checkbox"/> Staff recognize that proposed policy changes to the Growth Plan (through Amendment 1) will have an impact on settlement area expansions given that the proposed growth forecasts represent minimums which could result in more land needed to accommodate future growth.</li> </ul> <p><b>15.</b> What factors are important for the Region to consider in setting a minimum Designated Greenfield Area (DGA) density target for Halton Region as whole, and for each of the Local Municipalities? Should the Region use a higher minimum Designated Greenfield Area density target than the 50 residents and jobs per hectare target in the Growth Plan?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The Region should strive to achieve a higher density target given that the analysis conducted in the preparation of the Growth Scenarios report observed that recent developments in Halton’s newer DGAs significantly exceeds the minimum density target. The Region should continue to build on this success.</li> <li><input type="checkbox"/> Furthermore, recent changes to the Growth Plan resulted in the DGA target applying only to the Community Areas (excluding Employment Areas) with additional exclusions or net outs that are not factored into density target.</li> <li><input type="checkbox"/> Consideration needs to be given on how employment land employment fits in the bigger picture given that these lands are no longer considered in the DGA target.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response	
		<p><b>16.</b> Are there any additional considerations or trends that Halton Region should review in terms of the Regional Urban Structure component of the Regional Official Plan Review?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Pandemic-related trends</li> <li><input type="checkbox"/> Office market trends</li> <li><input type="checkbox"/> Transportation and Transit ridership trends impacted by the Covid pandemic.</li> <li><input type="checkbox"/> Working with the Local Municipalities on the Local Frequent Transit Networks.</li> <li><input type="checkbox"/> The Region should clarify any intent to shift into the Region as a transit operator</li> <li><input type="checkbox"/> Consider update to ROP through a series of amendments, rather than with one large amendment. Proceed first with MTSA delineation, followed by the Employment Area to enable the lower tier municipalities to move forward with implementing area specific planning work at the local level.</li> <li><input type="checkbox"/> Fight against planning by numbers - use numbers where you need it and rely on policies otherwise.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p><b>Appendix C:</b> Proposed Technical Revisions to Halton's Employment Areas – A. Proposed Revisions to the Employment Areas in Burlington</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review comments previously provided to the Region on the proposed changes.</li> </ul>	
		<p><b>17.</b> The introduction of new sensitive land uses within or adjacent to Employment Areas could disrupt employment lands being used for a full range of business and/or industrial purposes. Are there other land use compatibility considerations that are important when considering where employment conversions should take place to protect existing and planned industry?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Land Use Compatibility is an important consideration. Given that the City is nearing build out issues of sensitive uses and employment uses are becoming more prevalent</li> <li><input type="checkbox"/> Transportation issues and connections to major goods moving routes</li> <li><input type="checkbox"/> Growth Plan policies already establish this important principle in developing policy related to employment areas within settlement areas (2.2.5.7)</li> <li><input type="checkbox"/> "Prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;"</li> <li><input type="checkbox"/> BEDC has highlighted the role of other levels of government that have legislation that we look to for guidance.</li> </ul>	
		<p><b>18.</b> Having appropriate separation distances between employment uses and sensitive land uses (residential, etc.) is important for ensuring land use compatibility. What should be considered when determining an appropriate separation distance?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The Region has a very good set of Land Use Compatibility Guidelines that assist in determining appropriate separation distances. There is always a need for that assessment to take place in the context of the specific uses in discussion.</li> </ul>	
		<p><b>Natural Heritage</b></p>		
		<p><b>1.</b> As required by the Growth Plan, the new Natural Heritage System for the Growth Plan mapping and policies must be incorporated into the Regional Official Plan. Based on options outlined in Section 3.3, what is the best approach in incorporating the NHSGP into the ROP?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Option 2 seems most favourable- create a single constraint overlay, designate mapped key natural heritage features separately and distinguish any nuanced differences in permissions etc. through both policy and more detailed mapping shown in additional schedules.</li> </ul>	
		<p><b>2.</b> RNHS policies were last updated through ROPA 38. Are the current</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Consider stronger policy options to implement objectives relating to enhancement and restoration</li> </ul>	

No.	Source	Submission	Response	
		<p>goals and objectives for the RNHS policies still relevant/appropriate? How can the ROP be revised further to address these goals and objectives?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Contemplate nuances between urban/rural, greenfield/developed in terms of RNHS goals and objectives and implementing policies (i.e. impacts to study scope and requirements for EIAs, subwatershed studies etc., impacts to buffer requirements)</li> <li><input type="checkbox"/> Consider enhanced recognition of ecosystem services/natural assets provided by the RNHS and climate change mitigation/adaptation</li> <li><input type="checkbox"/> Consider the relationship between cultural heritage landscape objectives and RNHS</li> <li><input type="checkbox"/> "Preserve the aesthetic character of natural features...", consider incorporating language to reiterate the importance of ecologic/hydrologic function, in addition to aesthetics (which should be secondary)</li> <li><input type="checkbox"/> Consider means to avoid the impact of buffers evolving over time (e.g. lack of disturbance enabling successional growth) and eventually being integrated into a key feature and triggering the application of a new buffer. This is of particular concern in areas where detailed studies have not been conducted on the ground and boundaries are applied based on aerial imagery. How can buffer boundaries be clearly documented and maintained over time?</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p><b>3.</b> Based on the discussion in Section 4.2, to ease the implementation of buffers and vegetation protection zones, should the Region include more detailed policies describing minimum standards?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> See response to question 2 re: nuances between urban/rural, greenfield/developed (e.g. requiring a ROPA might be too extensive in some circumstances but would be required frequently if stringent numbers were included in ROP)</li> <li><input type="checkbox"/> Prefer to enhance Regional buffer framework rather than incorporating minimum standards into ROP- might end up being too difficult to reach consensus on a buffer that is on the more extensive side. Include a policy in the ROP to enact the framework, rather than incorporating a minimum through policy.</li> <li><input type="checkbox"/> Could also develop policy that simply references the standard buffer (e.g. starts at 30m in x scenario) and will be refined through appropriate study at the time of application.</li> <li><input type="checkbox"/> Supportive of incorporating VPZ requirements as outlined in provincial plans</li> </ul>	
		<p><b>4.</b> Given the policy direction provided by the PPS and Provincial plans, how should policy and mapping address the relationship between natural heritage protection and agriculture outside of the Urban Area or the Natural Heritage System? Options are provided in Section 5.3.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Supportive of Option 2: mutually exclusive designations for Prime Agriculture and Key Natural Heritage Features, with remaining NHS shown as constraint overlay</li> <li><input type="checkbox"/> Preference is to avoid scenarios where an underlying designation permits a set of uses that are almost entirely prohibited by an overlay. Reasonable constraints are expected in an overlay but near complete prohibitions make implementation challenging and can be confusing for applicants</li> <li><input type="checkbox"/> Careful consideration must be given to the mapping of key natural features that do not prohibit agriculture (earth science ANSIs), to avoid unintended restrictions</li> <li><input type="checkbox"/> The process for refining mapping that was not determined based on an on-the-ground study or in-field observations should be clear and transparent for landowners</li> <li><input type="checkbox"/> Consideration should be given to mapping/policy approaches in the rural vs. urban area, as there are unique factors in each area that make it difficult to apply a singular approach</li> </ul>	
		<p><b>5.</b> The Greenbelt Plan 2017 and Growth Plan 2019 require municipalities to identify Water Resource Systems (WRS) in Official Plans. Based on the two (2) options provided in Section 6.3, how should the WRS be incorporated into the ROP?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The City is supportive of Option 1, where RNHS and WRS are combined to the extent possible (i.e. where they overlap), with policies to distinguish slight differences between Key NH Features vs Key Hydrologic Features, and Key Hydrologic Areas mapped separately</li> <li><input type="checkbox"/> Need to coordinate w/ other municipalities and conservation authorities within the same watersheds re: WRS mapping and policy implementation</li> </ul>	

No.	Source	Submission	Response
		<p><b>6.</b> Preserving natural heritage remains a key component of Halton’s planning vision. Should Halton Region develop a Natural Heritage Strategy and what should be included in such a strategy?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The City is generally supportive of this concept</li> <li><input type="checkbox"/> Identify critical areas for enhancement and securement efforts within the Region, with concrete/specific recommendations for actions and appropriate funding mechanisms</li> <li><input type="checkbox"/> Opportunities for collaboration with NEC to better achieve the objectives of the world biosphere reserve in partnership with landowners</li> <li><input type="checkbox"/> Explore opportunities to partner with other groups/agencies etc.</li> <li><input type="checkbox"/> Recognize the contributions of rural land owners to preserving and enhancing natural heritage and their continued vital role in stewardship, rather than attributing the majority of the success of the NHS only to restrictive land use policies (which may actually discourage stewardship in some circumstances). Work with land owners to understand what will motivate them to participate as partners in additional stewardship programs and opportunities.</li> <li><input type="checkbox"/> Support farmers in adopting practices and technologies for soil restoration/improvement through re-generative agriculture and explore opportunities to provide compensation for the ecosystem services provided for the greater public benefit (similar to programs such as Alternative Land Use Services) <ul style="list-style-type: none"> <li>o See “Building Natural Capital (Forests and Agriculture)” section of Corporate Knights 2020 Report: Building Back Better with a Bold Green Recovery</li> <li>o This comment also applies to climate change mitigation and adaptation measures, should there be consideration of Regional strategy or action plan</li> </ul> </li> </ul> <p><b>7.</b> Should the ROP incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System?</p> <p>The City is generally supportive of recognizing the importance of the Cootes to Escarpment EcoPark System but cautions careful consideration (involving program partners, including private land owners) of any approach that would embed components on the strategy/management plans directly in Official Plan policy. Thus far, the Cootes to Escarpment EcoPark System has been successfully developed as a voluntary partnership, which could be impacted by formal inclusion in the Regional Official Plan.</p> <p><b>8.</b> The Regional Official Plan is required to conform to applicable Source Protection Plans and must be updated through this ROPR process. What is the best approach to address Drinking Water Source Protection policies and mapping?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Supportive of incorporating SPP mapping in ROP, include more generalized policy to reference schedule that will indicate which SPP plan applies to a given area and then refer to that plan for detailed policies</li> </ul> <p><b>9.</b> The ROP is required to conform to the updated Natural Hazard policies in the PPS. What is the best approach to incorporate Natural Hazard policies and mapping?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Supportive of Option 3</li> <li><input type="checkbox"/> If RNHS contains floodplains, there should be policies to distinguish where the floodplain has actual ecological value/merit that warrants its inclusion in NHS mapping. Separate mapping should also be available to clearly distinguish where natural hazards exist.</li> </ul> <p><b>10.</b> How can Halton Region best support the protection and enhancement of significant woodlands, through land use policy?</p> <p>Natural Heritage Strategy presents an opportunity to hone in on partnership opportunities to better support landowner stewardship and reflect the greater public benefit that is achieved by individual landowners maintaining these features</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> See response to question 2 for ecological function over aesthetic value, and also in relation to enhancement and restoration</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission		Response
		<p>11. Are there any additional considerations or trends the Halton Region should review in terms of the Natural Heritage component of the ROP?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Develop a policy to enable more frequent updates to RNHS mapping (i.e. outside of MCRs)</li> <li><input type="checkbox"/> Review the definition of 'development' in the context of triggering various study requirements, such as EIAs, to clarify applicability to various scenarios. The Agricultural community has expressed concerns with study requirements in situations where no planning act application is required- is there a way to provide additional clarity around this issue?</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p><b>Rural &amp; Agricultural System</b></p>		
		<p><b>1. Mapping options</b>  A. Should the updated ROP designate prime agricultural areas with a separate and unique land use designation?  B. Are there any additional pros and cons that could be identified for any of the options?  C. Do you have a preferred mapping option? If so, why?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> See answer to NHS discussion paper questions 1 and 4</li> <li><input type="checkbox"/> Previous direction from Regional Council with respect to the designation of prime agricultural areas should also be noted and considered.</li> </ul>	
		<p><b>2. Agriculture-related uses</b>  A. Should the ROP permit the agriculture-related uses as outlined in the Guideline on Permitted Uses in Ontario's Prime Agricultural Areas in its entirety?  B. What additional conditions or restrictions should be required for any agriculture-related uses?  C. Should some uses only be permitted in the Rural Area as opposed to Prime Agricultural Lands?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> A. B. Provincial guidelines should be encouraged as the common basis/minimum requirement with flexibility for municipalities to refine policies to suit local context</li> <li><input type="checkbox"/> ROP should simply state that these uses shall be permitted and direct local municipalities to implement policies in their OP in a manner that should be consistent with the Provincial guidelines. Regional guidelines for on-farm businesses should be discontinued.</li> <li><input type="checkbox"/> Consideration should be given as to how agriculture-related uses will be implemented for agricultural operations that are considered an <i>existing use</i>- additional restrictions should not apply and these uses should be permitted as long as they meet existing use policy requirements (i.e. expansion/intensification of an existing use), while recognizing that agricultural operations change and evolve constantly over time and must have the flexibility to do so to remain viable.</li> <li><input type="checkbox"/> C. No- this wouldn't be consistent with Provincial policy</li> </ul>	
		<p><b>3. On-farm diversified uses</b>  A. Should the ROP permit on-farm diversified uses as outlined in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas in its entirety?  B. What additional conditions or restrictions should be required for any on-farm diversified uses?  C. The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas limit on-farm diversified uses to no more than 2 percent of the farm property on which the uses are located to a maximum of 1 ha. As</p>	<p>Provincial guidelines should be encouraged as the common basis/minimum requirement with flexibility for municipalities to refine policies to suit local context</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> ROP should simply state that these uses shall be permitted and direct local municipalities to implement policies in their OP in a manner that should be consistent with the Provincial guidelines. Regional guidelines for on-farm businesses should be discontinued.</li> <li><input type="checkbox"/> Consideration should be given as to how on-farm diversified uses will be implemented for agricultural operations that are considered an <i>existing use</i>- additional restrictions should not apply and these uses should be permitted as long as they meet existing use policy requirements (i.e. expansion/intensification of an existing use), while recognizing that agricultural operations change and evolve constantly over time and must have the flexibility to do so to remain viable.</li> </ul>	

No.	Source	Submission	Response
		<p>well, the gross floor area of buildings used for on-farm diversified uses is limited (e.g. 20 percent of the 2 percent). Are these the appropriate size limitations for Halton farms?</p> <p><b>4. To what extent should the updated ROP permit cemeteries in:</b>  A) Urban areas  B) Rural areas  C) Prime agricultural areas  Explain the criteria e.g. factors that are important to you, that should be considered when evaluating cemetery applications for each?</p> <p><b>5. Do the AIA policy requirements in the ROP sufficiently protect agricultural operations in the Prime Agricultural Area and Rural Area? If not, what additional requirements do you think are needed?</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p>well, the gross floor area of buildings used for on-farm diversified uses is limited (e.g. 20 percent of the 2 percent). Are these the appropriate size limitations for Halton farms?</p>	
		<p><b>4. To what extent should the updated ROP permit cemeteries in:</b>  A) Urban areas  B) Rural areas  C) Prime agricultural areas  Explain the criteria e.g. factors that are important to you, that should be considered when evaluating cemetery applications for each?</p>	
		<p><b>5. Do the AIA policy requirements in the ROP sufficiently protect agricultural operations in the Prime Agricultural Area and Rural Area? If not, what additional requirements do you think are needed?</b></p>	



No.	Source	Submission	Response
		<p><input type="checkbox"/> Given the severely limited supply of prime agricultural lands and the numerous constraints to near-urban agriculture, a lack of agricultural infrastructure should not be weighted so heavily as justification for the removal of prime agricultural lands on the basis that 'investment is low' and the impacts are 'minor'. Over the long-term and on a cumulative basis, the impacts of continuous removal of PA lands will not be minor. Both cumulative effects and the temporal scale of impacts should be factored into AIAs.</p> <p><input type="checkbox"/> Could a funding program be developed utilizing funds secured through mitigation requirements based on Agricultural Impact Assessments? I.e. where prime agricultural lands are permanently taken out of production, could project proponents be required to contribute to a fund for restoration and enhancement of prime agricultural lands to mitigate the impacts of the loss? Similar to how a tree removal by-law works, to ensure continued improvement of forest cover over time.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p><b>6.</b> Should the requirements for an AIA be included in any other new or existing ROP policies?</p> <p><input type="checkbox"/> The City does not have any recommendations at this time and instead recommends developing a means to assess/measure the effectiveness of AIAs as it relates to protecting the agricultural system and to complement the recommendations provided in the City's response to question 5.</p> <p><input type="checkbox"/> If the impacts are not being assessed against any meaningful baseline data or established goals/targets in relation to agricultural viability, their effectiveness is limited. For example, how many AIAs have been undertaken in Halton Region since ROPA 38? Did any applications fail to proceed as a result of an AIA? What sort of mitigation measures were required? How many hectares of agricultural land were preserved as a result of an AIA? How many hectares of agricultural land were lost despite an AIA? What are the Region's quantitative and qualitative goals for preserving agricultural lands, and what is threshold at which impacts cease to be 'minor'? How will we avoid continuous encroachment/fragmentation due to the incremental introduction of non-agricultural uses?</p> <p><input type="checkbox"/> Review the definition of 'development' in the context of triggering various study requirements, such as AIAs, to clarify applicability to various scenarios. The Agricultural community has expressed concerns with study requirements in situations where no Planning Act application is required- is there a way to provide additional clarity around this issue?</p>	
		<p><b>7.</b> Should special needs housing be permitted outside of urban areas and under what conditions?</p> <p><input type="checkbox"/> Staff are generally supportive of special needs housing outside of the urban area where residential uses are permitted (in accordance with provincial policy) provided that health, safety and other reasonable planning standards are met (i.e. adequacy of servicing, provision of parking, etc.).</p> <p><input type="checkbox"/> Discussion should address the distinction between special needs housing as a residential use versus an institutional use, and distinguish what is appropriate between rural areas, rural settlement areas and prime agricultural areas.</p>	
		<p><b>8.</b> Are there any additional considerations or trends that Halton Region should review in terms of the Rural and Agricultural System component of the ROP?</p> <p><input type="checkbox"/> Agricultural policies should clarify the Region's objectives by providing a clearer explanation of agricultural viability and how it is measured. If the Region includes lot size as a factor in assessing applications in the agricultural area, guidance should be provided around how this is to be evaluated (qualitatively- the City is not recommending that a prescriptive number be introduced), while also acknowledging the unique conditions of near-urban agriculture.</p> <p><input type="checkbox"/> Policies should clarify the concept of taking agricultural land 'out of production' to aid in policy implementation. Not all agriculture is soil based and agricultural operations should not be penalized for constructing agricultural buildings/structures or taking</p>	

No.	Source	Submission	Response			
		<p>advantage of agriculture related and on-farm diversified use permissions, as they are a component of agricultural production and the overall agri-food network.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Careful consideration is required in terms of the full implementation of these policies through related policies and processes (e.g. zoning, site plan control, development charges, taxation, business licensing etc.)</li> <li><input type="checkbox"/> Language around a 'thriving' agricultural sector should be adjusted to avoid creating a potentially un-founded sense of viability in the agricultural area that may encourage complacency (e.g. not going beyond meeting basic policy conformity requirements). The agricultural system is characterized in a manner that is similar to the natural heritage system, yet the impact of policy implementation is not the same.</li> <li><input type="checkbox"/> The three maps demonstrating the chronological evolution of the NHS paint a positive picture (though supplementation with data on the level of ecological function/integrity is desirable) yet a similar map for the agricultural system would likely to show a system in perpetual incremental decline. The majority (though not all) of statistics from the Census of Agriculture are also likely to show a general downward trend with no true cap on the loss of agricultural lands due to the lack of permanent protection and overall lack of investment in economic development.</li> <li><input type="checkbox"/> Additional comparative analysis is also desired, i.e. Burlington may have a relatively higher average Gross Farm Receipt value than some other municipalities, but it does not indicate a positive trend if all of the municipalities within the sample have below average Gross Farm Receipts. Another statistic of concern is the average age of farm operators- while the number of farms and hectares of land in production may have somewhat stabilized over time, there is risk of a significant and sharp decline as a vast cohort of farmers reach retirement age in coming years, without succession planning in place to maintain continuity and with land values that prevent transference of ownership to a new generation of farmers. This is further impacted by the impacts of a changing climate and its potential to drastically affect the agricultural sector.</li> <li><input type="checkbox"/> For these reasons, evaluation must also consider and measure against potential future trends, rather than only focusing on past and current information. This would enable goal/target setting that would more accurately reflect the true state of the agricultural system and the impact of policies and would support consistent and transparent decision-making.</li> <li><input type="checkbox"/> This type of comparison requires a great deal of additional context-specific supplementary data to be considered truly meaningful. The protections established in policy are a necessary and positive first step and have certainly enabled the agricultural system to 'survive', but the current ROPR presents an opportunity to build on these protections and develop a more contemporary and adaptive approach that enables the agricultural system to 'thrive'.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>			
		<p><b>North Aldershot</b></p>				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"> <p><b>1.</b> Given the environmental and other provincial policy constraints, what are appropriate future land uses that should be permitted in the North Aldershot area?</p> </td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li><input type="checkbox"/> Rural uses in keeping with provincial policies, e.g. cemeteries, recreational uses, agricultural/agriculture related/on-farm diversified uses etc., while recognizing unique existing permissions (e.g. minutes of settlement)</li> </ul> </td> </tr> <tr> <td style="padding: 5px;"> <p><b>2.</b> Are there any additional considerations or trends that Halton Region should review in terms of the</p> </td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li><input type="checkbox"/> Long-term viability of inter-municipal servicing agreements (e.g. Bridgeview)</li> <li><input type="checkbox"/> Review previous reports/discussions re: Waterdown Rd/Hwy 403 interchange</li> <li><input type="checkbox"/> Aggregates could be considered</li> </ul> </td> </tr> </table>		<p><b>1.</b> Given the environmental and other provincial policy constraints, what are appropriate future land uses that should be permitted in the North Aldershot area?</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Rural uses in keeping with provincial policies, e.g. cemeteries, recreational uses, agricultural/agriculture related/on-farm diversified uses etc., while recognizing unique existing permissions (e.g. minutes of settlement)</li> </ul>	<p><b>2.</b> Are there any additional considerations or trends that Halton Region should review in terms of the</p>
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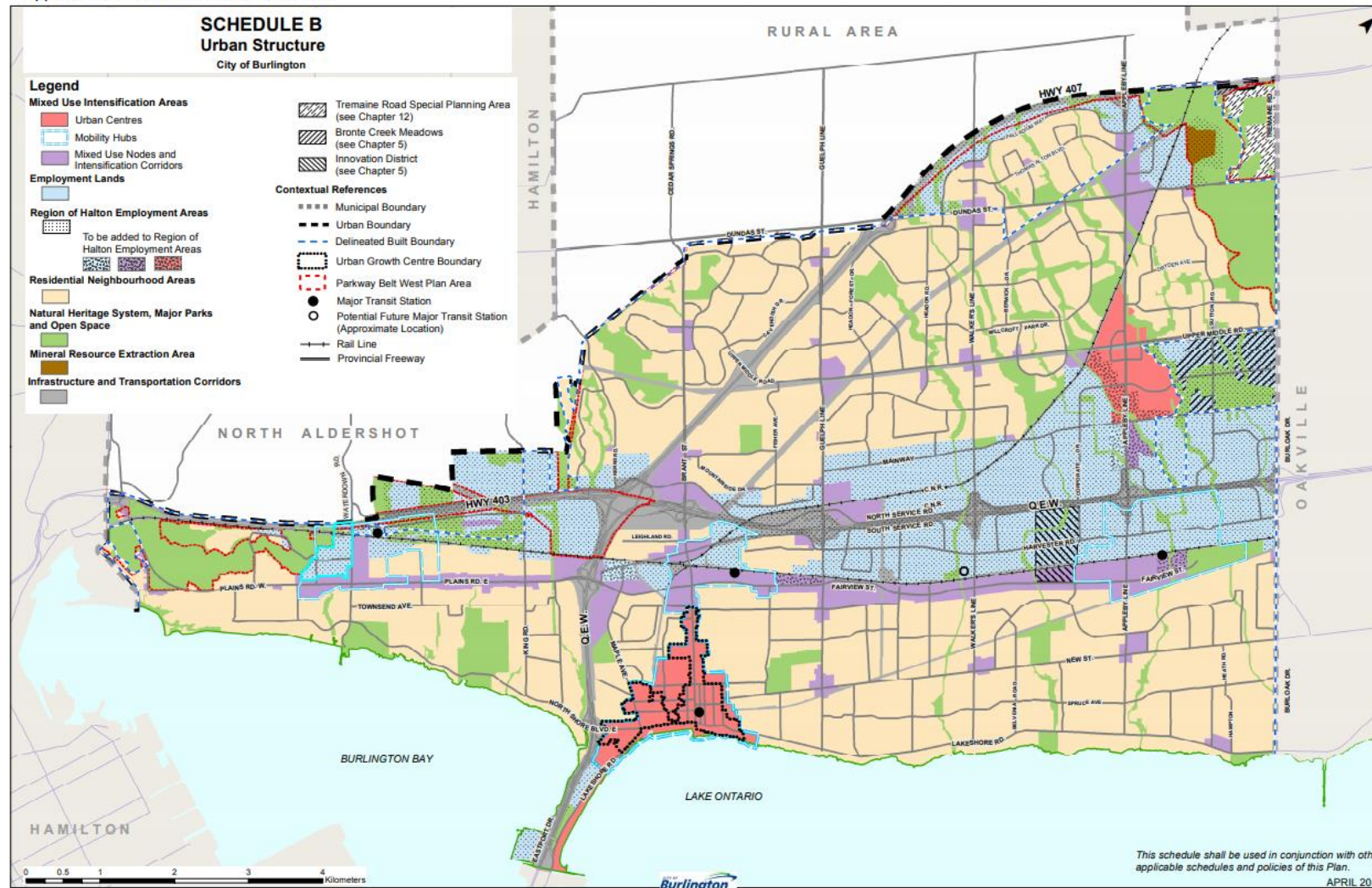
No.	Source	Submission	Response
		<p>North Aldershot area review of the ROP?</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
		<p><b>Climate Change</b></p> <p><b>1. Have you felt the impacts of climate change on your community? What impacts are of most concern to you in the next 20 years?</b></p> <p>Future impacts of concern include warmer, wetter and wilder weather which result in:</p> <ul style="list-style-type: none"> <li>o increase in the number and length of heat waves and extreme heat events;</li> <li>o more frequent intense storms (precipitation) leading to localized flooding;</li> <li>o Lake Ontario ice free season extended causing shoreline damage;</li> <li>o increased wind gust events;</li> <li>o increased number and range of invasive species due to warmer weather impacting both humans (West Nile Virus, Lyme Disease, etc.) and the natural environment (Emerald Ash Borer, etc.).</li> <li>o cross-cutting impacts along shoreline of Lake Ontario and Burlington Bay. Examples of warmer, wetter and wilder weather include: Dec 2013: Ice storm Aug 2014: Flooding High Lake Ontario levels in 2017, 2019 and early 2020</li> </ul>	
		<p><b>2. How do you think the Regional Official Plan can help Halton respond to climate change? What mitigation and adaptation actions would you like to see embedded in the ROP?</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Focus on natural heritage enhancement, valuing ecosystem services, green infrastructure for example urban forestry, stormwater, parks and open space, agriculture and urban agriculture, and green roofs and walls.</li> <li><input type="checkbox"/> Move away from “balancing all modes” and instead prioritize transit and active transportation. Avoid road widenings for the sole purpose of accommodating single occupancy vehicles.</li> <li><input type="checkbox"/> Address impacts of increased populations in urban areas including urban heat island (UHI) effect for example more paving means more heat which will intensify with climate change. <ul style="list-style-type: none"> <li>o Reduce UHI though green roofs (multiple benefits), more trees (with space to mature) and natural/native landscaping with increased consideration for xeriscaping where appropriate to account for decreased rain and more heat in summer, ‘green’ features throughout urban area.</li> <li>o Green infrastructure and also help to reduce impacts of more intense and frequent rain events.</li> </ul> </li> <li><input type="checkbox"/> Address equity and access to greenspace</li> <li><input type="checkbox"/> Implement green building guidelines to incorporate the above (for mitigation and adaptation)</li> <li><input type="checkbox"/> Encourage passive building design</li> <li><input type="checkbox"/> Discourage over use of glass in building design as it is inefficient energy wise, does not allow one to ‘shelter in place’ in case of emergency situation including power outages as the unit will be too hot or too cold in extreme weather events. Also creates waste generation in a few years as glass will have to be replaced.</li> <li><input type="checkbox"/> Build infrastructure for future climate change scenarios (increased intense rain events and heat) not present or past.</li> <li><input type="checkbox"/> Encourage urban gardening and local food policies</li> </ul> <p>Promoting electric vehicle infrastructure for new and emerging sustainable modes of transportation such as e-scooters and e-bikes.</p>	
		<p><b>3. Halton’s population is forecast to grow to one million people and accommodate 470,000 jobs by 2041.</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Establishing an urban structure to focus growth in strategic areas and create complete communities is supported</li> </ul>	

No.	Source	Submission	Response
		<p>What do you think about policies to plan for climate change through more compact urban form and complete communities? In your opinion, are we growing in the right direction?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> More compact complete communities if planned well will encourage active and sustainable forms of transportation. They will also help to support district energy projects.</li> <li><input type="checkbox"/> While we need to ensure we plan for more efficient, compact communities to reduce GHGs, we also need to ensure these communities are built to our future climate conditions.</li> <li><input type="checkbox"/> Reverse trend in closing local schools and moving towards 'mega schools' as this discourages kids to walk/bike to school.</li> <li><input type="checkbox"/> More comments may be provided pending outcomes of IGMS work</li> </ul> <p><b>4.</b> What do you think the Region should be doing to help you reduce your GHG emissions? For example, if you typically commute by car to work or school every day, what would make you consider taking transit, biking, walking?</p> <ul style="list-style-type: none"> <li>Regional support for local municipal priority transit corridors/grid network for example better alignment between local municipal transit priorities and Regional investment. Same goes for local growth priorities, supporting local urban structure etc.</li> <li><input type="checkbox"/> Inter-municipal alignment/seamless service integration</li> <li><input type="checkbox"/> More flexibility with respect to context-sensitive design of Regional roads, particularly through rural areas and 'main street' areas of downtowns etc.</li> <li><input type="checkbox"/> Promote job growth in alignment with transit corridors.</li> <li><input type="checkbox"/> Consider implications on current working from home situation and potential future impacts. For example, supporting co-working spaces in condo buildings.</li> <li><input type="checkbox"/> Need safe routes to cycle (protected lanes); wide sidewalks for walking; safe crossing points for pedestrians and cyclists across major roadways and highways. Infrastructure provision for scooters and e-bikes should be provided in road allowances and not addressed in parks and trails to avoid conflict of use.</li> <li><input type="checkbox"/> Support for EV charging stations; ensuring new and retrofit buildings have infrastructure for EV charging station.</li> <li><input type="checkbox"/> Plan for future car sharing opportunities.</li> <li><input type="checkbox"/> Consider first and last mile opportunities.</li> <li><input type="checkbox"/> Consider implications of automated vehicles as this could lead to an increase in vehicles on the road and an increase in emissions.</li> </ul> <p><b>5.</b> Do you think the Region should encourage and support local renewable energy sources? If so, what should be considered?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Supportive in principle subject to appropriate study and context of individual projects</li> <li><input type="checkbox"/> Renewable energy implementation is important to offset plans to decarbonize buildings (reducing the use of fossil fuels).</li> <li><input type="checkbox"/> Limit restrictions for solar installations.</li> <li><input type="checkbox"/> Incorporate into sustainable building policies.</li> <li><input type="checkbox"/> Show policy leadership with Regional facilities</li> </ul> <p><b>6.</b> Can you provide examples of opportunities to address climate change as it relates to agriculture that you would like to see in Halton?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure local municipalities have the ability to decide what is appropriate for their communities</li> </ul> <p><b>7.</b> Are there any additional opportunities to address climate change related to the Agricultural System?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Support agricultural community in on-farm diversification to increase resiliency to the impacts of a changing climate</li> </ul> <p><b>8.</b> According to the PPS, 2020, planning authorities are required to consider the potential impacts of climate change in increasing risks associated with natural hazards (e.g. fires and floods).</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Check in with Conservation Halton etc. Consider current and potential flood zones and prevent building in these zones. Ensure adequate setbacks for properties.</li> <li><input type="checkbox"/> Will the Region be consulting with MNRF with respect to assessing wildland fire risk?</li> <li><input type="checkbox"/> Increase use of green infrastructure to deal with water onsite, such as green roofs, permeable pavers and tree pits. This also contributes to reducing flow and improving water quality.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>How can ROP policies be enhanced to address climate change impacts on natural hazards?</p> <p>9. Are there additional measures the ROP should include to improve air quality?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> See comments re: transportation for questions 2 and 4</li> <li><input type="checkbox"/> Measures to reduce idling should be uniform and enforceable idling bylaws should be introduced across Region</li> <li><input type="checkbox"/> Ensure existing greenspaces protected and increased where possible especially in urban centres</li> <li><input type="checkbox"/> Maintain and enhance survivability of urban trees</li> <li><input type="checkbox"/> Ensure adequate plans for tree planting and landscaping with all developments particularly in urban centres to help mitigate UHI effect</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

**Appendix B - Schedule B: Urban Structure**

Appendix B - Schedule B: Urban Structure



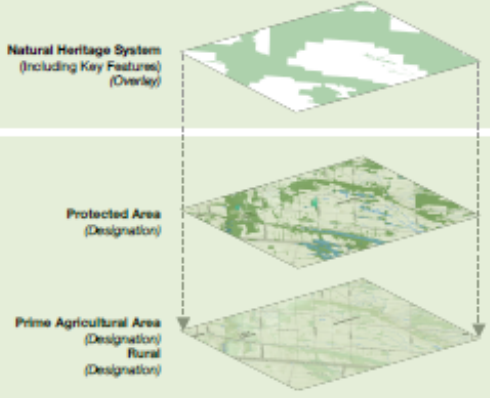

No.	Source	Submission	Response
		<p>Appendix C to PL-28-20</p> <p><b>HALTON REGIONAL OFFICIAL PLAN REVIEW BURLINGTON AGRICULTURAL AND RURAL AFFAIRS ADVISORY COMMITTEE FEEDBACK</b></p> <p>WHEREAS, City staff will be engaging with Halton Region throughout the Regional Official Plan Review process, and communication and collaboration with the agricultural community at the earliest stages of policy development will be critical in ensuring sensitivity to local context;</p> <p>NOW THEREFORE BE IT RESOLVED THAT the Burlington Agricultural and Rural Affairs Advisory Committee (BARAAC) requests that Council direct staff to consider the following general recommendations throughout the City's participation in the Regional Official Plan Review process:</p> <ul style="list-style-type: none"> <li>• Policies should be streamlined across the City, Region, Province and Conservation Authorities through consistent language and avoidance of unnecessary duplication. Mapping should be ground-truthed, clearly delineated, consistent across all agencies, and accessible to landowners, with clear corresponding policies to convey the implementation priority of the various designations and overlays, particularly in relation to Prime Agricultural Areas and the Natural Heritage System.</li> <li>• Permitted uses should default to the most permissive applicable Provincial policies and, where more restrictive policies are proposed, a comprehensive study and public engagement process should be undertaken to provide appropriate planning justification and documentation of policy intent.</li> <li>• Notice to landowners for proposed Official Plan mapping changes should be on an individual basis. Notices should be robust and direct (e.g. direct mail), as local print media is often not available to rural residents. Notices should be accompanied by a plain language explanation of why the changes are occurring and which data are informing the updates. The process for ground-truthing schematic mapping that represents a policy framework, rather than data verified at the site level, should be explained (i.e. refinement of Natural Heritage System or Regulated Area mapping).</li> </ul> <p>WHEREAS, City staff will be submitting a formal response to the five Regional Official Plan Review discussion papers released on July 15, 2020 for a 75-day consultation period, and has engaged with BARAAC to provide feedback in relation to the 'Rural and Agricultural System' and 'Natural Heritage' papers;</p> <p>NOW THEREFORE BE IT RESOLVED THAT BARAAC requests that also Council direct staff to consider the following detailed recommendations throughout the City's participation in the Regional Official Plan Review process, in addition to the general recommendations provided above, and that these recommendations be circulated to Halton Region as part of the City's submission:</p> <p><b>ROPA 38 REVIEW</b></p> <p>At a minimum, some review of the ROP performance relative to desired outcome should be undertaken before amendment policies are suggested i.e. a review of policy in terms of achieving positive outcomes for agriculture as compared to just creating policy that meets planning requirements Other review goals should include: making the amended ROP clearer and more easily interpreted, reducing policy duplication, and to review municipal <i>implementation</i>. Another useful review area would be what policies motivates land stewardship?</p> <p>The current discussion paper does not appear to have considered policy implementation issues, or review on the ground or user impacts of policy options. It also does not recognize or reference the 2019 Regional Council Motion on ROP Designation of Agricultural land.</p> <p>A conformity exercise vis-a-vis Provincial Policy should not be the focus of the review but should rather be seen as secondary to achieving desired Agricultural and Rural outcomes.</p> <p>The ROPA 38 "Agricultural System" was developed through the OMB process without appropriate public consultation. The PPS 2020 now clearly defines the <b>Agricultural System</b> as "A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:</p> <p>a) An agricultural land base comprised of <i>prime agricultural areas</i>, including <i>specialty crop areas</i>, and <i>rural lands</i> that together create a continuous productive land base for agriculture; and</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>b) An <i>agri-food network</i> which includes <i>infrastructure</i>, services, and assets important to the viability of the agri-food sector.”            What does “Consideration should be given to adding a “made in Halton” definition mean? What is wrong with this definition that needs to be addressed?</p> <p><b>TIMELINE &amp; PUBLIC CONSULATION PROCESS</b>            The timeline is not adequate to accommodate a complete review and communicate the issues back to the Region with time to resolve them before decisions are made; particularly given that BARAAC would need to review <b>4</b> separate discussion papers in order to understand all the policy impacts in Rural Burlington.            There is no outlined opportunity for consultation between discussion paper and drafting of ROPA wording. As we learned in ROPA 38, 75 days for review of policy wording is not enough for Regional Council to have detailed understanding of policy issues before voting.            It is not clear how discussion paper will lead to phase 3 and what, if any, role our input will have.            A 161 Page Technical Background report is linked to the Discussion Paper through the Region’s website. It was created in April 2019, but it is the first time BARAAC has seen this report.            Page 34 and 35 of the discussion paper include incomprehensible mapping including up to 37 “Areas for discussion” and “Areas for Discussion - Candidate areas”. There is no reference as to what is being discussed.            The HRFA has previously submitted a paper on a review of ROPA 38 process and suggested improvements. No changes appear to have been made.            The Halton Agricultural Advisory Committee was not involved in the review process or discussion paper. Given that this is supposed to be Regional Staff’s review and recommendation body for Agricultural policy in Halton, why not?</p> <p><b>PRIME AGRICULTURAL AREAS &amp; NHS</b>            There are multiple places in this report and in the Region’s communications where Agricultural and Rural areas are presented as separate from the Region’s NHS. It is, for example, impossible for the “outcomes of the two topic areas” to have “close alignment” as their goals are primarily divergent. Recognition that the NHS is a constraint layer that restricts many Agricultural and Rural uses and makes public assets out of private land is fundamental in advancing a genuine planning discussion. Further, there should be recognition that it is landowners who have improved NH over time and not Halton’s more rigorous mapping and policy. In fact, BARAAC would posit that it is likely that increased NH regulation is now and will continue to discourage landowners from enhancing NH. Finally, it is impossible to review and comment on the Rural and Agricultural discussion paper’s goals to “support” Agriculture separate from the “constraint layer” presented in an entirely different document.            Regional Council (Report No. LPS45-18) directed staff to “Provide for the agricultural system as a land use designation”, and for “the natural heritage system as an overlay”. However, the first discussion question is “Should the updated ROP designate prime agricultural areas with a separate and unique land use designation?”.</p> <p>The Province has allowed the fragmentation of Prime Agricultural Mapping by Key features (from the discussion paper: “<i>In discussions with the Province, it was agreed that Key Natural Heritage Features of the NHS may be designated.</i>” The appropriate planning question is, should the ROP designate Key features. Given that not all the Key features should exclude agriculture (i.e. Earth Science ANSIs) and that not all the key features are accurately mapped (and further, that some may change over time).  <b>BARAAC recommends NOT designating Key Features.</b></p> <p>Requirements to protect key features of the Natural Heritage System based on the “no negative impact” principle should be implemented in a manner that better mitigates negative impacts to agricultural viability (i.e. land use constraints). Stewardship should be encouraged through additional measures that appropriately recognize the public benefits provided through on-farm protection and enhancement of the Natural Heritage System.</p> <p>Environmental Impact Assessment (EIA) requirements and guidelines for agricultural uses should be clarified in relation to Provincial policies. Examples/case studies of the types of issues being addressed through EIA requirements would clarify the intent and applicability of Regional policies. A cost/benefit analysis of implementation requirements for the Region, local municipalities and project proponents, is also recommended.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>MAPPING OF PRIME AGRICULTURAL AREAS</b>  The mapping section is confusing and it is not clear if it is being discussed for change or if the changes are to be discussed. A footnote refers to DBH Soil Services Inc being retained to assist in mapping review, but there does not seem to be reference to their actual report.  Are the candidate areas still to be reviewed?  From the discussion paper <i>“Rationale is required by the Province for any particular area (prime) identified that is not brought into Regional mapping.”</i> Where is this rationale?  One of the most urgent needs in this update is a granular understanding of how policies will be implemented ON THE GROUND. If the Region truly wants meaningful feedback, the public needs to be able to locate and delineate areas on properties. With all the Additional Resources provided online, why not include detailed mapping? For example: What are the differences between Provincial and Regional Mapping? What and where are the candidate areas? What is the actual increase in Prime Agricultural Area? Further, maps need not “look busy” digitally as layers can be applied or removed.</p> <p><b>AGRICULTURE-RELATED, ON FARM DIVERSIFIED AND AGRI-TOURISM USES</b>  The best way that Regional planning can support Agriculture (the only reason there is NHS to protect incidentally) and avoid deleterious unintended consequences, is to be as PERMISSIVE as possible in applying PPS policy, leaving necessary and justified constraints to local planning (as long as they are not more permissive than OMAFRA guidelines). In Burlington specifically, small, fractured, near-urban farming requires all of these diversification tools to remain viable.</p> <p><b>CEMETERIES</b>  The Region should be able to plan for cemeteries as part of the Urban planning, particularly the large commercial ones. Allowing smaller local ones in Rural designation, perhaps as an appropriate urban-rural buffer, is probably ok but not on Prime Agricultural land.</p> <p><b>EIA AND AIA GUIDELINES</b>  Environmental Impact Assessment Guidelines were updated mid-summer 2020 but have not been provided and are not discussed here (though they are touched on in the technical background report). Why?   It would be best to make clear where an AIA will be required and most importantly where it will not. For example, a Surplus Farm Dwelling severance application would be considered “development” and could impact Agriculture but should not trigger an AIA. Requiring an AIA for smaller projects is counterproductive and tends to ensure only big projects are applied for. Small renewable energy and other additional on farm uses should be exempt.</p> <p><b>NORTH ALDERSHOT</b>  While there is some agriculture still taking place in the area the planning framework is very complicated. Given the timeline and lack of resources, BARAAC has not reviewed this discussion paper.</p> <p><b>REGIONAL NATURAL HERITAGE SYSTEM</b>  The discussion paper seems to make the conformity with the growth plan into a very complex issue. The reality is the complexity comes from trying to alter it to fit a Regional agenda that is proving to be unworkable in implementation. Using an overlay approach for NHS in the rural area (can be designations in Urban) is standard planning and is already done for Greenbelt NHS. There are 3 options presented for implementation. If they all implement the NHS as an overlay the main issue becomes which overlay. There is not enough information to evaluate this. It would depend on how similar the respective policies are. On the other hand, if as option 1 might be stating (and it is unclear in the other 2), the intent is to keep the RNHS as a designation with an additional NHS overlays this will cause problems for the rural area and adds needless complexity.</p> <p>The “precautionary principal” is introduced. This is not likely to work well for agriculture. There needs to be a more balanced approach and not just for agriculture but all normal rural uses. The precautionary principal should not be explicitly included in the ROP. In all cases it is better to set out the required criteria in detail, so it is clear to all.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



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		<p>Buffers and Vegetative Protection Zones are referenced along with a document produced by the Region. Quote “The Region has developed a working document called the “Framework for Regional Natural Heritage System Buffer Width Refinements for Area-Specific Planning””. This document has not been reviewed. There does not appear to be any advantage for the rural area in changes to the ROP for buffers accept as follows.</p> <p>Completely absent from the discussion papers is the concept of buffers on buffers. In the rural area it is not uncommon for a landowner to buffer a NH feature because they feel it is a good idea, as part of a conservation initiative, or as requirement through the regulatory process. Over time these buffers become incorporated in NH designation and the landowner finds themselves wanting to change something but now having to provide a new buffer from the old buffer. This should be included as an issue.</p> <p><b>Modified Option 2 Proposal</b>  As in Figure 10 (page 24) of the Region’s Rural and Agricultural Discussion Paper, Prime Agricultural Area is a designation, as are Rural areas.  However, rather than Key Features being a designation, we apply a “made in Halton” approach, creating a subset of Key Features called Protected Areas.  Protected Areas become a designation and are protected from ALL development activity, including Agricultural and Rural development activity.  Key Features (in their entirety) are then included in NHS as an overlay; a single system where all NHS is equally important (a recognized problem with the original option 2 proposal).  This modified option implements Agricultural and Rural designations that enable all provincially permitted uses except in Protected Areas, where the primary criteria is sensitive environment that should be excluded from normal agricultural and rural uses. Not all Key Features constrain or should constrain these normal uses. An example would be an Earth Science ANSI. In this option, Protected Areas would not include Earth Science ANSI’s, but could include, in contrast, provincially significant wetlands.  The secondary criteria for inclusion as a Protected Area, would be that it is clearly delineated and mapped in a way that can be implemented. For example, Provincially Significant Wetland mapped by the Province could be included, while aerial photo interpretation of tableland woodlands might not be implementable.  This option provides clarity surrounding permitted uses, keeping in mind those permitted uses are still constrained by Conservation Authority and the Niagara Escarpment Commission.  Under this modified option, the NHS overlay, including Key Features, would protect the entire Rural area from more extensive development, i.e. those that require a Planning Act application. Under a Planning Act application an EIA and AIA can be required and those studies would delineate the NHS boundaries. It is important to note that: building permits are not development under the planning act, the Region’s policies on scoping and waiving EIA’s should remain, and that it would be appropriate to explicitly exempt some minor planning act applications such as a Minor Variance or Surplus Farm Dwelling Severance.  This option would also propose the formation of a working group (such as HAAC, along with BARAAC and local planning staff) to create a “test” and review what should be included or excluded from the Protected Areas; ie should be protected from permitted Agricultural and Rural uses and can be clearly delineated and mapped.  In this way, a landowner would be able to access a map of their property that explicitly determined where they may engage in permitted uses, and where they may not. If a landowner wanted to develop outside of the scope of permitted uses, the NHS overlay would be fully fleshed out through the required studies.  It is important to note that this option would allow the Municipality and Region to study, “capture” and protect (from non-Agricultural or Rural development) a more fulsome Natural Heritage System as it evolves, and on ALL properties in the rural area - rather than trying to delineate an NHS system that is temporally and geographically narrow.  This modified option will also NEVER punish a landowner for their own stewardship as there is no <i>potential</i> to punish good behaviour (ie expanding woodlands) by constraining permitted uses on their own property - a MAJOR unintended consequence of unclear/undelineated mapping.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

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		<p data-bbox="727 237 1877 314"><b>BARAAC Proposal: Prime Agricultural Area, Rural Area and Protected Areas are designated, with complete Natural Heritage System, including Key Features as overlay. Protected Areas are protected from all development and are clearly mapped and delineated, NHS protections are triggered by Planning Act Applications.</b></p> <p data-bbox="727 334 1044 360"><b>Modified Option 2 Mapping Concept</b></p> <div data-bbox="727 374 1877 814">  <p data-bbox="1224 431 1877 508">A complete Natural Heritage System overlay, including Key Features triggers development studies and protections for anything other than permitted Agricultural and Rural uses ie: cemeteries, golf courses etc.</p> <p data-bbox="1224 568 1877 620">Protected Areas are a designation and are protected from ALL development, including Rural and Agricultural development.</p> <p data-bbox="1224 689 1877 741">Prime Agricultural and Rural Area designations with NHS as overlay meets Provincial Requirements and Regional Council Direction (report LPS45-18).</p> </div> <p data-bbox="727 830 1044 856"><b>Modified Option 2 Problems Resolved</b></p> <div data-bbox="727 931 957 1149">  </div> <table border="1" data-bbox="969 931 1877 1697"> <tr> <td data-bbox="969 931 1205 1354">Map User Friendliness:</td> <td data-bbox="1218 931 1877 1354"> <ul style="list-style-type: none"> <li>• Clear, delineated and mapped property designations with established data. Property owner understands exactly where they may engage in permitted uses, therefore <b>fully implementable</b></li> <li>• Where Prime Agricultural Areas and NHS Key Features are not mutually exclusive, creating mapping chaos, Protected Areas and Prime Agricultural and Rural Areas would be mutually exclusive land use designations</li> <li>• Overlay protections and studies triggered upon Planning Act Application with some small exemptions ie: Minor Variance or Surplus Farm Dwelling Severance</li> <li>• Mapped Protected Areas encourage stewardship: eliminate landowner fear that contributing to NHS may limit future property use</li> <li>• Identifies a complete NHS system with Key Features, Linkages, Enhancements and Buffers as a separate layer (eliminates the two tiers proposed in other options)</li> </ul> </td> </tr> <tr> <td data-bbox="969 1362 1205 1697">Policy Application:</td> <td data-bbox="1218 1362 1877 1697"> <ul style="list-style-type: none"> <li>• <b>Balanced</b> and clear approach that protects both Agriculture and NHS as systems without cumbersome "prohibition with exemption" model. 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Map User Friendliness:	<ul style="list-style-type: none"> <li>• Clear, delineated and mapped property designations with established data. Property owner understands exactly where they may engage in permitted uses, therefore <b>fully implementable</b></li> <li>• Where Prime Agricultural Areas and NHS Key Features are not mutually exclusive, creating mapping chaos, Protected Areas and Prime Agricultural and Rural Areas would be mutually exclusive land use designations</li> <li>• Overlay protections and studies triggered upon Planning Act Application with some small exemptions ie: Minor Variance or Surplus Farm Dwelling Severance</li> <li>• Mapped Protected Areas encourage stewardship: eliminate landowner fear that contributing to NHS may limit future property use</li> <li>• Identifies a complete NHS system with Key Features, Linkages, Enhancements and Buffers as a separate layer (eliminates the two tiers proposed in other options)</li> </ul>						
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8.	Credit Valley Conservation	<p><b>Memo</b>  <b>To:</b> Leilani Lee-Yates, Senior Environmental Planner - Halton Region  <b>Cc:</b> Leah Smith, Manager of Environmental Planning - CH  <b>From:</b> Dorothy Di Berto, Senior Manager, Planning - CVC  <b>Re:</b> Region of Halton NHS Discussion Paper – Technical Questionnaire  <b>Date:</b> October 6, 2020</p> <hr/> <p><b>Natural Heritage</b></p> <p>1. As required by the Growth Plan, the new Natural Heritage System for the Growth Plan mapping and policies must be incorporated into the Regional Official Plan. Based on options outlined in the Natural Heritage Discussion paper, what is the best approach in incorporating the Natural Heritage System for the Growth Plan into the Regional Official Plan?</p> <p>For more information on this topic, please see pages <a href="#">13-20 of the Natural Heritage Discussion Paper</a> (options appear in <a href="#">Section 3.3</a>)</p> <p>CVC staff prefer Option 2 as presented in the Discussion Paper, as this promotes ease of review to the reader and also incorporates the necessary policies and for protection of lands within the NHS. The mapping would allow for a new comprehensive layer covering the Region, with preferably the Settlement Areas being cut-out as per the Provincial NHS. This would then make it clear that the Regional NHS mainly applies within the Settlement Area boundaries, as a notable distinction between the two; with associated policy sets.</p> <p>2. Regional Natural Heritage System policies were last updated through Regional Official Plan Amendment 38. Are the current goals and objectives for the Regional Natural Heritage System policies still relevant/appropriate? How the can Regional Official Plan be revised further to address these goals and objectives?</p> <p>For more information on this topic, please see pages <a href="#">21-23 of the Natural Heritage Discussion Paper</a>.</p> <p>CVC staff suggest the NHS policies could better expand upon natural hazards as a component of the NHS and also strengthen and focus those policies to address these issues. Riverine flooding, erosion, slope stability etc. are all hazards within NHS components and the Regional Official Plan should have a section that discusses this. This can also be captured in the Water Resource System policies, as many hazards are associated with watercourses (i.e. riverine flooding, erosion, slope stability).</p> <p>Further, recognizing the significant focus on the protection and enhancement of the RNHS, which is a supported goal, staff also recognize the challenge in existing use scenarios and the application of protection policies. This should be examined with the anticipation of future growth pressures and intensification, in order to fully balance all objectives. The concept of ecological gain through restoration, mitigation, and if reasonable, a creative target of no net loss could be explored when developing applicable policies.</p> <p>Lastly, the NHS has varying components and management options for each in relation to their local context should be considered.</p> <p>3. To ease the implementation of buffers and vegetation protection zones, should the Region include more detailed policies describing minimum standards?</p> <p>For more information on this topic, please see page <a href="#">23-27 of the Natural Heritage Discussion Paper</a>.</p> <p>CVC staff recommend providing clear direction as to minimum standards in the ROP for the entire RNHS that would provide clarity earlier on in the planning process.</p>	<p><b><u>Natural Heritage</u></b></p> <p>In response to CVC’s comments, staff can offer the following:</p> <p><b>Halton’s Natural Heritage Mapping:</b> In terms of the mapping, Policy Direction NH-3 proposes to harmonize the mapping and policies for the Provincial NHS to include the NHS for the Growth Plan and the Greenbelt NHS. In terms of NHS Key Features, Prime Agricultural Lands, and overlays, Policy Direction NH-6 proposes to include a NHS overlay with Key Features designated in rural areas, while the NHS designation will continue to be maintained in settlement areas.</p> <p><b>Goals and Objectives for RNHS:</b> In terms of the goals and objectives for the RNHS, Preserving natural heritage remains a key component of Halton’s Planning Vision, which stems from the Region’s fundamental value in land use planning: landscape permanence. Consistent with the Region’s strong commitment to the environment as identified in the objectives and actions outlined in the Halton Region Strategic Business Plan 2019-2022, Regional staff will continue to recommend that the RNHS be identified through Regional Official Plan policies and mapping to strengthen the long-term viability of Halton’s natural heritage and water resources. This includes the protection of existing natural heritage features, functions, enhancement of Halton’s natural heritage on the landscape, and integrating the natural heritage system within the rural and urban landscape.</p> <p>Regional staff continues to support the RNHS policy framework and believes it provides flexibility for refining the RNHS through detailed studies at the time of a development or site alteration application in accordance with Section 116.1 of the ROP</p> <p><b>Buffers, enhancements, linkages:</b> Through Policy Direction NH-7, there is the recommendation that a guideline is prepared to provide clarification on the identification and determination of these components that build on the existing Regional Official Plan policy framework and definitions. The guideline will provide further direction on the identification of these components, outline approaches that can be used to satisfy the relevant policies, and used to support restoration and enhancement within the Regional Natural Heritage System that can be achieved through development proposals.</p>

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		<p>Notwithstanding, including policy language that allows for some flexibility at the lot level when details of the proposal, surrounding land use and natural feature sensitivity, would be helpful in allowing minor adjustments dependent on proposal and location. Essentially, the inclusion of waiving policies for EIA's (or reference to the EIA Waiving Guideline) in existing use scenarios would allow for a practical approach in these circumstances.</p> <p>4. Given the policy direction provided by the Provincial Policy Statement and Provincial plans, how should policy and mapping address the relationship between natural heritage protection and agriculture outside of the Urban Area or the Natural Heritage System?</p> <p>For more information on this topic, please see pages <u>38-45</u> and of the <u>Natural Heritage Discussion Paper</u> (options appear in <u>Section 5.3</u>) and/or pages <u>17-27</u> of the <u>Rural and Agricultural System Discussion Paper</u>.</p> <p>CVC staff prefer Option 2 as it identifies the RNHS as an overlay, while allowing the agricultural lands to be designated as a land use. Additionally, CVC staff support the notion of Key Natural Features captured as a designation. Supporting policies that speak to KNF and Prime Agricultural lands are favoured as they will afford the necessary protection of critical components of the RHNS, while permitted suitable uses in agricultural lands to remain. This option is an appropriate compromise that supports both the intent of the RHNS and the Agricultural System.</p> <p>5. The Greenbelt Plan 2017 and Growth Plan 2019 require municipalities to identify Water Resource Systems in Official Plans. Based on the two (2) options provided in the Natural Heritage Discussion Paper, how should the Water Resource System be incorporated into the ROP?</p> <p>For more information on this topic, please see pages <u>46-48</u> of the <u>Natural Heritage Discussion Paper</u> (options appear in <u>Section 6.3</u>).</p> <p>Option 1 is preferred due to the interconnectivity of both systems, including their reliance on each other. Terrestrial and aquatic systems are connected and should be managed together. This option also reflects current scientific thinking around natural heritage systems as a whole. CVC and other conservation authorities, as well as municipalities, have moved towards a better integration of terrestrial and aquatic systems in NHS planning. This approach recognizes that actions to protect and restore terrestrial systems affect water systems and vice versa.</p> <p>Recognizing that hazard lands (i.e. floodplains) are associated with the WRS, there is also an opportunity to include hazard lands here with specific policies related to hazards management.</p> <p>6. Preserving natural heritage remains a key component of Halton's planning vision. Should Halton Region develop a Natural Heritage Strategy and what should be included in such a strategy?</p> <p>For more information on this topic, please see pages <u>49-50</u> of the <u>Natural Heritage Discussion Paper</u>.</p> <p>CVC staff recommend that Halton Region develop a Natural Heritage Strategy as outlined in the discussion paper. The Natural Heritage Strategy would help ensure the goals and objectives related to protection, restoration and awareness of natural heritage and natural heritage systems are met over the short to long term. Consideration could be given to including the concept of ecosystem offsetting to allow for ecological gains to the system and the prevention of losses due to land use change.</p>	<p><b>Water Resource System:</b> Through Policy Direction NH-4, there is a recommendation to incorporate new policies and mapping to implement a Water Resource System.</p> <p><b>Regional Natural Heritage Strategy:</b> A recommendation has been put forth through Policy Direction NH-10 to develop a Regional Natural Heritage Strategy. The Strategy could be of action for the implementation of the goals and objectives of the Regional Official Plan. The purpose of the strategy would be to identify a framework for initiatives such as monitoring, stewardship/restoration, and community awareness that need to be undertaken to achieve a sustainable, natural environment. The Strategy could explore opportunities for programs and services to assist the landowners including the agricultural farming community in climate change mitigation and stewardship efforts that they are doing to protect and enhance the Natural Heritage System. The Strategy also could explore opportunities and identify an approach to where the Natural Heritage System can be utilized through mitigation and adaptation to respond to climate change and reduce Halton's carbon footprint.</p> <p><b>Source Protection:</b> The Policy Directions Report (i.e., Policy Direction NH-9) provides recommends updating policies to conform to the three Source Protection Plans that apply to Halton Region.</p> <p><b>Natural Hazards:</b> Natural Hazards will be addressed through Policy Direction NH-5 which recommends that a new "Natural Hazards" section of the ROP will introduce natural hazards policies that are consistent with section 3.1 of the Provincial Policy Statement 2020, and Provincial Plans, and direct the Local Municipalities to include policies and mapping within their Official Plans and Zoning By-laws to prohibit and restrict development within natural hazard lands. The Region will continue to work with the Conservation Authorities, Local Municipalities, and all other stakeholder groups in this regard.</p> <p><b>Woodlands:</b> Policy Direction NH-8 proposes to address woodland quality in the determination and protection of significant woodlands. Consideration is being given to the inclusion of criteria to provide clarity on woodlands that may be considered lower quality due to ecological impacts and/or anthropogenic or natural/environmental disturbances (i.e., ice-storms, forest pathogens). Further, explore opportunities to provide direction within the Regional Official Plan for enhancement and restoration of woodlands that have been impacted by invasive non-native species and/or have experienced severe disturbance due to extreme weather events and the impact of forest pathogens.</p>

No.	Source	Submission	Response
		<p>7. Should the Regional Official Plan incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System?</p> <p>For more information on this topic, please see pages <a href="#">53-54 of the Natural Heritage Discussion Paper</a>.</p> <p>8. The Regional Official Plan is required to conform to applicable Source Protection Plans and must be updated through this Regional Official Plan Review process. What is the best approach to address Drinking Water Source Protection policies and mapping?</p> <p>For more information on this topic, please see pages <a href="#">54-55 of the Natural Heritage Discussion Paper</a>.</p> <p>CVC staff acknowledge that the ROP must conform to applicable Source Protection Plan (SPP); however staff also recognize the challenges posed by this exercise given the various Source Protection Plans in the Region. To assist with this, staff suggest that keeping this section simple in the ROP by including over-arching policies outlining the goals and objectives of the Source Protection Plans.</p> <p>Mapping displayed as schedules for each SPP will benefit as a visual aid to the reader and can then direct them to the specific policy sets and requirements of their locale. However, there are additional challenges related to frequency or timing of mapping updates that may not be consistent with ROP updates. An alternative is to refer to the specific SPP for more current information.</p> <p>9. The Regional Official Plan is required to conform to the updated Natural Hazard policies in the PPS. What is the best approach to incorporate Natural Hazard policies and mapping?</p> <p>For more information on this topic, please see pages <a href="#">55-56 of the Natural Heritage Discussion Paper</a>.</p> <p>Given that this is at the Regional scale, CVC staff suggest Option 3 as the most suitable. Not all hazards are captured via mapping and further updates and refinements occur at the local and CA level. Text is key here and providing a strong policy framework will create the necessary tools to address this issue at the Regional scale. Respectively, the policies should then guide the user to consult and be in conformance with local and CA policies as it relates to hazard lands.</p> <p>Alternatively, if there is a desire to demonstrate Natural Hazards on mapping, staff suggest utilizing Option 1 to identify the hazard lands on a single schedule rather than an overlay. The idea here is to emphasize that hazard lands are not always captured as part of the NHS. Further, the schedule can denote that the mapping is approximate and subject to change. It should also direct the reader to the policy section and promote further consultation with the relevant CA. The hazards mapping should be based on the regulation limit of each respective CA as this is source of the layer, but more importantly is also tied back to the regulation.</p> <p>Notwithstanding, it should be recognized that beyond the ROP and local municipal policies, CA policies dictate how and where development can proceed with respect to hazard lands. Making a strong case in the ROP that support CA policies and promote CA consultation should be a fundamental component of the Natural Hazards section.</p> <p>10. How can Halton Region best support the protection and enhancement of significant woodlands through land use policy?</p> <p>For more information on this topic, please see pages <a href="#">57-58 of the Natural Heritage Discussion Paper</a>.</p> <p>The discussion paper and supporting technical memo describe threats to the Natural Heritage System and associated Significant Woodlands through climate change, invasive species and disturbance. The documents note that disturbance could</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>result in the change of status of some natural heritage features. For example, canopy reduction in a Significant Woodland may change a woodlands status if it no longer meets woodland criteria.</p> <p>The ability to change a features status due to disturbance is a significant vulnerability to the Regional Natural Heritage System. Widespread disturbance is expected to increase under future climate change scenarios, and it will be critical to protect both the features, as well as the land base to support the Natural Heritage System.</p> <p>CVC staff agree with the discussion paper that a change in the status of a feature or supporting function should not be used as justification for changing the NHS boundaries. CVC staff strongly supports the approach that if a feature is damaged or destroyed, there should not necessarily be an adjustment to the feature boundary, and this should be reflected in supporting policies.</p> <p>11. Are there any additional considerations or trends that Halton Region should review in terms of the Natural Heritage component of the Regional Official Plan Review?</p>	
9.	Town of Milton	<p><b>The Corporation of the Town of Milton</b>  <b>Report To: Council</b>  <b>From: Barbara Koopmans, Commissioner, Development Services</b>  <b>Date: September 21, 2020</b>  <b>Report No: DS-035-20</b>  <b>Subject: Halton Regional Official Plan Review – Milton Response to Discussion Papers</b>  <b>Recommendation:</b></p> <p>THAT DS-035-20 regarding Halton Regional Official Plan Review – Milton Response to Discussion Papers be received;  AND THAT Planning staff be directed to forward the responses contained within Attachments 1 - 4 of DS-035-20 to Halton Region to ensure Milton’s perspectives contribute to the formulation of policy directives through the Region’s Official Plan review process.</p> <p><b>EXECUTIVE SUMMARY</b></p> <ul style="list-style-type: none"> <li>• The Regional Official Plan Review (ROPR) is underway and currently in Phase 2.</li> <li>• Phase 2 focusses on research, technical analysis and development of Discussion Papers related to key themes of the Regional Official Plan Review.</li> <li>• There are five Discussion Papers in total that have been prepared: Rural and Agricultural System, Natural Heritage, Regional Urban Structure, Climate Change and North Aldershot Planning Area.</li> <li>• The Discussion Papers explore issues and options on each topic that represent the range of choice in contemplating how the Regional Official Plan could achieve conformity with the Provincial Plans and Provincial Policy Statement.</li> <li>• Milton Planning staff has prepared detailed responses to the Discussion Papers (with the exception of the North Aldershot Discussion Paper, as this paper is specific to Burlington) and is seeking Council direction to forward these responses to the Region to ensure Milton’s perspectives contribute to the creation of policy directives through the Region’s Official Plan review process.</li> <li>• The responses have been prepared from a “Milton lens” and support Milton Council’s endorsed urban structure and will contribute to “WE MAKE MILTON”, Milton’s New Official Plan project.</li> <li>• Milton’s Official Plan is required through Provincial policy to conform to the Regional Plan.</li> </ul>	<p><b><u>Regional Urban Structure (RUS) / Integrated Growth Management Strategy (IGMS)</u></b></p> <p>Regional staff notes that comments on the Regional Urban Structure Discussion Paper/Integrated Growth Management Strategy (IGMS) have been addressed in material related to Regional Official Plan Amendment No. 48 (ROPA 48), or will be addressed through the Preferred Growth Concept materials, including the Submissions Charts. More details are also available in the IGMS Policy Directions.</p> <p><b><u>Rural and Agricultural System</u></b></p> <p>Regional staff are in agreement with the Town of Milton being supportive of separate and unique designations and a generally more simplified approach for users to better understand mapping while achieving Provincial conformity. A number of different mapping options were presented in the Rural and Agricultural System Discussion Papers. While the Town of Milton has indicated a preference towards mapping Option 1, the Region will be pursuing Mapping Option 2 which still offers a simplified approach and achieves Provincial conformity as outlined in RAS-1 based on comments received through the consultation process.</p> <p>The Region is in alignment with recommendations to support agriculture-related uses and on-farm diversified uses as outlined in RAS-2. As the Town of Milton has indicated, the Region recognizes and agrees that the Guidelines on</p>

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		<p><b>Background</b> Halton Region is undertaking a Regional Official Plan Review (ROPR) in accordance with Provincial requirements. The last comprehensive review of the Regional Official Plan (ROP) was the Sustainable Halton Process completed in 2009 that resulted in Regional Official Plan Amendments (ROPA's 37, 38, and 39), which implemented the policies of the Growth Plan for the Greater Golden Horseshoe 2006 and the Greenbelt Plan 2005, amongst other policy initiatives. The current ROPR commenced in 2014 and is being undertaken in three phases: Phase 1 – Directions – Approval of a Work Plan (completed October 2016) Phase 2 – Discussion Papers (Underway 2017-present) Phase 3 – Policy Directions (Upcoming)</p> <p>The Region is currently in Phase 2 of the process. Phase 2 will inform the development of ROP policies during the upcoming policy-drafting phase of the ROPR (Phase 3). Region Planning staff presented the Phase 2 Discussion Papers at a Regional Council Workshop held July 8, 2020. At the July 15 meeting of Regional Council, Council directed staff to release the papers for public engagement. The papers contain both general and technical questions. Halton Region requires responses to the questions no later than September 28, 2020.</p> <p>Through this ROPR, updates to specific theme areas and policies will reflect changing demographics, evolving land use trends and changes to the Provincial Policy Statement (PPS) 2020, Greenbelt Plan 2017, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) and the Niagara Escarpment Plan (NEP) 2017.</p> <p><b>Discussion</b></p> <p>The Discussion Papers are a central component of Phase 2 of the Regional Official Plan Review. They explore issues and options on several themes that represent a range of choices in contemplating how the Regional Official Plan can achieve conformity with the Provincial Plans and Provincial Policy Statement. The Discussion Papers have been prepared for the following themes:</p> <ul style="list-style-type: none"> <li>• Regional Urban Structure;</li> <li>• Rural and Agricultural Systems;</li> <li>• Natural Heritage System;</li> <li>• Climate Change; and,</li> <li>• North Aldershot Planning Area (Burlington specific)</li> </ul> <p>The Discussion Papers are available for download here: Regional Official Plan Review Attachments 1 - 4 of this report contain a high-level summary (extracted from the July 8, 2020 Regional Council Workshop) of each Discussion Paper relevant to Milton. Each attachment is theme specific and provides responses to the technical engagement questions for Council's consideration.</p> <p>To ensure Milton's perspectives contribute to the formulation of policy directives through the Region's Official Plan review process, Planning staff recommends that these responses form Milton's official submission to Halton Region.</p> <p><b>Financial Impact</b></p> <p>None arising from this report. Respectfully submitted, Barbara Koopmans, MPA, MCIP, RPP, CMO Commissioner, Development Services For questions, please contact: Jill Hogan, Director, Planning Policy &amp; Urban Design</p>	<p>Permitted Uses in Ontario's Prime Agricultural Areas provides examples of agriculture-related uses and on-farm diversified uses. However these are not an exhaustive list and further discussion is warranted during Phase 3 of the Regional Official Plan Review. The Region has noted the position that the Town of Milton feels that the agricultural context across Halton Region varies and that the establishment of additional conditions or restrictions should be established at a local level. With respect to OFDU's, the Town of Milton has indicated that the 2 percent threshold represents a "guideline" rather than a specific standard that must be met. This will be further explored during Phase 3 of the ROPR.</p> <p>The Region is in agreement with the position that cemeteries be permitted in urban areas and rural lands if local or Regional demand is not being met but not on prime agricultural lands as highlighted under RAS-3. The Town of Milton has indicated that the Region will need to respond to the cultural needs and alternative practices to in-ground burial and this should be reflected in the ROP particularly as it relates to assessing regional demand.</p> <p>The Town of Milton has indicated that Agricultural Impact Assessments currently do protect agricultural operations but advance the suggestion that specific language in the introduction or commentary of the Regional AIA Guidance document could be an opportunity to provide additional clarity. Furthermore, the citing of the need for an AIA in ROP policies with renewable energy projects, institutional, commercial and industrial uses is noted and will be considered during Phase 3 of the ROPR.</p> <p>It is acknowledged that the Town of Milton is supportive of allowing special needs housing in the Rural area as outlined in RAS-5 recognizing that some special needs housing/supportive housing benefits from being in a rural setting and is currently permitted through the local OP and Zoning.</p> <p><b><u>Natural Heritage</u></b></p> <p>In response to Town of Milton comments, Regional staff note the following:</p> <p><b>Halton's Natural Heritage System Mapping:</b> In terms of the mapping, Policy Direction NH-3 proposes to harmonize the mapping and policies for the Provincial NHS to include the NHS for the Growth Plan and the Greenbelt NHS. In terms of NHS Key Features, Prime Agricultural Lands, and overlays,</p>

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		<p>905-878-7252 x2304.</p> <p><b>Attachments</b>  Attachment 1 - Regional Urban Structure  Attachment 2 - Rural and Agricultural Systems  Attachment 3 - Natural Heritage System  Attachment 4 - Climate Change  CAO Approval  Andrew M. Siltala  Chief Administrative Officer</p> <p><b>Attachment 1 – DS-035-20 Summary</b>  <b>Regional Urban Structure Discussion Paper</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The Region will develop an integrated growth management strategy to the next planning horizon to implement Growth Plan policies</li> <li><input type="checkbox"/> Regional Urban Structure Discussion Paper summarizes the relevant policy directions pertaining to Community Areas, Employment Areas and Settlement Areas</li> <li><input type="checkbox"/> The Discussion Paper will form the basis for consultation on growth management with Local Municipalities, conservation authorities, other public agencies, and the public</li> <li><input type="checkbox"/> The intent of this Discussion Paper is to inform a fulsome and robust policy discussion, there are no predetermined conclusions</li> <li><input type="checkbox"/> The Discussion Paper is intended to facilitate the exploration of ideas in the context of broad public engagement, where all relevant options are explored.</li> </ul> <p><b>Technical Discussion Questions and Milton’s Proposed Responses</b>  <b>Regional Urban Structure (Integrated Growth Management Strategy)</b></p> <p>1. How can the Regional Official Plan further support the development of Urban Growth Centres?</p> <p><b>MILTON RESPONSE</b>  The Region should consider adjusting the limits of UGCs to exclude areas that will not develop within the horizon of the Plan. These adjustments should require consultation with lower-tier municipalities to finalize the boundaries prior to finalizing the MCR. A large portion of Milton’s UGC is located within the Floodplain. It would be helpful if mapping in the Region’s Official Plan acknowledge that a large portion of Milton’s UGC simply cannot meet the prescribed provincial densities.</p> <p>2. Should the Region consider the use of Inclusionary Zoning in Protected Major Transit Station Areas to facilitate the provision of affordable housing?</p> <p><b>MILTON RESPONSE</b>  Yes, the Region should seek to require affordable housing as a component of development in MTSAs. This should not be a blanket requirement, as not all development will be appropriate for affordable housing. A blanket requirement could have the unintended consequence of limiting growth in these areas if there is no demand (e.g., higher requirements for inclusionary zoning could be directed to areas with higher land values.) Targets for inclusionary zoning should be set at the lowertier level.</p> <p>The Region should develop an overall strategy to identify subcomponents of affordable housing to deliver through inclusionary zoning in MTSAs; this will help inform requirements for mandatory inclusionary zoning at the lower-tier level. It is also important to develop any potential targets jointly with lower-tier municipalities.</p> <p>The Region should also develop criteria to consider the types of development to impose inclusionary zoning and analyze the pros and cons of site-specific vs lowertier blanket zoning.</p>	<p>Policy Direction NH-6 proposes to include a NHS overlay with Key Features designated in rural areas, while the NHS designation will continue to be maintained in settlement areas.</p> <p><b>Goals and Objectives for RNHS:</b> In terms of the goals and objectives for the RNHS, preserving natural heritage remains a key component of Halton’s Planning Vision, which stems from the Region’s fundamental value in land use planning: landscape permanence. Consistent with the Region’s strong commitment to the environment as identified in the objectives and actions of identified in the Halton Region Strategic Business Plan 2019-2022, Regional staff will continue to recommend that the RNHS be identified through Regional Official Plan policies and mapping to strengthen the long-term viability of Halton’s natural heritage and water resources. This includes the protection of existing natural heritage features, functions, enhancement of Halton’s natural heritage on the landscape, and integrating the natural heritage system within the rural and urban landscape.</p> <p>Regional staff continues to support the RNHS policy framework and believes it provides flexibility for refining the RNHS through detailed studies at the time of a development or site alteration application in accordance with Policy 116.1 of the ROP.</p> <p><b>Buffers, enhancements, linkages:</b> Through Policy Direction NH-7, there is a recommendation to provide certain guidelines and protocols to help clarify how buffers, linkages, and enhancements are established in order to support the implementation of natural heritage policies that a guideline be prepared to provide clarification on the identification and determination of these components that build on the existing Regional Official Plan policy framework and definitions. The guideline will provide further direction on the identification of these components, outline approaches that can be used to satisfy the relevant policies, and used to support restoration and enhancement within the Regional Natural Heritage System that can be achieved through development proposals.</p> <p><b>Water Resource System:</b> Through Policy Direction NH-4, there is a recommendation to incorporate new policies and mapping to implement a Water Resource System.</p> <p><b>Regional Natural Heritage Strategy:</b> A recommendation has been put forth through Policy Direction NH-10 to develop a Regional Natural Heritage Strategy. The Natural Heritage Strategy, as proposed, will align with the action items identified in the Halton Region Strategic Business Plan 2019-2022 and is not meant to add additional policies but rather provide</p>



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		<p>We recommend the exploration of developer incentives to facilitate the delivery of units under this requirement. The zoning, once agreed to with lower-tiers, should be mandatory. The ownership model (private vs public) should be considered for the long-term viability and maintenance of units created under this zoning.</p> <p>For the purpose of defining affordable housing, the ROP should identify an appropriate housing market area, having regard to patterns of social and economic interactions (e.g. inter-municipal migration and commuting), which may extend beyond the boundaries of the Region and may include upper, single and lower-tier municipalities. (see example A Place To Grow Definitions: Affordable Housing).</p> <p>3. Should the Region consider the use of the Protected Major Transit Station Areas tool under the Planning Act, to protect the Major Transit Station Areas policies in the Regional Official Plan and local official plans from appeal? If so, should all Major Transit Station Areas be considered or only those Major Transit Station Areas on Priority Transit Corridors?</p> <p><b>MILTON RESPONSE</b> No, this approach is too restrictive. It would limit the ability to recognize unique contexts through local planning. MTSAs should be required to protect the opportunity to provide transit-oriented development by maximizing the potential for residents and jobs in these areas. The Region should work with lower-tier municipalities to establish the appropriate limits and density targets. MTSAs should generally be on priority transit corridors; however, additional locations at the request of lower-tier municipalities should be included on other higher order transit routes. While the growth estimates must reflect the 2051 Planning Horizon of a Place to Grow, not all of these areas will fully develop within the horizon. The anticipated development that will occur within the 2051 horizon should be estimated (and included in any land budget analysis for the Region) to the extent possible and used for growth and fiscal planning to avoid shortfalls related to unnecessary capital investments and unrealized development charges.</p> <p>4. From the draft boundaries identified in Appendix B and the Major Transit Station Area boundary delineation methodology outlined, do you have any comments on the proposed boundaries? Is there anything else that should be considered when delineating the Major Transit Station Areas?</p> <p><b>MILTON RESPONSE</b> The density of proposed MTSAs should reflect the anticipated net density in areas designated for future higher density development by lower-tier municipalities. The final delineation and density target establishment for an MTSA should rely on detailed analysis prepared at the local level. The Trafalgar Secondary Plan identifies and delineates the general boundary of the MTSA along the Trafalgar Corridor. The Region should recognize this through the MCR. In addition, the Trafalgar GO station densities should be set to match those in the draft Agerton Secondary Plan.</p> <p>5. How important are Major Transit Station Areas as a component of Halton's Regional Urban Structure? What is your vision for these important transportation nodes?</p> <p><b>MILTON RESPONSE</b> Major Transit Station Areas are strategic areas that will realize transit supportive densities at stops on higher-order transit routes. Ideally, these areas will function with a mix of jobs and residents and serve as both origin and destination for transit trips. MTSAs must facilitate higher densities with a full range and mix of uses within the Planning horizon. Given that many areas will evolve over time, the Region's planning should not assume that these areas would fully build out by 2051. Rather, the focus should be on promoting appropriate development in these areas to the extent possible in this timeframe. The Region should also consider incentives to promote development in these areas, including expedited approvals processes and exclusion of development in these areas from the need to participate in the allocation program.</p> <p>6. Building on the 2041 Preliminary Recommended Network from the Determining Major Transit Requirement, should corridors be identified as Strategic Growth Areas in the Regional Official Plan? If so, should a specific minimum density target be assigned to them?</p>	<p>direction on a plan of action for the implementation of the goals and objectives of the Regional Official Plan. The Strategy could be of action for the implementation of the goals and objectives of the Regional Official Plan. The purpose of the strategy would be to identify a framework for initiatives such as monitoring, stewardship/restoration, and community awareness that need to be undertaken to achieve a sustainable and natural environment. The Strategy could explore opportunities for programs and services to assist the landowners including the agricultural farming community in climate change mitigation and stewardship efforts that they are doing to protect and enhance the Natural Heritage System. The Strategy also could explore opportunities and identify an approach to where the Natural Heritage System can be utilized through mitigation and adaptation to respond to climate change and reduce Halton's carbon footprint.</p> <p><b>Source Protection:</b> The Policy Directions Report (i.e., Policy Direction NH-9) provides recommends updating policies to conform to the three Source Protection Plans that apply to Halton Region.</p> <p><b>Natural Hazards:</b> Natural Hazards will be addressed through Policy direction NH-5 which recommends that a new "Natural Hazards" section of the ROP will introduce natural hazards policies that are consistent with section 3.1 of the Provincial Policy Statement 2020, and Provincial Plans, and direct the Local Municipalities to include policies and mapping within their Official Plans and Zoning By-laws to prohibit and restrict development within natural hazard lands. The Region will continue to work with the Conservation Authorities, Local Municipalities, and all other stakeholder groups in this regard.</p> <p><b>Woodlands:</b> Policy Direction NH-8 proposes to address woodland quality in the determination and protection of significant woodlands. Consideration is being given to the inclusion of criteria to provide clarity on woodlands that may be considered lower quality due to ecological impacts and/or anthropogenic or natural/environmental disturbances (i.e., ice-storms, forest pathogens).</p> <p><b>Climate Change</b></p> <p>Halton Region values the Town of Milton's analysis and commentary of the Climate Change Discussion Paper. Town comments have been important and instrumental in shaping the development of climate change policy directions and will assist with the policy development phase of the ROPR.</p>

No.	Source	Submission	Response
		<p><b>MILTON RESPONSE</b> No and no. Corridors are very long; sustained higher density development along their entire length is not tenable. Development on corridors will, and should, vary. Density closer to transit stops will generally increase. In contrast, it may be appropriate to permit lower density development further away from corridors. It is more important to direct higher density development and a mix of uses to MTSAs and other strategic growth areas.</p> <p>7. Should the Regional Official Plan identify additional multi-purpose and minor arterial roads in the Regional Urban Structure, not for the purposes of directing growth, but to support a higher order Regional transit network?</p> <p><b>MILTON RESPONSE</b> No, additional multi-purpose and minor arterial roads to support a higher order Regional transit network should only be considered through technical study, such as a Transportation Master Plan. We do however see merit in the identification of Main Street, from Ontario Street to the Milton GO Station, as priority for Regional high occupancy vehicles. – i.e. GO Transit Buses.</p> <p>8. Are there any other nodes in Halton that should be identified within the Regional Official Plan from a growth or mobility perspective (i.e. on Map 1)? If so, what should the function of these nodes be and should a density target or unit yield be assigned in the Regional Official Plan?</p> <p><b>MILTON RESPONSE</b> No, this would require analysis through a structure study. It is important that the policy framework of the Region's Official Plan explicitly recognize local urban structure.</p> <p><b>9. Are there any other factors that should be considered when assessing Employment Area conversion requests in Halton Region?</b></p> <p><b>MILTON RESPONSE</b> The Region should undertake an economic strategy to focus on the creation of labour markets, with the objective of creating accommodating employment sectors. While demand will likely remain for some traditional employment area locations, the Region should undertake a strategy to accommodate emerging employment trends to anticipate and provide land use permissions that encourage employers to locate in Halton. In this context, it is important to identify strategic location to achieve these economic outcomes. Retention of land essential to accommodating Employment Area type businesses in the Region's economic strategy is critical. Areas that are not essential to this function could facilitate the accommodation other employment uses in a mixed-use format. Moreover, additional locational criteria would be helpful in determining which employment areas could be suitable for conversion.</p> <p><b>10. Are there any areas within Halton Region that should be considered as a candidate for addition to an Employment Area in the Regional Official Plan?</b></p> <p><b>MILTON RESPONSE</b> Please refer to Milton staff reports PD-023-18 and PD-011-19 that identify the new Employment Areas that should be included into the Settlement Area Boundary to 2051. **note – these reports were previously submitted to the Region.</p> <p><b>11. How can the Regional Official Plan support employment growth and economic activity in Halton Region?</b></p> <p><b>MILTON RESPONSE</b> The Region should undertake an economic strategy to focus on the creation of labour markets, with the objective of creating accommodating employment sectors. While demand will likely remain for some traditional employment area locations, a strategic plan to accommodate emerging employment trends could be undertaken by the Region to anticipate and provide land use</p>	<p>The Town of Milton has recommended that the Regional Official Plan should provide a high-level policy context for climate change adaptation, in a dedicated section and/or embedded throughout the document. The need to prepare for climate change through adaptation should be fully integrated with other land using planning objectives for housing and jobs, preserving natural and cultural heritage, and supporting sustainable transportation and infrastructure. The Region will consider these recommendations through Policy Direction CC-1, which aims to strengthen the ROP's current vision, goals, objectives, and policies of the ROP so that the impacts of a changing climate are a key factor to consider in making decisions on growth and development, and the protection of the Region's natural heritage, water resources, and agricultural systems. Climate Change considerations will be integrated into planning and managing growth and other land use planning objectives where appropriate.</p> <p>The Town of Milton has recommended that the Regional Official Plan can help Halton respond to climate change and reduce climate risks by limiting development in hazardous areas, ensuring the built environment is resilient to climate stressors, preserving and enhancing natural environments; clarifying the roles and responsibilities of upper and lower-tier municipalities; and providing information and fostering dialogue about climate change opportunities, risks, and adaptation.</p> <p>Policy directions recommend updating and enhancing existing policies on Natural Hazards (NH-5), ensuring the built environment is resilient (CC-4) through infrastructure risk and vulnerability assessments where appropriate, and updating policies and mapping on the existing comprehensive Regional Natural Heritage System policy framework (NH-7). Regional staff will continue discussions with the Town of Milton to clarify roles and responsibilities, foster dialogue about climate change opportunities, risks, and adaptation.</p> <p>The Town recommends that the ROP should consider the impacts of a changing climate on municipal assets, such as roadside hardscapes, parkland, and storm systems. Policy Direction CC-5 will introduce policies in the Regional Official Plan that require the Region and the Local Municipalities to assess infrastructure risk and vulnerabilities, and identify actions and investments to address the challenges to infrastructure where appropriate.</p> <p>The Town believes the Region should accelerate Halton's transition to a low carbon Region. The Region should consider preparing a Community Energy and/or Climate Action Plan.</p>

No.	Source	Submission	Response
		<p>permissions that encourage employers to locate in Halton. In this context, employment planning should be structured to create labour pools within easy commuting of population, and should strive to create economic clusters of businesses that can co-locate and benefit from being in close proximity to one another. Achieving complete communities and reducing the need to travel to work requires an appropriate balance between housing and jobs. There is a need to address the disparity between the size, composition and skills of the workforce within Milton and the number and distribution of corresponding employment opportunities within the municipality by directing employment developments to areas of housing growth and vice versa. To position Halton within the greater economic region, the ROP should provide strategic direction for a co-ordinated approach to planning across municipal boundaries on matters such as economic development and transportation. (see for example A Place To Grow 5.2.3.2.f))</p> <p><b>12. What type of direction should the Regional Official Plan provide regarding planning for uses that are ancillary to or supportive of the primary employment uses in employment areas? Is there a need to provide different policy direction or approaches in different Employment Areas, based on the existing or planned employment context?</b></p> <p><b>MILTON RESPONSE</b> Local municipal planning and by-laws should specify the policies and provisions related to ancillary employment uses. This allows for tailoring of the policies depending on different employment areas. The ROP policies should identify this process.</p> <p><b>13. How can the Regional Official Plan support planning for employment on lands outside Employment Areas, and in particular, within Strategic Growth Areas and on lands that have been converted? What policies tools or approaches can assist with ensuring employment growth and economic activity continues to occur and be planned for within these areas?</b></p> <p><b>MILTON RESPONSE</b> The Region should undertake an economic strategy to focus on the creation of labour markets, with the objective of creating accommodating employment sectors. While demand will likely remain for some traditional employment area locations, a strategic plan to accommodate emerging employment trends could be undertaken by the Region to anticipate and provide land use permissions that encourage employers to locate in Halton. In this context, there is a significant increase in the demand for employers to locate in mixed-use urban areas outside of traditional employment areas; appropriate opportunities to permit mixed-use forms of development, guided by an overall economic strategy provides a strong basis for encouraging new employers to the Region.</p> <p><b>14. Are there other factors, besides those required by the Growth Plan, Regional Official Plan or Integrated Growth Management Strategy Evaluation Framework that Halton Region should consider when evaluating the appropriate location for potential settlement area expansions?</b></p> <p><b>MILTON RESPONSE</b> The requests of the lower-tier municipalities should determine the appropriate scale and location for settlement area boundary expansions (SABE). In this regard, please refer to Milton report PD-023-18 requesting that Milton's whitebelt lands be included in the SABE to enable long-term comprehensive planning.</p> <p><b>15. What factors are important for the Region to consider in setting a minimum Designated Greenfield Area density target for Halton Region as whole, and for each of the Local Municipalities? Should the Region use a higher minimum Designated Greenfield Area density target than the 50 residents and jobs per hectare target in the Growth Plan?</b></p> <p><b>MILTON RESPONSE</b> A Place to Grow 2020 requires that the Region take a market-based approach to housing. The 2020 Land Needs Assessment (LNA) references the use of the background forecast and baseline reference scenario (prepared by Hemson Consulting) as a basis for establishing a market-based supply of housing. This work forecasts that singles and semis/ rows/ apartments and accessory units will respectively comprise 49%/26%/25% of residential unit growth from 2016-2051. The Region should be using this as a scenario for providing a market-based supply of housing, modifying the unit mix as necessary to achieve a Place to</p>	<p>Policy Direction CC-6 intends to support the transition to low carbon communities by promoting renewables, alternative energy systems, and district energy systems, in addition to requiring Community Energy Plans as part of the area-specific planning process. Community Energy Plans will look at the feasibility of integrating energy planning at a neighbourhood scale.</p> <p>The Region is also undertaking a broader set of actions to respond to climate change in accordance with the Region's Strategic Business Plan 2019-2022 and Council's emergency declaration.</p> <p>Halton Region has also partnered with Halton Environmental Network to advance the Region's work in addressing climate change. The partnership will result in the preparation of a community greenhouse gas emissions inventory, community greenhouse gas emission reductions targets, community engagement, and outreach in collaboration with the Halton Climate Collective.</p>

No.	Source	Submission	Response
		<p>Grow's minimum Designated Greenfield Area density target. Such modification will likely alter the unit mix significantly away from a market-based supply of housing to more compact communities required by the Growth Plan. Further increases in the density target should support the provision of housing to meet the needs of current and future residents, and should not be arbitrarily increased without significant justification from both demographic and market perspectives.</p> <p>Similarly, employment forecasts are contained in the Hemson work. The work forecasts Major Office, Population-Related and Employment Land and Rural employment to 2051 to form a basis for categorizing employment growth. Some portion of the Major office and population-related employment forecasts will be accommodated in the Designated Greenfields and the Region is encouraged to anticipate more complete communities in the Greenfields when undertaking their growth management work – this may require a different approach to planning for, and achieving jobs in new Greenfield Community Areas.</p> <p><b>16. Are there any additional considerations or trends that Halton Region should review in terms of the Regional Urban Structure component of the Regional Official Plan Review?</b></p> <p><b>MILTON RESPONSE</b> We have no additional comments or suggestions at this time, and we appreciate the opportunity to share our ideas and input.</p> <p><b>Attachment 2 – DS-035-20 Summary Rural and Agricultural Systems</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Theme area topics include mapping and designation of prime agricultural areas, Agriculture-Related Uses, On-Farm Diversified Uses, Cemeteries, Agricultural Impact Assessments and Special Needs Housing</li> <li><input type="checkbox"/> The intent of the Rural and Agricultural System Discussion Paper is to inform a fulsome and robust policy discussion, there are no predetermined conclusions</li> <li><input type="checkbox"/> The Discussion Paper is intended to facilitate the exploration of ideas in the context of broad public engagement, where all relevant options are explored</li> </ul> <p><b>Technical Discussion Questions and Milton's Proposed Responses Rural and Agricultural System Mapping Options:</b></p> <p><b>1. Should the updated ROP designate prime agricultural areas with a separate and unique land use designation?</b></p> <p><b>MILTON RESPONSE</b> Yes. The ROP should be updated to include a separate and unique land use designation for Prime Agricultural Areas. The following is a summary of why we support this approach:</p> <ol style="list-style-type: none"> <li>1. The Provincial policy framework has evolved since ROPA 38 and the PPS and Growth Plan now require the Region to designate Prime Agricultural Areas. Although there may be ways other than a designation (i.e., policy direction) to protect prime agricultural areas, the Region should aim for the most transparent and least complex approach.</li> <li>2. The Region's current approach to the Agricultural system is not intuitive. A separate and unique land use designation would reflect a more simplified approach to planning for the agricultural system, and it would improve the clarity of the ROP and make it easier for users to understand the Regional policy framework and provincial/regional goals. A Prime Agricultural Area designation is used by most municipalities across Ontario because it is effective, clear, and easy to understand.</li> <li>3. The ROP currently identifies prime agricultural areas as a 'constraint to development'. This approach does not fully support current Provincial policy direction, which aims for a thriving agricultural industry and rural economy by permitting a range of different uses on agricultural land. A separate and unique land use designation would positively influence the agricultural (and</li> </ol>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>rural) area by recognizing, communicating, and supporting the outlook that prime agricultural areas make a significant contribution to Ontario's jobs and economic prosperity. In addition, a separate and unique Rural land use designation should be applied to non-prime agricultural areas for clarity, transparency, and ease of use. The reasons above also support this position.</p> <p><b>2. Are there any additional pros and cons that could be identified for any of the options?</b>  <b>MILTON RESPONSE</b>  The following table identifies additional Pros and Cons to be considered for the Options identified in the Region's Discussion Paper:</p> <p>Option Additional Pros to be Considered Additional Cons to be Considered 1 Designation of Prime Agricultural (and Rural) Areas communicates that the Agricultural System is important and valued for its significant contribution to Ontario's jobs and economic prosperity.</p> <p>None.</p> <p>2 Designation of Prime Agricultural (and Rural) Areas communicates that the Agricultural System is important and valued for its significant contribution to Ontario's jobs and economic prosperity.</p> <p>None.</p> <p>3 Designation of Prime Agricultural (and Rural) Areas communicates that the Agricultural System is important and valued for its significant contribution to Ontario's jobs and economic prosperity. Overly complicated approach that makes an unnecessary distinction between key features that are in the Prime Agricultural Area and key features that are not in the Prime Agricultural Area.</p> <p>4 None. Overly complicated and not intuitive approach. Not keeping with the evolution of planning for agricultural areas in Ontario. Does not support the overarching Provincial vision for a thriving Option Additional Pros to be Considered Additional Cons to be Considered agricultural industry and rural economy.</p> <p><b>3. Do you have a preferred mapping option? If so, why?</b>  <b>MILTON RESPONSE</b>  Mapping Option 1 is our preferred mapping option because:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> It conforms with Provincial direction;</li> <li><input type="checkbox"/> It is the most transparent and least complex approach;</li> <li><input type="checkbox"/> It is the most evolved and contemporary approach;</li> <li><input type="checkbox"/> It most effectively communicates that the Agricultural System is important and valued for its significant contribution to Ontario's jobs and economic prosperity. In addition, we are not in agreement with the statement that "the designation of Prime Agricultural Areas without the designation of Key features could be perceived to place uneven emphasis on the protection of Prime Agricultural Areas over the protection of key features" (page 23). An overlay designation is not a less important (or a more important) layer of policy; rather, it is simply an added level of policy – to be applied in addition to the policies of the underlying designation. Therefore, this approach places equal emphasis on the protection of the NHS and Agricultural System. The Region should use this process as an opportunity to incorporate more contemporary planning tools, such as overlays, and to communicate with residents/the public why this approach is more effective. Furthermore, we are not in agreement with the statement that Option 1 "does not depict the NHS as a systems based approach". Our view is that, although 2 separate overlay designations are identified, they collectively make up the NHS and work together to function as a system. This can easily be communicated through policy. Also, by labelling these overlay designations as a Natural Heritage System (NHS) the Region is clearly indicating that the two overlays make up a system.</li> </ul> <p><b>Agriculture-Related Uses:</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>4. Should the ROP permit the agriculture-related uses as outlined in the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas in its entirety?</b></p> <p><b>MILTON RESPONSE</b>  In terms of implementing the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas, Section 1.1 of the Provincial document states that the guidelines are meant to complement the PPS, and do not establish specific standards. Therefore:  <input type="checkbox"/> The ROP must permit agriculture-related uses in all prime agricultural areas, in accordance with the definition and Section 2.2.3.1 of the PPS.  <input type="checkbox"/> Section 2.2.1 of the Provincial Guidelines expands on Section 2.2.3.1 of the PPS by describing a set of criteria that “must be met” (page 11) in order qualify as an agriculture-related use. The ROP must also implement these criteria in their entirety.  <input type="checkbox"/> Section 2.2.2 of the Provincial Guidelines expands on Section 2.2.3.1 of the PPS by providing examples of permitted agriculture-related uses, provided the above noted criteria are met. However, this is not an exhaustive list, and the criteria in Section 2.2.1 should be used to determine permitted uses. As discussed in our responses to questions below, additional conditions/restrictions, should be determined/established at the local municipal level.</p> <p><b>5. What additional conditions or restrictions should be required for any agriculture related uses?</b></p> <p><b>MILTON RESPONSE</b>  The agricultural context in Halton Region varies significantly across each local municipality, and this is evidenced in the Discussion Paper by the following figures:  <input type="checkbox"/> Figure 3c: CLI – Soil Capability Class 1, 2 &amp; 3 (Halton’s Land Base)  <input type="checkbox"/> Figure 4: Gross Farm Receipts for Halton Region for 2016  <input type="checkbox"/> Figure 6: Agricultural Area Designation  Therefore, it is our view that the establishment of additional conditions or restrictions for agricultural-related uses that would apply broadly across Halton Region is not appropriate. Rather, if there is a need for additional conditions/restrictions, they should be determined/established at the local municipal level - based on local circumstances and in consultation with each local agricultural and rural community.</p> <p>This is consistent with the direction in Section 2.5.1 (Official Plan Implementation) of the Provincial Guidelines, which state that <i>“criteria for these uses may be based on these provincial guidelines or municipal approaches that achieve the same objectives”</i>.</p> <p><b>6. The Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas limit on-farm diversified uses to no more than 2 per cent of the farm property on which the uses are located to a maximum of 1 hectare. As well, the gross floor area of buildings used for on-farm diversified uses is limited (e.g., 20 per cent of the 2 per cent). Are these the appropriate size limitations for Halton farms?</b></p> <p><b>MILTON RESPONSE</b>  It is important to clarify that the “Limited in Area” guidelines identified above are described as “recommended” in Section 2.3.1(3) of the Provincial Guidelines (page 19-21). Also, as noted earlier, Section 1.1 of the guidance document states that <i>“where specific parameters are proposed, they represent best practices rather than specific standards that must be met.”</i></p> <p>As mentioned, since the agricultural context in Halton Region varies significantly across each local municipality, it is our view that the establishment of additional conditions/restrictions for agricultural-related and/or on-farm diversified uses that apply broadly across Halton Region is not appropriate. Therefore, we do not agree with a Region-wide approach to regulating on-farm diversified uses, and we do not believe that the size limitations identified in the Provincial Guidelines should be applied broadly across Halton.</p> <p>Rather, the “Limited in Area” guidelines should be assessed at a local municipal level, based on local circumstances and in consultation with our local agricultural and rural community. Again, this is consistent with the direction in Section 2.5.1 (Official</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Plan Implementation) of the Provincial Guidelines, which state that “<i>criteria for these uses may be based on these provincial guidelines or municipal approaches that achieve the same objectives</i>”.</p> <p><b>On-Farm Diversified Uses:</b>  <b>7. Should the Regional Official Plan permit on-farm diversified uses as outlined in the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas in its entirety?</b></p> <p><b>MILTON RESPONSE</b>  Again, the Provincial Guidelines are meant to complement the PPS, and do not establish specific standards. Therefore:  <input type="checkbox"/> The ROP must permit on-farm diversified uses in all prime agricultural areas, in accordance with the definition and Section 2.2.3.1 of the PPS.  <input type="checkbox"/> Section 2.2.1 of the Provincial Guidelines expands on Section 2.2.3.1 of the PPS by describing a set of criteria that “<i>must be met</i>” (page 11) in order qualify as an on-farm diversified uses. The ROP must also implement these criteria in their entirety.  <input type="checkbox"/> Section 2.2.2 of the Provincial Guidelines expands on Section 2.2.3.1 of the PPS by providing examples of permitted on-farm diversified uses, provided the above noted criteria are met. However, this is not an exhaustive list, and the criteria in Section 2.3.1 should be used to determine permitted uses. Also, additional conditions/restrictions, should be determined/established at the local municipal level, as discussed below.</p> <p><b>8. What additional conditions or restrictions should be required for any on-farm diversified uses?</b>  <b>MILTON RESPONSE</b>  We do not agree with a Regional approach to regulating on-farm diversified uses, and we do not believe that the size limitations identified in the Provincial Guidelines should be applied broadly across Halton. Rather, any additional conditions or restrictions should be assessed at a local municipal level, based on local circumstances and in consultation with our local agricultural and rural community. Again, this is consistent with the direction in Section 2.5.1 (Official Plan Implementation) of the Provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas, which state that “<i>criteria for these uses may be based on these provincial guidelines or municipal approaches that achieve the same objectives</i>”.</p> <p><b>9. Should the Regional Official Plan permit on-farm diversified uses as outlined in the Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas in its entirety?</b>  <b>MILTON RESPONSE</b>  This is the same question as #7. See response to question #7</p> <p><b>10. To what extent should the updated Regional Official Plan permit cemeteries in:</b>  <input type="checkbox"/> Urban areas  <input type="checkbox"/> Rural areas  <input type="checkbox"/> Prime agricultural areas  <b>Explain the criteria (e.g., factors) that are important to you and should be considered when evaluating cemetery applications for each?</b></p> <p><b>MILTON RESPONSE</b>  Milton staff have reviewed a 2016 report prepared for Halton Region called “Policy Approaches to Planning for Cemeteries in Halton Region” (University of Guelph), and we are in agreement with many of the recommendations of that report in regard to permitting cemeteries in the Region. The following table provides our suggestions on the extent to which the updated ROP should permit cemeteries in specific areas of the Region:</p> <p>Area Permissions for Cemeteries Justification</p> <p>Urban Areas</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Cemeteries should be –permitted subject to criteria. Section 1.1.1 of the PPS indicates that healthy, liveable, and safe communities are sustained by accommodating institutional uses, including cemeteries. Although the PPS does not explicitly indicate where cemeteries should be located, it is implied that they are required as a component of strong healthy communities.</p> <p><b>Rural Areas</b> Cemeteries should be –permitted subject to criteria. Section 1.1.5.2 of the PPS explicitly identifies cemeteries as permitted uses in rural lands.</p> <p><b>Prime Agricultural Areas</b> Cemeteries should not be permitted in prime agricultural areas. Instead, cemeteries should be required to undergo a ROPA and address the necessary criteria established in the PPS. Cemeteries are not a permitted use in Prime Agricultural Areas, in accordance with however, the PPS does provide guidance for permitting non-agricultural uses in these areas in section 2.3.6.1. It should also be noted that any new cemeteries must adhere to the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, where applicable.</p> <p>In terms of criteria, the 2016 report noted above also provides a best practices review on other regional policies in regard to cemeteries. Based on our review, the following table identifies some of the factors that should be considered when evaluating cemetery applications in each area (however, we are not suggesting that they are the only factors)</p> <p><b>Area Recommended Criteria for Permitting Cemeteries</b></p> <p><b>Urban Areas</b></p> <ol style="list-style-type: none"> <li>1) There is a local or regional demand for cemetery space that is not being met, or will not be met in the near future by existing cemeteries within a reasonable distance of the service area.</li> <li>2) The cemetery will not prevent the Region from achieving intensification targets.</li> <li>3) There are no reasonable alternatives outside of the urban area, and either; <ol style="list-style-type: none"> <li>a. Sufficient evidence has been provided indicating that the community is “incomplete” due to the absence of a cemetery, or;</li> <li>b. There is a demand for park space that the cemetery can service as a multi-use space</li> </ol> </li> </ol> <p>.</p> <p><b>Area Recommended Criteria for Permitting Cemeteries</b></p> <p><b>Rural Areas</b></p> <ol style="list-style-type: none"> <li>1) There is a local or regional demand for cemetery space that is not being met, or will not be met in the near future by existing cemeteries within a reasonable distance of the service area.</li> </ol> <p><b>Prime Agricultural Areas</b> Cemeteries should address the necessary criteria established in the PPS for non-agricultural uses. There are additional development criteria that should be established either at the Regional or local level, dealing with factors such as:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Servicing;</li> <li><input type="checkbox"/> Parking and traffic requirements;</li> <li><input type="checkbox"/> Cemetery accessory uses;</li> <li><input type="checkbox"/> Environmental impacts;</li> <li><input type="checkbox"/> Landscaping requirements; and</li> <li><input type="checkbox"/> Public access.</li> </ul> <p>Finally, the Region will need to respond to cultural needs and alternative practices to in-ground burial and this should be addressed in the ROP, particularly as it relates to assessing regional demand.</p> <p><b>11. Do the Agricultural Impact Assessment policy requirements in the ROP sufficiently protect agricultural operations in the Prime Agricultural Area and Rural Area? If not, what additional requirements do you think are needed?</b></p> <p><b>MILTON RESPONSE</b> We are of the opinion that the Agricultural Impact Assessment policy requirements in the ROP do sufficiently protect agricultural operations in the Prime Agricultural and Rural Areas. Policy 101(2) meets this objective. It may also be useful to more specifically</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>cite the need for an AIA in additional ROP policies for the purpose of clarity and ease of use; however, this could also be achieved by adding more specific language in the introduction/commentary of the actual Regional AIA Guidance document.</p> <p><b>12. Should the requirements for an Agricultural Impact Assessment be included in any other new or existing Regional Official Plan policies?</b>  <b>MILTON RESPONSE</b>  It may also be useful to specifically cite the need for an AIA in ROP policies dealing with Renewable Energy Projects and Institutional, Commercial, and Industrial Uses; however, if the requirement is already identified in a Provincial Policy document, it is not actually necessary and would simply duplicate policies that are already applicable. In this case, adding more specific language in the introduction/commentary of the actual Regional AIA Guidance document would be a more simplified approach. Should special needs housing be permitted outside of urban areas and under what conditions?</p> <p><b>MILTON RESPONSE</b>  Yes. The ROP should be updated to expressly permit special needs housing in the rural area. The following is a summary of why we support this approach:  1. The Provincial Policy Statement states that Planning authorities shall provide for an appropriate range and mix of housing options by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements (Section 1.4.3 b.). There is no distinction made by Provincial Policy between urban and rural areas for these uses.  2. In accordance with the Human Rights Code, everyone in Ontario has the right to be free from discrimination in housing based on membership in a Codeprotected group. It is a human rights principle that people should be able to live in the community of their choice without discrimination. Special needs housing, with or without support workers should therefore be permitted in a way that does not subject the residents to higher levels of scrutiny and expectations than other forms of residential housing.  3. Based on engagement with our local community as part of our 2018 Supportive Housing study, we heard that from housing providers that certain types of special needs/supportive housing will benefit from a rural setting. In terms of applying conditions to these uses, we are in support of permitting special needs housing in all dwelling types, provided that such dwellings comply with all relevant zoning regulation, by-laws, codes and other regulations. In both the urban and rural area, special needs housing should not be subject to higher levels of scrutiny and expectations than other forms of residential housing. Further, we are not in agreement that the criteria established through the Provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas should apply to special needs housing in the rural area, as noted on page 60 of the Regional Discussion Paper. These criteria apply to Prime Agricultural Areas (not Rural) and focus on supporting agriculture and/or protecting agricultural uses as the primary use of a property, and we are unclear how they apply to housing in rural areas. Furthermore, the “limited in area” principle in the Provincial Guidelines would be in violation of the Ontario Human Rights Code.</p> <p>Please note: through LOPA 01/19 and Z-01/19, special needs/shared housing is currently permitted in both the urban and rural residential areas of Milton (in accordance with Section 2.1 of the Ontario Human Rights Code), and it is intended that this be our local approach as we move forward with the new Official Plan Project.</p> <p><b>13. Are there any additional considerations or trends that Halton Region should review in terms of the Rural and Agricultural System component of the Regional Official Plan Review?</b>  <b>MILTON RESPONSE</b>  We have no additional comments or suggestions at this time, and we appreciate the opportunity to share our ideas and input.</p> <p><b>Attachment 3 – DS-035-20 Summary Natural Heritage</b>  <input type="checkbox"/> Natural heritage has a central place within the planning vision for Halton as described in the Region Official Plan.  <input type="checkbox"/> Two concepts feature prominently: “sustainable development” and “landscape permanence”.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p> <input type="checkbox"/> Goal of the Regions Official Plan Review process is to strengthen the long-term viability of Halton’s natural heritage and water resources.  <input type="checkbox"/> Identifying actions that are needed to achieve the Region’s natural heritage objectives.  <input type="checkbox"/> The intent of the Natural Heritage System Discussion Paper is to inform a fulsome and robust policy discussion, there are no predetermined conclusions. </p> <p><b>Technical Discussion Questions and Milton’s Proposed Responses</b></p> <p><b>Natural Heritage</b></p> <p><b>1. As required by the Growth Plan, the new Natural Heritage System for the Growth Plan mapping and policies must be incorporated into the Regional Official Plan. Based on options outlined in the Natural Heritage Discussion paper, what is the best approach in incorporating the Natural Heritage System for the Growth Plan into the Regional Official Plan?</b></p> <p><b>MILTON RESPONSE</b>  Option 2 – Harmonize the Provincial Natural Heritage Systems is the best approach to incorporate the Natural Heritage System (NHS) in the Regional Official Plan.</p> <p>Option 2 would allow the Regional Natural Heritage System (RNHS) to continue independently. There would be a clear distinction between the Regional Natural Heritage System (RNHS) and the Provincial Plan Systems. This approach would allow flexibility to include policies that reflect local considerations.</p> <p>We strongly oppose Option 3 – Create an updated Regional Natural Heritage System that incorporates the Provincial Natural Heritage Systems. This broad stroked approach would present challenges in terms of policy restrictions, whereby, the most restrictive policy would apply everywhere. This is not the intent of the Provincial NHS. We must ensure that local considerations are recognized.</p> <p><b>2. Regional Natural Heritage System policies were last updated through Regional Official Plan Amendment 38. Are the current goals and objectives for the Regional Natural Heritage System policies still relevant/appropriate? How the can Regional Official Plan be revised further to address these goals and objectives?</b></p> <p><b>MILTON RESPONSE</b>  The creation of the ROPA 38 RNHS system relied on air photo interpretation and not scientific study. Further, the RHNS included an additional 30-metre buffer, again without any scientific basis. Why is this an issue? While the Regional Plan allows the ability to refine (allowing for additions or deletions) the RNHS through local study, the consistent interpretation is that the RHNS, including the 30-metre buffer is the “starting point” for refinement. Local municipalities invest tremendous resources to undertake the essential technical fieldwork to determine what features require protection and what an appropriate buffer should be, based on science. The RNHS is arbitrary and the Regional Official Plan should promote the recognition of scientific study as the foundation to determine appropriate (ROP) refinements. The policy framework must recognize the role of a NHS in an urbanizing environment.</p> <p><b>3. To ease the implementation of buffers and vegetation protection zones, should the Region include more detailed policies describing minimum standards?</b></p> <p><b>MILTON RESPONSE</b>  No, the ROP should NOT include detailed policies describing minimum standards. In terms of buffer implementation in the urban area, the ROP should put an emphasis that any buffer review and refinement should be determined through detailed technical study when land-use, transportation, and servicing plans are available. Emphasis placed on identifying Key Feature characteristics and functions is critical, along with their respective sensitivities associated with the range of short term to long-term activities expected with the various land use types proposed in the plan area.</p> <p><b>4. Given the policy direction provided by the Provincial Policy Statement and Provincial</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>plans, how should policy and mapping address the relationship between natural heritage protection and agriculture outside of the Urban Area or the Natural Heritage System?</b></p> <p><b>MILTON RESPONSE</b>  Mapping Option 1 is our preferred mapping option because:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> It conforms with Provincial direction;</li> <li><input type="checkbox"/> It is the most transparent and least complex approach;</li> <li><input type="checkbox"/> It is the most evolved and contemporary approach;</li> <li><input type="checkbox"/> It most effectively communicates that the Agricultural System is important and valued for its significant contribution to Ontario's jobs and economic prosperity.</li> </ul> <p>In addition, we are not in agreement with the statement that “the designation of Prime Agricultural Areas without the designation of Key features could be perceived to place uneven emphasis on the protection of Prime Agricultural Areas over the protection of key features”). An overlay designation is not a less important (or a more important) layer of policy; rather, it is simply an added level of policy - to be applied in addition to the policies of the underlying designation. Therefore, this approach places equal emphasis on the protection of the NHS and Agricultural System. The Region should use this process as an opportunity to incorporate more contemporary planning tools, such as overlays, and to communicate with residents/the public why this approach is more effective.</p> <p>Furthermore, we are not in agreement with the statement that Option 1 “does not depict the NHS as a systems based approach”. Our view is that, although 2 separate overlay designations are identified, they collectively make up the NHS and work together to function as a system. This can easily be communicated through policy. Also, by labelling these overlay designations as a Natural Heritage System (NHS) the Region is clearly indicating that the two overlays make up a system.</p> <p><b>5. The Greenbelt Plan 2017 and Growth Plan 2019 require municipalities to identify Water Resource Systems in Official Plans. Based on the two (2) options provided in the Natural Heritage Discussion Paper, how should the Water Resource System be incorporated into the ROP?</b></p> <p><b>MILTON RESPONSE</b>  Mapping Option 1 is our preferred mapping option, with the caveat that the ROP would include separate policies pertaining to the two distinct systems. This approach would recognize the overlaps between the two systems and would reduce policy duplication in the plan.</p> <p><b>6. Preserving natural heritage remains a key component of Halton’s planning vision. Should Halton Region develop a Natural Heritage Strategy and what should be included in such a strategy?</b></p> <p><b>MILTON RESPONSE</b>  No, a Natural Heritage Strategy would not be a “value-add”. It would be an added layer of bureaucracy. The policies of the ROP are mandatory. Guidelines/strategies are general and non-mandatory. Since the determination of NHS components is technical in nature, the ROP policy framework should be adequate and easily interpreted.</p> <p><b>7. Should the Regional Official Plan incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System?</b></p> <p><b>MILTON RESPONSE</b>  While the Cootes to Escarpment EcoPark System does not fall within the boundaries of Milton, there is merit in the ROP containing policies to support the innovative partnership to protect, connect and restore natural lands and open space between the Niagara Escarpment and Cootes Paradise in Hamilton Harbour.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>8. The Regional Official Plan is required to conform to applicable Source Protection Plans and must be updated through this Regional Official Plan Review process. What is the best approach to address Drinking Water Source Protection policies and mapping?</b></p> <p><b>MILTON RESPONSE</b> A distinct policy section and mapping component should be included in the ROP in recognition of the three Source Protection Plans within Halton Region. While changes may occur to Source Protection mapping during the life of the ROP, the five-year review can incorporate any updates.</p> <p><b>9. The Regional Official Plan is required to conform to the updated Natural Hazard policies in the PPS. What is the best approach to incorporate Natural Hazard policies and mapping?</b></p> <p><b>MILTON RESPONSE</b> The ROP should identify and regulate development exposed to natural heritage JOINTLY with area municipalities, provincial agencies and conservation authorities.</p> <p><b>10. How can Halton Region best support the protection and enhancement of significant woodlands through land use policy?</b></p> <p><b>MILTON RESPONSE</b> The existing definition of Significant Woodland and associated criterion in the ROP is sufficient and appropriate. What would be a value-add to the policy framework is to include a list of exclusions from the definition - i.e. such woodlands managed for the production of fruits, nuts, nursery stock or Christmas trees and woodlands dominated by invasive non-native species.</p> <p><b>11. Are there any additional considerations or trends that Halton Region should review in terms of the Natural Heritage component of the Regional Official Plan Review?</b></p> <p><b>MILTON RESPONSE</b> Technical fieldwork should be the starting point to determine the NHS and associated buffer requirements in an urbanizing environment.</p> <p><b>Attachment 4 – DS-035-20</b> <b>Summary</b> <b>Climate Change</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The Climate Change Discussion Paper seeks to fulfil the following objectives: <ul style="list-style-type: none"> <li>o Educate the public on the current impacts of climate change on the region;</li> <li>o Underline the policy directions guiding the Regional climate change conformity requirement; and</li> <li>o Highlight the main policy areas where public input is needed to formulate a comprehensive land use response to climate change.</li> </ul> </li> <li><input type="checkbox"/> The intent of the Climate Change Discussion Paper is to inform a fulsome and robust policy discussion, there are no predetermined conclusions</li> <li><input type="checkbox"/> The Discussion Paper is intended to facilitate the exploration of ideas in the context of broad public engagement, where all relevant options are explored</li> </ul> <p><b>Technical Discussion Questions and Milton’s Proposed Responses</b> <b>Climate Change</b> <b>GENERAL MILTON COMMENT</b> Generally, the ROP should provide the policy foundation for securing Regional funding of climate change adaptation. The local municipalities will not be able to implement climate change initiatives on their own.</p> <p><b>1. Have you felt the impacts of climate change on your community? What impacts are of most concern to you in the next 20 years?</b></p> <p><b>MILTON RESPONSE</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>On July 22, 2019, the Town of Milton Council passed a motion declaring a Climate Emergency. Several delegations were made at the meeting, highlighting ways in which the climate change was impacting the community. It was noted that climate change was already influencing the Town's ability to provide and maintain certain Town facilities, for example, in 2019 Milton closed its outdoor ice rinks due to a milder winter climate. It was also reported that 1000's of acres of agricultural land south of Milton were unable to be planted in Spring 2019 due to the wetter than normal conditions.</p> <p>The main concerns are related to human health, community safety, biodiversity loss, food security and fiscal sustainability. For example, heatwaves pose increased health risks and a higher incidence of pests and diseases, such as Emerald Ash Borer. While intense rainfall has consequences for flood risk, storm water management and other municipal infrastructure.</p> <p><b>2. How do you think the Regional Official Plan can help Halton respond to climate change? What mitigation and adaptation actions would you like to see embedded in the Regional Official Plan?</b>  <b>MILTON RESPONSE</b>  The need to prepare for climate change through adaptation should be fully integrated with other land use planning objectives, including providing for housing and jobs, preserving natural and cultural heritage and supporting sustainable transportation and infrastructure. The ROP should provide a framework for leveraging Federal and Provincial programs and prioritizing Regional funding to support and assist the efforts of local municipalities.</p> <p>The Regional Official Plan can help Halton respond to climate change and reduce climate risks by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Limiting development in hazardous areas;</li> <li><input type="checkbox"/> Ensuring the built environment is resilient to climate stressors;</li> <li><input type="checkbox"/> Preserving and enhancing natural environments;</li> <li><input type="checkbox"/> Clarifying the roles and responsibilities of upper and lower tier municipalities;</li> <li><input type="checkbox"/> Providing information and fostering dialogue about climate change opportunities, risks and adaptation. The Regional Official Plan should provide a high-level policy context for climate change adaptation, in a dedicated section and/or embedded throughout the document, including: <ul style="list-style-type: none"> <li><input type="checkbox"/> An audit of climate change opportunities and risks in Halton Region;</li> <li><input type="checkbox"/> An overarching climate change adaptation vision and policy objectives;</li> <li><input type="checkbox"/> A comprehensive municipal risk assessment process to prioritise adaptation needs;</li> <li><input type="checkbox"/> A comprehensive climate change monitoring programme including climate change indicators and methods for collecting economic, social or environmental information relevant to the climate change adaptation in Halton.</li> </ul> </li> </ul> <p>The ROP should consider the impacts of a changing climate on municipal assets, such as roadside hardscapes, parkland and storm systems. This should be addressed in the ROP through a proactive strategy for adaptation and design using best management practices, while acknowledging the significant fiscal and operational impacts for municipalities.</p> <p><b>3. Halton's population is forecast to grow to one million people and accommodate 470,000 jobs by 2041. What do you think about policies to plan for climate change through more compact urban form and complete communities? In your opinion, are we growing in the right direction?</b>  <b>MILTON RESPONSE</b>  Achieving complete communities and reducing the need to travel to work requires an appropriate balance between housing and jobs. There is a need to address the disparity between the size, composition and skills of the workforce within Milton and the number and distribution of corresponding employment opportunities within the municipality by directing employment developments to areas of housing growth and vice versa.</p> <p>Urban form and policy that supports transit and active transportation connectivity is important. Employment opportunities available via these connections is important to create a sustainable and complete community. All levels of government need to recognize and commit to investing in infrastructure, facilities and services required to support the creation of complete communities, including transit, active transportation, schools and healthcare.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Achieving a more compact urban form needs to be supported by alternative 'compact urban' standards, including Regional roads, schools and green infrastructure. Equally, plans for a more compact urban form should not be at the expense of meeting community wellness, health and active living for all ages. This includes access to natural areas (passive) and programmed outdoor recreation (active, developable) which are fundamental land uses.</p> <p><b>4. What do you think the Region should do to help you reduce your greenhouse gas emissions? For example, if you typically commute by car to work or school every day, what would make you consider taking transit, biking or walking?</b></p> <p><b>MILTON RESPONSE</b>  Low carbon development and implementation at the community scale, as well as action by individuals, is needed in order to align emissions trends with achieving Ontario's 2050 target. The Regional Official Plan could help by providing a clear and consistent definition for net zero carbon communities with strategic level policy directions for their development.</p> <p>Implementing new growth areas should have the lens of creating complete and walkable '15-minute' neighbourhoods. Growth areas should be phased and managed so that active transportation and transit services are well-connected and available as soon as possible for new residents, workers and schools.</p> <p>Behavioral change at the level of the individual could be encouraged by making it easier to make sustainable choices that reduce their carbon footprint. For example, the Regional Official Plan could promote:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Net zero buildings</li> <li><input type="checkbox"/> Renewable energy system and micro-grids</li> <li><input type="checkbox"/> Tree planting</li> <li><input type="checkbox"/> A reduce, re-use and recycle waste hierarchy</li> <li><input type="checkbox"/> Locally sourced and healthier food options</li> <li><input type="checkbox"/> Infrastructure to support electric vehicles and transit electrification</li> <li><input type="checkbox"/> Carbon off-setting</li> </ul> <p><b>5. Do you think the Region should encourage and support local renewable energy sources? If so, what should be considered?</b></p> <p><b>MILTON RESPONSE</b>  Yes, the Region should accelerate Halton's transition to a low carbon Region. The Region should consider preparing a Community Energy and/or Climate Action Plan. For example, see Durham Community Energy Plan, 2019. The delivery of on-site renewable energy systems should be incentivized through a streamlined approvals process.</p> <p><b>6. Can you provide examples of opportunities to address climate change as it relates to agriculture that you would like to see in Halton? .</b></p> <p><b>MILTON RESPONSE</b>  Examples of opportunities to address climate change as it relates to agriculture include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conserving water use through efficient irrigation management (e.g. drip irrigation and irrigation scheduling to reduce evapo-transpiration), capturing and storing water, growing more drought tolerant crops).</li> <li><input type="checkbox"/> On-farm renewable energy production such as using biogas and biomass to produce bio-energy.</li> <li><input type="checkbox"/> Organic farming practices and sustainable techniques.</li> <li><input type="checkbox"/> Supporting the process of carbon sequestration through land management practices, such as tree planting.</li> <li><input type="checkbox"/> Methane mitigation through holistic pasture based livestock management. Lot control and severance policies should facilitate local 'grow your own' initiatives such as share farming, co-operatives, smallholdings, and community gardens.</li> </ul> <p><b>7. According to the Provincial Policy Statement, planning authorities are required to consider the potential impacts of climate change in increasing risks associated with natural hazards (e.g., fires and floods). How can Regional Official Plan policies be enhanced to address climate change impacts on natural hazards?</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>MILTON RESPONSE</b> See Question 2 above.</p> <p><b>8. Are there additional measures the Regional Official Plan should include to improve air quality?</b></p> <p><b>MILTON RESPONSE</b> Prioritizing infrastructure to support zero emissions transportation choices, such as walking, cycling and electric vehicles.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
10.	Conservation Halton	<p>REPORT TO: Conservation Halton Board of Directors REPORT NO:# CHBD 07 20 03 FROM: Barbara J. Veale, Director, Planning &amp; Watershed Management DATE: October 22, 2020 SUBJECT: Halton Region Official Plan Review: Conservation Halton Discussion Paper Comments CH File: MPR 734</p> <p><b>Recommendation</b></p> <p>THAT the Conservation Halton Board of Directors <b>endorse the staff report entitled "Halton Region Official Plan Review: Conservation Halton Discussion Paper Comments"</b>;</p> <p>And</p> <p>THAT the Conservation Halton Board of Directors <b>direct staff to send the report entitled "Halton Region Official Plan Review: Conservation Halton Discussion Paper Comments" to the Region of Halton, the local Halton Area municipalities and conservation authorities.</b></p> <p><b>Executive Summary</b></p> <p>A review of the Region of Halton's Official Plan (ROP) commenced in 2014. Phase 2 of the review is currently underway and has involved background research, technical analysis and the development of five discussion papers related to Rural and Agricultural System, Natural Heritage, Regional Urban Structure, Climate Change and North Aldershot Planning Area. Conservation Halton staff has engaged with Regional staff throughout the ROP review process, as a member of the Halton Area Planning Partnership (HAPP).</p> <p>CH staff has reviewed all five discussion papers and has responded to the discussion questions in each paper. Staff's review and comments focused on the areas that fall within CH's areas of expertise and on matters of interest to CH, including topics related to natural hazards, natural heritage, water resources, source protection and climate change. Staff recommends that the CH Board of Directors endorse Report No. CHBD 07 20 06.</p> <p><b>Report</b></p> <p><u>Background</u></p> <p>Halton Region's Official Plan (ROP) review commenced in 2014. Phase 1 of the ROP review was completed in 2016 and included the establishment of key directions and a work plan.</p> <p>Phase 2 of the ROP review is currently underway. Phase 2 involved on background research, technical analysis and the development of discussion papers related to key themes of the ROP review. Five discussion papers have been prepared on the</p>	<p><b><u>Natural Heritage</u></b></p> <p><b>Natural Hazards:</b> The Region continues to engage with and work with the Conservation Authorities on matters related to natural hazards. From a policy perspective, natural hazards will be addressed through Policy Direction NH-5 which recommends that a new "Natural Hazards" section of the ROP will introduce natural hazards policies that are consistent with section 3.1 of the Provincial Policy Statement 2020, and Provincial Plans, and direct the Local Municipalities to include policies and mapping within their Official Plans and Zoning By-laws to prohibit and restrict development within natural hazard lands.</p> <p>In terms of floodplain mapping, it is recommended that the "Regulatory Flood Plain" be removed from the current Regional Natural Heritage System and be included in the natural hazard section of the Regional Official Plan. This is intended to provide clarity and consistency with the definition of natural features in the Regional Official Plan.</p> <p>The Region will continue to work with the Conservation Authorities, Local Municipalities, and all other stakeholder groups in this regard.</p> <p><b>Water Resource System and Source Protection:</b> The Region recognizes and acknowledges the role of Conservation Authorities in watershed planning, management, and regulation. Through Policy Direction NH-4, there is a recommendation to incorporate new policies and mapping to implement a Water Resource System. Additionally, Policy Direction NH-9 recommends updating policies to conform to the three Source Protection Plans that apply to Halton Region. The Region will continue to work with the Conservation Authorities and Local Municipalities, to ensure that policies protect and enhance water resources and source water in Halton.</p>

No.	Source	Submission	Response
		<p>following topics: Rural and Agricultural System, Natural Heritage, Regional Urban Structure, Climate Change and North Aldershot Planning Area. The discussion papers explore issues related to each of these topic areas and options for how the ROP could address issues and achieve conformity with the Provincial Plans and Provincial Policy Statement (PPS). These reports are available on Halton Region's website.</p> <p>Regional Council endorsed the discussion papers for public release at the Regional Council meeting on July 15, 2020. The Region is currently undertaking a broad public consultation on the discussion papers until the end of October 2020.</p> <p>Conservation Halton (CH) staff has engaged with Regional staff throughout the Regional OP review process, as a member of the Halton Area Planning Partnership (HAPP). Staff will continue to participate in HAPP reviews and technical meetings throughout the OP review and will keep the Board of Directors apprised of progress at critical milestones.</p> <p><u>Key comments</u></p> <p>CH staff has reviewed the discussion papers and has responded to the discussion questions raised in each paper (Attachment A). Staff's review and comments were focused on the areas that fall within CH's areas of expertise and on matters of specific interest to CH, including topics related to natural hazards, natural heritage, water resources, source protection and climate change. Key comments for the Region to consider as part of the ROP review are:</p> <p><b>1. ROP natural hazard policies should be strengthened.</b></p> <p>The current ROP policies are limited and focused on flooding. Through the ROP review, there is an opportunity to strengthen and develop broader policies to address all natural hazards, as identified in Section 3.1 of the PPS. At a minimum, CH staff recommends ROP policies include clear language that identifies natural hazards as a constraint, whether mapped or not, and directs the reader to the appropriate Conservation Authority's regulatory mapping and local Official Plans/zoning by-laws as a source of information. ROP policies should also guide the user to consult with and conform to conservation authority (CA) regulatory policies, as they relate to development in and adjacent to hazard lands (excluding wildfire hazards). CA regulatory policies direct how and where development can proceed as it relates to hazard lands. Opportunities exist for the ROP to support CA policies and promote CA consultation.</p> <p>CAs have the delegated responsibility to represent the Province on the natural hazard policies of the PPS (3.1.1-3.1.7 inclusive). These delegated responsibilities require CAs to review and provide comments on municipal policy documents (Official Plans and comprehensive zoning by-laws) and applications submitted pursuant to the Planning Act, as part of the Provincial One Window Plan Review Service. It is recommended that CH staff be actively engaged in the development of natural hazard policies of the ROP.</p> <p><b>2. CH's Floodplain Mapping Program can support planning decisions.</b></p> <p>In 2018, CH embarked on a renewed Floodplain Mapping Program. New technologies and tools offer opportunities to provide more accurate depiction of flood hazards. This information is used to support CH's regulatory program and planning decisions, as well as infrastructure planning, design and maintenance, flood forecasting and warning, emergency planning and response and prioritization of flood mitigation efforts. It also provides an opportunity for CH, the Region and local municipalities to work collaboratively to identify priority areas to be mapped, such as new growth areas (e.g., MTSA boundary delineation, settlement area expansions) or areas of concern. CH will engage with municipal planning staff in this regard.</p> <p><b>3. CH has data and expertise that can support the identification of a Water Resources System and the development of source protection related policies and mapping.</b></p> <p>Given CH's roles as a watershed management agency, regulatory authority, and Source Protection Authority (SPA), CH has data and expertise that would benefit the Region in the identification of a Water Resources System (WRS), as required in the Provincial</p>	<p><b>Regional Natural Heritage Strategy:</b> A recommendation has been put forth through Policy Direction NH-10 to develop a Regional Natural Heritage Strategy. The purpose of the strategy would be to identify a framework for initiatives such as monitoring, stewardship/restoration, and community awareness that need to be undertaken to achieve a sustainable, natural environment. The Strategy could explore opportunities for programs and services to assist the landowners including the agricultural farming community in climate change mitigation and stewardship efforts that they are doing to protect and enhance the Natural Heritage System. The Strategy also could explore opportunities and identify an approach to where the Natural Heritage System can be utilized through mitigation and adaptation to respond to climate change and reduce Halton's carbon footprint. Regional staff will continue to partner with the Conservation Authorities in the creation of the Regional Natural Heritage Strategy.</p> <p><b>Climate Change</b></p> <p>Halton Region values the Conversation Halton's analysis and commentary of the Climate Change Discussion Paper. The conservation authority's comments have been important and instrumental in shaping the development of climate change policy directions and will assist with the policy development phase of the ROPR.</p> <p>Conservation Halton has recommended that the Regional Official Plan should provide stronger natural hazard policies to ensure development is directed away from hazard lands, consistent with the Provincial Policy Statement, 2020 and conservation authority regulatory policies. Policy directions are being recommended to update and enhance existing policies in the Regional Official Plan on Natural Hazards to be consistent with and conform to Provincial policies and plans (Policy Direction NH-5).</p> <p>Conservation Halton has recommended that Regional Official Plan policies should ensure that climate change is considered/addressed through master planning processes, particularly for public infrastructure, and policies should address resiliency and adaptation as it relates to infrastructure and stormwater management. Policy Direction CC-4 will introduce policies in the Regional Official Plan that require the Region and the Local Municipalities to assess infrastructure risk and vulnerabilities and identify actions and investments to address the challenges to infrastructure where appropriate. In addition, Policy Direction CC-3 will introduce new policies and enhance existing policies in the Regional Official Plan to require stormwater management planning to assess the</p>



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		<p>Plans, and as it relates to source water protection. CH staff would be pleased to provide support to the Region in the development of WRS and source protection mapping or policies.</p> <p>Under the Clean Water Act, CH was designated the lead SPA for the Halton-Hamilton Source Protection Region. In 2019, CA roles and responsibilities in source water protection were further reinforced, when the Conservation Authorities Act was amended to prescribe source protection as a mandatory program and service for CAs to deliver. In 2021, CH will be updating the Halton-Hamilton Source Protection Plan, as well as the underlying science. The Plan update will support continued protection of Lake Ontario and groundwater aquifer sources of municipal drinking water and consider changing landscape uses and activities, climate change and new water sources, among other things. CH staff will continue to engage municipalities throughout the Plan update process to ensure that any changes are addressed in the ROP.</p> <p><b>4. ROP policies and a corporate strategy will help Halton respond to climate change.</b></p> <p>CH supports the Region's intention to develop climate change policies in the ROP that can be implemented through land use planning and sees opportunities to embed climate change mitigation and adaptation direction throughout the ROP, including within the natural heritage, natural hazard, water/source water sections of the ROP. Maintaining and enhancing policies related to watershed planning and natural assets/green infrastructure would also strengthen the Region's approach to addressing the impacts of climate change. The Region should consider developing a corporate Climate Change Strategy to address climate change corporate mitigation and adaptation actions that fall outside of the land use planning arena.</p> <p><b>5. CAs are important partners for the development of a Regional Natural Heritage Strategy.</b></p> <p>The CAs that have jurisdiction in Halton should be recognized as key partners in helping the Region develop a Regional Natural Heritage Strategy, particularly given that CAs deliver numerous programs and services that support the Region's vision and objectives (e.g., environmental education, environmental monitoring, stewardship, land securement, protection of greenspaces). Furthermore, CAs have decades monitoring data and expertise that can help support such initiatives.</p> <p><u>Next Steps</u></p> <p>Consultation on the discussion papers will conclude at the end of October 2020. Phase 3 of the Regional Official Plan review will focus on the development of policy directions including a draft amendment to the ROP. There will be additional opportunities for public engagement throughout the Regional Official Plan Amendment process in Phase 3, which Conservation Halton staff will participate in and report to the Board of Directors at critical milestones.</p> <p><b>Impact on Strategic Goals</b> This report supports the Metamorphosis strategic theme of Taking care of our growing communities The theme is supported by the objective to remain dedicated to ecosystem-based watershed planning that contributes to the development of sustainable rural, urban and suburban communities.</p> <p><b>Financial Impact</b> There is no financial impact to this report.</p> <p>Signed &amp; respectfully submitted: Barbara Veale, PhD, MCIP, RPP Director, Planning &amp; Watershed Management</p> <p>Approved for circulation: Hassaan Basit President &amp; CEO/Secretary-Treasurer</p>	<p>impacts of extreme weather events and incorporate appropriate Green Infrastructure and Low Impact Development solutions wherever appropriate.</p> <p>Conservation Halton recommended that the Regional Official Plan should include source protection related policies to address potential climate change impacts to drinking water. Policy Direction NHS-9 recommends updating the Regional Official Plan to include policies that conform to the three source protection plans that apply in the Region.</p> <p>Conservation Halton recommended that the ROP should include policy objectives related to the protection of the NHS, water resource system, and urban forest for carbon sequestration benefits. In response, Policy Directions NH-4, and NH-7 will incorporate new policies and mapping in the Regional Official Plan that implements a Water Resource System, and update the policies and mapping in the Regional Official Plan to build on the existing comprehensive Regional Natural Heritage System policy framework, respectively.</p> <p>The identification of a Water Resource System will provide for the long-term protection of surface and groundwater features and their functions and recognize their important role in addressing climate change and building resilience. The Natural Heritage System provides for more resilient environments and can allow opportunities to reduce impacts of flooding and other risks associated with extreme weather events. The protection of key features can improve carbon sequestration, improve water quality and quantity, provide habitats for endangered species and continue to provide ecosystem functions and services to Halton citizens.</p> <p>Conservation Halton recommended that Regional Official Plan policy directions should continue to support Watershed and Subwatershed planning and require climate-change-related issues to be considered/addressed at the watershed scale, through future and ongoing studies. Policy Direction CC-8 proposes updating existing subwatershed policies to include consideration for the impacts of a changing climate as part of an Area-Specific Planning process. Conservation Halton recommends the Region should encourage and support local renewable energy sources. Policy Direction CC-6 intends to support the transition to low carbon communities by promoting renewables, alternative energy systems, and district energy systems.</p> <p>The Region is also undertaking a broader set of actions to respond to climate change in accordance with the Region's</p>

No.	Source	Submission	Response
		<p><b>APPENDIX A: Regional Official Plan Review Discussion Paper Conservation Halton Comments</b>            CH's specific comments on the five discussion papers in response to the questions posed by the Region within those documents are below:  <u><b>Natural Heritage System Discussion Paper</b></u></p> <p><b>Discussion Question:</b></p> <p>1. As required by the Growth Plan, the new Natural Heritage System for the Growth Plan mapping and policies must be incorporated into the Regional Official Plan. Based on options outlined in Section 3.3, what is the best approach in incorporating the NHSGP into the ROP?</p> <p>NOTE on options:            Option 1 - Provide Separate Frameworks for Each Natural Heritage System            Option 2 - Harmonize the Provincial Natural Heritage Systems            Option 3 - Create an updated Regional Natural Heritage System that incorporates the Provincial Natural Heritage Systems</p> <p><b>Response:</b></p> <p>Conservation Halton (CH) recommends Option 2 or 3. Any opportunity to harmonize Natural Heritage System (NHS) policy frameworks would be helpful to the end user, where possible. Harmonized policies would be applicable to all NHS areas, regardless of what provincial plan policies may apply. However, CH acknowledges that for both Options 2 and 3, different sets of policies would be also required for each area, in addition to the harmonized policies, where provincial plans have different minimum standards (e.g., Vegetation Protection Zones).</p> <p><b>Discussion Question:</b></p> <p>2. RNHS policies were last updated through ROPA 38. Are the current goals and objectives for the RNHS policies still relevant/appropriate? How can the ROP be revised further to address these goals and objectives?</p> <p><b>Response:</b></p> <p>CH recommends the following new/amended objectives related to the NHS be included in the ROP:</p> <ul style="list-style-type: none"> <li>• A general goal/objective(s) that speaks to the various approaches to NHS management (e.g., protection, restoration, enhancement) that is to be employed based on context. For example, objectives for NHS management may differ depending on whether it is an urban, greenfield or rural context.</li> <li>• New objective(s) (and related policies) on the Cootes to Escarpment EcoPark system (see Question 7).</li> <li>• New objectives (and related policies) to introduce the concept of ecosystem services/natural assets infrastructure.</li> <li>• Regarding the existing objective: "To preserve the aesthetic character of natural features." CH recommends that this objective be further qualified to underscore the ecological and hydrologic function is a first principle over aesthetic objectives. e.g., "To preserve the aesthetic character of natural features ... in a manner that supports the ecological and hydrologic function of the features."</li> <li>• New goal related to the precautionary principle (see Question 3).</li> </ul> <p><b>Discussion Question:</b></p> <p>3. Based on the discussion in Section 4.2, to ease the implementation of buffers and vegetation protection zones, should the Region include more detailed policies describing minimum standards?</p>	<p>Strategic Business Plan 2019-2022 and Council's emergency declaration.</p> <p>Halton Region has also partnered with Halton Environmental Network to advance the Region's work in addressing climate change. The partnership will result in the preparation of a community greenhouse gas emissions inventory, community greenhouse gas emission reductions targets, community engagement, and outreach in collaboration with the Halton Climate Collective.</p> <p><u><b>Regional Urban Structure (RUS) / Integrated Growth Management Strategy (IGMS)</b></u></p> <p>Regional staff notes that comments on the Regional Urban Structure Discussion Paper/Integrated Growth Management Strategy (IGMS) have been addressed in material related to Regional Official Plan Amendment No. 48 (ROPA 48), or will be addressed through the Preferred Growth Concept materials, including the Submissions Charts. More details are also available in the IGMS Policy Directions.</p> <p><u><b>Natural Heritage</b></u></p> <p>Regional staff look forward to working with Conservation Halton on future Regional Official Plan Amendments related to the Natural Heritage System and natural hazards policies.</p> <p>Of note, the Policy Directions Report (i.e., Policy Direction NH-5) recommends that the Regional Official Plan be updated to include natural hazard policies that are consistent with and conform to Provincial Policies and Plans. It is suggested that these policies be in a new "Natural Hazards" section of the Regional Official Plan, and direct the Local Municipalities to include policies and mapping within their official plans and zoning by-laws to prohibit and restrict development within natural hazard lands and be required to consult and be in conformity with Conservation Authority policies.</p> <p>In terms of flood management, it is recommended that the "Regulatory Flood Plain" – which is currently identified as a component of the Regional Natural Heritage System – is removed from the current Regional Natural Heritage System and be included in the natural hazard section of the Regional Official Plan.</p> <p>Furthermore, through the Integrated Growth Management Strategy, technical studies and analysis, including a Natural Heritage System and Water Resources Assessment, have</p>

No.	Source	Submission	Response
		<p>NOTE on options: Precautionary Principle Option 1: Include Policy Direction Option 2: Maintain Current Approach</p> <p>Buffers and Vegetation Protection Zones Option 1: Include Policies in the ROP Option 2: Do Nothing</p> <p><b>Response:</b></p> <p><u>Precautionary Principle</u> CH supports the inclusion of the term "precautionary principle" in the ROP. While the current ROP policies support an approach to the protection of natural heritage that is grounded in the precautionary principle (i.e., faced with uncertainty, fault on the side of being conservative in the protection of natural heritage components), in practice there have been implementation challenges with the application of the precautionary principle in Subwatershed Studies and site specific Environmental Impact Studies. Identifying the precautionary principle in the vision and/or goals of the ROP, in combination with implementation guidance through various ROP guidelines, would assist with the implementation of the principle.</p> <p><u>Buffers and Vegetation Protection Zones (VPZ)</u> CH recommends Option 1, to include buffer and VPZ policies in the ROP, subject to the following considerations:</p> <ul style="list-style-type: none"> <li>• Identify minimum VPZ as per provincial policies but avoid significant detail or a prescribed VPZ in the Official Plan, as a one-size-fits-all VPZ would not be appropriate across all sites or areas across the Region (i.e., urban properties/areas may require different VPZ than rural properties/areas).</li> <li>• Instead of a prescribed VPZ, guidance for establishing a VPZ should be provided through publicly consulted documents such as Subwatershed Study and/or EIA guidelines. These types of guidance documents could provide additional guidance about how to best evaluate and establish buffer widths. This would allow for flexibility and to address site specific information acquired through the application process (i.e. the type of development that is proposed, the sensitivity of the features, site specific ecological data, etc.).</li> <li>• The ROP should ensure there is clarity on terminology and distinguish between VPZ (Provincial Plans), buffers (Regional OP), and regulatory allowances and other areas adjacent to wetlands (Conservation Authorities Act/Regulations). These terms should not be used interchangeably, as they are all defined differently and may provide different functions.</li> </ul> <p><b>Discussion Question:</b></p> <p>4. Given the policy direction provided by the PPS and Provincial plans, how should policy and mapping address the relationship between natural heritage protection and agriculture outside of the Urban Area or the Natural Heritage System? Options are provided in Section 5.3.</p> <p>NOTE on options: Option 1: Prime Agricultural Area with NHS Outside Key Features overlay and NHS Key Features overlay Option 2: Prime Agricultural Area and Key Features are designated with a Natural Heritage System overlay. Key Features that overlap with the Prime Agricultural Area are cut out of the Prime Agricultural Area and incorporated into the Key Features Designation. Option 3: Prime Agricultural Area and Key Features are designated with Natural Heritage System overlay. Key Features that overlap with the Prime Agricultural Area are designated separately as "Key Features in Prime Agricultural Area."</p>	<p>been undertaken to ensure that potential impacts to the Natural Heritage System are minimized and to support climate change resilience through preserving natural features for important ecosystem functions and natural hazard management, such as wetlands and floodplain areas.</p> <p><b><u>North Aldershot Policy Area</u></b></p> <p>CH's comments on North Aldershot are acknowledged. The review undertaken as part of the Integrated Growth Management Strategy concluded that urban expansion within the North Aldershot Policy Area as a whole is not supportable given the overriding policy considerations of the Growth Plan, 2019. This conclusion was based on considerations such as significant and sensitive natural heritage features and functions; the challenge of optimizing major infrastructure investment to service very limited and dispersed pockets of developable land; and, the challenge of achieving a complete community through more compact urban form and a complete range and mix of housing. It should be noted that existing, historical development approvals will be taken into consideration in the North Aldershot Policy Area.</p>

No.	Source	Submission	Response
		<p>Option 4: Sustainable Halton - Existing Policy and Mapping Approach.</p> <p><b>Response:</b></p> <p>Option 2 is recommended.</p> <p>In rural areas, CH supports the use of a land use designation for the key features of the NHS used in conjunction with an overlay, to conform with the latest provincial policies, and to solve some practical challenges of implementing the NHS. A NHS designation applied to key features, paired with an overlay that triggers the need for detailed study in other areas of the system, is an effective tool to demonstrate support for agriculture in rural areas and counter any perceptions that the ROP is not supportive of agriculture and/or that environmental regulations have expanded too far, while still ensuring the natural environment is protected.</p> <p>In urban areas, it is recommended that other NHS lands (i.e., linkages, buffers, enhancements) be included as part of the land use designation once the limits of these areas are confirmed through a detailed site-specific study, such as an EIA or equivalent.</p> <p><b>Discussion Question:</b></p> <p>5. The Greenbelt Plan 2017 and Growth Plan 2019 require municipalities to identify Water Resource Systems (WRS) in Official Plans. Based on the two (2) options provided in Section 6.3, how should the WRS be incorporated into the <b>ROP?</b></p> <p>NOTE on options:  Option 1: Combine the NHS and WRS  Option 2: Separate the NHS and WRS</p> <p><b>Response:</b></p> <p>Recommend Option 1, as it reflects the integrated nature of Natural Heritage and Water Resource Systems. As noted in the discussion paper, while common set of policies for Key Natural Heritage Features and Key Hydrologic Features can be developed, the ROP should also include separate policies pertaining to the two systems, as needed, and must include separate policies for Key Hydrologic Areas.</p> <p>Given CH's role as a watershed management agency, regulatory authority and source protection authority, CH has data and expertise that would benefit the Region in the identification of a Water Resources System (WRS). CH staff would be pleased to provide support to the Region in the development of WRS mapping or policies.</p> <p><b>Discussion Question:</b></p> <p>6. Preserving natural heritage remains a key component of Halton's planning vision. Should Halton Region develop a Natural Heritage Strategy and what should be included in such a strategy?</p> <p><b>Response:</b></p> <p>CH supports the development of a Natural Heritage Strategy and the broad objectives identified in the discussion paper:</p> <ul style="list-style-type: none"> <li>• restore habitat and increase forest cover through restoration and stewardship;</li> <li>• promote natural heritage education and community awareness;</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<ul style="list-style-type: none"> <li>• secure greenlands and their linkages;</li> <li>• explore opportunities to mitigate climate change; and</li> <li>• promote and protect the natural environment.</li> </ul> <p>The Conservation Authorities (CAs) that have jurisdiction in Halton should be recognized as key partners in developing a Natural Heritage Strategy, particularly given that CAs deliver numerous programs and services that support the Region 's vision and objectives highlighted above (e.g., environmental education, watershed-wide and site-specific environmental monitoring, stewardship, land securement, protection of greenspaces).</p> <p>The COVID-19 pandemic has highlighted the importance of providing public access to green and open spaces for recreation, health and wellness. Any Natural Heritage Strategy should also support the objective of promoting access to nature for recreational use, providing opportunities for residents to connect with nature for physical and mental health benefits and to develop an appreciation for and commitment to the protection of the NHS. The Strategy should also evaluate opportunities to better physically connect all green and open spaces throughout Halton.</p> <p><b>Discussion Question:</b></p> <p>7. Should the ROP incorporate objectives and policies to support/recognize the Cootes to Escarpment EcoPark System?</p> <p><b>Response:</b></p> <p>We support general objectives and policies to support and recognize the Cootes to Escarpment EcoPark System. Objectives related to supporting partnerships and strategies for promoting and supporting the EcoPark system could also be developed and the implementing policies could focus on lands securement. While the ROP could include high level supportive objectives and policies, the Natural Heritage Strategy referenced in Question 6, could act as a supportive tool to provide more detailed guidance.</p> <p><b>Discussion Question:</b></p> <p>8. The Regional Official Plan is required to conform to applicable Source Protection Plans and must be updated through this ROPR process. What is the best approach to address Drinking Water Source Protection policies and mapping?</p> <p><b>Response:</b></p> <p>As noted in the discussion paper, the ROP must conform to significant threat policies and Great Lakes designated policies, in accordance with the <i>Clean Water Act</i></p> <p>Source Protection Plan (SPP) policies applicable to vulnerable areas with the same policy implementation outcome could be grouped into "common" ROP policies to avoid redundancy. For example, the ROP could include one overarching policy to address the</p> <p>S. 59 - restricted land use policy of the SPP. We recognize that the three SPPs applicable to Halton Region may not have similar policy approaches and applicability, mainly due to unique watershed characteristics.</p> <p>The OP should include maps of drinking water vulnerable areas where significant threat policies apply. We recognize that this mapping may change during the life of the ROP for various reasons, such as Provincial requirements or new or expanded drinking water systems. As such, if possible, the ROP could refer to the necessary maps contained in the SPPs to ensure the policies will apply to the any new or updated maps approved by the Province. Alternatively, regular consolidations of the ROP would be required to update any source protection maps embedded in the ROP.</p> <p>Under the <i>Clean Water Act</i>, CH is designated the lead source protection authority for the Halton-Hamilton Source Protection Region. In 2019, CA roles and responsibilities in source water protection were further reinforced, when the Conservation</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>Authorities (CA) Act was amended to prescribe source protection as a mandatory program and service for CAs to deliver. While the implementing regulations under the CA Act are not yet enacted, a major responsibility and current priority for 2021 will be for CH to update the Halton- Hamilton SPP, as well as the underlying science. The Plan update will support continued protection of Lake Ontario and groundwater aquifer sources of municipal drinking water and consider changing landscape uses and activities, climate change and new water sources, among other things. CH staff will continue to engage municipalities, the source protection committee and other drinking water stakeholders throughout the Plan update process. As mentioned in Comment #5 NHS Discussion Paper, CH has data and expertise that would benefit the Region in the development of source water protection related ROP policies and mapping. CH staff would be pleased to provide support to the Region, as requested.</p> <p><b>Discussion Question:</b></p> <p>9. The ROP is required to conform to the updated Natural Hazard policies in the PPS. What is the best approach to incorporate Natural Hazard policies and mapping?</p> <p>NOTE on options:  Option 1: Create a separate Schedule in the ROP that maps the Natural Hazards.  Option 2: On the RNHS schedule (Map 1G), show the Natural Hazards as an overlay.  Option 3: Do not map Natural Hazard in the ROP but rather include additional policies to direct the Local Municipalities to map Natural Hazards in their Official Plans.</p> <p><b>Response:</b></p> <p>At a minimum, CH supports Option 3. ROP policies should include clear language that identifies natural hazards as a constraint, whether mapped or not, and directs the reader to CA Approximate Regulation Limit (ARL) (i.e. regulatory mapping) and local Official Plans/zoning by-laws as a source of information.</p> <p>ROP policies should also guide the user to consult with and conform to CA regulatory policies as they relate to development in and adjacent to hazard lands (excluding wildfire hazards). CA regulatory policies direct how and where development can proceed as it relates to hazard lands. As such, opportunities exist for the ROP to support CA policies and promote CA consultation.</p> <p>Notwithstanding the above, a hybrid approach to incorporating both natural hazard policies and mapping into the ROP, would also be supported, as it would ensure there is a visual representation of some natural hazards in the ROP.</p> <p>If Natural Hazards mapping is included in the ROP, CH suggests Option 1 to identify the hazard lands on a single schedule rather than an overlay. The NHS does not contain all hazard lands, nor was it intended to. In some instances, flood plains were included as a general proxy for ecological features and areas. While this is appropriate, there is often a misconception that all environmental constraints to development are encompassed within the NHS designation, and as such, hazards are not often well understood when decisions are being made regarding the purchase of land, or when studies are being undertaken in support of a planning process. A ROP natural hazards map would ensure that applicants and staff have an easy-to-access screening map to identify natural hazards early in the process.</p> <p>If Option 1 is carried forward, in addition to Option 3, we offer the following recommendations:</p> <ul style="list-style-type: none"> <li>• In order to encompass all natural hazards (i.e., flooding, erosion and shoreline), Conservation Authority regulations and regulatory mapping should be used as a source of information;</li> <li>• As hazard mapping is updated frequently through Conservation Authority updates to the ARL, the ROP schedule should be updated at regular intervals through consolidations, or consider including the hazard mapping in an appendix that can be updated more frequently/easily;</li> <li>• It may be challenging to depict natural hazards at a Regional scale. Including a map panel for each local municipality</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>may be more useful to the end user. Indicate that mapping is approximate and subject to change, direct the reader to the policy section, and promote further consultation with the CA.</p> <p>Refer also to Comment #4 under the Regional Urban Structure Review Discussion Paper.</p> <p><b>Discussion Question:</b></p> <p>10. How can Halton Region best support the protection and enhancement of significant woodlands, through land use policy?</p> <p><b>Response:</b></p> <p>CH staff concurs with the suggestion in the Discussion Paper that consideration should be given to refining the existing definition of woodland, in order to address issues identified in the Greenbelt Plan technical paper (e.g., "Woodlands experiencing changes such as harvesting, blowdown or other tree mortality are still considered woodlands. Such changes are considered temporary whereby the forest still retains its long-term ecological value".)</p> <p>As noted in the paper, woodlands experiencing these changes still provide habitat for wildlife, as well as potential areas for enhancement to the NHS, and should continue to be assessed. The increasing frequency of extreme weather (e.g., ice storms), impacts from invasive species and urban environments will continue to impact woodlands, which will require increased efforts to protect, restore and enhance significant woodlands, particularly those experiencing mortality. This is especially critical in urban areas.</p> <p>The protection, restoration and enhancement of woodlands will also contribute to the goals identified in the Climate Change Discussion Paper.</p> <p><b>Discussion Question:</b></p> <p>11. Are there any additional considerations or trends that Halton Region should review in terms of the Natural Heritage component of the ROP?</p> <p><b>Response:</b></p> <p>CH staff recommends the Region address the following policy updates through the ROP Review:</p> <ul style="list-style-type: none"> <li>• We recommend updating ROP policies to allow the Region to update NHS mapping outside of an MCR. As site specific studies are completed and NHS limits are revised through approved Planning Act applications, the updated mapping could be incorporated into the ROP through periodic consolidations. This would ensure the mapping remains up to date and based on the best information available.</li> <li>• Policy 118(2) a) should be broken into two points to separate Species at Risk and fish habitat from significant wetlands and significant coastal wetlands. This is to ensure that provincial Endangered Species Act approval for works within species at risk habitat are not misconstrued as representing provincial approval for works within Provincially Significant Wetlands, where the two features are coincident.</li> </ul> <p><b><u>Climate Change Discussion Paper</u></b></p> <p><b>Discussion Question:</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>1. Have you felt the impacts of climate change on your community? What impacts are of most concern to you in the next 20 years?</p> <p><b>Response:</b></p> <p>The climate change impacts that are of most concern to CH relate to natural hazards, natural heritage and the source protection of drinking water.</p> <p>Climate change increases risk related to natural hazards. For example, the region is experiencing more frequent and intense storms. This results in increased risk of damage and destruction to property or infrastructure from flooding and erosion. Critical public infrastructure may not be designed to withstand the frequency, duration and/or intensity of these storm events.</p> <p>Climate changes also impacts the NHS. For example, climate change exacerbates thermal impacts to streams, which can render streams uninhabitable for sensitive species or species at risk. Climate change also results in increased impacts to woodlands and other natural areas, through increased introduction of invasive species and impacts to species diversity.</p> <p>Sources of drinking water are also impacted by climate change. For example, in Halton region, some municipal groundwater wells are showing elevated (and increasing) levels of chloride, likely from road salt. This could worsen with climate change, as longer or more intense winter conditions may lead to increased use of road salt.</p> <p><b>Discussion Question:</b></p> <p>2. How do you think the Regional Official Plan can help Halton respond to climate change? What mitigation and adaptation actions would you like to see embedded in the ROP?</p> <p><b>Response:</b></p> <p>Areas where the ROP can support to climate change mitigation and adaptation goals include:</p> <p><u>Natural Hazards</u></p> <ul style="list-style-type: none"> <li>• Stronger natural hazard policies to ensure development is directed away from hazard lands, consistent with the PPS 2020 and CA regulations/regulatory policies.</li> <li>• ROP policies should ensure that climate change is considered/addressed through master planning processes, particularly for public infrastructure. Policies should address resiliency and adaptation as it relates to infrastructure and stormwater management (e.g., infrastructure should be planned/sized to accommodate more frequent, intense and longer storm events). Low Impact Development (LID) stormwater management approaches should be promoted.</li> </ul> <p><u>Natural Heritage &amp; Water Resource Systems</u></p> <ul style="list-style-type: none"> <li>• Forests, wetlands, woodlands and soils act as natural carbon sinks. As such, they soak up some of the greenhouse gas emissions providing an important benefit to addressing climate change. The ROP should include policy objectives related to the protection of the NHS, water resource system and urban forest for carbon sequestration benefits.</li> <li>• Embed the concept of natural infrastructure (natural assets) in the ROP, for the services and benefits the natural system provides for mitigating climate change (e.g. flood attenuation, carbon sequestration, thermal impacts) and increasing resiliency to climate change impacts (see the Municipal Natural Assets Initiative at MNAI.ca).</li> <li>• Policies that support land dedication to ensure natural areas are secured and protected in perpetuity.</li> <li>• Policies to support recreational and connected greenspaces, such as conservation areas and other publicly owned</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>and accessible greenspaces across the region.</p> <ul style="list-style-type: none"> <li>• Selecting a growth concept that protects the NHS over the long term, and that supports the development of more compact, mixed-use and transit-oriented communities, and minimizes the need for any urban boundary expansions.</li> <li>• ROP policy direction should continue to support Watershed and Subwatershed planning and require climate-change related issues to be considered/addressed at the watershed scale, through future and ongoing studies. Watershed Planning supports better understandings of and maintenance of functioning and resilient ecosystems at the watershed level.</li> <li>• The ROP should include specific targets and monitoring policies to track if/how targets are being met. Given CH's role as a watershed management agency, CH has monitoring data and expertise that would benefit the Region in setting ecological and water quality and quantity targets. CH staff would be pleased to provide support to the Region in the development of climate change targets and monitoring policies.</li> </ul> <p><u>Source Protection</u></p> <ul style="list-style-type: none"> <li>• The ROP should include source protection related policies to address potential climate change impacts to drinking water.</li> <li>• While planning for growth, ROP policies should address current water stressed areas (i.e., water quantity and quality related stresses), as these stresses could worsen with climate change. Cumulative impacts of multiple water takings should also be considered.</li> </ul> <p><b>Discussion Question:</b></p> <p>3. Halton's population is forecast to grow to one million people and accommodate 470,000 jobs by 2041. What do you think about policies to plan for climate change through more compact urban form and complete communities? In your opinion, are we growing in the right direction?</p> <p><b>Response:</b></p> <p>Yes, CH supports policies to plan for climate change through more compact urban form and complete communities, as summarized in question 2.</p> <p><b>Discussion Question:</b></p> <p>4. What do you think the Region should do to help you reduce your GHG emissions? For example, if you typically commute by car to work or school every day, what would make you consider taking transit, biking, walking?</p> <p><b>Response:</b></p> <p>The reduction of GHG emissions can be partially addressed through ROP land use policies that lead to the creation of compact, complete and transit-oriented communities.</p> <p>In order to further enable the reduction of GHG emissions, the Region should undertake a broader corporate Climate Change Strategy to address the impacts and opportunities in other program areas that are not addressed directly by land use policies in the ROP.</p> <p>For example, a Climate Change Strategy could recommend prioritization of transportation electrification, both in transit and private automobiles. Enabling residents to change the fuel source for their cars may result in a more rapid reduction in emissions, over the larger and longer-term shift from driving to transit. Policies supporting a public network of charging stations (including at Regional facilities) could have a dramatic effect on emissions, particularly</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>in low density neighbourhoods, that cannot support transit.</p> <p>ROP can also provide direction for the Active Transportation Plan, including direction to support the protection of system of linked publicly owned greenspaces across Halton Region.</p> <p><b>Discussion Question:</b></p> <p>5. Do you think the Region should encourage and support local renewable energy sources? If so, what should be considered?</p> <p><b>Response:</b></p> <p>Yes, the Region should encourage and support local renewable energy sources.</p> <p>Similar to question 4 above, a Climate Change Strategy and/or other non-land use planning strategies may better address support for renewable energy sources, than the Regional OP.</p> <p>For example, such a strategy could include recommendations related to:</p> <ul style="list-style-type: none"> <li>• Electrified transit vehicles could provide a source of storage for electricity produced from renewable energy sources. Policies should seek to integrate local renewable energy sources with bus storage/maintenance facilities.</li> <li>• The use of solar lights on municipal properties and road rights-of-way.</li> <li>• Programs to promote the use of renewable energy sources with the industrial commercial sector.</li> </ul> <p><b>Discussion Question:</b></p> <p>6. Can you provide examples of opportunities to address climate change as it relates to agriculture that you would like to see in Halton?</p> <p><b>Response:</b></p> <p>Increasing local food production in the GTHA will result in fewer transportation related GHG emissions. The ROP should include a strong agricultural system framework to support local food production and related industries.</p> <p>The Region's Agriculture Strategy should continue to support agricultural landowner stewardship programs, in conjunction with other partners such as CAs. Agricultural stewardship programs contribute towards healthier agriculture systems and soils, which act as a carbon sink and help mitigate the impacts of climate change.</p> <p><b>Discussion Question:</b></p> <p>7. According to the PPS, 2020, planning authorities are required to consider the potential impacts of climate change in increasing risks associated with natural hazards (e.g. fires and floods). How can ROP policies be enhanced to address climate change impacts on natural hazards?</p> <p><b>Response:</b></p> <p>As highlighted under question 9 of the Natural Heritage System Discussion Paper, current ROP policies are limited and focused on flooding. There is an opportunity to provide stronger policies on natural hazards, including mapping.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>At a minimum, this should include strong policy direction in the ROP directing local municipalities to map natural hazards in their Official Plans. However, a visual representation of natural hazards in the Regional Plan may assist with the identification of potential constraints prior to purchase of land and/or the submission of a Planning Act application.</p> <p>As noted under question 2 of the Climate Change Discussion Paper, maintaining and enhancing policies related to watershed planning and infrastructure would also strengthen the Region's approach to addressing natural hazards and the impacts of climate change.</p> <p><b>Discussion Question:</b></p> <p>8. Are there additional measures the ROP should include to improve air quality?</p> <p><b>Response:</b></p> <p>Many of the approaches recommended in the discussion paper, and the feedback in the questions above related to the reduction of GHG emissions also support improving air quality.</p> <p>For example, the protection of the NHS and other greenspaces, building a compact and transit-oriented built form, promoting renewable energy, the electrification of transit and the development of electric vehicle charging stations. Therefore, we recommend the ROP and/or a climate change strategy include these directions.</p> <p><b><u>Rural and Agriculture System Discussion Paper</u></b></p> <p><b>Discussion Question:</b></p> <p>1. Mapping options</p> <p>A. Should the updated ROP designate prime agricultural areas with a separate and unique land use designation?</p> <p>B. Are there any additional pros and cons that could be identified for any of the options?</p> <p>C. Do you have a preferred mapping option? If so, why?</p> <p><b>Response:</b></p> <p>CH's land restoration and stewardship program and goals for protecting valuable resources (including a sustainable land base) aligns with the goals of a sustainable agriculture system.</p> <p>As summarized in above under question 4 of the NHS Discussion Paper, option 2 is recommended.</p> <p>In rural areas, CH supports the use of a land use designation for the key features of the NHS used in conjunction with an overlay, to conform with the latest provincial policies, and to solve some practical challenges of implementing the NHS. A NHS designation applied to key features, paired with an overlay that triggers the need for detailed study in other areas of the system, is an effective tool to demonstrate support for agriculture in rural areas and counter any perceptions that the ROP is not supportive of agriculture and/or that environmental regulations have expanded too far, while still ensuring the natural environment is protected.</p> <p><b>Discussion Question:</b></p> <p>2. Agriculture-related uses</p> <p>A. Should the ROP permit the agriculture-related uses as outlined in the Guideline on Permitted Uses in Ontario's Prime Agricultural Areas in its entirety?</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>B. What additional conditions or restrictions should be required for any agriculture-related uses?  C. Should some uses only be permitted in the Rural Area as opposed to Prime Agricultural Lands?</p> <p><b>Response:</b></p> <p>The ROP should continue to include policies to manage the interface between agriculture-related uses and key features of the NHS.</p> <p><b>Discussion Question:</b></p> <p>3. On-farm diversified uses</p> <p>A. Should the ROP permit on-farm diversified uses as outlined in the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas in its entirety?  B. What additional conditions or restrictions should be required for any on-farm diversified uses?  C. The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas limit on-farm diversified uses to no more than 2 percent of the farm property on which the uses are located to a maximum of 1 ha. As well, the gross floor area of buildings used for on-farm diversified uses is limited (e.g. 20 percent of the 2 percent). Are these the appropriate size limitations for Halton farms?</p> <p><b>Response:</b></p> <p>The ROP should continue to include policies to manage the interface between on-farm uses and key features of the NHS.</p> <p><b>Discussion Question:</b></p> <p>4. To what extent should the updated ROP permit cemeteries in:  A) Urban areas  B) Rural areas  C) Prime agricultural areas</p> <p>Explain the criteria e.g. factors that are important to you, that should be considered when evaluating cemetery applications for each?</p> <p><b>Response:</b></p> <p>CH supports the inclusion of policies in the ROP to direct the siting of this land use.</p> <p>Regardless of the area that cemeteries are permitted in, we recommend including policies to establish clear criteria for the siting of cemeteries outside of natural hazard and natural heritage areas.</p> <p><b>Discussion Question:</b></p> <p>5. Do the AIA policy requirements in the ROP sufficiently protect agricultural operations in the Prime Agricultural Area and Rural Area? If not, what additional requirements do you think are needed</p> <p><b>Response:</b></p> <p>No comment from CH.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p><b>Discussion Question:</b></p> <p>6. Should the requirements for an AIA be included in any other new or existing ROP policies?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>7. Should special needs housing be permitted outside of urban areas and under what conditions?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>8. Are there any additional considerations or trends that Halton Region should review in terms of the Rural and Agricultural System component of the ROP?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b><u>North Aldershot Planning Area Discussion Paper</u></b></p> <p><b>Discussion Question:</b></p> <p>1. Given the environmental and other provincial policy constraints, what are appropriate future land uses that should be permitted in the North Aldershot Planning Area?</p> <p><b>Response:</b></p> <p>Given natural heritage, natural hazard and other provincial policy constraints, land uses associated with NHS and rural land use designations are appropriate in North Aldershot, as outlined in the discussion paper.</p> <p><b>Discussion Question:</b></p> <p>2. Are there any additional considerations or trends that Halton Region should review in terms of the North Aldershot Planning Area review of the ROP?</p> <p><b>Response:</b></p> <p>Grindstone Creek and its tributaries traverse much the North Aldershot area. As such, the erosion and flooding hazards associated with Grindstone Creek and its tributaries, as well as any CH regulatory allowance, may influence development limits in this area. Both natural heritage features/areas and natural hazard lands need to be considered when identifying what is developable vs. non-developable. Any new policies for the North Aldershot area should address natural hazards.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>As noted under question 7, the ROP should include policies to support the Coates to Escarpment EcoPark System, in order to better protect, restore and connect the natural lands in this biodiversity hotspot.</p> <p><b><u>Regional Urban Structure Discussion Paper</u></b></p> <p><b>Discussion Question:</b></p> <p>1. How can the Regional Official Plan further support the development of Urban Growth Centres?</p> <p><b>Response:</b></p> <p>The ROP should acknowledge the need to identify potential constraints to development within Urban Growth Centre if hazard lands are identified (or if the nature/extent of hazard is greater than previously thought) through future Area Specific Plans and other comprehensive planning processes.</p> <p><b>Discussion Question:</b></p> <p>2. Should the Region consider the use of Inclusionary Zoning in Protected Major Transit Station Areas to facilitate the provision of affordable housing?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>3 . Should the Region consider the use of the Protected Major Transit Station Areas tool under the Planning Act, to protect the Major Transit Station Areas policies in the Regional Official Plan and local official plans from appeal? If so, should all Major Transit Station Areas be considered or only those Major Transit Station Areas on Priority Transit Corridors?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>4. From the draft boundaries identified in Appendix B and the Major Transit Station Area boundary delineation methodology outlined, do you have any comments on the proposed boundaries? Is there anything else that should be considered when delineating the Major Transit Station Areas?</p> <p><b>Response:</b></p> <p>Hazard lands should be considered as part of the identification of MTSA boundaries. Ideally, hazard lands should be confirmed/delineated prior to the Region confirming MTSA boundaries, as part of the ROPR. However, given that this may not be possible, the ROP will need to acknowledge potential constraints to development if hazard lands are identified (or if nature/extent of hazard is greater than previously thought) through future Area Specific Planning processes.</p> <p>For example, the extent of the flood hazard in the Burlington GO MTSA and Downtown Burlington were confirmed to be</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>substantially larger than initially thought through the City's Mobility Hubs Flood Hazard Study. Special policies will need to be developed for Burlington's OP that address the nature and extent of the hazard in those areas. Ideally, the boundaries of the MTSA's would exclude hazard lands to the extent possible. Where hazard lands are within an MTSA boundary, the ROP and/or local Official Plans should provide clear policy direction to direct development away from these areas, in keeping with the PPS. In 2018, CH embarked on a renewed Floodplain Mapping Program. New technologies and tools offer opportunities to provide more accurate depiction of the flood hazard. This information is important to support CH's regulatory and planning programs, infrastructure management decisions, flood forecasting and warning, emergency planning and response, prioritization of flood mitigation efforts and infrastructure design. It also provides an opportunity for CH, the Region and local municipalities to work collaboratively to identify priority areas to be mapped. CH will be engaging with municipal planning staff to initiate discussions in this regard.</p> <p><b>Discussion Question:</b></p> <p>5. How important are Major Transit Station Areas as a component of Halton's Regional Urban Structure? What is your vision for these important transportation nodes?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>6. Building on the 2041 Preliminary Recommended Network from the Determining Major Transit Requirement, should corridors be identified as Strategic Growth Areas in the Regional Official Plan? If so, should a specific minimum density target be assigned to them?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>7. Should the Regional Official Plan identify additional multi- purpose and minor arterial roads in the Regional Urban Structure, not for the purposes of directing growth, but to support a higher order Regional transit network?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>8. Are there any other nodes in Halton that should be identified within the Regional Official Plan from a growth or mobility perspective (i.e. on Map 1)? If so, what should the function of these nodes be and should a density target or unit yield be assigned in the Regional Official Plan?</p> <p><b>Response:</b></p> <p>No comment from CH.</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

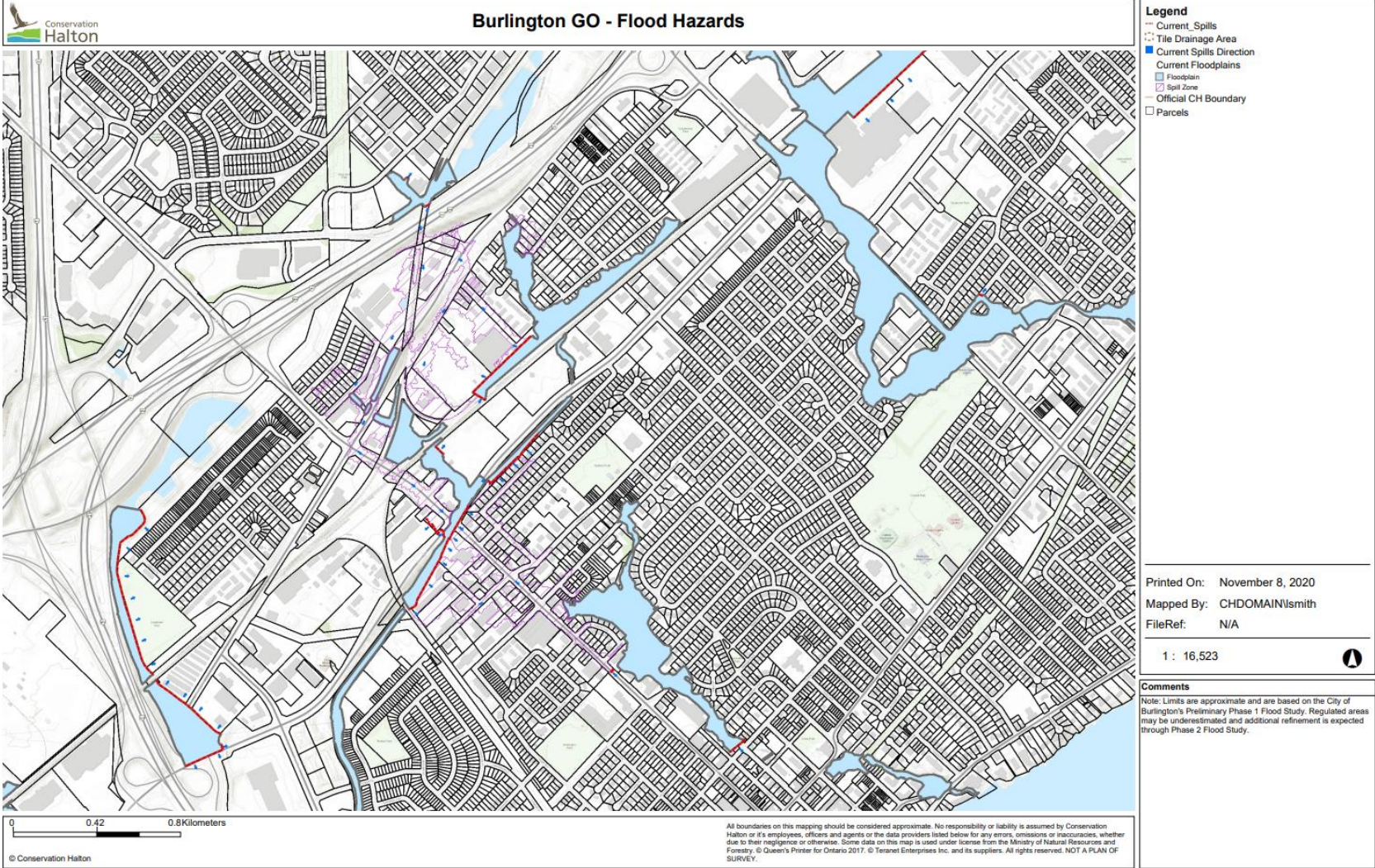
No.	Source	Submission	Response
		<p><b>Discussion Question:</b></p> <p>9. Are there any other factors that should be considered when assessing Employment Area conversion requests in Halton Region?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>10. Are there any areas within Halton Region that should be considered as a candidate for addition to an Employment Area in the Regional Official Plan?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>11. How can the Regional Official Plan support employment growth and economic activity in Halton Region?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>12. What type of direction should the Regional Official Plan provide regarding planning for uses that are ancillary to or supportive of the primary employment uses in employment areas? Is there a need to provide different policy direction or approaches in different Employment Areas, based on the existing or planned employment context?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>13. How can the Regional Official Plan support planning for employment on lands outside Employment Areas, and in particular, within Strategic Growth Areas and on lands that have been converted? What policies tools or approaches can assist with ensuring employment growth and economic activity continues to occur and be planned for within these areas?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>



No.	Source	Submission	Response
		<p>14. Are there other factors, besides those required by the Growth Plan, Regional Official Plan or Integrated Growth Management Strategy Evaluation Framework that Halton Region should consider when evaluating the appropriate location for potential settlement area expansions?</p> <p><b>Response:</b></p> <p>Similar to comment #4 above, hazard lands should be considered as part of any proposed settlement area expansion and ideally confirmed as part of ROPR. Further, we recommend that the Region consider the potential implications and/or policy options if hazard lands are identified (or if nature/extent of hazard is greater than previously thought) through future Area Specific Planning processes.</p> <p>Since greenfield areas should have no new development in hazard lands, these lands become a "take out" when identified/confirmed during the Area Specific Planning process, which impacts developable area, proposed built form and/or density targets. Challenges arise if the anticipated amount of developable land is substantially reduced through the ASP process.</p> <p>See Comment #4 above regarding CH's Floodplain Mapping Program.</p> <p><b>Discussion Question:</b></p> <p>15. What factors are important for the Region to consider in setting a minimum Designated Greenfield Area (DGA) density target for Halton Region as whole, and for each of the Local Municipalities? Should the Region use a higher minimum Designated Greenfield Area density target than the 50 residents and jobs per hectare target in the Growth Plan?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p><b>Discussion Question:</b></p> <p>16. Are there any additional considerations or trends that Halton Region should review in terms of the Regional Urban Structure component of the Regional Official Plan Review?</p> <p><b>Response:</b></p> <p>No comment from CH.</p> <p>-----</p> <p><b>Email dated 2020-12-18 from HRCA</b></p> <p>Hi Karyn,</p> <p>Conservation Halton's feedback on the Burlington Urban Growth Centre and Major Transit Station Area Supplemental Discussion Paper is below. We have provided feedback on both the boundary and on potential policy considerations for the area. We would be happy to discuss potential options and/or any questions you may have.</p> <p>1. <i>A key consideration brought up in the Discussion Paper was that the John Street Bus Terminal does not (and is not anticipated to) function as a Major Transit Station, as currently defined in the Growth Plan. What factors do you think should be considered if the Major Transit Station Area designation is removed from Downtown Burlington?</i></p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>No comment from CH.</p> <p>2. <i>The Province's guiding principles for identifying and setting out the boundaries of Urban Growth Centres—areas planned to accommodate growth and intensification that include a transit hub at the regional scale—are highlighted on page 24 of the Supplemental Discussion Paper. What other factors do you think are important to be considered when adjusting the boundary of the Burlington's current Urban Growth Centre?</i></p> <p>As part of the City of Burlington's scoped re-examination of the Official Plan, a Phase 1 Flood Study was completed that identified flooding hazards within the downtown and in the vicinity of the Burlington GO station (see attached mapping). This information should be considered when adjusting the boundary of Burlington's current UGC.</p> <p>The Phase 1 study produced a high level flood hazard screening map that identified both flood plain and spill areas. The flooding hazards will be further refined and confirmed through a Phase 2 study. I have attached a general description of the Phase 1 &amp; 2 studies for your information.</p> <p>The flood plain is most important for informing the boundary discussion. The mapped flood plain areas are smaller than the spill areas, and are internal to the UGC boundaries. The flood plain may be used to inform the outer limit of a UGC/MTSA (similar to how the NHS was used to inform boundaries). Where creeks/flood plains cross a UGC/MTSA area internally they are not typically clipped out (i.e. creating a hole in the area), but rather policies and mapping identify these constraints and require that they are addressed appropriately.</p> <p>Spills are also flooding hazards, but they may be subject to more flexible policy approaches depending on the outcome of the Phase 2 study (i.e. mitigation measures may be appropriate in low risk spill areas, where in the flood plain new development is prohibited or significantly restricted). In some areas, the flood risk associated with a spill may be greater (i.e. higher flood depths/velocities) and may be subject to more restrictive policies.</p> <p>An interim policy to describe how CH will address spill areas was approved by the CH Board of Directors on March 26, 2020 (CHBD Report 04 20 17). CH's spill policy states:</p> <p style="padding-left: 40px;"><i>Development and redevelopment in spill areas will be considered on a case-by-case basis. Permission may only be granted where the site is subject to low risk and, where appropriate, mitigation measures can be implemented to reduce potential impacts to the satisfaction of Conservation Halton (e.g., flood proofing).</i></p> <p>This is an interim policy until such time that the spill is mitigated, new provincial regulations or direction on spills is issued, or new CH spill policies are approved by the CH Board of Directors, after consultation with municipalities and the public. Spill policies specific to this area may also be considered through the Phase 2 study.</p> <p>In the absence of finalized flood hazard mapping, and associated policy direction (available upon completion of the Phase 2 study), we recommend the following considerations/approaches for the Regional Official Plan:</p> <ul style="list-style-type: none"> <li>• Consider if boundaries need to be adjusted based on the floodplain;</li> <li>• Consider including policies in the OP that describe the process to clarity, i.e. the Area Specific Planning process, as supported by the Phase 2 study. Confirm through the Area Specific Planning process that the assumptions used to demonstrate the UGC will meet the target of 200 pj/h are not impacted if the areas identified as flood plain/spill cannot be developed;</li> <li>• Update the natural hazard policies and include mapping in the ROP (as identified in the NHS Discussion Paper). Mapping could identify hazard constraints at a high level, and policies could identify development restrictions/require that hazards are appropriately addressed and are subject to CA regulations.</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>3. <i>Through land-use planning, Urban Growth Centres are planned to accommodate growth and intensification and support higher-order transit. How can the Region and City support the development of the emerging Urban Growth Centre in the City of Burlington through land-use planning?</i> See question 2 above.</p> <p>4. <i>Do you have any additional comments about the proposed adjusted Urban Growth Centre Boundary in the City of Burlington?</i></p> <p>No.</p> <p><b>Leah Smith</b> MCIP, RPP Manager, Environmental Planning <b>Conservation Halton</b> 2596 Britannia Road West, Burlington, ON L7P 0G3</p> <p>Attached per above email dated 2020-12-18</p> <p><b>Burlington Flood Studies – Phase 1 &amp; 2 Descriptions</b></p> <p><u>Phase 1</u></p> <ul style="list-style-type: none"> <li>• Completed 1D and 2D modeling and mapped a preliminary flood plain and spill areas for portions of both Rambo and Hager watersheds.</li> <li>• Mapping assumes that the upstream flood control facilities were credited in the model, under the assumption that ownership and future maintenance responsibilities will be established between CH, the city and MTO. As this has not yet occurred, CH and City are using the modeling that does not credit the upstream flood control facilities to make land use/regulatory decisions.</li> <li>• Confirmed that the spill area from east Rambo cannot be eliminated due to the infeasibility of retrofitting the east Rambo flood control facility.</li> <li>• Produced a high level flood hazard screening map that can be used to guide development applications, however applicants are required to do further study to confirm the limits of the flooding hazards (flood plain and spill), on a site specific basis.</li> </ul> <p><u>Phase 2</u></p> <ul style="list-style-type: none"> <li>• Hydrologic modeling to be refined as identified through Phase 1 study.</li> <li>• Updated 1D and 2D hydraulic modeling to be based on detailed topographic data (LiDAR), to confirm the precise limits of the flood plain and spill areas.</li> <li>• Study will assess watershed impacts and feasibility of filling on a site by site basis to eliminate spills or adequately protect development.</li> <li>• Confirmation of ownership and maintenance responsibilities is needed to confirm the approach of crediting the flood control facilities (NOTE: this can occur prior to/independently of the Phase 2 study).</li> <li>• Phase 2 study will allow for a more streamlined review of flooding hazards at the development application stage (no significant study required by applicant).</li> <li>• Study results will be used to develop area specific policy approaches to guide development in the flood plain and spill areas (i.e. including considerations of risk associated with the proposed development and/or nature of the spill, on spill elimination and/or other mitigation approaches, access and egress, etc.)</li> </ul>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		 <p><b>Burlington GO - Flood Hazards</b></p> <p>Conservation Halton</p> <p>Legend</p> <ul style="list-style-type: none"> <li>Current Spills</li> <li>Tile Drainage Area</li> <li>Current Spills Direction</li> <li>Current Floodplains</li> <li>Floodplain</li> <li>Spill Zone</li> <li>Official CH Boundary</li> <li>Parcels</li> </ul> <p>Printed On: November 8, 2020  Mapped By: CHDOMAINsmith  FileRef: N/A</p> <p>1 : 16,523</p> <p>Comments</p> <p>Note: Limits are approximate and are based on the City of Burlington's Preliminary Phase 1 Flood Study. Regulated areas may be underestimated and additional refinement is expected through Phase 2 Flood Study.</p> <p>All boundaries on this mapping should be considered approximate. No responsibility or liability is assumed by Conservation Halton or its employees, officers and agents or the data providers listed below for any errors, omissions or inaccuracies, whether due to their negligence or otherwise. Some data on this map is used under license from the Ministry of Natural Resources and Forestry, © Queen's Printer for Ontario 2017, © Terrest Enterprises Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY.</p> <p>© Conservation Halton</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>
11	<p>Ontario Ministry of Agriculture and Food (OMAFRA)</p>	<p><b>Ministry of Agriculture, Food and Rural Affairs</b></p> <p>6484 Wellington Rd. 7, Unit 10  Elora, ON, N0B 1S0  Tel: (519) 846-0941</p> <p><b>POLICY DIVISION  FOOD SAFETY &amp; ENVIRONMENT POLICY BRANCH  LAND USE POLICY AND STEWARDSHIP UNIT</b></p> <p>November 6, 2020  Dan Tovey, Manager, Policy Planning  Halton Region</p>	<p><b>Ministère de l'Agriculture, de l'Alimentation et des Affaires rurales</b></p> <p>6484 chemin Wellington 7, Bureau 10  Elora, ON, N0B 1S0  Tél.: (519) 846-0941</p> <p>The Region acknowledges additional guidance provided by the Province. The Region has followed the Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe as outlined, in presenting mapping options that would meet Provincial conformity. The Region recognizes the desire to have consistent mapping and common nomenclature in advancing its preferred mapping option. Prime agricultural lands identified by the Province as well as candidate areas have been reviewed by the Region and technical errors are coded to provide accurate information when these have not been included. The Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas will be referenced along with all associated criteria as outlined. Comments regarding Special Needs Housing and Cemeteries will be considered as we move forward into Phase 3 of the ROPR.</p>

No.	Source	Submission	Response
		<p>1151 Bronte Road Oakville, Ontario L6M 3L1</p> <p><b>Re: Rural and Agricultural System Discussion Paper</b></p> <p><b>Scope of Review</b> The Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has completed a review of the Rural and Agricultural System Discussion Paper (June 2020). The scope of this review was limited to the goals and objectives of this Ministry as represented in the Provincial Policy Statement, 2020 (PPS); A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019; The Greenbelt Plan, 2017; the Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, 2020 (Implementation Procedures); and the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, 2016 (Permitted Uses Guidelines). We offer the following comments on key concerns of the ministry as well as technical comments to clarify OMAFRA guidance.</p> <p><b>Key Comments</b></p> <p><b>Terminology</b> The Agricultural System is intended to be a continuous system across Greater Golden Horseshoe municipalities and involves continuity of the land base and consultation with adjoining municipalities. OMAFRA discourages a "made in Halton" definition for Agricultural System as described in Section 2. Please use terminology consistent with provincial terminology. The history of Halton's Regional Official Plan does provide insight into the current policies and structure; however, there have been substantial provincial policy changes since the approval of ROPA 38 and conformity to the new provincial policy is the intent. The Implementation Procedures identify why consistent mapping and common nomenclature are important to implement the Agricultural System. We encourage you to review this document, specifically sections 1.6. and 3.3.</p> <p><b>Mapping of Prime Agricultural Areas</b> Section 4.3 identifies that there are errors in the mapping. As discussed at the September 16th, 2020 meeting, some of those areas may have been intended to be included in the Provincial mapping if they met the size threshold. There are options to exclude select features of an existing designation (such as resource extraction) from the agricultural designation with supportive policies. These options are described in the Implementation Procedures Section 3.3.2.8.</p> <p><b>Technical Comments</b></p> <p><b>Agriculture-Related Uses in Prime Agricultural Areas</b> Section 5.2 briefly acknowledges the Permitted Uses Guide in the Greenbelt Plan. Within the Greenbelt, permitted uses must be based on OMAFRA guidelines. The discussion questions could be misunderstood to mean that there is opportunity for additional or different criteria to be applied within the Greenbelt Plan. OMAFRA recommends clarifying this item during future public consultation opportunities. With regards to discussion question 2C, it is our understanding that the use of the term Rural Area is interpreted to be the equivalent of the PPS term Rural Lands. For clarity, please align terminology with the PPS term 'Rural Lands'.</p> <p>Section 5.3 sets out the specific criteria as outlined in the Permitted Uses Guidelines. There are 5 criteria listed in the discussion paper while the Permitted Use Guidelines contains 6 criteria. Criterion #3 from the Permitted Use Guidelines, "directly related to farm operations in the area" does not appear on the region's list. OMAFRA expects this was an inadvertent omission and notes that it is identified in section 5.2.</p> <p><b>On-farm Diversified Uses and Agri-Tourism Uses in Prime Agricultural Areas</b> Section 6.1 describes uses that could be considered on-farm diversified uses in certain circumstances including banquets, religious facilities, and quasi commercial/institutional uses. It is unclear what is included in the latter, however, banquets and religious facilities are not typically considered on-farm diversified uses, as per the Permitted Uses Guidelines and identified in section 6.2 of the discussion paper. Section 6.2 states that municipalities have the ability to be more restrictive than the provincial direction. Similar to the comment for section 5.2, in the Greenbelt Plan, On-farm Diversified Uses are permitted in accordance with Provincial Guidance only. It is therefore recommended that the Region clarify that permitted On-farm Diversified Uses, within the Greenbelt Area, are provided in accordance with provincial guidance.</p> <p><b>Cemeteries in Prime Agricultural Areas</b> Section 7.3 includes the statement "...prime agricultural areas that would be transitioning into an expanded settlement area may be an option for siting new cemeteries." OMAFRA recommends caution presuming an area is transitioning to an expanded</p>	<p>Comments are acknowledged. Please see above for a detailed response.</p>

No.	Source	Submission	Response
		<p>settlement area. This could influence the settlement area boundary expansion process. Non-agricultural uses in the prime agricultural area are not intended to soften settlement area boundaries for future transitions to settlement areas or to allow for the exclusion or avoidance of the use in a settlement area.</p> <p><b>Special Needs Housing in the Agricultural System</b>  Section 8.3.4 states that special needs housing could be permitted where criteria included in OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas are addressed. The Permitted Uses Guidelines criteria are not intended for residential or institutional uses. Therefore, it should not be referenced in this way.</p> <p><b>Closing Comments</b>  While these comments represent OMAFRA's interpretation of provincial policy as it relates to the discussion paper, they do not reflect an overall provincial position on this matter or on Halton's overall approach. There may be planning concerns or interests of other agencies that should be considered.  If you have any questions about the comments outlined here please contact me at <a href="mailto:anneleis.eckert@ontario.ca">anneleis.eckert@ontario.ca</a> or 519-827-6040.  I look forward to discussions on agricultural system mapping refinements to complement the on-going policy work.</p> <p>Kind regards,  Anneleis Eckert  Rural Planner  cc: Michele Doncaster, Manager, Land Use Policy and Stewardship Unit, OMAFRA, Guelph  Heather Watt, Manager, Municipal Services Office-Central, MMAH, Toronto  Loralea Tulloch, Planner, Municipal Services Office-Central, MMAH, Toronto</p>	